I. CALL TO ORDER AND ZOOM ROLL CALL.
   - Mr. Strazdas called the meeting to order at 7:16 p.m.

II. EDITING AND ADOPTION OF AGENDA FOR AUGUST 10, 2023.
   - There were no changes to the August Agenda, which was approved by unanimous vote.

III. EDITING AND APPROVAL OF MINUTES FROM JULY 13, 2023.
   - There were no changes to the July Minutes, which were approved by unanimous vote.

IV. FINANCIAL REPORT.
      - Mr. Hampton assisted the staff at WMU with the new format of the ALPMC Financial Report, which is more detailed than the previous version.
      - There was a brief review of the July activity report, which shows expenses of $351 for the month of July and a balance of $37,449.
      - The Kalamazoo Community Foundation advised that the grant-making value for the Council is $253,436.46.

V. OLD BUSINESS.
   a. Project Updates and Project Finances.
      i. Storm Water and Research Project.
         - Mark Kieser provided the following updates regarding the stormwater project:
         - Representatives from Kieser & Associates have met with the WMU colleagues who are doing the bench scale testing on the stormwater project. No new data has been provided since the last update. They are in the process of downloading onsite data.
         - Kieser & Associates is in the process of moving forward with other elements of the research with WMU. Dr. Reeves will be providing quarterly updates.
         - Dr. Reeves’ team discussed whether or not temperature will influence the effectiveness of the stormwater treatment process. They are adapting their plans accordingly. The bench scale testing will include different concentrations of chlorides and the precipitant media.
         - The Council voted to move forward with the low-qualified bidder, Hoffman Bros, Inc. The Grants Department at WMU is reviewing the paperwork for the bid, and then the paperwork goes back to the WMU Purchasing Department for approval. The funding is available, but the paperwork needs to be completed.
         - Hoffman Brothers will begin construction of the stormwater project this fall, once the paperwork is done.
• Mr. Frever will be the contact person and he will ask the contractor (Hoffman Bros., Inc.) to provide updates to the Council. Kieser & Associates will also be providing their perspective on how the construction process is proceeding.
• At the last meeting, the Council had concerns about their financial capacity to do testing on the stormwater after the stormwater treatment system is installed. The grant money from the State of Michigan will not cover all of the costs.
• The Council needs to budget and plan for the testing. The Council has some financial resources from the endowment in the Kalamazoo Community Foundation.
• There is a deficit of $28,000 to cover the completed stormwater design and remaining oversight, plus $35,000 needed for monitoring of the stormwater system.
• Mr. Hampton stated that the stormwater project is underfunded by $63,000. He inquired if Mr. Kieser had any suggestions for how to resolve that issue.
• Mr. Kieser stated that the contractor made some cost saving changes to their proposal, which allowed them to reduce their bid by $34,000.
• The State of Michigan has strengthened its interest in chloride monitoring at Asylum Lake and a couple of other water bodies. They might be collecting information that the Council also needs.
• Mr. Kieser mentioned that the State of Michigan would not likely make their data available for 4 to 6 years. The Council had to provide approval for EGLE to do monitoring at Asylum Lake. That could be used as leverage to have the state provide the data sooner.
• The State of Michigan does not do continuous water quality monitoring and they don’t plan to do sampling related to the treatment system the Council is having installed.
• The revised bid from Hoffman Bros, Inc. was $487,000. Mr. Hampton stated that $28,000 is the cost for Kieser & Associates to monitor the construction of the stormwater system. Mr. Kieser advised that the grant took care of $24,000. There is $16,000 in costs remaining for Kieser & Associates to do the construction oversight and close out the project. There is a $12,000 deficit. When you add the oversight, it adds up to $28,000.
• Mr. Hampton stated that the $12,000 is part of the $24,000. The remaining $16,000 is what Kieser & Associates shows. The Council has to cover those bills and figure out where that money is coming from.
• The Council is interested in the lake water quality but in terms of the treatment system, the Council is interested in the inlet water quality versus the outlet water quality. Kieser & Associates will test the stormwater samples for chloride and phosphorus.
• The proposed stormwater system is intended to be a large scale elimination of chloride and phosphorus and the infiltration basin will use soils to remove the remaining soluble phosphorus. Kieser & Associates have confidence in that system for removal of phosphorus and sediment, but there is not currently the same level of confidence for the chloride removal.
• There is a big investment in the cutting edge system for chloride removal, and having the field data for that system is important.
• Mr. Kreuzer mentioned that the stormwater system is a two-part project: construction and research. The research is funded separately by $250,000. He inquired if there is any capacity, capability, or willingness at the university to have graduate students use class structure and incorporate water monitoring into their curriculum. Also, he questioned if the research component would consume all of the $250,000.
• Mr. Kieser advised against doing the water quality testing as classwork if the intention is to publish the research. It is important to make sure there are strict constraints for monitoring and analysis. If something gets missed, they need to be able to go back and provide clarification. The research needs to be at a top-notch level.
• Mr. Kreuzer inquired if there was a legal restriction or a competency issue. Mr. Kieser advised that it is not a legal issue, but they need to have confidence in the data that is being produced. This research is on the cutting edge, and they need to make sure it gets done right the first time.
• Dr. Reeves set up costs for assisting with testing and research but not for monitoring. Once the system is built, Kieser & Associates would have automated samplers that would collect the stormwater samples. There are licensed labs to do the testing of those samples. Kieser & Associates needs to make sure the data they collect is reliable.
• Mr. Kreuzer inquired about the difference between the data the research is based on versus collecting the samples. Mr. Kieser stated that in the university research lab they are demonstrating what can be used to precipitate out chloride and what are the mixes of materials that can be used to optimize the chloride removal. Then there would be tests to determine if what works in the research lab is also working in the field.
• There is a cost to collect the samples and there is a cost to do the analysis. Dr. Reeves doesn’t have a budget to do the analysis in the university research lab; Kieser & Associates was going to do that with a commercial lab, which helps provide credibility to the data.
• Kieser & Associates estimated a staff cost of $12,000 for collecting the samples, and an additional $8,000 for commercial lab analysis.
• Mr. Strazdas stated that the Council is about $60,000 short. There is $253,436.46 in grant making funds at the Kalamazoo Community Foundation, but the Council doesn’t want to deplete those funds.
• He inquired what the first expenditure of the $60,000 would be over the next 3 to 4 months. Mr. Kieser stated that the intention is to break ground for the stormwater project this fall and have it finished by late November.
• If the State of Michigan is monitoring Asylum Lake, they might be able to provide data the Council needs.
• Kieser & Associates needs to monitor the stormwater treatment system for chlorides from late November through late March. This year there were samples taken of chloride runoff in April. There would be approximately 4 months that the system would be treated for chloride.
• Monitoring would be event-based not continuous. They won’t monitor every event with sampling, but they will monitor every event with flow to determine if the system is working.
• Mr. Strazdas suggested having the Council allocate $28,000 for the monitoring. As the stormwater project proceeds, maybe there will be an opportunity for cost savings. Also, maybe there are other sources of funding that can be used for stormwater monitoring.
• Once the contracts are signed, the start date can be determined for construction on the stormwater system. It is anticipated that it will begin in late September or early October, but that will be up to Hoffman Brothers. They need to start construction by the lake first and then by the road. Once the construction is completed, the monitoring can begin.
• Ms. Chase commented that at one time there was a difference between the amount of money in the foundation and the amount the Council could take out during the calendar year. Mr. Strazdas stated that the grant making value is $253,436.46, that is the maximum that can be taken out of the account. He suggested taking $28,000 from that amount to be used for monitoring of the stormwater. It is his understanding that those funds are currently available for the Council to spend.
• Mr. Hampton, supported by Mr. Scott, moved that the Council allocate $28,000 from the $253,436.46 of the grant-making funds from the Kalamazoo Community Foundation to Kieser & Associates, plus an additional $15,000 ($43,000 total) to get started on lake sampling and to provide enough funding to do sampling of the stormwater system when it is completed. The motion was approved unanimously (8 votes in favor).
It was suggested that maybe the Council could cut back somewhere in the budget to help provide additional funds for the water quality testing. The Council has been requesting about $60,000 for the yearly operating budget. The Council is on track for using that money.

There is additional capacity from the Kalamazoo Community Foundation. The Council can request $43,000 from the grantmaking funds in addition to the $60,000. The total from the Foundation would be $103,000 for this year.

Mr. Kienle inquired if removing money from the grant-making funds would make it harder to get the $60,000 for next year because the principal would be reduced. Mr. Strazdas stated that it was his understating that withdrawing $43,000 from the grant-making funds would not diminish the annual draw.

Mr. Strazdas will communicate with the Kalamazoo Community Foundation about the request for more funds and ask if someone from the Foundation can attend a Council meeting.

ii. Ecological Maintenance.

The Council looked at the various potential bidders. The RFP (Request for Proposals) needs to be provided to the Purchasing Department to give to the qualified businesses.

Mr. Bassett and Mr. Sauber were not available to attend the August Council meeting to provide an update. Mr. Strazdas suggested proceeding with this project as soon as possible.

iii. Sign Committee.

- No updates.

iv. Trails Management Committee.

- No updates.


- No updates.

VI. NEW BUSINESS.

a. Application for Preserve Use.

Mr. Lemberg spoke to Aaron Parker from EGLE (Michigan Department of Environment Great Lakes and Energy) about the proposal the Council approved. Mr. Parker will set up sampling at Woods Lake and Asylum Lake in the next week or two. He is sampling for chloride in the Portage Creek watershed. Maybe someone on the Council could talk to Mr. Parker about the stormwater project at Asylum Lake. EGLE is looking at a regular cycle of sampling throughout the winter.

Mr. Lemberg won’t be available for the September Council meeting, but he will send Mr. Parker an e-mail invitation to attend a Council meeting. Mr. Strazdas suggested that maybe Mark Weiss could follow up with EGLE.

Mr. Lemberg reported that he didn’t receive any new applications for use of the Preserve.


Ms. Dever advised that the zoning code updates were discussed at the Planning Commission meeting in August, and they will be discussed again at the September Planning Commission meeting.

Someone proposed having greenspace zoning. City staff did respond but said there isn’t time to add that to the zoning update. September is when the zoning code updates will be reviewed, public comment will be heard and then a vote will be taken at the Planning Commission meeting.
• Mark Hoffman advised that Oshtemo Township approved a 61,000 square foot building in BTR2 (WMU business, technology and research park). There is a public notice through MLive, and there will be a public hearing at 5:30 p.m. on August 22nd for the BTR2 project.
• WMU is involved with the landscaping plan. Maybe the Council can be involved with the Oshtemo project to make sure it doesn’t impact the stormwater project across the street in the Preserve.
• Mr. Strazdas stated that Mark Weiss is involved in the stormwater permitting process. Mr. Kreuzer offered to contact Mr. Weiss.

VII. NEXT ONLINE MEETING.
• Mr. Strazdas will approach Jennifer Heilman from WMU to ask if she would be willing to host the next ALPMC zoom meeting, which is scheduled for September 14, 2023.

VIII. COUNCIL/STAFF COMMENTS.
• None

IX. PUBLIC COMMENTS.
• None

X. ADJOURNMENT.
• The meeting adjourned at 8:32 p.m.