

Bear Creek Township Special Board Meeting September 22, 2022

Called to order at 9:12 a.m.

Roll Call: Hoffman, Urman, Keiser, Radatovich

Absent: Golding

Sewer- Gosling Czubak

Keiser explained that the purpose of this meeting is to discuss the sewer lift station upgrades needed, primarily at lift station 2. Last week, Keiser and Urman met with Gosling Czubak and the sewer authority to discuss the needed upgrades. We have two pending applications which are being held up at the state: one for Pine Pond and the other for Hearthiside Grove. In March, we received a proposal to upgrade lift station 2. However, with these two applications, the state feels that we need further upgrades. Gosling Czubak brought maps to show which flow goes to station 1 and which goes to station 2.

Mark Hurley explained that the two proposal upgrades to lift station 2 came after the study that was done, and was based on current and projected flows, which included KOA, Pine Pond, and Shaw Rd. There were two upgrade options proposed at the time. The first for new panels, belts, shivs, and new motors. The second option was for new pumps and a panel. They submitted the application to the state and Dave from EGLE was okay with it until he received another application from Hearthiside Grove. He then said that at that point, he cannot approve any of the applications until Bear Creek station 2 is upgraded. Gosling Czubak will be meeting with Dave tomorrow to propose the concept of taking out some of the future flows to get conditional approval of getting permitted, upon upgrade of station 2 and possibly station 1. Station 1 is at the bottom of Division by the lake. That station used to take the flow and pump it to Petoskey. In 2010, there was a big upgrade to add a force main to go from station 1 to 8 to 21 and then to the plant. Lift station 2 used to be a submersible station and in 2009, that was upgraded to the current station it is now. It used to pump up Pickerel Lake Rd and drain to station 1 to Petoskey. When they put the force main by it, they set it up to go to pump 8.

Keiser noted that Division Rd, Country Club, and Surrey Lane all go to station 1. And all of US-31, M-119, and Iduna Ln all go to station 2. The pressure right now is on station 2.

Hurley explained that in March, the board selected the first option, and Gosling Czubak met with Top Line Electric at lift station 2 to get a quote in the spring. This quote was to put in a panel and buy motors. Gosling was going to buy the belts and shivs and change them out. Top Line has built the panel and it is ready, and have also bought the motors. Gosling has not bought the belts and shivs yet. If we choose to pursue an upgrade at station 2, the motors can be sent back without a restocking fee. The panel could hopefully be used at station 4. It is not an outdoor rated panel but they could buy one to go around it. That way, the township doesn't have to pay for a panel we cannot use.

Hoffman asked if there is another township that could use the panel.

Hurley noted that the panel will be a good fit for station 4. If we upgrade station 2, then we will need to upgrade the generator. Perhaps the old generator from station 2 could be used at station 4. It is a natural gas generator, so Top Line has contacted DTE to see if we can get service across the street (if we were to move that generator). The current generator at station 4 is diesel. There are a few necessary upgrades at station 4, and it is the pumps. One of the things the state asked us to do was to model station 1 vs station 2 and how they operate together. Dave Walters (EGLE) wants to make sure that any upgrades to station 2 won't hinder the operations of station 1. The immediate need is to get Dave on board with these permits, on condition that we upgrade station 2. When we upgraded station 1 twelve years ago, we only did the pumps. They have these actuating check valves that slowly open when the pumps turn on. When the controls get jumbled, those valves don't work very well. The valves at station 1 are probably bad, but the pumps operate just fine. The immediate need is to replace the valves with standard cushion check valves (something non-electronic).

Marcus Evans explained that the pumps and electronic valves are down in a can below Lake Michigan. They are trying to move towards having things above the surface, where it is safer.

Keiser agreed that the township is on board to upgrade station 1 and 2 together. He asked if it is wiser to do a 10-15 year upgrade or a 50-60 year upgrade.

Hurley noted that we should be working on an immediate fix for the valves at station 1.

Hoffman asked about the valve cost. Hurley clarified that valves are \$5,000 apiece, plus the cost to have them installed. Four valves need to be replaced. It will probably be a \$100,000 fix.

Urman noted that at station 1 we could do the hut with the pumps to get everything above ground.

Keiser would like to see what the recommendations are from Gosling Czubak.

Hurley noted that we can get contractors on site and give them the plan, similar to a design build. We can rough out a design and give the township a price. The hut station idea was designed back in 2011. Urman asked if the design work cost would be lower since it has already been designed. Hurley noted that we don't know if this design would work anymore.

Urman asked why the Hearthside addition put us over cap. Hurley noted that the Hearthside numbers were not included in the estimate.

Urman asked if we can still use option 2 from March. Keiser noted that it is still an option but the sewer authority does not like it due to the response time.

Urman noted that we need to upgrade now for the future. We could acquire a piece of property and use tax dollars wisely to do it well now, rather than having to do something again in 15 years.

Keiser remarked that we are also likely to see development on Shaw Rd within the next few years.

Urman asked if we could tell EGLE that we are going to do a long term upgrade, but we need years to come up with the funding. Keiser and Hurley don't think that EGLE would agree to that.

Keiser would like to see what the recommendation is from Gosling Czubak, as well as the cost and time frame. Let's get working on station 2 to allow for these two permits to use the existing station.

Dustin Urman explained that option 2 is for a new generator and panel. They are using the existing wet well. This is not ideal. If we were to do that, can we set it up so that the pumps are then used for station 1 when station 2 is upgraded? Hurley explained that if we made a super station at station 2, you could take out the old equipment and move it to station 1. Keiser noted that a super station would be a \$1-2 million undertaking.

Hoffman asked if station 2 will handle what we have now. Hurley noted that the state will not allow it without upgrades.

Keiser noted that if we got into a new station, we would also have to make upgrades to the authority. We are probably 10 years away from having to upgrade the plant. If we can get a few years down the road, then we could bond for that. We need to know what the cost and timeframe is for the upgrades to station 2 as well as the possible hut for station 1.

Urman asked about using the estimates from this spring. He wanted option 2 then. Hurley noted that those estimates are different, as we will be needed V6 now and the estimate was for T6. Keiser noted that when we are given a proposal, we want to make sure our system is uniform with the rest.

Keiser explained that we paid to have a study done to receive the two options in March. Will we have to start over? Hurley noted that we just have to have everything requoted. Keiser asked about the timeframe? Hurley noted that it will need to be modeled.

Keiser noted that Manthei's are coming in; how long should he tell them that this will be? Hurley feels it will take about six months. The upgrades to station 1 won't take long. However, the modeling and working with EGLE will not be expedient. Hurley noted that Manthei's could put their private in, but cannot put in any municipal sewer without a part 41 permit.

Hoffman asked if EGLE is going to look at all development in this area. Keiser explained that they will only look at what we give them. We may have to have a sewer study done like we did in 2004. This proposed upgrade would take care of all known development.

Hurley noted that the other big factor in all this is infiltration and inflow. Taking care of these issues will bring the flows down in our favor, and give us more capacity. Tightening up the system will help station 2 last longer before we need a super station.

Tim Korson noted that in the meeting with EGLE tomorrow, they will be giving them the amount for Hearthside and Pine Pond.

Keiser asked about the capacity of station 2. Korson clarified it is 500 gallons/minute.

Hoffman asked if we upgraded station 2, would it allow for individual lots? Hurley explained that it would allow for very few individual lots, even residential. They are hoping for a conditional approval, and then once the upgrade is complete, we could move forward.

Keiser noted that there is some wiggle room. Pine Pond will probably have 10-15 homes by fall 2023, but then will add 20-25 a year starting in 2024.

Urman asked if there will be capacity for other developers. Hurley noted that we will not have capacity until we upgrade station 2.

Hoffman noted that this means we will not be able to take more development on that side of town for 5 years or so.

Tim Korson noted that we have some infiltration and inflow and we can make room at that station.

Keiser remarked that at some point, we will also have to upgrade station 8 and 21. When could we upgrade station 2 with option 2? Hurley noted that it would be possibly by the end of next year. Marcus Evans noted that it would work for the sewer authority if the work was done correctly, but he doesn't think there is room in the hut for a V6. Keiser noted that there is probably not room in the easement to build anything bigger than that.

Brad would like to make sure that we design station 2 in such a way that if we every create a super station, that the old equipment can be used for station 1.

Keiser asked what is needed from the board and Hoffman asked when they will be coming back. Hurley needs an okay to do the work. Keiser noted that the board will need a proposal for this work.

Radatovich noted that the upgrades to station 2 are a reactive measure because we have developers who are stuck. We need to look at station 4 proactively, since we have lots of developers who want to go over there, so that when they do go in, they don't get stuck like this.

Keiser explained that we received a proposal to do a sewer study on the south side for \$40,000. The dry season is here, so they will do this study in the spring/summer next year. Most of what will happen at the south side will require a permit, because it will be an extension of the sewer line.

Marcus Evans explained that we do have an immediate need for station 4, and it is for pumps. Brad noted that those pumps are \$11,000-14,000 each and we have two there that need to be replaced.

Keiser would like to have a proposal for the November board meeting, or we could call a special meeting before then. We will need to know the cost and timeline for each station, and what repairs it includes.

Radatovich asked why some developers would have to pay for upgrades themselves and others would not. Keiser explained that the difference is when a developer has to do a sewer extension, they are responsible for the cost of the upgrades. When sewer is already available to them by right, the cost is on the township. Keiser noted that we will also need to do a new sewer rate study.

Hoffman asked if 6 months is a good estimate to tell Manthei's or if we should go for 8 months, Keiser asked if they could amend the application to just show their 2023 use. Hurley noted that EGLE will go based on whatever the pipe can handle. Brad noted that we may be able to buy a couple years if we can show that we can pump 500 gallons/minute right now.

Keiser asked if EGLE does not agree with our proposal, if they will have to choose between one application or the other.

Dustin Urman noted that the upgrades to lift station 1 need to be done immediately. Marcus Evans noted that if it came down to it, they could put in an electronic valve. Hurley noted that we should get a contractor to come in and tell us what station 1 upgrades will cost.

Keiser noted that we will probably be spending over \$1 million on these upgrades.

Urman asked what we will recoup in tap fees. Keiser noted that it is likely \$300,000 in tap fees from Pine Pond. Our tap fee is \$3,000 per REU. Brad noted that West Traverse's fee is \$5,400.

Keiser noted that we will likely use our ARPA money for this. Radatovich asked if there is any infrastructure money coming? Or if there would be grant money available for this? Hurley noted that there is not.

Keiser asked about bypass pumping at station 1. Hurley noted that we will not need to do any bypassing if done properly.

Public Comment: None

Adjournment: 10:48a.m.

Respectfully submitted,

Emma Radatovich

Emma Radatovich, Bear Creek Township Clerk