

1
**Bear Creek Township Special Board Meeting
February 9, 2023**

Called to order at 10:30 a.m.

Roll Call: Keiser, Hoffman, Golding, Urman, Radatovich

Common Angle Quote

Keiser shared the quote we received from Common Angle. Radatovich explained that when we installed the new phone system, it was discovered that two data drops were dead. It will cost us \$1317.99 from Common Angle to have that repaired.

Motion by Golding to approve the quote from Common Angle to repair the data drops for \$1317.99. 2nd by Radatovich. **Passed**

EPS Quote

Welsheimer explained that our current EPS is hooked up to Denny's phone and the fax line. We are trying to switch our phone lines and most alarm systems are going to cellular anyways. We received a quote from EPS to get cellular for \$1980, plus the monthly fees.

Motion by Golding to approve the quote from EPS for cellular for \$1980, plus the monthly fees. 2nd by Urman. **Passed**

Sewer Infrastructure

Mark Hurley explained that they are in the process of reviewing the Pump Station 2 design. That will take the current development at Pine Pond into account, and then once we get the permitting for station 2, Hearthside will be able to come in. Tim Korson explained that he is working to review the mechanical drawings and site plan. They will get final equipment information and send it to the electrical engineer for them to complete their design. The electrical engineer has completed their site visit but has not received the loads yet. Hurley noted that they worked with Dave Walters from EGLE and he is satisfied, after discussing some hydraulic items. Once the electrical drawings are complete, then it will be submitted for permitting. Keiser asked if we are on track to be permitted by May. Hurley confirmed. Urman asked about Hearthside. Keiser explained that there was enough for Pine Pond already. Hurley noted that with the upgrade, we will be able to take both.

Keiser noted that originally, the Berg project was projected to have approximately 200 units. However, he met with Berg recently and he now wants to build 400 units. Those would all have to go to pump station 2. The discussion of the super station is coming a lot faster than we anticipated 6 months ago. Then, for Pump Station 1, we have the Pickerel Lake Rd apartments, who have requested 96 units (it will likely be 85-88 units), the Country Club units (which was proposed at 262 units, but was denied), the Sevens piece, which is an 80 acre piece and a 60 acre piece. The 60 acres is under contract and will likely be 300+ multifamily. The 80 acres is under contract to be a community of 300+ manufactured homes. We do not have sewer capacity for any of this. On top of that, we are discussing creating a sub-area master plan for the Mitchell/Division area. These potential developments may lead us to a super station.

Hoffman asked if there is capacity at the plant. Keiser noted that we will likely have to negotiate more.

Hurley explained that all of that together is around 1000 units. We will have to look at station 1 and 2 separately, but that is approximately 200,000 gallons, which is 640,000 gallons at peak. Those numbers would require plant expansion.

Keiser noted that if we are going to bond, we would have to do the whole thing. It is either that, or to stop development. We are not going to get 1000 units in 2023, but it will be within the next few years.

Hurley noted that all we could do in terms of planning is to take care of the infrastructure that we have, which is station 1, 2, and the piping. These developments do not currently have sewer available, but it is very near to them, so it would have to be extended.

Keiser explained that the Sevens piece currently has a sewer line running through it. Would the main line from that piece to station 1 need to be upgraded? How full are those lines? Bob Verschaeve noted that we cataloged everything with SAW, and they can look at capacity within the pipes. Hurley noted that they will also have to look at pump sizes. All downstream infrastructure has to be reviewed in order to get a permit with EGLE. Verschaeve noted that if they get the numbers and location of property, they can run an assessment now.

Urman noted that the majority of these developments go to station 1. Both station 1 and 2 go to 8. It sounds like station 2 may have to be upgraded into a super station.

Hurley noted that the current station upgrades include two bigger pumps (6" instead of 3"). If we do a super station, station 1 would pump into 2. Station 2 would be a three-pump station, which is what 8 is now. Station 2 would take everything from station 1 and 2 and pump it to 8. Keiser asked if pumping station 1 into station 2 would give us more capacity at 1. Korson noted that we would gain a little, because 1 wouldn't be pumping against 2. Hurley noted that this is a big network. If we are getting more development in, we need to reassess. Station 1 and 2 go to 8, which goes to 21 and then the plant.

Keiser noted that we will need to take steps to confirm capacity along the way. We will need a road map, as well as a rate study. The rate study will have to look at REU fees as well as rates. Hurley noted that they can look at the connection fee as part of the rate study. Do

we want to have it separated? Keiser noted that he doesn't think the rates can vary. We need to do this amongst all users, so that it is fair. If the cost becomes too unfair, then we can consider a special assessment district. If we bond this type of project, we can pay for it over a 30-40 year period. Hurley noted that there are rural development loans, SRF, special assessment districts, or bonds. The board would have to decide between those options. Urman asked if the special assessment district would pay a different price because we upgraded for them. Would their quarterly bill be more? Keiser clarified that the residents (of the district) would pay if it was a special assessment district. Keiser feels we would need to take the money out over a long period of time to make it affordable.

Urman asked if the plant could take this. Hurley explained that when they get the final numbers from developers, they can assess that. It will be clear if the plant has capacity or not.

Hurley noted they will get a proposal together for the April meeting. Keiser noted that we will also need to bring Marcus in before the board meeting. Keiser noted that we discussed the plant being upgraded, but thought we had more time. It is possible we could rent more capacity while this builds out. Keiser will send Verschaeve information about the upcoming developments proposed.

Radatovich noted that we should plan for capacity for whatever the maximum zoning allows, so that regardless of who the developer is or what their plan is, we have capacity. The proposed new density for R-2 is 11 units per acre. Keiser noted that we should include Petoskey East in these calculations as well.

Request from the Floor/Discussion: None

Other Business: None

Adjournment: 11:24a.m.

Respectfully submitted,

Emma Radatovich

Emma Radatovich, Bear Creek Township Clerk