

NORTHFIELD TOWNSHIP
Township Board
Including Joint Meeting with Planning Commission
Minutes
March 29, 2016

CALL TO ORDER

The meeting was called to order at 7:04 P.M. by Supervisor Engstrom at 8350 Main Street.

PLEDGE/ROLL CALL

Township Board:

Marilyn Engstrom, Supervisor	Present
Kathy Braun, Treasurer	Present
Angela Westover, Clerk	Present
Janet Chick, Trustee	Present
Wayne Dockett, Trustee	Present
Jacki Otto, Trustee	Present
Tracy Thomas, Trustee	Present

Planning Commission:

Janet Chick	Present
Marlene Chockley	Present
Brad Cousino	Present
Kenneth Dignan	Present
Same Iaquinto	Present
Larry Roman	Present
Mark Stanalajczo	Present

Also present:

Township Manager Howard Fink
Wastewater Treatment Plant Superintendent
Tim Hardesty
Township Attorney Brad Maynes
Township Engineer Brian Rubel, Tetra Tech
Members of the community

ADOPT BALANCE OF AGENDA

- ▶ **Motion:** Engstrom moved, Thomas supported, that the agenda be adopted as presented.
Motion carried 7—0 on a voice vote.

CONSENT AGENDA:

- **Ely Holdings LLC**

- ▶ **Motion:** Engstrom moved, Thomas supported, that the consent agenda be approved as presented.
Motion carried 7—0 on a voice vote.

FIRST CALL TO THE PUBLIC

Lewis Kempf, 5235 Nollar Road, asked about road work that was done by the County in January. David Gordon, 5558 Hellner Road, thanked the Road Commission for the work they do on Township Roads and questioned the need to build a sewage plant storage basin at this point.

BOARD MEMBER COMMENTS

None.

CORRESPONDENCE AND ANNOUNCEMENTS

Fink reported on progress on the Main Street community garden.

PRESENTATION

Washtenaw County Road Commission
Annual Meeting

Roy Townsend, Managing Director of the Washtenaw County Road Commission (WCRC) reviewed the report that had been distributed to the Board. He noted matching funds of \$25,002 for roads and 13,732 for drainage projects will be available to Northfield Township for the coming year. Mike Mastie, district foreman, reviewed those options. Fink noted the Township usually allocates about \$125,000 for these projects in addition to the County match, and the Board had been increasing this amount when possible, more funding will not be available without a dedicated millage. Dockett said the County does not do good work on these projects and he would prefer that the Township hire its own contractors to do this work.

Townsend also reported on the continuing serious deficit at the State level in funds needed to build and maintain roads and reported on continuing efforts to raise money locally to partially cover that deficit as was done this past year. He and Mastie answered questions from the Board, and there was a brief discussion about making improvements to roads being used as alternate routes since the 8 Mile Road bridge was demolished after being damaged by a truck on March 10th.

JOINT MEETING WITH PLANNING COMMISSION

Sewer Capacity

Brian Rubel reviewed two studies: (a) further design steps toward a wet weather storage tank at the Wastewater Treatment Plant (WWTP) and (b) analyzing trunk sewers to accommodate existing flows and potential new connections to the trunk sewers.

Rubel explained a 1.5 million gallon storage tank would hold overflow water only for a couple days at a time, would be about 25' tall and 100' in diameter, could be

**Northfield Township Board
Minutes of Joint Meeting with Planning Commission
Public Safety Building; 8350 Main Street
March 29, 2016**

constructed of concrete or glass-lined steel (as used in silos), and the estimated construction cost would be \$2.8 million. Rubel and Hardesty provided answers to questions, including:

- overflow events are rare and unpredictable but have been increasing in recent times,
- raw sewage is not released into the river during these events, but treatment stages are bypassed requiring addition, then neutralizing, of chlorine.

Fink said the project could be funded internally by floating bonds without increasing sewer connection or quarterly fees and without using any general fund monies. He noted that with a 20 year amortization the debt would actually be lower than it is today because of debt coming off the books soon. He said he and Rubel believe that the Township could get by without building this in the near future, but it would definitely improve operations.

Stanalajczo questioned whether Northfield Township should continue to own the WWTP given that it is located in Green Oak Township and their residents benefit from it without sharing any potential liability. He suggested researching the history of the lawsuit regarding capacity and spinning off the plant into a wastewater authority. Fink said the funding for the storage tank would be generated from the sewer district, not Township funds, so only those using the sewer district services would pay.

Rubel reviewed the study of trunk sewer lines, explaining that they looked at existing demands, sewer capacities, future demands, and what improvements might be needed for existing and future demands. He referred to a list of nine possible improvements and noted the costs could be passed on to customers.

Fink said it is his and Rubel's opinion that the current \$3,550 sewer connection fee needs to be increased significantly to support the needed improvements. Dockett disagreed, noting that there is no significant demand for new connections.

In answer to questions, Rubel said the number of connections available depend on which of the existing lines would be used, and improvements would be needed for development of the Van Curler property.

There was discussion about whether capacity allocated to areas where there is no current construction demand should be used to allow construction in other areas. Fink said with the information from this study it is becoming clear that there are only a couple of MDR designated properties that are located on sewer lines with sufficient capacity to allow development.

Rubel briefly reviewed the history of the WWTP development and expansion, noting that plans for construction of a storage tank in 1988 and again after signing an agreement with Green Oak Township did not proceed. He noted that over half of Michigan treatment plants have these types of tanks.

SECOND CALL TO THE PUBLIC

David Gordon, 5558 Hellner Road, noted soils maps are available from the County, questioned the need for a WWTP storage tank, said the 2002 consent agreement with Green Oak Township does not require construction of a tank, and urged the Board and Commission to concentrate of preserving natural features and improving the downtown rather than planning for growth.

BOARD MEMBER COMMENTS

Commissioners and Board members made comments, including that the sewer studies are very valuable, the Board should consider purchase of lakefront property for a public park as has been a community desire for a long time, and expressed support or and opposition to the purchase of one particular lakefront lot.

ADJOURNMENT

Engstrom adjourned the meeting at 9:22 P.M.

Submitted by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~;
Wording added is underlined.

Approved by the Township Board on April 12, 2016.

Angela Westover, Clerk

Official minutes of all meetings are available on the Township's website at http://www.twp-northfield.org/government/township_board_of_trustees/