

Brighton Township Sanitary Sewer District Special Meeting

Presented By: Township Manager Brian Vick
Thursday, March 3, 2016

Introductory Comment #1

For as long as the Sanitary Sewer System project has been discussed in Brighton Township there have been parties that have supported and opposed the project.

The October 25, 1999 Township Board minutes included public comments from one particular citizen that reflect the emotion and impact that this project was having on his neighborhood:

“The whole sewer petition incident has pitted friend against friend and neighbor against neighbor and it is time that we put this whole grievous situation behind us.”

-D. Darling, SAD Hearing for Osborn Lake & Lakeshore Village

Introductory Comment #2

A special meeting was held on August 4, 2003 to discuss the sewer fund status. The findings presented included:

1. “Original capital charge was less than necessary in order to get support for the original project.”
2. “Projected REU’s were based on anticipated growth which was never realized due to economy.”
3. “Deer Creek and Ore Creek were included in original REU numbers but were later not included in any districts.”
4. “40-50% of future projected customers were assumed to pay access charges when in reality only 10% of current customers paid the access charge.”

Introductory Comment #3

Objectives

1. Provide a historical perspective.
2. Tie the presentation and responses to actual documents.
3. To answer the questions as best as possible.

Categories

1. Timeline
2. System Design
3. The SAD Process
4. Users of the System
5. Financial Related
6. Miscellaneous
7. Drain Commissioner FAQ

Timeline

Timeline

Citizen interest in sanitary sewer district results in the formation of SAD's and a Sewer Committee

Sewer design concept approved, petitions submitted, public hearings held, and Resolutions of Intent approved

Construction of the Sanitary Sewer System

Bond Refinancing

1997

1998

1999

2000

2001

2002

2003

2004

MPS presents Phase 1 and Phase 2 of the Preliminary Design Analysis to the BTBT

Sewer District Board meetings begin, the Township adopts the Assessment Role, and construction begins

Sale of Bonds

BTBT reviews financial reports resulting in the development of the Action Plan and Utility Master Plan

1997

- ⊗ *August:* BTBT discussions regarding WWTP for sewer around Woodland Lake.
- ⊗ *August:* BTBT creates Sewer Review Committee.
- ⊗ *August:* BTBT takes steps toward SAD to sewer study cost.
- ⊗ *September:* Numerous districts proceed through SAD approval process to fund Sewer Study (September through December).

1997 Continued

- ⦿ *September:* Brighton Township issued DEQ discharge permit into Woodruff Creek.
- ⦿ *November:* Sewer Review Committee members appointed.
- ⦿ *December:* BTBT enters into engineering services contract with MPS for sewer analysis.

1998

- 🎬 *January:* First meeting between MPS and the Sewer Review Committee.
- 🎬 *April:* BTBT resolution to use General Fund resources toward engineering cost, and have General Fund reimbursed via bonds.
- 🎬 *July:* Preliminary Design Phase 1 completed.
- 🎬 *August:* Preliminary Design Phase 1 presented to the BTBT.
- 🎬 *November:* BTBT begins meeting to discuss property acquisition for a WWTP facility.
- 🎬 *December:* Preliminary Design Phase 2 completed.

1999

- ⊗ *February*: Preliminary Design Phase 2 presented and accepted by BTBT.
- ⊗ *February*: BTBT accepts Sewer Committee's recommendations for district.
- ⊗ *February*: Township distributes **FAQ brochure** and announces informational meetings.
- ⊗ *February*: BTBT approves appraisal to be performed on WWTP site.
- ⊗ *March*: Informational Meetings (two **presentations** at Hilton School on same day).
- ⊗ *May*: Citizen petition deadline.



What will my costs be?

First, all costs are estimated using anticipated inflation rates through 2001. Actual costs will be based upon bids received from third party construction contractors.

If all 6 districts that are currently involved decide to participate, the costs are estimated to be \$12,150 per Residential Equivalent Unit. (Typically a single house is 1 REU.) This amount will be financed over 20 years with equal payments of principle plus interest charged annually on the unpaid balance.

Quarterly sewer use costs are estimated to be \$72.00.

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Greg
Repre
8070
Bri
Work Phone: (810)229-2397

Bruce Kelly
Represents Clark Lake
1722 Clark Lake
Brighton, MI 48114
Home Phone: (810)229-3312
email: bkelly@rust.net

Terry Woodward
Represents Township-at-Large
3398 Moraine Drive
Brighton, MI 48114
Home Phone: (810)225-2091

The Sewer Review Committee
members welcome your questions,
comments, and concerns.

The Sewer Review Committee
meetings are held at the
Township Hall, for time and
date information, contact the
Clerk's office at (810)229-0560.

Own hands. A petition similar to the one circulated for the Sewer Study Special Assessment Districts would need to be circulated again and would need to obtain the signatures of the property owners of more than 50% of the land area in the district. Those petitions must be turned into the Township by May 14, 1999 in order to keep in line with the current cost schedule. If petitions are returned, then the Board of Trustees will hold a public hearing to listen to resident's opinions and decide whether to establish the Special Assessment District or not. A second public hearing would then be held by the Board after the bids have been received to decide the formula for distributing the assessments for the project.

YOU'RE INVITED....
SEWER ISSUES INFORMATIONAL PRESENTATIONS

When: March 9, 1999, 5:00 p.m. and 7:00 p.m. sessions

Where: Hilton Elementary School Gym
9600 Hilton Rd., Brighton, MI.

What: Brief presentation of Sewer Study

Results:

- Question and answer period.
- Opportunity to speak on a personal basis with Township Engineers, Financial Consultants, Bond Counsel, and Representatives of Brighton Township.

For More Information, contact Donna at (810) 229-0559 during Township business hours or your local sewer committee member listed on the left.

SEWER LEAD COSTS

Install 4" SDR 26 Sanitary Lead Pipe (house to gravity sewer): \$10 to \$15 per foot

Install 4" SDR 26 Sanitary Lead Pipe (house to grinder pump): \$15 to \$20 per foot

DAILY BREAKDOWN OF COST

Special Assessment Cost: \$1.66

Interest on Bonds over 20 years: \$1.05

Sewer Use and Maintenance Cost per Day: \$0.79

Total Daily Cost: \$3.50

Yes. But you must inform the Brighton Township Board in writing before the close of business, 5:00 PM, on the date of the first public hearing.

How will I know when these public hearings will be held?

The exact date is not known at this time, but the first public hearing will be in June 1999. The Brighton Township Board will inform property owners by certified mail, publicize the dates in the Brighton Argus and post them on Cable TV and at the Township Hall. (See tentative schedule.)

When will I see the Special Assessments Costs on my tax bill?

If approved, the first Special Assessment installment will appear on your December 2000 tax bill. The full balance can be paid in full at any time.

Will my costs ever increase?

The assessment, when set at the second public hearing, will not increase for original participants. If you finance through annual tax collections, your payment will vary each year. The annual payment will be one-twentieth (1/20) of the initial assessment plus interest on the unpaid balance.

Future participants will incur any expansion construction costs beyond the original plant.

What is the capacity of the plant?

The initial plant capacity is 2,500 REUs. There are about 1,646 REUs in the 6 SADs the balance is for anticipated growth for the first 4 1/2 to 5 years of the plant operation.

What happens if the growth does not happen?

In this unlikely event, the participants may have to pay increased rates on their quarterly charges.

What are my costs if I own several lots or a very large piece of vacant land?

TENTATIVE SCHEDULE

Preliminary Design Phase I Completed: July 31, 1998

Preliminary Design Phase II Completed: December 1, 1998

Q & A continued from page 3

Will I be able to locate the grinder pump wherever I want?

Yes. The construction crews will discuss these options with you before work is started. You will be able to avoid landscaping and other structures thanks to the directional boring technology. Note that you are responsible for the connection costs of the sanitary lead and electricity from your house, so the further away the pump is located from your house the more expensive it will be. The costs from

If construction occurs, when must I connect?

State Law requires that all structures within 200 feet of an available public sewer must connect within 18 months of the sewer being available. During construction, each property owner will be contacted by field personnel regarding the actual availability for their area.

What if State regulations change?

What happens if the growth does not happen?

In this unlikely event, the participants may have to pay increased rates on their quarterly charges.

There are two types of wastewater collections systems within the various neighborhoods; Gravity and Low Pressure. Based upon the topography, engineering costs, estimated costs to construct, estimated maintenance and replacement costs, and easement costs Phase I of the study concluded the most economical local collection sewer systems are:

Woodland Lake SAD	Mostly Low Pressure with some Gravity
West Grand River SAD	Mostly Low Pressure with some Gravity
Clark Lake SAD	Low Pressure Sewer System
East Grand River SAD	Gravity Sewer System
Fonda Lake SAD	Low Pressure Sewer System
Lake of the Pines SAD	Low Pressure Sewer System

All participants will pay the same assessment per REU assigned to their property regardless of the type of system.

What is the difference between the Low Pressure and Gravity Systems?

Gravity Systems require an open ditch construction where the pipes are installed on an incline and gravity moves the wastewater to a common pumping station serving many properties. Low Pressure Systems use a grinder pump buried on each property that forces sewage to the main sewer lines.

The Low Pressure Systems require that pits be dug every 500 to 600 feet along the street right of way. Underground directional boring occurs from these pits to the grinder pump. The grinder pump is buried, usually 10 to 15 feet away from your house, and uses a small amount of electricity from your meter to run (about the same amount that your well uses).

continued on page 4

Construction Bids Mailed: December, 1999

Construction Bids for Project are Received: January, 2000

Notices of Public Hearing or Rolls: February, 2000

Hearing on SAD Roll is Held: February, 2000

Sale of Bonds: March, 2000

Start Construction: April, 2000

First Collection on the Special Assessment: December, 2000

Construction Completed: Spring, 2001

System if my power fails?

First, the grinder pump holds about a 60 gallons, so it takes some time before it fills up. Should your power fail or the pump stop working for any reason, there will be an 800 toll free number for you to call. An operator with a generator will be dispatched to power your grinder pump. There is no charge for this service nor for the maintenance of the grinder pump.

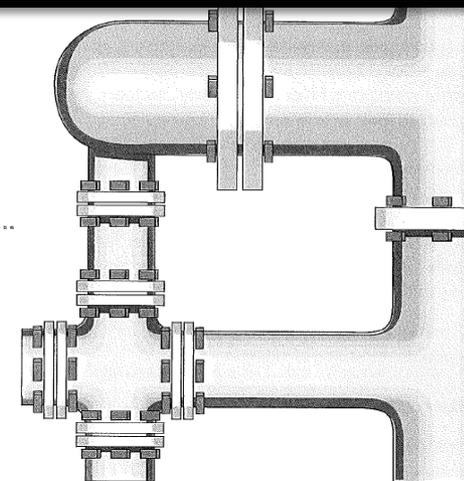
Still Time to Participate

The wastewater treatment plant is being built to handle 2,500 REUs. So it will be able to handle about 5 years of anticipated growth. However, only the districts in the original bond issue will be able to finance the costs for 20 years. Those not in the original bond issue will have to pay \$12,150 plus any inflated construction costs in cash or finance it themselves, and all connections not reserved will be subject to available capacity.

This is fine for new homes that have the choice of building a septic system or connecting to the sewers. But for existing homes the sticker price may be too high to pay all at once.

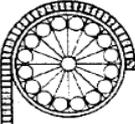
Your neighborhood can still participate in the low interest bond financing if petitions are circulated and returned by May 14, 1999.

Call the township for details.



Sewer Study is on-line/Available

For those who surf the net, the preliminary design report as prepared by McNamee, Porter, & Seeley, the Township Engineers, is available for your review on-line at <http://www.mcnamee.com> Brighton-Twp. For those without computers, you can browse through a hard copy at the Brighton District Library Reference desk.



Township of Brighton

Quarterly Sewer Use Charge

■ Three Cost Components

- Billing Charge = \$5.29 / bill
- Commodity Charge = \$2.86 / 1,000 gals.

Quarterly Sewer Use Charge

■ Three Cost Components

- Billing Charge = \$5.29 / bill
- Commodity Charge = \$2.86 / 1,000 gals.
- Debt Service Charge = \$12.00 / bill

Sanitary Sewer System

Information Session

March 9, 1999

"Heart of Michigan's Water Wonderland"

- Billing Charge \$5.25
 - Commodity Charge¹ 274.75
 - Debt Service Charge 12.00
- \$292.00**

¹Billable flow for each REU is 210 gpd or 19,110 gallons/qtr.

- 5 Years of Future Users at a Connection Rate of 165 REUs per Year

Benefits of Public Sanitary Sewer System

- Reduce Nutrient Loading to Lake
- Reduce Nitrate Loading to Groundwater (Drinking Water Supply)
- Township to Operate and Maintain Collection and Disposal System
- Increased Removal or Treatment of Pollutants (up to 95% removal)
- Sewer Collection System and Treatment Facility to be Monitored by the Township and the State

Collection and
of Pollutants
Treatment Facility
and the State

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1999 Continued

- ⊗ *June:* Public hearing scheduled.
- ⊗ *June:* Alternative scenarios considered between 2100 and 2500 REU facility.
- ⊗ *July:* BTBT seeks extension of the DEQ surface water permit to August 2003.
- ⊗ *August:* Sewer Committee recommends Option #4.
- ⊗ *August:* BTBT resolutions of intent to proceed with Drain Project and set public hearing date.
- ⊗ *September:* Separate public hearings for each proposed sewer district.

1999 Continued

- ⊗ *October:* BTBT Resolutions of intent to proceed with Drain Project and set public hearing date.
- ⊗ *October:* Public hearings on the proposed sewer project for additional districts.
- ⊗ *October:* MPS submits proposals for Final Design services.
- ⊗ *November:* BTBT Resolutions of intent to proceed with Drain Project and set public hearing date.
- ⊗ *November/December:* Public hearings on the proposed sewer project for additional districts.
- ⊗ *December:* BTBT resolution to proceed with project and file petition with Drain Commissioner.

2000

- ⊗ *March:* BTBT approves purchase of WWTP property.
- ⊗ *March:* First meeting of the Sewer District Board.
- ⊗ *April:* Drain Commissioner at BTBT meeting details how his office will proceed with project.
- ⊗ *April:* BTBT directs Sewer Committee to continue working on sewer policies.
- ⊗ *May:* BTBT adopts sewer policies.
- ⊗ *May:* Sewer District Board Public Hearing – Apportionment of Costs – 100% to Brighton Twp.

2000 Continued

- ⦿ *May:* Construction of the project out for bid.
- ⦿ *June:* Construction bids due at Drain Commissioner's office.
- ⦿ *July:* Livingston County resolution granting Full Faith and Credit for the project.
- ⦿ *July:* BTBT sets date of public hearing on Special Assessment Roll with mailings/publishing.
- ⦿ *July:* Notice to vacant property owners about combining lots to avoid additional REU's.
- ⦿ *August:* BTBT adoption of SAD Roll.

2000 Continued

- ⊗ *September:* BTBT into closed session regarding WWTP property acquisition.
- ⊗ *September:* Sewer District Board adopts Bond Authorizing Resolution.
- ⊗ *September:* BTBT approves contract with Drain Board.
- ⊗ *September:* DEQ approves permit for .65 MGD.
- ⊗ *October:* Sale of Bonds.
- ⊗ *October :* Awarding Resolution of Bonds.

2000 Continued

- ❁ *October:* BTBT approves additional Sewer policies which Committee had worked on.
- ❁ *October:* Pre-Construction meeting.
- ❁ *November:* Lease for WWTP between BT and Drain Board.
- ❁ *November:* Construction agreements signed.
- ❁ *November:* Notice to Proceed issued (420-630 days of construction).
- ❁ *November:* Project lease agreement with Drain Commissioner adopted.
- ❁ *November:* Sewer Request Policy, Sewer Connection Policy, and Deferral Policy adopted.

2001

- ❁ *January:* BTBT closed session regarding property acquisition for sewer project.
- ❁ *January:* BTBT resolutions regarding the taking of easements in real property.
- ❁ *February:* Sewer Committee Report to BTBT on deferrals and lot combinations.
- ❁ *March:* BTBT requests financial status of sewer project each month.
- ❁ *May:* Assigned MPS contract to Drainage District.
- ❁ *May:* Sewer Use Ordinance being worked on.
- ❁ *June:* BTBT closed session regarding property acquisition and sewer easements.

2002

- ⊗ *March*: First reading of Sewer Ordinance.
- ⊗ *March*: BTBT closed session regarding property acquisition and sewer easements.
- ⊗ *April*: Sewer Ordinance second reading-approved.
- ⊗ *April/May*: Anticipated system startup.
- ⊗ *May*: First reading of Sewer Ordinance (Amended).
- ⊗ *May*: Quarterly Sewer Rates approved.

2002 Continued

- ⊗ *June:* Sewer Ordinance (Amended) second reading.
- ⊗ *August:* Resolution regarding Spencer Road sewer SAD.
- ⊗ *August:* Amendment to assessment deferrals resolution – BT adopts the US poverty thresholds.
- ⊗ *August:* Public hearing Spencer Road sewer SAD – adopted resolution.
- ⊗ *October:* BTBT Resolution to file petition for Spencer Road SAD with Drain Commissioner.

2003

- ⊗ *April*: Financial Status of sewer system (reevaluation of projected future hookups and fees).
- ⊗ *May*: Sewer tap fees (Tabled).
- ⊗ *June*: Discussion of financial status of Sewer Fund.
- ⊗ *June*: Policies amended and increasing of sewer fee amounts.
- ⊗ *June*: Public hearing scheduled regarding sewer fees for July.
- ⊗ *June*: Sewer Committee meets to discuss sewer rate increases.

2003 Continued

- ⊗ *July*: Public hearing regarding sewer quarterly fees (Tabled) until after public info meeting.
- ⊗ *July*: Scheduled special sewer info meeting for August.
- ⊗ *August*: BTBT financial status discussion – bad future growth projections.
- ⊗ *August*: Action Plan developed and adopted.
- ⊗ *August*: Utility Master Plan – authorization to solicit Letters of Interest.
- ⊗ *August*: PHP submits proposal to provide quarterly financial analysis.

2003 Continued

- ⊗ *September:* Sewer rate study by PHP.
- ⊗ *September:* BTBT tables action on study.
- ⊗ *October:* Sewer Rate Study (revised) presented by PHP.
- ⊗ *October:* BTBT adopts quarterly user fee resolution.
- ⊗ *November:* BTBT sets goal to gain new REU.

2003 Continued

- ⊗ *November:* Sewer Fund status – BTBT accepts action plan report.
- ⊗ *November:* Loan from General Fund to sewer funds with interest rate set.
- ⊗ *December:* Sewer Fund status – accepted report.
- ⊗ *December:* Quarterly Financial Report from PHP.
- ⊗ *December:* Award contract to Ayers Lewis for Utilities Master Plan.

2004

- ⊗ *January: Sewer Fund Action Plan Report.*
- ⊗ *January: Quarterly Financial Report PHP.*
- ⊗ *February: WWTP operation report IAI.*
- ⊗ *February: Sewer Fund Action Plan.*
- ⊗ *February: Spencer Sewer SAD – approving project and directing SAD Roll.*
- ⊗ *March: Sewer Fund Action Plan.*
- ⊗ *March: GF loan to Sewer OM of \$100,000 at 2%.*

2004 Continued

- ⊗ *March:* Spencer Sewer public hearing – confirming Assessment Roll.
- ⊗ *April:* Sewer Fund Action Plan status report.
- ⊗ *April:* Tax roll correction Spencer sewer SAD.
- ⊗ *May:* Sewer Fund Action Plan status report.
- ⊗ *May:* Accept sewer infrastructure – various locations.
- ⊗ *June:* Sewer Fund Action Plan status report.

2004 Continued

- ⊗ *July*: Quarterly sewer financial report PHP.
- ⊗ *July*: BTBT approved Stone Valley Development – requires future connection.
- ⊗ *August*: Sewer Fund Action Plan report.
- ⊗ *August*: Quarterly Financial Report PHP.
- ⊗ *September*: Sewer Utility Master Plan open house – Sewer Master Plan presented.

2004 Continued

- ⊗ *October: Sewer Fund Action Plan report.*
- ⊗ *October: Sewer policy update.*
- ⊗ *October: Spencer SAD tax roll change.*
- ⊗ *October: Summary of Actions taken to improve the financial health of the sewer system.*
- ⊗ *November: Sewer Fund Action Plan report.*

2005

- ⊗ *February*: Bond refinancing – notify Drain Commissioner of potential to refinance.

System Design

MPS – Phase 1 Evaluation Report

Donna's Copy

Brighton Township

.....
Phase I Evaluation Report
.....

- Woodland Lake Sanitary Sewer Systems
- West Grand River Sanitary Sewer & Water Systems
- Clark Lake Sanitary Sewer Systems
- East Grand River Sanitary Sewer and Water Systems
- Fonda Lake (Brighton Twp. Portion) Sanitary Sewer Systems
- Lake of the Pines Sanitary Sewer Systems



McNamee, Porter & Seelye, Inc.
July 31, 1998

Executive Summary

“Phase I consisted of evaluating the possible alternatives for providing sanitary sewer to the residences and businesses located within the Special Assessment District (SAD) for each of the areas...Also included is an engineering opinion of probable project costs which summarizes the projected costs for each alternative.”

-Page iv of Phase 1 Study

MPS - Phase 1 Projections

Sanitary Sewer District	Existing REUs	Sewage Flow (GPD)	Gravity System Estimate	Pressure System Estimate
Clark Lake	105	27,300	\$1,277,000	\$916,000
Woodland Lake	503	130,780	\$6,869,000	\$6,281,000
West Grand River	230	59,800	\$2,958,000	\$2,543,000
East Grand River	202	52,520	\$6,218,000	N/A
Fonda Lake	80	20,800	\$667,000	\$714,000
Lake of the Pines	255	66,300	\$2,087,000	\$2,359,000
Totals	1,375	357,500		

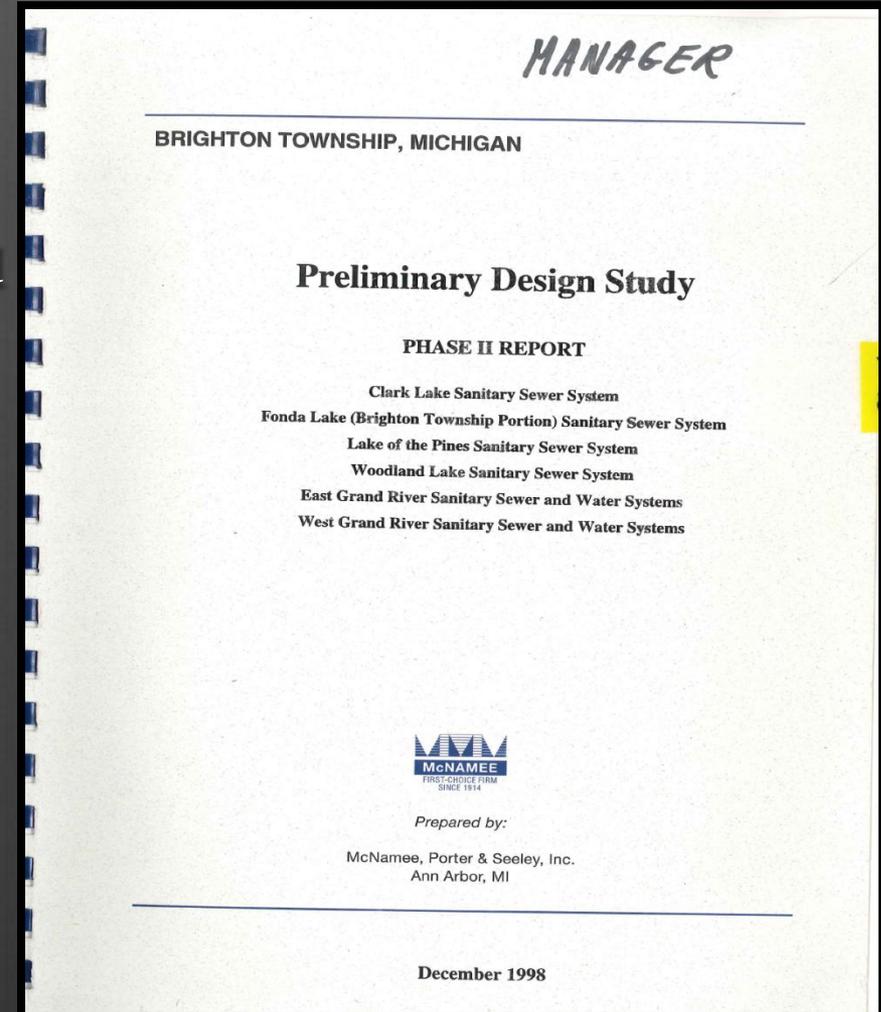
“[T]he areas and the projected sanitary sewer flows [are] based on the *Ten States Standards* factors of 100 gallons per day per capita and an assumption of 2.6 persons per REU.”

-Page 5 of Phase 1 Study

MPS – Phase 2 Preliminary Design Study

“The Preliminary Design would identify the type and size of the proposed sanitary sewers, the routing of the sanitary sewers, and the location and size of the proposed wastewater treatment plant.”

-Page 1 of Phase 2 Study



MPS – Phase 2 Contents

- ⊗ Introduction
- ⊗ Proposed Sanitary Sewer System and Water Systems
- ⊗ Preliminary Assessment Rolls
- ⊗ Costs
- ⊗ Schedule
- ⊗ Project Funding
- ⊗ Financial Assistance
- ⊗ Final Design Issues

Phase 2 Analysis

Sanitary Sewer District	Numbers of Customers	Number of REUs	Average Sewage Flow (GPD)
Clark Lake	109	109	28,340
East Grand River	80	315	81,900
Fonda Lake	78	109	28,340
Lake of the Pines	258	258	67,080
West Grand River	102	218	56,680
Woodland Lake	562	637	165,620
Totals	1,189	1,646	427,960

“The average design sewage flow is determined using an average design flow of 260 gallons per day (GPD) per REU.” -Page 7 of Phase 2 Study

Phase 2 Billing Projections

“The anticipated quarterly sanitary sewer user charges are as follows, and are based on a sanitary sewer system serving 1,189 customers with 1,646 REUs and a billable sewage flow of 210 gallons per day (GPD) per REU. The following user charges do not include capital charges or the recovery of any capital expenses...

Billing Charge = \$5.25 per bill per quarter

Commodity Charge = \$2.86 per 1,000 gallons

Using the anticipated charges, the typical quarterly sewer bill for sanitary sewer customer with one (1) REU is \$60.00 and for a sanitary sewer customer with five (5) is \$280.00.” **-Page 20-21 of Phase 2 Study**

Phase 2 – Project Funding

“Brighton Township plans to sell bonds through the Livingston County Drain Commissioner’s office for the funds necessary to cover the project costs of the proposed sanitary sewer system...The bonds will be paid with the revenues generated from the following sources:

1. Special Assessment Fees on Properties included in the Special Assessment District.
2. Tap Fee or Connection Charge Revenues from Future Customers.
3. Revenues from Capital Charges that are included in the quarterly sewer...charges.”

-Page 24 of Phase 2 Study

Phase 2 Appendices

- A. Location and Boundaries of SADs
- B. Brighton Township WWTP NPDES Permit
- C. Preliminary Basis of Designs
- D. Typical Grinder Pump Installation
- E. Typical Grinder Pump Easement Document
- F. Preliminary Special Assessment Rolls
- G. REU Determination for Properties with Multiple REUs.
- H. Vacant Properties with Potentially More than One REU/Unbuildable Vacant Properties

Phase 2 Appendices Continued

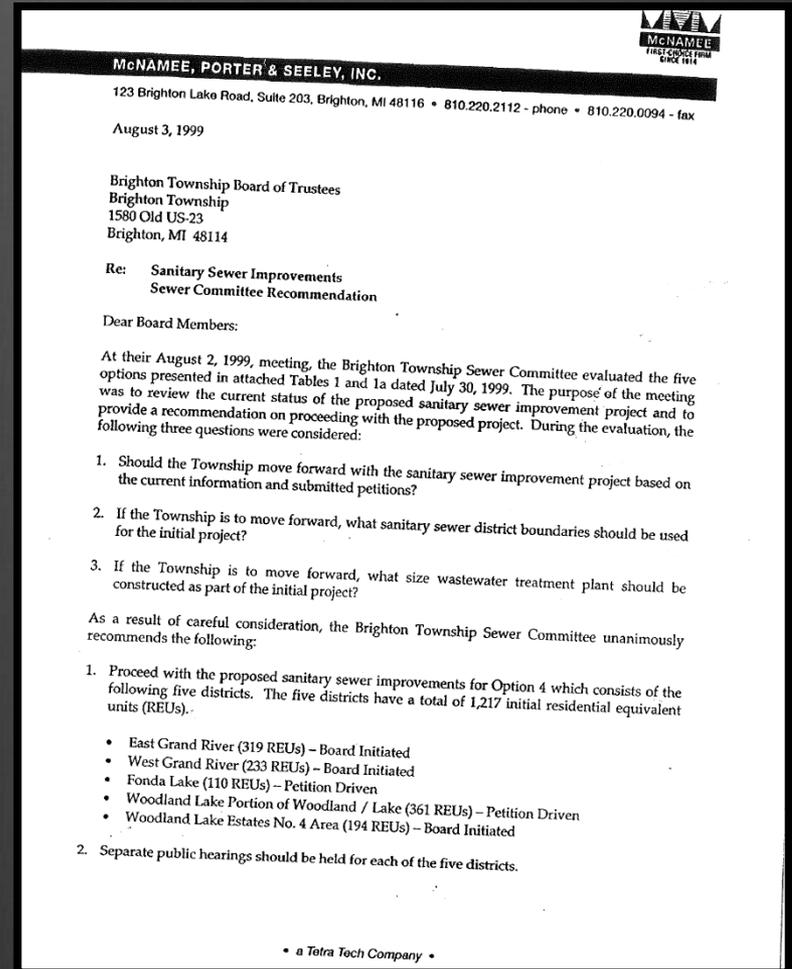
- I. Engineers Opinion of Probable Costs
- J. Anticipated User Charges
- K. Project Schedule
- L. USDA 504 Loan and Grant Program Backup
- M. LCHD Environmental Awareness Handbook – Brighton Township
- N. Sample Sewer Use Ordinance
- O. Responses to Homeowner's Questions
- P. Properties that can connect to Genoa Township Sanitary Sewer

Committee Recommendations

1. Proceed with the proposed sanitary sewer improvements for Option 4 which consists of East and West Grand River, Fonda Lake, Woodland Lake and Woodland Lake Estates No. 4 Area.
2. Separate public hearings should be held for each of the five districts.
3. Provide a 2,100 REU wastewater treatment facility as part of the initial project. This will provide approximately 883 future REUs for additional sewer users.

Committee Recommendations

4. The cost of the five sewer districts presented in (1) and (3) is \$12,400 per REU.
5. Petitions from additional districts must be turned into the Township by Sept. 24, 1999 to be included in the project. The WWTP would be increased by 825 REUs if additional districts are added to the project.



The SAD Process

SAD Process – Layman’s Synopsis

1. Petitions received from districts.
2. Public hearing for individual districts at BTBT level.
3. BTBT petitions Drain Commissioner to establish a Sanitary Drain.
4. County holds public hearing regarding the project, petitions, assessing costs.
5. County holds public hearing apportioning costs to Township.
6. Township approves project and creates assessment roll.
7. Township public hearing on the assessment roll.
8. Publications and notifications as required by law.
9. Township adopts assessment roll.

**Brighton Township
 Sanitary Sewer Project
 Financing Schedule and Timetable**

<u>Step</u>	<u>Action</u>	<u>Date</u>
1.	Township Board Adopts Reimbursement Resolution	April 7, 1998
2.	Preliminary Plans and Specifications for the Project are Prepared	Fall, 1998-February, 1999
3.	Informational Meetings on Proposed Project	March 9, 1999
4.	Petitions to Request Sewer Project Circulated by Sewer Committee ¹	Spring, 1999
5.	Petitions Reviewed for Sufficiency by the Township	June, 1999
6.	Township sends by registered mail Notice of Intent to File a Petition with the Livingston County Drain Commissioner for the Initial Areas	August, 1999
7.	Township Board Adopts Resolution of Intent to Proceed with Drain Project and to Set Public Hearing Thereon for the Initial Areas	August, 1999
8.	Township Board Schedules Public Hearings for each of the Initial Areas and Directs the Issuance of Statutory Notices	August, 1999
9.	Township Board Holds Public Hearings for Each of the Initial Areas	September/October, 1999
10.	Petitions for Additional Areas Submitted to Township	September/October, 1999
11.	Petitions Reviewed for Sufficiency by the Township	September/October, 1999
12.	Township sends by registered mail Notice of Intent to File a Petition with the Livingston County Drain Commissioner for the Additional Areas	September/October, 1999
13.	Township Board Adopts Resolution of Intent to Proceed with Drain Project and to Set Public Hearing Thereon for the Additional Areas	September/October, 1999
14.	Township Board Schedules Public Hearings for each of the Additional Areas and Directs the Issuance of Statutory Notices	September/October, 1999

¹ The Petitions request that the Township Board proceed with the Project and that the Township Board levy special assessments to pay for the costs of the Project.

Who is on the System?

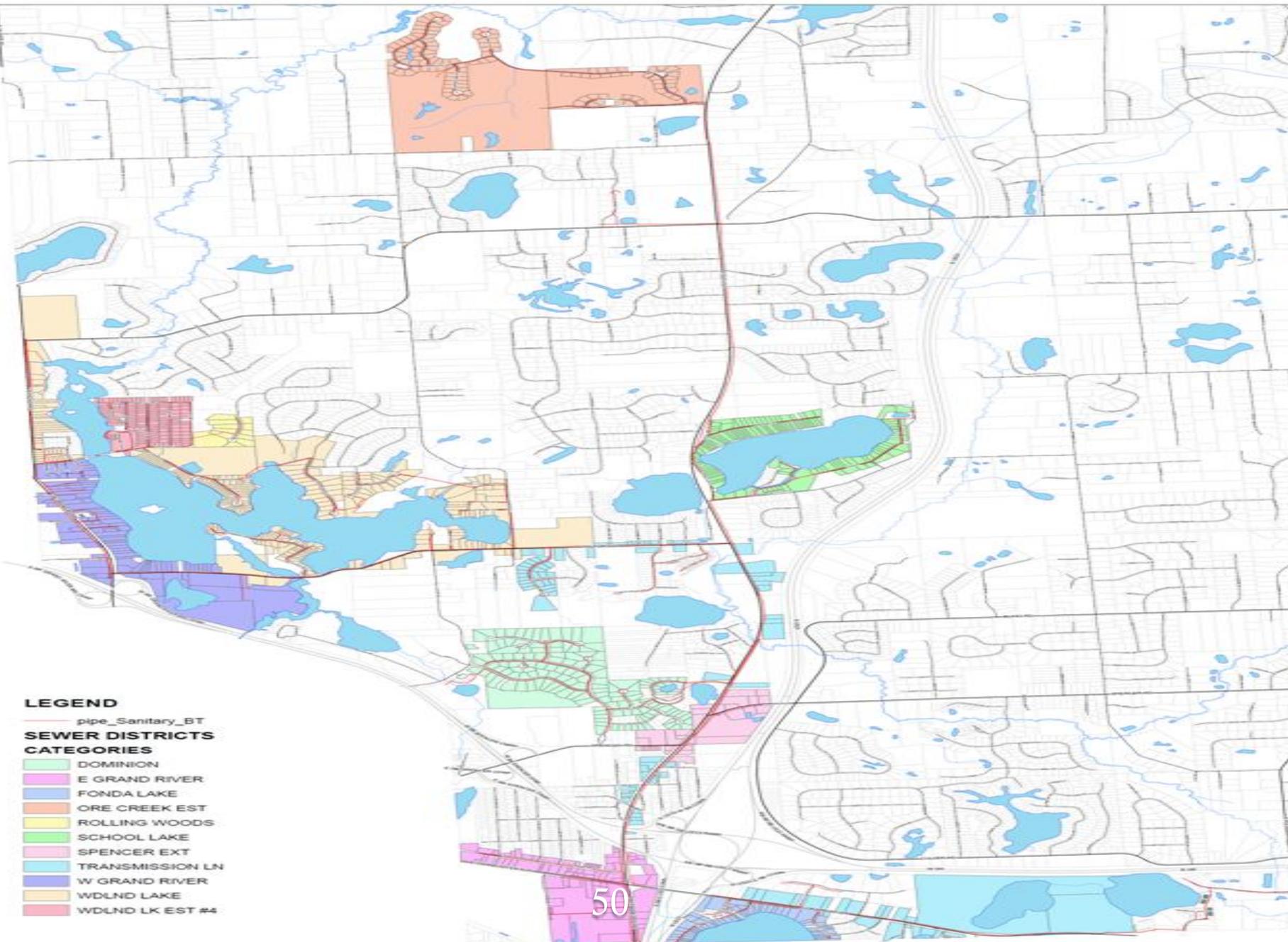
BRIGHTON TOWNSHIP SANITARY SEWER DRAINAGE DISTRICT ASSESSMENT ROLL

(Adopted August 14, 2000)

Sort 128
p. 2

TAX ID	ADDRESS	STREET	OWNER	ACRES	REUs	SUB-AREA	AMOUNT
12-05-100-003-00	9326	MCCLEMENTS	LANS DEVELOPMENT CORPORATION	242.370	127	Ore Creek Estates	\$1,441,512
12-05-100-004-00	0	MCCLEMENTS VACANT	LANS DEVELOPMENT CORPORATION	52.520	1	Ore Creek Estates	\$11,755
12-05-400-012-00	0	OLD US 23 VACANT	LANS DEVELOPMENT CORPORATION	47.840	1	Ore Creek Estates	\$11,755
12-05-400-013-00	0	OLD US 23 VACANT	BRIGHTON/23, LLC	28.010	1	Ore Creek Estates	\$11,755
12-16-101-151-00	0	CADES COVE VACANT	PHILION LIVING TRUST	1.182	1	School Lake	\$12,664
12-16-101-152-00	2700	CADES COVE	PHILION LIVING TRUST	1.245	1	School Lake	\$12,664
12-16-300-016-00	2921	CADY DR	KOEHLER, RONALD & PAMELA	1.090	1	School Lake	\$12,664
12-16-300-020-00	0	SKEMAN VACANT	SWONK, JAMES & CERU, JOANNE	1.240	1	School Lake	\$12,664
12-16-300-021-00	0	SKEMAN VACANT	NOVAK, MARK & NORTON, PATRICK	0.940	1	School Lake	\$12,664
12-16-301-001-00	3007	SCHOOL LAKE	WICKE, ALBERT & WANDA	0.110	1	School Lake	\$12,664
12-16-301-002-00	2989	OLD US 23	MONTGOMERY, EVELYN	0.110	1	School Lake	\$12,664
12-16-301-004-00	2981	OLD US 23	CHIO REVOCABLE TRUST	0.140	1	School Lake	\$12,664
12-16-301-007-00	2941	SCHOOL LAKE	BLACK, JAN	0.130	1	School Lake	\$12,664
12-16-301-010-00	2901	SCHOOL LAKE	DAUGARD, FRANK & SHARON	0.180	1	School Lake	\$12,664
12-16-301-012-00	2891	SCHOOL LAKE	ADAMSKI, LINDA	0.220	1	School Lake	\$12,664
12-16-301-013-00	2887	SCHOOL LAKE	ZANDER, WILBERT	0.240	1	School Lake	\$12,664
12-16-301-014-00	2863	PARKLAWN	LEMPONEN, DEAN & KAREN	0.250	1	School Lake	\$12,664
12-16-301-015-00	2845	PARKLAWN	LEMORE, MILDRED	0.270	1	School Lake	\$12,664
12-16-301-016-00	0	PARKLAWN VACANT	BLACK, PETE	0.290	1	School Lake	\$12,664
12-16-301-017-00	2805	PARKLAWN	A.J. PLASKEY, INC.	0.620	1	School Lake	\$12,664
12-16-301-018-00	0	PARKLAWN PARK	SCHOOL LAKE PARK SUB	0	0	School Lake	\$0
12-16-301-019-00	2801	PARKLAWN	CUSTER LIVING TRUST	0.380	1	School Lake	\$12,664
12-16-301-020-00	2797	PARKLAWN	JAMES, ISOBEL	0.430	1	School Lake	\$12,664
12-16-301-021-00	2789	PARKLAWN	SNYDER, LOUIS & WANDA	0.410	1	School Lake	\$12,664
12-16-301-024-00	2767	PARKLAWN	ELDER, BONNIE	0.370	1	School Lake	\$12,664
12-16-301-025-00	2759	PARKLAWN	ZWAR, WALTER	0.380	2	School Lake	\$25,064
12-16-301-026-00	2755	PARKLAWN	KUBIT, RICHARD	0.340	1	School Lake	\$12,664
12-16-301-027-00	2751	PARKLAWN	BOWN, TIMOTHY & MCSEVENY, IRENE	0.340	1	School Lake	\$12,664
12-16-301-028-00	2747	PARKLAWN	ARBOUR, DOUGLAS & MAUREEN	0.340	1	School Lake	\$12,664
12-16-301-029-00	2743	PARKLAWN	WALTER, EILEEN	0.330	1	School Lake	\$12,664
12-16-301-030-00	2739	PARKLAWN	VSETULA, CHRIS & LESLIE	0.330	1	School Lake	\$12,664
12-16-301-031-00	2735	PARKLAWN	MCGUIRE, SEAN DANIEL	0.330	1	School Lake	\$12,664
12-16-301-033-00	2731	PARKLAWN	RAYMOND, THOMAS & MADELO	0.650	1	School Lake	\$12,664
12-16-301-036-00	2715	PARKLAWN	SCOTT, JAMES & JODI	0.320	1	School Lake	\$12,664
12-16-301-037-00	2711	PARKLAWN	SCHNURSTEIN, HARVEY & RANDI	0.640	1	School Lake	\$12,664
12-16-301-039-00	2703	PARKLAWN	KARDOS, RONALD	0.310	1	School Lake	\$12,664
12-16-301-040-00	2699	PARKLAWN	BORGMAN, RONALD	0.310	1	School Lake	\$12,664
12-16-301-043-00	2687	PARKLAWN	KRIEG, GLEN & FLORENCE	0.310	1	School Lake	\$12,664
12-16-301-044-00	2683	PARKLAWN	MULLIN, DAVID	0.300	1	School Lake	\$12,664
12-16-301-045-00	2679	PARKLAWN	UREN, JONATHAN	0.300	1	School Lake	\$12,664

BRIGHTON TOWNSHIP SANITARY SEWER SYSTEM DISTRICTS AS DEFINED BY ORIGINAL SPECIAL ASSESSMENT



LEGEND

pipe_Sanitary_BT

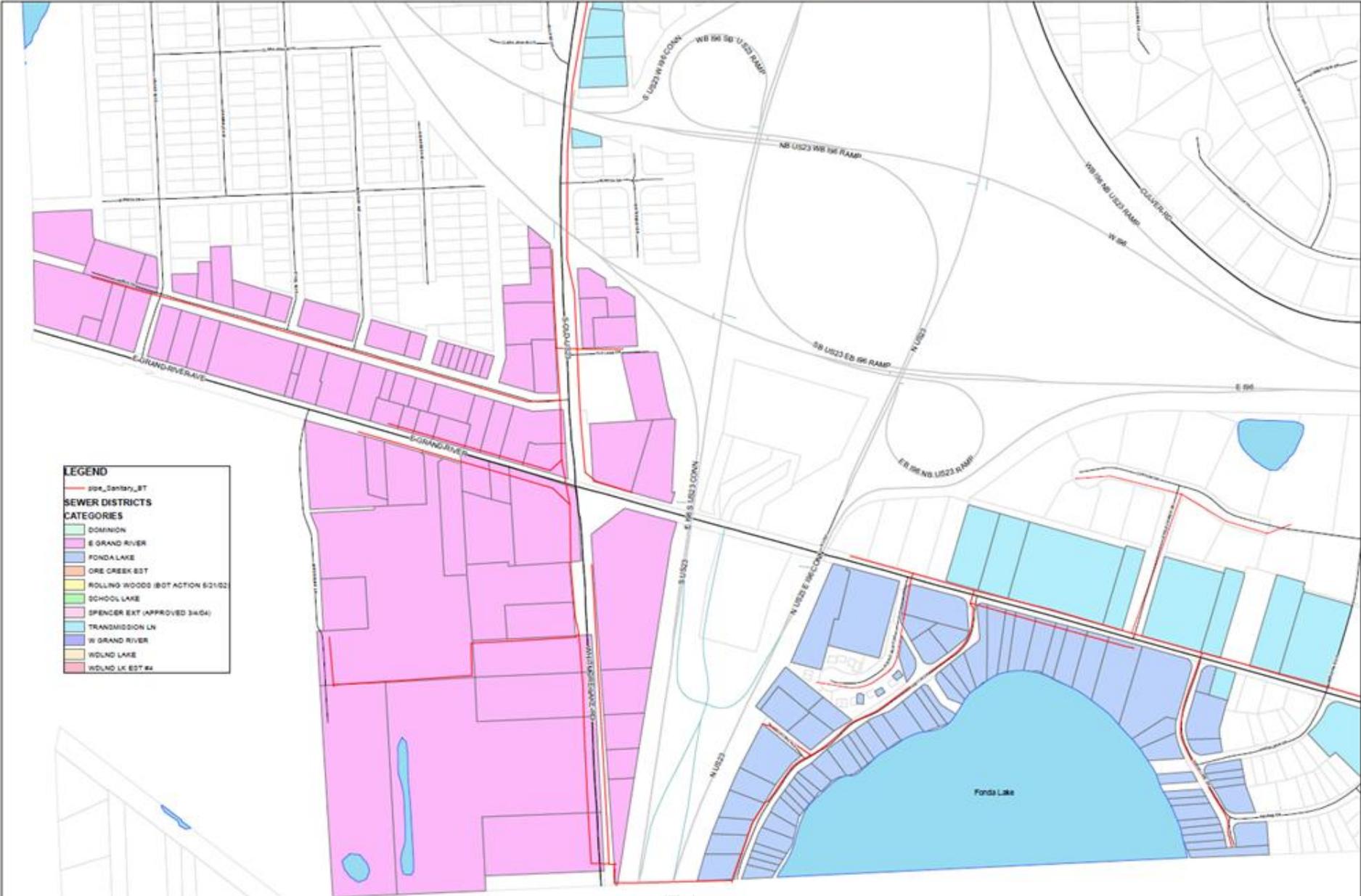
SEWER DISTRICTS CATEGORIES

- DOMINION
- E GRAND RIVER
- FONDA LAKE
- ORE CREEK EST
- ROLLING WOODS
- SCHOOL LAKE
- SPENCER EXT
- TRANSMISSION LN
- W GRAND RIVER
- WDLND LAKE
- WDLND LK EST #4

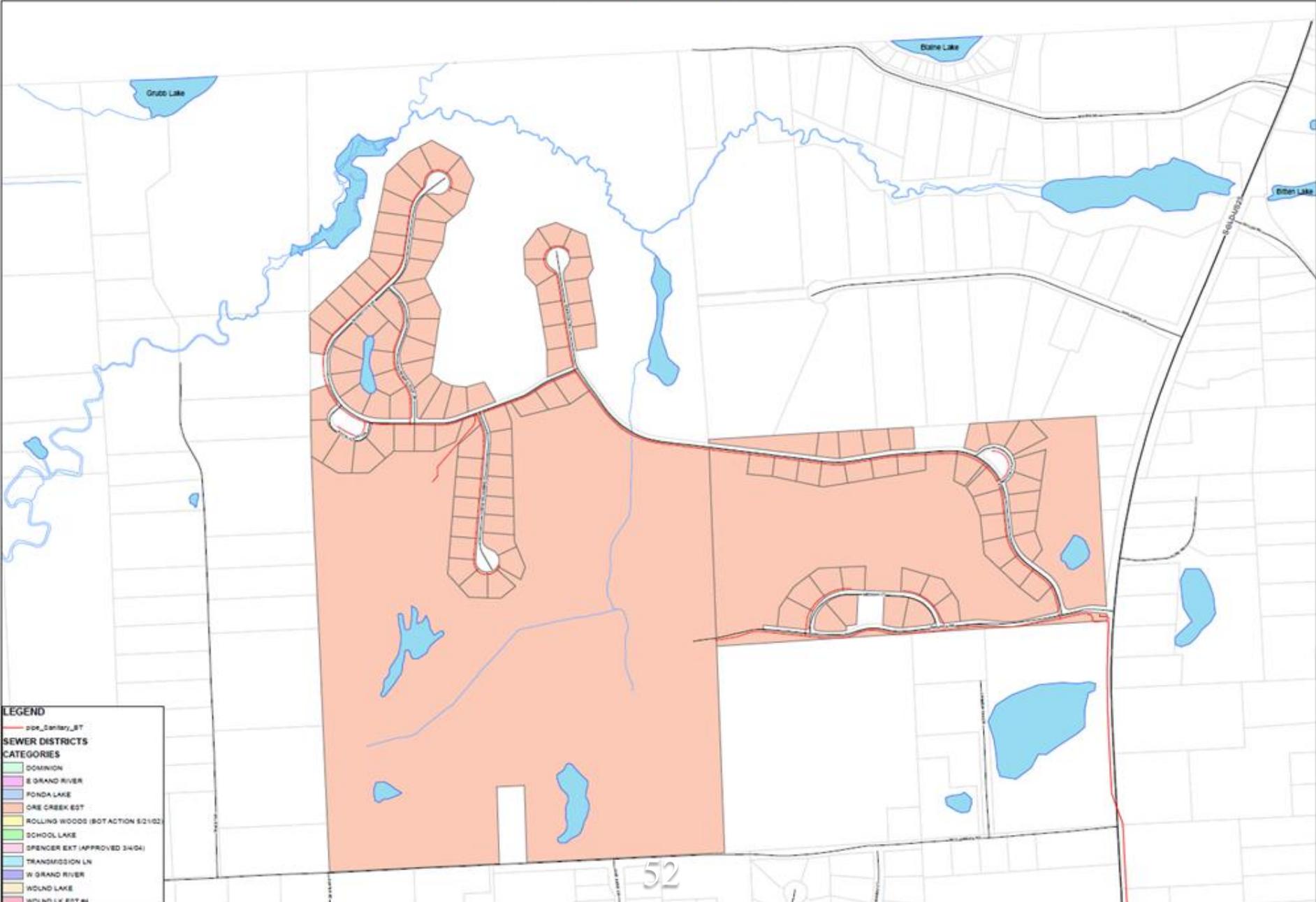
**BRIGHTON TOWNSHIP SANITARY SEWER SYSTEM
DISTRICTS AS DEFINED BY ORIGINAL SPECIAL ASSESSMENT
EAST GRAND RIVER DISTRICT/FONDA LAKE DISTRICT**



LEGEND	
	pipe_sanitary_BT
SEWER DISTRICTS	
CATEGORIES	
	DOMINION
	E GRAND RIVER
	FONDA LAKE
	ORE CREEK EST
	ROLLING WOOD (BOT ACTION 62102)
	SCHOOL LAKE
	SPENCER EXT (APPROVED 34CA)
	TRANSMISSION LN
	W GRAND RIVER
	WOUND LAKE
	WOUND LK EST #4



BRIGHTON TOWNSHIP SANITARY SEWER SYSTEM
DISTRICTS AS DEFINED BY ORIGINAL SPECIAL ASSESSMENT
ORE CREEK ESTATES DISTRICT



LEGEND

- pop_sanitary_bt
- SEWER DISTRICTS**
- CATEGORIES**
- DOMINION
- E GRAND RIVER
- FONDA LAKE
- ORE CREEK EST
- ROLLING WOODS (BOT ACTION 82102)
- SCHOOL LAKE
- SPENCER EXT (APPROVED 3404)
- TRANSITION LN
- W GRAND RIVER
- WOUND LAKE
- WOUND LK EST #4

52

BRIGHTON TOWNSHIP SANITARY SEWER SYSTEM
DISTRICTS AS DEFINED BY ORIGINAL SPECIAL ASSESSMENT
SCHOOL LAKE DISTRICT



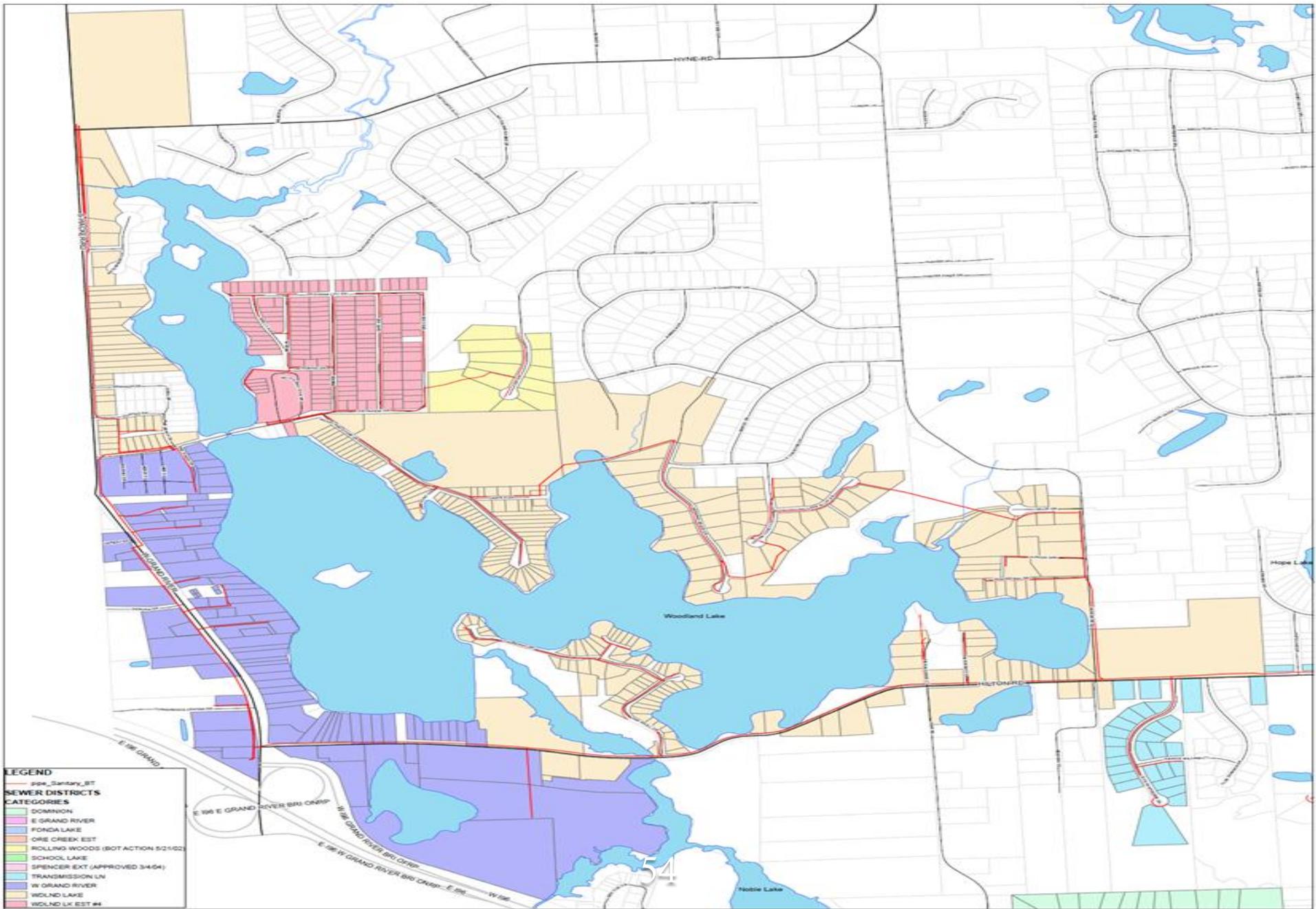
LEGEND

— PIP, Sanitary, BT

SEWER DISTRICTS CATEGORIES

DOMINION
E GRAND RIVER
PONDA LAKE
ONE CREEK EST
ROLLING WOODS (BOT ACTION 821022)
SCHOOL LAKE
SPENCER EXT (APPROVED 3/4/04)
TRANSMISSION LN
W GRAND RIVER
WOUND LAKE
WOUND LK EST 84

**BRIGHTON TOWNSHIP SANITARY SEWER SYSTEM
DISTRICTS AS DEFINED BY ORIGINAL SPECIAL ASSESSMENT
WEST GRAND RIVER DISTRICT/WOODLAND LAKE DISTRICT**



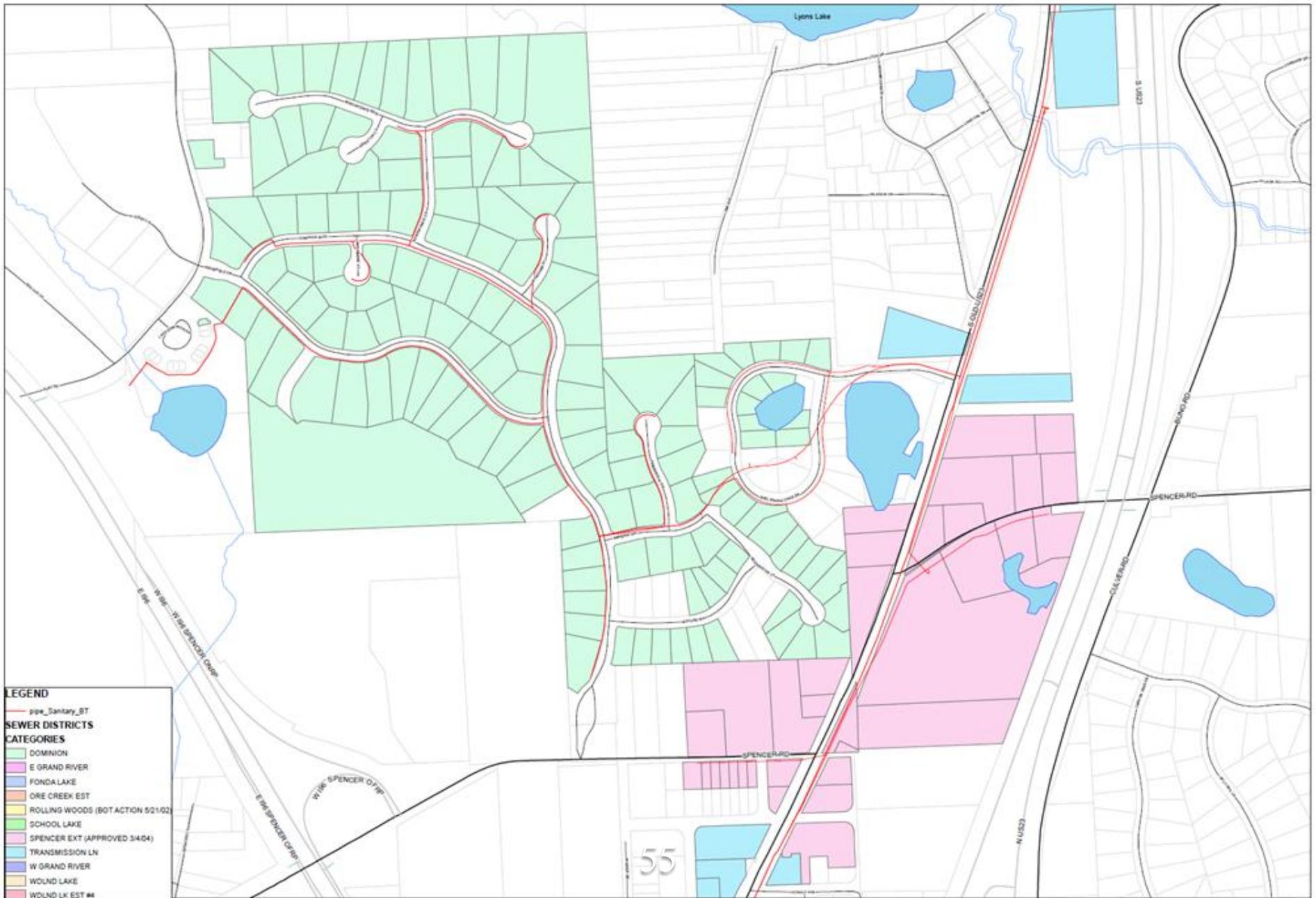
LEGEND

--- 999_Sanitary_BT

SEWER DISTRICTS CATEGORIES

[Pink Box]	FONDA LAKE
[Yellow Box]	ROLLING WOODS (BOT ACTION 5/21/02)
[Orange Box]	W GRAND RIVER
[Purple Box]	W GRAND RIVER
[Blue Box]	WOODLAND LAKE
[Green Box]	WOODLAND LAKE EST #4

**BRIGHTON TOWNSHIP SANITARY SEWER SYSTEM
DISTRICTS AS DEFINED BY ORIGINAL SPECIAL ASSESSMENT
DOMINION DISTRICT/SPENCER EXTENSION DISTRICT**



LEGEND

— pipe_sanitary_BT

SEWER DISTRICTS

CATEGORIES

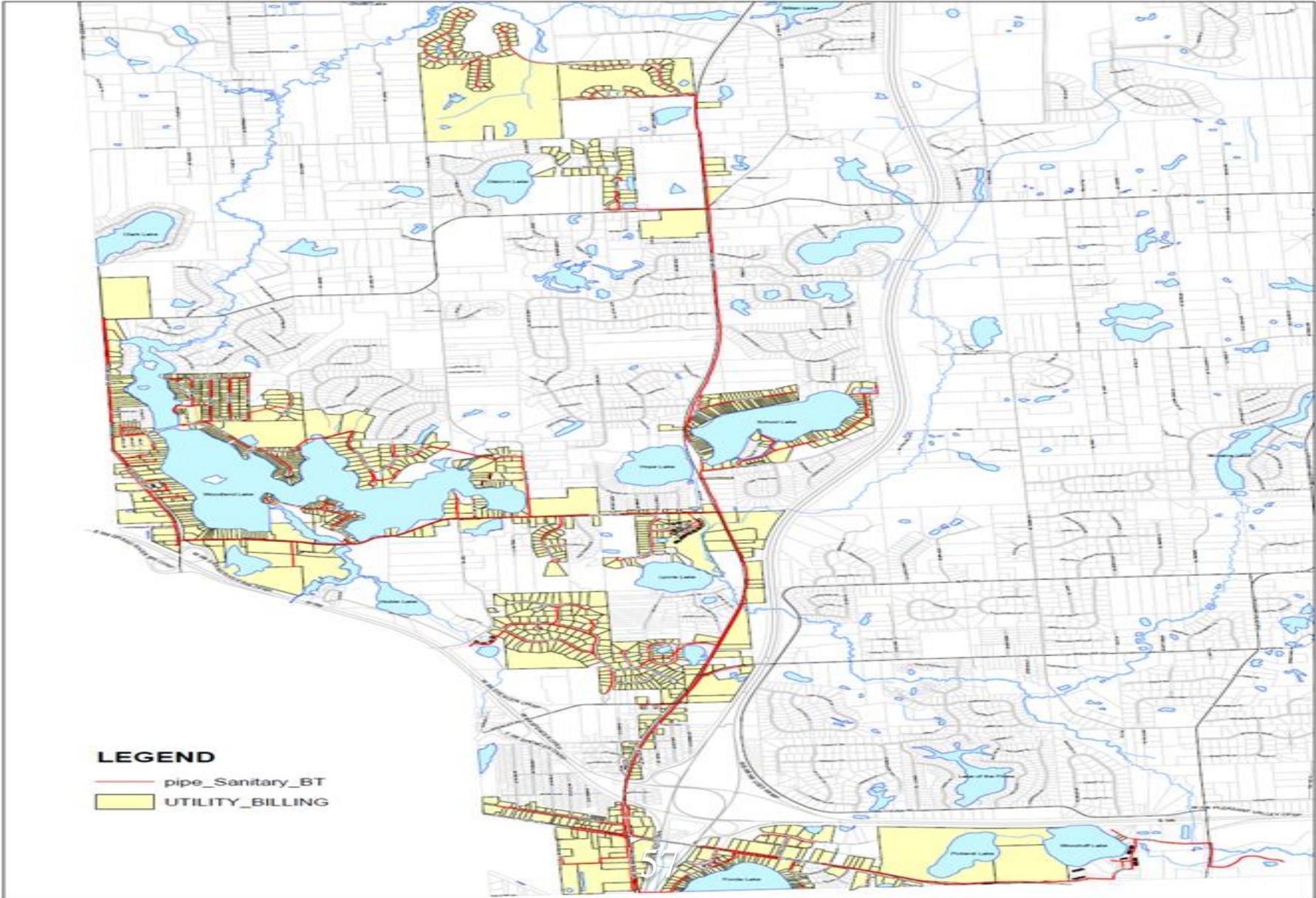
- DOMINION
- E GRAND RIVER
- FONDA LAKE
- ORE CREEK EST
- ROLLING WOODS (BOT ACTION 521/02)
- SCHOOL LAKE
- SPENCER EXT (APPROVED 34/04)
- TRANSMISSION LN
- W GRAND RIVER
- WOUND LAKE
- WOUND LK EST #4

**CURRENT UTILITY BILLING ACCOUNTS
AS OF 2-23-16**

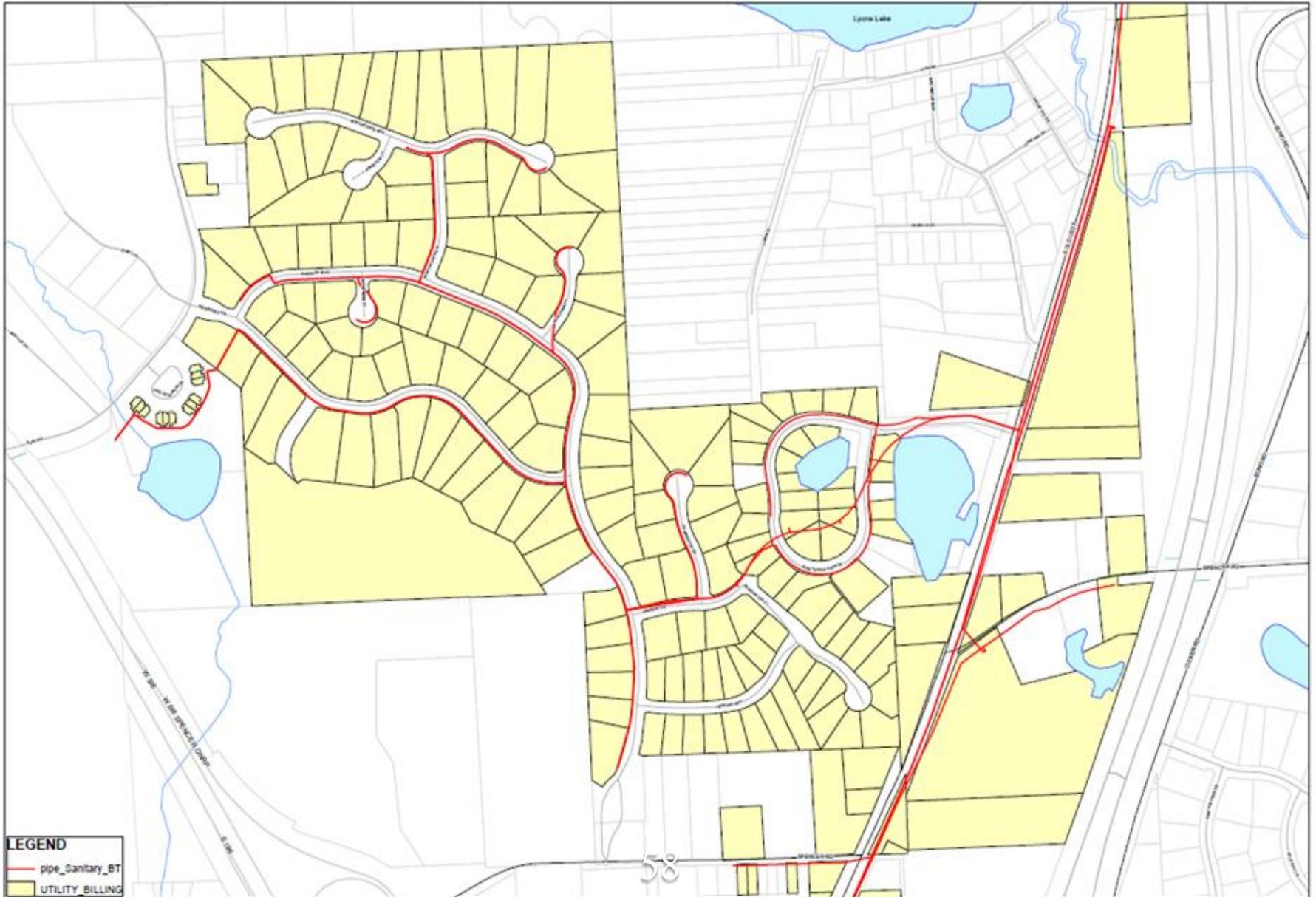
TAX ID #	Service Address	UTILITY BILLING Location ID	#REUs DEBT SERVICE	#REUs OPERATIONS & MAINTENANCE ***
11-13-404-001	7960 GRAND RIVER	GRAN-007960-0000-00	5	5
12-04-300-046	893 SOUTH OLD US HWY 23	OLUS-000893-0000-00	5	5
12-05-100-003	9595 ESTANCIA DR	ESTA-009595-0000-00	14	9
12-05-102-001	9938 DORNOCH TRL	DORN-009938-0000-00	1	1
12-05-102-002	9918 DORNOCH TRL	DORN-009918-0000-00	1	1
12-05-102-003	9900 DORNOCH TRL	DORN-009900-0000-00	1	1
12-05-102-004	9880 DORNOCH TRL	DORN-009880-0000-00	1	1
12-05-102-005	9860 DORNOCH TRL	DORN-009860-0000-00	1	1
12-05-102-006	9838 DORNOCH TRL	DORN-009838-0000-00	1	1
12-05-102-007	9814 DORNOCH TRL	DORN-009814-0000-00	1	1
12-05-102-008	9903 DORNOCH TRL	DORN-009903-0000-00	1	
12-05-102-009	9881 DORNOCH TRL	DORN-009881-0000-00	1	1
12-05-102-010	9865 DORNOCH TRL	DORN-009865-0000-00	1	
12-05-102-011	593 KAMPTON CT	KAMP-000593-0000-00	1	1
12-05-102-012	579 KAMPTON CT	KAMP-000579-0000-00	1	1
12-05-102-013	551 KAMPTON CT	KAMP-000551-0000-00	1	1
12-05-102-014	537 KAMPTON CT	KAMP-000537-0000-00	1	1
12-05-102-015	521 KAMPTON	KAMP-000521-0000-00	1	1
12-05-102-016	9753 DORNOCH TRL	DORN-009753-0000-00	1	1
12-05-102-017	9733 DORNOCH TRL	DORN-009733-0000-00	1	1
12-05-102-018	9713 DORNOCH TRL	DORN-009713-0000-00	1	1
12-05-102-019	9693 DORNOCH TRL	DORN-009693-0000-00	1	1
12-05-102-020	VACANT CAPITAL ONLY	VACA-001205-1020-20	1	
12-05-102-021	VACAANT-12-05-102-021	VACA-001205-1020-21	1	
12-05-102-022	9716 DORNOCH TRL	DORN-009716-0000-00	1	
12-05-102-023	9696 DORNOCH TRL	DORN-009696-0000-00	1	1
12-05-102-024	9676 DORNOCH TRL	DORN-009676-0000-00	1	
12-05-102-025	9656 DORNOCH TRL	DORN-009656-0000-00	1	1
12-05-102-026	VACA-471205-1020-26	VACA-001205-1020-26	1	
12-05-102-027	9423 DORNOCH TRL	DORN-009423-0000-00	1	1
12-05-102-028	9403 DORNOCH TRL	DORN-009403-0000-00	1	1
12-05-102-029	9383 DORNOCH TRL	DORN-009383-0000-00	1	1
12-05-102-030	9363 DORNOCH TR	DORN-009363-0000-00	1	1
12-05-102-031	9347 DORNOCH TRL	DORN-009347-0000-00	1	1
12-05-102-032	9335 DORNOCH TRL	DORN-009335-0000-00	1	1
12-05-102-033	9346 DORNOCH TRL	DORN-009346-0000-00	1	1
12-05-102-034	9358 DORNOCH TRL	DORN-009358-0000-00	1	1
12-05-102-035	9378 DORNOCH TRL	DORN-009378-0000-00	1	1
12-05-102-036	9400 DORNOCH TRL	DORN-009400-0000-00	1	
12-05-102-037	9420 DORNOCH TRL	DORN-009420-0000-00	1	
12-05-102-038	9438 DORNOCH TRL	DORN-009438-0000-00	1	
12-05-102-039	448 SHINNECOCK DR	SHIN-000448-0000-00	1	
12-05-102-040	434 SHINNECOCK DR	SHIN-000434-0000-00	1	

*** Operations and Maintenance is not billed until a parcel is dispensing sewage into the transmission line

DEBT SERVICE UTILITY BILLING AS OF 2/10/2016



DEBT SERVICE UTILITY BILLING AS OF 2/10/2016
DOMINION AREA



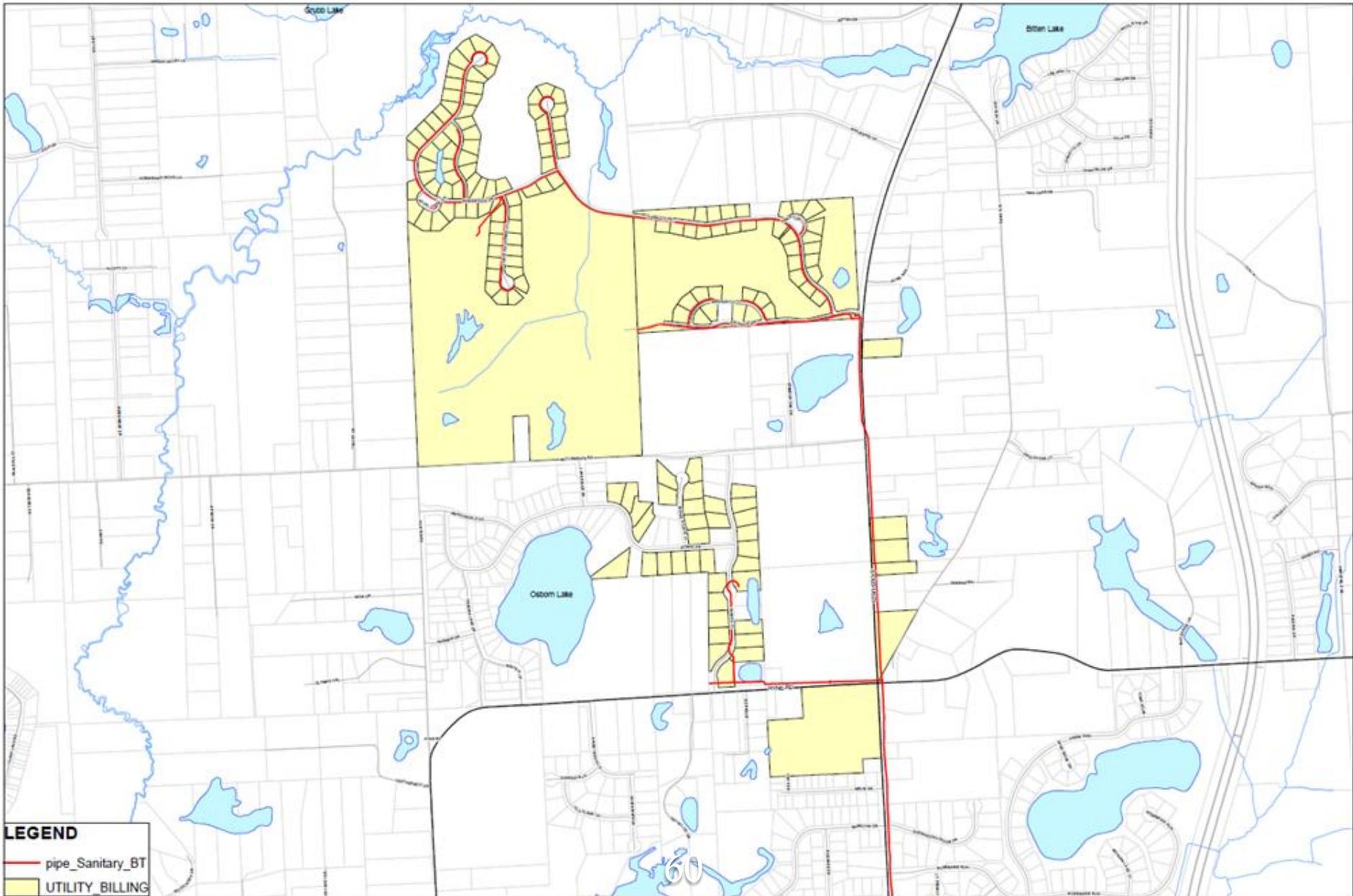
DEBT SERVICE UTILITY BILLING AS OF 2/10/2016
EAST GRAND RIVER/FONDA LAKE AREA



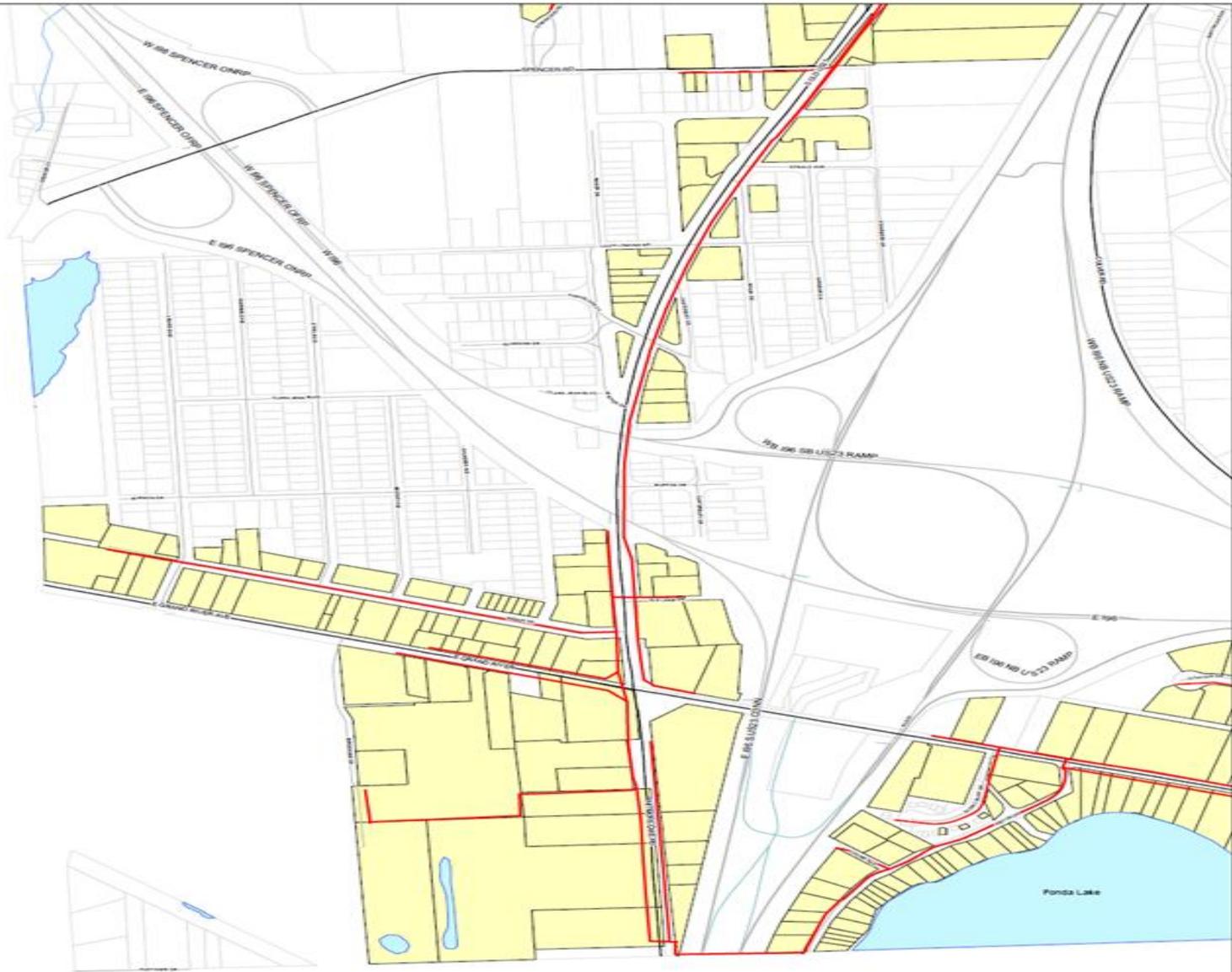
LEGEND

- pipe_Sanitary_BT
- UTILITY BILLING

DEBT SERVICE UTILITY BILLING AS OF 2/10/2016
HUNTMORE/NORTHWINDS AREA

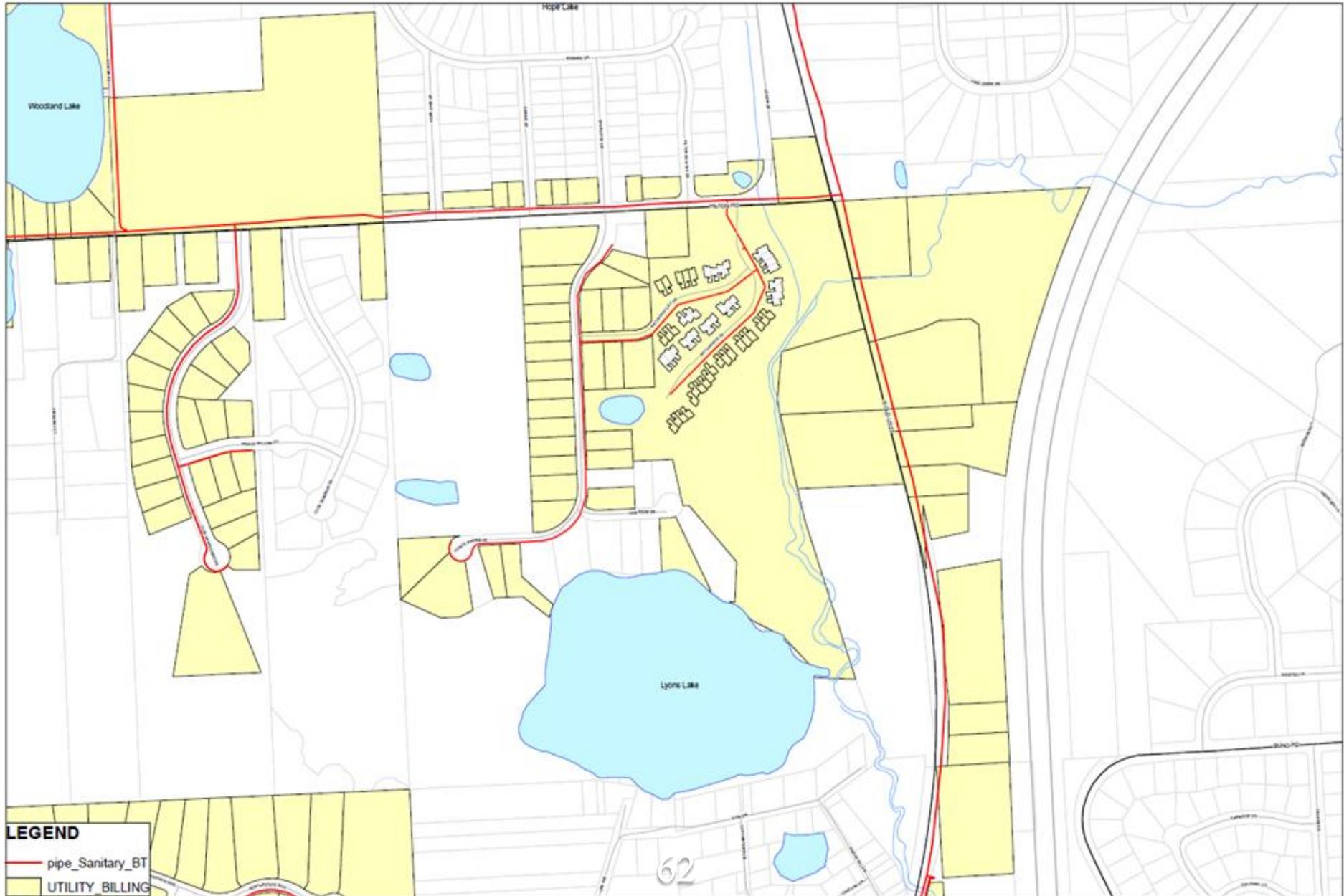


DEBT SERVICE UTILITY BILLING AS OF 2/10/2016
OLD US 23 HWY/GRAND RIVER AREA



LEGEND	
	pipe_Sanitary_BT
	UTILITY BILLING

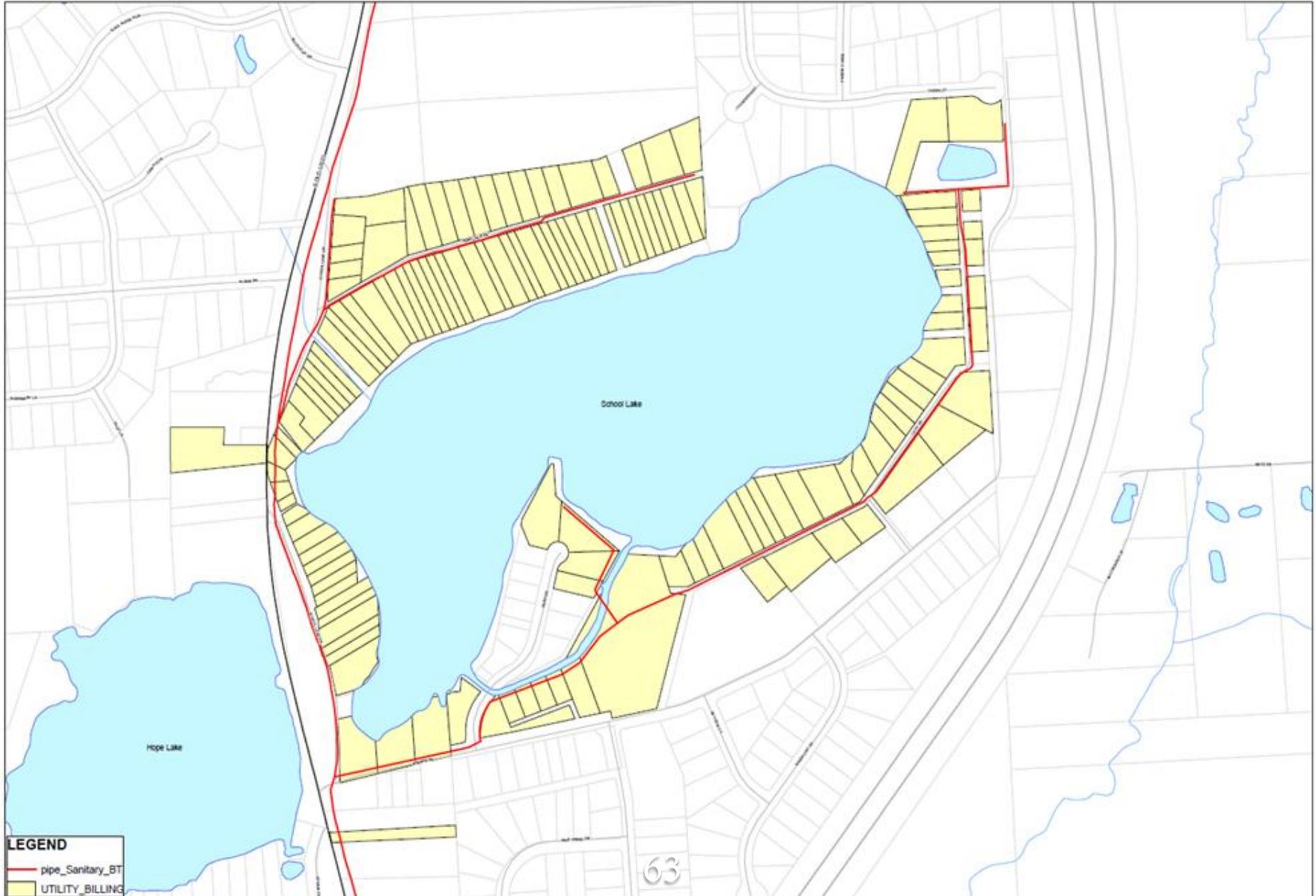
DEBT SERVICE UTILITY BILLING AS OF 2/10/2016
PENINSULA AREA



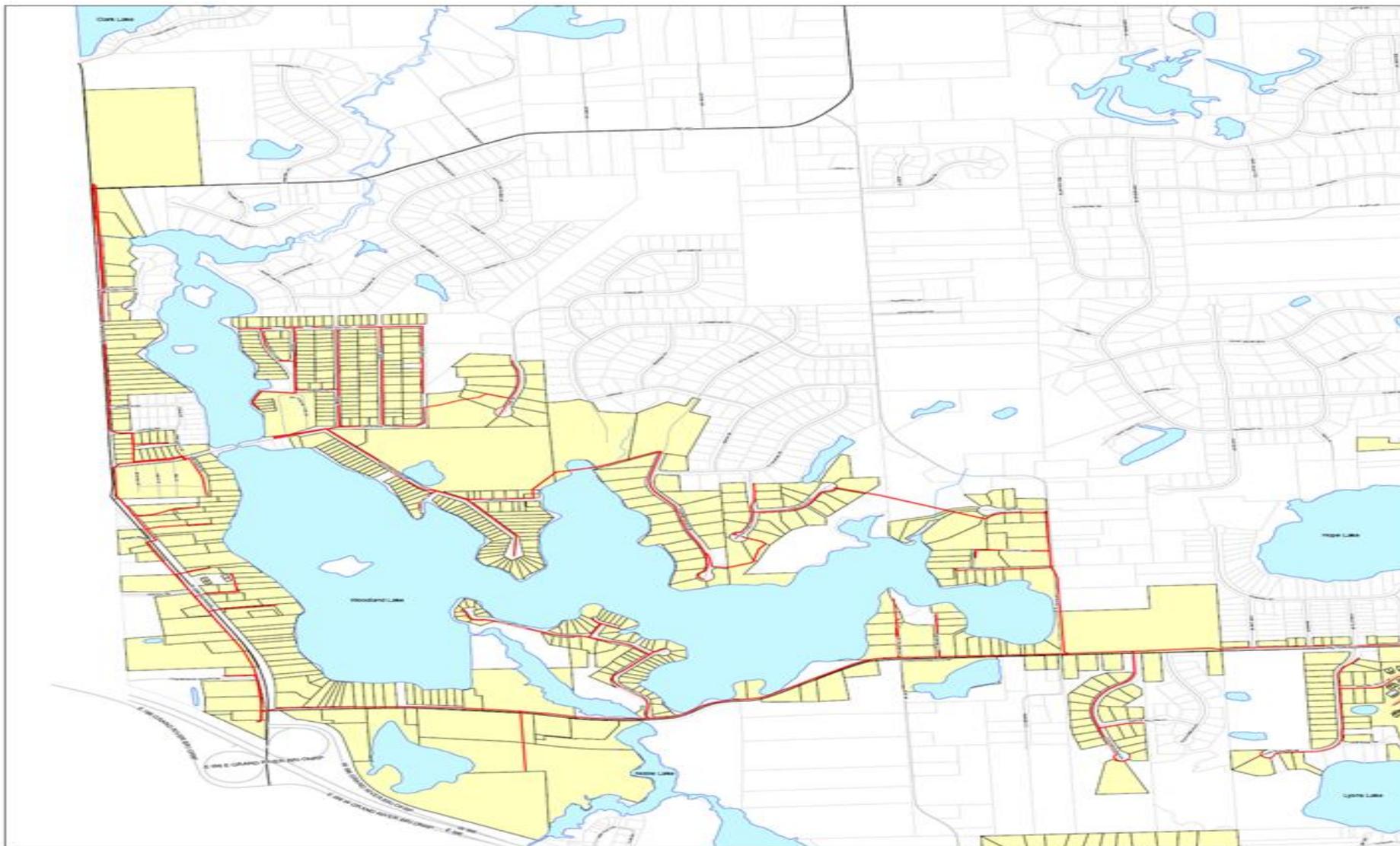
LEGEND

- pipe_Sanitary_BT
- UTILITY BILLING

DEBT SERVICE UTILITY BILLING AS OF 2/10/2016
SCHOOL LAKE AREA



DEBT SERVICE UTILITY BILLING AS OF 2/10/2016 WOODLAND LAKE AREA



LEGEND

- pipe_Sanitary_BT
- UTILITY_BILLING

**BRIGHTON TOWNSHIP SANITARY SEWER SYSTEM --
STATUS OF INDIVIDUAL DISTRICTS**

<u>District</u>	<u>Date of Hearing</u>	<u>Initiated by Board or Petitions</u>	<u>Estimated Cost per REU</u>	<u>Resolution by Board to Include Area in Sewer Project</u>
Fonda Lake Area	September 7, 1999	Petition Initiated	\$12,400	September 7, 1999
East Grand River	September 9, 1999	Board Initiated	\$12,400	September 9, 1999
West Grand River	September 9, 1999	Board Initiated	\$12,400	September 9, 1999
Woodland Lake Area	September 13, 1999	Petition Initiated	\$12,400	September 13, 1999
Woodland Lake Estates No. 4	September 15, 1999	Board Initiated	\$12,400	September 15, 1999
Transmission Access Area No. 1	October 7, 1999	Board Initiated	\$12,700	October 7, 1999
School Lake Area No. 1	October 20, 1999	Petition Initiated	\$15,000	October 20, 1999
Cades Cove/Park Drive (aka School Lake Area No. 2)	October 20, 1999	Board Initiated	\$15,000	Not included in District by vote on October 20, 1999
Osborn Lake Area	October 25, 1999	Petition Initiated	\$15,000	Not included in District by vote on October 25, 1999
Clark Lake Area (Partial Lake Area)	November 1, 1999	Petition Initiated	\$12,400	Not included in District by vote on November 1, 1999
Ore Creek Estates	November 2, 1999	Letter by owners requesting sewer service	\$15,000	November 2, 1999
The Dominion Area	December 7, 1999	Board Initiated	\$TBD	December 7, 1999

Christine and Margo Example

“Five (5) residential properties located along south Christine and Margo (in the Woodland Lake district) will not be provided sanitary sewer service as part of this project. These parcels were included in the Special Assessment District for the preliminary design study based on the assumption that they would be located within 200 feet of the proposed sanitary sewer. During the preliminary design, the proposed sanitary sewer route was adjusted so the new sanitary sewer is not located on South Christine. Therefore, these five (5) residential properties are not going to be within 200 feet of the new sanitary sewer, and they will not be provided sanitary sewer service. The Township should evaluate how the previous assessment for the preliminary design study should be handled for these properties.”

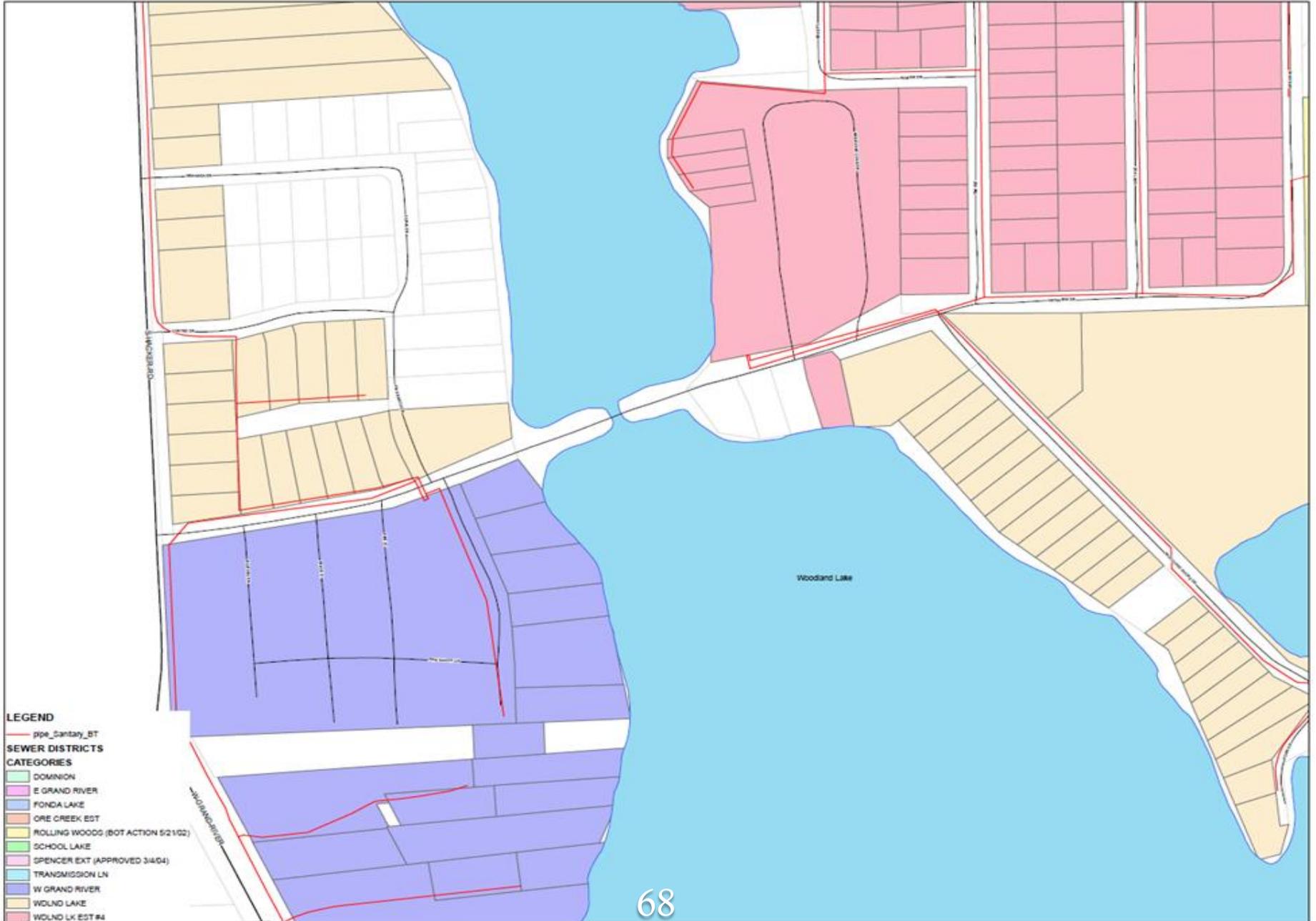
-Page 27 of Phase 1 Study

Petition Results 7/30/99

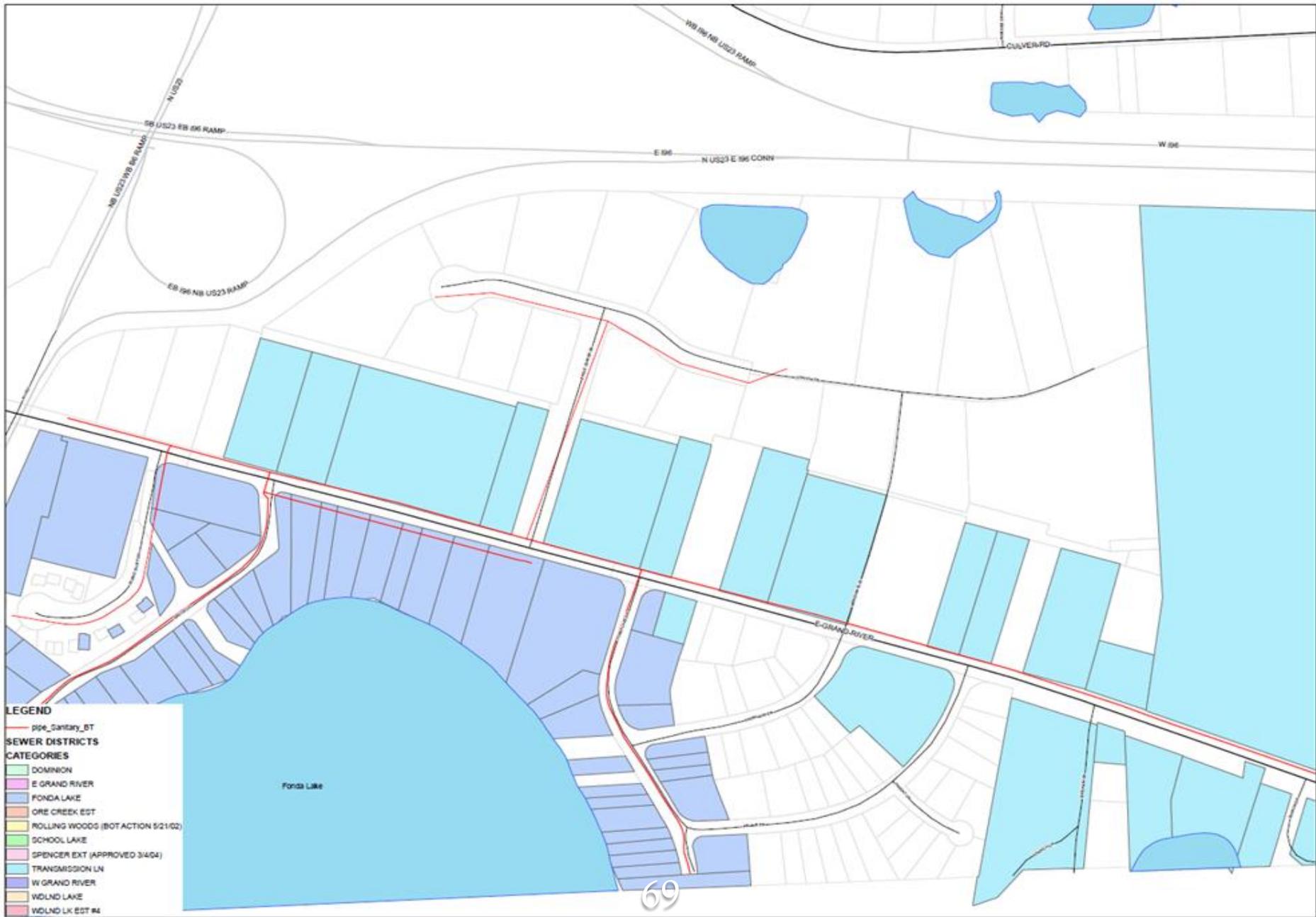
District	Property Area of Signatures (Acres)	Area of Signatures (Acres)	Percentage of Signatures
East Grand River	N/A	111.747	N/A
West Grand River	N/A	233.000	N/A
Fonda Lake	17.297	31.240	55.4%
Lake of the Pines	12.474	119.005	10.5%
Woodland Lake	220.096	331.242	66.4%
Clark Lake	8.641	27.326	36.0%*
Woodland Lake Estates #4	5.930	37.740	15.7%*

* Petitions were still being circulated at that time.

BRIGHTON TOWNSHIP SANITARY SEWER SYSTEM
DETAILED EXAMPLE SHEET



BRIGHTON TOWNSHIP SANITARY SEWER SYSTEM
 DETAILED EXAMPLE SHEET



Transmission Lines

“The transmission sewer along Old US-23 north of Hilton Road to the Ore Creek Estates will be sized only to handle the sewer customers within the Ore Creek Estates Planned Development and within the School Lake sewer district area. The proposed transmission sewer along Old US-23 north of Hilton Road will not have sufficient capacity to handle any additional sewer users other than sewer users within the Ore Creek Estates Planned Development and within the School Lake sewer district area.”

-Page 4 Sanitary Sewer System Policies

Transmission Lines Cont.

“The forcemain sections of the transmission sewer (associated with pumping stations 1 and 3) would not be available for direct connection. The forcemain section associated with pumping station 2 is available for direct connection.”

-Page 20 Sanitary Sewer System Policies

Are Any Township Officials on the Sewer System?

2016

- ⊗ No current Board Members are on the sewer system.
- ⊗ There are three (3) members of the Utilities Committee currently on the sewer system.

2000-2001

- ⊗ One (1) Board member was on the sewer system during this period.
- ⊗ There were three (3) members of the Utilities Committee on the sewer system during this period.



Required Connections

State Law

Act 368 of 1978, Section 12573 (1) states: “Structures in which sanitary sewage originates lying within the limits of a city, village, or township shall be connected to an available public sanitary sewer in the city, village, or township if required by the city, village, or township.”

Township Ordinance

Sec. 22-07 - Connection is required of a failed septic system when:

1. Contiguous Property
2. Available Capacity
3. Meets Pressure Demands

Financial Related

What is the Current Bond Debt on the Sewer System?



SCHEDULE OF PRINCIPAL AND INTEREST REQUIREMENTS

\$7,900,000

BRIGHTON TOWNSHIP SANITARY SEWER DRAINAGE DISTRICT
COUNTY OF LIVINGSTON, STATE OF MICHIGAN

BRIGHTON TOWNSHIP SANITARY SEWER DRAINAGE DISTRICT REFUNDING BONDS, SERIES 2015
(GENERAL OBLIGATION - LIMITED TAX)
FINAL - PRICED AUGUST 25, 2015

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/01/2016			136,933.33	136,933.33	
10/01/2016	1,620,000	4.000%	126,400.00	1,746,400.00	1,883,333.33
04/01/2017			94,000.00	94,000.00	
10/01/2017	1,625,000	** %	94,000.00	1,719,000.00	1,813,000.00
04/01/2018			77,500.00	77,500.00	
10/01/2018	1,580,000	4.000%	77,500.00	1,657,500.00	1,735,000.00
04/01/2019			45,900.00	45,900.00	
10/01/2019	1,560,000	2.000%	45,900.00	1,605,900.00	1,651,800.00
04/01/2020			30,300.00	30,300.00	
10/01/2020	1,515,000	4.000%	30,300.00	1,545,300.00	1,575,600.00
	7,900,000		758,733.33	8,658,733.33	8,658,733.33

Total Liabilities

⦿ Total Liabilities –
Loans/Bonds/AP:
\$9,931,000

⦿ Total does not
include interest.

CHARTER TOWNSHIP OF BRIGHTON
SEWER DEBT SERVICE FUND (ORIGINAL DISTRICT #592)
SUMMARY OF BALANCE SHEET ACCOUNTS
AS OF 9/30/15

	AMOUNT
ASSETS	
CASH	1,726,079
DEBT SERVICE CHARGE RECEIVABLE	222,934
ASSESSMENTS RECEIVABLE	3,785,201
DUE FROM COUNTY - DELINQUENTS	0
DUE FROM SEWER O & M FUND	43,615
TOTAL ASSETS AVAILABLE TO PAY DEBT	5,777,829 (A)
FIXED ASSETS	
LAND	1,395,224
SEWER SYSTEM	30,269,117
ACCUM. DEPRECIATION	(10,496,687)
TOTAL FIXED ASSETS - NET	21,167,654
TOTAL ASSETS	26,945,483
LIABILITIES - LOANS/BONDS/AP	
ACCOUNTS PAYABLE	0
BONDS PAYABLE (2015 REF)	7,900,000
LOAN FROM GENERAL FUND #1 - 2004	431,000
LOAN FROM GENERAL FUND #2 - 2015-2012	1,200,000
LOAN FROM GENERAL FUND #3 - 9-7-2013	200,000
LOAN FROM GENERAL FUND #4 - 10-10-2010	200,000
DUE TO SEWER O & M	0
DUE TO G/F INTEREST ON LOAN	0
TOTAL LIABILITIES - LOANS/BONDS/AP	9,931,000 (A)
LIABILITIES - OTHER	
BOND PREMIUM - AMORTIZED OVER LIFE OF BONDS	462,088
TOTAL LIABILITIES	10,393,088
EQUITY	
FUND BALANCE	16,552,395
TOTAL LIABILITIES & EQUITY	26,945,483

(A) APPROXIMATELY \$4.2M UNFUNDED AS OF 9/30/15

Why are the Sewer System Costs Not Shared by the Entire Township?

- ⦿ The Township originally created the Sewer Fund to be an enterprise fund.
- ⦿ **Enterprise Fund** – A fund established to finance and account for the acquisition, operation and maintenance of governmental facilities and services which are entirely or predominantly self-supporting by user charges. Examples of enterprise funds are those for water, gas and electric utilities, sports facilities, airports, parking garages and transit systems.



What is the Difference Between the Debt and User Charges?

- ⊗ **Debt Service Charge:** The charges levied to a User and/or potential User who has purchased an REU, to pay principal, interest and administrative costs of retiring the debt incurred for construction of the System.
- ⊗ Current Debt Service Charge rate is \$80.50 per REU per quarter.
- ⊗ **User Charge:** A charge levied on Users of the System for the cost of operation and maintenance of the System (sometimes referred to as “O&M Charge”), and includes the cost of repair and replacement of the equipment.
- ⊗ Current User Charge rate is \$95.50 per REU per quarter.



Under What Authority has the Township Imposed the Debt Charge?

The source of the Township's authority is from Section 490(4) of Chapter 20 of the Drain Code: *“In place of or in addition to levying special assessments, the public corporation, under the same conditions and for the same purpose, may exact connection, readiness to serve, availability, or service charges to be paid by owners of land directly or indirectly connected with the drain project, or a combination of projects, subject to section 489a.”*



How Much has a Property Owner Paid Toward SAD/Debt Service?

For a sample property located on Woodland Shore Drive:

⊗ Principal (including future billings)	\$12,400
⊗ Debt Service Charge*	<u>\$ 4,317</u>
	Sub Total \$16,717
⊗ Interest (including future billing interest)	<u>\$ 7,361</u>
	Total \$24,078

*Debt Service payment at current rate through 10/1/2020



Do New Users Pay the Same Hook-Up Fees as Original Users?

Original Users

In general, original users paid \$12,400 or \$12,664 for the Sewer Tap Fee for the first REU. The original SAD charge of \$12,400 consisted of three components: a capacity charge for treatment, a transmission charge and a local collector sewer charge. The extra \$264 was a design study charge.

New Users

New users pay \$10,260 for the Sewer Tap Fee for the first REU. Additionally, new users pay on average \$9,343 for the Sewer Connection Fee plus the cost of the local collector system if applicable.



Current Sewer Fees

- ⊗ **Sewer Tap Fee:** The cost to purchase the right to tap into the System and is measured in whole REUs. The Sewer Tap Fee and the administrative policies adopted by the Township for new Users connecting to the existing System, and existing Users expanding the number of REUs for their Property, shall be determined by action of the Township Board.
- ⊗ Current Tap Fee is **\$10,260** per REU. A single family home is 1 REU.
- ⊗ **Sewer Connection Fee:** The charge levied to a User who has purchased one or more REUs, to physically connect the Property to the System.
- ⊗ Current Connection Fee averages **\$9,343** plus the cost of a local collector system if applicable.

The current financial projections for the sanitary sewer system were presented including the need to reevaluate the number of near-future hook-ups, the status of outstanding issues relative to the sanitary sewer construction including the reconstruction of Old US 23 and the SBG lawsuit on delay claims, and options for meeting financial obligations. Alternatives discussed included increasing the capital charges and/or the Transmission and Treatment connection fees. These connection fees will be revised to include a fixed annual percentage increase. The manager will work with Mr. Harris and the sewer committee to determine need to revise the Ordinance.

Post Construction Finances

Minutes from 4/25/03

DISCUSSION OF FINANCIAL STATUS OF SEWER FUND

Manager provided overview of activities to date. Discussion included current status of sewer customers in relation to projected number of hook ups, impact of current customer type vs. projected type (percentage of collection system hook-ups vs. transport & treat customers), and shortfall of collections for capital charges. P. Stauder provided projection of financial solvency of sewer fund. Recommendations included consideration of increase in capital charges, tap-in fees, and/or O & M fees. Engineer to review assessment roll to determine discrepancy in projected vs. actual number of REU's. Manager directed to research O&M costs to date and prepare report to determine additional need to increase quarterly O&M charges in addition to increase in quarterly capital charges. Clerk to research ordinance and determine timeline and publishing requirements relative to rate increases.

Post Construction Finances

Minutes from 6/3/03

DISCUSSION WITH CONSULTANTS REGARDING PUBLIC INFORMATION MEETING ON SEWER FUND STATUS AND PROPOSED RATE INCREASE

Manager and Supervisor presented overview of activities to date and initiated discussion regarding forum for information meeting. Discussion included notation of some of the original assumptions including original capital charge was less than necessary in order to get support for the original project; projected REU's were based on anticipated growth which was never realized due to economy; Deer Creek and Ore Creek were included in original REU numbers but were later not included in any districts; 40 – 50% of future projected customers were assumed to pay access charges when in reality only 10% of current customers paid the access charge. It was suggested that all previous assumptions should be documented.

Post Construction Finances

Minutes from 8/4/03 (1:00 PM)

Trustee Prine introduced draft action items for future consideration by the BTBT to make up for shortfall in the sewer fund. The draft action items included actions to guarantee system is operated at the lowest possible cost and to proactively identify additional customers and new users. Specific activities included the hiring of an outside auditor to conduct a rate study, quarterly financial review meetings, identification of potential cost-savings measures at WWTP, deferment of capital replacement expenditure for one year, annual review of operations and capital funding needs, review of properties included/excluded in original sewer districts, review options to impose mandatory hook-ups, and identification of potential future service areas.

Post Construction Finances

Minutes from 8/4/03 (7:00 PM)

Why do Gravity Users Pay the Same as Grinder Users?

“All properties, whether they are served by a gravity sewer or a low pressure/grinder pump sewer, shall be considered equivalent when distributing costs with exception of the properties served by the transmission sewer along Old US-23 north of the School Lake service area.”

- Page 15 of Sanitary Sewer System Policies



Sewer Cost Comparisons Summary

Municipality	Start-Up Costs	Quarterly
Brighton Township	\$10,260	\$176
Hamburg Township	\$5,100	\$155.50
Lyon Township	\$12,864	\$119.25
Green Oak Township	\$4,500	\$90
Hartland Township	\$8,467.89	\$207.65
Howell Township	\$4,600	\$188.31
Brighton City	\$7,198	\$155.22/\$174.72
Milford Village	\$3,500	\$171.5
Fowlerville	\$5,300	\$121.74
Howell City	\$3,000	\$128/\$148.25
Genoa Township	\$7,000	\$110.49-\$201.76
Oceola Township	\$7,000	\$110.49

Assessment Roll and Audit

- ❶ *Question: Does the Township prepare an annual assessment roll?*
- ❷ Answer: Yes. The Assessor prepares a summary of all SAD's in the Township and submits that information to the County. The backup/detailed report is maintained in the Assessor's office.
- ❸ *Question: Does the Township have an outside consultant perform an audit of the sewer system?*
- ❹ Answer: Yes. The Township auditor performs this task on an annual basis. This report is posted on the Township website.



What are the Environmental Health Benefits of a Sewer System?

Excerpt from page 7 of the WWTP permit response from MDEQ:

What are the disadvantages of Brighton Township continuing to be served by only septic systems? Areas of high septic system concentration can be associated with an increased incidence of well water contamination by nitrates and coliform bacteria. Nearby surface water may also be contaminated by failing septic systems. Septic systems have finite life spans and smaller properties may limit the ability to replace or upgrade a failed system.



LC Health Department

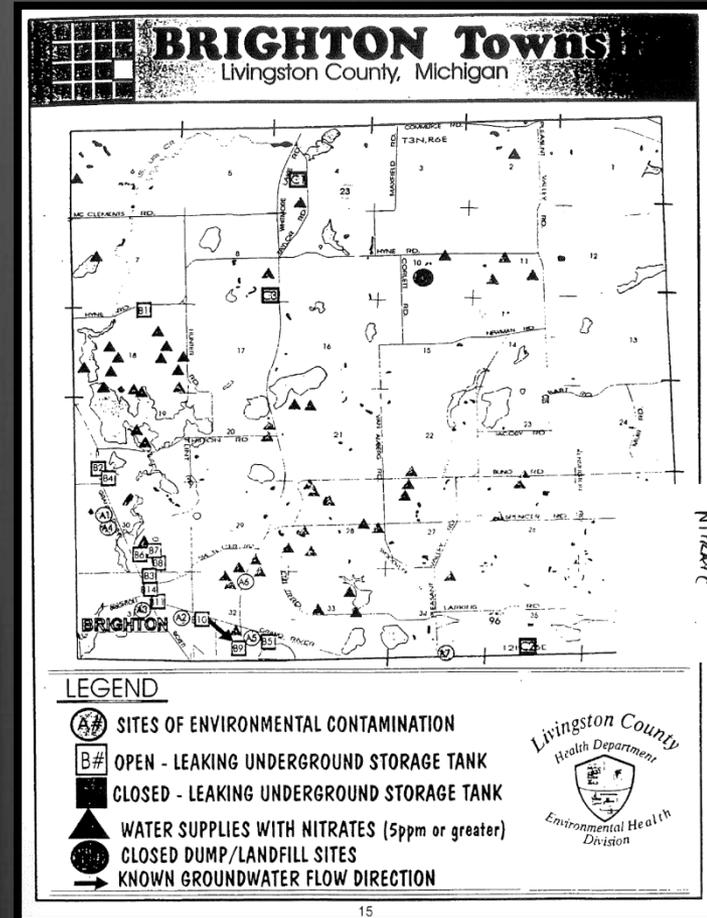
“The LCHD has recommended sanitary sewers be installed in the Woodland Lake Estates No. 4 subdivision in a LHDC document dated March 1, 1999.”

-MPS Letter 8/3/1999

NITRATES, GROUNDWATER and YOU:

Nitrates can enter into the groundwater through septic systems, barnyard runoff, excessive fertilization or through its natural presence in the soil. Shallow wells that lack clay protection or grouting are the most vulnerable to nitrate contamination. The primary health concern with nitrates is that large amounts of nitrate in drinking water can cause a disease called Methemoglobinemia, a blood disorder primarily affecting infants under six months of age. The technology for removal of nitrate from drinking water does exist. Reverse osmosis, ion exchange and distillation are three possible methods. However, the LCHD does not approve of a water treatment device to remove nitrates until a new well is drilled to a deeper and/or more protected (i.e., clay lens protection) aquifer that has nitrate free water. This approach is a much better long term solution to the problem than a point of use water treatment device.

Elevated nitrates can also be an indicator that an aquifer is not protected and may be vulnerable to other sources of contamination such as leaking underground storage tanks, Act 201 sites, dumps and landfills.



MPS Responses to Homeowners' Questions

12. The useful life of a septic tank and drainfield system is dependent on the type of on-site soils, ground water conditions as well as the maintenance of the system. As a result, it is difficult to estimate the useful life of a septic tank / drainfield system. From our experience with the Livingston County Health Department, the useful life of a well-maintained septic tank / drainfield system can be as low as five (5) years and as high as twenty (20) years. A well-maintained drainfield in good soils and no high ground water conditions could be expected to last over twenty (20) years. The normal useful life of a septic system is difficult to estimate since a drainfield is a consistently failing treatment system.

MPS Responses to Homeowners' Questions Cont.

13. A septic tank is anticipated to remove approximately fifty (50) percent of the pollutants with the drainfield providing additional treatment as the sewage flows move through the drainfield. The proposed wastewater treatment plant will remove up to ninety-five (95) percent of the pollutants. The wastewater treatment plant will be monitored on a daily basis and will be required to meet the discharge limits established by the Michigan Department of Environmental Quality. There is no such monitoring on on-site septic tank / drainfield systems.

Water Testing

- ❁ *Question: Does the Township have any information or analysis on the water quality for Woodland Lake and other areas?*
- ❁ *Answer: The Township had water quality studies done from 1994-2004 on multiple lakes that were completed for the Lakes Committee. Woodland Lake received a grade of “B” on average, but did receive numerous grades of “D” and “E” (below average and failing respectively). Other water quality information can be viewed by visiting the U.S. Geological Survey website and the Michigan Clear Water Corps website.*



Key Communications

February 1999 FAQ

March 1999 Meeting



Sewer Information

Brighton Township Sewer Review Committee

Chairman Andrew F. Wardach
Represents the Township Board
5351 Huskey Ct.
Brighton, MI 48114
Home Phone: (810) 227-6535
e-mail: wardach@aol.net

Secretary Frank Grapentien
Represents Woodland Lake
3148 Hideaway Beach Drive
Brighton, MI 48114
Home Phone: (810) 229-7894
e-mail: fgrapentien@cac.net

Michael Longfellow-Jones
Represents Lake of the Pines
5442 Red Fox
Brighton, MI 48114
Home Phone: (810) 229-1663
email: slubum@ic.net

Greg Sonnenstine
Represents West Grand River Area
8070 Pine Ranch
Brighton, MI 48114
Work Phone: (810) 229-2397

Bruce Kelly
Represents Clark Lake
1722 Clark Lake
Brighton, MI 48114
Home Phone: (810) 229-3312
email: bkelly@rust.net

Terry Woodward
Represents Township-at-Large
3398 Moraine Drive
Brighton, MI 48114
Home Phone: (810) 225-2091

The Sewer Review Committee members welcome your questions, comments, and concerns.

The Sewer Review Committee meetings are held at the Township Hall, for time and date information, contact the Clerk's office at (810) 229-0560.

Your Sewer Study

The Results Are In...

The results of the six Sewer Study Special Assessment Districts are in. The Sewer Committee and engineers from the firm McNamee, Porter, and Seeley have been working intensely over the last year to present a complete source of information for you to make an informed decision. Utilizing the input of the many residents who have attended those meetings, the Committee was able to make a unified recommendation on the necessary financial, engineering, and policy issues related to this project. Their efforts were presented and accepted by the Brighton Township Board of Trustees on February 2, 1999.

What The Results Mean To You...

The estimated costs chart on the next page and the amount quoted on the enclosed letter will provide you with the bottom line. Also in this report are answers to many of the often asked questions regarding the proposed sewer project and the proposed schedule for proceeding.

Whether you and your neighbors proceed with the sewer project is completely in your own hands. A petition similar to the one circulated for the Sewer Study Special Assessment Districts would need to be circulated again and would need to obtain the signatures of the property owners of more than 50% of the land area in the district.

Those petitions must be turned into the Township by May 14, 1999 in order to keep in line with the current cost schedule. If petitions are returned, then the Board of Trustees will hold a public hearing to listen to resident's opinions and decide whether to establish the Special Assessment District or not. A second public hearing would then be held by the Board after the bids have been received to decide the formula for distributing the assessments for the project.

YOU'RE INVITED....

SEWER ISSUES INFORMATIONAL PRESENTATIONS

When: March 9, 1999, 5:00 p.m. and 7:00 p.m. sessions

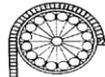
Where: Hilton Elementary School Gym
9600 Hilton Rd., Brighton, MI.

What: Brief presentation of Sewer Study

Results:

- Question and answer period.
- Opportunity to speak on a personal basis with Township Engineers, Financial Consultants, Bond Counsel, and Representatives of Brighton Township.

For More Information, contact Donna at (810) 229-0559 during Township business hours or your local sewer committee member listed on the left.



Township of Brighton

Sanitary Sewer System
Information Session
March 9, 1999

"Heart of Michigan's Water Wonderland"



Township of Brighton



Sanitary Sewer System
Information Session
March 9, 1999

"Heart of Michigan's Water Wonderland"

Key Communications

MINUTES

CHARTER TOWNSHIP OF BRIGHTON
BOARD OF TRUSTEES
4363 BUNO ROAD
BRIGHTON, MI 48114

AUGUST 4, 2003
SPECIAL MEETING
7:00 P.M.
810.229.0560

Supervisor J. Rogers called the meeting to order at 7:00 P.M. The Pledge of Allegiance was said.

Present: J. Rogers, Supervisor; A. Bollin, Clerk; G. Harmon, Treasurer; M. Sullivan, Trustee; M. Slaton, Trustee; B. Prine, Trustee; K. Wilkinson, Trustee.

Also present: Marcia Strong, Manager; Jon Pfeffer, Ken Palka, Pfeffer, Hanniford & Palka; Jim Kiefer, Dykema Gossett; Paul Stauder, Stauder, Barch & Associates, Inc.; Joe Moore, TTMPs.

CALL TO THE PUBLIC
No Response.

AGENDA
The agenda stood unamended.

Supervisor Rogers introduced township professional consultants and advised audience of meeting format.

John Pfeffer, Pfeffer, Hanniford & Palka, Auditor, explained role of the auditor and referenced the Comments & Recommendations from the 2001 audit regarding probable shortfalls in sewer fund. He was excused due to a prior scheduling commitment.

Paul Stauder, Stauder, Barch & Associates, Inc., Financial Consultant, provided a summary report of the financial consultant's role including analysis of financial implications of various alternatives. In late 2002, he was requested to do financial review of the system to date.

Joe Moore, TTMPs, Township Engineer, provided background on the design of the sewer project and overview of factors currently contributing to the financial shortfall in the sewer fund including, but not limited to, fewer users than projected; construction costs increased 15 to 20% from the time of the study until the time of construction; and the WWTP was oversized to handle future connections which resulted in a lower cost to the initial districts.

Jim Kiefer, Dykema Gossett, Bond Attorney, explained his role of assuring that the bonds were sold in accordance with State law and responded to questions raised in letter dated 7-30-03. He also advised of ramifications if Township defaulted on the bonds.

Marcia Strong, Manager, explained Operation and Maintenance waivers and tax deferrals. She also explained that the Clark Lake and Lake of the Pines were in the original projections but did not turn in final petitions to become part of the sewer district. Explained the 200-foot exception.

John Pfeffer, Pfeffer, Hanniford & Palka, Auditor,

Paul Stauder, Stauder, Barch & Associates, Inc.

Joe Moore, TTMPs, Township Engineer,

Jim Kiefer, Dykema Gossett, Bond Attorney,

Marcia Strong, Manager,

Charter Township of Brighton
Frequently Asked Questions
Water & Sewer Utilities Master Plan

1. What is a Utilities Master Plan?

A master plan is a planning tool that is used as a guide to help assist communities or agencies with their planning and policy decision making processes. Utilities refers to water and sewer in Brighton Township and is a general reference term in the private and public sector for all types of utilities -- water, sewer, gas, electric, cable, etc. In our township, we are referring to only water and sewer utilities.

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9. Are you going to force sewers on us?

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10. When did we get public sewer and water?

In the mid-to late '90's the township was approached by groups of residents that wanted public sewers. The groups circulated petitions to determine support of such an initiative. Several areas were approached, mostly areas around lakes, in an effort to determine support. The initial petitions showed enough support for the township to proceed with cost estimates and a preliminary design study to allow the affected residents to better evaluate whether they were interested in pursuing sewers in their area. Once the cost estimates were received, several of the areas opted out while others requested the township to continue. The sanitary sewer system was designed and built and became operational in 2002.

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It defines the area to be serviced by the public utility --- in the township's case that means sewers or water.

7. How are the service districts determined?

The districts are determined based upon the availability of the service and/or the area requesting to be served.

8. Do we currently have public water and sewer?

Yes, portions of the township have public sewer and public water. Some areas are serviced by community wells.

9. Are you going to force sewers on us?

Some people will feel it is. Even when the majority of property owners want a particular service, the minority that was opposed will feel that it was shoved down their throats.

10. When did we get public sewer and water?

In the mid-to late '90's the township was approached by groups of residents that wanted public sewers. The groups circulated petitions to determine support of such an initiative. Several areas were approached, mostly areas around lakes, in an effort to determine support. The initial petitions showed enough support for the township to proceed with cost estimates and a preliminary design study to allow the affected residents to better evaluate whether they were interested in pursuing sewers in their area. Once the cost estimates were received, several of the areas opted out while others requested the township to continue. The sanitary sewer system was designed and built and became operational in 2002.

Areas that are currently served by a public water system are served by the City of Brighton through a negotiated agreement between the township and the city which was a result of an

14. What is an REU?

It stands for Residential Equivalency Unit. It is an industry standard that is used to measure the amount of wastewater normally generated by a single family home.

15. Will sewers be forced on the entire township?

No. There is not enough capacity in the system and it would be contrary to the adopted Future Land Use Plan which envisions a community that is only partially sewered. Further, the wastewater treatment plant has a capacity of 2,700 REU's (Residential Equivalency Units). A single family residence would typically be assigned one (1) REU. There are approximately 9,000

18. If you are not going to force people to hook up and the sanitary sewer fund obligations need to be met; what are you going to do to make sure they are met?

The township is obligated to keep the township financially solvent. The original financial plan anticipated the sale of approximately 80 REUs per year over and above the 1756 sold to create the initial assessment district. In the 2.25 years since the system became operational 154 REUs have been sold, approximately 30 fewer than expected. This has been due to the overall slump in the economy. The township has seen an increase in construction activity and expects that to continue. If sufficient new customers do not purchase capacity in the system, the township will not be able to make the bond payments from the sewer fund and the general fund will need to make those payments. The general fund could not and should not assume this responsibility on a long term basis.

In 2003 the township adopted an action plan to guide the resolution of this potential financial problem. The board

- Raised quarterly rates for existing customers
- Loaned \$214,832 to the sewer operations and maintenance fund
- Loaned \$431,000 to the sewer debt service fund
- Identified areas for operational cost reduction
- Required a quarterly financial review by an outside firm of the sewer funds so that problems can be dealt with in a timely manner
- Required the preparation of a Utilities Master Plan
- Required new developments close to the sewer system to connect to it
- Created, at property owner request, a new sewer district at Old U.S. 23 and Spencer Road
- Monitored REU sales to determine if sales are sufficient to meet future bond payments.

Sewer Action Plan – 2004

- ❁ Provide Actions to ensure System is operated at the lowest possible cost.
- ❁ Proactively identify additional customers and new users.
- ❁ Township to provide periodic system status reports to sewer system customers.

ACTION PLAN FOR SANITARY SEWER SYSTEM

Nov. 3, 2004 update

- A. Provide Actions to ensure System is operated at the lowest possible cost.
 - Township Board to hire an outside auditor to conduct an Operations and Maintenance Rate Analysis to verify costs associated with O & M including possible rate scenarios, Review of the Debt Service Fund, & to assist with the preparation of budgets.
 - Meet quarterly with the Auditor to review their findings, implement recommendations, and monitor the action plan.
 - With Infrastructure Alternatives, identify potential cost saving alternatives relative to Plant Operations and Maintenance costs for review by Sewer Committee and recommendation to the Township Board for implementation.
 - Township Board to defer for one year the Capital Replacement set aside. Review this item annually for additional deferral recommendations from the auditors. Township Board to explore loaning the necessary funds from the General Fund to the Sewer Fund if shortfalls are experienced.
 - Township Board will annually review the total operations and capital funding needs including any previous loans before setting O & M quarterly rate for the next year. Provide a public hearing prior to initiating any rate increase.
- B. Pro-actively identify additional customers and new users.
 - Sewer Committee to review all properties in the original Sewer District to verify compliance with State Law as it relates to the requirement to connect. Any property not connected pursuant to this requirement shall be subject to Civil Infractions enforcement or similar, appropriate action to ensure compliance.
 - Revise Ordinances as appropriate to enable the Planning Commission and Township Board to impose a hook-up requirement for any new development that is within 200 feet of an existing sewer. If a Sanitary Sewer is not available at the time of approval of a new development, an agreement to hook-up will be created to guarantee the hook-up once the sewer does become available.
 - Review all Township Ordinances and Policies and amend as appropriate, specifically the sewer ordinance and the sewer policies.

Proactive Steps

Aside from the adoption and implementation of the Action Plan, the Township has continued to take steps to ensure that the financial health of the sewer system continues to improve, such as:

- ⊗ Refinancing bonds twice to take advantage of lower interest rates.
- ⊗ Partnering in Development Agreements (e.g. Lake Trust).
- ⊗ Adoption of the Financial Analysis and Capital Improvement Plan (CIP).
- ⊗ Adoption of the Sanitary Sewer Asset Management Plan.

Brighton Township Sewer Debt - Unfunded Liability (Original District) - 12/31/03 to 9/30/2015



Other Questions

- ❁ *Question: How do I get off the Sanitary Sewer System?*
- ❁ *Answer: There is no process in place for residents to un-hook from the sewer system. The Livingston County Health Department will not approve any resident on the sewer system returning to the use of a septic system.*
- ❁ *Question: Will I be getting a refund?*
- ❁ *Answer: There is no provision in the budget for a refund.*



Drain Commissioner Brian Jonckheere Input

Why was the County Involved in Constructing the System?

- ❶ The cost of the project was greater than what the township could bond on its own. Initially, the Township planned on financing the project itself but later changed its path when the costs became known.



What is Chapter 20 of the Drain Code?

- ❶ Chapter 20 is one of the 25 chapters of the drain code, and was the statute used to construct the Brighton Sanitary Sewer. It is somewhat unique in that it only allows one or more units of government to petition for a project, and places total authority for debt repayment with the petitioning unit(s) of government. This is often used when the petitioning unit(s) of government wish to have complete control over how they repay the debt; special assessment, general fund monies, fees, etc...



Why was the Project Constructed Under the Drain Code?

- ⊗ Our only two options were the drain code and our DPW statute (Act 185). We felt, at the time, that the drain code afforded more protection of the district and greater oversight capability than under Act 185.



What is the Difference in the Two Statutes?

- ❁ Procedurally, there is not a tremendous difference. Both statutes anticipate a petition from another local unit of government and require hearings of practicability and on the special assessment roll. The drain code does require an additional hearing by the Township for the residents.



Was the Sewer System Ever Relinquished Back to the Township?

- ❶ No. The provisions of the drain code require that all indebtedness held by the drainage district be paid off before the system can be relinquished. The intent is clearly for the system to be handed back to the Township once the bonds are retired. This is stipulated in the inter-governmental contract as well as other documents such as the easement transfer agreement.



Didn't the County Issue the Bonds?

- ❁ No, the Drainage District issued the bonds with the Full Faith and Credit of the County backing the bonds. As a rule of thumb, the savings resulting from the County's interest rate was probably around 50 basis points, which in this case would have resulted in savings of approximately \$2-\$3 million.



Who Owns the Sewer System?

- The Drainage District, as issuer of the bonds, is technically the owner until relinquishment.



Why Didn't the People Petition the County Directly?

- ❁ Chapter 20 of the drain code allows solely for one or more public corporations to petition for the establishment of a drain. It also mandates that the assessment be levied solely to benefitting public corporations (the township). The benefitting public corporations have the discretion of assessing some, none, or all of the project cost to benefitted lands. Chapter 20 is a tool to allow local units the ability to handle all of the debt repayment through their own means (Ad Valorem taxes, revenues, charges, etc..).



Why Isn't the County or Drainage Board Operating the System?

- ❶ The Drainage Board has an obligation to operate the system in accordance with the law. It can do so in any number of ways, including contractually with a private or public entity. In this case, the Township desired to have operational oversight of the system. Consequently, the drainage district contracted with the Township, allowing it to handle operations.



Moving Forward