



McNAMEE, PORTER & SEELEY, INC.

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August 3, 1999

Brighton Township Board of Trustees
Brighton Township
1580 Old US-23
Brighton, MI 48114

**Re: Sanitary Sewer Improvements
Sewer Committee Recommendation**

Dear Board Members:

At their August 2, 1999, meeting, the Brighton Township Sewer Committee evaluated the five options presented in attached Tables 1 and 1a dated July 30, 1999. The purpose of the meeting was to review the current status of the proposed sanitary sewer improvement project and to provide a recommendation on proceeding with the proposed project. During the evaluation, the following three questions were considered:

1. Should the Township move forward with the sanitary sewer improvement project based on the current information and submitted petitions?
2. If the Township is to move forward, what sanitary sewer district boundaries should be used for the initial project?
3. If the Township is to move forward, what size wastewater treatment plant should be constructed as part of the initial project?

As a result of careful consideration, the Brighton Township Sewer Committee unanimously recommends the following:

1. Proceed with the proposed sanitary sewer improvements for Option 4 which consists of the following five districts. The five districts have a total of 1,217 initial residential equivalent units (REUs).
 - East Grand River (319 REUs) – Board Initiated
 - West Grand River (233 REUs) – Board Initiated
 - Fonda Lake (110 REUs) – Petition Driven
 - Woodland Lake Portion of Woodland / Lake (361 REUs) – Petition Driven
 - Woodland Lake Estates No. 4 Area (194 REUs) – Board Initiated
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. As previously indicated, the 883 future REUs will provide approximately five (5) years of future connections based on known development trends in Brighton Township.
4. The cost of the five sewer districts presented in item 1 and a 2,100 REU wastewater treatment plant is \$12,400 per REU (Option 4 in Table 1a dated July 30, 1999).
5. Petitions from additional districts must be turned into the Township by September 24, 1999, to be included in the initial project. The size of the wastewater treatment plant would be increased to provide 825 future REUs if additional districts are added to the initial project.

I look forward to discussing the Brighton Township Sewer Committee recommendations with you at tonight's meeting.

Sincerely,



Joseph Moore, P.E.
Senior Project Manager

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0115.272.30

Attachments

copy: Darrell Fecho
Brighton Township Sewer Committee

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Table 1

Brighton Township, Michigan
Sanitary Sewer System Improvements

ASSESSMENT COSTS
(using 2,500 REU Wastewater Treatment Facility)

(July 30, 1999)

<u>Option</u>	<u>District</u>	<u>Initial REUs</u>	<u>Future REUs</u>	<u>Assessment Cost (per REU) Initial REUs Only</u>
1	Fonda Lake, East Grand River, West Grand River and Woodland Lake portion of Woodland / Clark Lake petition	1,023	1,477	\$11,650
2	Fonda Lake, East Grand River, West Grand River and Woodland / Clark Lake petition area	1,134	1,366	\$11,900
3	Fonda Lake, East Grand River, West Grand River, Woodland / Clark Lake petition area and Woodland Lake Estates No. 4	1,328	1,172	\$11,700
4	Fonda Lake, East Grand River, West Grand River, Woodland Lake portion of Woodland / Clark Lake petition and Woodland Lake Estates No. 4	1,217	1,283	\$11,450
5	Original Study Districts (less Lake of the Pines)	1,419	1,081	\$11,950

Table 1a

Brighton Township, Michigan
Sanitary Sewer System Improvements

ASSESSMENT COSTS
(using 825 REU Future REUs)

(July 30, 1999)

<u>Option</u>	<u>District</u>	<u>WWTP Size (REUs)</u>	<u>Initial REUs</u>	<u>Assessment Cost (per REU) Initial REUs Only</u>
1	Fonda Lake, East Grand River, West Grand River and Woodland Lake portion of Woodland / Clark Lake petition	1,900	1,023	\$13,350
2	Fonda Lake, East Grand River, West Grand River and Woodland / Clark Lake petition area	2,000	1,134	\$13,250
3	Fonda Lake, East Grand River, West Grand River, Woodland / Clark Lake petition area and Woodland Lake Estates No. 4	2,200	1,328	\$12,350
4	Fonda Lake, East Grand River, West Grand River, Woodland Lake portion of Woodland / Clark Lake petition and Woodland Lake Estates No. 4	2,100	1,217	\$12,400
5	Original Study Districts (less Lake of the Pines)	2,300	1,419	\$12,350

Table 2

Brighton Township, Michigan
Sanitary Sewer System Improvements

PETITION RESULTS

(July 30, 1999)

District	Property Area of Signatures (Acres)	Area of District (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 Petition 1	12.474	119.005	10.5 %
Petition 2	11.600	119.005	9.7 %
Woodland / Clark Lake – comb. petition (including O'Hara Property)	264.737	394.568	67.1 %
Woodland Lake portion	220.096	331.242	66.4 %
Clark Lake portion (less O'Hara property)	8.641	27.326	36.0 % ¹
Woodland Lake Estates No. 4	5.930	37.740	15.7 % ¹

¹ Petitions currently being circulated

Table 3

Brighton Township, Michigan
Sanitary Sewer System Improvements

PROJECT SCHEDULE

(July 30, 1999)

MILESTONE	ORIGINAL SCHEDULE	UPDATED SCHEDULE
Sewer Committee Final Recommendation	May 28, 1999	August 2, 1999
Brighton Township Board Determines Project Scope	June 1, 1999	August 17, 1999
Brighton Township Board Sets First Public Hearing	June 1, 1999	August 17, 1999
First Public Hearing – Current Petitions (Establish Special Assessment District)	June 18, 1999	September 7, 1999 to September 17, 1999
Authorization for Final Design	June 21, 1999	September 20, 1999
Petitions Due – Additional Districts	Not Provided	September 24, 1999
First Public Hearing – Additional Districts (Establish Special Assessment District)	Not Provided	November 1, 1999 to November 5, 1999
Preliminary / Final Design Authorization Additional Districts	Not Provided	November 9, 1999
Michigan Department of Environmental Quality Construction Permit	November 29, 1999	March 6, 2000
Construction Documents to Bidders	December 13, 1999	March 20, 2000
Construction Bids Received	January 13, 2000	April 20, 2000
Second Public Hearing (Finalize Assessment Roll)	February 14, 2000 to February 25, 2000	May 22, 2000 to June 2, 2000
Bond Sale	March 2000	July 17, 2000 to August 2, 2000
Start Construction (120 day bid hold period)	April 17, 2000	August 21, 2000
Start System Operation	June 2001	October 2001
Connection to New Sewer System (180 days)	June 2001 to September 2001	October 2001 to May 2002