

LOWER PETTIBONE (LAKE) SANITARY DRAIN

Board of Determination Hearing

Highland Township Auditorium

October 18, 2010 ~ 7:00 pm



Agenda

- Open Meeting
- Project Summary
- Project Costs
- Review of Bond Sale
- Open Board of Determination / Public Hearing
- Adjournment

Opening Meeting

- Introductions
- Review Agenda
- Purpose of Hearing
 - Provide an overview of the proposed project
 - Answer questions
 - Determine the necessity of the project

Project Summary

Legal Proceedings

- WRC received application to layout and designate a drainage district signed by property owners
- WRC prepared a survey, described the district and determined the project as practicable
- The WRC received a petition to locate, establish and construct a drain signed by more than ½ the freeholders
- WRC appoints Board of Determination and schedules a meeting
- The Board of Determination makes its determination of the necessity and whether the drain is conducive to public health convenience or welfare

Proposed Community Septic Disposal System

- Individual Grinder Pumps
 - Site plans for each site
 - Easement will be required
- Proposed Low Pressure Collection System
- Community Septic Disposal System

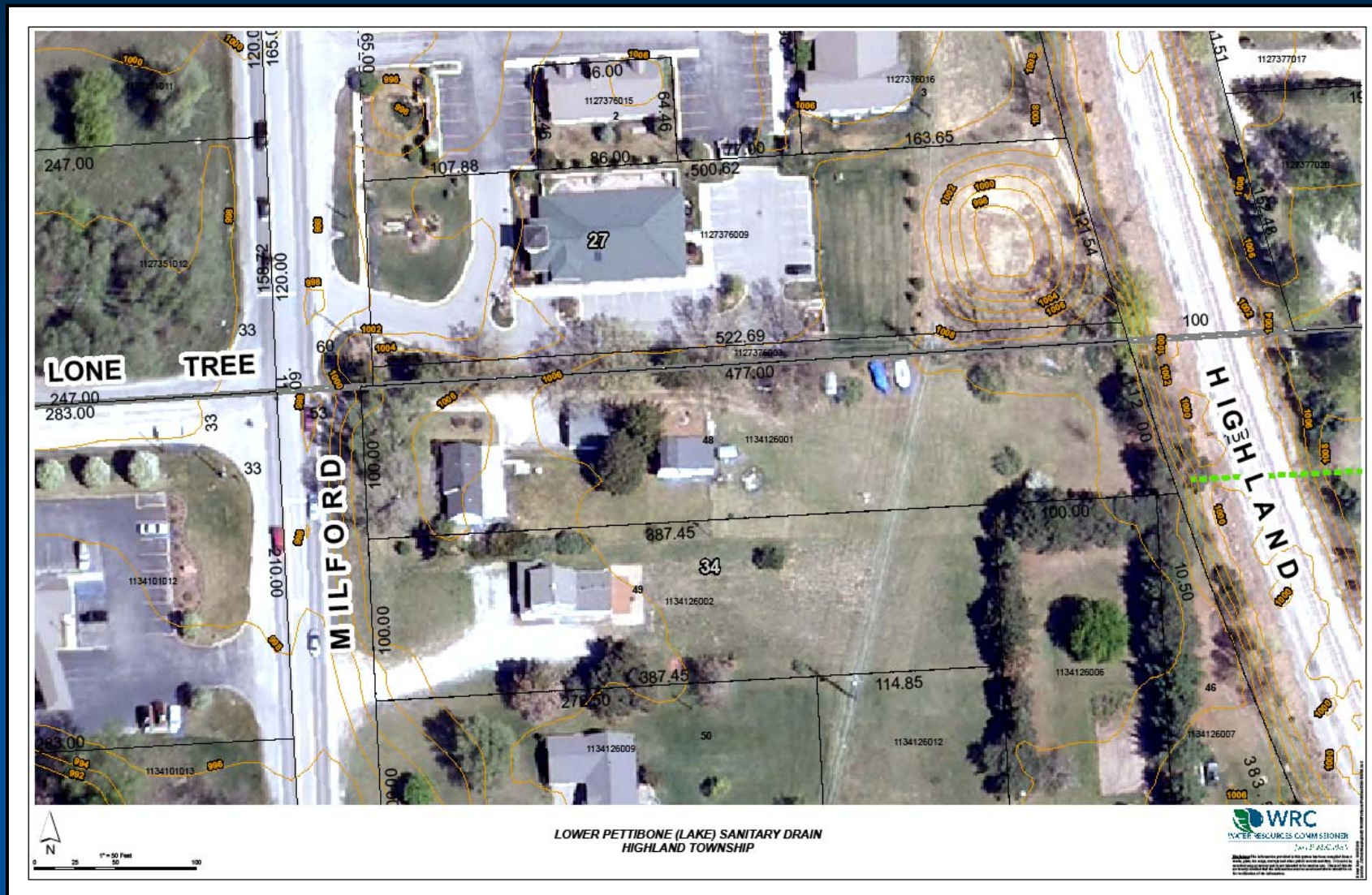
Individual Grinder Pumps



Individual Grinder Pumps



Community Disposal Field



Project Summary

Construction Schedule

- WRC will solicit bids for the project in summer 2011
 - Design Phase
 - Easement Acquisition
 - Permitting
- The contract will be awarded within 90 days
 - Financing
- Construction will begin late summer
- Construction will be complete by the end of 2011
- Site Restoration will be complete spring 2012

Project Cost

- Project Budget
 - The budget is an estimate of costs used to secure the bond sale
 - The actual amount of the loan will be adjusted based upon the final costs and bid amount
 - If the bid comes in lower than the estimate, we will borrow less
 - If the bid comes in higher, we may need to borrow more

Project Cost Budget

Construction Cost	\$ 402,500
Engineering Design	66,000
Legal & Financial Costs	35,850
WRC Project Management	103,050
Right of Way & Land Acquisition	100,000
Contingency	<u>42,600</u>
Total	\$ 750,000

Review of Bond Sale

- WRC will sell County of Oakland Bonds on behalf of the Lower Pettibone (Lake) Sanitary Drainage District
- Amount of the bonds will be approximately \$750,000
 - The final amount depends upon the final costs and bids
- WRC will close on the bonds before construction begins

Review of Assessment

- Residents will have twenty years to repay their individual special assessment amount
 - Each assessment is $\$750,000/25 \text{ Units}=\$30,000$
 - The \$30,000 assessment can be paid off at once to avoid interest charges
- The interest rate is estimated at 3.8%
- The first installment of the special assessment is expected in December 2011 of \$2100
- Operation and Maintenance costs of \$20 to \$30 per month are in addition to the special assessment

Questions?



Open Board of Determination Hearing

- Board elects chairman and secretary
- During the hearing, evidence is offered and a determination shall be made on the necessity of the drain and whether the drain is conducive to public health, convenience or welfare
 - If the determination is that the drain is not necessary and conducive to public health, convenience or welfare the board shall issue an order dismissing the petition
- Adjourn Board of Determination Hearing

Thank You



WRC

WATER RESOURCES COMMISSIONER

John P. McCulloch

<http://www.oakgov.com/water>