

## CHARTER TOWNSHIP OF PORTAGE

### Planning Commission Minutes

January 8, 2014

Members Present: Peggy Lee Anderson, Bernie Carr, Melanie Kueber Watkins, Ted Soldan, Dave Rulison & Bruce Petersen

Guests: Dave Pratt, Chris Holmes & Eric Waara (UPEA employees)

Public Present: Eda & Sheldon Narhi, Joseph Lett

Bernie Carr called the meeting to order at 7:02 PM.

### Discussion Items:

- **Board reorganization - Bernie made a motion to keep the same P.C. Officials in the 2014 calendar year. Peggy Seconded and the vote was unanimous.**
- Eric Waara (UPEA) gave an update of the Green Acres Road sewer project design. Ultimately there are about seven ways to address the sewerage of Green Acres Road. The two main options are; **ONE** – A gravity feed system outletting to the north in the Cities manhole at the mall. The last few houses to the south serviced by this system would require grinder pumps. **TWO** – A low pressure, directionally drilled, all grinder pump system that would take the effluent to the south and outlet it the Dodgeville/Huron Town's lift station. All the services would require a grinder pump if this option was utilized. System one was about .92 million and system two was about 1.1 million in cost. For system two the rates to pay off the debt load would/could be accessed via a Special Assessment District. There would be approximately 77 "assessment units" and about 35 actual hookups involved with system two. Miller - Canfield Bonding Attorneys would have the final say in that pay out system. Ultimately, some of the design concerns revolved around the lack of room for a gravity line along Green Acres Road due to the gas lines on both sides plus the high water table soils which would make it challenging to construct and maintain the proper grades in the gravity feed sewer lines along side the roadway. System one would also include Sermon road and would have about 38 service hookups involved with it. Grant monies, up to 75% of the cost available through the USDA – Rural Development Agency would help pay for either system that was selected. The system would be looked favorably on if it showed: regionalization with another system, some provisions for future community growth, and reasonable/lessened future operational costs. Ultimately, UPEA will still

have to complete preliminary designs that address future repair costs, replacement costs and how the income stream will be generated to pay for the selected system.

Bernie Carr made a motion: To recommend to the Trustees that they run system two, the low pressure system, along Green Acres Road out letting in to the Dodgeville/Hurontown existing lift station. This motion was seconded by Ted and passed with four Ayes and one nay vote cast by Melanie. She was unsure whether or not the low pressure system or the gravity system were more advantageous engineering wise. Ultimately, as this preliminary design moves forward and the options are looked at in greater depth that engineering question will be answered prior to any Rural Development application.

Bernie Carr made another motion: The installation construction costs be funded through a Special Assessment that would solely address the debt service pay down. Landowners with “functional” newly installed sewage systems would be exempt from hooking up initially but would pay on the debt service as established by the special assessment. The landowners with these exempt functional systems would not pay any usage fees. Over time the “hook up” fees would escalate ultimately making it advantageous to hook in to the new system. Melanie seconded this motion and it passed unanimously.

- Master Plan was reviewed – only comments concerning changes addressed two items on page 27 of the Master Plan Final Draft Version dated December 16, 2013. Under Assess Management number one – omit “and prevent crashes” and number two add a “s” to reduce.

After those changes were accepted Peggy motioned to accept the Master Plan Resolution for presentation to the Board at their January 13, 2014 monthly meeting; Ted seconded that motion and it passed unanimously.

- Lastly, the Kissel Chev. Dealership Plans drawn up by UPEA were reviewed. There were considerations for runoff retention and metered outflows on the plans. Melanie will take these plans and do some further scrutiny of them – she is an engineer with extensive hydrological training. Will further review the plans at the next meeting.

The meeting was adjourned at 9:05 PM

Respectfully submitted,

Bruce Petersen