

**\*\* Next Meeting December 7, 2021 6:00 pm\*\***

**Special Meeting – Tuscarora Twp. Sewer Sub-Committee  
November 2, 2021 6:00 pm**

Call to Order: 6:00 pm

Roll Call: Robert Kramer (Committee Chairman), Janet Vance (Committee Secretary), Mike Ridley (Committee member).

Motion made to accept the minutes as written. Mike Ridley (1) / Robert Kramer (2)  
Motion passed 3/0.

Motion made to accept the agenda. Ridley asked to add his committee resignation to the agenda. So moved.

Agenda:

UPDATE: EPA Earmark Applications to the US Senate / House of Rep

UPDATE: USDA representative Blake Smith tour

Equalization at the sewer plant

Petition Process / Lot joins and Courtesy joins

Mike Ridley: committee resignation

Community Q&A

Schedule next meeting

**UPDATE: Earmark Applications to US Senate and House of Representatives**

The Earmark, proposed by Congressman Bergman in the House sub-committee of \$3.5m, passed to the full House for approval.

The Earmark that was proposed in the Senate, proposed by Senator Stabenow, did not make the cut in the appropriation sub-committee.

We still have a chance for earmark funding if the present infrastructure bill passes the Senate, and then the two bills go for reconciliation in the conference committee.

It was explained to Chairman Kramer that combining USDA grant money and EPA Earmark money would not be possible. If one of the funding grants were to be money lucrative than the other (if they both become available), we can decline the lesser grant (earmark). If the Earmark does not become obtainable, we would be eligible to apply for a USDA grant for that particular section.

**UPDATE: USDA NEWS**

Christine Maxwell (USDA), is looking into the possibility of combining the two districts into one, assuming Phase 2 will be approved. This will equalize the SAD costs, and minimize the work load of the Township staff. We may know the answer within a couple of weeks.

Thursday, Blake Smith (USDA), will view the area and work on the district maps. Performance Engineering will work with Smith and Township to apply for the USDA grant on Phase 2. Hopefully we will be able to submit the request by December 6, 2021.

### **Equalization of the sewer plant:**

Performance Engineering has suggested an "over flow surge tank" may be needed at the sewer plant. The tank size would be 25,000 gallons at a cost of \$50,000. This will help in the event there happens to be a sudden surge that creates a situation that the flow reaches capacity. (Equivalent of 8 hour window). Mead & Hunt (current sewer managers) has suggested the need may be closer to 150,000 gallons at a cost of \$794,000. (Equivalent of 1.5 days) We are looking into getting more advice before we would consider any suggestions.

### **Lot Joins / Petition Process:**

If any property is interested in joining their lots together to avoid additional assessment costs, they requests have to be turned in before January 1, 2022. The citizen group CHIRP is in the process of sending certified letters to all remaining property owners who may be qualified for lot joins. This will save from a Tax Tribunal court case latter on if people protest for lack of notification.

The Township is also considering "Courtesy Joins" in the event properties are in different plats, but are still contiguous (touching). Courtesy Joins are an important consideration, because if the lots are qualified to join, but for the fact they are in different plats, it would be still be impossible to legally join them. For property owners who may receive a Courtesy Join, your lots are legally separate, including separate property numbers and tax bills. However, as far as the sewer district would be concerned, your property would be considered as one.

The Petition process is still continuing in some areas. The area around Nabanois Street and Howe Marina as expressed interest in joining the sewer project. Petitions are being collected. Rainbow Trail area has also expressed interest. The area known as Marine Land has not expressed a positive response in establishing a sewer district.

There may be some difficulties with Nabanois area and Rainbow Trail, as they may not be able to qualify for the Health Department requirement that would stipulate that "51% of the homes cannot meet current septic field replacement standards" and may not qualify for any grants. Finance options would have to be investigated.

### **Resignation:**

Mike Ridley resigned from his position of the sewer sub-committee due to his work load and personal commitments. He expressed a desire to still be involved on a limited basis, and would try to attend the meetings whenever he could. Thank you, Mike, for your input and advice. You will be missed.

**Community Q&A:**

Q: If a property owner received a Courtesy Join for their lots, and in the future, the lot would be sold, would the new property owner be liable for a Special Assessment, even if the lot is not improved? And tap fee?

*A: That is an excellent question! This will have to be researched, but in any case this would have to be clarified with a policy, and included in the sewer ordinance.*

*Comment: This situation may create an unwilling title encumbrance and would need to have deed restrictions attached to the property so the title company will know about the situation upon selling of the property.*

Motion to adjourn.

Meeting adjourned 6:50 pm

Respectfully submitted,

Janet Vance, Tuscarora Township Trustee

Sewer Sub-Committee Secretary