

Dimondale/Windsor Wastewater Treatment Plant
SEWER BOARD MINUTES
April 18, 2013

7:05 p.m. Meeting called to order by Chairperson Blair

Roll Call

Present: Ammarman, Blair, Chappell, Reznick

Absent: Slucter

Also Present: Denise Parisian, Village Manager; Mark Hughes, WWTP Operator; Betsy Kelly, Recording Secretary.

Treasurer's Report/Bills

Motion by Reznick, second Ammarman, to accept the treasurer's report for February 21, 2013 as presented. Motion carried. Motion by Reznick, second Chappell, to accept the treasurer's report for February 28, 2013 as presented. Motion carried. Motion by Ammarman, second Reznick, to accept the treasurer's report for April 18, 2013 as presented. Motion carried. Motion by Ammarman, second Reznick, to approve payment of \$29,194.28 for February 21, 2013 bills. Motion carried. Motion by Reznick, second Ammarman, to approve payment of \$26,873.49 for February 28, 2013 bills. Motion carried. Motion by Reznick, second Ammarman, to approve payment of \$24,607.83 for April 18, 2013 bills. Motion carried.

Minutes

Motion by Reznick, second Ammarman, to approve the minutes of the January 17, 2013 regular meeting as presented. Motion carried.

Open to the Public

No comments were received.

Operator's Report

Hughes reported on the following: pending sludge hauling by Biotech; grease trap inspections; and the DEQ walk-thru with Chris Babcock at the WWTP.

Old Business

1. Ammarman presented a change order from MacKenzie Company to extend the contract to June 1, 2013. Motion by Reznick, second Chappell, to extend the sewer main replacement project contract until June 1, 2013. Motion carried.
2. Blair introduced the request from Dick Albert to purchase 5 acres of WWTP property adjacent to his parcel off Walnut Hwy. Parisian presented a map from Wolverine Engineers detailing the location of the outfall pipe in relationship to the property in question. She reported that no restrictions were found that would prohibit a sale. Parisian also provided a recommendation from Wolverine against a sale of the property noting that while the WWTP does not currently have need of the land it does serve as a buffer between the plant and other properties. Parisian expressed her concern that the sale as proposed would provide a small one-time cash benefit and would be considerably more costly to repurchase should a future need arise. Discussion followed regarding the limited benefit of selling the land, the uncertainty of the future needs of the WWTP relative to this property and the value to the Village in controlling the property in question. Motion by Reznick, second Ammarman, to forward a recommendation to the Village Council to decline the request for purchase of property from Dick Albert due to a lack of sufficient benefit. Motion carried.
3. Blair reported that the Village and Township approved the 2013-14 Sewer Fund budget.

4. Blair reported that reconstruction of Canal Road has been postponed until 2014.

New Business

1. Blair presented the Meetings Proceedings Resolution. Motion by Reznick, second Chappell, to adopt the resolution as presented. Motion carried unanimously, Slucter absent.

2. Parisian explained that staff has performed an audit of sewer accounts with multiple residential equivalent units (REU) and requested clarification of language in the Table of Equivalent Unit Factors (TEUF) which provides the direction for multiple unit billing. The members agreed that mixed use buildings, such as exist in the downtown area, would combine the various uses for the purpose of determining a billing rate equivalent.

Discussion followed regarding minimum rates for commercial users; combining REUs where multiple uses exist; rates not covered by the Table; multiple structures on a single parcel; and a minimum charge for vacancies within a mixed use parcel. The members agreed that the office rate identified in the TEUF appeared fair for charging vacant spaces within mixed use buildings and that a separate building on any lot should be billed a minimum of one REU. Blair suggested that the members consider the information and be prepared to offer guidance on development of a policy regarding the issues raised.

Motion by Reznick, second Ammarman, to adjourn. Motion carried at 8:12 p.m.