

MINUTES OF THE DIMONDALE/WINDSOR SEWER BOARD REGULAR MEETING

136 N. Bridge Street, Dimondale, MI 48821

December 17, 2015

7:00 p.m. Meeting called to order by Chairperson Ammarman

Roll Call

Present: Ammarman, Campbell, Reznick, Stover

Absent: Slucter (excused)

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

Treasurer's Report/Bills

Motion by Reznick, second Campbell, to receive the treasurer's report for December 17, 2015 as presented. Motion carried. Motion by Campbell, second Stover, to approve payment of \$24,951.00 in bills and transfers for December 17, 2015 as presented. Motion carried.

Minutes

Motion by Reznick, second Stover, to approve the minutes of the October 29, 2015 special meeting as presented. Motion carried. Motion by Reznick, second Stover, to approve the minutes of the November 19, 2015 regular meeting as presented. Motion carried

Open to the Public

No comments were received.

Operator's Report

Hughes reported that operations are running smoothly at the WWTP.

Village Report

Nothing new was reported from the Village.

Township Report

Nothing new was reported from the Township.

Old Business

1. Hughes provided an update on the head works capital improvement project noting that 90% of the building has been constructed, electrical work is complete and the system should be fully operational by the end of the year.
2. Ammarman introduced Frank Nerat to represent the request from Blue Water Village for the purchase of additional Residential Equivalent Units (REU) to complete the proposed construction. Nerat provided an overview of the financial history of the Blue Water project. He then presented a request to acquire a minimum of nine (9) REUs and a maximum of nineteen (19) REUs from the Dimondale/Windsor WWTP to complete the proposed eighteen (18) townhomes and a clubhouse, which would be paid in five installments over the next five years. Discussion followed regarding the impact of building code changes effective January 1, 2016; financial constraints for the developers; the Sewer Board's interest in honoring the existing terms of sale with Mrs. Angst; and the lack of support for financing the purchase of REUs. Ammarman suggested the following compromise: to honor the prior agreement with Mrs. Angst for capacity pertaining to the two buildings (2) already constructed which would be four (4) REUs purchased (with all eight (8) two-bedroom units billed at one (1) REU for monthly usage) and to sell eleven (11)

REUs from the WWTP at \$3,500 each. Ammarman stated that the REU's will be sold from the extra capacity at the WWTP based upon current average daily flows. Discussion followed regarding when tap fees would be paid. Parisian suggested that occupancy permits would not be granted until all REUs have been paid for in order to protect the system. Motion by Reznick, second Campbell, to accept the plan for the sale of REUs as presented. Motion carried. Ammarman stated that documentation would be needed to represent the purchase of the REUs. Parisian confirmed that the Tap Warrant and REU Transfer Application will provide the necessary documentation. Motion by Stover, second Campbell, to authorize Blue Water Village to purchase up to 11 REUs as needed to complete construction at \$3,500.00 per unit required to be paid prior to occupancy for each building to which they pertain. Motion carried. Nerat thanked the Board for their generous cooperation.

3. Ammarman introduced the Ball Contract for member consideration. Hughes explained that a recent communication from the Barry Eaton Health Department and the Michigan Department of Environmental Quality revealed a lapse of licensing for Steve Ball causing a brief lock out for the contractor. Hughes noted that the issue was resolved and that nothing has changed regarding the quality of discharge. Parisian stated that she and Hughes will meet with Steve Ball in January to discuss the remaining discharge inconsistencies.

New Business

1. No new business was presented

Motion by Stover, second Campbell, to adjourn. Motion carried at 7:59 p.m.