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BLUEWATER/SOFTWATER PUBLIC HEARING

THURSDAY, JUNE 15, 2006

12000 DAVISBURG ROAD

DAVISBURG, MICHIGAN

1           Davisburg, Michigan

2           June 15, 2006 - 7:10 p.m.

3           MR. WALLS: The meeting tonight will be  
4           presented and conducted by the Oakland County Drain  
5           Commission. As all of you know, they are the owners  
6           of the sewage treatment plant. Not nearly this  
7           many, but some of you were here last November at the  
8           first meeting that was held. And with us from the  
9           Drain Commission this evening is Phil Sanzica and  
10          Sue Piddington. They have hired, to prepare the  
11          plan and some preliminary engineering work, the  
12          engineering firm of Hubbell, Roth & Clark. With us  
13          from Hubbell, Roth & Clark are Randy Ford and Karyn  
14          Stickel. Randy represents, as an engineering  
15          consultant, both Springfield and Independence  
16          Township. So, hopefully his familiarity with the  
17          areas will be beneficial as this project goes  
18          forward. With that, I'll introduce Phil Sanzica  
19          from the Drain Commission.

20          MR. SANZICA: Well, thank you, Collin. As  
21          Collin said, my name is Phil Sanzica. I'm the Chief  
22          Engineer with the Engineering & Construction  
23          Division at the Drain Commissioner's Office. And  
24          Sue Piddington is in our Operations and Maintenance  
25          Division. So, what we try to do is give you both

1 sides of the coin. Sue has been running the plant.  
2 Her staff has been working on the plant from a  
3 day-to-day basis, and my responsibility would be to,  
4 once we do get the project rolling, assuming that  
5 all the steps go through, we'll be doing -- I'll be  
6 handling the construction, you know, the day-to-day  
7 construction and things. I'll have an engineer  
8 assigned to the project, and a full time inspection,  
9 and we'll make sure that what we're paying for is  
10 being built. So, aside from that introduction, what  
11 I'd like to do is read a brief introduction just to  
12 give you a little bit of the background, and then as  
13 Collin said, I'll be handing the presentation over  
14 to Randy Ford, who has a power point presentation  
15 that will be -- that will go over the different  
16 aspects of the project plan. So, the purpose of the  
17 public hearing is to discuss the project plan for  
18 the Softwater Lake Project, which will be submitted  
19 to the Michigan Environmental -- Department of  
20 Environmental Quality on July 1st, 2006, in order to  
21 secure a low interest loan for the State Revolving  
22 Fund, which is proposed financing for the project.  
23 By securing the interest rate, it will save money  
24 for many users. At this public hearing, we will  
25 only be discussing the issues of the project

1 plan, selected alternatives and approximate costs.  
2 As it is still early in the project development,  
3 individual assessments have not been determined, and  
4 therefore, the individual costs will not be  
5 discussed. For the record, I wanted to let you know  
6 that, you know, we did advertise this in the Oakland  
7 Press, we had a 30 day public notice, and also,  
8 Springfield Township was kind enough to mail it to  
9 all the affected residents within the district that  
10 will be affected in this special assessment. At  
11 this time, Randy Ford from Hubbell, Roth & Clark  
12 will discuss the project plan, including the  
13 background, alternatives that we analyzed, and will  
14 be selected -- and the selected alternative. There  
15 will be a time for comment and questions at the end  
16 of the presentation so we would ask that you hold  
17 all comments and questions until that time. Also,  
18 all comments will be limited to three minutes per  
19 person, and everybody -- and it's my intent to  
20 handle this meeting very professionally and  
21 politely. What I'd like to do is when we do get to  
22 that point, we'll go row by row so everybody has an  
23 opportunity to ask their question or make a comment,  
24 and we'll ask you to come up to the front to the  
25 microphone so --

1 INTERESTED CITIZEN: Would you be so kind to  
2 ask everyone -- or would everyone turn off their  
3 cell phones so we're not going to be interrupted by  
4 that distraction? Thank you.

5 MR. SANZICA: Put them on vibrate. That would  
6 be good. All right. So, if there's no other  
7 questions we'll -- if you don't mind -- well, let's  
8 do the presentation, I mean on the procedures,  
9 because all the -- you have a question on the  
10 procedure?

11 INTERESTED CITIZEN: No. Is this being  
12 recorded?

13 MR. SANZICA: Yes, it is, it's being recorded,  
14 and we have a court reporter here so it will be part  
15 of the official transcript for the project plan, and  
16 all the questions will be recorded for that purpose.  
17 Any other questions on the procedure?

18 INTERESTED CITIZEN: About how long is the  
19 duration of this meeting?

20 MR. SANZICA: As long as you want it to be.

21 INTERESTED CITIZEN: Okay.

22 MR. SANZICA: There's no limit. I guess what  
23 I'm asking is, limit your questions to three  
24 minutes, and I'll go through all the rows, and then  
25 if we have time to come back again, if you have

1 other questions, we'll go through all the other rows  
2 again, so it's up to you. We'll be here as long as  
3 you want but I -- another question on procedure?

4 INTERESTED CITIZEN: Yes. The reportings are  
5 going to be recorded, and are they going to be  
6 published?

7 MR. SANZICA: The transcripts will be available  
8 in the project plant, yes.

9 INTERESTED CITIZEN: Will it be mailed to us?

10 MR. SANZICA: No, they -- there's no intent to  
11 be mailed but what I could do once I get them, I  
12 could include them on our web page under projects  
13 and you could download them and look at them at that  
14 time, once I get them from the court reporter, if  
15 you so wish, but I think that would be a reasonable  
16 way to do it. So, if there's no more questions on  
17 the procedures and what we're doing, why don't we go  
18 ahead and start with the presentation? Well, thank  
19 you very much, and I'd like to hand it over to  
20 Randy.

21 MR. FORD: Thank you, Phil. I think, as Phil  
22 indicated, what we're -- this is really the -- I  
23 know there was a meeting last fall but this is  
24 another step in the process, and I think it's  
25 important that everybody recognizes that although

1 costs are obviously very important to everyone who's  
2 here, this is not a meeting tonight to go through  
3 and be able to tell every home owner what your  
4 assessment's going to be. There will be additional  
5 public hearings that -- and really, we won't have  
6 hard numbers until we put the project out for bids,  
7 take the bids, award to, you know, a contractor.  
8 Then we can come back to all the residence, you'll  
9 be notified, First Class mailing, there'll be public  
10 notice, and at that point there'll be a public  
11 meeting held to review the bids, and the township  
12 board will consider the bids and set up a roll for  
13 the special assessment district, all right? So,  
14 we're not at that point tonight. We're going to be  
15 presenting some numbers just to give you an idea of  
16 the range that we're looking at. And again, the  
17 focus here is on the -- the project plan is an  
18 initiative where the county is applying to the state  
19 for a low interest loan. And this, again, is a step  
20 in that process, and the numbers we present are  
21 basically what it's going to take to pay off that  
22 loan. And again, as we go through this, I'll try  
23 and explain some of the numbers and what exactly  
24 that entails. Okay. A little bit of background.  
25 The reason for the project plan, again, it's to make

1 application to the state for a low interest loan,  
2 and this is under the state's Revolving Fund  
3 Program. It's administered by the Michigan  
4 Department of Environmental Quality. The current  
5 interest rate is a very attractive low rate. It's  
6 currently at 1 5/8% for qualifying projects, and  
7 there is a process where you go through and the  
8 state evaluates the -- all of the applications,  
9 prioritizes, and then funds the projects that, in  
10 their view, are eligible. So -- and again, the loan  
11 will be used to finance all of the capital  
12 improvements. I will, a little later in the  
13 presentation, get into some of the alternative  
14 solutions, if you will, that we've looked at, and  
15 then, also, I'll talk about the time line. As Phil  
16 mentioned, the deadline is July 1st to get the  
17 application in to -- in order to receive funding for  
18 the September/October time frame of 2007, where you  
19 would actually close on the loan and the project  
20 would get under way. So, there is a period of time  
21 that's going to be involved between this July 1st  
22 date and obviously, going out and getting the  
23 information that's necessary to prepare the plans  
24 and specifications, go out for bids and so forth, so  
25 that's kind of the approximate time line. I'll give

1           you a little bit more detail as we go forward with  
2           some slides. And again, I know Phil mentioned to  
3           hold -- if we could hold the questions until the end  
4           of the presentation, that way we can get through  
5           this. This isn't real lengthy but we wanted to  
6           provide you with some information, and then we'll  
7           open up to any questions at the end of the  
8           presentation. A little bit of project background,  
9           and you may have -- for those of you who were here  
10          at the meeting last fall, you may have got into some  
11          of this, this information. 1973, the waste --  
12          current waste water treatment plant was constructed.  
13          In 1978 there was a ground water discharge permit,  
14          that the original permit had expired and the drain  
15          office had applied for an updated permit, and to  
16          date, they have not received an updated permit from  
17          DEQ. There's been a lot of correspondence on behalf  
18          of the drain office to DEQ over the years trying to  
19          address this issue. It's important to note that the  
20          plant met all of the permit requirements at the date  
21          it was constructed but then again, we're talking  
22          about a facility that is, you know, 30 some odd  
23          years old. Today's standards, they're more  
24          stringent in terms of some of the things that are  
25          monitored from the plant, affluent, and to bring it

1 up to current standards, DEQ essentially, in 2004,  
2 it's a procedural thing, they issued a violation  
3 notice to the county. The county has been working  
4 diligently with the MDEQ to address those issues and  
5 -- which really brings us to the point we're at now,  
6 and that's to come up with a plan. Again, looking  
7 at various alternatives, how do we address this, do  
8 we replace the waste water plant, do we look at  
9 other alternatives, and I'll get into that, but  
10 that's essentially what has transpired. And another  
11 date, 2006, which is current, the county has been in  
12 negotiations with both Independence and Springfield  
13 Township about an alternative in lieu of upgrading  
14 the current waste water plant, and that's to  
15 actually construct a sanitary sewer, a force main  
16 pressurized sewer, if you will, into Independence  
17 Township, who has a public sanitary sewer system.  
18 They're part of the Clinton/Oakland sewage disposal  
19 system. And that's one of the alternates that we're  
20 going to get into that we've taken a look at and  
21 evaluated in terms of some cost effectiveness  
22 versus, again, upgrading the current waste water  
23 plant. The current facilities consists of an  
24 activated sledge package plant, storage lagoon and  
25 four sand beds. It is ground water discharge, the

1           affluent is ground water discharge, and the existing  
2           sanitary sewer system that you have in your  
3           development, it's all gravity. The sewers are all  
4           gravity sewers to a pump station, and from that pump  
5           station, the affluent's pumped back to the waste  
6           water treatment site where it is treated, and then  
7           again, once it's treated, it's discharged to the  
8           ground water. Also, just to point out, which I  
9           mentioned, the Clinton/Oakland sewage disposal  
10          system, which, I believe, there's like 12 member  
11          communities, -- I don't know, Phil, if that's the  
12          correct number.

13                 MR. SANZICA: I believe so.

14                 MR. FORD: But Independence is one of those  
15          communities in the Clinton/Oakland system, and it  
16          basically consists of interceptor sewers, lateral  
17          sewers, which is -- the outlook that we're looking  
18          at is a -- it happens to be an outlet sewer that is  
19          located down Dixie Highway in front of the Sanctuary  
20          project, if any of you are familiar with that  
21          location of that project. The ultimate discharge of  
22          the affluent from the Bluewater/Softwater area would  
23          be -- again, we're looking at the option of a pump  
24          station with a force main back under I-75, down  
25          Dixie Highway, to this outlet sewer that's in

1 Independence Township, and this option that we're  
2 looking at would be a complete abandonment of the  
3 existing waste water plant. Here's the existing --  
4 just an aerial photo of the existing waste water  
5 plant. At the rear of your development, there's an  
6 existing gravel drive that runs back to this  
7 location, and you can see I-75 at the bottom of the  
8 picture, and that basically over to the left there  
9 is the -- is the waste water plant location.  
10 There's the storage lagoon and the sand belt --  
11 excuse me, the sand filter beds are the four beds  
12 that are shown kind of to the east of that pond.  
13 The need for the project, again, the waste water  
14 plant is currently -- is operating currently without  
15 a ground water discharge permit, as I have  
16 indicated. DEQ, again, has issued a notice of  
17 noncompliance, and this time frame was about 2004  
18 when they approached the county and issued this  
19 letter, and the county has been working with them  
20 trying to address the issues and come up with a  
21 proposal of how to take care of the problem. And  
22 again, this is important. The proposed project is  
23 only to serve those properties in Springfield  
24 Township which are currently served by the existing  
25 waste water treatment plant. This facility is the

1 proposed off-site sewer that we're talking about.  
2 This is not to serve any other properties in  
3 Springfield Township. So, even though there may be  
4 information being circulated, flyers floating  
5 around, this is -- the project plan, the initiative,  
6 is to take care of this immediate situation. And  
7 again, it's a mandate from DEQ, and the county's  
8 trying to respond, and we're trying to work -- we're  
9 attempting to move forward with this project and  
10 following the process, but it is not to serve other  
11 properties in Springfield. This is the service  
12 area, and hopefully you can see it. I know the red  
13 didn't show up real well, but basically there's a  
14 red district, and it's also the same as the board in  
15 back, that just shows the outline of the district.  
16 And really, it's all of the apartments and  
17 condominiums in Bluewater/Softwater, and we're  
18 talking about 259 total dwelling units within the  
19 service district. Alternatives. Alternative number  
20 one, no action. Well, typically for these type of  
21 projects and filing for applications with the state,  
22 you always look at a no action alternative. Now, in  
23 this particular case, no action it not a viable  
24 alternative because the state has mandated that the  
25 drain office do something with this aged facility.

1           So again, although it's in the project plan, again,  
2           this is not a viable option, to do nothing.  
3           Alternate number two is update the waste water  
4           treatment plant, and in conjunction with that, we  
5           would me looking at constructing a new sanitary  
6           sewer pump station. The pump station there, just  
7           like the waste water plant, is over 30 years old and  
8           in dire need of upgrades, so we'd be looking at a  
9           new pump station, and construction -- again, this is  
10          alternate number two we looked at, construction of  
11          an updated waste water plant meeting all of the  
12          current EPA state regulations for discharge limits,  
13          and that would be an updated plan on the existing  
14          plant site, and I -- we mentioned an important  
15          component of the affluent, and there's limits,  
16          acceptable limits, according to current day  
17          standards, on sodium chloride levels. There's also  
18          other things that the state monitors, nitrates and  
19          various components of that affluent discharge, and  
20          that would all have to be integrated into the design  
21          of this facility, is to make sure that it would be  
22          current day standards. That's alternate number two  
23          that we looked at. And number three, as I  
24          mentioned, was the alternative of abandoning the  
25          current waste water plant and installation of a

1 force main that would be, again, underneath --  
2 extended underneath from this plant site, underneath  
3 I-75. Basically, the preliminary route is along Big  
4 Lake Road. Once it crosses 75, along that general  
5 route, down to Dixie Highway, and then down Dixie  
6 Highway to the Sanctuary project. And that entails  
7 -- approximately, 8,700 feet is our preliminary  
8 estimate of the length involved. And again,  
9 ultimate discharge, once it's in the Independence  
10 sewer, it gets into the Clinton/Oakland interceptor  
11 system, and ultimately it's treated at the City of  
12 Detroit waste water plant. The selected  
13 alternative, what's being recommended, is  
14 alternative number three, the sanitary force main,  
15 and connection to the Independence sanitary sewer  
16 system, and we'll get into some numbers on the  
17 subsequent slides but it's been determined to be the  
18 most cost effective, has the lower long-term  
19 maintenance costs, which is important. We're not  
20 only addressing the up front capital costs of  
21 constructing the facilities but what is the  
22 long-term operation and maintenance costs, what do  
23 those entail, and it also -- thirdly, it also  
24 eliminates the need for a new ground water discharge  
25 permit from the state. So, basically, it eliminates

1 a lot of the issues of constant monitoring and  
2 dealing with DEQ on a regular basis in terms of  
3 monitoring of the plant and the affluent results,  
4 and it really -- it basically would pipe it to a  
5 sanitary sewer system, collection system, that  
6 again, is treated at the City of Detroit, so it  
7 simplifies a lot of things by going that route.  
8 Here's -- hopefully you can see it -- it's the route  
9 that I've described, basically underneath I-75, --  
10 and by the way, we're looking at directional boring.  
11 A lot of this, the section under I-75, would be  
12 directional bored, and quite a bit of the pressure  
13 sewer -- we haven't gotten in the actual design but  
14 it's safe to say that a fair amount of it, all of  
15 the wetland areas, everything would be directional  
16 bored, possibly -- you have to have access pits when  
17 you directional bore so you couldn't, perhaps,  
18 directional bore the whole thing, but I would say a  
19 good percentage of it, we anticipate, would be  
20 bored. Cost comparison. All right. Now, these are  
21 some -- again, these are estimates, all right?  
22 Until we actually go out for bids, we won't have  
23 hard numbers, but just to give you an idea of where  
24 we see the project coming in, approximately, to  
25 update the waste water treatment plant, a capital

1 cost of about 3.2 million. Also, this -- the loan  
2 that we're talking about obtaining is a 20 year  
3 loan, and for purposes of the presentation and in  
4 accordance with DEQ requirements, we're showing you  
5 an interest rate that everything is figured on of  
6 5.125 percent. Now, utilizing that interest rate,  
7 we take a look at 20 years worth of operation and  
8 maintenance. On an upgraded waste water plant,  
9 you're looking at the present worth, including the  
10 operation and maintenance, of 6.2 million, all  
11 right? So, if you take 20 years, the annual cost is  
12 540,000, but again, the reason that, multiplied by  
13 20 doesn't equal 6.2 million, is because you've got  
14 interest, and that factors into the equation, so  
15 that's what the estimated annual cost, equivalent  
16 costs, of updating the plant and operation and  
17 maintenance would total, about 500 -- roughly, a  
18 half a million dollars a year. Looking at the  
19 recommended alternative, connecting to the Clinton/  
20 Oakland system in Independence Township, an up front  
21 capital cost estimated at 2.8 million, and here's  
22 where we estimate that there's quite a significant  
23 difference comparing the operation and maintenance  
24 costs from tying into the public sewer system versus  
25 updating the waste water plant. It's about, as you

1 can see, three million versus 6.2, half the cost,  
2 estimated at half the cost of continuing to operate  
3 and maintain a waste water plant. Again, extending  
4 that across, estimated at about 251,000 as an annual  
5 operation and maintenance costs, and capital costs,  
6 for the whole system. And that's at the, again, at  
7 the interest rate of 5.125 percent. Now, if -- what  
8 I wanted to do here is -- this is a slide to show  
9 you a comparative between that higher interest rate  
10 that the previous slide reflected and if the --  
11 we're successful in getting the low interest loan,  
12 what the difference -- what it means. For the same  
13 20 year period, it's estimated that the loan pay out  
14 per dwelling unit -- and I want to be clear, we're  
15 talking 259 dwelling units. We're not suggesting at  
16 this point that every dwelling unit pays the same  
17 assessment. That, again, -- understand, that's  
18 going to be dealt with when we get to the public  
19 hearing and we review the actual bids, and the  
20 township board will set the assessment roll. At  
21 that time we'll have a firm number that can be  
22 provided to you, but for estimation purposes, we're  
23 looking at -- the 259 units, if it was spread  
24 evenly, on the higher interest rate, we'd be looking  
25 at a quarterly loan pay out amount of about \$242.

1 That's the amount that would be necessary to pay off  
2 the loan and take care of the O&M -- oh, operation  
3 and maintenance costs. Looking at the same  
4 situation only with the low interest loan of the  
5 current rate, again, 1.625 percent, you're looking  
6 at a quarterly pay off of about \$152, so a pretty  
7 significant decrease with the lower interest. Now,  
8 here's what you're currently paying.

9 INTERESTED CITIZEN: Per quarter?

10 MR. FORD: I'm sorry?

11 INTERESTED CITIZEN: Per quarter?

12 MR. FORD: Per quarter, yes, sir. What you're  
13 currently paying, 100 for sanitary through the  
14 county, \$132.84 per quarter for sewer service. Our  
15 estimate of the new user costs will be in the range  
16 -- and again, I give you a range because it depends  
17 on what interest rate. If we get -- if the county's  
18 successful and gets a low interest loan at say  
19 1.625, it's down there at the approximate cost of  
20 \$155. The higher, the 250, reflects the 5.125  
21 percent, which is on the high end. Obviously, we  
22 would expect, whether or not they get the low  
23 interest loan, we would expect that it's going to be  
24 somewhere in that range, and we're hopeful that it's  
25 going to be on the lower end, closer to the 155, but

1           there will be some administrative costs and so forth  
2           that are included that will be passed on to the  
3           customers.  And again, the numbers, the hard  
4           numbers, will be presented at the public hearing  
5           when this assessment roll is presented.  And this  
6           another important point.  Once this loan is paid off  
7           -- and again, we realize we're talking a 20 year  
8           period, but once it's paid off, the loan's paid off,  
9           then we're talking about costs dropping  
10          significantly because we're only dealing with  
11          operations and maintenance.  And I know 20 years is  
12          a long way off but never the less, that's -- the  
13          reason that it's 20 years, too, is because it would  
14          be very costly if you shorten up that time frame, so  
15          it's spread out at what's considered a reasonable  
16          period of time to pay off the loan, but I think the  
17          comparative there, it's important to show, is what  
18          you're currently paying and what it's expected it  
19          would go up to, in that area, and keeping towards  
20          the lower end of the 155.  You're not talking a huge  
21          increase in price to implement this program.  This  
22          is just some impacts that -- just to present some of  
23          them, I guess more significant than others, and  
24          positive impacts.  It creates some employment  
25          opportunities, but this is, obviously, rather

1 limited. We're talking construction activities.  
2 Some employment in that case. Negative impacts,  
3 there will be temporary impacts like you'd have with  
4 any construction project; noise, possibility of soil  
5 erosion, dust and fumes and so forth, traffic  
6 issues, but again, that's -- you know, we have to  
7 deal with those kinds of things all the time, and  
8 this project would be no different than any other in  
9 terms of attempting to address those up front  
10 controlling things through traffic control and dust  
11 and so forth, and it's anticipated that all of these  
12 impacts, if the recommended alternative of going  
13 off-site with the sanitary sewer construction, a lot  
14 of these impacts to you folks would be minimized  
15 because there isn't, other than replacement of that  
16 pump station and abandonment of the waste water  
17 plant, it's going to be less construction than if,  
18 obviously, if they were putting a new plant in. So,  
19 most of the activity, the construction activity,  
20 would be off-site to the -- to your complex.  
21 Long-term impacts, positive impacts, elimination of  
22 the aging and obsolete waste water plant and removal  
23 of the ground water discharge in the area of the  
24 waste water plant, lower long-term maintenance  
25 costs. Again, going back to that slide, about half

1 the -- the estimated operation and maintenance costs  
2 are about half to tie into the public sewer system  
3 than they would be with a new waste water plant.  
4 And the last bullet we put stability for property  
5 owners, and that's just -- this issue's been  
6 floating around for some time, and just feel that  
7 that would be a positive for the community, to  
8 finally address the issue here and come up with a  
9 long-term solution which really minimizes any  
10 adverse impacts, marketability of properties or  
11 whatever the case may be. This is an opportunity to  
12 go for a low interest loan, get a really good rate,  
13 hopefully, and take care of this issue, get rid of  
14 the ground water discharge, so we believe there's a  
15 lot of positives to pursuing that alternative.  
16 Negative impacts, quite frankly, none anticipated.  
17 Irreversible impacts. Basically, this is kind of  
18 stating the obvious. Yeah, there will be money  
19 spent but -- and some expenditure of energy, labor,  
20 and so forth, but the trade-off is, again, a long  
21 term reduction in potential pollution from the  
22 ground water discharge, so we feel that the  
23 selective alternative, in the long run, is the most  
24 environmentally sounds approach, and as we've  
25 demonstrated before, we feel the most cost

1 effective. Another possibly reversal impact is  
2 possible construction damage or accidents. Those  
3 things happen, but obviously, not something you can  
4 predict. Mitigation of impacts. Short term  
5 construction related impacts. I mentioned before,  
6 the force main is going to be installed horizontal  
7 directional drilling to minimize impacts surrounding  
8 the environment. Most construction these days, you  
9 see a lot of directional drilling in environmentally  
10 sensitive areas, wetlands and so forth. A lot less  
11 -- they're cut and cover, you know, typical  
12 excavate. You know, everything is done. And it's  
13 important to point out that the project will have to  
14 comply, fully comply, with MDEQ wetland permit  
15 requirements, as well as Independence Township, who  
16 has a local wetland ordinance. They'll have to  
17 comply with all the permit requirements. Soil  
18 erosion and sedimentation control, permits required  
19 from the drain office. That, obviously, will have  
20 to be secured. There will be -- all of the  
21 construction activities will -- there'll be traffic  
22 control, as I mentioned, and there'll also be full  
23 time construction observation project monitoring, so  
24 it will be a very carefully watched project. Here's  
25 the time line. Phil had mentioned the completion

1 date for the project plan submittal to the state for  
2 the low interest loan consideration is July 1st, so  
3 that's coming up fairly soon. Plans and  
4 specifications, our completion date, May 15th of  
5 next year. And the closing of the loan and start of  
6 construction is slated for September of next year,  
7 with a construction completion date and actually  
8 placing the new system into operation, October of  
9 2008. At this point I guess we'd, again, like to  
10 invite anybody who wishes to, to come up to the  
11 front table, and please state your name and address  
12 for the record. Again, we do have a reporter so we  
13 want to make sure we get everything for the record,  
14 and we would -- we'd ask that you -- so that  
15 everybody who wants to speak gets an opportunity, to  
16 please try and limit your comments to three minutes,  
17 okay? Thank you.

18 MR. SANZICA: Thank you, Randy. Just for the  
19 record, we did, in the public notice, offer to take  
20 written comments from anyone, and we did get a few,  
21 and we got a letter from the Edge Pines Condominiums  
22 signed by Mr. Ewing, and we will be putting that in  
23 the official transcripts. There were a lot of  
24 comments about the -- of the citizens who live in  
25 the association, in the condominiums. We also got

1 an e-mail from Kathy Massa (phonetic), questions  
2 about the costs of the project, different issues of  
3 the project. And the last one that we got was from  
4 a lady by the name Ms. Jean Cavalier, and Ms.  
5 Cavalier's letters were answered by Piddington and  
6 by Linda Richardson at Independence Township. So,  
7 if you don't mind, I'd like to start at the  
8 beginning, if there's any questions or comments, and  
9 work my way back. Do you have a question on the  
10 procedure, sir? Go ahead.

11 INTERESTED CITIZEN: Can I just ask a question?

12 MR. SANZICA: Well, when your turn comes up,  
13 we'll give you an opportunity to ask your questions.  
14 I'd like to start at the beginning, in the front,  
15 and work our way back. So, if you don't mind --

16 INTERESTED CITIZEN: Well, I am going back in  
17 my questions.

18 MR. SANZICA: Well, if you -- you'll have an  
19 opportunity to ask your question when it comes to  
20 your row. So, I ask to follow that rule, please.

21 INTERESTED CITIZEN: When --

22 MR. SANZICA: When it gets to your row, you can  
23 ask your question. Everybody will have an  
24 opportunity. And when we go to the back row, if  
25 you'd like to have another opportunity to ask a

1 question, we'll start again.

2 INTERESTED CITIZEN: Mine is just an  
3 understanding question of the whole process.

4 MR. SANZICA: When your time comes up, sir, I'd  
5 be happy to answer your question.

6 INTERESTED CITIZEN: Tomorrow? When?

7 MR. SANZICA: At the -- when it comes to your  
8 row. So, let's -- if I may --

9 INTERESTED CITIZEN: Come and sit right here.

10 MR. SANZICA: If you'd like to sit up in the  
11 front, maybe you'd like to come and ask your  
12 question. That's a good point. Well, again,  
13 though, please, anyone like -- in the first row,  
14 like to ask a question, please give us your name and  
15 the address for the record and -- do I have anybody  
16 in the front row that would like to ask a question?  
17 Yes, ma'am? Please give your name and address.

18 INTERESTED CITIZEN: Kim Huppertz, 9009 East  
19 Bluewater Drive. I just have some clarification  
20 questions. Do the costs include the abandonment of  
21 the waste water treatment plan and what has to be  
22 done to take care of that?

23 MR. FORD: Yes.

24 INTERESTED CITIZEN: Okay. Do -- when the loan  
25 closes, does that mean the residents start paying at

1           that time, and will be paying for the current  
2           operation and the one that's under construction?

3           MR. FORD: Collin, if I could ask when the  
4           assessment is --

5           MR. WALLS: The answer to her questions are no  
6           and yes, that the --

7           INTERESTED CITIZEN: Would you mind running  
8           that by for us in the back? We can't hear.

9           MR. WALLS: The question was when were the  
10          payments likely to start. Probably December, 2007  
11          tax bill, and because of the schedule, it is  
12          possible that you would have an over-lap of the  
13          operation of the existing system and that first  
14          payment.

15          INTERESTED CITIZEN: Oh. If possible, -- if  
16          so, my question was, is it possible, within the  
17          application to the state, to get that deferred until  
18          the completion of the project? Can that be written  
19          in the proposal?

20          MR. SANZICA: Can I answer that? The way the  
21          loan works, it's a reimbursement loan. It's a  
22          reimbursement loan, I'm sorry, and what we do is as  
23          we spend the money -- they bill us every six months  
24          for the interest so we have to pay the interest on  
25          the loan, and once the -- then I believe once this

1 system's in service, that's when they start drawing  
2 down the capital costs of the loan, so there is some  
3 deferral in the program. And then, also, as far as  
4 the operation and maintenance goes, I don't think  
5 there'll be a double charge because Independence  
6 wouldn't charge you until it discharges into their  
7 system.

8 INTERESTED CITIZEN: Okay.

9 MR. SANZICA: But we have to operate the waste  
10 water plant until it's -- the existing one is  
11 transferred to the Clinton/Oakland. So, there'll be  
12 some -- it will be capital costs until like -- the  
13 monthly loan payment will not be charged until the  
14 end of the project but we'll be paying interest on  
15 the money we borrow, you know, for the construction  
16 of the facility.

17 INTERESTED CITIZEN: I just have one more  
18 question.

19 MR. SANZICA: Sure, go ahead.

20 INTERESTED CITIZEN: Is the estimates on the  
21 costs depending on the interest rate that we get,  
22 does that include the operation and maintenance  
23 costs?

24 MR. FORD: Yes.

25 INTERESTED CITIZEN: Okay.

1 MR. SANZICA: Anybody else in the front row?  
2 Let's go to the second row. Anyone that would like  
3 to speak in the second row? Seeing none, the third  
4 row? Yes, ma'am? Please come up. Please give your  
5 name and address for the record.

6 INTERESTED CITIZEN: Pam Merritt, 9030 East  
7 Bluewater Drive. Who do I talk to, you?

8 MR. SANZICA: Yeah.

9 INTERESTED CITIZEN: No, we're asking you.

10 MR. SANZICA: Whoever you like.

11 INTERESTED CITIZEN: Many times when we do LUS  
12 (phonetic) funds or RCRA, that the state and the  
13 government has monies that they'll give to help do  
14 that type of thing. Have you looked into the fact  
15 that we might some help from the government or the  
16 state?

17 MR. SANZICA: Yes. In fact, at the last  
18 meeting --

19 INTERESTED CITIZEN: (Indiscernible).

20 MR. SANZICA: I'm sorry. I've got long arms.  
21 I apologize. At the last meeting, that was very  
22 evident, that the residents asked that we would look  
23 to see if there's any state loans available, and  
24 immediately after our meeting at Christmastime, a  
25 90% grant was available for the costs of the

1 planning and designing of the project, and that was  
2 -- we were notified of that after the public meeting  
3 last November. So, that is part of the state  
4 revolving loan program, and I believe that those  
5 costs were anticipated when Hubbell, Roth & Clark  
6 prepared the quarterly payments. So, that was --  
7 so, that's the best program that's available now and  
8 we will be applying for that.

9 INTERESTED CITIZEN: Okay. Right now, where  
10 all the pump station and everything is, and the sand  
11 beds, you'll have to decommission that. What  
12 happens to that property? That doesn't really  
13 belong to any of our associations at the current.

14 MR. SANZICA: We've looked into that, and there  
15 is a reverter clause in the lease, in the documents,  
16 that -- when the property was deeded over to the  
17 county, and it has to go back to the original  
18 owners. Now, I don't know who the assignees or the  
19 original owners were but I would assume that they  
20 would be the condominiums or the associations that  
21 were part of the original project. So, there is a  
22 reverter clause in the original deeds that if it's  
23 not -- the property isn't used as a waste water  
24 plant, it will go back to the original owners of the  
25 property and their assignees, I would assume.

1 INTERESTED CITIZEN: And my last question,  
2 where will the pump station be?

3 MR. SANZICA: Well, the pump station will be  
4 probably adjacent to where the existing pump station  
5 is.

6 INTERESTED CITIZEN: Thank you.

7 MR. SANZICA: But that will be planned, and  
8 it's part of the -- our design for the facility.  
9 Anybody else in the third row? Yes, ma'am?

10 INTERESTED CITIZEN: I'm Alexandra Macguire at  
11 7915 Bluewater, and I just wonder how will you  
12 measure -- how will we be charged in our association  
13 for our water and sewer since we are in a well  
14 system? I know that our bill never changes from  
15 quarter to quarter regardless of whether we're, you  
16 know, watering the lawn, so I just wonder if that  
17 will change or it will stay the same.

18 MR. SANZICA: Let me just --

19 MR. WALLS: Does the mike work, Sue?

20 MS. PIDDINGTON: I don't think so.

21 MR. WALLS: Just pull it to you.

22 MS. PIDDINGTON: Can you hear me? Is that on?

23 CONCERNED CITIZEN: Yeah, it's on.

24 MS. PIDDINGTON: Your water system is not  
25 affected by this, just so you have an awareness of

1 that, so what you see that's going on with your  
2 water and what the county is doing to operate and  
3 maintain your water system will not be affected by  
4 this.

5 INTERESTED CITIZEN: So the billing will  
6 continue as --

7 MS. PIDDINGTON: That billing will continue.

8 INTERESTED CITIZEN: Okay.

9 MS. PIDDINGTON: The sewer billing will be what  
10 Randy presented and then what Phil talked to you  
11 about as far as any overlap paying for that  
12 interest.

13 MR. SANZICA: But it would be based on the --

14 MS. PIDDINGTON: Based on residential -- the  
15 comment you made was, depending on, you know, your  
16 bill never changes regardless of how much you use,  
17 --

18 INTERESTED CITIZEN: Right.

19 MS. PIDDINGTON: And the basis that's used is  
20 just your individual dwelling or your residential  
21 unit. It's not metered.

22 INTERESTED CITIZEN: Right.

23 MS. PIDDINGTON: And this will be the same.  
24 This will also not be metered.

25 INTERESTED CITIZEN: Okay.

1           MR. SANZICA: Is there anyone else in that row?  
2           Yes, ma'am? Please come up.

3           INTERESTED CITIZEN: Mary Jane Lambertz, 9034  
4           East Lake Road. One of my real concerns -- well, I  
5           know there's a lot of concerns, but this is an  
6           additional concern I have because I run into the  
7           situation already. There's only one road going in  
8           and out to Dixie Highway for all of our  
9           condominiums. Now, one morning I had -- there was a  
10          fire at the apartment complex. I could not get out  
11          to go to work because the fire engines were blocking  
12          everything off. How is this going to -- I mean this  
13          construction and everything, how are they going to  
14          arrange all of us, for us to be able to get out --  
15          in and out of work and -- that's a real problem for  
16          me.

17          MR. SANZICA: Yeah. The -- there's very little  
18          construction that would be in the condominium  
19          association, though. We'll be working at the pump  
20          station, we're rebuilding that, but I don't  
21          anticipate anything in the roads at all. All the  
22          force main will be from the waste water plant south  
23          and along Dixie Highway -- or excuse me, Big Lake  
24          Road, so -- and that will be done through  
25          directional drilling. So, I don't anticipate, right

1 now, that there'll be any construction at all,  
2 possibly maybe a minimal amount of construction in  
3 the -- on the association itself, and if there were,  
4 we would have to provide a detour or bypass around  
5 the construction site. So, we've encountered that  
6 many times, but it's a good concern and I'm sure we  
7 can handle it.

8 INTERESTED CITIZEN: It needs to be handled  
9 period, --

10 MR. SANZICA: You're right. Absolutely.

11 INTERESTED CITIZEN: You know, whether there's  
12 construction or not, we need another way to be able  
13 to get out.

14 MR. SANZICA: That's right. Anyone else in  
15 that row?

16 INTERESTED CITIZEN: Right here.

17 MR. SANZICA: Yes, ma'am?

18 INTERESTED CITIZEN: Joyce Gibbs, 7243  
19 Bluewater Drive. I'm still not clear as to our  
20 sewage use. Are we going to be billed per unit or  
21 are we going to be billed as a whole condominium  
22 association?

23 MR. SANZICA: Let me try to answer that. The  
24 project costs -- we'll be getting a loan for the  
25 project, and ultimately the loan will be determined

1 based upon the bids that we get when we publicly bid  
2 the project, and then we'll be -- we have contracts  
3 for the design and administration, so that will be  
4 divided by the number of units in -- I believe  
5 there's 229 units that are in the condominium  
6 project, including the apartments and the  
7 condominiums, so --

8 INTERESTED CITIZEN: 259.

9 MR. SANZICA: Pardon me?

10 INTERESTED CITIZEN: 259.

11 MR. SANZICA: 259, I'm sorry. So, once we  
12 determine the per unit cost, that will be part of  
13 your special assessment, and that will go through  
14 the special assessment hearing, so you'll be  
15 notified of that at the special assessment hearing,  
16 and that's when we set the roll, so you'll know all  
17 the costs. It will be based upon your -- each  
18 individual unit of your home divided, you know, by  
19 the total cost, and that's how we will charge you  
20 for the project. That's how the township will  
21 charge you for the project. They'll be assessing  
22 you this special assessment process, and then  
23 there'll be a cost for operation and maintenance,  
24 and it will be coming on your water and sewer bill.  
25 Those will be the two parts of your bill. Is there

1 anything else, Collin?

2 MR. WALLS: Yeah. I don't want anybody to be  
3 confused. The township has not -- board has not  
4 discussed this project at all. That may be the way  
5 it's done but the final determination of benefit and  
6 any special assessment project will be done by the  
7 Springfield Township board. Obviously, we're going  
8 to take the recommendations of people who are doing  
9 it, but the numbers that were presented to you was  
10 to re-pay the loan. I don't want to end up chairing  
11 a public hearing on a special assessment and having  
12 a bunch of people remember that. If the majority of  
13 the township board are presenting something a little  
14 differently -- the most important part is, there  
15 will be hearings and an opportunity to discuss it  
16 and present your case. Don't be an alarmist. I'm  
17 not saying it won't be that way, just the Oakland  
18 County Drain Commission will not determine what your  
19 special assessment is.

20 MR. SANZICA: That is absolutely true. Mr.  
21 Walls is the boss.

22 MR. WALLS: No, the township board is.

23 MR. SANZICA: The township board's the boss.

24 INTERESTED CITIZEN: I'm Bob Gray from 92 --  
25 9022 East Bluewater Drive. This is probably more

1 directed to Collin. Basically, you know, I wanted  
2 to find out if the condos and the apartments will  
3 have the exact same charge. The apartments have  
4 more people than the condos do so please consider  
5 that.

6 MR. SANZICA: Is there any other -- anyone else  
7 in that row? All right. I'd like to go to the next  
8 row. Yes, ma'am? Would you like to come up,  
9 please?

10 INTERESTED CITIZEN: I'm sorry. What was the  
11 answer to that last question? I didn't hear it.

12 MR. SANZICA: It's up to the township.

13 INTERESTED CITIZEN: It's up to the township.  
14 Okay.

15 INTERESTED CITIZEN: My name is Joan Weger and  
16 I live at 8719 Cedar Court. My question is probably  
17 a little premature, but in the event that this  
18 project comes to fruition and the assessment is  
19 levied, what happens when a home owner wants to sell  
20 his house? Will they -- or a condo or whatever.  
21 Will they be able to -- will the new buyer be able  
22 to assume the assessment or is the present home  
23 owner responsible for paying off the entire  
24 assessment?

25 MR. WALLS: Currently, the township board does

1 not have an ordinance that requires assessments to  
2 be paid off on transfer of property, nor has there  
3 been any discussion of having one. It is my  
4 understanding, however, that many but not all  
5 mortgage companies for a new buyer for your property  
6 may well require that to be paid off, but to the  
7 best of my knowledge, it will not be a requirement  
8 of the township board.

9 INTERESTED CITIZEN: Thank you.

10 MR. SANZICA: Are we all set in that row? How  
11 about the next row? Anyone else? Yes, sir?

12 INTERESTED CITIZEN: Boney Mathew, 7167  
13 Bluewater Drive. The cost estimation, how do you  
14 determine the cost estimation on one versus the  
15 other?

16 MR. FORD: Well, a -- there was a -- the county  
17 had actually done a lot of -- I'm sorry. The county  
18 actually did a lot of homework putting the numbers  
19 together and provided the cost estimates, and I  
20 guess I would have to -- if you had any specific  
21 questions about them -- but it's -- you go through  
22 and you -- there's a bunch of line items for  
23 construction costs, you know, plans and specs,  
24 design costs. There's a number of components;  
25 inspection, you know, the construction,

1 administration, so it's simply going through and  
2 taking all those items and adding them up and  
3 comparing them, and that's -- and that's just how it  
4 shook out, that 2.8 versus the 3.2 million, those  
5 estimates.

6 INTERESTED CITIZEN: But you didn't do any  
7 bidding or --

8 MR. FORD: No bids. No, it's based on  
9 experience with, you know, other projects. You  
10 know, the numbers were generated. They're not  
11 pulled out of thin air. I mean there's some basis  
12 for them, but at this point, no, there's been no  
13 actual bidding. That's part of the process. We  
14 will go through that, and once we do the plans and  
15 specs, we'll -- everything will be much more  
16 defined, but you have to start with something.

17 INTERESTED CITIZEN: Right. You're going to  
18 bid both -- for both those, right?

19 MR. FORD: No, we're going to bid the  
20 recommended alternative.

21 INTERESTED CITIZEN: Then if the other one is  
22 -- the reality is 1.5 million rather than -- your  
23 estimate, if it's wrong, how we can correct that?  
24 There is no way to correct once we go to one path,  
25 right?

1           MR. FORD: Well, Sue, maybe you could comment  
2           on the estimates, but I think there's some  
3           confidence in those numbers, and it's not like  
4           they're right, you know, -- it's an equal cost. I  
5           mean there is a disparity or a difference between  
6           the two numbers.

7           MS. PIDDINGTON: The estimates were developed  
8           from professionals in our office and with Hubbell,  
9           Roth & Clark, looking at, as Randy said, breaking  
10          down every component of what would be needed for  
11          each alternative, then going out to contractors and  
12          asking what is the course to construct, per lineal  
13          foot, for this, what is the cost to construct this  
14          type of a plan. When we took at the alternatives in  
15          upgrading the waste water plan, we looked at what  
16          would likely be required by the MDEQ component by  
17          component and then estimated what would the cost be  
18          to build that component. Lots of phone calls, lots  
19          of discussion with contractors by professionals who  
20          do this kind of work. So, these types of estimates  
21          result by professionals in consultation with  
22          contractors and people who have put these system in  
23          previously.

24          INTERESTED CITIZEN: Why can't we get both  
25          quotes if you're going to bid it both ways?

1           MR. SANZICA: I think it's just not practical  
2           to do that, you know. The costs of operation and  
3           maintenance was so substantially different that when  
4           you look at it on an annual basis, the costs were  
5           just -- there's no comparison, and then to provide  
6           the design of a waste water plan and go through all  
7           the permitting, it just isn't practical, it's very  
8           expensive, and you would have to bear those costs,  
9           so you'd have to design both systems in order to bid  
10          both systems, and that's just not how we do things.

11          INTERESTED CITIZEN: Well, currently it's \$153  
12          for that. So, how can it be more to design the  
13          current system? Right, 153? How can we say that it  
14          will be more without understanding the total cost?

15          MR. SANZICA: Well, we under -- yeah. His  
16          question is how, you know, -- currently, the cost is  
17          \$153 for the collection system, how would we not  
18          understand the total cost, and we didn't -- and I  
19          don't -- the presentation -- do you have -- maybe  
20          Randy can help me on the average annual cost for the  
21          -- per unit for the waste water collection system  
22          would be substantially higher considering the  
23          alternative, wouldn't it?

24          MS. STICKEL: It's probably double.

25          MR. FORD: 250.

1           MR. SANZICA: Yeah. The average cost for the  
2           annual -- if we build a waste water plant will be  
3           double the cost of the collection system, so there  
4           is no comparison.

5           INTERESTED CITIZEN: But that's an estimate.  
6           But without any real --

7           MR. SANZICA: It's based upon our professional  
8           judgments by professional engineers, and that's how  
9           we do things, and it's based upon our experience.  
10          We've been doing this for a long time and -- and  
11          we've been wrong before, but on these estimate, we  
12          feel they're conservative numbers and they're good  
13          numbers. I can't answer your question any more than  
14          that, sir.

15          INTERESTED CITIZEN: Yeah. Cost over-run, you  
16          know? Costs, right now, we are estimating three  
17          million. By the time we are done --

18          INTERESTED CITIZEN: We have a three minute  
19          time limit, don't we?

20          MR. SANZICA: Let's let him finish his  
21          question. Go ahead.

22          INTERESTED CITIZEN: The time limit is -- no.

23          MR. SANZICA: The cost over-run?

24          INTERESTED CITIZEN: Cost over-run. If it ends  
25          up to six million on this program?

1 MR. SANZICA: If I may?

2 INTERESTED CITIZEN: Yeah.

3 MR. SANZICA: Yeah. We do have a contingency  
4 in the project, a 10% contingency, and you know,  
5 with our experience, we haven't exceeded that in the  
6 many years that we've been working on it. Thank  
7 you, sir.

8 INTERESTED CITIZEN: I'm hearing some comments  
9 here --

10 MR. SANZICA: Would you like to come up?

11 INTERESTED CITIZEN: Yes, let me come up.

12 MR. SANZICA: Give us your name, please.

13 INTERESTED CITIZEN: I'm Gene Ewing, the  
14 President of Edge Pines Condo Association.

15 MR. SANZICA: Put it close to your mouth,  
16 please.

17 INTERESTED CITIZEN: When I talked to you  
18 originally, you said that the increase --

19 INTERESTED CITIZEN: Can't hear you.

20 INTERESTED CITIZEN: The increase in the paid  
21 \$153 -- or what it was was 300 at the time that we  
22 started to talk, included the existing payment that  
23 we're making now; is that correct? In other words,  
24 if we're paying forty -- 132 now, it's not 132 plus  
25 153, it's 153 per quarter; is that correct? It's

1 not in addition? That's my understanding.

2 MR. SANZICA: Yes.

3 MR. FORD: That's correct.

4 INTERESTED CITIZEN: Okay. Does that clarify  
5 for some of the members out here? I heard the  
6 comments a few minutes ago. Now, one other thing  
7 you were talking about was taxes. Does it affect  
8 the property taxes?

9 MR. SANZICA: Mr. Walls, would you like to  
10 answer that?

11 MR. WALLS: Do I need help? Yeah. Does --  
12 will this affect the property taxes? Only to the  
13 extent that over time it affects the market value.  
14 Obviously, it's going to affect your tax bill  
15 because probably your special assessment will be on  
16 that bill.

17 INTERESTED CITIZEN: That special assessment's  
18 not going to be the monthly payment?

19 INTERESTED CITIZEN: No.

20 INTERESTED CITIZEN: You have 153 quarterly  
21 payments. You're going to assess on top of that?

22 MR. WALLS: No.

23 INTERESTED CITIZEN: That's what the people  
24 want to know.

25 MR. WALLS: Please keep in mind the numbers

1           that were presented to you, that 153 per quarter, is  
2           what it will cost, in the equivalent to what you're  
3           paying now, to pay off the loan. The township will  
4           generate that money, not through quarterly billings.  
5           It will be on your tax bill. Multiply 153 times 12  
6           and that's what you're going to get on an annual  
7           basis.

8           INTERESTED CITIZEN: All right. What you're  
9           telling us --

10          INTERESTED CITIZEN: Four.

11          MR. WALLS: Oh, four. Sorry about that. I  
12          generated some interest.

13          INTERESTED CITIZEN: You confused everyone here  
14          right now. \$153 per quarter. Then you're going to  
15          assess at the end of the year on our taxes. Now,  
16          what is that 153? Does that go on the taxes or on  
17          the monthly bill -- or quarterly bill? How do you  
18          state it? You told me two different things here and  
19          you got to clarify that because I'm sure that the  
20          group out here does not understand what you said.

21          MR. WALLS: Very simply, the estimate is \$153  
22          per quarter to pay off the loan. The township will  
23          levy the assessment on your tax bill. You get it  
24          once a year. That is not, repeat not, in addition  
25          to the \$153 a quarter. We're talking about apples

1 and oranges.

2 INTERESTED CITIZEN: What is the assessment?.

3 MR. WALLS: That will be part of a public  
4 hearing that will be held later when costs are  
5 known. And currently, it will be very similar,  
6 based on what we've seen, to that 153 times 4.

7 INTERESTED CITIZEN: We understand that. 153  
8 times 4, you're going to do that on a quarterly  
9 basis or are you going to do that annually??

10 MR. WALLS: Mr. Ewing, that will be done  
11 annually, period.

12 INTERESTED CITIZEN: That's what we want  
13 clarified. In other words, we're not going to have  
14 a quarterly --

15 MR. SANZICA: It's hard to hear you, sir,  
16 without speaking in the microphone.

17 MR. WALLS: He's asking the same question over.  
18 No, you will not.

19 INTERESTED CITIZEN: You're not going to have a  
20 quarterly payment; is that's what you're saying?  
21 We're going to be taxed? That's not what you told  
22 us.

23 MR. WALLS: I'm not sure how to cover this any  
24 clearer. There will be one annual bill on your tax  
25 statement from the township to cover the cost of

1 re-paying the loan.

2 INTERESTED CITIZEN: Okay. What is our  
3 quarterly tax?

4 MR. WALLS: There will be one annual on your  
5 tax payment to cover the cost of the loan. I don't  
6 know what the quarterly bill will be. That will be  
7 for water. It will be determined by Oakland County  
8 Drain Commission.

9 INTERESTED CITIZEN: We understand it's for  
10 water but you still have the sewer that you're going  
11 only do -- we're paying quarterly now.

12 MR. WALLS: You will not be paying quarterly  
13 when it's done.

14 INTERESTED CITIZEN: Okay. Then we'll do it  
15 once a year. That's what we want to know.

16 MR. SANZICA: All right. Let's keep moving.  
17 Thank you, Mr. Ewing. I think we got that point.  
18 Does anyone else in that --

19 INTERESTED CITIZEN: I don't think it's clear  
20 yet. It's not clear yet.

21 INTERESTED CITIZEN: Somebody else explain it a  
22 different way. You got to say it a different way.

23 INTERESTED CITIZEN: Is anybody -- is that  
24 clear to everybody else or is it just me?

25 MR. SANZICA: All right. Let me try to explain

1           it. You know, Mr. Walls, please correct me if I'm  
2           wrong. There's one annual assessment for the  
3           special assessment payment to pay off the loan.  
4           However, you will be getting quarterly payments for  
5           your water and sewer bills.

6           INTERESTED CITIZEN: Like we do now.

7           MR. SANZICA: Like you do now.

8           INTERESTED CITIZEN: Just water.

9           INTERESTED CITIZEN: Water.

10          MR. SANZICA: Isn't sewer built in? There  
11          won't be a sewer bill. Water and sewer. There  
12          won't be a water -- in the \$152 that we estimate,  
13          would include the operation and maintenance.

14          INTERESTED CITIZEN: Okay. So, you just say  
15          \$600 a year.

16          INTERESTED CITIZEN: So what you're saying is  
17          we're paying two different things?

18          MR. SANZICA: Yeah. Right. Exactly. Right.

19          INTERESTED CITIZEN: Thank you.

20          MR. SANZICA: There would be a sewer bill  
21          included in your costs for the operation and  
22          maintenance to Independence Township. Is there  
23          someone out in the next row, please? Is there  
24          anyone in this -- any -- yes? Did you ask a  
25          question before?

1 INTERESTED CITIZEN: No.

2 MR. SANZICA: Well, please come up then.

3 INTERESTED CITIZEN: My name is Judy Kowalski  
4 and I live at 7172 Bluewater. Sorry for my  
5 ignorance but I didn't know what the heck  
6 directional drilling was. I thought all drilling  
7 was in the direction of the object. Okay. I would  
8 -- one of questions that I have is, what's the  
9 criteria for awarding the contract? Does the board  
10 do it? Does a person do that? How do we insure  
11 that somebody's hand isn't in somebody else's back  
12 pocket?

13 MR. SANZICA: Yeah. The -- we'll be having  
14 plans and specifications prepared by our consultant,  
15 Hubbell, Roth & Clark, and we be will getting  
16 proposed -- we will publicly advertise the bids.  
17 The contractors will have a period of time to bid  
18 the project. There will be a public opening at the  
19 drainage board -- at the Drain Commissioner's  
20 Office. The contractor that will be awarded the  
21 contract will be the lowest responsible responsive  
22 bid, and the bidder will also have to have a bond to  
23 guarantee that he's performing the work -- that he  
24 will perform the work as stated in the project. So  
25 that it's a public opening, everything is above

1 board, and there will be a bond that guarantees that  
2 the work will be done in accordance with the plans  
3 and specifications from the contractor.

4 INTERESTED CITIZEN: Okay. There's been  
5 information that's been made available about the  
6 Baptist Church and that property and so on. Does --  
7 will there be any relevance to this situation if  
8 that property indeed is sold? And I know zoning has  
9 something to do with it, about what goes in that  
10 property, and then what would happen is there's some  
11 kind of accountability for whoever goes in there,  
12 tying into the water and sewage that we are now  
13 addressing.

14 MR. SANZICA: If I may? Mr. Walls, if I may  
15 try to answer this, and if -- please jump in at any  
16 time if you feel there being something else. Well,  
17 right now the only way that we were able to make an  
18 agreement with Independence Township to allow this  
19 sewage to flow into that system was to define the  
20 limits of the project, and right now there's a tri-  
21 party agreement that we're proposing with  
22 Independence Township, the County of Oakland and  
23 Springfield Township that limits who is involved in  
24 the project. So, as far as I'm concerned, unless  
25 the agreement is changed, and I would think that

1 would be very unlikely, that is what the limit of  
2 the project would entail.

3 INTERESTED CITIZEN: That was the red line?

4 MR. SANZICA: That's right. That's exactly  
5 right.

6 INTERESTED CITIZEN: Okay. Is there any  
7 insurance against whoever is awarded the contract to  
8 cover the possibility of them utilizing faulty  
9 materials? Who will be the -- who will be policing  
10 that?

11 MR. SANZICA: Good -- if I may? It's a good  
12 question. The county Drain Commissioner's Office  
13 will be managing the project. You know, we have  
14 plans and specifications that will be developed by  
15 our consultants. We'll be having full time  
16 inspection on the job to insure that it's built in  
17 accordance with the plans and specs, and also, we  
18 have a labor and material bond and a maintenance  
19 bond on the performance of the system for one year  
20 after it's built to guarantee that it's -- it  
21 functions as it was designed. So, we have full time  
22 inspection, we have bonds that warranty the work,  
23 and that's typically how it's done in public works,  
24 with those types of guarantees.

25 INTERESTED CITIZEN: All right. Thank you.

1 MR. SANZICA: Thank you.

2 INTERESTED CITIZEN: One year you're only going  
3 to guarantee the work and -- we're paying for 20  
4 years and we're only going to get a guarantee for  
5 one year?

6 MR. SANZICA: That's typically the way it's  
7 done, and in our experience, that's all -- no.  
8 quote honestly. In our experience, if there's a  
9 problem, it will occur within the first year. And  
10 these are tried and --

11 INTERESTED CITIZEN: (Inaudible).

12 MR. SANZICA: Well, it's been our -- again,  
13 we've been doing this for a long time and, you know,  
14 and that's how we feel very comfortable in the  
15 project. And that's once the project's completed  
16 and once it's in service for a year, but that's  
17 traditionally the way it's done in the 30 years  
18 that I've been working in public works, and I've  
19 never had any problem.

20 INTERESTED CITIZEN: How much more for the  
21 extended warranty?

22 MR. SANZICA: Is there another question in that  
23 row? Is there another row? How about the next row?  
24 Would anyone like to ask -- yes, sir? Would you  
25 like to come up, sir?

1 INTERESTED CITIZEN: My name is Ray Shalhoop  
2 (phonetic) at 9095 Bavarian Way in the Springfield  
3 Pines Condominiums. The question on my mind is, why  
4 do we exclude the possible hooking in of the sewer  
5 to the commercial property that's being developed in  
6 place of Dixie Baptist Church right now? It would  
7 greatly reduce the per unit cost to us if they were  
8 allowed to participate in the use of the sewer line,  
9 and there's no wear on that. When you lay a sewer  
10 line, it's static. It's not moving machinery or  
11 anything. And it's, as far as I'm concerned, it's  
12 like getting free money to include that.

13 MR. SANZICA: If I may? There's a -- capacity  
14 in the Clinton/Oakland system is very limited per  
15 each community and there are very stringent  
16 conditions that Independence placed on us on the  
17 amount of flow that they would handle in their  
18 system. They have development in Independence  
19 Township. They have accounted for their capacity in  
20 their system, and if -- this is a great  
21 inter-governmental agreement that we've established  
22 between Independence and Springfield Township, to  
23 allow us to go into the district, and we even got  
24 special permission from the City of Detroit to allow  
25 us to go there. So, it is a very limited capacity,

1           it's very precious, and I believe Springfield  
2           Township also has concerns about growth and  
3           development in their community, and there's a mutual  
4           concern between Springfield and Independence and  
5           Oakland County that we serve the existing residents  
6           that are on the system now. So, there's several  
7           factors, and I think all those were taking into  
8           consideration.

9           INTERESTED CITIZEN: Excuse me. So you're  
10          saying that if there is a development there, they  
11          will not be allowed to connect?

12          MR. SANZICA: That's the way it's proposed  
13          right now, that's correct.

14          INTERESTED CITIZEN: They have to have  
15          sewer.

16          MR. SANZICA: No, they'd have to have -- I  
17          guess that what -- this gentleman's asked what would  
18          they do for sewage. They would have to have an  
19          on-site disposal system, and there are many other  
20          ways of doing it. And Sue, would you like to make a  
21          comment?

22          MS. PIDDINGTON: Yes, just briefly. I was  
23          involved quite a bit at the onset of this, and  
24          Independence is allowing this, but they're not  
25          opening the door to all kinds of development, but

1           they're willing to allow this. This is -- this is  
2           from Linda Richardson. She's the Director of the  
3           Department of Public Works for Independence Township  
4           and this is her comment. No other development,  
5           residential or commercial, will be allowed to  
6           connect to the proposed sanitary sewer main located  
7           within Springfield Township. We have covered this  
8           issue in the tri-party agreement between three  
9           governmental agencies. Independence has no desire  
10          now or in the future to extend this agreement beyond  
11          the Softwater Lake boundaries, which they are very  
12          definitive on that. Their board was very  
13          restrictive with that. And I think that it's an  
14          excellent opportunity that they've allowed it  
15          because they didn't have to.

16                 INTERESTED CITIZEN: Then how are you allowing  
17          Marketplace to come in? Where is their water going  
18          to come from, and their sewer?

19                 MR. SANZICA: These are out of order. Let's --  
20          when your question comes up, we'll be happy to  
21          answer it. Anyone in the next row like to ask a  
22          question, please? The next row, would anyone care  
23          to ask a question? Yes, sir?

24                 INTERESTED CITIZEN: Joe McGee, 6986 South  
25          Bluewater Drive. The last letter we got from the

1 Drain Commission notifying us of this meeting, I'm a  
2 little confused. It says the estimate costs to  
3 users within the project area to be about \$300 per  
4 quarter, and I heard \$153, I heard all kinds of  
5 numbers. Which one is correct?

6 MR. SANZICA: No, I think in the notice we gave  
7 you the maximum amount we felt a reasonable  
8 assessment would be. You know, we have a range of  
9 153 to 300. One was based on if we got -- if we  
10 didn't get in the state revolving fund, the low  
11 interest loan, and the other one was if we had to go  
12 at market rates for the municipal bonds.

13 INTERESTED CITIZEN: Will this sewer be -- will  
14 this be metered at Independence Township?

15 MR. SANZICA: The answer is no.

16 INTERESTED CITIZEN: Oh, it's no?

17 MR. SANZICA: I thought it would be.

18 INTERESTED CITIZEN: How will they know how to  
19 charge if it's not metered?

20 MS. PIDDINGTON: Here, I can answer that. We  
21 do have a meter. We will have a meter in the pump  
22 station so you will know how much it is that  
23 Softwater is contributing, but that is not how it's  
24 going to be billed. It will be billed based on  
25 units, not based on metered flow, but there is a

1 meter.

2 INTERESTED CITIZEN: So if the units are  
3 vacant, they're still going to get charged?

4 MS. PIDDINGTON: That's correct.

5 MR. SANZICA: Anyone in the next row? Yes,  
6 ma'am?

7 INTERESTED CITIZEN: Okay. The question I have  
8 is, how are you allowing Marketplace to come in?  
9 What are they going to tap into if they don't tap  
10 into us?

11 INTERESTED CITIZEN: We're not going to let  
12 them come in.

13 INTERESTED CITIZEN: But if that church turns  
14 into something else, they're going to have to tap  
15 into something. Where are they tapping into?

16 MR. FORD: Ma'am, I can try and address that.  
17 You know, we're not here to speculate on  
18 developments in the township that may or may not  
19 happen.

20 INTERESTED CITIZEN: We are.

21 INTERESTED CITIZEN: No, no, that's not right.  
22 May I have that back, please?

23 MR. FORD: This is not the purpose of the  
24 meeting. This is the not purpose of this meeting,  
25 it's to go forward with the project plan that we've

1 presented to you. We looked at alternatives. This  
2 has been in the works a long time. The fact that  
3 there's some proposed re-development of property  
4 that's just recently come in, you know, it's the  
5 determination that we're going to move forward with  
6 this, we're not going to wait around on the if come  
7 and see what happens should this development happen  
8 or that development happen.

9 INTERESTED CITIZEN: But we know it's going to  
10 happen.

11 MR. FORD: They have to deal -- if they want to  
12 -- there's a process that they will go through.  
13 They'll submit plans, they'll be reviewed by the  
14 township, the Planning Commission, and they will  
15 have to go through the normal process like any other  
16 development, but right now there is -- nothing's  
17 been approved in Springfield Township for the  
18 development that you're talking to, one of the  
19 Baptist Church sites.

20 INTERESTED CITIZEN: Okay. Well, how about in  
21 the future? In the future, whoever moves there,  
22 where are they going to tap into?

23 MR. FORD: They're going to be proposing  
24 they're own on-site treatment facility because they  
25 will not have a public sewer to discharge to, so

1           they'll have to deal with it however they're going  
2           to deal with it. They'll submit the plans to the  
3           corporate agencies and try and secure the permits.  
4           But again, this is all -- there's nothing proposed  
5           -- or I shouldn't say -- there may be something  
6           proposed but it has not gone through interview with  
7           the township and there's been absolutely nothing  
8           approved.

9           INTERESTED CITIZEN: So we're not looking at  
10          the future, we're just going to look at today and  
11          what comes in today, and whatever comes in tomorrow,  
12          screw the rest of us?

13          MR. FORD: How far in the future do we  
14          speculate? I mean this is not how we do things.  
15          The Drain Office has been working on this for a  
16          number of years and there's an obligation, a  
17          commitment, to move forward with this project, and  
18          it's not to sit around and wait for development that  
19          may or may not happen.

20          INTERESTED CITIZEN: Screw the little people.

21          MR. FORD: It's --

22          INTERESTED CITIZEN: Thank you. Thank you.

23          MR. FORD: I didn't say that.

24          INTERESTED CITIZEN: No, you say it. You don't  
25          have to say it in those words.

1 INTERESTED CITIZEN: Sit down.

2 MR. SANZICA: Thank you, ma'am. Thank you very  
3 much.

4 INTERESTED CITIZEN: Can I just clarify it?  
5 I'm sorry. I don't know about everyone else but I  
6 don't know if I --

7 MR. SANZICA: You're not -- please. You're not  
8 -- you're out of order. Let's go to the next row.  
9 When your turn comes, we'll answer your question.  
10 Thank you.

11 INTERESTED CITIZEN: All right. Sorry.

12 MR. SANZICA: Is there anyone in the next row?

13 INTERESTED CITIZEN: Right here.

14 INTERESTED CITIZEN: Here.

15 MR. SANZICA: Yes, ma'am? Would you like to  
16 come and give your name for the record? I would be  
17 happy to bring it to you.

18 INTERESTED CITIZEN: Thank you. My name is  
19 Verga Seacarr (phonetic) and I live at 7145  
20 Bluewater Drive and I've very concerned about what  
21 this is going to cost in taxes. I've lived there  
22 for four years and every year my taxes have gone up.  
23 Now we have a special assessment for the lake  
24 improvement, and then with this new sewer system --  
25 I'm not going to be there for 20 years to reap the

1 benefits of paying for it now and I'm just concerned  
2 that -- in our area, I'd say that 95% of the people  
3 there are retired and on fixed incomes and this can  
4 make a hardship for a number of us.

5 MR. SANZICA: Anyone else in this row like to  
6 make a comment or have a question? The next row?  
7 Yes, ma'am?

8 INTERESTED CITIZEN: My name is Jill Papour.  
9 I'm from 7210 Bluewater Drive, 155. My question,  
10 which I don't feel was fairly answered tonight, is  
11 this permit expired 30 some years ago. Why hasn't  
12 this been addressed? Why are the people that moved  
13 into these condo associations four years ago, why  
14 weren't we notified about this when we bought the  
15 facility, when there wasn't something that was up to  
16 code or up to permit?

17 INTERESTED CITIZEN: Exactly. Thank you, Jill.

18 MS. PIDDINGTON: The facility was originally  
19 permitted by the Michigan Department of Natural  
20 Resources, by the man -- or the development company  
21 that developed where you live now, and he did get a  
22 permit at that point in time, and through a  
23 bankruptcy, the county ended up with the facility,  
24 and on numerous occasions over all these years, we  
25 have corresponded with the DEQ numerous times to try

1 to get a current permit. Now, the facility is  
2 operating as it was intended to operate but as the  
3 regulations have become more and more stringent over  
4 the years, there has -- there hasn't been any  
5 correspondence from the DEQ that has required the  
6 upgrade until we received the notice of  
7 noncompliance in 2004, at which time we began to  
8 aggressively pursue options for you folks. We have  
9 tried very hard and we have come up with an  
10 excellent option for you with this sewer connection,  
11 and so when you purchased your property or when you  
12 purchased your condominium, part of what you  
13 purchased had aged, just as the roads age where you  
14 are, or your roof ages, or any other part of your  
15 property. So, if you purchased it four years ago,  
16 when you purchased your condominium, you also  
17 purchased interest in a 26 year old sewer system,  
18 and that was part of what you purchased. We've been  
19 operating and maintaining that facility diligently,  
20 and for a 30 year old facility, that thing, you  
21 know, it's doing what it was intended to do, but  
22 it's 30 years old and it's at the end of its useful  
23 life. When you purchased your properties, you  
24 purchased interest into that.

25 INTERESTED CITIZEN: I understand it's aged.

1 Over time, anything, it's in need of repair. What I  
2 am disputing for those of us that did purchase  
3 units, there must have been something out there from  
4 -- some type of notification. I signed a seller  
5 disclosure statement. There's nothing stating that  
6 nothing was up to permit. Everything passed  
7 satisfactory inspection, et cetera, et cetera. I'm  
8 in a position now where I don't even live in this  
9 condominium association. I moved out two year ago.  
10 I can't sell it as it is and now I'm in a place that  
11 we're getting assessed another 10, 20 thousand  
12 dollars on top of a \$4,500 assessment from two years  
13 ago for something that wasn't disclosed to us at the  
14 time of purchase, and that's what I'm disputing, not  
15 that it does not -- it does need repairs, I agree  
16 with that, but the fact that it wasn't disclosed as  
17 a purchaser, legally, we had the right, we had the  
18 obligation, to be notified about that.

19 MS. PIDDINGTON: That disclosure that you speak  
20 about was from the person who sold you the home;  
21 correct?

22 INTERESTED CITIZEN: Which was also there for  
23 two years; so therefore, she would not have received  
24 proper notification neither, if this was an issue  
25 back from '78.

1 MS. PIDDINGTON: We didn't receive the formal  
2 notice of noncompliance from the DEQ until 2004.

3 INTERESTED CITIZEN: But there had to have been  
4 something stating that we weren't operating in  
5 compliance.

6 MS. PIDDINGTON: That it was aging but there  
7 was no formal notification from the MDEQ that they  
8 were requiring an upgrade at that particular point.

9 INTERESTED CITIZEN: What, we didn't have an  
10 active permit? What?

11 MS. PIDDINGTON: We didn't have an active  
12 permit, that's true.

13 INTERESTED CITIZEN: And doesn't that need to  
14 be disclosed?

15 MS. PIDDINGTON: We tried. We have tried. The  
16 disclosure that you're talking about would be from  
17 the person -- had you contacted the county, we would  
18 have given you the information that you're asking  
19 about. Had your condominium association contacted  
20 the county and requested that information, we could  
21 have given you the history of what was going on, but  
22 honestly, until the DEQ forced this issue in 2004,  
23 you know, that's what forced this, and that's why  
24 we're here today.

25 MR. SANZICA: Any other questions? Let me go

1 finish this -- yes, sir?

2 INTERESTED CITIZEN: All right. Jack Tracey,  
3 7210 Bluewater. So, there's no permit issued since  
4 '78 and you didn't have to do anything until they,  
5 you know, forced you to do it. What do you need a  
6 permit for? What's the point of the permit then if  
7 you don't have to act until they make you do  
8 something? You've known that it hasn't been up to  
9 code since '78. We've been paying. You could be  
10 setting aside funds preparing for this. Where's  
11 that money gone? There was no money set aside for  
12 future maintenance or anything like that? There's  
13 no such funds?

14 MS. PIDDINGTON: The county does have some  
15 funds that we have set aside. We do not have enough  
16 funds and it was never intended that we would set  
17 aside enough funds to completely rebuild the plant,  
18 but there are some funds.

19 INTERESTED CITIZEN: But it hasn't been up to  
20 code since '78 and you knew there was a problem back  
21 then. 30 years ago --

22 MS. PIDDINGTON: That's not entirely true, if I  
23 went through the chronology. The plant has -- to  
24 say it's not been up to code is not entirely true.  
25 We have been operating that facility as it was

1 intend to be operated and --

2 INTERESTED CITIZEN: Well, then where's the  
3 permit? That can't be true.

4 MR. SANZICA: Let her answer that.

5 MS. PIDDINGTON: As it was intended to be  
6 operated as it was constructed.

7 INTERESTED CITIZEN: So it's been operating as  
8 constructed but not up to standard?

9 MS. PIDDINGTON: In the many years since this  
10 plant was built, the ground water discharge  
11 regulations have become more and more stringent,  
12 increasingly stringent.

13 INTERESTED CITIZEN: So whose job is it to  
14 keep up with the regulation?

15 MS. PIDDINGTON: The fact is, we have  
16 corresponded on numerous occasions with the DEQ  
17 asking exactly what they wanted from us to upgrade  
18 this facility and the DEQ has never given that to us  
19 until 2004.

20 MR. SANZICA: I think to reach a limit to that  
21 question, if I may, and I'd be happy to answer your  
22 questions later, but I guess the point is that it's  
23 not part of the project plan. The point now is we  
24 have to build a new -- replace a plant and the best  
25 solution, we believe, is to connect to the sewer, so

1           what we did in the past is history and we can't  
2           re-live that, so if you don't mind, I'd like to  
3           continue on. If you have other questions, we'd be  
4           happy to answer them later.

5           INTERESTED CITIZEN: Later? Later --

6           MR. SANZICA: Today. Tonight. We'd be happy  
7           to answer those later if you'd like. Yes, ma'am?

8           INTERESTED CITIZEN: I'm on this row.

9           MR. SANZICA: Yes, ma'am?

10          INTERESTED CITIZEN: My name is Diane Corder.  
11          I live at 8755 Cedar in the Lakefront Manor Condos.  
12          This meeting just infuriates me because I would just  
13          like to say that I feel even though it has been  
14          proposed that -- this exact system, doesn't mean  
15          that we shouldn't be able to ask questions about why  
16          is it that we're not expanding beyond the limits of  
17          what you want to make the scope be. We have -- it's  
18          reasonable for us to ask why is it that we know -- I  
19          mean we're not stupid. We know that at some point  
20          these commercial properties will have to be  
21          developed, they will have to have some type of  
22          facility, and we know that whatever those will be,  
23          why can't we say that maybe if we were a little  
24          patient, and I know you have limits of what they  
25          will allow you to do, my point is, why can't we say

1 well guess what, if we do it today, you know,  
2 immediately, then we're going to have to do it  
3 within our scope, we all have to pay -- 259 units  
4 have to pay this whole project, why is it that --  
5 see, I'm working from a situation where I, four  
6 years ago, lived in White Lake Township. I'm sorry.  
7 I'm very nervous here. I lived in a situation in  
8 Suburban Hills, White Lake Township, where we went  
9 through this whole process. We lived there 16  
10 years, went through this whole project, saw the  
11 whole thing, and we had to pay off our assessment  
12 before we could move here, and so I know what this  
13 whole thing is, and what I -- my concern is this.  
14 Here we -- through this whole process, I know that  
15 there were delays in getting all of this arranged  
16 where they had approval for this, approval for that,  
17 and how long before they actually did construction  
18 and how long before they actually started building,  
19 the whole process. It takes a very long time. What  
20 I'm asking is, why are we in such a hurry to have  
21 this whole process done as quickly as possible so  
22 that only us will pay for it? That's our concern.

23 MR. SANZICA: That's a good question and I'd  
24 like to answer it. Because this is an opportunity  
25 for us to apply for the low interest loan, a 1 5/8

1           percent loan, and then this is the first opportunity  
2           we've had with Independence Township to be able to  
3           have our sewage flow from your community into  
4           Independence Township. They have a very limited  
5           amount of passing that they have allowed us to  
6           connect with. In the tri-party agreement, they've  
7           limited it to the existing properties that are on  
8           this existing system. Those are the rules that we  
9           obtained from Independence and that was a condition  
10          of the tri-party agreement. We didn't have any  
11          opportunity to review it other than that. So, you  
12          know, I think as far as good planning goes, you  
13          know, I understand your point, but we only have so  
14          much flow allowed in the Independence system and  
15          we're going to use it to the best of our ability to  
16          service the existing property.

17                 INTERESTED CITIZEN: Have they given us a time  
18                 limit that if we don't plug into them by a certain  
19                 time, the deal's off?

20                 MR. SANZICA: Well, the agreement is that, you  
21                 know, when we build the system, that it will be  
22                 available to us, and we're -- we've given them a  
23                 schedule that we're going to build now. This is a  
24                 one time -- this is an opportunity that we have now  
25                 to do it.

1 INTERESTED CITIZEN: But there's no time  
2 constraint; correct?

3 MR. SANZICA: Well, the time is now. Let me  
4 get back to you. If you have another question,  
5 we'll get back to you later. Do you have any other  
6 questions?

7 INTERESTED CITIZEN: Yes, that you're saying  
8 there is no choice, that this is proposed, this is  
9 what Oakland County wants us to do, there is no  
10 choice, this is what we're doing?

11 MR. SANZICA: Oakland County isn't the one  
12 that's making the decision, it's a tri-party  
13 agreement between Independence Township, Springfield  
14 Township and Oakland County. Oakland County has the  
15 ownership of the facility. Now we're trying to find  
16 a solution to it so we had to work among the two  
17 communities, and that's the choice that's available  
18 today, and that's the best choice, based upon their  
19 planning, that we feel is -- would be cost effective  
20 for all the rest of us. Yes, sir?

21 INTERESTED CITIZEN: Calvin Bordine of Bordine  
22 Nursery located across the street from the 8600  
23 Dixie Highway. I'm also a resident in Springfield  
24 Township 9930 King. Bordine's would be more than  
25 happy to tap into any sewer. We've actually been

1 asking for it for years. We have been told over and  
2 over there's no capacity, and we find it very odd  
3 and politically motivated that all of a sudden there  
4 is capacity. We've been asking for the same thing  
5 that a lot of people here are. I have a septic  
6 system that was put in place somewhere about 1980,  
7 maybe 1979. Our business has grown. We are going  
8 to have the exact same need of a new facility at  
9 some point in the future. We are a pro-active  
10 company and we'd like to plan for the future.

11 INTERESTED CITIZEN: Thank you.

12 INTERESTED CITIZEN: Thank you.

13 MR. SANZICA: The next row, is there any other  
14 questions or comments? Let's start with the young  
15 lady here, please.

16 INTERESTED CITIZEN: My name is Carol Mach. I  
17 live at 9079 Bavarian Court. I've got a number of  
18 questions.

19 MR. SANZICA: Would you like to come up here?

20 INTERESTED CITIZEN: No, that's okay. I may go  
21 over the three minutes, though, with them.

22 MR. SANZICA: Well, let's limit it to three  
23 minutes and if you'd like, we can come back to you  
24 after everyone else has --

25 INTERESTED CITIZEN: Okay. The most recent

1 question, the Baptist Church property -- did the  
2 Baptist Church property have to be rezoned for this  
3 current sale? It has not? The sale has not been  
4 finalized?

5 INTERESTED CITIZEN: No.

6 INTERESTED CITIZEN: No.

7 INTERESTED CITIZEN: There has not been an  
8 offer and an acceptance?

9 INTERESTED CITIZEN: No.

10 INTERESTED CITIZEN: Is there -- it has been  
11 finalized?

12 INTERESTED CITIZEN: No.

13 INTERESTED CITIZEN: No.

14 INTERESTED CITIZEN: No.

15 MR. WALLS: We've seen no evidence, no property  
16 transfer affidavit, deed, or anything other --

17 (talking over each other)

18 INTERESTED CITIZEN: Has it been accepted?

19 INTERESTED CITIZEN: They bought an option on  
20 the property. If -- how long have they been in  
21 negotiation? My question is, the crucial year is  
22 2004. Who started negotiating what prior to 2004  
23 and at what point did our county -- did our township  
24 become aware of it?

25 MR. WALLS: Of what, the Dixie Highway project?

1 INTERESTED CITIZEN: The change in the  
2 property.

3 MR. WALLS: May 22nd is when they submitted a  
4 concept plan.

5 INTERESTED CITIZEN: This is not a direct  
6 response from you.

7 INTERESTED CITIZEN: 2006.

8 MR. WALLS: 2006. Sorry. A few weeks ago.

9 INTERESTED CITIZEN: They submitted a what?

10 MR. WALLS: Concept plan.

11 INTERESTED CITIZEN: Did the property have to  
12 be rezoned?

13 MR. WALLS: If anything is ultimately developed  
14 on it -- the zoning is currently single family  
15 residential. Yes, they will have to go through a  
16 rezoning process.

17 INTERESTED CITIZEN: Okay. So --

18 MR. WALLS: They haven't asked for that yet.

19 INTERESTED CITIZEN: In 2004 when the state  
20 decided that we weren't in compliance with the most  
21 recent legal requirements, do we have -- do we have  
22 public access to these documents?

23 MS. PIDDINGTON: The document that -- when you  
24 say these documents, the notice of noncompliance for  
25 2004 is included in the project plan. When you say

1           these documents, which documents are you referring  
2           to?

3                   INTERESTED CITIZEN:  The notice of  
4           noncompliance.

5                   MS. PIDDINGTON:  Just the notice of  
6           noncompliance?  Yes, that will be available.

7                   INTERESTED CITIZEN:  Now that I know that there  
8           are further documents, do we have public access to  
9           them so we understand the terms?

10                   MS. PIDDINGTON:  You can request that in  
11           writing of us and we will -- our files are open to  
12           you.  If you request documents, we will give you  
13           those documents.

14                   MR. SANZICA:  All the records are FOIA,  
15           F-O-I-A, and they're required to buy them if they're  
16           reasonable.

17                   INTERESTED CITIZEN:  Okay.  So, we have access  
18           to these documents.  If there is a request by the  
19           new businesses that come in --

20                   INTERESTED CITIZEN:  They're not coming in.

21                   INTERESTED CITIZEN:  They're not letting them  
22           come in.

23                   INTERESTED CITIZEN:  We're gonna fight it.

24                   (talking over each other)

25                   MR. SANZICA:  Well, let's -- hold it.  Hold it.

1 Let's the lady --

2 INTERESTED CITIZEN: Well, Hypothetically then,

3 --

4 INTERESTED CITIZEN: No, not hypothetically.

5 INTERESTED CITIZEN: No. I understand the  
6 thought process. But hypothetically, who makes the  
7 final decision of whether or not they do hook up?

8 MR. SANZICA: Let me answer. Again, again, you  
9 know, like I said, the limits of the district have  
10 been defined in the tri-party -- proposed tri-party  
11 agreement. No one outside that tri-party agreement  
12 can connect.

13 INTERESTED CITIZEN: Never?

14 MR. SANZICA: Are you done? Are you done,  
15 ma'am?

16 INTERESTED CITIZEN: I have one more.

17 MR. SANZICA: One more question.

18 INTERESTED CITIZEN: When the warranty wears  
19 out after one year, who's responsible for any  
20 repairs, paying for them?

21 MR. SANZICA: The system. The system.

22 INTERESTED CITIZEN: The system.

23 MR. SANZICA: The people who are using the  
24 system are --

25 INTERESTED CITIZEN: We are responsible?

1 INTERESTED CITIZEN: (Indiscernible/Inaudible).

2 MR. SANZICA: The issue came up, who's  
3 responsible after the one year maintenance and  
4 repair warranty ended. The system would be  
5 responsible. But, you know, we've been building  
6 these systems for a long time. We feel very  
7 confident that they're built to the highest  
8 standards that are reasonable, and we haven't -- you  
9 know, other than normal wear and tear, I don't think  
10 there would be any major replacements that will  
11 occur in the system, because basically a pump  
12 station and a force main and the pumps, you know,  
13 have normal wear and tear, and they should last up  
14 to about 25 years. So, I do think it's -- they'll  
15 last a lot longer than you'll be paying for the  
16 project, but there is normal wear and tear.

17 INTERESTED CITIZEN: My name is Bill Beauchamp,  
18 8791 Cedar Court, and first of all, Dixie Baptist is  
19 going to be a shopping sense. All the builders in  
20 the whole area know that. So legally, I don't know  
21 what you're talking about, but I know that all the  
22 playing fields and the church and the school will be  
23 a shopping center, and Dixie is moving the school  
24 and the church that-away, by the Saturn, down at the  
25 end of the road on O'Neil -- Doctor O'Neil's

1 property. I think everybody knows that so I don't  
2 get all this noise about well, if this and if that.  
3 It's going to be a big shopping center. And second,  
4 the proposals, who decides whether it's proposal two  
5 or three? Why can't our system be upgraded the way  
6 it is? And are you telling me that it's twice the  
7 cost to upgrade that as it will be to all this under  
8 75, and this whole big project is half the cost of  
9 upgrading what we have now?

10 MR. SANZICA: I guess the simple question is  
11 yes, it is half the cost. We prepared estimates.  
12 We feel very comfortable with the estimates and --

13 INTERESTED CITIZEN: Can we see more of that?  
14 I can't believe it's half of going under 75 and --

15 MR. SANZICA: We have detailed estimates.

16 INTERESTED CITIZEN: I mean twice the cost of  
17 going -- to connect to the two sewer systems,  
18 Oakland and Clinton.

19 MR. SANZICA: We have detailed costs. We'd be  
20 happy --

21 INTERESTED CITIZEN: And that's half the cost  
22 to do all that? I mean who are you kidding with  
23 that?

24 MR. SANZICA: We have them available. We can  
25 provide them to you.

1 INTERESTED CITIZEN: Can you send us each a  
2 copy of the proposed --

3 MR. SANZICA: No, I'm not going to send each  
4 but it's in -- the plan's available and we -- if you  
5 care to FOIA us, we'd be happy to supply them.

6 INTERESTED CITIZEN: Who decides which  
7 proposal?

8 MR. SANZICA: The county. We're having the  
9 project meeting today. We will get responses at the  
10 meeting. There'll be a transcription of the  
11 meeting, and then the Drain Commissioner, acting on  
12 behalf of Springfield Township, in the capacity in  
13 our contract, will decide on which proposal we'll go  
14 with. Are there any other questions in this row?  
15 Excuse me. Yes, ma'am?

16 INTERESTED CITIZEN: Marcy King, 9026 Bavarian  
17 Way. Let me just make this totally understood.  
18 This is -- this decision to have this system hooked  
19 into the Clinton/Oakland water system is mandated by  
20 the State of Michigan; correct?

21 INTERESTED CITIZEN: No.

22 INTERESTED CITIZEN: They're requiring this to  
23 happen; is that correct?

24 INTERESTED CITIZEN: No.

25 MR. SANZICA: It's not mandated, no.

1 INTERESTED CITIZEN: It's not mandated. But  
2 they are mandating that we upgrade this system  
3 regardless?

4 INTERESTED CITIZEN: Yes.

5 INTERESTED CITIZEN: Yes.

6 INTERESTED CITIZEN: It's either going to be a  
7 waste water treatment facility or we're going to  
8 hook into the sewer line; correct?

9 INTERESTED CITIZEN: Right.

10 INTERESTED CITIZEN: One or the other? Okay.  
11 It's going to be one or the other, we know that.

12 MR. SANZICA: Those are the two alternatives  
13 that we've said.

14 INTERESTED CITIZEN: Okay. I think it would be  
15 very viable, as a property owner, that we go with  
16 the cheaper and the most cost effective system,  
17 okay? I understand many of you guys are upset. I'm  
18 upset, too. However, we have to behave like  
19 responsible adults here with this property issue  
20 that we have, and many people are making comments.  
21 We don't all understand everything that's going on,  
22 and we all need to take a step back and really get  
23 our questions answered, and when some of -- when  
24 some people are getting all upset, they're causing  
25 the rest of us to get upset, and we are not giving

1 each one a good voice here and we're looking like  
2 flaming idiots, okay? Now, my question is, I want  
3 -- I think I want this system to go in under a sewer  
4 but I want to know, is -- I've been here for five  
5 years. Since I moved in, I've noticed several  
6 problems. First of all, my water pressure has gone  
7 down. Is my water pressure going to go up?

8 INTERESTED CITIZEN: No.

9 INTERESTED CITIZEN: Is it going to improve?

10 (talking over each other)

11 INTERESTED CITIZEN: Okay.

12 MS. PIDDINGTON: There are two separate  
13 questions. It's a good comment, though, and there  
14 are two separate systems, and not everyone  
15 understands everything so I'll just -- let me give  
16 you just a little brief. They're two completely  
17 separate systems but the county also operates and  
18 maintains your water system. If you're having  
19 problems with your water system, you need to call us  
20 and we can help you with that as best that we can,  
21 because that is in our control, also.

22 INTERESTED CITIZEN: Thank you. Second of all,  
23 I don't know about the rest of you, but I get  
24 assessed winter taxes and summer taxes, so it would  
25 make sense to me that we would be assessed twice a

1 year for this kind of cost rather than once a year.

2 Can you please respond to me regarding that issue?

3 MR. WALLS: The winter -- up until recently,  
4 your summer tax bill was schools. The county has  
5 now started that on. The local assessment, the  
6 township, is all on the winter.

7 INTERESTED CITIZEN: Okay.

8 INTERESTED CITIZEN: Would it be possible that  
9 we be assessed two separate times for this type of  
10 situation that we are going to be faced? This is a  
11 huge cost to each one of us home owner's, and as it  
12 was previously stated, there are several retirees  
13 who are on fixed incomes. Sir?

14 MR. WALLS: That's something that we can look  
15 into but I don't think so, but I'm not the  
16 treasurer. I can check with the treasurer to see if  
17 there are -- under state law they have -- or if  
18 there is, under the state law, the ability for the  
19 township to add assessments onto the otherwise  
20 school bill. Obviously, some things are different  
21 because the county -- you know, the county didn't do  
22 it voluntarily, but the legislature made some  
23 changes so that the county could start billing some  
24 of their things on a summer bill. That's something  
25 we'll have to check on.

1 INTERESTED CITIZEN: I have one more. When we  
2 hook into the sewage system, what is that actually  
3 going to do with our water content, because there's  
4 something that said that we're hooked up to ground  
5 water. One thing that I notice, that we have a high  
6 content of iron, and what is this going to do with  
7 our current water situations? You said something  
8 about the chlorine and the nitrates being filtered  
9 out and then dumped back into the ground water and  
10 I'm not clear on that, and I want to make sure that  
11 the water quality that we are going to end up with  
12 is going to be much better than what we have now.

13 MS. PIDDINGTON: Your water -- the well that  
14 supplies your water is in a completely different  
15 location than this sewer discharge, and that's  
16 purposeful. Your ground water that you're drinking  
17 is not affected by the discharge of this sewer. So,  
18 when this discharge ceases, you will not see any  
19 direct change in your water.

20 INTERESTED CITIZEN: Well, wait. How about  
21 Softwater Lake?

22 MS. PIDDINGTON: It will be an environmental  
23 benefit to not have a discharge in that location.  
24 That's one of the benefits we haven't talked much  
25 about here today but there's a very large

1 environmental benefit to eliminating the discharge  
2 in that location. Did that answer your question?

3 INTERESTED CITIZEN: Yeah, it did.

4 INTERESTED CITIZEN: I'm Charlie Wallace. I'm  
5 7199 Bluewater Drive. You know, I talked to Mr.  
6 Walls here the other day, and I couldn't understand  
7 why each plumber had to get a permit for every condo  
8 built there, how did he get them. We got  
9 electrician's inspectors, we got plumber's  
10 inspectors in Springfield, and consequently, we  
11 weren't living up to the law that was put before us  
12 from the state environmental people. I think  
13 somebody owes us some money. You know, it's not  
14 fair for 100 condos there, who are all retirees. We  
15 pay the taxes, the school. We have no participants  
16 in school, really and truly. I think we got one or  
17 two (indiscernible) 57 of 'em. Two kids. I don't  
18 mind doing that. I understand schooling. I want  
19 education. Another thing I don't think has been  
20 looked in, I know the City of Detroit has all kinds  
21 of problems with their baseline because of the fact  
22 that's the kind of job I did. Yes. They can't run  
23 it. Every time they return around, Pontiac's  
24 fighting with them, Bloomfield's fighting with them,  
25 everybody's fighting with them, and we don't need

1           that kind of, you know, obligations. That's nothing  
2           but an open checkbook. I think we'd be better off  
3           building another place. If my co-owner down there  
4           said update this place and let the people around the  
5           lake -- they got to tie into sewer. That would be  
6           the way to do it. (Indiscernible). These people  
7           that are dumping their waste in the Softwater Lake,  
8           causing the weeds and every other thing, that's  
9           what's happening. (Indiscernible). Detroit had to  
10          go to sewers, Bloomfield had to go to sewers, and I  
11          think it's about time Springfield looks down the  
12          line and says hey, we got to do the same thing. And  
13          that's just good planning. This place has grown by  
14          leaps and leaps and leaps and bounds, as you well  
15          know, and we're not living up to what we're supposed  
16          to be doing. If there's an accepted septic system,  
17          they'll put out the same thing that Wasteland does.  
18          You know that and I know that. Am I correct?

19                 MR. SANZICA: I can't --

20                 INTERESTED CITIZEN: Well, I can, because I  
21                 know. Everybody laughs at me because with the kind  
22                 of job I had, I had to know a lot, believe me,  
23                 because it stopped there. Do you understand what I  
24                 meant? I was plant engineer. And when you're a  
25                 plant engineer of a plant in General Motors, you

1           make the decisions. You can't help that. But I  
2           think somebody should have looked at the situation  
3           down in Detroit and read about the problems we have  
4           down there, and they've been going on for years.  
5           They already shut down a big electrical plant down  
6           there because they could not operate it. That's  
7           neither here nor there but I'm just saying, future  
8           planning, I think Springfield should be looking down  
9           the line, and it would be nothing to open that up  
10          and build a few sewers and make people start tying  
11          into the damn things, because that's the way it  
12          supposed to be. Every city has done that. I'm  
13          still not upset when they -- all these plumbers can  
14          get permits. Put a sewer in and tie into that thing  
15          and not get a permit, and electricians got to get a  
16          permit, don't they?

17                 MR. SANZICA: Well, --

18                 INTERESTED CITIZEN: Can everybody hear me?

19                 INTERESTED CITIZEN: No.

20                 INTERESTED CITIZEN: No.

21                 INTERESTED CITIZEN: Oh, I'm sorry.

22                 INTERESTED CITIZEN: A little louder.

23                 INTERESTED CITIZEN: But I'm just saying  
24           everybody -- every plumber, every electrician's got  
25           to get a license to put a place in -- or put wiring

1 in, put plumbing in, and it was never done, but I  
2 thought it had been done. That's all I got to say.

3 MR. SANZICA: Let's get to the last row because  
4 I know these people have had an opportunity. You  
5 spoke before. You've been moving on me. I've been  
6 watching you. You've been tricking me. You've been  
7 trying to pull the wool over my eyes. All right.  
8 Let's -- is there anyone else in this row?

9 INTERESTED CITIZEN: Rodney Fraser.

10 MR. SANZICA: When your time comes up again,  
11 we'll give you a turn. This young lady?

12 INTERESTED CITIZEN: My name is Sue Dubats.  
13 I'm at 7210, number 156. I don't think it should  
14 have ever gotten to this point in the first place  
15 and I don't think it should be (indiscernible).  
16 What part of the money that you guys said you've  
17 been setting aside since 1978 are you contributing  
18 to this project since we already pay taxes? We want  
19 a figure, an exact figure.

20 MS. PIDDINGTON: All of the money will be --  
21 the county will not keep any of that money.

22 INTERESTED CITIZEN: And what is that?

23 MS. PIDDINGTON: But I don't have the figure  
24 right now but I can get the figure for you. We do  
25 have very good accounting of all of these things so

1 I can get you the figures, but I don't have it right  
2 now, but 100% of that will go toward your facility.

3 INTERESTED CITIZEN: And can we all get a  
4 record of that? And if not --

5 MS. PIDDINGTON: When you say can we all get a  
6 record --

7 INTERESTED CITIZEN: As owners of this project  
8 basically, can you send us each a copy of the  
9 (inaudible)?

10 MS. PIDDINGTON: If you'd like copies of  
11 things, you can request them, as Phil had said. We  
12 don't have any permission to mail records to every  
13 single person. We've --

14 INTERESTED CITIZEN: There's only 259 units.  
15 You're billing us three million. You'd think you  
16 could give us that much.

17 MS. PIDDINGTON: Ma'am, this --

18 INTERESTED CITIZEN: And then Bordine's is  
19 willing to tap into this and pay a portion of the  
20 costs. I think that you guys really have a lawsuit  
21 waiting to happen here because you've got developers  
22 willing to contribute and you're pawning all the  
23 costs off on single parents and seniors.

24 MS. PIDDINGTON: The restriction for the  
25 connection is made by Independence Township, not

1 Oakland County.

2 INTERESTED CITIZEN: Then you guys need to work  
3 it out.

4 MS. PIDDINGTON: We have done the best that we  
5 can to get you this opportunity. Ma'am, this  
6 opportunity is not something that was easy to come  
7 by.

8 INTERESTED CITIZEN: These guys have been here  
9 longer than us. How come (inaudible).

10 MR. SANZICA: You're out of order, ma'am.  
11 Please. Do you have any other questions or  
12 comments?

13 INTERESTED CITIZEN: Since I'm not out of order  
14 --

15 INTERESTED CITIZEN: Since they're willing to  
16 contribute and help us, why can't that proposal be  
17 submitted to Independence Township with the others  
18 and that included? Do we have to petition for this?  
19 What do we have to do as consumers and taxpayers?  
20 And are you guys elected officials?

21 MS. PIDDINGTON: We've answered the question  
22 repeatedly about the connection for Bordine's and I  
23 read to you the DPW Director's statements, Linda  
24 Richardson's statements, about the connection. They  
25 limited that. I'm not an elected official.

1 INTERESTED CITIZEN: We have people who want to  
2 help us. Why won't you let people help us?

3 MR. SANZICA: You're out of order, ma'am.  
4 Let's give everybody a chance to ask their -- ask a  
5 question. Anybody else in this last row?

6 INTERESTED CITIZEN: My name's Bob Yockapelli  
7 (phonetic), 8863 Dixie Highway. I represent part of  
8 the ownership of Bavarian Village Apartments and I'm  
9 very, very familiar with this situation, and it's a  
10 very awkward situation. The problem is that  
11 everybody's a little bit right. You're worried  
12 about what your bill is. We've got your bill times  
13 81. So, what's going to happen to you times 81 for  
14 us. So, there is a concern there. The problem is,  
15 when I first learned about this, I felt that this  
16 was a stop gap measure like Mr. Wallace says.  
17 Springfield Township is growing by leaps and bounds  
18 and this is a band-aid to a very comprehensive  
19 problem. We have to be responsible in managing our  
20 community and addressing the future needs of the  
21 community, and right now, Springfield Township has  
22 no arrangement, comprehensive arrangement, for any  
23 sewer system whatsoever. They chose not to pay into  
24 the Detroit Public Works system; therefore, they  
25 have no rights to tap into the Detroit Public Works

1 system. This is something that's being granted to  
2 us by Independence Township so I give these people a  
3 lot of credit. Oakland County has done a tremendous  
4 job, I don't even know how they pulled it off, to  
5 give -- to allow Independence Township to allow us  
6 to do this. I'm still not sure it's the most  
7 economic alternative. For 279 units, three million  
8 dollars seems like a lot. I got to believe that to  
9 rehabilitate that disposal plant would cost  
10 substantially less. We also have no mobile home  
11 parks. Some of them, four or five hundred units  
12 that have disposal plans, and it doesn't cost two  
13 and a half million to upgrade a disposal plant. So,  
14 my first concern is the cost of upgrading the  
15 existing disposal plant, which I think would be  
16 probably the most effective, and that way we won't  
17 don't have to deal with Independence Township or  
18 Detroit Public Works. Secondly, if we're going to  
19 upgrade it, why don't we upgrade it big time like a  
20 lot of responsible communities do and open it up to  
21 the commercial developers. I know that Arken Jonah  
22 (phonetic) did that in Commerce Township, built his  
23 own disposal plant, used it, sold sewer rights to  
24 Commerce Township, and then I believe he denoted the  
25 plant to Commerce Township. So, I think the time

1 has come that you have to look at a very, very  
2 comprehensive plan here. This is just a band-aid to  
3 a small problem, an expensive band-aid, and I think  
4 that Oakland County has done a good job. I think --  
5 I do believe that they will come in and budget and  
6 it won't cost us too much more than what we're  
7 paying now, and I'm very familiar with how awards  
8 are granted and public inspectors because I go back  
9 three generation in the sewer and excavation  
10 business, so I know that they're doing a good job,  
11 and if we can do it for what we're paying now, I  
12 don't mind, but I also am concerned about more long  
13 term problems, and I am concerned because I am a  
14 politician, to some degree, any time you own  
15 properties or involved in politics, and I know that  
16 it's only a matter of time before someone's going to  
17 get access to that pressure main. Someone's going  
18 to run for some department somewhere and somehow I  
19 would -- that's why Phil knows he'd never say never.  
20 Somehow someone's going to get into that thing. So,  
21 there's a very comprehensive problem here and I have  
22 mixed feelings about the whole thing. I don't  
23 really know if I've confused you or helped you. And  
24 one last issue I wanted to make is someone mentioned  
25 that there's more people living in the apartments

1 than there are in the condominium. 42 of those 81  
2 unit are one bedroom, okay? Right now, 10 of them  
3 are vacant, so -- I know that the condos have two an  
4 three bedroom units, a lot of them are retired  
5 couples, but I think if we were to take a census,  
6 it's about the same, so our user units shouldn't be  
7 any more, and probably even less, because we have a  
8 lot of single people living there, too, although we  
9 do have some families.

10 INTERESTED CITIZEN: You have a massive amount  
11 of kids there. They're not living in our condos.

12 INTERESTED CITIZEN: There are some families  
13 there, but we also have a massive amount of single  
14 people in one bedroom apartments. 42 of the 81  
15 units are one bedroom.

16 INTERESTED CITIZEN: We counted 29 kids coming  
17 off the bus the other day. We have two in our whole  
18 complex so I don't know --

19 INTERESTED CITIZEN: I have one other question  
20 regarding the water system, also, for Sue, because  
21 I've experienced this in some of our communities  
22 with the arsenic level. Are we below the 10 parts  
23 per billion that the DEQ -- well, actually, it's EPA  
24 now, has lowered the standards as far as arsenic,  
25 but is the water system going to have to be

1 upgraded, also?

2 MS. PIDDINGTON: There's no present need for  
3 upgrading the water system but the details of your  
4 water quality, because I work on the sewer side, I  
5 don't have with me, but if you'd like, you can call  
6 me or write to me and I can give you whatever it is  
7 that you'd, we keep records on those, but it's just  
8 a different department.

9 MR. SANZICA: The stenographer has asked us to  
10 take a two minute break.

11 (break in the proceedings)

12 (proceedings resumed)

13 MR. SANZICA: Why don't we get going again. I  
14 know everybody wants to get home and go to their  
15 families, and I would, too, so let's try to sit down  
16 and reconvene our meeting, please. This gentleman  
17 has been very patiently waiting to make his  
18 comments. Maybe we answered most of your questions,  
19 but why don't you state your name and your address  
20 for the record and we'll try to do the best we can.

21 INTERESTED CITIZEN: My name is Nicholas Cook.  
22 I live at 7220 Bluewater Drive, unit 139, and I've  
23 also been asked to represent my neighbor who can't  
24 be here due to a death in the family. She lives in  
25 apartment -- or unit 138. Her name is Sherry

1 Summers. Maybe I can get her three minutes, too.  
2 You know, there's a lot going on and everybody's  
3 pretty emotional. I'll try to be as respectful as I  
4 can. A couple of things here. I've got a lot of  
5 notes so -- I can't read my own handwriting. The  
6 cost comparison that was up on the screen here,  
7 maybe someone can bring that back up, there was  
8 something about -- I'd have to see it to remember,  
9 but basically right now I see Oakland County going  
10 in there, out of there, in there and out of there.  
11 Every day they check the levels and they do all  
12 these things. I have a feeling it won't take as  
13 much operation and maintenance, you know, costs,  
14 because they're not going to be there every day.  
15 This is probably going to be controlled  
16 electronically via internet, things like that, we're  
17 going to know what all the levels are, and they'll  
18 probably have to only go out and check once a week,  
19 what, once a month maybe, depending?

20 INTERESTED CITIZEN: They don't have to do  
21 anything.

22 MS. PIDDINGTON: You're exactly right. Right  
23 now, the waste water plant's checked every day. The  
24 facility requires that to keep it running. There's  
25 no doubt there'll be significantly less maintenance

1 going forward on that pump station. It's really  
2 just a pump station. Right now, you have a pump  
3 station and a waste water plant.

4 INTERESTED CITIZEN: Right.

5 MS. PIDDINGTON: Going forward, you'll have  
6 just a pump station so it will --

7 INTERESTED CITIZEN: Okay.

8 MS. PIDDINGTON: And there will be what we call  
9 SCADA (phonetic), which is a radio system, so we'll  
10 be able to see levels, and Independence Township  
11 will be doing the maintenance and the operations of  
12 that facility going forward, and my guess is that  
13 they would check it on some sort of a bi-weekly  
14 basis perhaps, something like that.

15 INTERESTED CITIZEN: Okay. Okay. So these  
16 numbers -- these numbers here represent an annual  
17 cost, right, each box?

18 MR. SANZICA: Total cost.

19 INTERESTED CITIZEN: With interest and -- yeah,  
20 based on the loan amount, and I had planned to --  
21 it's kind of hard for everybody here. We're being  
22 asked to pay a lot of money for things that you guys  
23 are so probably tired of looking at, you know. You  
24 work with it every day so I can understand the  
25 frustration, I share in it, but I'll ask for these

1 documents later, not today. You guys are open  
2 tomorrow. So, I'm just curious. I'll have to look  
3 them over. I think there's a general distrust. No  
4 offense to anyone here. I'm sure not all of you  
5 have been here your entire lives; 30, 35 years ago,  
6 whenever this started, you know, so you're punching  
7 bag, we get that, and I apologize for that, but  
8 there's a lot going on. So, I'll try to get to my  
9 questions here before I run out of my three minutes  
10 that I'm sure is already gone.

11 INTERESTED CITIZEN: A minute to go.

12 INTERESTED CITIZEN: Let's see. What if -- I'm  
13 going to propose this as a proposal -- we update the  
14 waste water treatment plant and we have people like  
15 the man with Bordine's and other folks kick in, and  
16 I'm sure they make a lot of money, they're larger  
17 businesses. Has that been considered?

18 MR. FORD: I think that's already been  
19 addressed in a number of different ways, but these  
20 potential developments -- I'm not talking Bordine's,  
21 obviously, but the other potential development, it's  
22 really not on the table. It's -- yes, they've  
23 submitted a preliminary plan, a concept plan, but  
24 there's been absolutely no action taken on the  
25 township's part, so I mean it's speculation whether

1           it's them or some other development. I would  
2           speculate it's all just speculation at this point.  
3           They may never get any approval to do anything with  
4           the property. We don't know.

5           INTERESTED CITIZEN: Right. There's a million  
6           pieces of paperwork, definitely.

7           MR. FORD: There's a lot of steps to go through  
8           in the process to get -- I mean whether it's  
9           re-zoning or whatever's involved.

10          INTERESTED CITIZEN: Right. So we'll forget  
11          about that. But Bordine's here now, right? Does  
12          this proposal include them hooking up to it?

13          MR. FORD: No.

14          INTERESTED CITIZENS: No.

15          INTERESTED CITIZEN: Potentially, I know it  
16          would be hard for you to give me a number, if you  
17          could even estimate a little, with no certainty, how  
18          much would it change if we included them in our  
19          update of our treatment plant?

20          (talking over each other)

21          INTERESTED CITIZEN: To update only, not for  
22          any connections, I mean just keeping it all  
23          internal.

24          MR. FORD: You want me to give -- I could not  
25          give you some numbers that include Bordine's in your

1 waste water system.

2 INTERESTED CITIZEN: Okay.

3 MR. FORD: I mean --

4 INTERESTED CITIZEN: But if we looked at how  
5 many --

6 MR. FORD: They're not served by the current  
7 waste water system. You're talking about an  
8 upgraded plant that would be expanded?

9 INTERESTED CITIZEN: Right.

10 MR. FORD: I can't even --

11 INTERESTED CITIZEN: We're going to revamp.  
12 We're not going to, it's not on the table, but that  
13 was one of the options, two or one or whatever it  
14 was, was to redo the entire system. I mean --

15 MR. FORD: No, it's to upgrade the existing  
16 waste water plant.

17 INTERESTED CITIZEN: Right, which was removing  
18 all the soil and putting in all brand new bedding  
19 material and brand new holding tanks and a pump  
20 station and all that stuff.

21 MR. FORD: Right.

22 INTERESTED CITIZEN: I don't think they have  
23 259 bathrooms at Bordine's but I mean it's still a  
24 significant difference, you know. We're paying for  
25 this and I think that we should have the option to

1           vote on it, and I'm sure you'll probably tell me  
2           what I'm about to hear, that it's already been  
3           decided, but I think we should have the right.  
4           We're paying for it, you know. I mean I don't know  
5           how much money the township's kicking in for this  
6           but these people are paying a lot of cash, a lot.

7           MR. FORD: Okay. I don't know what your  
8           question is so --

9           MR. SANZICA: Let's get to the point on the  
10          project plan. That's not part of project plan and  
11          that's --

12          INTERESTED CITIZEN: Would it take less than an  
13          act of God to have this changed and include  
14          Bordine's, because he really does want to hook up to  
15          something, I get the feeling.

16          MR. SANZICA: That's not part of the scope of  
17          the project.

18          INTERESTED CITIZEN: It's my question, though.

19          MR. SANZICA: We were very limited -- the point  
20          is, that it's not part of the scope of the project,  
21          and I should --

22          INTERESTED CITIZEN: I'm sorry. I should  
23          rephrase my question. If these people who are  
24          paying now anyway out of their own pockets wanted to  
25          take a different option, could that be voted on

1 through this counsel or through this township  
2 somehow? Could it be done?

3 MR. SANZICA: Not part of this project plan.

4 INTERESTED CITIZEN: Right. But if a new  
5 project plan was --

6 MR. SANZICA: Because it's -- as we've stated  
7 over and over again, there's no capacity available  
8 to compare it to the planned option -- you'd have to  
9 compare it to some other option and there's no  
10 capacity to compare it to, and it's obvious at these  
11 units, what's the most effective -- cost effective  
12 method. It's a sewer system. And expanding the  
13 plant is really not a viable option, as we have  
14 shown in our study.

15 INTERESTED CITIZEN: Okay. Just to remind  
16 everyone, too, we do own that land among the five  
17 associations. It is just leased to the county;  
18 correct?

19 MR. SANZICA: No, the county owns the property  
20 to operate the existing waste water plant. It will  
21 be deeded back to the original owners of the  
22 property.

23 INTERESTED CITIZEN: It's deeded back anyway  
24 after 20 years, though, even if we redo --

25 MR. SANZICA: No, that's not true.

1 INTERESTED CITIZEN: No?

2 MR. SANZICA: I'm not trying to be  
3 argumentative but --

4 INTERESTED CITIZEN: No, I --

5 MR. SANZICA: -- if it's not being used as a  
6 waste water plant, it would be deeded back to the -

7 INTERESTED CITIZEN: Okay. Only if it's used  
8 as something else; --

9 MR. SANZICA: That's right.

10 INTERESTED CITIZEN: -- a playground, et  
11 cetera, whatever. Okay. I'll close then with a  
12 question I didn't hear an answer to, and I'm not  
13 sure -- you're from the township as well, right?

14 MR. SANZICA: I'm from the county.

15 INTERESTED CITIZEN: You're from the county.  
16 Your name again was, sir?

17 MR. WALLS: Collin Walls.

18 INTERESTED CITIZEN: Collin. Collin, I'm going  
19 to ask you because I didn't hear, I'm hard of  
20 hearing in both ears, -- actually, that's not a  
21 joke, I really am. How will costs be determined?  
22 Will they be determined by per unit, per toilet, per  
23 square footage? I mean with respect to the  
24 gentleman from the apartment complex, I want to know  
25 that I'm paying for what I'm using, not for what

1 he's using. So, my question is, how is that  
2 determined, square footage or toilets?

3 MR. WALLS: I don't have an answer at this  
4 time. The Springfield Township board has never been  
5 involved in a special assessment district on any  
6 kind of a sewer project or project like this. So,  
7 we'll get advice from the experts and the board will  
8 make a decision. I can't imagine it's going to be  
9 based on per toilet but --

10 INTERESTED CITIZEN: Well, that's how all  
11 things are planned. Any waste water treatment plan  
12 is by toilet, by sink.

13 INTERESTED CITIZENS: No.

14 INTERESTED CITIZEN: No?

15 INTERESTED CITIZENS: No.

16 MR. SANZICA: Let's let the gentleman answer  
17 his question. All right. Mr. Walls answered the  
18 question. The township hasn't determined it yes.  
19 However, there is a lot of fact and (indiscernible)  
20 gather that's available. We do it based on  
21 residential (indiscernible) units. If the township  
22 wishes to use that or not, that's up to them, and we  
23 know exactly how much water, statistically, is  
24 approved, for a single family residential home. We  
25 have unit factors for offices, factories,

1 businesses, and we have it in our records that have  
2 been collected for several years, and that's how we  
3 design our sewer systems, based upon residential  
4 program units.

5 INTERESTED CITIZEN: So they're determined in  
6 the same way a septic system would be determined?

7 MR. SANZICA: Pretty much. Generally.

8 INTERESTED CITIZEN: Generally speaking? Okay.

9 MR. SANZICA: But the larger systems are maybe  
10 a little different than a septic system because it's  
11 smaller but generally, you know, the single family  
12 home has about the same amount of water. It's based  
13 on so many people. The old number used to be 3 1/2  
14 people per unit and 100 gallons per person, and it's  
15 been going down because the families have been  
16 getting smaller, but generally, that's how we design  
17 a sewer system, and I know you don't want to get  
18 into that, but that's how we design sewers and  
19 that's how we would probably recommend, but it's up  
20 to the township how they want to do the assessment.

21 INTERESTED CITIZEN: And when would you able to  
22 say -- I mean at what point in the process are you  
23 going to determine that so that I can come back and  
24 ask you and --

25 MR. WALLS: We'll send you an invitation to

1           come to a meeting and talk about it, but I don't  
2           know that. Probably some time in -- roughly, a year  
3           from now.

4           INTERESTED CITIZEN: Okay. Good enough. I'm  
5           all set. Sorry, folks, it took so long.

6           MR. SANZICA: No, no problem at all. Thank you  
7           for being so patient. Is there anybody else in the  
8           back row? These gentlemen -- ladies and gentlemen  
9           have been so patient so if I may ask them if they  
10          have any other comments? Please give your name and  
11          address for the record.

12          INTERESTED CITIZEN: I'm Jean Cavalier. I live  
13          at 9046 East Lake in Southwater and I need more time  
14          than three minutes because I've done a lot of  
15          research. I've been talking to Sue and I've been  
16          talking to Linda, and Sue, no, I did not receive  
17          anything in writing asking you why the developers  
18          were allowed on this sewer system after you knew, in  
19          1990, -- you've been trying since 1990 to hook onto  
20          this sewer. I have nothing in writing from you as  
21          to why they were allowed -- you told me it might  
22          have been court action. I asked for documentation.  
23          I don't have it yet. Okay. I'm not a happy -- I'm  
24          not happy about what is happening here. This is an  
25          example of politics over people. This is the wrong

1 -- you know, they're asking the wrong people to pay  
2 for this. Collin Walls has known for many years, is  
3 one of the statements in the documentations that I  
4 have, about the issues with this sewer system. It  
5 has not been up to code since 1978 and in 1990 is  
6 when they started talking about hooking onto this  
7 sewer, and my condo is 1991, and there were  
8 (indiscernible) outlets put on that sewer after '90.  
9 Why? Okay. Let's talk about these revolving sewer  
10 funds. I went over to talk to Linda Richardson, and  
11 these are funds that are from the federal down to  
12 the state and then doled out for needs like what we  
13 have. In Independence Township, the Manors of  
14 Deerwood, basically millionaires, have a new water  
15 plant. In Deerwood -- maybe they're not all  
16 millionaires but they're not retirees on fixed  
17 incomes, limited incomes. They have a new water  
18 plant paid for, fully funded, by the township of  
19 Independence Township, in these revolving funds that  
20 are -- we could have them, too, if the right  
21 paperwork was done. All we're getting offered is  
22 the relief on the interest rate. Okay.

23 MR. SANZICA: Is that a question?

24 CONCERNED CITIZENS: No.

25 CONCERNED CITIZEN: It's a fact.

1           CONCERNED CITIZEN: And she can voice her  
2 opinion.

3           MR. SANZICA: No, she can voice her opinion,  
4 but that isn't true, but I'd happy to answer that.

5           INTERESTED CITIZEN: All right. The question  
6 I'd like to know is why --

7           MR. SANZICA: Let me have the question answered  
8 if I may, please?

9           INTERESTED CITIZEN: Okay.

10          MR. SANZICA: The state revolving fund is no  
11 different for Independence Township than it would be  
12 that we're applying for. It's the same low interest  
13 loan.

14          INTERESTED CITIZEN: And she -- and Linda told  
15 me there's millions in that fund.

16          MR. SANZICA: That's true, and we're going to  
17 apply for --

18          INTERESTED CITIZEN: So why are we only getting  
19 relief on interest rates when they get a four  
20 million dollar system in there?

21          MR. SANZICA: No, no, they're getting a low  
22 interest loan, exactly what we're applying for.  
23 Their program is no different -- their program is no  
24 different than we are. One's for drinking water --

25          INTERESTED CITIZEN: Okay. But I passed a

1 paper around. That's the sign outside the building.  
2 I'm passing it around. I'll keep it going. Go  
3 read the sign. It says fully funded by the Township  
4 of Independence, that blue signed paper that I  
5 started to pass around. Keep it going.

6 MR. SANZICA: You're right. You're absolutely  
7 right. It's fully funded. They're borrowing the  
8 money at a low interest rate. They're fully funding  
9 it but they're borrowing it a lower interest rate.

10 INTERESTED CITIZEN: A four million dollar deal  
11 and all they're doing is increasing the usage fee to  
12 the people and you're assessing us \$11,260, and that  
13 came from you after I talked to Linda, who told me  
14 it might only be about six, and you said she  
15 misspoke, it's going to be \$11,260. That was just  
16 last week.

17 MS. PIDDINGTON: Would you like me to respond?

18 MR. SANZICA: Is that a question?

19 MS. PIDDINGTON: Would you like me to respond  
20 to it?

21 INTERESTED CITIZEN: Yes.

22 MS. PIDDINGTON: Because you asked several  
23 questions. I'm going to try and go back all the way  
24 to the beginning. I did respond to you. I  
25 responded in writing and I did it as quickly as I

1           could. Your request had not just a request for  
2           records but it was questions, and I did the best  
3           that I could, and I mailed that earlier this week,  
4           and I'm sorry that you haven't received it yet, but  
5           I have a copy of it with be in the event that I saw  
6           you and we could talk about it. So, that was your  
7           first question. Your second question was regarding  
8           the hook-ups and why you were allowed to look up,  
9           and as I indicated to you -- when you and I spoke on  
10          the phone, perhaps you didn't understand, but there  
11          was a construction permit issued by the Michigan  
12          Department of Natural Resources for these  
13          connections. That was issued. It was the renewal  
14          of the permit that hasn't been able to be achieved.  
15          And to say that the plant fell out of compliance in  
16          1978, that's not true.

17                   INTERESTED CITIZEN: It is true. I got the  
18                   history.

19                   MS. PIDDINGTON: The permit was not renewed at  
20                   that time.

21                   INTERESTED CITIZEN: I would like the history  
22                   added to the minutes of this so that everybody that  
23                   can get on the web can read the history of this  
24                   sewer, and you will see where it was out of  
25                   compliance.

1 MS. PIDDINGTON: Ma'am, the permit was not  
2 renewed.

3 INTERESTED CITIZEN: No, that's out of  
4 compliance.

5 MS. PIDDINGTON: The permit was not renewed but  
6 the plant was still operating as it was intended to  
7 operate.

8 INTERESTED CITIZEN: On the presentation  
9 tonight, all the wording is saying updating, or --  
10 yes, let's update the system. In the documentation  
11 you sent me, it's all upgrade. Upgrade means to  
12 increase the capacity of, which is telling me that  
13 the capacity isn't right on that.

14 MS. PIDDINGTON: Upgrading the system or  
15 updating the system. To up --

16 INTERESTED CITIZEN: You're saying updating --

17 MR. SANZICA: Let her finish the question,  
18 please.

19 INTERESTED CITIZEN: Okay.

20 MR. SANZICA: Let her finish her answer.

21 MS. PIDDINGTON: As I understand it, what  
22 you're telling me is you think that the difference  
23 -- that you've seen previous slides that we said  
24 upgrade and now this is update, and you're  
25 interpreting those as two different things?

1 INTERESTED CITIZEN: The word upgrade means to  
2 increase the capacity of, in my Webster dictionary.

3 MS. PIDDINGTON: Increase the capacity of could  
4 be to increase --

5 MR. SANZICA: Quality.

6 MS. PIDDINGTON: The capacity to treat other  
7 contaminants, which is part of this. In our  
8 presentation --

9 INTERESTED CITIZEN: I think that's an --  
10 (talking over each other)

11 MS. PIDDINGTON: This is an interchangeable  
12 thing. To increase the ability of the plant. We're  
13 not trying to confuse anyone with that. It's not an  
14 intent to -- it's not a capacity issue at all. It's  
15 not that at the plant.

16 INTERESTED CITIZEN: Why were these four  
17 developments allowed on this system after --

18 INTERESTED CITIZEN: Use the phone, Judy.

19 INTERESTED CITIZEN: After 1990 when Collin  
20 Walls was aware he has to let the building permits  
21 be issued to these developers through his township?  
22 Collin, would you answer that, please?

23 MR. WALLS: Because we had no legal right to  
24 refuse them.

25 INTERESTED CITIZEN: I beg your pardon?

1 INTERESTED CITIZEN: You had every legal right.

2 INTERESTED CITIZEN: We have an attorney in the  
3 audience; is that true?

4 INTERESTED CITIZEN: I don't know. But  
5 speaking the truth, I will say this is as a lawyer.  
6 I believe there's nothing more powerful than the  
7 truth.

8 INTERESTED CITIZEN: Can't hear.

9 INTERESTED CITIZEN: I think there's nothing  
10 more powerful than the truth and I think that one  
11 thing that has been mentioned --

12 MR. SANZICA: Could you give your name and  
13 address for the --

14 INTERESTED CITIZEN: I'm Russ Boden (phonetic)  
15 and I live in Bloomfield Hills. The county, the  
16 township, we would never have to deal with this,  
17 thank God. I would just say this, is that in search  
18 of the truth, once you have that, I trust you'll  
19 know what to do with it. So, one comment that I  
20 heard earlier and a few people are trying to raise  
21 here, you have to deal more than what's going on  
22 right now with your project. You have to deal with  
23 the future, and even the past in terms of what's  
24 happened, because there's a mess somewhere, and  
25 there has to be some accountability an answers as to

1 that, and then people can accept what their burden  
2 is going to be. So, let's continue with the search  
3 for the truth.

4 INTERESTED CITIZEN: I just want to go down the  
5 numbers here. At present, our association is  
6 budgeted for 33,000 for water and sewer for 2006.  
7 We're in Southwater Lake. \$53.92 per owner per  
8 month. At \$300 quarterly and -- what they're not  
9 telling you, there's also a \$60 usage fee. This is  
10 per Linda Richardson at Independence Township.  
11 Being quarterly, it adds up to \$120 a month. That's  
12 more than double what you're paying now. Add this  
13 \$120 to our monthly fee of \$190, it will make it  
14 310. It will definitely make it almost impossible  
15 to sell our units if this need be. I must tell you  
16 that I've been in the real estate business for 35  
17 years. I'm now retired. I know how this assessment  
18 is going to affect our properties. They're going to  
19 depreciate. When you asked if Collin was going to  
20 give us a break in taxes, you didn't get a good  
21 answer, did you? Well, try and sell your unit  
22 today, because you can't. Now that this is out in  
23 the public, it is not going to be sold. Nobody  
24 wants to live in a condo -- let's say an average 150  
25 to \$200,000 condo with a 300 to \$350 a month

1 association fee, and that's what it's going to be.  
2 The first thing a buyer that wants to buy a condo  
3 comes in the office and says, how much is the  
4 association fee. When they see that \$350, they're  
5 not buying our unit. So, we're stuck there. Then  
6 take the young man that lost his job, bought last  
7 September. An \$11,250 assessment against his  
8 property, it's impossible for him to sell, and he  
9 has no job. This is what we're faced with. That's  
10 basically it. Thank you.

11 MR. SANZICA: Did you have any other questions  
12 or comments? Why don't we start again in the front  
13 row and give everybody else an opportunity, and go  
14 to the back, and then if there's no other questions,  
15 then we'll call it a night. Anyone else in the  
16 first row?

17 INTERESTED CITIZEN: Yeah, I just have one  
18 quick question. It wasn't directly stated so I just  
19 want to state it again. I'm sorry, Kim Huppertz,  
20 9009 East Bluewater. I know the answer but I just  
21 want to confirm it. I always -- I go by the premise  
22 that the answer's always no unless you ask so I'm  
23 going to ask. I know that when you submitted the  
24 proposal and I -- I understand this is a good thing  
25 and I'm hoping -- by the sounds of it, it's going to

1           happen, and I'm hoping that we do get a good  
2           interest rate because it sounds like that's going to  
3           be better. Obviously, I understand the math, and I  
4           think that's what reflects the difference in cost,  
5           too, because one's at 5.125 and one's at 1. -- 1  
6           5/8, so I understand that that's, you know, -- that  
7           that's a big bearing on it. So, if we're going to  
8           have to deal with it, then we might as well pay  
9           less, but the question is, when the original  
10          proposal was sent to tap into the system, was it  
11          even asked if we could include Bordine's and the car  
12          dealership? Was it even proposed for them to shoot  
13          it down? That's all I want to know. And if not,  
14          why isn't that worth trying before we back up and  
15          just do our community? That's my question.

16                 MS. PIDDINGTON: The initial proposal that the  
17                 county made to Independence Township included you  
18                 folks because that's what we were looking to take  
19                 care of. As it progressed, Independence Township  
20                 made it very clear, we would be willing to do this  
21                 for you folks but we are not opening the door to any  
22                 more than to help this problem.

23                 MR. SANZICA: Do you have any other questions?  
24                 All right. The next row, please? The next row?  
25                 All right.

1 INTERESTED CITIZEN: I'd like to get some  
2 clarification. I sat down and talked with Collin  
3 Walls. What I understand is --

4 MR. SANZICA: Please give your name again, and  
5 your address.

6 INTERESTED CITIZEN: Gene Ewing, Edge of Pines  
7 Condominium Association. What I understand, our  
8 quarterly bill now is 132.78. He says this will  
9 drop to approximately \$60 a quarter. However, the  
10 \$153 will be multiplied by four, which is \$612, is  
11 with our taxes will be added at the end of the year.  
12 Every year we will be taxed \$612. We will pay \$60  
13 per quarter for the water and sewer is what he tells  
14 me. Now, I'm not sure that's right.

15 MR. SANZICA: For the sewer, yes.

16 INTERESTED CITIZEN: Yes. So, that -- we're  
17 paying 912 -- we'll be paying \$932 for water and  
18 sewer per year?

19 MR. SANZICA: For sewer.

20 INTERESTED CITIZENS: Just for sewer.

21 (talking over each other)

22 INTERESTED CITIZEN: All we're talking about is  
23 sewer tonight.

24 INTERESTED CITIZEN: For sewer, right. That's  
25 right. We're not paying that now, we're only paying

1           \$500 a year.

2           MR. SANZICA: I don't have any other comment.

3           It is what it is.

4           INTERESTED CITIZEN: I just wanted the other  
5           people out here to understand it because they are  
6           going to get --

7           MR. SANZICA: It's going to go up.

8           INTERESTED CITIZEN: -- \$612 --

9           MR. SANZICA: We don't know the exact numbers  
10          yet, and as Mr. Walls said, you know, once the bids  
11          come in, we'll review that so -- I can't dispute the  
12          gentleman's numbers. I just don't know. Yes,  
13          ma'am? We'll work our way back.

14          INTERESTED CITIZEN: All right.

15          MR. FORD: Phil, can we clarify that?

16          MR. SANZICA: Sure. I'm sorry.

17          MS. PIDDINGTON: We need to clarify the costs  
18          of that.

19          MR. FORD: The current charge is 132.84; is  
20          that correct?

21          INTERESTED CITIZEN: Something like that.

22          MR. FORD: We gave you an anticipated range,  
23          and maybe there was some -- it wasn't clear in the  
24          presentation, but the anticipated range that we gave  
25          you of 155 to 250 on the upper end, that was all

1 inclusive. That included the anticipated special  
2 assessment and the O&M, operation and maintenance  
3 cost. So, if it's -- we're comparing, and I thought  
4 I indicated when we were comparing, 132, your  
5 current charge, if we get the low interest rate,  
6 coupled with the operation and maintenance costs,  
7 we're looking something on the low end of around  
8 155, which represents what, a 20 some dollar  
9 increase per quarter. That's what we're talking  
10 about. We're not talking about \$60, which is  
11 Independence Township's current operation and  
12 maintenance charge to all their customers, and all  
13 of the residents in this -- in your project would be  
14 treated exactly the same. Same operation and  
15 maintenance charge that they charge everybody else  
16 in Independence Township, which currently is \$60 a  
17 quarter. That, plus the assessment, it's going to  
18 be in that range I gave you. And again, if we get  
19 the low interest loan, we're expecting it to be  
20 somewhere closer to the 155 figure. That's what  
21 you're looking at, but you're going to have two --  
22 you're going to have --

23 (pause in the proceedings for court reporter  
24 paper change)

25 MR. SANZICA: Randy, would you like to

1 continue?

2 MR. FORD: Okay. Again, we'll try to make this  
3 clear. You're going to end up getting a quarterly  
4 bill, and currently it's about -- like I say, their  
5 current charge is \$60. That'll be your quarterly  
6 bill for operation and maintenance, whether it's one  
7 a year, as Mr. Walls explained, or if they're able  
8 to do twice a year, the special assessment -- the  
9 amount hasn't been -- obviously, there's going to be  
10 another step in the process to explain exactly what  
11 that amount's going to be, but you will have a  
12 separate bill on your tax bill that will cover just  
13 a special assessment. You will be billed quarterly  
14 the operation and maintenance. You add the two  
15 bills together and it works out to approximately the  
16 \$155, or whatever the amount -- the final amount is.  
17 That's just to give you an approximation. But it's  
18 not \$155 per quarter plus 60. We're not saying  
19 that.

20 INTERESTED CITIZEN: So, one bill will come  
21 from Independence Township and --

22 MR. FORD: Pardon?

23 INTERESTED CITIZEN: One bill will come from  
24 Independence Township and the other one from  
25 Springfield?

1           MR. FORD: It will either come -- we anticipate  
2           that it'll come directly from Independence Township,  
3           although whether it's passed on through the county  
4           or directly from Independence, yes, you will get it  
5           --

6           INTERESTED CITIZEN: Okay. But it will be  
7           separate?

8           MR. FORD: Yes, it will be separate from your  
9           special assessment.

10          INTERESTED CITIZEN: In other words, that'll be  
11          \$93 per quarter?

12          MR. SANZICA: It's \$155 --

13          MR. FORD: Estimated. Estimated.

14          INTERESTED CITIZEN: Yes.

15          INTERESTED CITIZEN: Yeah, and estimated, so  
16          that would come to \$372 per year taxed -- added to  
17          our taxes, not 612?

18          MS. STICKEL: Estimated, yes.

19          MR. SANZICA: Sir, that's a yes.

20          INTERESTED CITIZEN: That's what I needed to  
21          know because I have to sit down and explain this to  
22          the association.

23          INTERESTED CITIZEN: My name is Arlene Feller.  
24          I live at 9035 Bavarian Way. I have a question that  
25          no one has addressed, and mostly everyone's asking

1           about the money issue, but I'm questioning -- we're  
2           going to scrap the old plant and put up a new one,  
3           okay? When we scrap the old plant, the building and  
4           all that stuff's going to go down. Environmentally,  
5           is that a hazard to our Springfield community and --  
6           because of the fact that you got these four septic  
7           fields or sand -- whatever they're called. Will  
8           that create an environmental hazard for us or  
9           something that we need to deal with?

10           MS. PIDDINGTON: MDEQ will require us to close  
11           the plant under their regulations. So, there will  
12           be a regulated closure of the facility. We don't  
13           anticipate any environmental hazard.

14           INTERESTED CITIZEN: When you finally close it  
15           --

16           MS. PIDDINGTON: Pardon me?

17           INTERESTED CITIZEN: When you finally close it  
18           --

19           MS. PIDDINGTON: Closing the plant would be --  
20           we would dredge that lagoon and it would be  
21           back-filled. We would probably restore the sand  
22           beds. We would definitely properly remove all the  
23           contents, the tank. You would not know that it was  
24           there. There would not be anything left  
25           underground.

1 INTERESTED CITIZEN: My name is Janet Maddock,  
2 7310, unit 114, Bluewater. We've got the two  
3 comparisons only with updating or going to the  
4 Detroit system. Well, first of all, was it the  
5 county -- or the state actually said okay, there's  
6 been no permit, something's got to be done. Was it  
7 the township or the county that started searching  
8 for options?

9 MS. PIDDINGTON: It was the county.

10 INTERESTED CITIZEN: And at any time was the  
11 Flint water system investigated or appraised or  
12 proposed? Do you have any prices on hooking up to  
13 Flint?

14 MS. PIDDINGTON: I'm assuming you mean Walt's  
15 sewer, right?

16 INTERESTED CITIZEN: Right.

17 MR. FORD: When you say Flint system -- there's  
18 an intake on Detroit water from Flint but I guess  
19 I'm confused. Are you talking about --

20 MR. SANZICA: No, she's talking about the sewer  
21 system.

22 MR. FORD: You're talking about sewers coming  
23 down from Flint?

24 INTERESTED CITIZEN: Do they have sewer --

25 MR. SANZICA: I can answer that. There's no

1 practical point where we could connect to the Flint  
2 system. I believe there's a Linden plant that's  
3 west of Holly, and the location and the distance is  
4 just very prohibitive, so it wasn't a viable  
5 alternative. We considered it but it wasn't viable.

6 INTERESTED CITIZEN: It's uphill anyway.

7 MR. SANZICA: It wasn't worth, you know, --  
8 there wasn't any way to compare it. It was so -- it  
9 was not a viable consideration. We didn't do the  
10 figures for it. It was just too far away.

11 INTERESTED CITIZEN: Well, it's closer than  
12 Detroit.

13 MR. SANZICA: No, but we can -- our connection  
14 point to the Detroit system's a mile and a half  
15 away. The connection point to Flint is several  
16 miles away, and just physically getting the water to  
17 that point wasn't a viable alternative. That's what  
18 I meant. I apologize if I didn't explain it well.

19 INTERESTED CITIZEN: I just only heard of  
20 Detroit as being like the only option. So, the  
21 other section's considered. On our -- well, not on  
22 our sewer, but because we wanted to talk about the  
23 Baptist Church and all that, and their current  
24 neighbors, what will happen in the future, what are  
25 they on currently, today?

1 MR. FORD: An on-site septic system that just  
2 serves them.

3 INTERESTED CITIZEN: Okay. Will a 30 year loan  
4 be an option rather than a 20 year loan?

5 MR. SANZICA: They normally -- the normal rate  
6 is for a 20 years option, and all the financial  
7 consultants say that it isn't -- you aren't given  
8 that much of -- it's not cost -- it's not as cost  
9 effective to go longer because the difference in  
10 cost isn't that much when you look over 30 years.  
11 So, the 20 year plan is the most cost efficient and  
12 most effective way to do it. So, we have looked at  
13 it and all the consultants recommend the 20 year.  
14 And it isn't really an option. They only provide  
15 for 20 year loans.

16 INTERESTED CITIZEN: Are there any figures  
17 available on a 30 year?

18 MR. SANZICA: I could give you the rates on it  
19 and --

20 INTERESTED CITIZEN: I mean actual statistics  
21 that are public?

22 MR. SANZICA: They don't offer a 30 year loan.  
23 S or F doesn't offer a 30 year loan.

24 INTERESTED CITIZEN: Do they offer 15?

25 MR. SANZICA: 15 would cost more.

1 INTERESTED CITIZEN: 15.

2 MR. SANZICA: 15 would cost more per year than  
3 a 20.

4 INTERESTED CITIZEN: Yes, it would, but you'd  
5 be paid off faster.

6 MR. SANZICA: That's true, but I guess the  
7 other -- the other -- if you want to pay it off  
8 faster, you can do that through the special  
9 assessment program.

10 INTERESTED CITIZEN: You can?

11 MR. SANZICA: Yes, you can. I believe so.

12 INTERESTED CITIZEN: Well, I know it wouldn't  
13 be necessary as cost effective but in lieu of a lot  
14 of the people that may not be there in 20 years, you  
15 know, it would be a less per annual payment. I have  
16 a very small, small mortgage, and they just redid it  
17 at the 30 years. What a tiny amount compared to  
18 what you're talking about.

19 MR. SANZICA: The S or F program allows for a  
20 20 year.

21 INTERESTED CITIZEN: As far as all of this,  
22 probably county or township would be the person to  
23 answer. Does it go to a vote? I mean do we say we  
24 don't want either of these, come up with something  
25 else? I mean what's our option? Is it a vote or is

1           it set, this is our information, period?

2           MR. SANZICA: Well, this is the first step for  
3           the project plan for the S or F loan. The next  
4           step, you know, once we bid the project, it will go  
5           to the township board and set the special assessment  
6           roll. At that point, you know, they have the option  
7           of whether we go ahead or not.

8           INTERESTED CITIZEN: It's based upon just --  
9           (talking over each other)

10          MR. SANZICA: Right. It's based upon the most  
11          cost effective choice that we determine to be the  
12          most cost effective on our recommended choice. The  
13          Drain Commissioner, through a contract with  
14          Springfield Township, has been given the authority  
15          to present the loan and the application to the  
16          state, and depending on the outcome of this meeting,  
17          you know, he would prepare a resolution to the state  
18          saying that the alternate chosen in the plan is the  
19          one that we will go ahead with. Obviously, we're  
20          taking your input tonight, and we would consider  
21          that, but that's up to the -- authority's been given  
22          to the Drain Commission as far as going ahead with  
23          the project, but the pain of the project is through  
24          the special assessment process that will go through  
25          the township, and they're two independent actions,

1 and if the township didn't want to pay for the  
2 project through the special assessment process, then  
3 the project could be (indiscernible).

4 INTERESTED CITIZEN: That's the way it should  
5 be.

6 MR. SANZICA: But that's up to the township and  
7 it's their choice, and that's why you elected them  
8 as your officials.

9 INTERESTED CITIZEN: Why don't you ask a  
10 question about putting it up for a public vote?

11 MR. SANZICA: The question was whether it was  
12 put up for a public vote. The contract was -- there  
13 a referendum period for the project as part of the  
14 Act, 342. There was a -- we advertised in the  
15 Oakland Press. The people -- in fact, we advertised  
16 throughout the whole county, and there is a petition  
17 process where if a certain amount of the  
18 (indiscernible) and the registered voters in the  
19 county were opposed to this bond through the county,  
20 they could have signed a petition and it could have  
21 gone for a county-wide vote. This is a county  
22 project. We didn't get a petition. That was your  
23 opportunity.

24 INTERESTED CITIZEN: Or told.

25 MR. SANZICA: You were -- it was publicly

1 noticed in the paper, it went through the township  
2 board, and we did what was proper and efficient.  
3 So, that was the opportunity to vote on it.

4 INTERESTED CITIZEN: I don't get the Oakland  
5 Press.

6 MR. SANZICA: I answered your question. Are  
7 there any other questions in this row?

8 INTERESTED CITIZEN: I have one. Are there  
9 government grants --

10 MR. SANZICA: Give your name, please, your name  
11 and address.

12 (talking over each other)

13 INTERESTED CITIZEN: (Indiscernible) I just  
14 wanted to know, are there government grants  
15 available for projects like that? Government  
16 grants, are they available for projects like that?

17 MR. SANZICA: As I stated earlier again, -- a  
18 good question. You know, they've -- after our  
19 public hearing last November, it was announced a 90%  
20 grant from the State of Michigan for the planning  
21 and designing of the project. So, once we submit  
22 this application to the state, we will apply for  
23 that 90% grant. So, yes, there are grants. And the  
24 other part of that is the low interest loan that's  
25 subsidized by the federal government. So, that is a

1 grant -- or a loan, you know, that's from the  
2 federal government. So, there are grants and loans  
3 in this. This is the first time in a long time that  
4 that 90% grant has been available. So, it's -- I  
5 hope I answered your --

6 INTERESTED CITIZEN: So we would have a chance  
7 on the grant?

8 MS. PIDDINGTON: Yes. We are going to apply  
9 for it. Absolutely.

10 INTERESTED CITIZEN: Okay. Wonderful.

11 INTERESTED CITIZEN: So then we're only going  
12 to be paying for 10%?

13 MR. SANZICA: It's 10% of the planning and  
14 designing costs, not the construction costs. The  
15 construction costs will be paid for -- will be by  
16 the low interest loan.

17 INTERESTED CITIZEN: Okay.

18 MR. SANZICA: Any other questions in this row?  
19 Ma'am, do you have any questions?

20 INTERESTED CITIZEN: Maria Mark, 7163 Bluewater  
21 Drive. I had a lot of questions. Most of them have  
22 been addressed. But based on all the concerns that  
23 have been shared tonight and all the questions and  
24 objections and proposals, this has something to do  
25 with what you worked out with Independence Township

1 for us to hook into. And why were they not asked to  
2 be here to hear some of these concerns? And so, if  
3 there is any other alternative for these other  
4 people, it could have encompassed a little bit more  
5 and not have had all these people be in such a state  
6 of concern and, you know, shock, in some ways and -

7 MR. SANZICA: May I answer your question? I  
8 think the purpose of the project -- or this meeting  
9 today was for the project plan, to look at  
10 alternatives, and they're not part of the, you know,  
11 -- their part of the plan is to buy a sewage  
12 disposal, and they've agreed to do that. Any other  
13 consideration?

14 INTERESTED CITIZEN: But they only allowed our  
15 specific little area to hook in?

16 MR. SANZICA: That was pre-determined as part  
17 of (indiscernible).

18 (talking over each other)

19 INTERESTED CITIZEN: And are we in an emergency  
20 state of affairs with this plant and -- you know,  
21 because how many other septic systems are up to  
22 grade and, you know, not in danger of something  
23 else?

24 MR. SANZICA: I'd like Sue to answer that.  
25 What would happen if we didn't proceed with the

1 improvements to the waste water plant?

2 MS. PIDDINGTON: The DEQ is in contact with us  
3 and is requiring us to proceed at this point. They  
4 are requiring us to proceed. There is nothing that  
5 we can do at this point to back up and say we're  
6 going to wait.

7 INTERESTED CITIZEN: They have the power to  
8 shut it down then, basically, that whole plant?

9 MS. PIDDINGTON: They can do continued  
10 enforcement if we don't do what we've told them we  
11 were going to do, which is actively pursue a  
12 solution to this problem.

13 INTERESTED CITIZEN: (Inaudible).

14 MR. SANZICA: I've been involved with the U.S.  
15 Justice Department where we've had orders to improve  
16 waste water plants, and it's very expensive and very  
17 costly, and I think if we can come up with a viable  
18 alternative that's cost effective, that's the best  
19 way to go, and that's what we're doing at this time.

20 INTERESTED CITIZEN: So, it's not -- it's not  
21 -- how would you put it? The system in Independence  
22 is not adequate enough to allow other people to go  
23 in with us and plug into that? Or what, is that too  
24 much?

25 MR. SANZICA: No, they're just -- there's only

1 capacity for -- they've only sold us capacity for  
2 the existing units. That is the agreement. There's  
3 no other capacity available through Independence.  
4 They refused to offer any addition capacity. Sue  
5 read a letter from Linda Richardson and they  
6 wouldn't consider it so that's -- that was part of  
7 the agreement. Any other questions in this row?  
8 Yes, sir?

9 INTERESTED CITIZEN: I'm Charlie Wallace again.  
10 I was wondering when these samples were taken for  
11 the sodium chloride and what time of year were they  
12 taken. Summertime's a bad time.

13 MS. PIDDINGTON: We take growner (phonetic)  
14 samples quarterly. June, this month, would be. So,  
15 we take them quarterly.

16 INTERESTED CITIZEN: Where they taking them?

17 MS. PIDDINGTON: We have groundwater monitoring  
18 wells.

19 INTERESTED CITIZEN: Where?

20 MS. PIDDINGTON: Groundwater monitoring wells.

21 INTERESTED CITIZEN: Whereabouts in the  
22 groundwater?

23 MS. PIDDINGTON: Around the facility.

24 INTERESTED CITIZEN: On the sand beds, aren't  
25 they?

1 INTERESTED CITIZEN: Somebody should know that.

2 MS. PIDDINGTON: They're all around the  
3 facility but I don't know if I have -- I don't think  
4 they're on the plan.

5 INTERESTED CITIZEN: I see some people checking  
6 the pong there next to the ground level. I just  
7 wondered, were they taking them out of there? Are  
8 we contaminating that little pond? I don't think  
9 so. You know, this is ridiculous. I'm all done.  
10 So, I'd like some answers to that, though.

11 MR. SANZICA: I've done plans before for  
12 groundwater plans. We take -- we put pipe in the  
13 ground --

14 INTERESTED CITIZEN: I know what you do.

15 MR. SANZICA: -- at different points along the  
16 sand beds, generally, to determine what the ground  
17 water is below --

18 INTERESTED CITIZEN: Yeah, but if --

19 MR. SANZICA: It's not the surface water, it's  
20 the ground water --

21 (talking over each other)

22 INTERESTED CITIZEN: Where are we  
23 contaminating? Where are we contaminating?

24 MR. SANZICA: You're contaminating the ground  
25 water.

1 INTERESTED CITIZEN: I know but -- well, --

2 MR. SANZICA: The ground water is below the  
3 sand beds.

4 INTERESTED CITIZEN: I know that, too.

5 MR. SANZICA: Well, then that's an obvious  
6 answer.

7 INTERESTED CITIZEN: Yeah, but I'm just asking,  
8 you know, how far did you go down for the ground  
9 water?

10 MR. SANZICA: We went to the level of the  
11 ground water, wherever that surface is.

12 (talking over each other)

13 MR. SANZICA: It could be different at every  
14 location. It's not where the drinking water is,  
15 it's the --

16 (talking over each other)

17 INTERESTED CITIZEN: It eventually gets there  
18 but (inaudible).

19 (talking over each other)

20 INTERESTED CITIZEN: I guess every salt mine is  
21 contaminated.

22 MR. SANZICA: All right. Is there any other  
23 question?

24 INTERESTED CITIZEN: I have one.

25 MR. SANZICA: Is there anybody in this row?

1 INTERESTED CITIZEN: I know it's getting late  
2 and I just have a couple additional questions. One  
3 specific question that I have is at what point, at  
4 what date, assuming this project goes forward, what  
5 date are we going to have a firm amount that we're  
6 going to know our association fees a month -- or I'm  
7 sorry, not association fee, the amount of the  
8 individual assessment.

9 INTERESTED CITIZEN: It's whenever the township  
10 board makes the determination.

11 MR. WALLS: Approximately a year from now.

12 MR. SANZICA: Yeah, it would be approximately a  
13 year from now. I believe you said it would be the  
14 December, '07 tax bill, is that it, approximately  
15 when the first assessment will be?

16 MR. WALLS: Correct.

17 INTERESTED CITIZEN: So, what happens to those  
18 of us that do have our condos for sale right now? I  
19 have to be able to disclose that we have a pending  
20 assessment. I can't disclose anything. I, as a  
21 home owner, would like to be able to take care of  
22 this assessment prior to the sale of my property. I  
23 have no means to do that. I have no idea what this  
24 is going to cost or what it's going to take to take  
25 care of this lien on my property. Is there -- how

1 is that handled? I guess I just don't know. If  
2 there's a sale of the property, how do you protect  
3 that? How do you --

4 MR. SANZICA: I'd have to ask Mr. Walls. I  
5 believe you have an opportunity to pay the  
6 assessment before the roll --

7 (talking over each other)

8 MR. WALLS: That's not her question. A  
9 suggestion, the only one I can give you, -- well, I  
10 can give you two. One, you need to be asking your  
11 attorney and not me. There may be a mechanism  
12 whereby you can place the estimated amount in escrow  
13 with the title company at the time of closing so  
14 that if the assessment is in fact less, you'll get  
15 the money back. If not, then that money will be  
16 there to pay the assessment. That's the only thing  
17 I can think of. But you're asking me a question you  
18 need to be asking of your real estate attorney or  
19 broker.

20 INTERESTED CITIZEN: Okay. May I ask another  
21 question? I guess my final question then, you know,  
22 -- there's everybody pointing fingers tonight and  
23 there's a lot of concerns. The bottom line is,  
24 nobody wants to pay this. Nobody wants --  
25 obviously, it needs to be done. So, what would it

1 take -- what would it take to go -- for us to go  
2 back and say yes, there was an issue that happened  
3 20 years ago, we knew that this wasn't part of the  
4 process? What does it takes to maybe look at where  
5 the problem started and maybe not pursue this? I  
6 feel like we're down to the nitty-gritty where we're  
7 being forced to pursue this option. Is it an option  
8 for us, as property owners, to say you know what, we  
9 need to request an extension on this, we need to  
10 revisit this and get a year's extension on this  
11 whole process, kind of maybe like put together a  
12 sanitary sewer system for Springfield Township  
13 themselves. There's going to be a huge need for  
14 that. Everybody knows it's growing. It is  
15 something we're going to have to deal with. Why  
16 does this project have to be rushed right now when  
17 we should be allowed to make the proper decisions  
18 and maybe not affect all these people that are in  
19 this room tonight as badly as we're being hurt right  
20 now by this? Is a possibility to go and voice  
21 another option?

22 MR. SANZICA: I think -- I sympathize with your  
23 point. I understand where you're coming from. I  
24 think all the viable options have been studied.

25 INTERESTED CITIZEN: Has Springfield proposed a

1 project?

2 MR. SANZICA: That's not the point -- that  
3 wasn't part of the project and that wasn't a viable  
4 alternative. That wasn't even a consideration.

5 INTERESTED CITIZEN: This is your plan?

6 MR. SANZICA: There is no plan right now for a  
7 Springfield Township sewer system. That's not a  
8 viable option so it wasn't considered.

9 INTERESTED CITIZEN: What do we have to do to  
10 postpone this plan? Is it going to take all of us  
11 getting our attorneys involved to force us to look  
12 at other options? I'm sorry to say it that way but  
13 we want to know our rights.

14 MR. SANZICA: After this hearing, the next  
15 hearing would be the special assessment hearing --

16 INTERESTED CITIZEN: Okay.

17 MR. SANZICA: -- a year from now. That will be  
18 your next opportunity to voice your -- if there is  
19 opposition to the plan. Right now we're going to go  
20 ahead --

21 INTERESTED CITIZEN: It's a public hearing?

22 MR. SANZICA: This is a public hearing.

23 INTERESTED CITIZEN: There will be a public  
24 hearing?

25 MR. SANZICA: There will be a public hearing.

1 INTERESTED CITIZEN: So those of us, in the  
2 interim, that don't know the assessment amount, that  
3 are paying two mortgages right now -- I'm sorry.  
4 That's my individual right now. Those of us that  
5 are in that situation, we're SOL for the next year?  
6 We're stuck with this assessment, we're stuck with  
7 this home that we can't sell?

8 MR. SANZICA: I can't answer it.

9 INTERESTED CITIZEN: Okay.

10 INTERESTED CITIZEN: One question, quickly.  
11 I'm trying to leave and my partners are killing me  
12 here. Nicholas Cook, 7220 Bluewater Drive. You  
13 said there's a deadline when you were just speaking  
14 to her. Earlier I thought you -- someone said or  
15 implied there was no deadline. We just want to get  
16 in there while Independence is letting us do that;  
17 is that correct?

18 INTERESTED CITIZEN: Yeah. Which would you  
19 like first?

20 MR. SANZICA: There's a deadline for the loan.

21 INTERESTED CITIZEN: There's a deadline for the  
22 loan? So, that's what is holding us up?

23 MR. SANZICA: That's what we're meeting.  
24 That's the deadline we're meeting currently.

25 INTERESTED CITIZEN: So -- Susan Dubats, 7210

1 Bluewater, number 156. Are these plans irrevocable  
2 July 1st when you get the loan approved or  
3 disapproved? Do we still have any say, or no matter  
4 what we say, this is kind of basically a moot point  
5 and we're all wasting our time?

6 MR. SANZICA: No. As I said through -- the  
7 application is for the loan. Before we close the  
8 loan, we have to do the special assessment process  
9 and at that point there'll be other hearings at the  
10 township, and before we can close on the loan, we'll  
11 have to have the special assessment hearing process  
12 in place. That's the next set of hearings a year  
13 from now, for the special assessment process.

14 INTERESTED CITIZEN: Is Independence going to  
15 be involved?

16 MR. SANZICA: No. They're not part of the  
17 special assessment.

18 INTERESTED CITIZEN: But they're a part of the  
19 decision not to expand the area.

20 INTERESTED CITIZEN: That doesn't make sense.

21 MR. SANZICA: Do you have another question?

22 INTERESTED CITIZEN: Yes. Okay. Since they're  
23 not part of the inclusion -- why aren't they part of  
24 the inclusion into it, in part of the assessment?  
25 Why?

1           MR. SANZICA: The township is the one that does  
2           the special assessment. Independence has offered us  
3           a connection for their sewers. It has nothing do  
4           with -- it's two totally different processes.

5           INTERESTED CITIZEN: They should be present if  
6           we are hooking into that system. They should be  
7           present. We should be able to talk to them as well.

8           MR. SANZICA: Thank you. That's your comment  
9           and I thank you for your comment. Let's hopefully  
10          ask another question.

11          INTERESTED CITIZEN: Before you leave, I just  
12          wanted to make a possible answer to you.

13          INTERESTED CITIZEN: Okay.

14          INTERESTED CITIZEN: I mean I don't know, but  
15          my first thought is they don't have an interest in  
16          being at this meeting because they proposed  
17          something, which is a proposed take it or leave it.  
18          They don't have a desire to be here to negotiate  
19          what the offer is. They're offering us what they  
20          want to offer us, take it or leave it. You know  
21          what I mean?

22          INTERESTED CITIZEN: Right.

23          INTERESTED CITIZEN: That's just my opinion,  
24          and my name is Diane Corder. I spoke earlier. 8755  
25          Cedar. I'm just finding it interesting, as I look

1 at this, talking about this July 1st deadline -- I  
2 came to the November meeting about the sewers and I  
3 saw the pictures and I was there for everything.  
4 What I didn't understand at that time was that I had  
5 to be concerned that June 15th, two weeks before  
6 this deadline of going for the loan and all that,  
7 that I would have to be in the situation similar to  
8 this gal here that just left, about her home is on  
9 the market. We considered whether we'll put our  
10 home up in November. So, obviously, that was  
11 something I was very in tune to, and I sat there  
12 during that meeting and we asked for a time frame.  
13 I wrote down notes about a time frame and all this.  
14 I'm the one that also went through this process in  
15 White Lake so I'm using my history from that,  
16 knowing that it took them a period of time to get  
17 all the paperwork and the negotiations and all the  
18 -- everything through, and what I didn't envision at  
19 that time was that I'd be sitting here hearing this  
20 woman speaking as though she's trying to sell her  
21 home. You can't get your home to sell in this  
22 economy and all the situations with that, and now  
23 they're saying assessmentwise, we have to now set  
24 aside money so that when it does sell, who knows,  
25 six months from now, at that time be prepared for

1           it, you know. You can understand the frustration of  
2           the crowd, that, you know, we're between a rock and  
3           a hard place. You can't sell your home but yet you  
4           have to save money toward later when you might sell  
5           your home, that you might have still this  
6           assessment, because of the knowledge of the  
7           assessment. In November, I thought this was a two  
8           year old process and I wouldn't be dealing with this  
9           if I, you know, sold my home within the next six  
10          months or year or whatever, I'd be out of the  
11          situation. I'm finding out tonight that it's not so  
12          you can understand why there was a lot of meetings  
13          about everything.

14                 MR. SANZICA: Thank you. Yes, ma'am?

15                 INTERESTED CITIZEN: Carol Mach, 9079 Bavarian  
16          Court. When you considered these original options  
17          that were proposed by Independence Township, was the  
18          average property value ever considered? Because  
19          what this realtor, retired realtor has said to me  
20          implies -- we're getting quite a few people going  
21          bankrupt. There are people that will be leaving  
22          that cannot afford to live in their homes, are going  
23          bankrupt. It's going to affect us for years. It's  
24          not going to affect you. This is very -- it's quite  
25          alarming if that wasn't considered. I propose that

1 team go back and calculate some figures. This is  
2 going to damage very many people. It's not going to  
3 help.

4 MR. SANZICA: We're looking, at the worst end,  
5 of a \$20 a quarter increase on your sewer fees.

6 INTERESTED CITIZEN: But --

7 MR. SANZICA: At the most, up to \$300 a quarter  
8 for the fees. I understand many people are on fixed  
9 incomes and it could be devastating to them but this  
10 is the most viable, cost effective alternative  
11 that's available. And we understand the concern. I  
12 believe that's the answer.

13 INTERESTED CITIZEN: I've been the President of  
14 our association and when we assess, our association,  
15 there's objections the improvements have to be done.  
16 The people are not going bankrupt. There's a big  
17 difference. People might be asked to spend extra  
18 money, they can maybe get it from another family  
19 member, kids can chip in possibly and, you know,  
20 people who live in these condos are not large  
21 families. We come to these condos because we have  
22 limited resources. It just sounds to me like none  
23 of this has ever been consider and I --

24 MR. SANZICA: Can I answer your -- no, I think  
25 it's all been considered, and we looked for grant

1 and low interest loans to make the impact on the  
2 residents as feasible as possible. I don't mean to  
3 debate this. I don't think that's an issue. I  
4 think it's beyond the scope of the project. We were  
5 doing the best to be the most cost effective and  
6 that's what we're doing, and in the special  
7 assessment hearing -- we'll be at the township a  
8 year from now. I'm afraid I don't have an answer  
9 other than that. Any other questions or comments?

10 INTERESTED CITIZEN: This gentleman who owns  
11 the apartments that spoke about putting your own  
12 plant in, if there is time for you to reconsider it,  
13 I propose that you reconsider and look at the  
14 finances that are involved, do more research, more  
15 groundwork, because it's not fair to us.

16 MR. SANZICA: Thank you for more comments. I  
17 don't think that's a viable option. Just about all  
18 the audience is gone. I'd like to close the  
19 hearing.

20 INTERESTED CITIZEN: Nobody's here to hardly  
21 hear me anyway.

22 MR. SANZICA: This is the last comment.

23 INTERESTED CITIZEN: Nick Cook, Bluewater  
24 Drive, 7220. What is the motivation between the  
25 township and the county to get this done, short of a

1 low interest rate? I mean what's the motivation?  
2 Does it cost the county or township any money either  
3 in -- well, in any way? Does it cost the township  
4 or the county any money to wait?

5 INTERESTED CITIZEN: Not that I'm aware of.  
6 Are you aware? His question was, was it going to  
7 cost them any money.

8 INTERESTED CITIZEN: Right.

9 MS. PIDDINGTON: Not that I'm aware of. Your  
10 opportunity to connect to Independence Township may  
11 not always be there but DEQ may continue to  
12 pressure, and the pressure might increase, and I  
13 would expect that might occur, and I also expect --  
14 I don't think that Independence Township's offer is  
15 open forever.

16 INTERESTED CITIZEN: Right, right.

17 MS. PIDDINGTON: That's parts of this, and our  
18 opportunity is there.

19 INTERESTED CITIZEN: I guess the first part of  
20 my question -- you probably can't read it back to  
21 me. The first part of the question, what was the  
22 county and/or township's motivation for getting this  
23 done quickly?

24 MS. PIDDINGTON: The notice of noncompliance of  
25 the MDEQ and the continued correspondence from them

1 about it. That's the primary motivation.

2 INTERESTED CITIZEN: Okay. I'm all done.

3 Thank you.

4 MR. SANZICA: Thank you. Just for the record,

5 it's 10:10 and the public hearing is now closed.

6 Thank you very much for your time. You've been very

7 polite and I do appreciate that.

8 (Proceedings concluded at 10:12 p.m.)

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STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I certify that this transcript, consisting  
of 147 pages, is a complete, true and correct  
record, to the best of my ability, of the  
proceedings held on June 15, 2006.

\_\_\_\_\_

Naomi D. Leach, CSR-0158  
Notary Public, Oakland County, MI  
My Commission Expires: 10-2-05

