

LELAND TOWNSHIP BOARD

203 E. Cedar Street, Leland, MI 49654

Leland Township Library, Munnecke Room

November 11, 2024 6:30 p.m.

PUBLIC HEARING MINUTES

PRESENT: Supervisor Susan Och, Clerk Lisa Brookfield, Treasurer Shirley Garthe, Trustee Clint Mitchell, Trustee Mariann Kirch

GUESTS: 24

CALL TO ORDER: Ms. Och called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST: None

PUBLIC COMMENT – None

DISCUSSION

Susan Och noted that there is one more permit to obtain.

Scott Joswiak is the engineer for the Sunset Shores project. He was invited to the meeting to explain the details of the project, explain the bidding process on the job, and answer questions.

3 bid packages were considered. Each bid package had a different approach to the design of the system. This is not uncommon in site work. Bid package #1 received 5 bids. The bid chosen was a cost of \$268,950.50. Bid package #2 received 5 bids and the bid chosen was at a cost of \$318,795.50. The third bid package had 1 bid at \$150,014.00.

A budget was started in 2017 and was redone in 2021. Jozwiak worked on the 2021 to 2024 budget and the increase in cost was about 19%. This is not an apples-to-apples comparison as the current bid includes secondary treatment. A secondary treatment is required by EGLE. Also, the cost of the property easements has increased over time. 33 parcels are involved.

All contracts would be awarded in January and work would be started in spring. The project will take 6-8 weeks.

It was asked if there was a chance of overruns. **RESPONSE:** The plans are very complete. There is a contingency allowance. Of course, there are always unknowns.

Joswiak went through the itemized costs of the projects and what has been paid. The cost would be 1.2 million for whole project. The cost to each parcel is \$36,440. There is additional costs bringing the total for a parcel at about \$50,000.

\$161,000 was paid for the Borre property and some other easements. The cost was based of what the property is worth today. EGLE has given us the parameters that we have to operate in.

The pumps at the drain field are the same pumps that will be used at the homes. Maintenance is easier when they are all the same.

The question was asked, "Who would be liable for the system?" Joswiak did not know.

The public at the meeting offered many comments and questions. Some of the topics of concern were:

- Expensive cost of the system as compared to all getting holding tanks.
- Questions about the bond.
- Concern for toxins entering the system and who would be liable for the clean-up.
- Concern that money was spent prior to the formation of a HOA.
- Not having enough time to think about this decision.
- Questions concerning the next steps.

Och reported that many written comments have come in, some in favor of the project and some opposed. Och encouraged others to submit written comments.

The meeting was adjourned 7:31 p.m.

Respectfully submitted,

Cindy Kacin

Lisa Brookfield, Township Clerk

Date