

COLDWATER LAKE SEWER PROJECT

QUESTIONS & ANSWERS

SECTION ONE - EASEMENTS GENERALLY

Q: Why does Nottawa Township need this Easement(s)?

A: To install Sewer Mains and Grinder Stations (containing electric pumps) within street rights-of-way not owned or maintained by the Isabella County Road Commission, and on private property.

Q: Who needs to sign the Easement(s)?

A: All property owners. The spouse of the property owner—even if not on the Deed; all unmarried individuals; all multiple owners and their spouses; all trustees of a Trust; all members of an LLC.

Q: What if my marital status has changed since I purchased the property, or if I find errors in the Easement Document(s) I received?

A: Inform Nottawa Township immediately via email at coldwaterlakeeasements@gmail.com, or Kim Turner at 517.388.2267 (call or text), so the Easement Document(s) can be modified.

SECTION TWO - PROJECT BENEFITS & CONSTRUCTION

Q: What are the benefits of this Public Sewer Project?

A: 1) Reduced risk of a septic system backup on your property; 2) reduced occurrence of foul/septic odors; 3) elimination of dampness and/or seepage from the septic tank system; 4) property becomes more marketable to a wider percentage of the population, which may result in increased property value; 5) improved protection of drinking and surface water; 6) infants, pregnant women and those with already compromised immune systems benefit from a reduction of nitrates often found in local water supplies from improperly treated sewage; 7) reduced risks to public health from diseases such as hepatitis or dysentery; 8) fewer disease-carrying mosquitoes and flies.

Q: Will this Project eliminate the Central Michigan District Health Department (CMDHD) Time of Transfer requirements, as they pertain to septic systems, when a property changes ownership?

A: Yes!

Q: When will Construction begin, and how long will it take to complete?

A: Construction is anticipated to begin spring of 2024, and continue for approximately two Construction seasons.

Q: Will I be able to access my property during Construction?

A: Yes, while there may be minor inconveniences when crews are near your property, overall, you will have full access to your property.

SECTION THREE - PROPERTY OWNER RIGHTS & RESPONSIBILITIES

Q: Am I responsible for connecting from my house to the Public System?

A: Yes, the property owner(s) will be responsible for connecting the sewer from the house to the Grinder Station, which will be installed on your property. Nottawa Township will provide you with a list of contractors approved to complete this work.

Q: What if my current electric service is not sufficient to run the Pumps?

A: You or your installing contractor will need to engage a licensed electrician to upsize your electric service.

Q: What happens to my existing septic tank and drainfield?

A: Your septic tank will be removed, or crushed and filled. Your drainfield will be abandoned in place, or removed by the contractor who connects your house to the Public System.

Q: What are the rights and responsibilities of the parties?

A: Subject to the right of the Township to access the public Sewer Pipes and Grinder Stations, property owners are responsible for maintaining the Building Sewer, as defined in the Nottawa Township Sewer Use Ordinance, from the house to the Grinder Station. The Township is responsible for maintaining the

Grinder Station and low pressure sewer piping that is located within the Public Sewer Easement. Property owners are not permitted to put any permanent structure in the sewer easement, since doing so would make it impossible for the access to and repair of the sewer lines. Property owners are allowed to utilize the easement property for general uses such as landscaping, ingress/egress, or gardening.

SECTION FOUR - CONNECTION REQUIREMENTS

Q: Do all Parcels within the Special Assessment District need to connect to the Sewer System?

A: No. Garage Lots (where sanitary sewage does not originate), and Vacant Lots are not required to connect. However, connecting now allows you to finance the cost of the Grinder Station over a 40-year period, rather than paying for it all at once, should you wait, then, at a later date, decide to connect.

Q: Do Seasonal Homes have to connect?

A: Yes.

Q: Do I have to connect right now?

A: Yes. The Nottawa Township Sewer Use Ordinance requires property owners to connect within 90 days of the Notice to Connect which will be sent to each property owner, after the Sewer System is operational.

SECTION FIVE - COSTS & PARTICIPATION

Q: Will I be paid for this Easement, and, if so, how much?

A: The Easement states, in part, “. . . for and in consideration of the sum of one dollar \$1.00 and the benefits to the Grantors and the subject property of the pressure Sewer System to be installed . . .”. This means, in essence, that you acknowledge the benefits of this System and are willingly granting this Easement to Nottawa Township. No other compensation is being offered.

Q: Who maintains the Grinder Station?

A: Nottawa Township will own and maintain the Grinder Station, as long as an Easement is granted.

Q: What happens if I choose not to grant this Easement to the Township?

A: Nottawa Township may seek judicial relief against property owners unwilling to grant the Easement(s).

Note: Additionally, the Nottawa Township Sewer Use Ordinance states:

“Declining easement. If the property owner applicant, for any reason, declines to provide the easement required under Section 4.5(B)(1) or (2), above, then the permit may be issued in the discretion of the Township. In these circumstances, the property owner shall, at his or her expense, assume the cost and responsibility for the purchase, installation, repair, inspection, maintenance, and replacement of the entire building sewer, including Sewer Connection and the Grinder Pump System or STEP System in compliance with the Township Technical Standards. This shall include paying the Connection and Inspection Fees in accordance with this Ordinance.”

Q: How much will this sewer project cost me?

A: Current estimates, which are largely based on construction costs, are \$12,000 to \$16,000 to “buy-in” to the Public System (for a single family home), paid via a 40-year term special assessment on your property taxes, and through monthly rates and charges. Monthly rates and charges will also include the cost to operate the System, and are currently anticipated to be approximately \$75 per month, which will be paid regardless of seasonal, infrequent, or limited use. **NOTE: The above amounts are only estimates. Actual costs cannot be provided until after the project is bid.**

You are responsible for costs associated with any work your private contractor performs relating to abandoning the septic tank and drainfield, connecting to the new Grinder Station, and providing the necessary electrical service. Costs will vary from property to property, but it is generally anticipated that installing contractors and their electrical subs will charge between \$2,500 and \$7,500.

The Nottawa Township Sewer Use Ordinance can be found at the Nottawa Township website.

<https://nottawatwpisabellami.gov/wp-content/uploads/2022/07/SEWER-USE-ORDINANCE-4-27-20-SIGNED5565.pdf>