



Washtenaw County Office of Strategic Planning

STAFF REPORT: LAKE FOREST HIGHLANDS DRAIN PROJECT (Pittsfield Township)

Date: June 22, 2009

Background

The Washtenaw County Drain Commissioner was petitioned by freeholders of land in the Lake Forest Highlands Drainage District to locate, establish and construct the County Drain known as Lake Forest Highlands. The existing system serves 139 lots and consists of conveyance networks, twelve detention basins providing water quality and quantity control. This project consists of upgrading existing basins and outlet control devices to meet with current Washtenaw County Water Resources Commissioner standards. Additionally, inadequate drainage patterns will be corrected and restored to function as designed. Re-grading will be done to the overall system, as well as the installation of storm-water piping in order to efficiently route water run-off into the detention basins. Temporary construction and permanent easements will be secured.

The Water Resources Commissioner is requesting the Planning Advisory Board recommend that the Washtenaw County Board of Commissioners approve to pledge the County's limited full faith and credit for payment of bonds for the Lake Forest Highlands Drain Project in an amount not to exceed \$1.2 million dollars. Bonds will be retired through special assessments against the following:

- Charter Township of Pittsfield (35%)
- Pittsfield Township Property Owners (51.1%)
- County of Washtenaw for benefits to County Roads (13.9%)

Section 280.24 of the Michigan Drain Code authorizes the Water Resources Commissioner or Drain Commissioner to borrow funds on behalf of drainage districts and the Board of Commissioners to pledge its Full Faith and Credit to back such borrowing upon approval of two-thirds of its membership.

By utilizing Washtenaw County's full faith and credit, local communities are able to more effectively finance major infrastructure projects. This Project will provide drain improvements to the Pittsfield Charter Township and Washtenaw County.

The County has a Full Faith and Credit Policy that identifies a procedure for receiving comments by County Administration when considering a project. Specifically, this procedure, calls for comments as to whether the County's land use policies are consistent or inconsistent with a proposed project.

The Planning Advisory Board has established procedures for Full Faith and Credit Reviews to provide recommendations to the County Administrator and the Board of

Commissioners. The procedure calls for review of how a proposed project affects the following:

- 1) Existing land use;
- 2) Compliance with local unit master plans;
- 3) Compliance with Washtenaw County's Comprehensive Plan;

Existing Land Use

The area under review contains an existing single-family residential subdivision in Section 7 of Pittsfield Township. It also contains woodlands in the east central and southwestern portions of the subdivision, as well as two County Drains, one traversing through the northeastern part of the subdivision, and the other traversing through the southwestern part of the subdivision. It lies along Ellsworth Road, which is a main traffic corridor in the Township. Single-family residential development surrounds the subdivision in all directions, except for a site condo to the northeast of the property. Agricultural and open areas also exist to the west and northwest of the property. The project will correct inadequate drainage patterns and staff sees no effect on land use on the surrounding areas.

Compliance with Local Unit Master Plans

The Pittsfield Township Comprehensive Plan states the following vision: "Pittsfield Township will continue to responsibly manage storm water drainage in a manner that respects nature and does not overburden the natural systems of the Township or the built system." As the drain improvements are developed the project should incorporate systems that do not overburden the natural systems of the Township or the built system. The use of native plants in this project applies to satisfying this vision. Staff finds that the project would support the goals of the Township Comprehensive Plan.

Compliance with Washtenaw County's Comprehensive Plan

This project supports the following Washtenaw County Plan Recommendations:

Natural Resources Recommendation 1.4 – Urban Storm Water Systems: Pursue grants and local funding sources to retrofit urban stormwater systems;

Natural Resources Recommendation 1.12 – Drain System Maintenance: Pursue a dedicated funding source for adequate routine maintenance through state legislation or local sources.

Recommendation

The Washtenaw County Department of Planning and Environment staff recommends that the Washtenaw County Planning Advisory Board support the use of the County's Full Faith and Credit for the Lake Forest Drain Project in Pittsfield Township.





JANIS A. BOBRIN

WATER RESOURCES COMMISSIONER

705 North Zeeb Road
P.O. Box 8645
Ann Arbor, MI 48107-8645

email: drains@ewashtenaw.org
<http://drain.ewashtenaw.org>

DENNIS M. WOJCIK, P.E.
Chief Deputy Water Resources
Commissioner

DANIEL R. MYERS, P.E.
Director of Public Works

Telephone 734.222.6860
Fax 734.222.6803

To: William Lewis, Chair
Washtenaw County Planning Advisory Board

From: Janis A. Bobrin
Washtenaw County Water Resources Commissioner

Re: Lake Forest Highlands Drain Project

Date: June 22, 2009

Action Requested: County Planning Advisory Board recommendation of County Board of Commissioners' approval of pledging of the County's limited full faith and credit for payment of bonds for the Lake Forest Highlands Drain Project in an amount not to exceed \$1.2 million dollars. Bonds will be retired through special assessments against the following:

Pittsfield Township at Large (35%)
Pittsfield Township Property Owners (51.1%)
County of Washtenaw for benefits to County Roads (13.9%)

Background: Section 280.434 of the Michigan Drain Code authorizes the Water Resources Commissioner to borrow funds on behalf of drainage districts and the Board of Commissioners to pledge its Full Faith and /credit to back such borrowings upon approval of two-thirds of its membership.

Discussion: Washtenaw County Water Resources Commissioner (WCWRC) was petitioned by property owners in the Lake Forest Highlands District to locate, establish and construct the County Drain known as Lake Forest Highlands Drain. The drainage system serves Lakes Forest Highlands Subdivision, located off of Ellsworth near Maple (map attached).

The existing system, which serves 139 lots, consists of conveyance networks and twelve detention basins providing water quality and quantity control. The project includes upgrading existing basins and outlet control devices to meet with current WCWRC standards. In addition, inadequate drainage patterns will be corrected and restored to function as designed. Overall re-grading will be done and storm water piping will be installed in order to efficiently route water run-off into the detention basins. Temporary construction and permanent easements will be secured.

Impact on Human Resources: None.

Impact on Budget: None.

Impact on Other County Departments or Outside Agencies: None.

Conformity to County Policies: The County's full faith and credit policy requires County Planning Advisory Board review and approval.

Attachments: Location maps.

Office Open Week Days From 8:30 A.M. to 5:00 P.M.