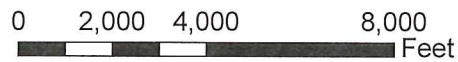
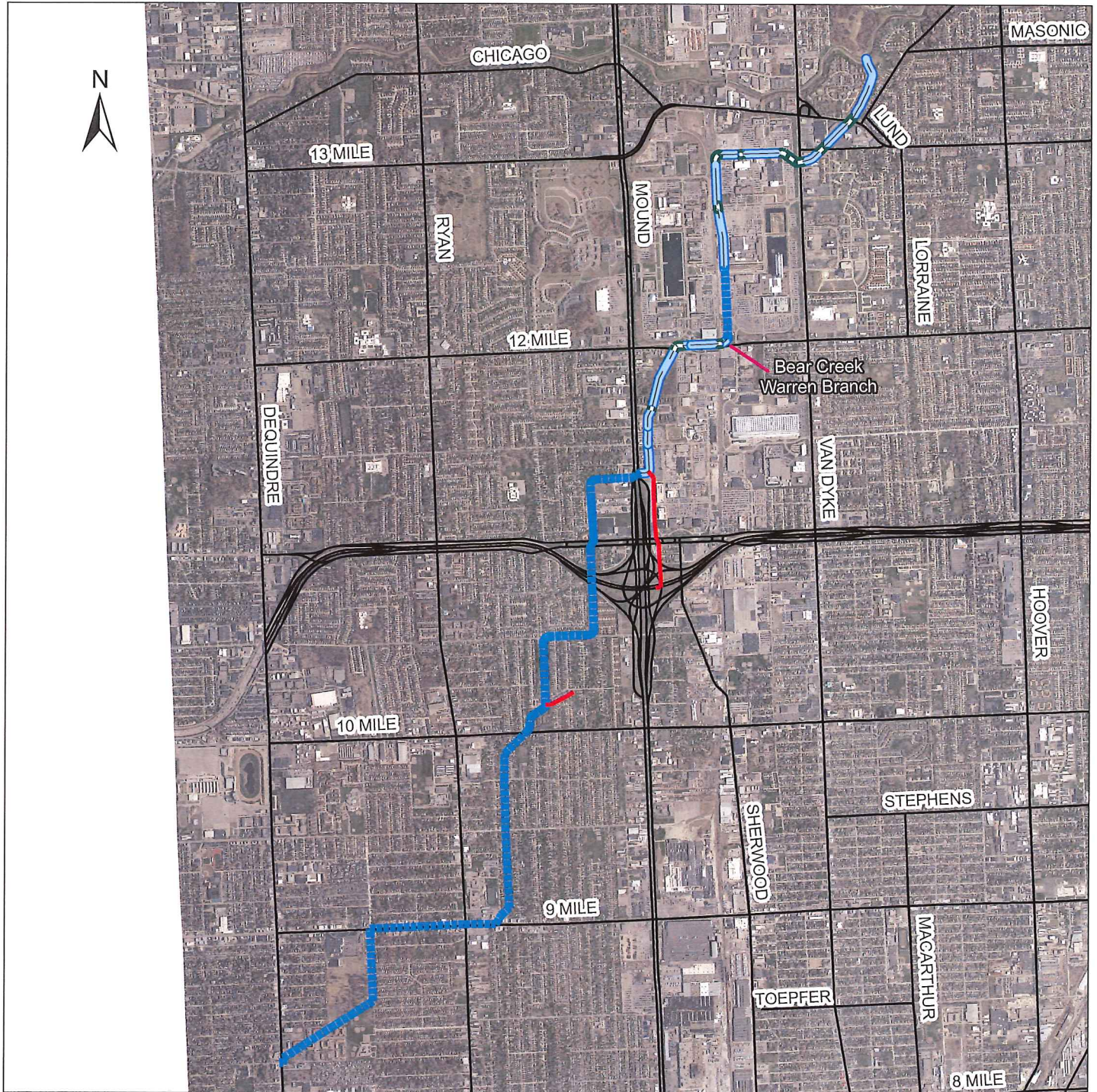


Gregg
Miller
Nash

BEAR CREEK
INTER-COUNTY DRAINAGE BOARD
SEPTEMBER 27, 2017
10:00 a.m.
AGENDA

	<u>Page</u>
1. Call meeting to order and roll call	
2. Approval of Agenda	
3. Public participation	
4. Approval of minutes of meeting of August 23, 2017	3
5. Consideration of approval of invoices:	6
See attached spreadsheet	
6. Progress Report Update – Anderson, Eckstein & Westrick, Inc.	7
7. Sinkhole Repair Update – Tom Stockel	18
8. Surplus Bear Creek Property – Tamara Keskeny	23
9. Financial Update – Bruce Manning	30
10. Old Business	
11. New Business	
12. Adjourn	

BEAR CREEK DRAIN (INTER COUNTY)



Drain Length (Feet/Miles):
54,012.44 / 10.23

Legend

- | Enclosed Gravity | Open Channel |
|--|--------------|
| — < 60" Dia | Ditch |
| >= 60" Dia | Pond |
| Culvert | |

A meeting of the Inter-County Drainage Board for the **BEAR CREEK DRAIN** was held in the Office of the Macomb County Public Works Commissioner, 21777 Dunham Road, Clinton Township, Michigan on August 23, 2017.

PRESENT: Michael Gregg, Chairman
Michigan Department of Agriculture & Rural Development

Candice S. Miller, Secretary
Macomb County Public Works Commissioner

Steve Korth, P.E., Member
Office of Oakland County Water Resources Commissioner

ALSO PRESENT: Brian Baker, Chief Deputy, Keith Graboske, P.E., Chief Engineer, Tamara Keskeny, Real Property Manager, Bruce Manning, Financial Manager, Tom Stockel, Construction Manager, Madison Tanghe, Senior Secretary, Office of Macomb County Public Works Commissioner; Sydney Kanan, Graduate Engineer, Gordon Wilson, P.E., Anderson, Eckstein and Westrick, Inc. (AEW)

The Chairman called the meeting to order at 10:55 a.m.

A motion was made by Mr. Korth, supported by Ms. Miller and unanimously carried to approve the agenda as presented.

The meeting was open to the public participation, then closed, there being no comments from the public.

The minutes of the meeting of July 26, 2017 were presented. A motion was made by Mr. Korth, supported by Ms. Miller and unanimously carried to approve the minutes as presented.

The Chairman presented the invoices totaling \$8,936.71 as provided to the board for review and approval.

Mr. Graboske indicated that all branches will likely be consolidated into the Bear Creek Drain once the legal review is complete.

A motion was made by Ms. Miller, supported by Mr. Korth to approve the invoices as presented.

AYES: Miller, Korth and Gregg

NAYS: None

Motion approved.

Ms. Kanah and Mr. Wilson (AEW) updated the Board on the Bear Creek progress report. Construction plans have been compiled and are in the review process for the Infrastructure Rehabilitation project. Upcoming tasks include compiling the specifications and necessary contract documents. The total cost for the Bear Creek Infrastructure Rehabilitation project estimate is \$500,150.00. AEW will provide estimate for the prioritized portion of all needed repairs at the next meeting.

All pertinent documents have been reviewed and cataloged from Macomb County and Oakland County Offices for the District Delineation project. AEW has started assembling a base map, and calculating the drain right of way. Anticipated tasks include completing the base map and determining what branches of the drain are under the jurisdiction of the Inter-County Drainage Board for Bear Creek.

Upcoming work on the Green Infrastructure project include determining framework for introducing green infrastructure to communities within the Bear Creek Drainage District.

A motion to receive and file the Anderson, Eckstein & Westrick, Inc. progress report was made by Mr. Korth, supported my Mr. Miller.

AYES: Korth, Miller and Gregg
NAYS: None
Motion approved.

Ms. Keskeny updated the Board on vacant property. Correction on last meeting, there are five lots in total. Costs \$520.00 to mow the vacant parcels. Two homeowners answered the door out of five and are not interested in taking back the property. If any homeowner out of the remaining three are interested it would be theirs. Ms. Keskeny will also ask the residents on the other side of the parcel. A concept of placing a park on the parcel by Warren Parks and Recreation was proposed along with possibly posting the property for bid.

A motion to further explore options and report back to the Board was made by Ms. Miller, supported by Mr. Korth.

AYES: Miller, Korth and Gregg
NAYS: None
Motion approved.

A summary of all Bear Creek Drain cash balances was provided: The O&M balance is \$244,664.00, Bear Creek Enclosure \$812,054, GM Enclosure \$3,140, Warren Branches \$400,127 and Warren Branches #2 \$134,275 with total available cash balances at \$1.6 million.

A motion to receive and file the Bear Creek Trial Balance, dated October 1, 2016 – July 31, 2017 as submitted was made by Mr. Korth, supported by Ms. Miller.

AYES: Korth, Miller and Gregg
NAYS: None
Motion approved.

Mr. Stockel provided an update on the GM Tech. Center sinkhole and concrete wash. Approved plans and permit for the sinkhole have been received. The concrete wash has been sent back out for revisions. Recommend the Board approve both plans and permits as approved by our office and funded by GM; estimated repair cost \$40,000.

Motion to receive and file and approve the permits was made by Mr. Korth, supported by Ms. Miller.

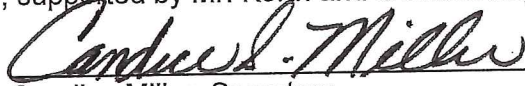
AYES: Korth, Miller and Gregg
NAYS: None

Motion approved.

Mr. Graboske discussed a resolution for each County to approve their own permits instead of taking each permit to the Board. Board suggested this issue to include as part of the ongoing legal review.

The next meeting was scheduled for September 27, 2017.

There being no further business coming before the Board, the meeting was adjourned at 11:35 a.m. by Mr. Gregg on a motion by Ms. Miller, supported by Mr. Korth and unanimously approved.


Candice Miller, Secretary
Bear Creek Inter-County Drainage Board

STATE OF MICHIGAN
COUNTY OF MACOMB

I certify that the foregoing is a true and correct copy of proceedings taken by the Inter-County Drainage Board for the Drainage District shown on the attached set of Minutes, on August 23, 2017. The original of which is on file in the Public Works Commissioner's Office. Public notice of the meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1975, including, in the case of a special or rescheduled meeting or a meeting secured for more than 36 hours, notice by posting at least 18 hours prior to the time set for the meeting.


Candice Miller, Secretary
Bear Creek Inter-County Drainage Board

DATED: 8/24/17

Bear Creek Drain - 9/27/17

<u>Funding Source</u>	<u>Apportionment</u>	<u>Manager</u>	<u>Vendor</u>	<u>Amount</u>	<u>Invoice Detail</u>	<u>Project Summary</u>	<u>Project Balance</u>
Bear Creek	Chapter 21	Graboske	Anderson, Eckstein & Westrick, Inc.	\$ 1,924.75	Invoice #0114969 - 8/21/17 Engineering Services - 6/26/17 - 7/23/17	District Delineation	
		Graboske	Fahey, Schultz, Burzyeh, Rhodes, PLC	\$ 6,777.23	Invoice #38535 - 9/6/17 Legal Services - ending 8/31/17	Review of the Bear Creek Drains	
		Slanece	Ultimate Lawn Service	\$ 520.00	Invoice #3784 - 9/1/17	Mowing of drain	
Total				\$ 9,221.98			

PROGRESS UPDATE

PROJECT: Bear Creek Infrastructure Rehabilitation
Bear Creek District Delineation
Bear Creek Green Infrastructure

DATE: September 15, 2017

UPDATE BY: Sydney Kanan

BEAR CREEK INFRASTRUCTURE REHABILITATION

Tasks accomplished:

- a. Construction plans have been compiled and are in the review process.
- b. Full cost estimate for all repairs has been compiled. (see attached)
- c. Prioritized cost estimate for repairs has been compiled. (see attached)
- d. Cost estimate for both scenarios for repairing the open channel have been compiled. (see attached)
 - Scenario 1: Manhole located between Forest Ct. and The Bear Creek Drain can be located.
 - Scenario 2: There is no manhole between Forest Ct. and The Bear Creek Drain.

Anticipated tasks:

- a. Compile specifications and contract documents.
- b. Determine the scope of work moving forward.

Requested Information/Actions from OMCPWC:

- a. Determine the scope of work moving forward.

BEAR CREEK DISTRICT DELINEATION

Tasks accomplished:

- a. All pertinent documents have been reviewed and cataloged from Macomb County and Oakland County Offices.
- b. AEW has started assembling a base map, and calculating the drain right of way.

Anticipated tasks:

- a. Complete base map and determine what branches of the drain are under the jurisdiction of the Inter-County Drainage Board for the Bear Creek.

See Attached for update from AEW Survey Department

Requested Information/Actions from OMCPWC:

- a. N/A

BEAR CREEK GREEN INFRASTRUCTURE

Tasks accomplished:

- a. N/A

Anticipated tasks:

- a. Determine framework for introducing green infrastructure to communities within the Bear Creek Drainage District.

Requested Information/Actions from OMCPWC:

- a. N/A

ANDERSON, ECKSTEIN & WESTRICK, INC. SHELBY TOWNSHIP, MICHIGAN ENGINEERS COST ESTIMATE Bear Creek Infrastructure Rehabilitation - All Repairs AEW PROJECT NO. 0211-0187	PROJECT :	BEAR CREEK INFRASTRUCTURE REHABILITATION
	OWNER:	INTER-COUNTY DRAINAGE BOARD FOR BEAR CREEK
	PREPARED BY:	Sydney A. Kanan 08/30/17
	CHECKED BY:	Gordon B. Wilson, PE 08/30/17

WORK ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Localized Steel Reinforcement Replacement	17.00	Ea	\$ 1,200.00	\$ 20,400.00
Concrete Repair	15.00	Ea	\$ 1,000.00	\$ 15,000.00
Tap Repair, 8 inch	1.00	Ea	\$ 1,400.00	\$ 1,400.00
Tap Repair, 12 inch	9.00	Ea	\$ 1,500.00	\$ 13,500.00
Tap Repair, 36 inch	1.00	Ea	\$ 1,700.00	\$ 1,700.00
Tap Repair, 60 inch	1.00	Ea	\$ 2,500.00	\$ 2,500.00
Mechanical Removal of Debris	35.00	Ea	\$ 2,500.00	\$ 87,500.00
Mineral Deposit Removal	32.00	Ea	\$ 500.00	\$ 16,000.00
Roots, Rem	10.00	Ea	\$ 300.00	\$ 3,000.00
Infiltration Seal	165.00	Ea	\$ 800.00	\$ 132,000.00
Clean and Seal Joints, Manhole	2.00	Ea	\$ 3,000.00	\$ 6,000.00
Clean, Pipe	5,746.00	Ft	\$ 50.00	\$ 287,300.00
Cementitious Lining	275.00	Ft	\$ 200.00	\$ 55,000.00
Tree, Rem, 37 inch or Larger	1.00	Ea	\$ 2,500.00	\$ 2,500.00
Dr Structure, Rem	7.00	Ea	\$ 1,150.00	\$ 8,050.00
Curb and Gutter, Rem	29.00	Ft	\$ 30.00	\$ 870.00
Pavt, Rem	93.00	Syd	\$ 20.00	\$ 1,860.00
Dr Structure Cover	7.00	Ea	\$ 600.00	\$ 4,200.00
Dr Structure, 36 inch	1.00	Ea	\$ 4,000.00	\$ 4,000.00
Dr Structure, 36 inch, with 2' Sump	6.00	Ea	\$ 4,500.00	\$ 27,000.00
Aggregate Base, 8 inch	93.00	Syd	\$ 25.00	\$ 2,325.00
Curb and Gutter, Conc, Misc	29.00	Ft	\$ 50.00	\$ 1,450.00
Conc Pavt, Nonreinf, 8 inch	29.00	Syd	\$ 75.00	\$ 2,175.00
HMA , 2C	16.50	Ton	\$ 300.00	\$ 4,950.00
Lane Tie, Epoxy Anchored	14.00	Ea	\$ 5.00	\$ 70.00
Traffic Control and Maintenance	1.00	LS	\$ 10,000.00	\$ 10,000.00
Open Channel Repair	1.00	LS	\$ 45,000.00	\$ 45,000.00
TOTAL ESTIMATED CONSTRUCTION COST				\$ 755,800.00
CONTINGENCIES (10%)			\$	75,580.00
ENGINEERING (7%)			\$	52,910.00
CONSTRUCTION SURVEYING AND LAYOUT (2%)			\$	15,120.00
CONSTRUCTION ADMINISTRATION (3%)			\$	22,670.00
CONSTRUCTION OBSERVATION (6%)			\$	45,350.00
AS-BUILT & GIS RECORDS (2%)			\$	15,120.00
TOTAL ESTIMATED COST				\$982,550.00

ANDERSON, ECKSTEIN & WESTRICK, INC. SHELBY TOWNSHIP, MICHIGAN ENGINEERS COST ESTIMATE Bear Creek Infrastructure Rehabilitation - Prioritized Locations AEW PROJECT NO. 0211-0187	PROJECT :	BEAR CREEK INFRASTRUCTURE REHABILITATION
	OWNER:	INTER-COUNTY DRAINAGE BOARD FOR BEAR CREEK
	PREPARED BY:	Sydney A. Kanan 08/30/17
	CHECKED BY:	Gordon B. Wilson, PE 08/30/17

WORK ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Localized Steel Reinforcement Replacement	10.00	Ea	\$ 1,200.00	\$ 12,000.00
Concrete Repair	14.00	Ea	\$ 1,000.00	\$ 14,000.00
Tap Repair, 8 inch	1.00	Ea	\$ 1,400.00	\$ 1,400.00
Tap Repair, 12 inch	9.00	Ea	\$ 1,500.00	\$ 13,500.00
Tap Repair, 36 inch	1.00	Ea	\$ 1,700.00	\$ 1,700.00
Tap Repair, 60 inch	1.00	Ea	\$ 2,500.00	\$ 2,500.00
Mechanical Removal of Debris	19.00	Ea	\$ 2,500.00	\$ 47,500.00
Mineral Deposit Removal	20.00	Ea	\$ 500.00	\$ 10,000.00
Roots, Rem	3.00	Ea	\$ 300.00	\$ 900.00
Infiltration Seal	165.00	Ea	\$ 800.00	\$ 132,000.00
Clean and Seal Joints, Manhole	2.00	Ea	\$ 3,000.00	\$ 6,000.00
Clean, Pipe	3,543.00	Ft	\$ 50.00	\$ 177,150.00
Cementitious Lining	275.00	Ft	\$ 200.00	\$ 55,000.00
Tree, Rem, 37 inch or Larger	1.00	Ea	\$ 2,500.00	\$ 2,500.00
Dr Structure, Rem	7.00	Ea	\$ 1,150.00	\$ 8,050.00
Curb and Gutter, Rem	29.00	Ft	\$ 30.00	\$ 870.00
Pavt, Rem	93.00	Syd	\$ 20.00	\$ 1,860.00
Dr Structure Cover	7.00	Ea	\$ 600.00	\$ 4,200.00
Dr Structure, 36 inch	1.00	Ea	\$ 4,000.00	\$ 4,000.00
Dr Structure, 36 inch, with 2' Sump	6.00	Ea	\$ 4,500.00	\$ 27,000.00
Aggregate Base, 8 inch	93.00	Syd	\$ 25.00	\$ 2,325.00
Curb and Gutter, Conc, Misc	29.00	Ft	\$ 50.00	\$ 1,450.00
Conc Pavt, Nonreinf, 8 inch	29.00	Syd	\$ 75.00	\$ 2,175.00
HMA , 2C	16.50	Ton	\$ 300.00	\$ 4,950.00
Lane Tie, Epoxy Anchored	14.00	Ea	\$ 5.00	\$ 70.00
Traffic Control and Maintenance	1.00	LS	\$ 10,000.00	\$ 10,000.00
Open Channel Repair	1.00	LS	\$ 45,000.00	\$ 45,000.00
TOTAL ESTIMATED CONSTRUCTION COST \$				588,100.00
CONTINGENCIES (10%)				\$ 58,810.00
ENGINEERING (7%)				\$ 41,170.00
CONSTRUCTION SURVEYING AND LAYOUT (2%)				\$ 11,760.00
CONSTRUCTION ADMINISTRATION (3%)				\$ 17,640.00
CONSTRUCTION OBSERVATION (6%)				\$ 35,290.00
AS-BUILT & GIS RECORDS (2%)				\$ 11,760.00
TOTAL ESTIMATED COST				\$764,530.00

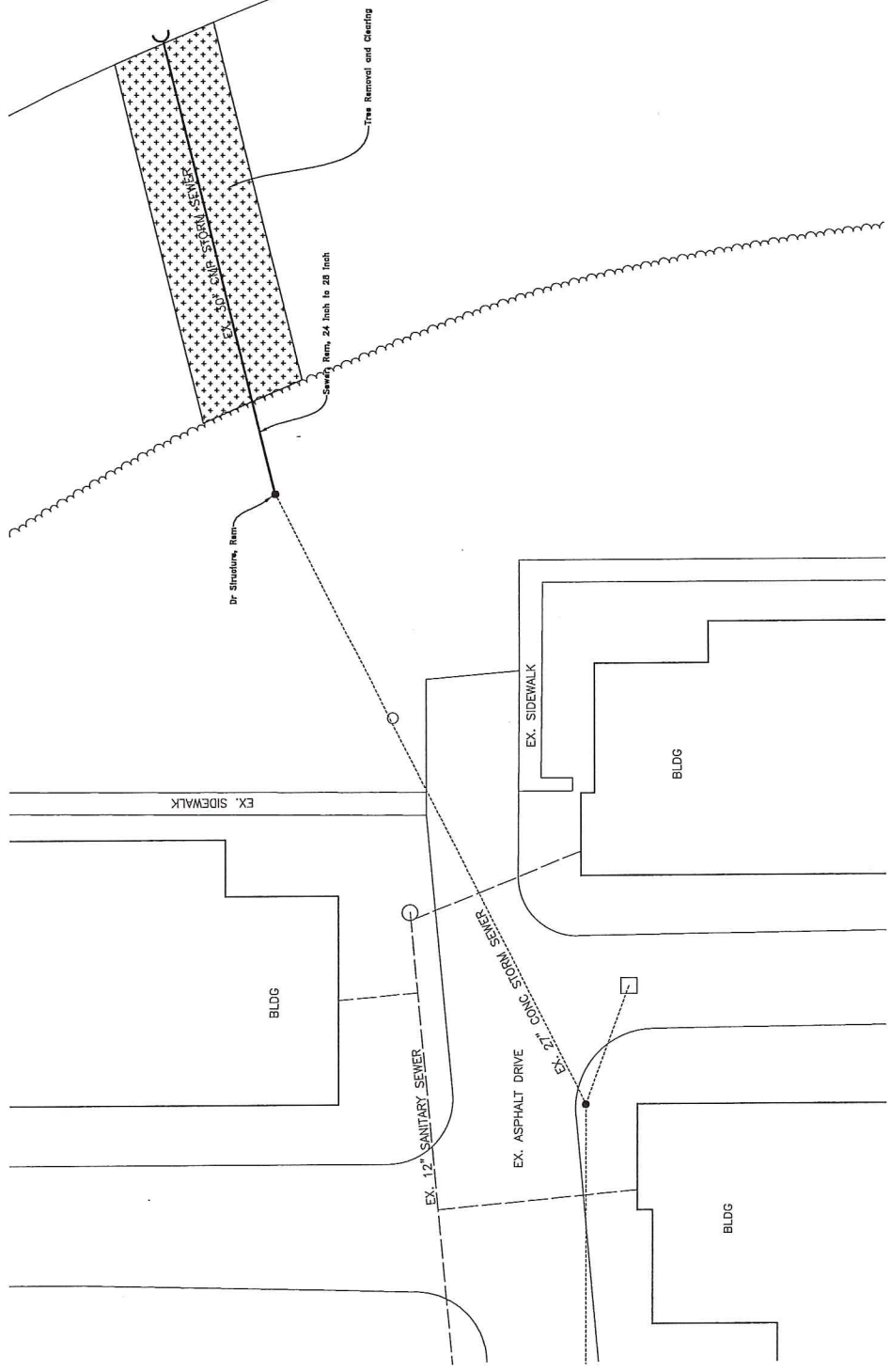
ANDERSON, ECKSTEIN & WESTRICK, INC. SHELBY TOWNSHIP, MICHIGAN ENGINEERS COST ESTIMATE Bear Creek Open Channel Repair Scenario 1 (Manhole is Located) AEW PROJECT NO. 0211-0187	PROJECT :	BEAR CREEK INFRASTRUCTURE REHABILITATION
	OWNER:	INTER-COUNTY DRAINAGE BOARD FOR BEAR CREEK
	PREPARED BY:	Sydney A. Kanan 09/14/17
	CHECKED BY:	Gordon B. Wilson, PE 09/14/17

WORK ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Dr Structure, Rem	1.00	Ea	\$ 1,150.00	\$ 1,150.00
Sewer, Rem, 24 inch to 48 inch, Modified	78.00	Ft	\$ 30.00	\$ 2,340.00
Tree Removal and Clearing	1.00	LS	\$ 5,000.00	\$ 5,000.00
Dr Structure Cover	1.00	Ea	\$ 600.00	\$ 600.00
Dr Structure, 48 inch	1.00	Ea	\$ 4,500.00	\$ 4,500.00
Sewer, CI A, 30 inch, Tr Det A	78.00	Ft	\$ 75.00	\$ 5,850.00
End Sect, Conc, 30 inch	1.00	Ea	\$ 1,200.00	\$ 1,200.00
Riprap, Heavy	15.00	Syd	\$ 60.00	\$ 900.00
Final Cleanup and Restoration	1.00	LS	\$ 1,000.00	\$ 1,000.00
TOTAL ESTIMATED CONSTRUCTION COST \$				22,540.00

ANDERSON, ECKSTEIN AND WESTRICK, INC.
 81381 Schwaner Road
 Michigan 48315
 Phone 508 798 1234
 Fax 508 728 0700
 www.aewinc.com



THE BEAR CREEK DRAIN



DATE	SUBMITTAL/VERSION



PROJECT NAME

BEAR CREEK OPEN CHANNEL REPAIR

SHEET TITLE

REMOVAL PLAN

CLIENT
 INTER COUNTY DRAIN BOARD
 FOR BEAR CREEK

DESIGNER	DATE
09/27/17	09/27/17
CHECKED	DATE

SCALE: 1" = 10'
 0 10 20
 0 10 20
 0 10 20

PROJECT NO. 0211-0187
 DRAWING NO. 20170222.DWG
 SHEET NO.

1

APPROVED BY: ANDERSON, ECKSTEIN AND WESTRICK, INC.

ANDERSON, ECKSTEIN AND WESTRICK, INC.
 31301 Schwaner Road
 Michigan 48315
 Phone 810 728 1234
 Fax 810 728 0788
 www.aewi.com

DATE	SUBMITALS/VERSIONS



PROJECT NAME
BEAR CREEK OPEN CHANNEL REPAIR

CONSTRUCTION PLAN

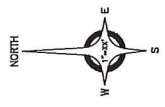
CLIENT
INTER COUNTY DRAIN BOARD FOR BEAR CREEK

DATE	DESCRIPTION
07/12/17	ISSUED FOR PERMITS
08/12/17	ISSUED FOR PERMITS
09/12/17	ISSUED FOR PERMITS

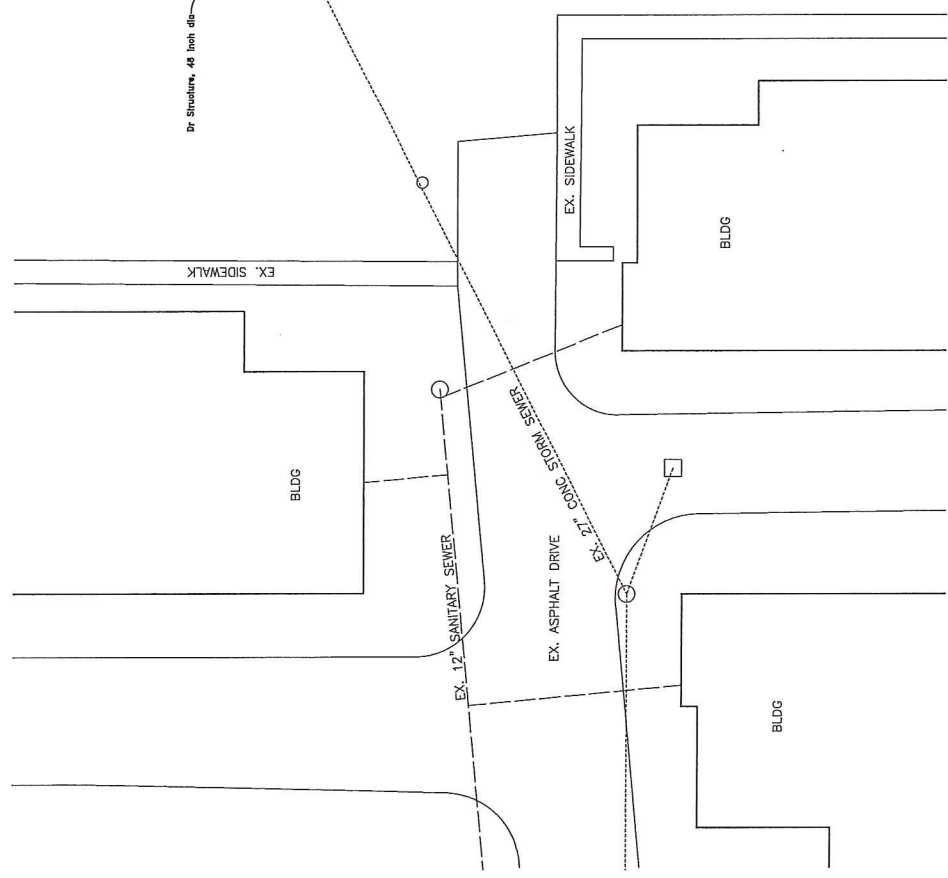
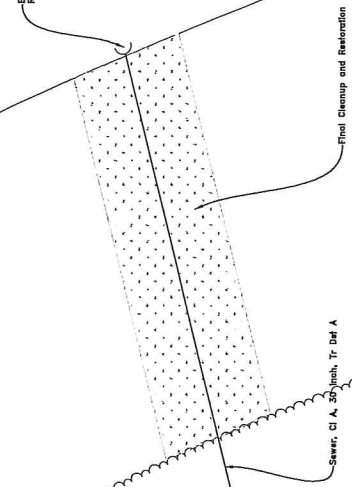
SCALE
 1" = 10'

PROJECT NO.
0211-0187

SHEET NO.
2



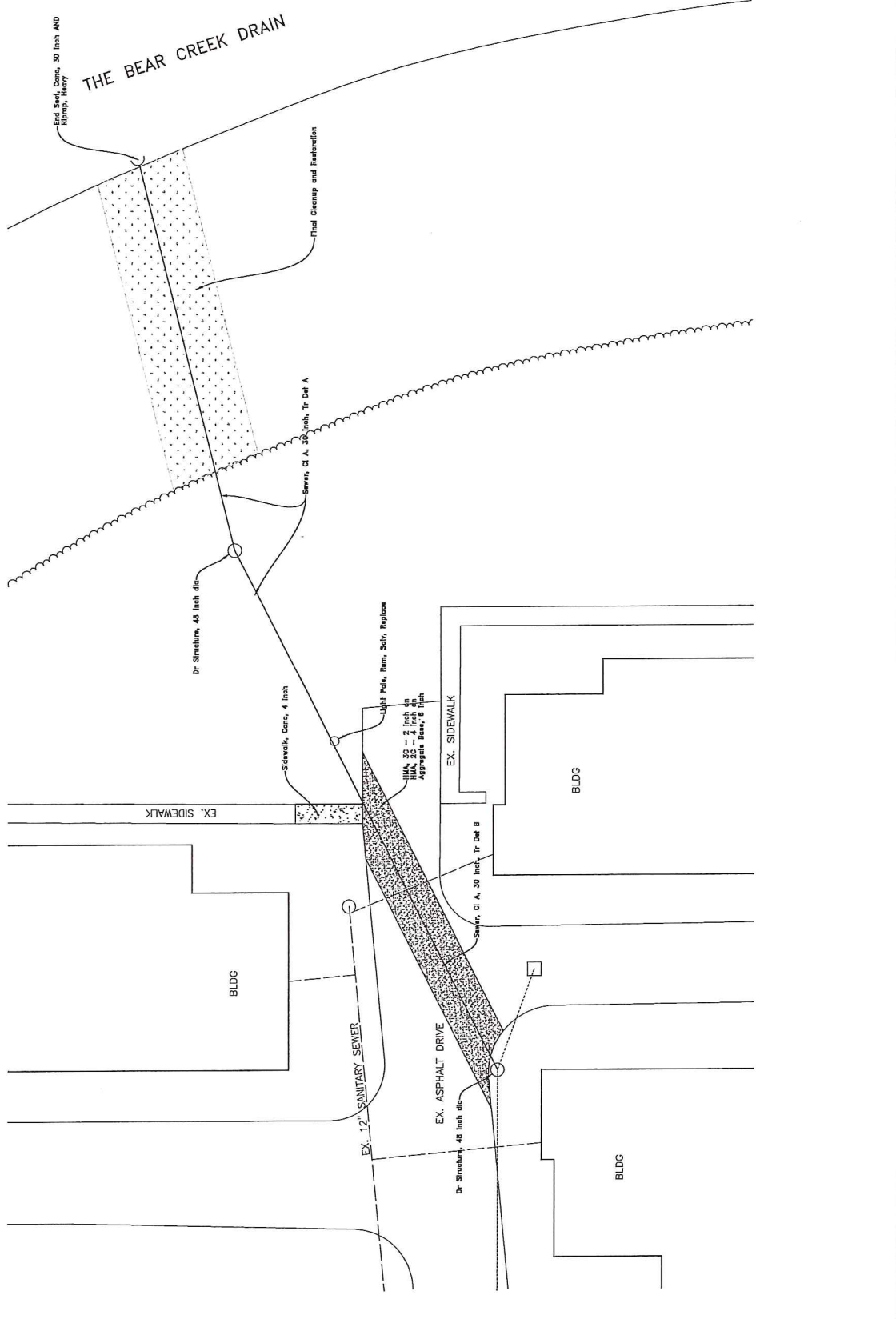
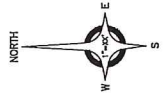
THE BEAR CREEK DRAIN



ANDERSON, ECKSTEIN & WESTRICK, INC. SHELBY TOWNSHIP, MICHIGAN ENGINEERS COST ESTIMATE Bear Creek Open Channel Repair Scenario 2 (No Manhole Located) AEW PROJECT NO. 0211-0187	PROJECT :	Bear Creek Infrastructure Rehabilitation
	OWNER:	Inter-County Drainage Board for Bear Creek
	PREPARED BY:	Sydney A. Kanan 09/14/17
	CHECKED BY:	Gordon B. Wilson, PE 09/14/17

WORK ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Dr Structure, Rem	1.00	Ea	\$ 1,150.00	\$ 1,150.00
HMA Surface, Rem	71.00	Syd	\$ 20.00	\$ 1,420.00
Sidewalk, Rem	64.00	Sft	\$ 9.00	\$ 576.00
Sewer, Rem, 24 inch to 48 inch, Modified	215.00	Ft	\$ 30.00	\$ 6,450.00
Light Pole, Rem, Salv, Replace	1.00	Ea	\$ 200.00	\$ 200.00
Tree Removal and Clearing	1.00	LS	\$ 5,000.00	\$ 5,000.00
Dr Structure Cover	2.00	Ea	\$ 600.00	\$ 1,200.00
Dr Structure, 48 inch	2.00	Ea	\$ 4,500.00	\$ 9,000.00
Sewer, CI A, 30 inch, Tr Det A	149.00	Ft	\$ 75.00	\$ 11,175.00
Sewer, CI A, 30 inch, Tr Det B	66.00	Ft	\$ 85.00	\$ 5,610.00
Aggregate Base, 6 inch	80.00	Syd	\$ 10.00	\$ 800.00
Sidewalk, Conc, 4 inch	64.00	Sft	\$ 8.00	\$ 512.00
End Sect, Conc, 30 inch	1.00	Ea	\$ 1,200.00	\$ 1,200.00
HMA, 3C	10.00	Ton	\$ 300.00	\$ 3,000.00
HMA, 2C	20.00	Ton	\$ 300.00	\$ 6,000.00
Riprap, Heavy	15.00	Syd	\$ 60.00	\$ 900.00
Final Cleanup and Restoration	1.00	LS	\$ 1,000.00	\$ 1,000.00
TOTAL ESTIMATED CONSTRUCTION COST				\$ 55,190.00


ANDERSON, ECKSTEIN AND WESTRICK, INC.
 6184 Schwaner Road
 Midvale, UT 84015
 Phone 801 725 1254
 Fax 801 725 0780
 www.aewr.com



DATE	REVISION/PROVIDE



PROJECT NAME:
BEAR CREEK OPEN CHANNEL REPAIR
 SHEET TITLE:
CONSTRUCTION PLAN

COUNTY: **INTER COUNTY DRAIN BOARD FOR BEAR CREEK**
 DRAWN BY: []
 CHECKED BY: []
 DATE: 07/12/11
 SCALE: 1" = 10'
 SHEET NO. 2

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF UTAH.

PROJECT NO.: **0211-0187**
 DRAWN BY: []
 CHECKED BY: []
 SHEET NO.: **2**

Bear Creek District Delineation Update

FROM: Craig Amey, PS

DATE: 09/15/17

We have continued to calculate the various segments of the Bear Creek Drain. This project requires some additional research due to the complexity or vague nature of the descriptions. For example, a number of descriptions are portions of a lot in a subdivision. That requires researching and calculation of the sub to locate the lot, and then located the right of way on the lot. Some descriptions reference lots by the name of the owner circa 1910. We have access to 1916 atlas, from which we are able to approximate the locations of those properties. The metes and bounds are fairly straight forward legal descriptions, but we need to locate the section corners from which they begin.

So far, we have had all of the research information available in our office and we have not had to go into the field for additional information. I am currently working on a description that only references the end of the pipe at the Mound Road crossing as a point of beginning. Using Google Earth and some older tax maps, we believe we have a reasonable location with which to identify the section of the drain described. It just takes time.



Candice S. Miller
Public Works Commissioner
Macomb County

September 19, 2017

MEMORANDUM

TO: Brian Baker, Chief Deputy
FROM: Thomas R. Stockel, Construction Engineer *TRS*
RE: GM Tech Center Property

Attached are copies of the sinkhole repair, the first of two repairs being done on the Bear Creek Drain within the General Motors Technical Center property. The concrete wash will be done after the sinkhole is completed.

Attachments

8926.ts











Candice S. Miller

Public Works Commissioner
Macomb County

September 20, 2017

MEMORANDUM

TO: Brian Baker, Chief Deputy
FROM: Tamara Keskeny, Property Manager
RE: The Bear Creek Drainage Board Meeting

The attached is a letter to the residents along the surplus Bear Creek property, which includes a signature page and an aerial.

Also attached, is a copy of the land split and combine procedure through the Warren Planning department. After speaking to Warren Planning it seems that in order to give the property owners a portion of the surplus property, the Bear Creek Drain Board would need to split and possibly combine, depending on how many residents are interested and the details, that would be determined if the Board decides to move forward with the land split.

Ron Wuerth, Planning Director, Warren, stated that a survey would be needed as well to determine property lines.

If the Board agrees, I will send the letter out to the nine residents to find out the interest in relinquishing the surplus property to them.

If the Board agrees, I will get two quotes for a survey.



Candice S. Miller

Public Works Commissioner
Macomb County

September 2017

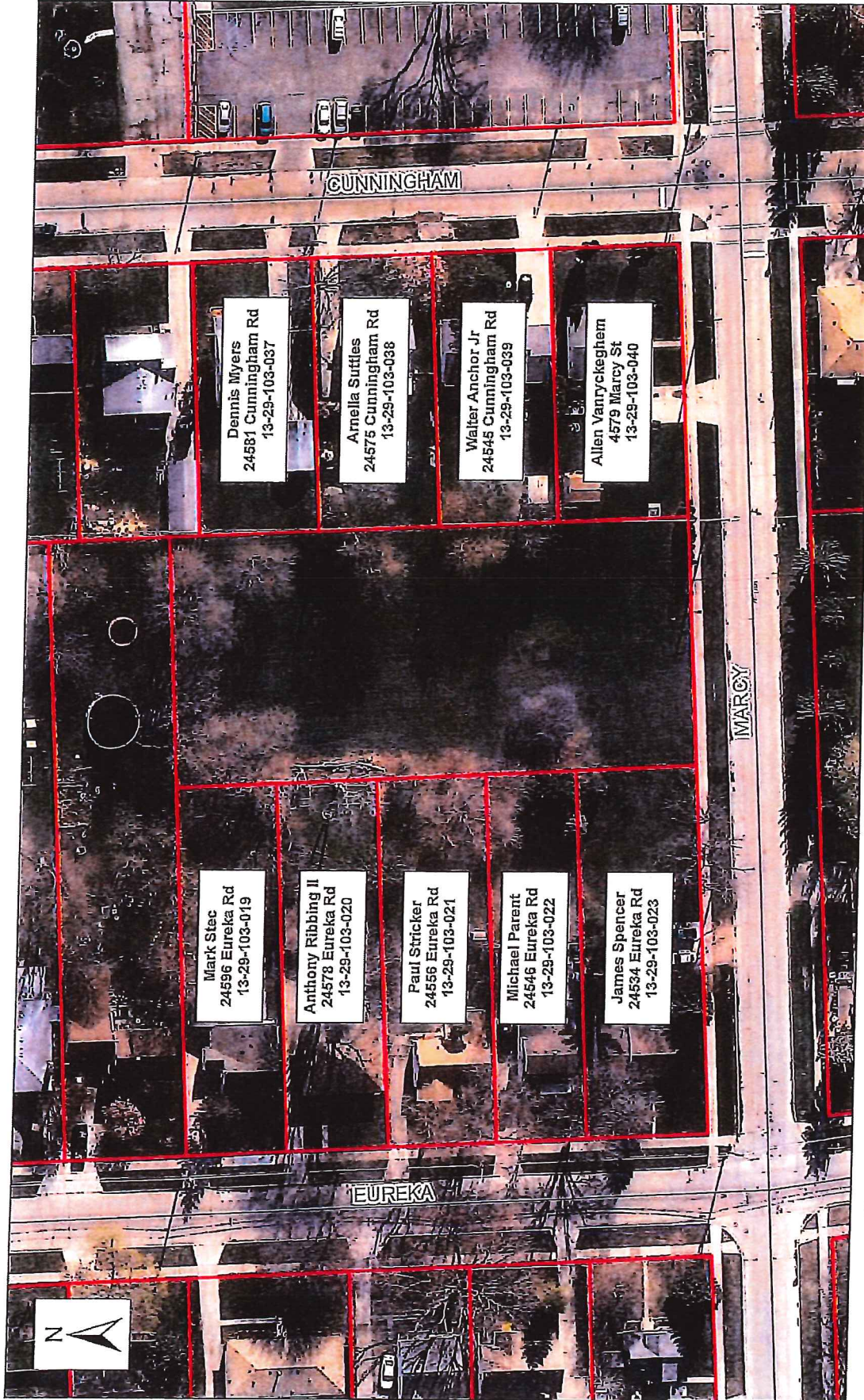
Dear Resident,

The Bear Creek Drain Drainage District is looking to transfer ownership of the vacant property located in the attached image. We are interested in getting feedback from the property owners regarding their potential interest in obtaining a portion of this Bear Creek property. Our preferred option is to gift a portion of this surplus property to the adjoining property owners. There are a few items that you need to know if you have an interest in any portion of the property:

- There would be no cost to you should a portion get deeded to you.
- The new property owner would be responsible for the mowing, upkeep and taxes on this property.
- This property may be used for recreational use but it will not be acceptable to place a permanent structure (such as a garage on said property).
- Macomb County Public Works would maintain an easement for the Bear Creek Drain, (an easement is a non-possessory right to use and/or enter onto the real property of another without possessing it). This easement allows the Bear Creek Drain District access to the property if at some time there needs to be work or maintenance done on the drain.
- Should you not want a portion of the property that is located directly behind your residence, your neighbors will be given the opportunity to take possession of the land.

Please contact Tamara Keskeny at Macomb County Public Works with your feedback.
tamara.keskeny@macombgov.org
586-307-8228

EUREKA/MARCY/CUNNINGHAM PARCELS



Mark Stec
24596 Eureka Rd
13-29-103-019

Anthony Ribbing II
24578 Eureka Rd
13-29-103-020

Paul Stricker
24556 Eureka Rd
13-29-103-021

Michael Parent
24546 Eureka Rd
13-29-103-022

James Spencer
24534 Eureka Rd
13-29-103-023

Dennis Myers
24581 Cunningham Rd
13-29-103-037

Arnella Suttles
24575 Cunningham Rd
13-29-103-038

Walter Anchor Jr
24545 Cunningham Rd
13-29-103-039

Allen Vanryckeghem
4579 Marcy St
13-29-103-040



Legend

- Tax Parcels
- Roads



SURPLUS PROPERTY INQUIRY FOR THE
BEAR CREEK DRAIN

Please return by _____ to

Attn: Tamara Keskeny
21777 Dunham Rd.
Clinton Twp., MI 48036

Property Owner

Name: James Spencer

Address: 24534 Eureka
Warren, MI 48091

Phone: _____

- Yes, I am interested in acquiring a portion of the Bear Creek Property

- No, I am not interested in acquiring a portion of the Bear Creek Property



**CITY OF WARREN
PLANNING COMMISSION**

JAMES R. FOUTS, MAYOR
ONE CITY SQUARE, STE. 315
WARREN, MICHIGAN 48093-5283
PHONE: (586) 574-4687 FAX: (586) 574-4645

LOT SPLIT AND COMBINATION APPLICATION

Subdivision Lot Split	\$500.00
Re-establish Plat Line	\$350.00
Acreage Lot Split	\$350.00
Lot Combinations	\$200.00

EFFECTIVE 9/29/10

PLEASE TYPE OR PRINT

APPLICANT

Name/Company	Phone	Fax
Address		City/State/Zip

LEGAL OWNER

(If different than applicant)

Name/Company	Phone	Fax
Address		City/State/Zip

ADDRESS OF PROPERTY _____

PARCEL NUMBER 13- _____

LEGAL DESCRIPTION (Attach additional sheet if necessary) _____

DESCRIPTION OF REQUEST _____

I have read and understand the application and requirements for a Lot Split and/or Combination.

APPLICANT

Name/Company	Phone	Fax
Address		City/State/Zip

LEGAL OWNER

(If different than applicant)

Name/Company	Phone	Fax
Address		City/State/Zip

- Attach a typed legal description of each resultant parcel to the completed application before it is submitted to the Planning Department.
- Please be sure to thoroughly review the attached procedures and plan requirements. We suggest that the petitioner provide a copy of the plan requirements to the licensed professional who will be preparing the required plan.
- The Affidavit of Ownership of Land is also attached and must be completed and submitted with the application.



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LOT SPLIT AND COMBINATION APPLICATION

Procedures

Subdivision Lot Split Procedure (Creating a new split line)

1. Petitioners may schedule a meeting with Planning Staff to conduct a preliminary review of the proposed lot split in order to identify issues which may arise during the review process. This preliminary meeting is not a requirement.
2. A completed application, including the affidavit of ownership, twenty-four (24) copies of the required plans and applicable fee must be submitted to the Planning Department. Requests in compliance with Zoning Ordinance requirements will be placed on a Planning Commission agenda in accordance with the submittal schedule prepared by the Planning Staff. Please note that all required variances must be obtained before an item will be placed on a Planning Commission agenda for approval.
3. The petitioner will receive a notice informing them of the Planning Commission public hearing scheduled for their item. Attendance at the Planning Commission meeting is mandatory.
4. The Planning Commission will hold a public hearing and issue their recommendation regarding the request. This recommendation is forwarded to City Council. The petitioner will also receive formal correspondence from the Planning Commission secretary detailing the Planning Commission's recommendation.
5. The petitioner will receive a notice informing them of the City Council public hearing scheduled for their item. Attendance at the City Council meeting is mandatory.
6. City Council will hold a public hearing and either approve or deny the request.
7. Any conditions applied to City Council's approval of the request must be completed before the City Clerk will record a certified copy of the resolution with the Macomb County Register of Deeds. Approval of the request will be revoked if the petitioner does not complete the conditions imposed by the City Council Resolution within one (1) year.

Re-establishing a Platted Lot Line (Subdivision Parcel Split Procedure)

1. Petitioners may schedule a meeting with Planning Staff to conduct a preliminary review of the proposal in order to identify issues which may arise during the review process. This preliminary meeting is not a requirement.
2. A completed application, including the affidavit of ownership, fourteen (14) copies of the required plans and applicable fee must be submitted to the Planning Department.
3. Planning staff will conduct a review of the proposal and forward a copy to the Assessing Department and the Building Division for their review.
4. The Planning Department will administratively approve or deny the request and notify the petitioner of the decision no more than forty-five (45) days after the submission of a complete application package. The Planning Department may make the approval conditional upon receiving acceptable revised plans, etc.
5. If the proposal is approved and all of the conditions have been met, the proposal will be forwarded to the office of the City Clerk for record at the Macomb County Register of Deeds and to the Office of the City Assessor for assignment of a new parcel identification number.

AFFIDAVIT OF OWNERSHIP OF LAND FOR LOT SPLIT AND COMBINATION

I, WE _____
Name(s) of Person(s)

OF _____
Address, City, State Zip Telephone

THE _____ OF _____
Title of Officer Name of Company

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT _____

/RECORDED LAND CONTRACT PURCHASER(S) I/We/It /RECORDED DEEDHOLDER(S)

OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN, MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN PLANNING COMMISSION OR ADMINISTRATIVE REVIEW BY PLANNING STAFF

FURTHER, THAT _____ *
Name(s) of Person(s)

THE _____ OF _____ *
Title of Officer Name of Company

OF _____
Address, City, State Zip Telephone

IS/ARE/MY/OUR DESIGNATED REPRESENTATIVE(S) IN THE PROCESSING OF SAID PETITION.

FURTHER, DEPONENT SAYS NOT.

SIGNED _____ L.S.

SIGNED _____ L.S.*

*Leave blank if not applicable.

STATE OF MICHIGAN
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY CAME _____, TO ME KNOWN TO BE THE INDIVIDUAL (S) NAMED IN AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND ACKNOWLEDGED THAT _____ DID SO OF _____ OWN FREE WILL AND DEED.

NOTARY PUBLIC, _____ COUNTY, MICHIGAN
MY COMMISSION EXPIRES: _____

NOTICE TO OWNER

If a representative appears on your behalf, they must be informed of all pertinent data relative to your request. Failure to answer any question from the Commission could result in your request being delayed or denied. IT IS RECOMMENDED THAT YOU appear in person.

YTD Trial Balance

Fund: Bear Creek

As of Fiscal Period: Oct 1, 2016-Aug 31, 2017

	O&M Balance 9/30/2016	O&M	Total 8/31/2017
Cash - Operating	250,354	(2,122)	248,233
Accounts Receivable			0
Assets			0
Liabilities			0
Revenues		9,026	9,026
Expenditures		11,147	11,147
Equity	250,354		248,233
	0		

NOTES

OTHER BEAR CREEK AVAILABLE CASH BALANCES	8/31/2017
Bear Creek Enclosure	811,159
Bear Creek GM Enclosure	3,140
Bear Creek Warren Branches	400,127
Bear Creek Warren Branches #2	134,275
TOTAL ALL BEAR CREEK	1,596,934