



**Special/Study Session Meeting
6:00 p.m., Monday, August 19, 2024
Conference Room
23600 Liberty Street
Farmington, MI 48335**

STUDY SESSION AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Public Comment**
- 4. MSHDA Master Plan Grant**
- 5. Sewer Discussion**
- 6. Update on Shiawassee Park Pathway – Austin Downie, OHM**
- 6. Public Comment**
- 7. Council Comment**
- 8. Adjournment**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Farmington City Council Staff Report	Council Meeting Date: August 19, 2024	Item Number 4
Submitted by: David Murphy		
Agenda Topic: MSHDA Grant		
Proposed Motion: Move to authorize the City Manager to sign the agreement with MSHDA for the Housing Readiness Incentive Program Grant for the Master Plan.		
Background: In January of 2024, we were talking about the upcoming budget, and someone mentioned a grant that might be available for up to \$50,000 for updating the master plan. It was looked into with only a few days left to apply and not a lot of answers. I decided we should apply for it, because if we were to receive the grant, we could turn it down if didn't fit our needs. The grant is through MSHDA (Michigan State Housing Development Authority) and focuses on affordable/attainable housing and the missing middle. We were awarded up to \$50,000 to put towards our master plan.		
Materials:		

EMERGENCY SANITARY SEWER REPAIRS AND BUDGETED SEWER IMPROVEMENTS FY 24/25

THOMAS & SCHOOL STREETS: In conjunction with the Hillside Towns development project, plans include replacement of the water mains and CIPP lining of the sanitary sewer. The significantly old (80-100) year old clay sanitary sewer beneath the streets is in fair condition. The tremendous amount of truck traffic during demolition, construction and street replacement drastically increases the potential of a sanitary sewer failure. CIPP lining is a cost-effective way for pipe rehabilitation. The sanitary sewer should be CIPP lined prior to major site construction. This will preserve the integrity of the sanitary sewer during the project. Pipeline Management has provided a quote to complete the lining in the amount of \$97,490 which is **budgeted** in FY 24/25.

Farmington Glen Swim Club: March 8, 2024, an emergency sanitary sewer repair was completed by D'Angelo Brothers near the west property line and the rear yard of 33705 James Court. The repair cost nearly \$100,000 to replace 15 feet of pipe. The 23-foot-deep sanitary sewer crosses Farmington Glen Swim Club between the club house and swimming pool, only 18 feet separate the club house and swimming pool. If a failure occurs in that vicinity, both the pool and clubhouse would be lost. The building official at the time let Farmington Glen construct the pool and club house less than 5 foot away from the sanitary sewer. Less than two years ago, a repair was completed at the east property line and Total Sports on the same sanitary sewer. That repair was nearly \$90,000 to replace 12 feet of pipe. Pipeline Management has provided a quote to complete the lining in the amount of \$34,450 which is **budgeted** in FY 24/25 and needs to be lined **ASAP**.

Farmington Road H2S Deterioration and failure: Farmington Oaks and Meadows subdivisions sanitary sewers drain to Chesley lift station near 8 Mile & Farmington Roads. The force main from Chesley lift station pressurizes the sewage and pumps the sewage north towards 9 Mile Road. At the northern entrance to Kensington Manor Apartments the force main ends and becomes parallel 12-inch diameter concrete gravity sewer pipes. At this transition point, the force main discharge has a 3–4-foot drop to the bottom of the vault, before flowing into the parallel 12-inch diameter gravity sewers. Several weeks ago, Public Works was contacted about a sink hole in the Farmington Road ROW south of the Kensington Manor entrance. Crews cleaned and CCTV inspected a 260-foot-long segment into Kensington Manor and located the deteriorated pipe, causing the sink hole and partially blocked sanitary sewer. Crews were able to temporarily repair the pipe in preparation for it to be CIPP lined. The H₂S gases cause the concrete pipe and structures to deteriorate. The eastern parallel sewer would not accept flow from the Chesley lift station. Crews cleaned and CCTV the eastern sewer. 940 feet of the eastern sewer have

significant deterioration from the H2S. The southern 60 feet of pipe will need total replacement, as it has no top, it is totally deteriorated from the H2S. The 1,000-foot-long western sewer needs to be cleaned and CCTV. I would assume it will need CIPP lining. To line the 260-foot segment into Kensington Manor, and the parallel sewers on Farmington Road at an estimated cost of \$271,180 (which is **not budgeted**) would include installing sanitary sewer structure liners. The 60-foot-long segment of pipe with no top would need to be replaced at a cost of \$67,562 not including concrete replacement. Based upon other concrete replacement projects, the concrete replacement would be \$23,000 additional, totaling \$90,000 (which is **not budgeted**). The condition of the western sewer will dictate if the sewers need to be lined before the 60-foot segment is replaced or if we could replace the 60-foot segment prior to lining. The geometry and invert elevations of the vault where the Chesley lift station discharges will make it difficult to CIPP line the sewers prior to replacing the 60-foot segment.

34225 Conroy Court: Collapsed sanitary sewer discovered on 7/16/2024 while conducting routine sewer cleaning. Surcharged into resident's basement twice in an 8-hour period when we were trying to clean the sewer and maintain flow as the contractor mobilized a crew to repair. Estimated cost to repair \$64,115 (**not budgeted**).

33805 James Court, Freedom Road ROW: Sanitary sewer that crosses under M-5 is 28-foot-deep. The sanitary sewer that services the southwest 3 homes on James Court is 10-foot-deep. At the connection to the sanitary structure, there is an outside drop, conveying the sewage down to the 28-foot-deep sewer line. The outside drop has collapsed, with limited flow into the sanitary sewer structure. The proposed repair is to abandon the outside drop and install an inside drop with in the sanitary sewer structure. High level estimate of \$80,000 (**budgeted**) to repair

34225 Grand River: Following a recent heavy rain event DPW staff noticed a sinkhole near the curb between 34225 Grand River and Pickett Street. Crews CCTV the sanitary sewer and located a failed sanitary sewer. The video of the inspection was sent to Pipeline Management to determine if the failed sewer was able to have a stint liner installed. Pipeline Management confirmed a stint liner can be installed. This sewer services Earl Court and the nursing home. High level estimate of \$10,000 (**not budgeted**) to repair.

34000 Gill Road: Contractors for a resident installed a CIPP Later al liner. The liner slipped into the sanitary sewer main. To remove the portion of the liner requires the contractor to access the sewer main. The sewer main has significant mineral deposits requiring the use of a carbide cutting tool. During the cutting operation, nearly 1 cubic yard of sand was removed from the sanitary sewer, indicating a potential sewer failure. Pipeline Management recommends to CCTV with a "push camera" to determine the condition of the pipe, locate the failure, determine if lining or open cut repair is required. High level estimate of (**\$35,000**) to repair.

STEP I

- Pipeline Management install stint liner east of 34225 Grand River
- Pipeline Management investigate rear yard sewer near 34000 Gill Road, recommend type of repair
- Pipeline Management CCTV western parallel sanitary sewer on Farmington Road to evaluate condition and if possible, line.
- Open cut repair and CIPP line Farmington Road
- CIPP line Farmington Glen Swim Club
- Open Cut Repair 33805 James Court
- CIPP Line Thomas & School Streets

Location	Funding Allocated	Amount	Unbudgeted Repairs	Funds needed
Thomas & School Streets	Yes	\$97,490		
Farmington Glen repair	Yes	\$98,733		
Farmington Glen lining	Yes	\$34,450		
Farmington Road repair	No		\$67,562	
Farmington Road Concrete	No		\$ 23,000	
Farmington Road lining	No		\$271,180	
Conroy Court Repair	No		\$ 45,855	
Conroy Court Restoration	No		\$ 18,260	
33805 James Court	Yes	\$80,000		
34225 Grand River Lining	No		\$10,000	
23000 Gill Sewer Repair	No		\$35,000	
Total Repairs/lining (\$781,530)		\$310,673	\$470,857	\$470,875

Combining Farmington Glen, Farmington Road H2S and Thomas Street sewer lining (\$403,120) into one project could save \$20,000 (~5%).

The condition of the Farmington Road, and Farmington Glen sewers may not permit for a project to be developed and placed out for bids before another sewer failure occurs in those areas. To prepare a project to be placed out for bids could be a \$40,000 expense, and a 4-6 month delay of CIPP lining.

Preliminary discussions with OHM and City Administration confirm Pipeline Management have historically been the low bidder on several lining projects in the City of Farmington. If the three lining projects are combined could result in a savings of \$20,000.

STEP II

Recently the southern Alta Loma area has been experiencing sanitary sewer failures including areas extending south on Farmington Road. This area was built in the early to mid-1950's, which is nearing 80 years old, or the sewers life span. The area highlighted on the map includes approximately 5,675 feet of rear yard sanitary sewers, and 1,900 of street sanitary sewers. Using recent unit pricing of \$92-\$140 per lineal foot. Lining of the area could be completed for \$696,900-\$1,060,500. Contingency funding should be allocated to plan for open cut repairs if this route is chosen.

HOW DID THIS FINANCIAL DISTRESS HAPPEN?

Significant sections of the water and sewer system are reaching the end of their useful lives. There is not enough money to pay for the necessary rehabilitation of the system. Sewer collapses like we have just had are going to increase in frequency and it is far more expensive to address them as they occur, than to line in advance. A significant rate increase will be necessary, as we have been unsuccessful in obtaining grants. The next suggested step is to have a rate study done to determine what needs to be done to maintain the system.

Over the years we have identified the most urgent needs of the infrastructure, and conducted the improvement when the funding was available. The water and sewer fund limitations has impacted the road improvement program and lack of Water & Sewer funding will soon prohibit many local streets to be considered for road improvement.