

CITY of NOVI CITY COUNCIL

Agenda Item 5
June 6, 2011

SUBJECT: Approval of Proposed Water & Sewer Rate Resolutions for 2011 - 2012

SUBMITTING DEPARTMENT: Finance/Water & Sewer

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The City of Novi purchases treated water and sewer services from outside sources. The attached rate schedules incorporate the pass-through increase from the Oakland County Water Resource Commission (OCWRC) of approximately 34% for sewer services, with a slight decrease from Detroit Water & Sewerage Department (DWSD) of approximately 2% (depending on consumption) for water services. The decrease from DWSD is a result of the successful implementation of the demand management program. Last rate season, DWSD changed their rate structure from a consumption charge (also called usage rate or commodity charge) to a two-part rate structure which includes a fixed component for capital costs associated with water treatment plants and transmission mains and a consumption charge. DWSD indicated that the fixed component charge would be phased in over three years with approximately 25% of the total value last year, 70% this year and next year 100% of the capital replacement cost for plant and transmission pipes. With this in mind, the City estimated what the fixed component and consumption charge would be based on the projected 100% fixed component charge and have structured our water rates based on this estimate in order to provide more consistency and stability for the City's consumer rates. The proposed water rates include a minimum rate which includes the fixed portion of DWSD's rate along with a portion of the City's fixed costs.

In preparing rates from one year to the next, DWSD does a "look-back" to determine if additional charges need to be allocated because certain minimums in revenue projections pursuant to the City's contract are not met (usually relating to significant decreases in consumption). DWSD is still evaluating the "look-back" adjustment, and we estimate the adjustment to be between \$150,000 and \$225,000. We are recommending any "look-back" adjustments, up to \$250,000, received from DWSD be absorbed by the City's Water & Sewer Fund as has been done in prior years. The "look-back" (also referred to as "true-up") costs in the past have ranged from \$25,000 to \$114,750, and have occurred only twice in recent years (the last time was in 2005-6 for the 2003-4 year).

The Oakland County Water Resource Commission (OCWRC, formerly Oakland County Drain Commission) metered rate for the Huron Rouge Sewage Disposal System has increased approximately 34% over the prior year. OCWRC has indicated the majority of the increase is a pass through from Wayne County. The proposed sewer rates incorporate the pass-through increase. The City's sewer rates also include a minimum rate to cover a portion of the fixed costs. The proposed rates incorporate an adjustment to the Huron Rouge flat rate charge which in the past has been based on 5 mcf (1 mcf equals 1,000 cubic feet, or about 7,500 gallons of water) and this year is based on 3 mcf to more

accurately reflect actual water consumption and metered sewage in that sewer district. The result of this change in rate methodology equates to a reduction from last year in the flat rate sewer charge for the Huron Rouge district of approximately 20%.

The rate for the Novi-Walled Lake Sewer System remains the same as last year (third consecutive year without change).

The combined water and sewer rate increase to the average customer for the 2011-12 fiscal year will range from approximately 8-12% depending on size of meter, consumption, etc. The City's costs for water services increased slightly, which offset the savings from DWSD. The City's costs for sewer services decreased, therefore the % over wholesale was reduced from 31% to 25%. The water equipment rates, inspection fees and miscellaneous charges have been adjusted to the City's current vendor contract for water installation fees and the current cost of our equipment and include the usual 15% administrative fee.

Attached for your information and consideration are the following:

- Water & Sewer Rate Resolutions
- Water & Sewer Rate Billing Example in Dollars (page 8)
- Rate information from DWSD, OCDC for Huron Rouge and Novi-Walled Lake Sewer System
- Map – Novi Sanitary Sewer Districts

The City of Novi Water & Sewer Fund, the Oakland County Water Resource Commission (OCWRC) and the Detroit Water & Sewerage Department (DWSD) are all not-for-profit entities and therefore rates are intended and required to cover costs. The American Water Works Association (AWWA) recommends government agencies be prudent in the computations of reserves, either through depreciation or through a future debt service reserve to cover current and future replacement infrastructure costs.

RECOMMENDED ACTION: Approval of Proposed Water & Sewer Rate Resolutions for 2011 - 2012

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Fischer				
Council Member Margolis				

	1	2	Y	N
Council Member Mutch				
Council Member Staudt				
Council Member Wrobel				

CITY OF NOVI

Example of Water & Sewer Charges using Huron Rouge Metered Rate

	<u>2010-2011</u>	<u>2011-2012</u>	<u>Increase</u>
Quarterly:			
<i>Water</i>			
Base rate	35.00	\$ 35.00	-
15,000 gallons	49.65	49.65	-
<i>Sewer</i>			
Base rate	5.00	5.00	-
15,000 gallons	43.50	56.70	13.20
	<u>\$ 133.15</u>	<u>\$ 146.35</u>	<u>\$ 13.20</u>
Annually:	<u>\$ 532.60</u>	<u>\$ 585.40</u>	<u>\$ 52.80</u>

Estimated increase	9.91%
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NOTES:

Example is based on annual water consumption of 15,000 gallons per quarter and a 5/8" meter. Rates include decrease from Detroit Water and Sewerage Department (1.93%), and Increase from Oakland County Water Resource Commission (33.7%).



CITY OF NOVI

45175 W Ten Mile Road
Novi, Michigan 48375-3024

RESOLUTION WATER RATES

WHEREAS, the City of Novi through the Code of Ordinance, Section 34 has empowered itself to acquire, Construct, and operate a water supply system; and,

WHEREAS, by Section 34-19 the City of Novi may establish rates to operate said system; and,

WHEREAS, certain rates must reflect actual costs of providing services and materials; and,

WHEREAS, the cost to finance said system demonstrates a need to increase the water rates.

NOW, THEREFORE BE IT RESOLVED that the following rates shall be implemented as the rates of the Water Supply System pursuant to Section 34-19 for all bills rendered after August 1, 2011.

WATER RATES Minimum (Fixed) Rate Schedule

<u>Meter Size</u>	<u>Minimum Rate per Quarter</u>
5/8"	\$ 35.00
1"	50.00
1 1/2"	123.00
2"	164.00
3"	450.00
4"	572.00
6" or larger	1,186.00

Consumption Rate \$3.31 per Thousand Gallons

NOW, THEREFORE BE IT RESOLVED that the new rates related to water fees will be established as follows:

EQUIPMENT FEES

<u>Service Size</u>	<u>Meter Size</u>	<u>Public Street Plastic</u>	<u>Private Street Plastic</u>	<u>Public Street Copper</u>	<u>Private Street Copper</u>
1"	5/8"	\$1,495	\$1,185	\$1,725	\$1,340
1"	1"	\$1,635	\$1,325	\$1,865	\$1,480
1 ½"	1"	\$2,610	\$1,750	\$2,670	\$1,865
1 ½"	1 ½"	\$2,805	\$1,945	\$2,865	\$2,060
2"	1 ½"	\$3,210	\$2,405	\$3,440	\$2,520
2"	2"	\$3,350	\$2,545	\$3,580	\$2,660

Service on Public Roads over 60 feet, there will be an additional fee per Right of Way foot of:

<u>SERVICE SIZE</u>	<u>FEE/PER RIGHT OF WAY FOOT</u>	
	<u>Plastic</u>	<u>Copper</u>
1"	\$ 12.00	\$17.00
1 ½"	\$ 14.00	\$18.00
2"	\$ 16.00	\$21.00

An additional \$ 1,500 fee will be assessed for taps into a concrete water main. A separate additional fee will be assessed if a directional bore is needed (please contact the Water & Sewer Department).

METERING EQUIPMENT FEES

<u>SIZE</u>	<u>METER</u>	<u>METER HORN</u>	<u>FLANGES</u>	<u>STRAINER</u>	<u>RADIO REMOTES</u>
5/8"	\$ 150	\$ 40	N/A	N/A	\$86
1"	260	70	N/A	N/A	86
1 ½"	450	N/A	70	N/A	86
2"	575	N/A	90	N/A	86
3" (Compound)	2,085	N/A	90	620	86
4" (Compound)	2,980	N/A	130	700	86
6" (Compound)	3,790	N/A	210	1530	86

8" and larger Compound and Turbine meters and equipment will be actual costs plus 15% City of Novi Administrative Fee

MISCELLANEOUS CHARGES

Miscellaneous Inspection Fee	\$ 90
Turn-off or Turn-on Service (regular hours)	90
Turn-off or Turn-on Service (Saturdays or Evenings)	175
Turn-off or Turn-on Service (Sundays or Holidays)	250
Water Meter Test	85
Unmetered Water – Single Family Residential Construction	105
Unmetered Water – Non-Single Family Residential Construction	365
Permits to Use Fire Hydrant Fees:	
Backflow Preventer & Meter Deposit: 1" meter	500
Backflow Preventer & Meter Deposit: 2" meter	800
Backflow Preventer & Meter Deposit: 3" meter	1200
Hydrant Deposit	200
Permit Fee	60
Inspection Fee	60
Rental Fee	\$3.00/per day, \$20/per month

WATER TAP FEES

For the privilege of tapping into the Water Supply System, there shall be a charge of One Thousand Eight Hundred Fifty Dollars (\$1,850.00), multiplied by the unit factor set forth in the Unit Factor Chart as adopted by the City Council. With the exception of those users served directly by the water main constructed and financed by Special Assessment District Number 126 who will be charged Five Hundred Dollars (\$ 500.00) multiplied by the factor set forth in the Unit Factor Chart.

SPECIAL RATES

For miscellaneous services for which, in the judgment of the City Council a special rate should be established, such rates shall be established and charged in accordance with the schedule of rates adopted by resolution of the City Council.

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a regular meeting held the 6th day of June 2011.

By: Maryanne Cornelius
Its: City Clerk



CITY OF NOVI
45175 W Ten Mile Road
Novi, Michigan 48375-3024

RESOLUTION
Huron-Rouge Sewer Rates

WHEREAS, the City of Novi through the Code of Ordinance, Section 34-145 has established that the rates established are to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for the maintenance of the system as are necessary to preserve the same in good repair and working order, to provide for the payment of the sewage disposal charge required to be paid to the county, to provide for the payment of the annual payments required to be made to the county in connection with the Huron-Rouge System, to provide for the payment and interest as required by the contract with the county, and to provide for the payment of such other expenditures and funds for the system as this division may require. Such rates shall be fixed and revised from time to time as may be necessary to produce these amounts.

WHEREAS, Oakland County has notified the City of Novi that their charge to us for sewage disposal has been increased for 2011-2012,

WHEREAS, the cost to finance said system demonstrates that the sewer rates will be increasing,

NOW, THEREFORE BE IT RESOLVED, that the following rates shall be implemented as the rates of the sewer system pursuant to Section 34-145 for all bills rendered after August 1, 2011.

BASE SEWER RATES

Minimum (Fixed) Rate Schedule

<u>Meter Size</u>	<u>Minimum Rate per Quarter</u>
5/8"	\$ 5.00
1"	10.00
1-1/2"	15.00
2"	20.00
3"	54.00
4"	70.00
6" or larger	143.00

\$3.78 per thousand gallons for metered consumption, and
\$84.25 per quarter/per tap unit for un-metered consumption

INSPECTION FEE

Sewer Inspection Fee.....\$90.00

High Strength Pollutants (HSP) and for Industrial Waste Control (IWC)

WHEREAS, the pass-through surcharges from the Detroit Water and Sewer Department for High Strength Pollutants (HSP) and for Industrial Waste Control (IWC) which are regulated by the Clean Water Act and may change every year.

NOW, THEREFORE BE IT RESOLVED, the City of Novi will collect the HSP and IWC surcharges as determined by the Detroit Water and Sewerage Department.

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a regular meeting held the 6th day of June 2011.

By: Maryanne Cornelius
Its: City Clerk



CITY OF NOVI
45175 Ten Mile Road
Novi, Michigan 48375-3024

RESOLUTION

Novi-Walled Lake Sewer System

WHEREAS, the Oakland County Drain Commission (OCDC) operates the Novi-Walled Lake Treatment Plant for the Cities of Novi and Walled Lake; and

WHEREAS, certain rates must reflect actual costs of providing services;

USAGE FEE

NOW, THEREFORE BE IT RESOLVED, that the new rate to the user of this system is established at \$76.61 per unit per quarter for all bills rendered after August 1, 2011.

SEWER INSPECTION FEE

WHEREAS, OCDC operates and maintains the Novi-Walled Lake Treatment Plant, and all sewer infrastructures for effluent to the plant;

NOW, THEREFORE BE IT RESOLVED, the City of Novi will collect the pass-through OCDC sewer inspection fee as determined by the OCDC.

INDUSTRIAL PRETREATMENT PROGRAM (IPP)

WHEREAS, the pass-through IPP surcharges from OCDC are regulated by the Clean Water Act and change every year;

NOW, THEREFORE BE IT RESOLVED, the City of Novi will collect the IPP surcharge as determined by the OCDC.

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a regular meeting held the 6th day of June 2011.

By: Maryanne Cornelius
Its: City Clerk

March 3, 2011

TO: All Water and Sewerage Customers of the Detroit Water and Sewerage Department

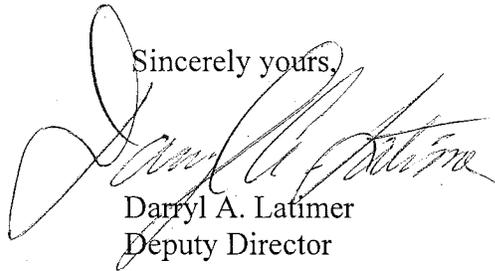
RE: **FY 2011/12 Water and Sewage Rates and Charges**

This letter is submitted to officially notify you of the new water and/or sewage rates and charges approved by the Board of Water Commissioners on February 23, 2011.

The rates and charges applicable to your community are indicated on the enclosed document(s). These rates and charges are anticipated to become effective on all bills rendered by the Detroit Water and Sewerage Department as of August 1, 2011. It is anticipated they will apply to flows/usage by your community beginning July 1, 2011.

If you have any questions regarding this matter, please contact Raphael Chirolla of the Financial Planning Division – Rates Section at (313) 964-9202.

Sincerely yours,



Darryl A. Latimer
Deputy Director

DAL/RC/rjc
Enclosures

CITY OF DETROIT
CITY CLERK'S OFFICE
2011 MAR -4 P 1:37

**PROPOSED FISCAL YEAR 2011-2012
WATER RATES**

Community: **Novi**

Recommended Fixed Monthly Charge (a)	\$142,379.00
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Recommended Consumption Rate (b)	per Mcf	\$21.90
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(a) Applied every month, irrespective of amount of water purchased.

(b) Applied to metered water purchases.

**PROPOSED FISCAL YEAR 2011 - 12
SUBURBAN SEWAGE RATES**

Community: Novi

Servicing Authority: Middle Rouge Valley District

	<u>User</u>	<u>Capital</u>	<u>Total</u>
	<u>Charge</u>	<u>Portion</u>	<u>Charge</u>
	\$	\$	\$

Community Specific Charges

Commodity Charge (Per 1,000 Cubic Feet)	5.84	4.95	10.79
Monthly Charge	436,198	556,089	992,287

Industrial Specific Charges

Industrial Surcharge Rates, Per Excess Pound

1. Biochemical Oxygen Demand (BOD) in excess of 275 mg/l	0.166	0.103	0.269
2. Total Suspended Solids (TSS) in excess of 350 mg/l	0.243	0.095	0.338
3. Phosphorus (P) in excess of 12 mg/l	2.927	0.790	3.717
4. Fats, Oils, & Grease (FOG) in excess of 100 mg/l	0.129	0.129	0.258

Industrial Waste Control Charge, per month:

Non-Residential
Meter Size

5/8"	7.67	0.18	7.85
3/4"	11.51	0.27	11.78
1"	19.18	0.45	19.63
1-1/2"	42.19	0.99	43.18
2"	61.36	1.44	62.80
3"	111.22	2.61	113.83
4"	153.40	3.60	157.00
6"	230.10	5.40	235.50
8"	383.50	9.00	392.50
10"	536.90	12.60	549.50
12"	613.60	14.40	628.00
14"	767.00	18.00	785.00
16"	920.40	21.60	942.00
18"	1,073.80	25.20	1,099.00
20"	1,227.20	28.80	1,256.00
24"	1,380.60	32.40	1,413.00
30"	1,534.00	36.00	1,570.00
36"	1,687.40	39.60	1,727.00
48"	1,840.80	43.20	1,884.00



WRC

WATER RESOURCES COMMISSIONER

John P. McCulloch

March 31, 2011

Mr. Clay Pearson, Manager
City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375-3024

4/5/2011
cc: KSR
Kb H.
Marina N
Victor C
Tim G
Brianna C
Tom S

RE: Walled Lake-Novı Sewage Disposal System Rate Review

Dear Mr. Pearson:

After reviewing the financial statements from the Walled Lake-Novı Sewage Disposal System at the close of fiscal year 2010, it has been determined to keep the rate the same for the 2011/2012 rate year. Please be advised that the rates for the Walled Lake-Novı Sewage Disposal System will remain the same at \$66.62 per unit quarterly.

The current Industrial Pretreatment Program (IPP) rate of \$15.02 per unit quarterly will remain the same for non-domestic sewer customers.

If you have any questions regarding this matter, please contact Steven Korth at 248-858-7598.

Sincerely,



John P. McCulloch



Steven A. Korth, P.E.

Cc: Kathy Smith-Roy





WATER RESOURCES COMMISSIONER

John P. McCulloch

June 1, 2011

Mr. Clay Pearson, Manager
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375-3024

RE: Huron-Rouge Sewage Disposal System 2011-12 Rate Change

Dear Mr. Pearson:

This letter is intended to provide you with information about the sewage disposal rate for the 2011-12 rate year for the Huron-Rouge Sewage Disposal System. The rate recommendation includes the increase from Wayne County for the commodity and monthly charge and an increase in the operations and maintenance component from my office.

We were notified by Wayne County of the preliminary sewage rates and charges for the 2011-12 rate year. These rates are anticipated to be effective on all bills for usage beginning July 1, 2011. We will notify you of any changes from Wayne County as we receive them. The detailed rates are as follows:

Detroit Charge per 1,000 cubic feet (MCF):	\$10.79
Wayne County Monthly Charge per MCF:	\$11.33

In addition to the Detroit and Wayne County charges, there will be an increase in the Oakland County Water Resources Commissioner's office (WRC) operations and maintenance charges. My staff and I have carefully reviewed past revenues and expenses and developed a detailed forecast and rate summary on the attached sheet entitled Huron-Rouge Sewer Disposal System FY 2012 Rate Summary. Based on our review, the Huron-Rouge Sewage Disposal System 2011-12 rate will increase 33.7 percent from \$18.26 per MCF to \$24.42 per MCF effective July 1, 2011.

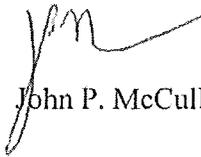
Also, at the request of the City of Novi, we have evaluated and revised the flat rate sewer consumption value for the system. This is an assigned consumption value for those customers who do not have water meters. In the past, this value has been 5 MCF per unit per quarter and has matched Wayne County's fees when it charges Oakland County.



The City of Novi requested that we evaluate this number and, as with many other communities, we found that the average metered water customer uses approximately 3 MCF per unit per quarter. We concur with Novi's request and are changing the flat rate sewer assigned consumption to 3 MCF per unit per quarter. Based on our calculations, this new assigned value will be used for the FY2011-12 rate year. It is our intent to review this number annually at the time of rate setting and make recommendations based on trends. The unit charge per quarter will be \$73.26. Charges are reflected in the attached updated schedule of rates and charges. ||

If you have any questions, please contact Sue Coffey at 248-858-0937.

Sincerely,



John P. McCulloch

Attachments

Huron Rouge Sewer Disposal System FY 2012

Rate Summary

April 5, 2011

FY	Detroit Rate	Wayne Fixed	Wayne/DWSD	Sewer Gain	Interest Income	Misc Revenue	CIP Reserve	ERM Reserve	Major Reserve	OCWRC O&M	Total OCWRC	Total Rate Per MCF	Wayne/DWSD % Change	OCWRC % Change	Total % Change
2000	\$ 7.70	\$ 1.38	\$ 9.08		\$ -	\$ -	\$ 0.02	\$ -	\$ -	\$ 0.21	\$ 0.23	\$ 9.31			
2001	7.88	0.76	8.64		-	-	0.06	-	-	0.21	0.27	8.91	-4.8%	17.4%	-4.3%
2002	7.66	1.28	8.94		-	-	-	-	-	0.21	0.21	9.15	3.5%	-22.2%	2.7%
2003	8.43	1.76	10.19		-	-	-	-	-	0.66	0.66	10.85	14.0%	214.3%	18.6%
2004	9.17	2.03	11.20		-	-	-	-	-	0.79	0.79	11.99	9.9%	19.7%	10.5%
2005	9.45	1.91	11.36		-	-	1.00	-	-	0.84	1.84	13.20	1.4%	132.9%	10.1%
2006	9.45	1.13	10.58		-	-	1.00	-	-	0.85	1.85	12.43	-6.9%	0.5%	-5.8%
2007	9.71	1.67	11.38		-	-	1.00	-	-	0.85	1.85	13.23	7.6%	0.0%	6.4%
2008	9.80	1.50	11.30		-	-	1.08	-	-	0.85	1.93	13.23	-0.7%	4.3%	0.0%
2009	10.38	2.00	12.38		-	-	1.08	-	-	0.85	1.93	14.31	9.6%	0.0%	8.2%
2010	10.52	2.75	13.27		-	-	1.08	-	-	0.90	1.98	15.25	7.2%	2.6%	6.6%
2011	10.52	5.75	16.27		(0.19)	(0.01)	1.08	0.35	-	0.76	1.99	18.26	22.6%	0.5%	19.7%
2012	\$10.79	\$11.33	\$ 22.12	\$ 0.25	\$ (0.31)	\$ (0.01)	\$ 1.14	\$ 0.39	\$ 0.16	\$ 0.68	\$ 2.30	\$ 24.42	36.0%	15.4%	33.7%

Note:

- 1) If flows remained the same as FY 2011 projections the overall rate increase would be 24.3% and OCWRC would be a 8.5% decrease
- 2) The Flat Rate Sewer consumption for 2011/2012 is 3 MCF/unit/quarter.
- 3) The Flat Rate Sewer consumption for 2010/2011 was 5 MCF/unit/quarter.

HURON-ROUGE SEWAGE DISPOSAL SYSTEM
SCHEDULE OF RATES AND CHARGES
EFFECTIVE JULY 1, 2011

1. Wastewater Disposal Charge

Metered Water Consumption

Each community shall report within ten days following the end of each calendar quarter the total equivalent master metered water consumption in the district served by the system. Where the master metered water consumption is not available, individual metered water consumption times 1.110 shall be equivalent to master metered water consumption.

Based on the quarterly report, each community shall pay \$24.42 per one thousand cubic feet (MCF) of equivalent master metered water consumption, as established by the County Agency.

Unmetered Water Consumption

Where metered water consumption is not available, then a consumption assigned by the County Agency shall be the equivalent master metered water consumption of each unit assigned to the user in accordance with the current Oakland county Water Resources Commissioner (WRC) Schedule of Unit Assignment Factors, with a minimum assignment of one unit for each connection.

As requested by the City of Novi, the assigned consumption value for the flat rate charge has been reduced from 5 MCF /unit/quarter to 3 MCF/unit/quarter. It is our intent to review this number annually at the time of rate setting and make recommendations based on trends.

The unit charge per quarter will be \$73.26 per unit effective July 1, 2011.

2. Penalty

The said sewage disposal service charge shall be payable quarterly. If any municipality does not pay its' service charge on the date when the same becomes due, then there shall be added to such a penalty of one percent for each month or fraction thereof for which the same remains unpaid.

City of Novi Sanitary System Service Districts

City of Novi, Michigan

Legend

- Major Roads
- Minor Streets
-  Lakes
- Sanitary Service Districts
 -  Commerce Township
 -  Huron-Rouge
 -  Walled Lake

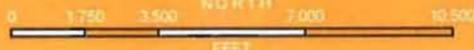


CITY OF NOVI

CITY WATER DEPARTMENT
DEPARTMENT OF PUBLIC WORKS

26300 DELSAHL
NOVI, MI 48375-3024
(248) 735-5640

MAP AUTHOR: CHRIS BLOUGH, GIS MANAGER



1 INCH EQUALS 4,330 FEET

MAP PRINT DATE: 6/04/2008

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 122 of 1975 as amended. Please contact the City GIS Manager to confirm source and accurate information related to this map.