

We have the following concerns with the Preferred Sands Non Metallic Mine Permit.

1. Paragraph 2.3 should include public welfare in addition to health and safety.
2. Paragraph 5, should include well replacement that can be promptly enforced by Cooks Valley Township.
3. The noise limits referenced in paragraph 3.3.1 of 75 dbA and 70 dbA at the property line of the mine should be lowered to 65 dbA and 60 dbA.
4. The annual environmental monitoring fee should be increased substantially. One week of temporary reliable particulate monitoring for two points cost approximately \$10,000. Due to varying winds and other conditions that may cause health risk from fugitive dust, continuous reliable air monitoring must be required in the permit.
5. Appendix C does not guarantee fair market value of the citizen's property. Reference the following gathered from Chippewa Counties tax website, using the property identification number in Appendix C of the Preferred Sands Permit:
 - a. Rosemary Gehring's property includes improvements, namely the buildings, assessed at \$105,000 and 40 acres assessed at \$17,000 for a total of \$122,000. Using a more realistic value of \$3,000 per acre for the land makes Rosemary's property fair market value \$225,000. Add 10% and Rosemary's fair market property value should be listed in Appendix C as \$247,500. Rather, Preferred Sands Appendix C has Rosemary's fair market value listed as \$143,900.
 - b. Gerald and Renee Harms property includes a home assessed at \$316,100 and 20 acres assessed at \$17,900 for a total of \$334,000. Using \$3,000 per acre for a more realistic land value makes Gerald and Renee Harms property fair market value \$394,000. Add 10% and Gerald and Renee Harms fair market property value should be listed in Appendix C as \$433,400. Rather, Preferred Sands Appendix C has Gerald and Renee Harms fair market value listed as \$382,200.

These two examples illustrate an erroneous fair market assessed value of properties by Preferred Sands. Additionally, Preferred Sands demand for right of first refusal on these diminished property values is unjust.

6. Appendix C must include a maximum market time 180 days, thereafter Preferred Sands would be obligated to purchase the property at fair market value determined by an assessor.
7. The Guarantee Term referenced in appendix C should last the duration of the permit.

Due to the competitive nature of nonmetallic mining these issues must be rectified before a permit is issued as the other mining companies expect to be treated even handedly.

Sincerely,
Scott and Donna Johnson