

# Four Lakes Task Force

Gladwin and Midland Counties' Delegated Authority  
of the Four Lakes Special Assessment District

## Communications Session

December 6, 2021



**Four Lakes Task Force**

# Informational Communications Meeting

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- This meeting is being held virtually to accommodate as many people as possible
- This is an information session. It is not a board meeting; no formal action will occur
- If you have questions, please send them to [info@fourlakestaskforce.org](mailto:info@fourlakestaskforce.org)
- At the end of the meeting, there will be time for public questions and comment



# Agenda

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- I. Introduction
- II. Restoration Plan Status update
- VII. Special Assessment Methodology Update
- VIII. Closing Comments
- IX. Public Comment
- X. Adjourn

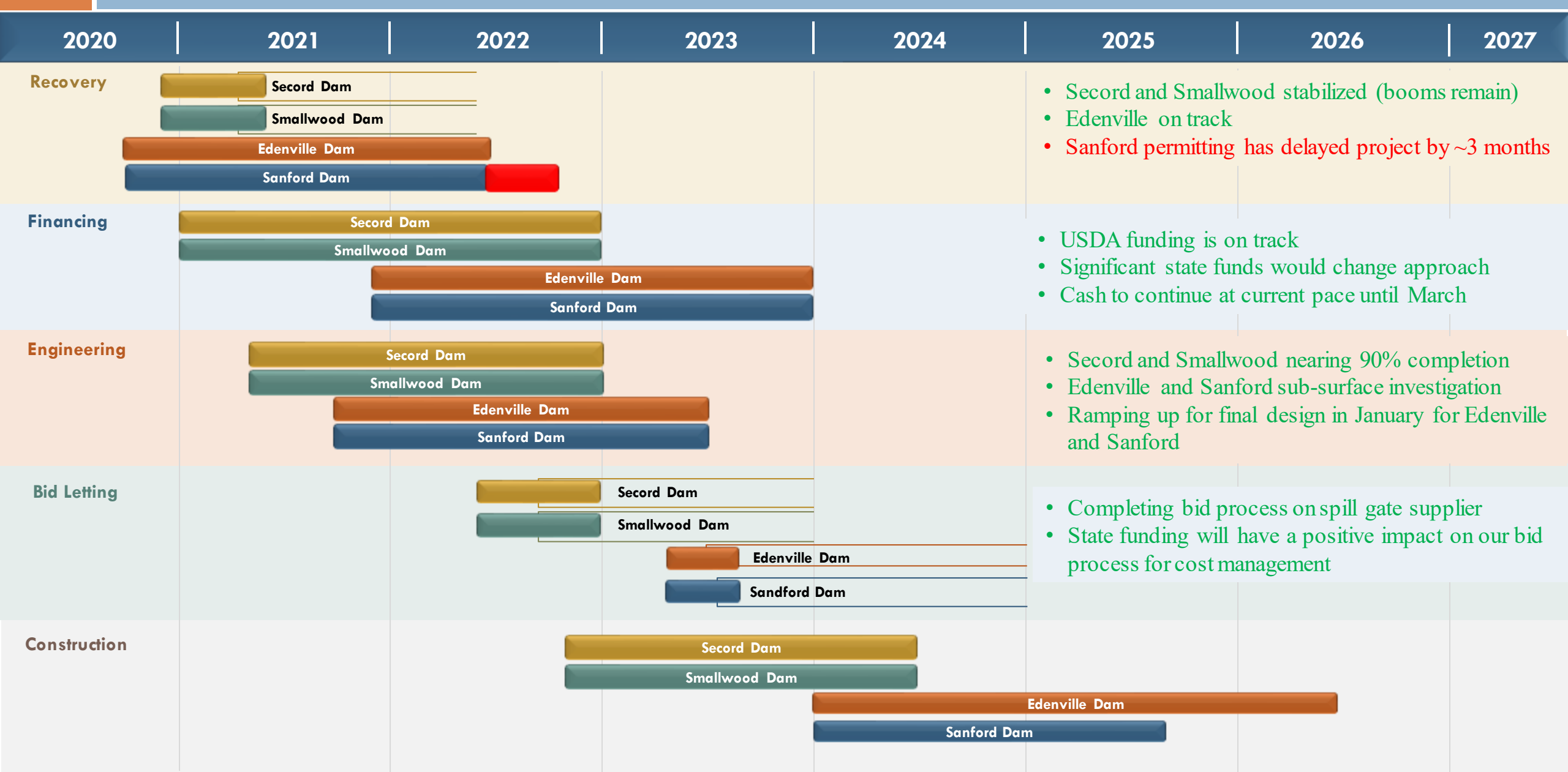




# Status Update

Dave Kepler  
Four Lakes Task Force

# Lake Restoration Status Progress



# Restoration Plan Critical Issues

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- 1. In the next three years, approximately \$250 million will need to be funded for restoration.**
  - *SB 565 budget appropriation bill passed Senate*
  - *Still to go through House and Governor will then need to approve*
- 2. Environmental recovery on Wixom and Sanford lakes is significant, and FLTF is engaged with EGLE to get state acceptance of the restoration plan, and then identify funding sources.**
  - *Wetland modeling and monitoring underway, mussel survey, and other*
  - *Dam environmental permitting for all four systems is proceeding*
  - *Multi-year Restoration Plan, with Lake Plans will be completed by end of 2022*
- 3. A fair and consistent methodology for the assessment of property owners of the Four Lakes Special Assessment District (SAD).**
  - *Cost, timeline and methodology completed this year, process to start with December board meeting*
- 4. Flood studies must be completed, and capacity designs must be acceptable to the state.**
  - *Hydraulic modelling and risk assessment are moving forward with EGLE & other agencies engaged*
  - *Challenge is becoming more around the modelling of flood plains*

# Capital Assessment Estimates

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- Updated capital assessment estimates after notification on Michigan state funding grant size. We need to ground to major factors.
  - ▣ Funding from the state for restoration
  - ▣ Spending Estimates versus May planning estimates
- If state funding is over \$100 million
  - ▣ There would not be a capital assessment on the dams before 2023
- If the \$250 million grant goes through
  - ▣ This would meet our current restoration estimate
  - ▣ Then the focus would be on managing costs to current estimates

# Tentative At-Large Assessment

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- Lake benefits the governments
  - ▣ We recognize FLTF and county contract excludes funds for the lakes coming from the general funds of the counties without their approval
- In general, for the first 3 years for Operations and Maintenance at-large we are suggesting:
  - ▣ 15% to counties (estimated \$115,000-\$120,000/year)
    - 7.5% to Gladwin County at-large
    - 7.5% to Midland County at-large
  - ▣ 15% split proportionally to 9 townships and 1 Village
    - Determined by sum of parcel benefit factors within a given entity



# Adjacent Parcel Methodology Change

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- Adjacent lots associated with the same landowner will be assessed with new methodology
- Benefit is associated to parcel not landowner
- Landowner may have ability to combine/split their parcel and it is their option to configure property
- There will still be some exceptions on a case-by-case basis
  - ▣ Parcels where taxes have been historically assessed with another
  - ▣ Lots where home spans two lots which cannot be combined

# Computation of Cost

		Total 3 year	2022	2023	2024
<b>1</b>	<b>Expense of Maintenance of the Lake Level Structure</b>				
	Program Office (Finance, Admin, Communications, Legal)	\$1,140,000	\$360,000	\$380,000	\$400,000
	Dam and Lake Operations	\$2,370,000	\$750,000	\$790,000	\$830,000
<b>2</b>	<b>Establishment of Special Assessment District</b>	\$465,000	\$425,000	\$20,000	\$20,000
	Preparation of Assessment Roll and Levying Assessments				
	Estimated Cost of Mailing, Publishing, Notices				
	Estimated legal fees				
<b>3</b>	<b>Acquisition</b>	\$80,000			
<b>4</b>	<b>Estimated Cost of Appeal</b>	\$25,000	\$25,000		
	Gross Sum of Expenses	\$4,080,000	\$1,560,000	\$1,190,000	\$1,250,000
	Contingency 15%	\$612,000	\$234,000	\$178,500	\$187,500
<b>Assessment Total Sum</b>		<b>\$4,692,000</b>	<b>\$1,794,000</b>	<b>\$1,368,500</b>	<b>\$1,437,500</b>
<b>Annual Assessment Amount</b>		<b>\$4,692,000</b>	<b>\$1,564,000</b>	<b>\$1,564,000</b>	<b>\$1,564,000</b>



# Assessment & Benefit Updates

Warren Miller  
Spicer Group

# Special Assessment District Breakdown

**8,442\*** parcels within SAD

**6,520** Front lots

**1,922** Back lots

61 subdivision with private access locations

113 access locations (some subs have multiple lots for access)

**Secord Lake**

**2,114** parcels

**Smallwood Lake**

**811** parcels

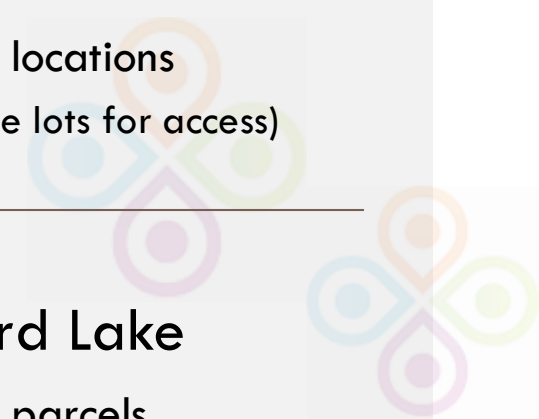
**Wixom Lake**

**3,661** parcel

**Sanford Lake**

**1,856** parcels

\*Number of parcels within SAD changes based on parcel splits and combinations



# Special Assessment Benefit Factors (BF)

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- Benefit Factors are multiplied to get final benefit
  - ▣ Base
  - ▣ Derived
  - ▣ Frontage
  - ▣ Water View
  - ▣ Water Depth
  - ▣ Public Access
- Base Benefit Factor
  - ▣ Base BF = 0 for:
    - Exempt parcels per Part 307 statute – schools, cemeteries
    - Municipal owned property not used for access
    - Parcels without private access
    - Road right of way with PIDs
    - Others still to be determined
  - ▣ Base BF = 1 for:
    - All other Waterfront parcels
  - ▣ Base BF = 0.5 for:
    - All other private easement access parcels (Back lots)



# Average Operations Assessment by Lot Type

14

Residential front lots: \$90-\$325

## EXAMPLE 1

- Residential lake front property
- 40 ft. of frontage
- Located on a canal
- Water depth less than 4 ft.

**Est. annual assessment: \$90**

## EXAMPLE 2

- Residential lake front property
- 100 ft. of frontage
- Water view greater than 500 ft.
- Water depth greater than 4 ft.

**Est. annual assessment: \$160**

# Average Operations Assessment by Lot Type

15

## Residential front lots: \$90-\$325

### EXAMPLE 3

- Residential lake front property
- 250 ft. of frontage
- Water view greater than 500 ft.
- Water depth greater than 4 ft.

**Est. annual assessment: \$275**

### EXAMPLE 4

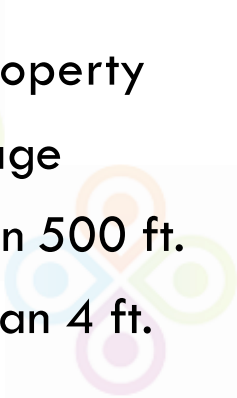
- Residential lake front property
- 100 ft. of frontage
- Located on a canal
- Water depth less than 4 ft.

**Est. annual assessment: \$110**

### EXAMPLE 5

- Residential lake front property
- Over 1,000 ft. of frontage
- Water view greater than 500 ft.
- Water depth greater than 4 ft.

**Est. annual assessment: \$325**



# Average Operations Assessment by Lot Type

16

Residential back lots: \$50-\$80

## EXAMPLE 1

- Residential back lot property
- Lowest quality access location (i.e., narrow walkway)

**Est. annual assessment: \$50**

## EXAMPLE 2

- Residential back lot property
- Highest quality access location (i.e., large lot with park or boat launch)

**Est. annual assessment: \$80**





# Tentative Benefit Factors – Derived

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Parcels can derive more or less benefit from the lake

## More Derived Benefit

- Non-residential parcels
  - Rental properties, marinas, RV parks
  - Others TBD

## Less Derived Benefit

- Non-buildable lots or easements
  - Regulations which prohibit building
  - Conservation easements
  - Other TBD

## Typical Derived Benefit

- Residential parcel that can or is developed

### Challenge:

Determining which lots are deemed unbuildable



# Tentative Benefit Factors – Frontage

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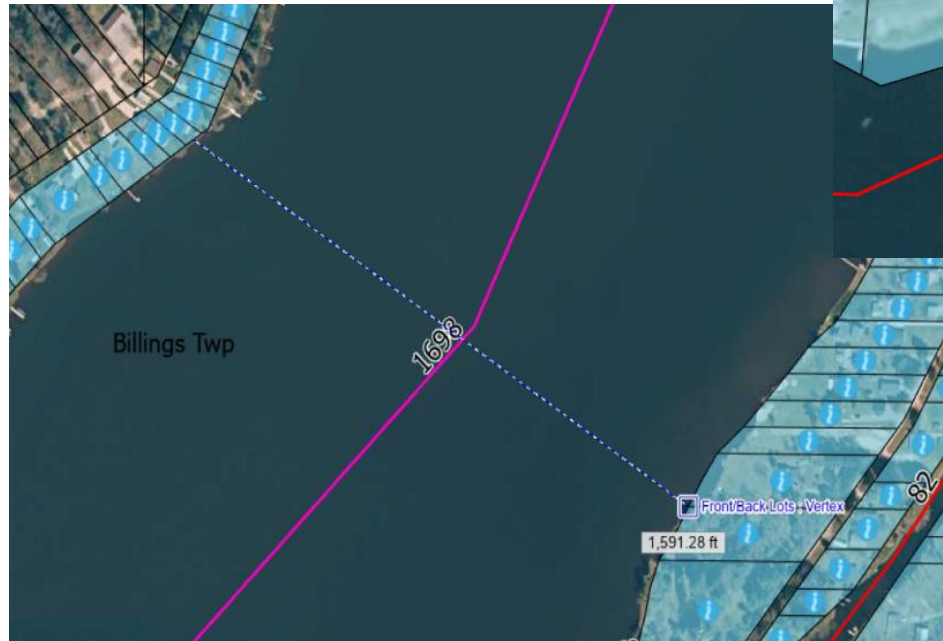
- Developed frontage lengths (in order of priority)
  - Platted width ( $\approx 4,700$  parcels)
  - Meets and bounds descriptions ( $\approx 1,050$  parcels)
  - GIS measurements ( $\approx 750$  parcels)
  
- Frontage factor
  - Average frontage is 90 ft., benefit factor (BF=1)
  - Parcels with frontage below average has lower BF
  - Parcels with frontage above average has higher BF
    - Over 1,000 feet of frontage BF = 2



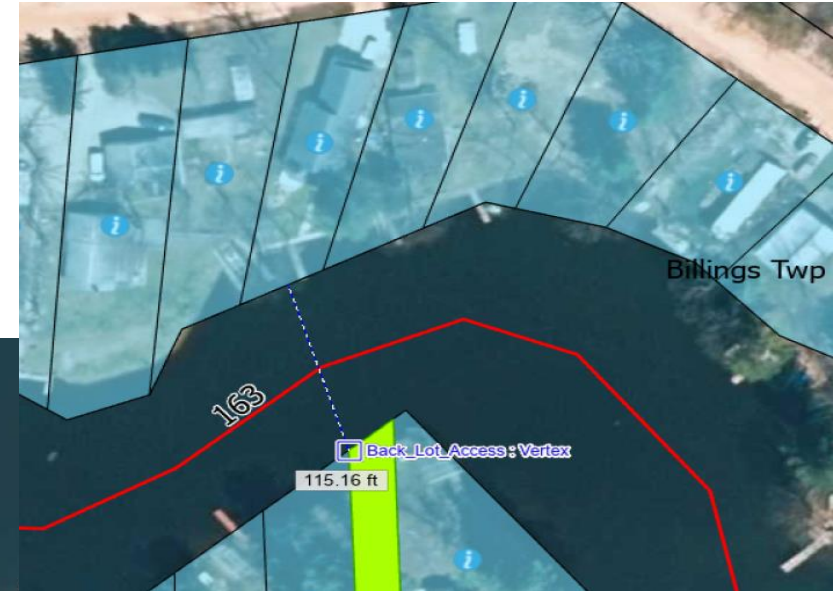
# Tentative Benefit Factors – Water View

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- Evaluate width of waterway perpendicular to shoreline frontage of lot
- Factors determined based on average widths taken through similar reaches of lake
- Benefit a parcel receives based on view
  - ▣ More lake view has higher water view BF
  - ▣ Canals and tributaries have lower BF
- Replaced existing headwater factor



Parcel in wide portion of Wixom Lake (most benefit)

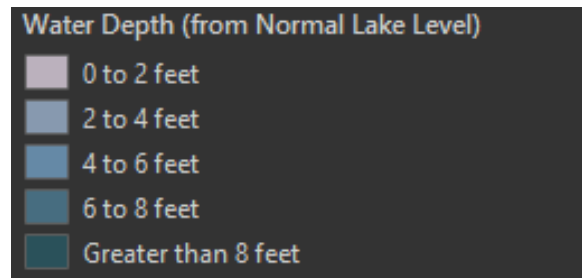


Parcel within canal, less than 230 feet of view (least benefit)

# Tentative Benefit Factors – Water Depth

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- Mapped lake bottom elevation to determine water depths when Part 307 levels are restored
  - ▣ Properties with less than 4 feet of water depth, from 40 feet of shoreline have lower BF
  - ▣ Replaced the existing headwater factor



Sanford Lake - Depth data from 2020 QL1 LiDAR, captured June 1, 2020.









# Tentative Benefit Factors – Public Access

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- Public lands that allow access owned by either the state, county or township
- Benefit Factor for public access features
  - ▣ Unimproved public access parcel (i.e., walk trails, overlooks, general foot access to water)
  - ▣ Improved public access parcel (i.e., boat launch, beach, parks)



# Tentative SAD Schedule

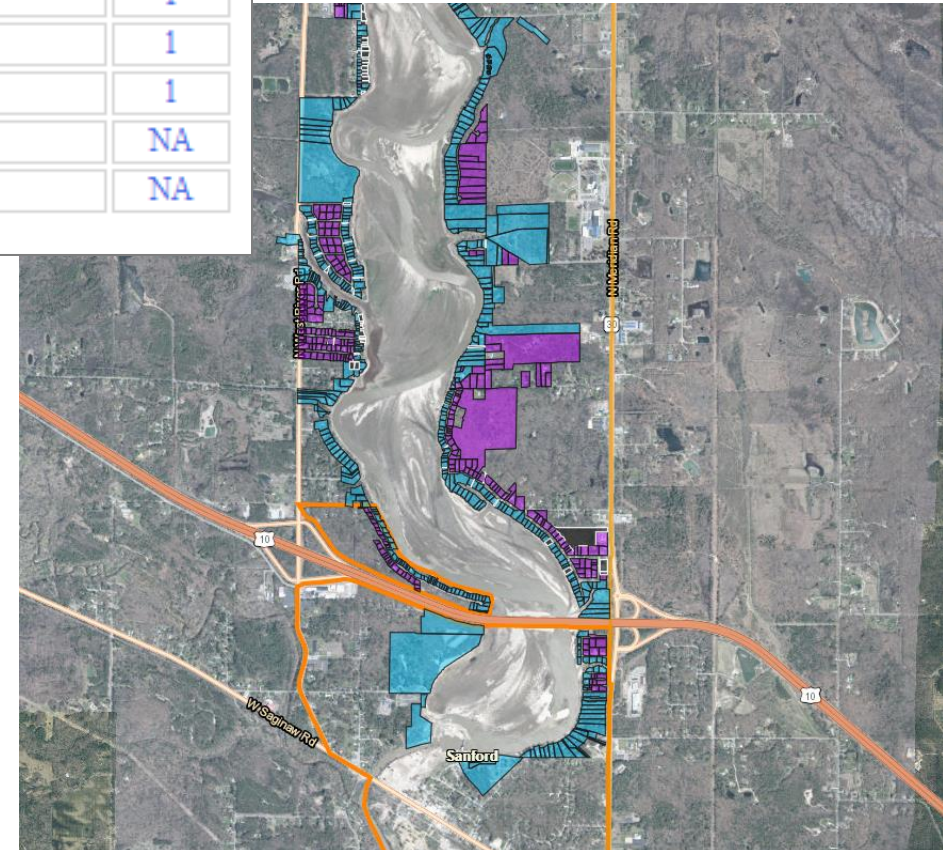
2021	2022	2023
	<b>Weekly project team work sessions:</b> May 2021 – October 2021	
	 <b>Public communications:</b> December 2021	
	 <b>Release Mock Roll to USDA:</b> December 2021	
	 <b>Mock Day(s) of Review:</b> February 2022 – March 2022	
	 <b>Assessment Hearing(s):</b> May 2022	
	 <b>Board of Commissioners Approval:</b> June 2022	
	 <b>Time Allowance for Appeal:</b> June 2022 – August 2022	
	<b>Operations Assessment Appears on Winter 2022 Taxes:</b> December 2022 	
		<b>Capital Assessment Appears on Winter 2023 Taxes:</b> December 2023 

# Web Map Introduction

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- Web map application to be published and available to view December 8<sup>th</sup>, 2021
- Landowners will have ability to search for parcel and see benefit factor and estimated operations and maintenance assessment range
- Factors and estimated cost are subject to change
- Modifications to any parcel factor change all other factors

<i>Assessment Factors</i>	
Base	1
Derived Benefit	1
Frontage	1
Waterfront View	1
Depth	1
Public Access	NA
Backlot Access	NA





# Closing Comments

Dave Kepler  
Four Lakes Task Force



# “State of the Four Lakes”

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- Legislation is being moved through the Senate and House, that in all scenarios would create an affordable plan for the community. **“Its not over until it is over.”**
- A Special Assessment will be needed for the long-term operations of the Lakes.
- There is still much bottomland transition recovery work to do on erosion, debris removal and weed management. **Not all this can be funded by state money or the Special Assessment District**
- Environmental recovery on Wixom and Sanford lakes is significant
  - ▣ Will be multi-year, with lake plans likely for all lakes, require investment beyond the state grant and property assessments.
- This is a VERY LARGE DAM RESTORATION PROJECT and will continue to be managed under one program to meet cost and time schedules
- Flood studies must be completed, and capacity designs must be acceptable to the state to move forward with the completion of engineering.
- *There has been a continued increase in proactive community support to bring the project to its current state;*

***A critical point in the project.***

# A Critical Point

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- The Community is close to:
  - ▣ Recovering and stabilizing itself after a major disaster
  - ▣ Creating a legal and regulatory framework that supports the project
  - ▣ Addressing financing that is affordable
  - ▣ Establishing a path to return to a safe and sustainable economic, environmental and improved quality of life in the Four Lake System

*We can successfully restore the lakes!*

*If the community works together, stays positive, and focused.*



# 2022 Board Meeting Schedule

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- Thursday, February 24th 5:00pm-7:00pm
- Thursday, March 31st 5:00pm-7:00pm
- Tuesday, July 26th 5:00pm-7:00pm
- Tuesday, October 11th 5:00pm-7:00pm
- Tuesday, December 13th 5:00pm-7:00pm
- Will have periodic communications webinars in addition to board meetings - details to follow



# Questions and Public Comment

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## Ground rules:

1. Questions and public comment will be taken using the hand raise feature.
2. Because of time restrictions we will only allow individuals to make one comment. If time allows, we will give people additional opportunities at the end.
3. Any commenter who is disrespectful, slanders another, is in any way inappropriate or otherwise refuses to follow the protocol will be muted

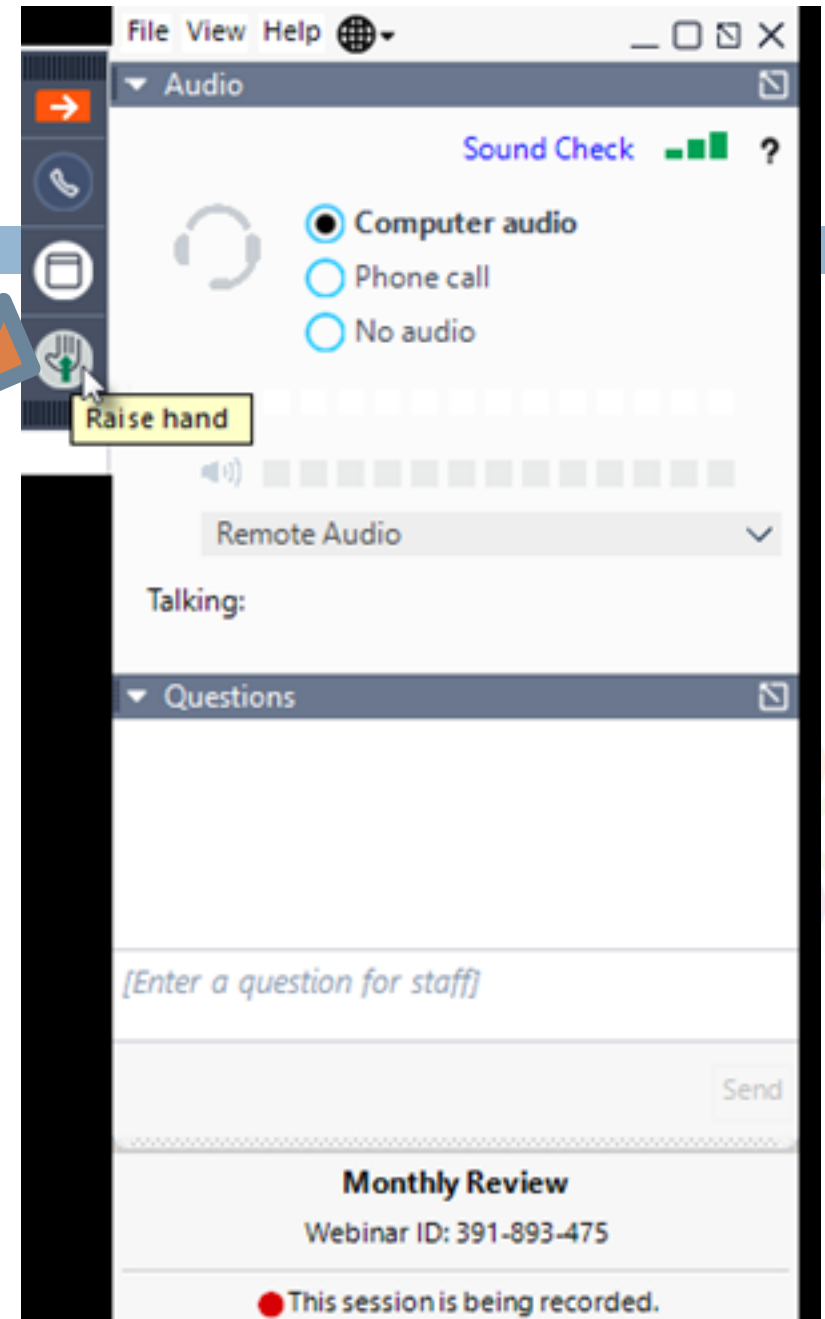
Please send questions to [info@fourlakestaskforce.org](mailto:info@fourlakestaskforce.org)

# Public Comment

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To comment:

1. “Raise your hand” by clicking on the icon
2. Comments will be taken in the order received as determined by the GoTo Webinar platform
3. When it is your turn, your name will be called and your microphone will be unmuted
4. **Please state your name and lake**
5. You have 2 minutes
6. A timer will indicate how much time you have left
7. Individuals running over their time will be asked to quickly conclude before their microphone is muted



The screenshot shows the GoTo Webinar interface. At the top, there is a menu with 'File', 'View', and 'Help'. Below the menu, there is a 'Sound Check' section with a volume indicator and a question mark. The audio settings are set to 'Computer audio'. A red arrow points to the 'Raise hand' icon in the bottom left corner of the interface. Below the audio settings, there is a 'Remote Audio' dropdown menu and a 'Talking:' section. The 'Questions' section is visible, with a text input field containing the placeholder text '[Enter a question for staff]' and a 'Send' button. At the bottom, there is a 'Monthly Review' section with the text 'Webinar ID: 391-893-475' and a red dot indicating 'This session is being recorded.'

# Comment Timer

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Change Clock Type

Digital

second changed successfully!

Duration: 00 02

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Second changed successfully!

TimeUp Reminder (Optional):

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Choose Sound Effect

Tick



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Thank you for joining us!

