



## About

Four Lakes Task Force (FLTF) is the delegated authority working on behalf of Midland and Gladwin counties to help maintain and operate four dams and lakes in the region, so the lake communities can enjoy the water long into the future.

**Sanford Lake | Sanford Lake Dam**

**Wixom Lake | Edenville Dam**

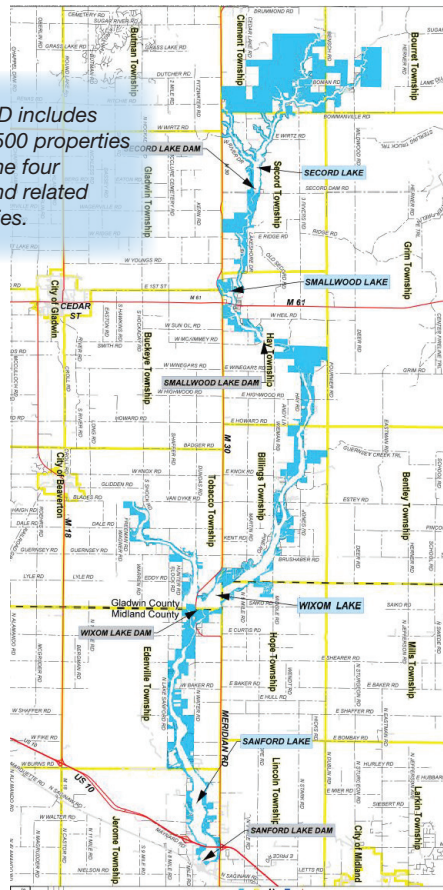
**Smallwood Lake | Smallwood Lake Dam**

**Secord Lake | Secord Lake Dam**

## Board of Directors

FLTF is a volunteer board of directors representing each of the lake communities and has "authority" by resolution from both Midland and Gladwin counties. Each county will add an elected official to the board in the near future.

The SAD includes over 8,500 properties along the four lakes and related tributaries.



## Contact Us



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**Four Lakes Task Force**



## A Sustainable Future for the Four Lakes

*By working together, we can ensure all four lakes continue to be some of our region's best natural, recreational and economic assets.*

June 2019



**Four Lakes Task Force**



## Current Status

FLTF, on behalf of Midland and Gladwin counties, has an agreement with Boyce Hydro to acquire Sanford, Wixom, Secord and Smallwood dams and lake bottoms. The final purchase agreement is expected to be signed in 2019 with titles to the assets transferring to FLTF in early 2022. Repairs and upgrades on all dams will be made by the end of 2023. On May 3, 2019, Circuit Court Judge Stephen Carras ruled in favor of establishing a legal lake level for the four lakes and dams, and supported the formation of a Special Assessment District (SAD) to fund the effort.

## Special Assessment District

The Special Assessment District (SAD) is a geographic area including approximately 8,500 waterfront properties along the four lakes and backlot properties with dedicated private easement access. Properties within the SAD will be assessed an annual fee to assure the lakes can be sustained and locally managed for future generations.

Assessment fees depend on property type (residential, commercial, agricultural, other) and amount of footage fronting the lake or tributary. The average property owner can expect to pay an estimated \$350/year to maintain and sustain the dams into the future.

The annual assessment fee for parcel owners within the District will be used to maintain legal lake levels and to acquire, repair, improve, operate and maintain the dams.

*Note: A Special Assessment hearing is anticipated for late 2020 when more details about the SAD will be finalized. Assessments are tentatively schedule to begin with December 2021 taxes. The exact amount of the assessment will not be known until final construction permits have been issued. Refer to the FLTF website to see the SAD methodology.*

## Frequently Asked Questions

### Q. Who will own the dams?

**A.** *Ultimately the dams will be owned by Midland and Gladwin counties and operated and maintained by FLTF, the “delegated authority” appointed by the counties. This will be a four-year transition from Boyce to the counties, expected to be finalized by 2023.*

### Q. How long does the special assessment last?

**A.** *It is anticipated the planned assessment will be spread over 20 years, with no major unforeseen repair or issue, and the bond will be paid so the rates may be lowered.*

### Q. Are there different assessment amounts depending on the type and usage of property?

**A.** *Yes, estimated assessments are outlined. Please see the detailed methodology on the website.*

### Q. Why is the assessment rate \$350?

**A.** *Acquisition and repairs to the four dams to meet State of Michigan dam safety standards will cost approximately \$20 million, including \$5 million appropriated by the State of Michigan. There will also be annual operations costs.*

Lake Level Hearing	\$ 400,000
Purchase of Dams and Bottom Lands	\$ 9,400,000
Operations Transition	\$ 1,000,000
Bidding & Computation of Cost and Special Assessment Hearing & Financing	\$ 1,100,000
Construction Repairs Assessed to District	\$ 5,590,000*
Construction/Capacity Improvements	\$ 2,700,000
Contingency	\$ 1,500,000
Capitalized Interest	\$ 800,000
<b>Planning Level Budget</b>	<b>\$20,000,000</b>
<b>State of Michigan Appropriation</b>	<b>\$-5,000,000</b>
<b>Total Planning Level Budget</b>	<b>\$15,000,000</b>

\*\$2,490,000 of repairs included in purchase price.

*Note: Please see page 14 of the Four Lakes Lake Level Study on the “Updates” page on the FLTF website.*

## timeline

