

# Four Lakes Task Force

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

## Community Information Session

The Purpose and Process for the June 29<sup>th</sup> Public Hearing  
On the  
FLTF Operations and Maintenance Special Assessment Roll



June 16, 2022

# Informational Communications Meeting

2

- This is an information session
  - ▣ This meeting is being held virtually to accommodate as many people as possible
- This 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, we will respond to the questions sent to the email address related to the communications sessions
  - ▣ If they are specific questions on your property, we will reply to the email, but it may not be during the session

# Agenda

3

- I. Overview of Operations Assessment
- II. Process for the Day of Hearing
- III. Next Steps
- IV. Q&A



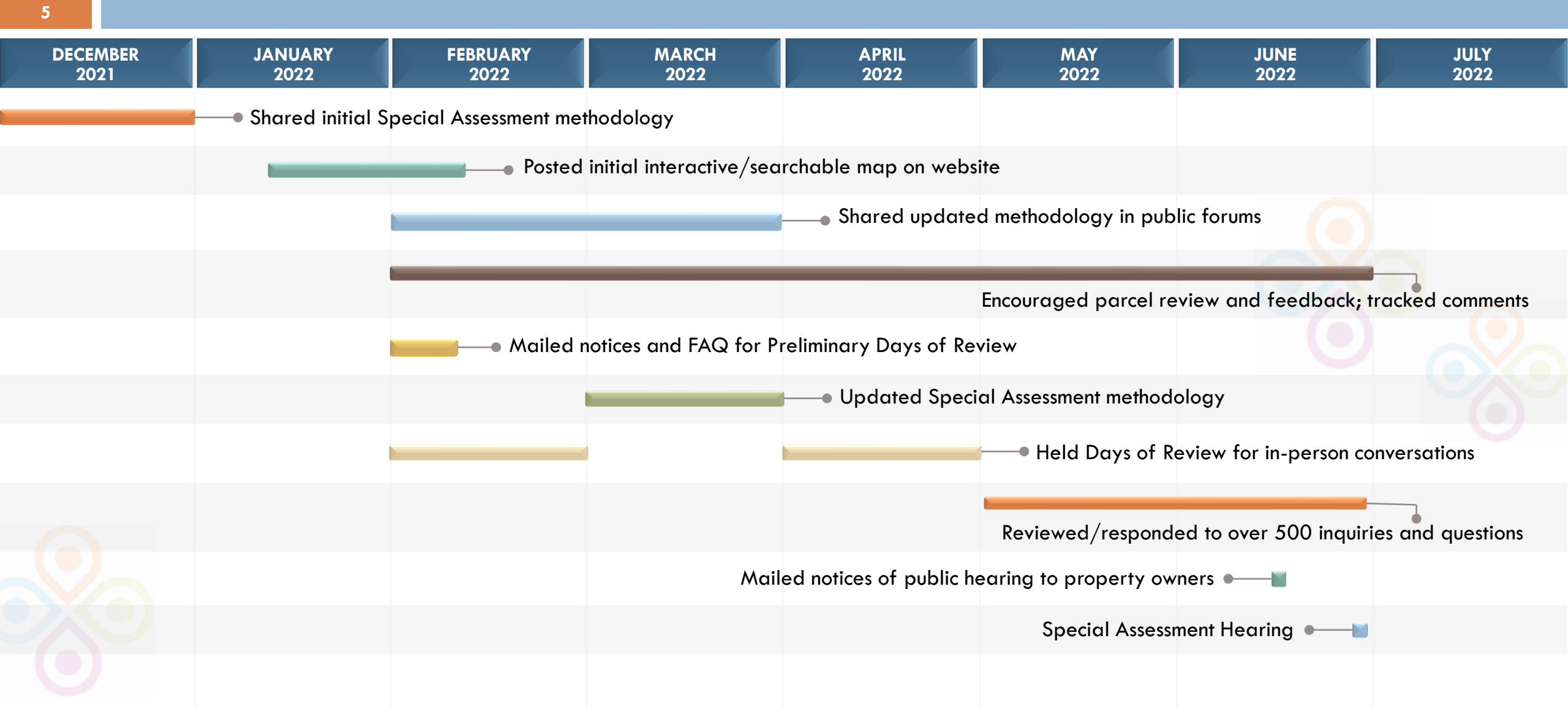
# Legal Authority for Special Assessment

4

- The county board may determine by resolution that the whole or a part of the cost of a project to establish and maintain a normal level for an inland lake shall be defrayed by special assessments against the following that are benefited by the project:
  - Privately owned parcels of land
  - Political subdivisions of the state
  - State owned lands under the jurisdiction and control of the department

Gladwin and Midland counties made this determination and petitioned the Gladwin and Midland District Courts and the Legal Lake Levels for the Four Lakes and the Four Lakes Special Assessment District were established.

# Timeline for Establishing the Special Assessment Methodology



# Operations Assessment – Computation of Costs\*

6

		Total 3 year	2022	2023	2024
1	Expense of Maintenance of the Lake Level Structure				
	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
2	Establishment of Special Assessment District	\$465,000	\$425,000	\$20,000	\$20,000
	Preparation of Assessment Roll and Levying Assessments				
	Estimated Cost of Mailing, Publishing, Notices				
	Estimated legal fees				
3	Acquisition	\$80,000			
4	Estimated Cost of Appeal	\$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
	Assessment Total Sum	\$4,692,000	\$1,794,000	\$1,368,500	\$1,437,500
	<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>

\*Presented at the last FLTF board meeting and posted in a newsflash today

# Planning Level Operations Assessments

7

- Estimated Operations Assessment each year, for three years
  - In all scenarios, operational assessments will be required. With grants and funding provided to FLTF, assessments are less when compared to each lake as a stand alone

Assessment	Yearly Assessment	Yearly Assessment Range	Percent of Properties
High End of Range (1)	\$240	\$240 or Greater	9%
Average Assessment (.75)	\$180	\$180 to \$240	52%
Low end of Range (.25)	\$60	\$60 to \$180	39%

For specifics on your property visit:

<https://www.four-lakes-taskforce-mi.com/special-assessment-district.html>

# Hearing Details

8

## **Meridian High School Auditorium**

3303 N. Meridian Rd, Sanford MI

June 29, 2022

9:00 a.m. - 12:00 p.m. and 1:00 pm - 3:30 p.m.

A Four Lakes Task Force Board meeting will follow the hearing at 4:30.



# Purpose of Hearing

9

1. Review computation of cost in connection with the 3-year cost and expenses for administration, operations and maintenance of the lake levels and related facilities of the Secord Lake, Smallwood Lake, Wixom Lake and Sanford Lake (“Four Lakes”) for the years 2022, 2023 and 2024.
2. Review a 3-year operations and maintenance special assessment roll (“special assessment roll”) for the years 2022, 2023 and 2024.
3. Review the Dam/Lake Restoration Costs Planning Estimate, and the estimated cost of the capital improvement project.

A Summary of the financing plans and assessment ranges can be found in the document library under Flyers and Brochures [https://www.four-lakes-taskforce-mi.com/uploads/1/2/3/1/123199575/fourlakesfundingandfinancingsheet\\_final\\_5.3.22.pdf](https://www.four-lakes-taskforce-mi.com/uploads/1/2/3/1/123199575/fourlakesfundingandfinancingsheet_final_5.3.22.pdf)

# This Hearing Is NOT

10

- For legal challenges to the lake levels or special assessment divisions
- For arguments on property boundaries or subdivisions or titles



# Hearing Agenda

Open to  
the Public

- **Session 1 (9am-12pm)**
  - I. Call to order
  - II. Pledge of Allegiance
  - III. Roll Call
  - IV. Introduction
    - a. Scope of Hearing
    - b. Summary of methodology development
    - c. Review of Data for Approval
      - i. Project Costs
      - ii. Computation of Cost
      - iii. Assessment Roll
  - V. Opening of session for public comments on the matters before the board
  - VI. Call to recess
- **Recess (12pm-1pm)**
- **Session 2 (1pm-3:30 pm)**
  - I. Call to order
  - II. Roll Call
  - III. Continuation of session for public comments on the matter before the board
  - IV. Adjourn

- **Recess (3:30pm-4:30pm)**
- **FLTF Board Meeting (4:30pm-5:30pm)**
  - I. Call to Order
  - II. Roll Call
  - III. Public Comment period for matters not related to the hearing
  - IV. Review of Hearing
    - a. Minutes
    - b. Engineers' Report
    - c. Legal Update
  - V. Board Decision Regarding Approval of:
    - a. O & M Project Costs
    - b. O & M 3-year Assessment Roll
    - c. Capital Improvement Project Cost
  - VI. Next Steps
  - VII. Next Meeting
  - VIII. Adjourn

A FLTF Board meeting will follow the hearing.

# How to Submit Objections

12

You may simply “object to the Special Assessment” or you may provide an argument regarding why you object by:

1. Emailing to [info@fourlakestaskforce.org](mailto:info@fourlakestaskforce.org) or sending snail mail to Four Lakes Special Assessment District, 233 E. Larkin Street, Midland, Michigan 48640
2. Attending the hearing in-person and objecting verbally or providing a letter.
  - You will be assigned a number to be called up
  - Property owners must provide a hard copy of any information or evidence they want the FLTF board to consider

- A team of FLTF consultants, engineers, surveyors and lawyers will review objections during the meeting. Analysis will be created for the board to review the objections.
- These consultants will also be available to answer questions before you decide to object.

# Next Steps

Event	Date
Estimated Assessment Amount and Apportionment Mailed to Property Owners	June 17, 2022
Public Hearing for Operations and Maintenance Assessment Roll	June 29, 2022
Joint County Board of Commissioners' Meeting	July 12, 2022
Appeal Period Ends	July 27, 2022
Final Assessment Roll Given to County Drain Commissioners	September 5, 2022
Assessment Appears on Tax Bill	December 2022





Please submit your questions to:

[info@fourlakestaskforce.org](mailto:info@fourlakestaskforce.org)

We will answer questions live as time allows.



15

Thank you for joining us!

