

# Houghton Lake Advisory Meeting



**HOUGHTON LAKE**

*Lake Levels*

# Understanding the Houghton Lake Assessment

- Boundaries have been set and cannot be changed until this assessment is over
- 3-year assessment; 2 years of payments left
  - Prepayment of remainder can take place in 2025 anytime before winter taxes. October 31<sup>st</sup> will be the cut off date.
- Contact [contact@schepkeconsulting.com](mailto:contact@schepkeconsulting.com) for payoff amount

# What Did This Assessment Cover?

COMPUTATION OF COST HOUGHTON LAKE - LAKE LEVEL ROSCOMMON COUNTY	
Item	Cost
<b>Preliminary Engineering (Spicer)</b>	\$ 88,350.50
<b>Design/Engineering (Long-Term Project)</b>	\$ 152,459.00
<b>Inspection Reports re: EGLE Dam Safety</b>	\$ 4,000.00
<b>Lake Level Monitoring (2022-Construction of Long-Term Project)</b>	\$ 27,292.00
<b>Maintenance &amp; Construction (Interim Project)</b>	\$ 100,000.00
<b>Development of District Boundaries/Court Hearings</b>	\$ 156,317.42
<b>Development of Assessment Methodology/Preparation of Assessment Roll/Hearings (Interim Project)</b>	\$ 147,481.63
<b>Preparation of Assessment Roll/Hearings (Long-Term Project)</b>	\$ 75,000.00
<b>Delegated Authority (2023-Construction of Long-Term Project)</b>	\$ 159,838.94
<b>Property Acquisition</b>	\$ 50,000.00
<b>Website Management &amp; Communications (2022-Construction of Long-Term Project)</b>	\$ 70,000.00
<b>Publications, Notices &amp; Landowner Mailings (2022-Construction of Long-Term Project)</b>	\$ 44,810.09
<b>Administration</b>	\$ 1,000.00
<b>Financing Costs (Interim Project)</b>	
Financing Attorney	\$ 15,000.00
Financial Advisor	\$ 11,400.00
Municipal Advisory Council of Michigan	\$ 450.00
Michigan Department of Treasury Filing	\$ 255.00
<b>First Year Bond Interest (4.5%/Interim Project)</b>	\$ 57,375.00
<b>Gross Sum of Expenses</b>	\$ 1,161,029.58
<i>Contingent Expenses (9.816%)</i>	\$ 113,970.42
<b>TOTAL COST (AMOUNT ASSESSED)</b>	<b>\$ 1,275,000.00</b>

## Additional Costs Since Establishing the District

- Petition from Houghton Lake riparian owners
- Legal opinion from Fahey Schultz
- Hiring of the engineer for LLL study/flood analysis

***Computation of cost of \$1,2750,000 can be used towards these items, but will put us over, which will be carried into the next assessment.***

# Current Lake Level Order

## ***1982 Order***

- Summer level: 1,138.1 feet above mean sea level
- Winter level: 1,137.6 feet above sea level

## ***2022 Order***

- Set boundaries of special assessment district

## Lake Level Order Updates

- County received a **property owner petition** requesting raising the normal lake level
- County Board passed **resolution** to file petition(s) based on property owner petition and its own motion in Roscommon County Circuit Court to amend the lake level order

## Current Project

### ***County Board authorized project to update/ replace lake level control structure***

- Prein & Newhof retained to perform engineering regarding structure
- Decisions relating to the lake level and operation may impact design of structure

# Lake Level Order Updates

Permanent revision to lake level order is expected to take multiple years and requires:

- Extensive engineering
- Permitting & coordination with EGLE
- Public transparency
- Construction of new/updated structure

**→ County will request temporary amendment authorizing Spring water banking until a permanent change to the current order is entered**



## EGLE Permitting

- EGLE permit required for update/replacement of lake level control structure
- Permanent & temporary revisions to lake level order must be approved by EGLE

***→ Important to coordinate with EGLE throughout the process (initial meeting scheduled for December 20)***

## Lake Level Advisory Board

- Created to provide input to the Delegated Authority and County regarding Houghton Lake
- Regular meetings with the Delegated Authority
  - Meeting schedule (monthly vs. every other month)?
  - Next meeting date (middle-end of January)?

# Property Owner Transparency

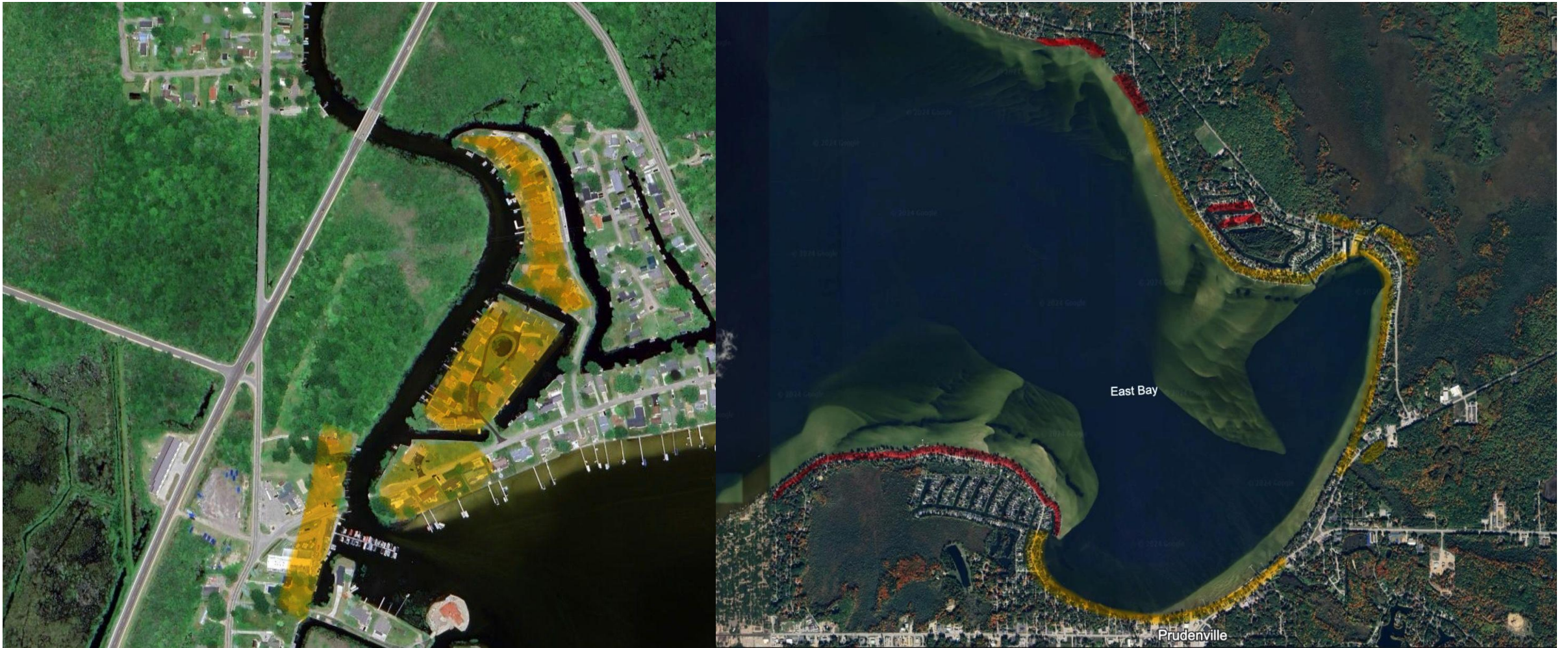
- Lake Advisory Meeting updates will be posted at <https://www.roscommonlakelevels.net/>
- Dedicated contact info:
  - **Phone:** (989) 315-7171
  - **Email:** [roscommonlakelevels@gmail.com](mailto:roscommonlakelevels@gmail.com) or [contact@schepkeconsulting.com](mailto:contact@schepkeconsulting.com)

## Property Owner Input Needed

- Engineers are conducting survey regarding properties that experience flooding problems
- If you are or had experience flooding, please ***contact us*** at:
  - **Phone:**       **(989) 315-7171**
  - **Email:**        [roscommonlakelevels@gmail.com](mailto:roscommonlakelevels@gmail.com) or  
[contact@schepkeconsulting.com](mailto:contact@schepkeconsulting.com)



# Areas of Concern covered and to be covered before end of 2024



## Next Steps

1. Meeting with EGLE regarding temporary water banking
2. Review of engineering flood analysis as it related to temporary water banking
3. Property owner meeting & webinar
4. File Circuit Court petition
5. Send hearing notices
6. Circuit Court hearing & order for temporary water banking

# What is going to happen and recommendations needed?

1. Meeting with EGLE regarding temporary water banking
  - The county will be able to make decisions within the limits ELGE chooses.
2. Review of engineering flood analysis as it related to temporary water banking
  - (The study will estimate the impact on the lake level for a 2-year 24-hour event, a 5-year 24-hour event, a 10-year 24-hour event, a 25-year 24-hour event and a 100-year 24-hour event.)
3. Property owner meeting & webinar
  - How much to include the public? Cost vs benefit?
4. Temporary banking order Spring 2025
  - What needs to happen for recreational use of the lake?



## Ongoing Discussion Questions

- Property acquisition at structure from DNR. (Once property is acquired what do we want changed about the area/structure)
- Meeting with EGLE about temporary banking of water on 12/20/24. (Status update?)
- Entire lake shoreline survey by combination of LIDAR and on ground personnel? (are we missing anything?)
- HYFI access and unit changes to inches for public. ( please email [roscommonlakelevels@gmail.com](mailto:roscommonlakelevels@gmail.com) to be added to the daily Roscommon County Lake Level email.)(what else do we want going forward)
- Creation of temporary lake level order for spring 2024(what will be possible?)