

Lakes Committee Lead Team

Steve Berke/Steve Russell - Lead

TJ Jackson/Mike Powell - Dredging

Jamie Charlton - Finance

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Chris Kwiatkowski - Project Manager



Lakes Fund Committee

It's "TIME TO DREDGE"

Nov 12, 2022



Lakes Fund Committee

Agenda

- ⚓ A brief look back
- ⚓ Why we need to Dredge
- ⚓ Synopsis of the RFP/Contractor Selection Process
- ⚓ Introduction of Contractor
- ⚓ Dredging Scope and Timing
- ⚓ Financing
- ⚓ Questions



Looking Back- Referendum

What the Lake Lorelei Community Passed:

- ⚓ The ballot that passed created a dedicated assessment - The Lakes Fund
 - ⚓ Exclusive to *Lake water* related projects
 - ⚓ Created a \$300 Annual Assessment Per Membership



Definitions

- ⚓ Cubic Yard (yd³) - Unit of measurement that refers to the amount of material removed
- ⚓ Dredging – Removing sediment and debris from lake bottom
- ⚓ Hard Pan - Lake bottom original depth
- ⚓ Mobilization - A company's cost to move equipment



Dredging Contractor

McCullough Excavating and Silt Removal
Coatesville, Indiana



- ▶ McCullough Excavating and Silt Removal was selected for the Lake Lorelei POA project.
- ▶ The Company comes highly recommended.

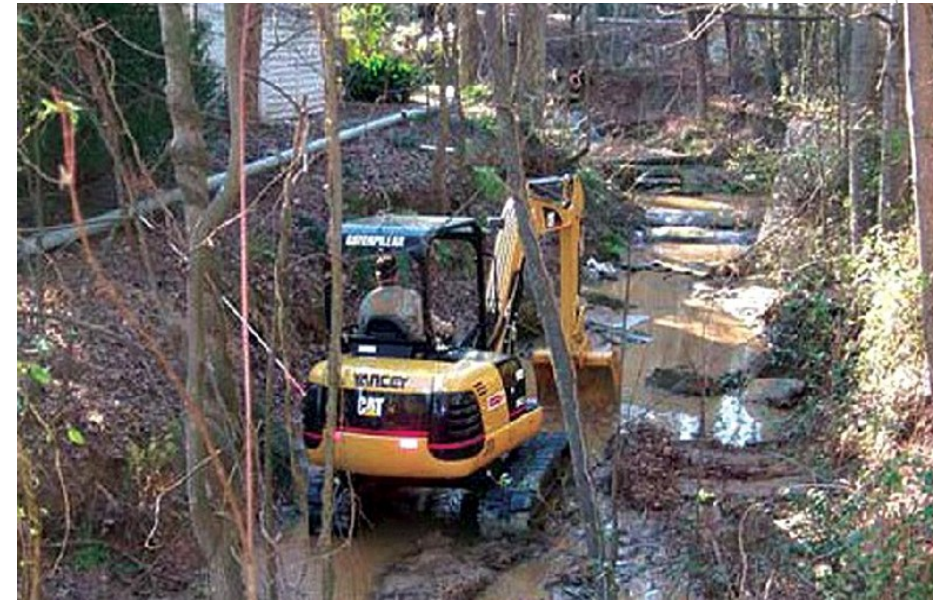
Why do we need to dredge?



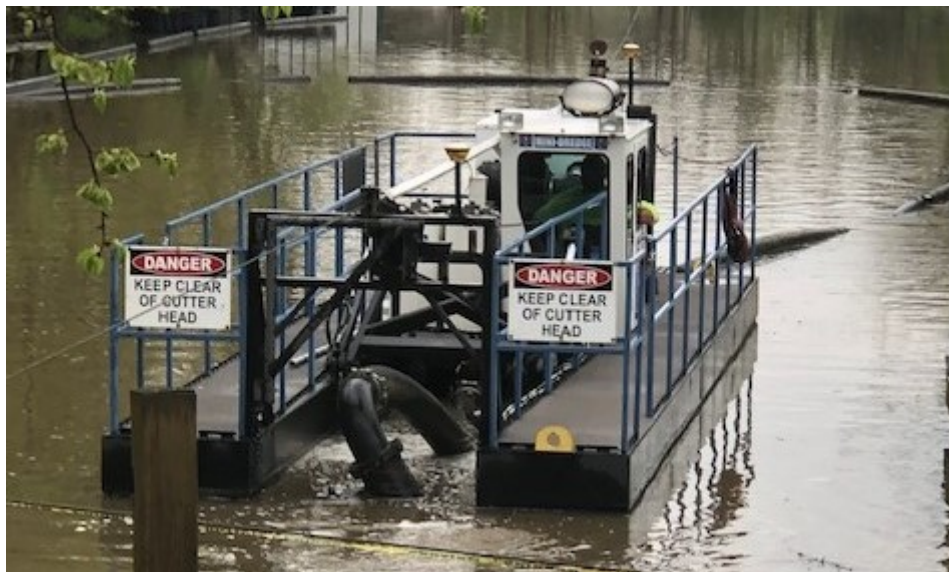
Types of Dredging Investigated



Mechanical
Dredging
Land Based



Mechanical
Dredging
Lake Bottom
Based



Hydraulic
Dredging



Mechanical
Dredging
Water Based

How will Lake Lorelei be Dredged?

Mechanical Dredging Water Based

- ⚓ Barge mounted excavator removes material
- ⚓ Material is transported onto the barge
- ⚓ Barge moves to take out point (Glady Run)
- ⚓ Material is transferred into hauling trucks
- ⚓ Material is transported to deposit sites

Dredging is done when the water level is up to “normal pool”.



How will this impact everyone?

Dredging Schedule

- ⚓ Mon – Thurs (daylight hours)*
- ⚓ Fri (until Noon)
- ⚓ No dredging on weekends is currently planned

Weather WILL impact the pace and schedule.

*Dredger requires 3 consecutive good working weather days.



- ▶ McCullough Excavating and Silt Removal is based out of Indiana. He requires a minimum of 3 good working weather days to work on site.
- ▶ This dredging schedule is dependent on weather conditions. There is a possibility that the dredger may stay longer into the week and come on weekends to complete work and “catch up” to the scheduled timeline depicted out in a slide below.



How will this impact everyone?

- ⚓ Minimal impact on roads- rubber tracks
- ⚓ Boaters will need to avoid the barges while in the water.
- ⚓ Dredging sites are CLOSED to public which includes work sites and disposal sites due to safety and liability.*

*Working on potential guided site tours





How will this impact everyone?

The Barge/Dredging Equipment will **ALWAYS** have the Right of Way on the water. Maintain a 50 ft distance from the barge.

When working in a specific area:

- ⚓ Access to docks will be limited (temporary)
- ⚓ Strongly Advise Members Remove boats
- ⚓ Remove all lake floats and anchors

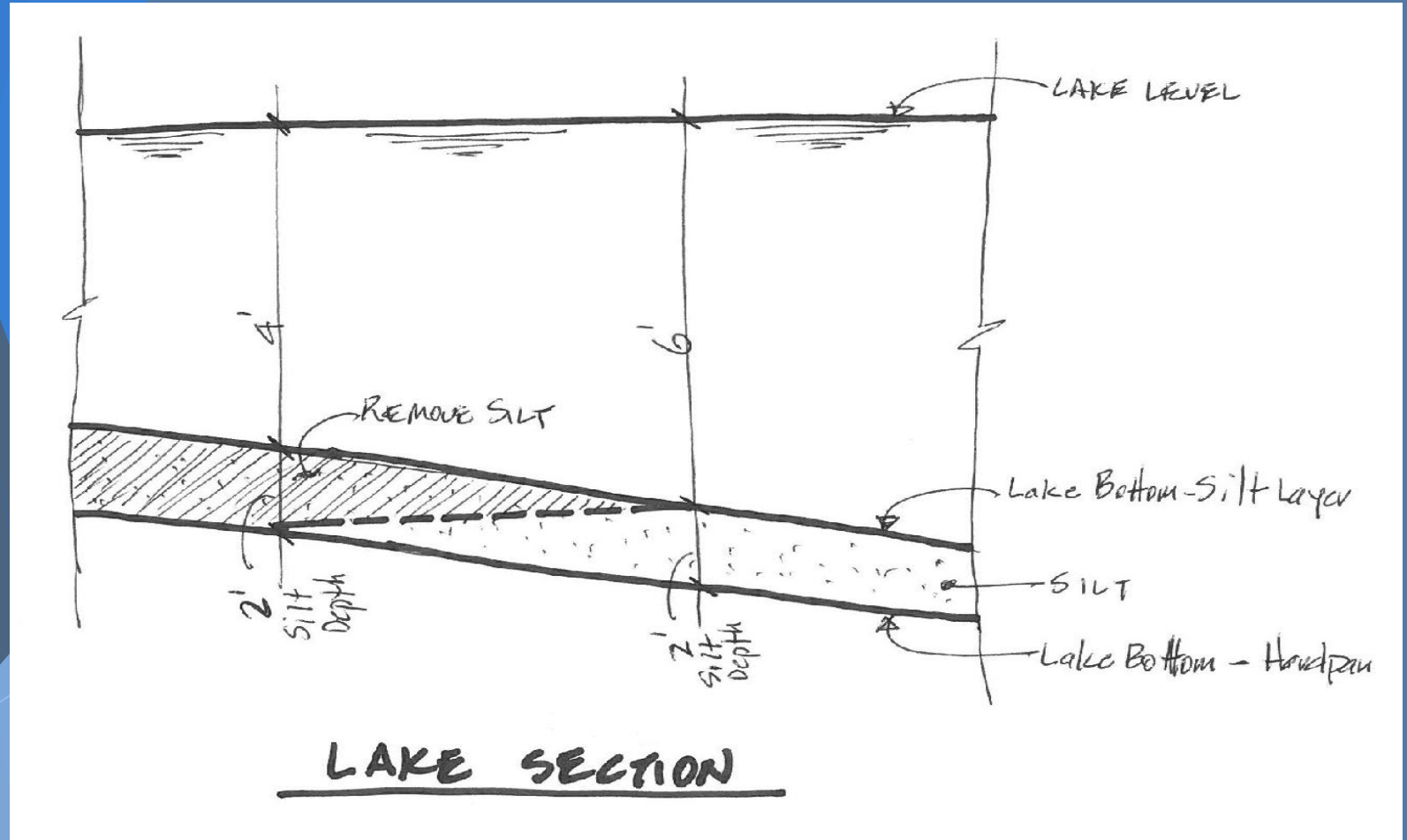
This is to allow the dredger unimpeded access to dredge within 5 feet of docks and shoreline.



- ▶ We will release information regarding the “when and where” as soon as we know it. So that Members can make arrangements. Much of this will be driven by weather and the dredgers expertise.

Getting as close to “Hard Pan” as possible.

How Much
Material is Being
Removed?

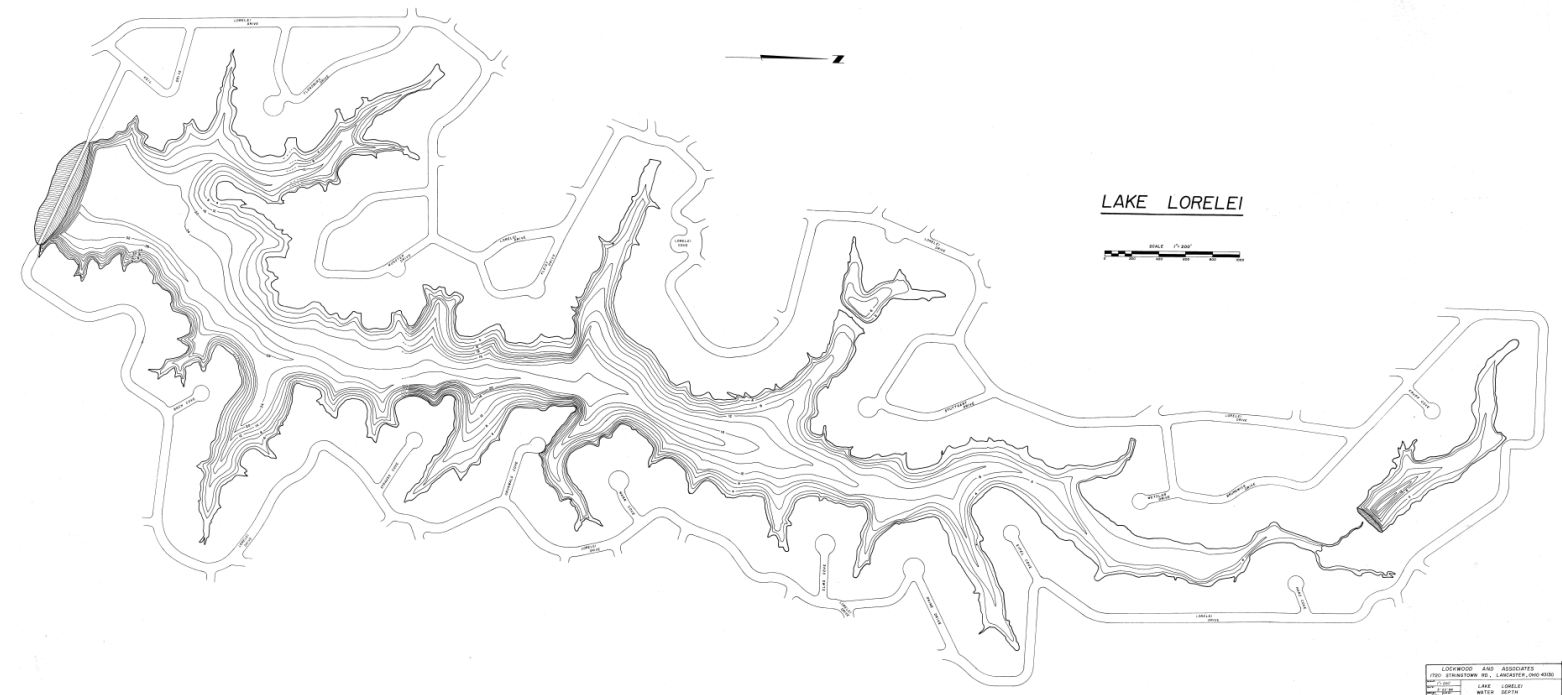


Getting as close to “Hard Pan” as possible up to 5-6 feet of water

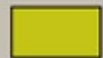


It is impossible to remove all the silt, but we hope to go from 18-24” of silt to *a few inches* in the areas scheduled to be dredged.

The budget is based on the estimated cubic yards to be removed.

- Lake Fichtelberg: 22,500 yd³
- North Inlet: 36,000 yd³
- The Coves: 26,000 yd³
- Lake Grunewald: 6,000 yd³



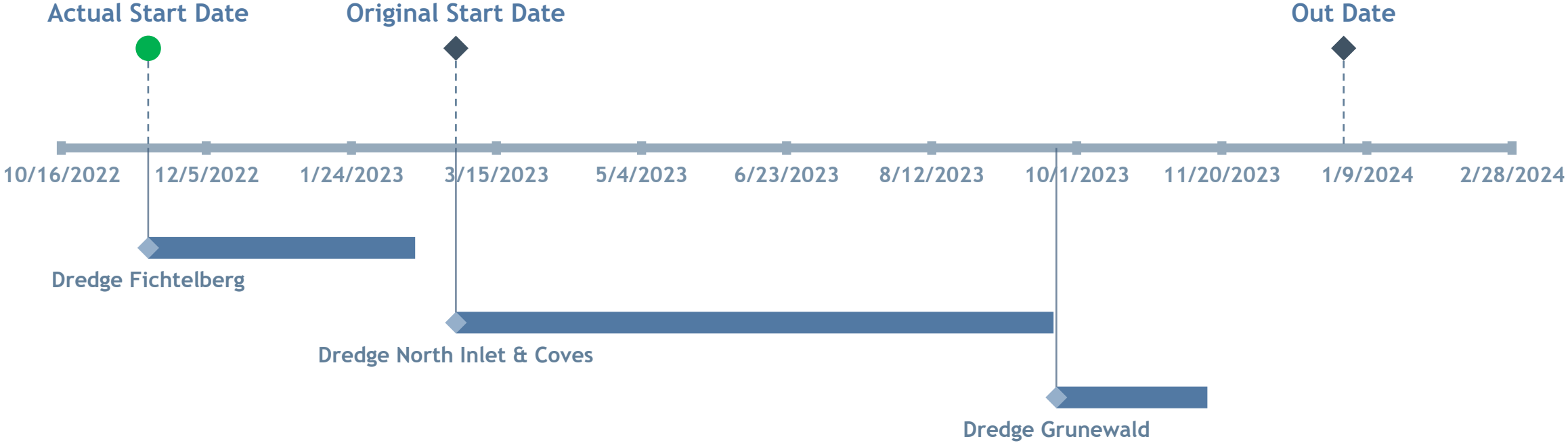
Disposal Sites/ Access Points Map

-  Scheduled Storage Sites
-  Contingency Storage Sites
-  Estimated Cubic Yard Silt (IN-SITU)



- ▶ The committee had several objectives to complete. One of which was to minimize the impact on the members. We have been gathering strategic properties throughout the lake and bordering properties for material dewatering sites. We were able to purchase two 3 acres plats northeast of the lake property specifically for dredging material. This dramatically reduced the overall impact on the Membership as a whole.
- ▶ Material from Lake Fichtelberg will dewater on the northern properties (6 acres & Brahms Cove- indicated in yellow)
- ▶ Material from the Main Lake is also slated to go to the northern properties. There are additional properties available for overflow site. For example, if we have a rainy season then less material can be stacked within one particular area- thus the Bonn and Dortmund sites are available. If all sites in yellow reach compacity then we have contingency sites indicated as purple areas on the map.
- ▶ Material from Lake Grunewald is slated to dewater on the Ulm Cove/ Odenwald sites.
- ▶ Take out points for material are indicated on the map as the small trucks. A contingency take out point, if the north end is not able to function as a takeout point, will be the North end of the beach (not indicated on the map).
- ▶ The red on the map indicates common access areas owned by LLPOA, and is not intended for any disposal of silt.

Projected Dredging Timeline



Starting *faster* than expected... *two seasons EARLY!!!*

Now: Mobilization and site prep
November 2022: Dredge Lake Fichtelberg

Spring/ Summer 2023: Dredge Main Lake
Fall 2023: Dredge Lake Grunewald



- ▶ Starting 2 seasons earlier than projected!
- ▶ Site prep has already started, and the actual dredging is soon to follow!
- ▶ The main lake valve opens on November 15 and water level will reduce. Dredging must occur at “normal pool” water levels.
- ▶ This timeline is subject to change because of weather conditions and contractor recommendations.

North End: 6 Acre Site



McCullough's Equipment In Action



North End Site Prep



Fichtelberg Site Prep



Original Proposed Funding

PROPOSED FUNDING Estimates June 2021 Presentation

TIMING:

- ⚓ The Ballot would create a Lakes Fund and allow the LLPOA to begin collection of funds beginning with this fall's billing cycle.

THE MATH:

- ⚓ On an annual basis, collecting \$300 per Membership will create a cash flow of approximately \$207,000 per year, conservatively estimating 690 Members in Good Standing.



Finances

Projected Cost: \$2,400,00
Amount Financed: \$ 2,100,00

Where Funds are coming from:

Lakes Assessment Collections

GLLWIC Matching Grants

Financing Bank:

CenterBank

Financed Rate:

1st year is interest only, 5.75% fixed for 10 years, then converts to T-Bill “Indexed Rate” for the last 5 years.

(Remember when we started, finance rates were 2.5%)



Additional Services of McCullough:

Weather and time permitting, lake front property owners may be able to contract with McCullough directly to get complete personal projects including getting closer to your dock/shoreline than 5 feet. More information to come.



- ▶ Members can contact McCullough's company directly to scheduled personal projects. Each homeowner will need to reach out to the contractor one we (McCullough and the LLPOA Office) release a joint informational sheet.
- ▶ We project McCullough may attend one of our future meeting to answer members questions.
- ▶ Any member driven personal projects will take place AFTER the scheduled Association dredging is completed to avoid commingling.

**The Lakes
Committee Members
thank you for your
time.**

**We appreciate your
continued support!**

