

LELAND DAM AUTHORITY
Regular Meeting – Wednesday, May 3, 2023
Approved 5/31/2023

Proceedings of the meeting are being recorded (audio and video). The video of the meeting can be found at the following link:
<https://www.leelanau.gov/meetingdetails.asp?MAId=2521#video>

Call to Order:

Meeting called to Order by Chairman Steve Christensen at 9:30 a.m. Today's meeting is being held at the Government Center, 8527 E. Government Center Drive, Suttons Bay, Michigan.

Pledge of Allegiance:

The Pledge of Allegiance to the Flag of the United States of America was recited, followed by a moment of silence.

<u>Roll Call:</u>	Chairman, Steve Christensen (Drain Commissioner)	PRESENT
	Vice-Chairman, Garth Greenan (Road Commissioner)	PRESENT
	Member, Kama Ross (District #5 Commissioner)	PRESENT
	Member, Richard Thompson (Engineer Category)	PRESENT
	Member, Drew Warner (Riparian Category)	PRESENT

Guests present.

Approval of Agenda / Late Additions or Deletions:

MOTION BY GREENAN TO APPROVE THE AGENDA ADDING ITEMS OF INTEREST UNDER DISCUSSION AS AMENDED. SECONDED BY ROSS.

Discussion – none.

AYES – 5 (Greenan, Ross, Thompson, Warner, Christensen)

NO – 0

MOTION CARRIED.

Public Comment:

None.

Action Items –

Review of the Leland Dam and Gauge Sites:

Chairman Steve Christensen gave a brief overview of the schedule of events of the planned tour of facilities and gauges.

MOTION BY ROSS TO RECESS FOR THE TOUR OF THE LELAND DAM, LAKE LEELANAU NARROWS AND BIRCH POINT ROAD. SECONDED BY GREENAN.

Discussion – none.

AYES – 5 (Ross, Thompson, Warner, Christensen, Greenan)

NO – 0

MOTION CARRIED.

Chairman Christensen called for a recess to tour the Dam and lake level sensor points on Lake Leelanau at 9:39 a.m.

- Leland Dam Tour Discussion: Chairman Christensen stated all water level concerns at the Dam through the court order will now be directed to the members of the Dam Authority and

Maintenance Director Jerry Culman should not need to respond to citizen concerns. Culman demonstrated how the lake levels are controlled inside the Dam control room and Culman answered questions. The Dam Authority members walked the connecting walkway over the Dam and viewed the top of the control room roof.

- Lake Leelanau Narrows: Chairman Christensen viewed the level marker with binoculars and each member was given the opportunity to see the level marker.
- Birch Point Road: Dam Authority members walked the property location and viewed the lake level sensor position.

Chairman Christensen called the meeting back to order at 12:12 p.m.

Leland Dam Control Room Roof:

Chairman Christensen stated that he requested within the 2023 Budget process a total of \$66,600.00, with \$20,000.00 for the roof and \$46,600.00 for the walk way. Christensen said he was not called into any budget review meetings in 2022 for the 2023 Budget, so he presumed the funding was approved. He commented he verified with Interim Finance Director Cathy Hartesvelt that in fact no funding was given within the 2023 budget and the only increase given was for the expenses related to utilities. Christensen will be asking the Board of Commissioners at the May 9, 2023, Executive Session meeting for funding to move forward with RFP's (Request for Proposals) for the Dam roof and walkway repairs.

Member Ross asked if water levels should be a future discussion? Christensen replied, yes. He continued and stated that Maintenance Director Jerry Culman has been overseeing the Dam for 40 years a certain way and with the last two years being really dry that a conservative strategy left Lake Leelanau somewhat below the court order. He stated that currently the dam is holding more water to be in accordance with the court order target window. There should be future discussion regarding dam manipulation during weather events. Obviously the Dam Authority needs to come up with a recommendation in order for Culman to stick to the recommendation.

Member Richard Thompson asked if it would be advisable to communicate to the general public who they should be talking to as far as lake level is concerned? Christensen replied, yes, that certainly can be discussed at a future meeting and we should direct the general public to speak to any one of the members of the Dam Authority. When it comes to communication with Culman, it should be limited to only those that Jerry (Culman) already counts on for information regarding the lake level or the flow out, like the charter captains. Culman has been orchestrating with the people like the Harbor Master with water needs in Leland if it's too high or too low. Christensen stated in reality when there are weather events and lake goes above court order then you need to bring it down if it is too high, and in times of drought for that matter you bring it up.

Member Thompson stated he didn't get the impression that there needs to be any repairs with the systems inside the control room.

Chairman Christensen agreed and stated that there is an age of the systems and discussion should be concentrated regarding the upkeep or upgrade of the control room systems. He said the discussion could be anywhere from seals to full staff gauges needing replacement. There is

an engineer that Culman uses as a resource regarding the control room systems and it is possible to have a presentation before the Dam Authority scheduled to review the control room and future needs.

Staff Gauge at the Lake Leelanau Narrows:

Vice-Chairman Garth Greenan stated the issue with the calibration of the staff gauge is that it appears to be off two-tenths and that should be corrected.

Chairman Christensen said that there should be future discussion on the replacement of the staff gauge at the Lake Leelanau Narrows site. He said he felt better when he got a good look at the gauge today and if it needs to be resurveyed then that has a lot of merit to go ahead and place a new gauge at the location. He would like to see a prioritization done of the growing list at the May 31, 2023, meeting.

Gauge off of Birch Point Road:

Vice-Chairman Garth Greenan commented that the gauge off Birch Point is off.

Chairman Christensen said it is drifting and that it is not right. He also stated that calibration of the sensor is really the main topic there and the strategy and methodology needs to be ironed out. He also said that location as we have gone from one agreement owner to another and that is pretty fortuitous. Christensen also wondered if an additional stake should be placed elsewhere and there are two DNR launch sites, one up from Birch Point and one across the lake, with both on the south lake. Maybe one stake could be set at each location where it wouldn't bother anyone. This may need to be discussed with the DNR. He continued that if we have locations that are open to the public, it gives Culman a chance to carry his tape measure with him and do a check at such/such time at such/such date at "this" launch without having to knock on someone's door. Comments continued.

Member Thompson asked member of the audience/public member Popa about the heavy-duty stake and a mark on it, it may tell us when the water goes up and down and if that made sense?

Popa responded from the audience and commented on a mark. Christensen added about the survey of the stakes. Popa talked about a tape or band on it and to know the waterline. Comments continued.

Member Ross asked about accessing the site more and if there should be an agreement for liability purposes and that may give Culman more access.

Chairman Christensen said that he would add a possible contract with the landowner and will get with Popa to obtain a copy, which Popa said he had with him.

Chairman Christensen asked Popa for a copy of the agreement.

Member Thompson said he could ask the land owner about access through the property when he is not home. Thompson said he does lock the main gate.

Chairman Christensen said with having a contract it does cover both parties. He said there is more than enough here for the next agenda. They will also discuss meeting dates and things look positive to get things going.

Discussion on the budget and that the packets generally go out in June 2023. Explanation given by Christensen. In the past we have flushed out the ideas for the budget and then passed it on to a non-quorum committee to hammer out the language for the budget.

Walkway Design:

Covered under the Control Room Roof discussion.

Next Meeting Date/Future Subjects:

- Wednesday, May 31, 2023 at 10:00 a.m.

Public Comment:

The following individuals spoke: John Popa.

Authority Member Comments:

- Chairman Christensen asked Popa for the history of budget figures brought before the Board a few years ago for future requests to the Board of Commissioners. Popa will also give a copy of the contract used for sensors of private property owners. Christensen stated that he thinks the budget figures over 20 years was around \$250,000.00, and there is a law within the Special Assessments on how to assess land owners and also referenced the law and how it applies. It is quite an involved process.
- Member Thompson questioned the last assessment and was it Countywide?
- Chairman Christensen said no. It was the riparian's and the County did split it 50%/50%. It is riparian, not county wide. The Glen Lakes are on a court order and there is a technical committee and have a water sharing plan. The Technical Committee was tasked with finding a water sharing plan and that is where the retirees, including Cal Killen and are a group of wonderful people. He explained what was created and approved by the Court. Christensen said that the Dam was rebuilt, but they didn't do special assessment and went with the Glen Lake Association ponying up. But that is a different discussion.

Adjournment:

Chairman Christensen adjourned the meeting at 12:44 p.m.

Steve Christensen, Chairman
Leland Dam Authority

Jennifer L. Zywicki Chief Deputy Clerk for
Michelle L. Crocker, Leelanau County Clerk