

If you would like to ask a question or make a brief comment, [please sign up at the door](#). Be sure you know your number.

LAKE REDSTONE PROPOSED DREDGING PROJECT ***INFORMATION MEETING***

SATURDAY JUNE 9, 2018
9AM-11:15AM

Brought to you by
The LAKE REDSTONE PROTECTION DISTRICT (LRPD) BOARD
and the
DREDGING COMMITTEE



AGENDA

- Welcome, Introductions, Purposes of Meeting (10 min)
- Guidelines for this Meeting
- History of Lake Redstone Dredging (5 min)
- Latest Dredging Information (55 min)
- Questions and Comments (1 hour)
- Next Steps (5 min)
- Adjourn by 11:15 AM; Exit Building by 11:30 please

WELCOME, INTRODUCTIONS, PURPOSES

- Welcome
- Introductions
 - The Lake Redstone Protection District Board
 - The Dredging Committee
 - Others associated with the proposed dredging project
- Purposes of meeting
 - To present the latest information on the proposed dredging project
 - To provide a forum for people to state their questions and comments
 - To make sure everyone understands the voting policies and procedures for the August 4th vote on funding for dredging

GUIDELINES FOR THIS MEETING

- Please be respectful and courteous to the presenters, those asking questions, and those stating opinions
- Please withhold questions or comments until the latest dredging information has been presented
- Please exit the building by 11:30 am

HISTORY OF LAKE REDSTONE DREDGING

Thousands of hours leading up to today

The Earlier Years

- June 1966: Water over the dam
- 1976: Lake Redstone Protection District Formed
- **1983: Ten Bays Dredged**
- 1999/2000: Dredging discussed by LRPD & constituents
- June 2008: The Flood!
- **August 2013 LRPD Annual Meeting (AM): Dredging mentioned as a focus for the upcoming year**
- **August 2014 AM: Water quality improvements & possible dredging scope reviewed.**

LRPD, Consultants & Constituents Planning

- 2010 – Present: Numerous activities to reduce sediment in-flow to the watershed
- Sept 2014: Dredging Committee Formed.
- August 2015 AM: Types of dredging, initial DNR requirements, general feasibility reported
- **March 2016: Sediment sampling survey completed by Ayres Associates.**
- **August 2016 AM: High level dredging findings presented; Scope, prelim \$, approval by 'full house' attendees to move forward with refined sediment removal cost.**

Details for Decision Making

- **Nov 2016 – April 2017: Spoils sites investigation, attorney consultation, coordination w/DNR. Lake tour w/DNR to assess critical habitat & general criteria for potential dredging. Ayres contracted as advisors.**
- July 2017: Increased Ayres contract to include design & dredging Request For Proposal
- August 2017 AM: Line item for dredging added to budget. Ayres Engineering and attorney presentations.
- Sept 2017: Dredging sub-committees formed (Finance, Communications etc)
- **June 9, 2018: Public Information Meeting**
- August 4, 2018 AM: Vote

Per State Statutes, the purpose of a Lake Protection District is to “maintain, protect, and improve the quality of a lake and its watershed for the mutual good of the members and the lake” environment.

LATEST DREDGING INFORMATION

- Why dredge? (15 min)
- Logistics of Dredging: Where, When, How, Who (15 min)
- Dredging Cost (15 min)
- Dredging Voting Rules (10 min)

Total=55 min

WHY DREDGE?

1. There is a large amount of sediment in the lake. Per 2016 Ayes assessment, the bays in Lake Redstone average **3.1** feet of sediment. Range: **0.1 ft-4.7 ft.**
2. We have a obligation to maintain and improve the lake, just as the owners did for us in the early 1980's. They agreed to pay for dredging 10 bays and for the first upstream erosion control measures.
3. Water quality may improve in the bays dredged
4. Property values will decrease in the bays **and** the main body if the bays are not dredged and will increase in value if dredged (all other variables constant such as the economy).
 - See next slides
 - Based on interviews with three realtors who have many years selling property on the lake

QUOTES FROM REALTORS

Realtor X

- “I believe dredging will have a positive impact on the lake.”
- “I think it says a lot about the initial planning and construction of the lake and the continued hard work of the Protection District that we have made it so long without dredging.”
- “This is a high priority that will maintain the quality of our lake for many years to come.”

Realtor Y

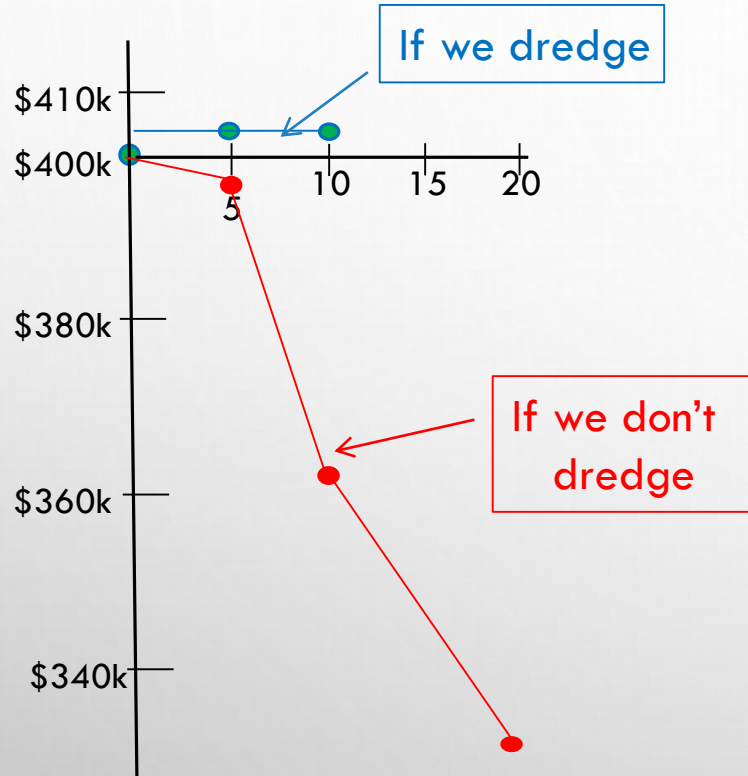
- “I’m 100% in favor of this project for the health of our beautiful lake and for the property owners to benefit financially.”
- “Without dredging, properties in the dredging areas such as in Swallow Bay will become ‘mudfront’ rather than lakefront, and there will be a drop in in offshore properties as well.”
- “As bays fill in, there could be a perception that the lake has shrunk. Some buyers say Dutch Hollow is too small for boating.”

QUOTES FROM REALTORS

Realtor Z

- “I’m totally in favor of dredging the lake.”
- “If we don’t dredge, I expect properties on the open water, such as in Cardinal, to drop in market value by 5% in ten years and by 10% in twenty years.”
- “Offshore properties will also drop, but about half as much as open water.”
- “Dredging will immediately increase market values:
 - on Swallow Bay by over 10%
 - on Cardinal Court by over 10%”

IMPACT OF DREDGING ON HYPOTHETICAL MAIN BODY LAKE PROPERTY CURRENTLY WORTH \$400,000



Composite Opinions of Three Realtors

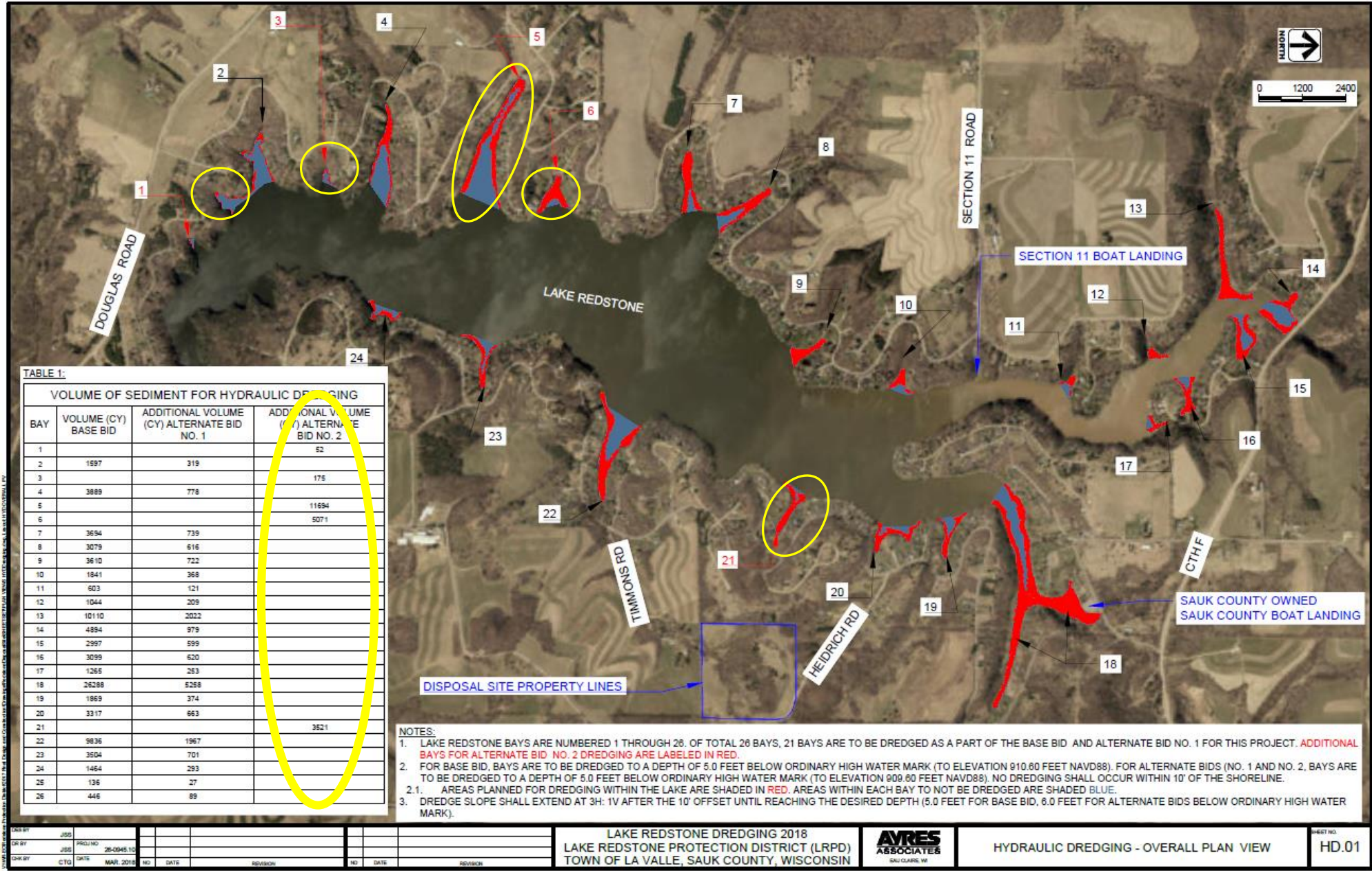
Difference at 10 Yrs.
\$408k - \$362k
= **\$46k**

Translation: IF NO DREDGING: Due to the filling in of the bays, the lake will shrink and reputation of the whole lake will be negatively impacted. “Comps” will be negatively impacted. Thus the value of a property on the main body will decrease over 10% in value with biggest drop starting in five years. **IF DREDGING:** The property will increase in value.

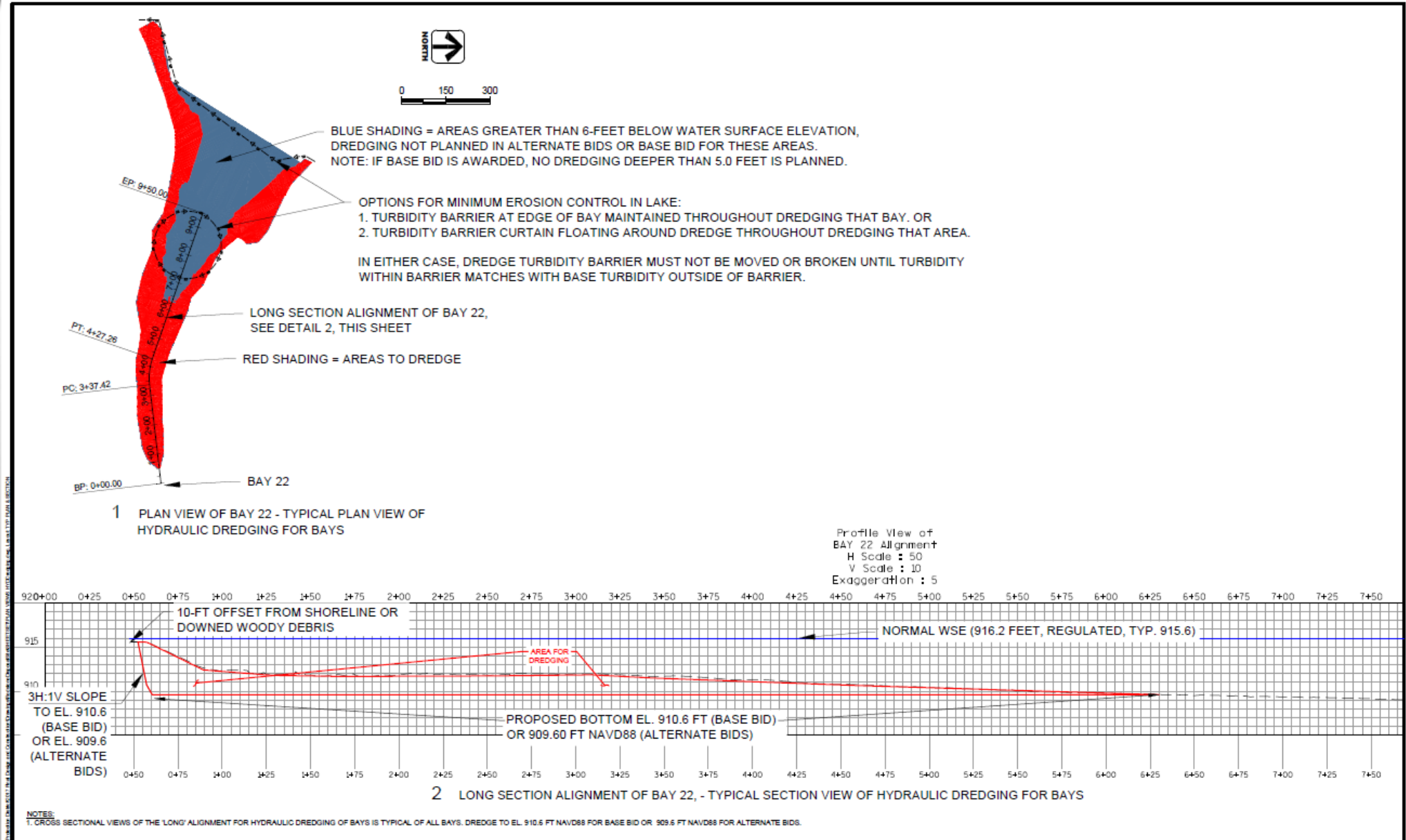
LOGISTICS: WHERE WILL DREDGING BE DONE?

- Dredging will be done in either 21 (Base Bid in Request for Proposal from bidders) of the bays or all 26 (Alternate Bid) bays to a depth of up to 6 feet below water surface.
- The bid form was written to give a few options to the Lake District. The options should give a wider range of potential costs.
- See images on following slides (taken from the Project Drawings that are currently out for bids).

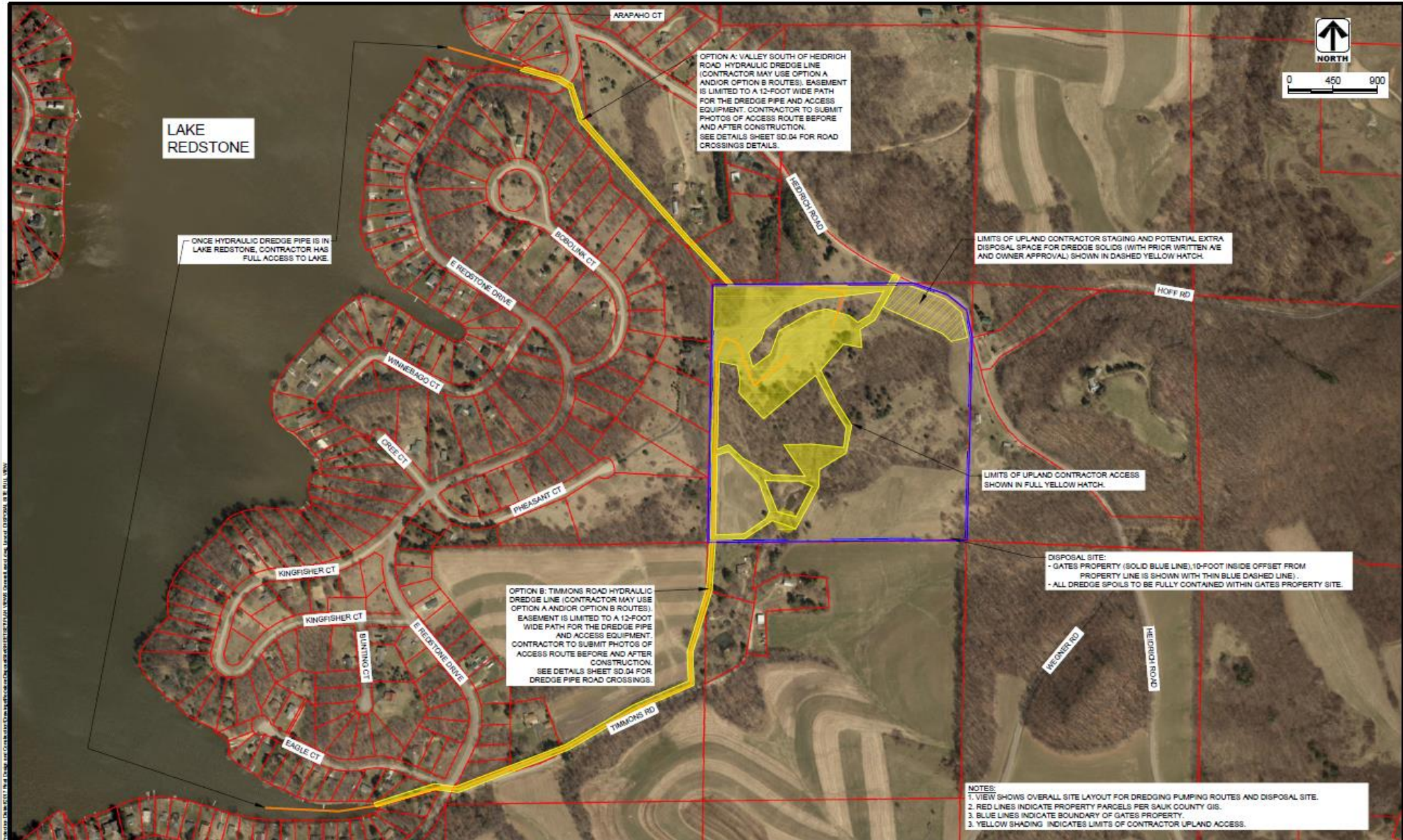
LOGISTICS – WHERE



LOGISTICS – WHERE



LOGISTICS – WHERE IS DISPOSAL SITE ?



DATE BY	JSS								
DR BY	JSS	PROJ/NO	25-0945.10						
CHK BY	CTG	DATE	MAR. 2018	NO.	DATE	REVISION			

LAKE REDSTONE DREDGING 2018
 LAKE REDSTONE PROTECTION DISTRICT (LRPD)
 TOWN OF LA VALLE, SAUK COUNTY, WISCONSIN



DISPOSAL SITE FULL VIEW

SHEET NO.
DS.01

LOGISTICS – WHEN: TIMELINE OF PROJECT

- Pre-Bid Meeting was already held at the disposal (spoils) site (Tuesday June 5th, 2018).
- BIDS ARE DUE Tuesday June 26, 2018
- LRPD Annual Meeting on Saturday August 4th , 2018
- Contractor may work in disposal site once contracts are executed by owner and LRPD (early-mid August 2018)
- Contractor may begin dredging **AFTER** September 4th, 2018
- Contractor to be done dredging by end of 2018 (substantial completion December 31, 2018)
- Disposal Site Reclamation work: Spring-Summer 2019 (Substantial Completion 9/30/2019)
- There will be a schedule of sequencing of bays to be dredged communicated after Bidder is named

LOGISTICS - WHO IS INVOLVED?

- Property Owners (within Lake Redstone Protection District)
 - Make informed decision & vote
 - Remove boats, lifts, piers per dredging schedule if approved
- Engineer (Ayres Associates)
- Contractor (To Be Determined)
- Wisconsin Department of Natural Resources (Main regulator)
- Sauk County, Army Corps of Engineers (other regulators)
- Town of La Valle
- Potentially State of WI (if Recreational Boating Facilities grant funding is obtained)

LOGISTICS - HOW WILL DREDGING BE DONE?

- Dredging will be done hydraulically
 - Contractor moves into a bay
 - Contractor dredges in that bay, pumping dredge water (water and solids) to the disposal site for dewatering
 - Contractor waits until water quality in that bay is equivalent to that in main body of Lake Redstone and moves to next bay to start work there
- Disposal of dredged sediments will be dewatered using geotextile dewatering tubes. (See FAQs on LRPD website for a pictures of the tubes and dewatering process)

Dredging Cost Components

At this time the estimated costs for the dredging project include many uncertainties, most of which depend on the bids from contractors. Top 3 costs in **bold**.

- Sediment Depth and Soil Testing
- Engineering & Dredging Advice
- Legal Advice
- DNR Dredging Permit
- Spoils Site Preparation
- Mobilization of Equipment to Sites
- Erosion Control at the Spoils Site
- Financing
- **Hydraulic Dredging – Labor and Equipment**
- **Dewatering**
- **Spoils Site Restoration**

HOW MUCH WILL IT COST?

The engineer's estimates in the range below are their opinion of probable cost given the many uncertainties. Most uncertainties will only be known after bids are received. Bids are due June 26.

At this time the range of cost for the dredging, all things considered, is \$3M-\$6M which includes a contingency component

- Per state law, costs will be allocated based on the value of the approximately 1400 properties and any structure on it in the LRPD (i.e. the latest assessed value for tax purposes)
- Payment of tax levy is 10 years

FACTORS CONSIDERED TO REDUCE COST

Accept the lowest bid that meets our needs & requirements

Financing: Get lowest rate and best terms possible

Grants: The only grant available is for “channel dredging” (navigation) called the Recreational Boating Facilities Grant:

- It only considers the area from the County Boat Landing to the main lake
- The decision is based entirely on the discretion of the Wisconsin Waterway Commission.
- A grant review is scheduled for August 14th

Government Assistance: Sauk County has been approached and has it under consideration

Private Donations: contact an LRPD board member

Reducing the scope of dredging: as outlined in bid options.

DREDGING VOTING RULES

- Details on the handout available at the front table
- Details also available on the LRPD website and app



QUESTIONS AND COMMENTS

- Use the microphone please
- By number
- Limited to 1 question/comment per person and 3 minutes including response



NEXT STEPS

Following this meeting there will continue to be opportunities to find out dredging information by:

- Consulting the 25 FAQs on the LRPD website
- Viewing this slide presentation...which will be posted on the LRPD website within the next couple of days
- Submit unanswered questions on blank cards and return them to the front table
- Attending the monthly Dredging Committee meetings. Next one is Friday July 6th at 3pm @ La Valle Town Hall
- Attending the monthly LRPD meetings (6pm the second Tuesday of each month) @ La Valle Town Hall
- Attending the August 4th LRPD Annual Meeting where the vote will occur. Place is TBD. There will be Q&A time prior to dredging vote



THANK YOU!

- For taking the time to learn about the proposed dredging project!
- For providing input!

Please exit building by 11:30 am



The background features a light gray gradient with several realistic water droplets of various sizes scattered in the corners. The droplets have highlights and shadows, giving them a three-dimensional appearance. The text 'SUPPLEMENTAL SLIDES' is centered in the middle of the page.

SUPPLEMENTAL SLIDES

