

White Lake Citizens League Recommendations to White Lake Improvement Board

As Approved by WLCL Board
Updated August 31, 2023

Overview

- 2021-23 SAD \$60,700 under budget over 3 Yrs.
 - Cash Balance \$168,000 12/31/23
 - Weed Control -\$62,800 less than planned
 - Sheriff Patrols - \$2,000 more than planned
- WLCL Board Recommendations for Next SAD
 - 3 Year 2024-26 Assessment Period
 - Continuation of Weed Control & Sheriff Patrols
 - Add goose nest removal-improve water quality \$2.5k/yr.
 - Add a new rate for lake access owner with dockage at 2 times Lake Access rate
 - Increase Marina slip rate from 1/3 to 2/3 of Lakefront rate
 - Assess all vacant usable parcels, a dock is definitive that it is usable

Parcel Roll Update

- All parcel issues discussed at June 28 Meeting have been changed in the final parcel rolls
- Two additional changes were made
 - White Lake Parcels 12-07-329-013 and 12-07-329-037 were combined to create 12-07-329-037 at request of parcel owner
 - Highland parcel 11-12-278-022 was added as requested by Seven Harbors HOA
 - 39 slips at \$18 for a total of \$702 in lieu of assessing individual parcel owners at \$36 that have boat slips on HOA lots.

Lake Access Parcels with Dock

- Process in place with Seven Harbors – Total \$18 added for 39 slips to be billed to HOA parcel
- Still working on White Lake Park and Lester Park subdivision parcel identification
 - This will not be included in 2024-2026 SAD

Marina Assessment

- Recommend Marinas be assessed 2/3 of lakefront home owner rate per slip \$98 per slip
- Per slip rate implemented 3 year ago at 1/3 of lake front rate, usage could be same as any other boat
- Boat slip rental rates have increased to \$3,500 per season - \$500-\$750 increase since 2020 when rates were set
 - Marinas are able to get rental rates in part due to lake water quality and weed control of WLIB

Goose Nest Removal

- Propose to add Nest Removal with Required DNR Permit Approval
 - Significant increase in complaints from lake front homeowners regarding geese on property
 - Subdivisions' access lots are primary areas geese eat and poop
- Goal is Improve water quality and reduce health risks from e-coli bacteria

Goose Nest Removal Process

- Requires DNR permit
- Requires support of Townships or 75% of lake residents
 - Looking for Township support
 - Seven Harbors & Lester Farms Subdivision Associations are supportive
- Owner permission will be requested for nests on private property
- Professional Company to Locate and destroy nests 2 times annually (early April & mid-May)

Goose Nest Removal Cost

- DNR Permit \$200
- Goose Buster's fees
 - \$100 per visit plus \$20 per nest
 - Estimated total cost of \$2,200 per year
- Proposal includes \$2,400 per year

Sheriff Patrols

- Past 3 Years Patrol Hours range from 191-243 Hrs.
- Boating activity is increasing due to:
 - Expanded DNR launch
 - Added docks on subdivision access lots
 - Additional roadside docks
 - Additional evening and Saturday Fishing tournaments
- Recommend Next 3 years Assessment Based on 230 Hours per Season

Weed Control History

- 2021 Through 2023 History
 - Budget was \$297,350 or \$99,115 Per Season
 - Actual was \$235,200 or \$78,400 per Season
 - 2021- \$53,756
 - 2022 - \$81,450
 - 2023 Forecast as \$100,00 due 24% inflation
 - \$73,000 spent year to date
- 2021 favorably affected by rain and temperature that minimized algae
- 2022 favorably affected by heavy winter ice

Weed Control History

	<u>Actual Weed Expense</u>	<u>Inflation Adjustment</u>	<u>2022 \$</u>
2011	\$ 82,110.00	1.4620	\$ 120,044.34
2012	\$ 82,650.00	1.4229	\$ 117,599.82
2013	\$ 100,725.00	1.3848	\$ 139,482.35
2014	\$ 77,892.50	1.3477	\$ 104,977.39
2015	\$ 67,290.00	1.3117	\$ 88,261.00
2016 - 17	excluded due to Sonar		
2018	\$ 78,632.50	1.1453	\$ 90,055.71
2019	\$ 88,212.50	1.1146	\$ 98,323.53
2020	\$ 61,325.00	1.0848	\$ 66,524.72
2021	\$ 51,645.00	1.0558	\$ 54,524.53
2022	\$ 79,210.00	1.0275	\$ 81,388.28
5yr ave (2022-2018)			\$ 78,163.35
10 yr ave (2022-2011)			\$ 96,118.17

Proposed Weed Control Budget

- Chemical rates are up 24% for some chemicals from 2022 in 2023
- 2023 Forecast \$96,000 plus Permit & Newsletter - 2018-2022 5 yr. average plus inflation
- Grow each subsequent Year by 5% Inflation
- Cash Balance Maintained for Possible ProcCellaCOR Use for milfoil estimated cost of \$75K from weed treatment vendor

2024-26 Proposed Budget & Assessments-Updated

<u>Year</u>	<u>Inflat. Adj'd</u> <u>Weed Control</u>	<u>Sheriff Boats</u>	<u>Nest</u> <u>Destruction</u>	<u>Administration</u>	<u>Total</u>	<u>3 Year</u> <u>Average</u>
2024	\$ 105,000	\$ 9,837	\$ 2,500	\$ 1,100	\$ 118,437	
2025	\$ 110,000	\$ 10,624	\$ 2,500	\$ 1,100	\$ 124,224	
2026	\$ 115,500	\$ 10,943	\$ 2,500	\$ 1,400	\$ 130,343	
Total	\$ 330,500	\$ 31,404	\$ 7,500	\$ 3,600	\$ 373,004	\$ 124,335
Less Cash Balance Reduction					\$ 22,470	
Required SAD Funds					\$ 350,534	\$ 116,845
Proposed Annual Assessments						
	<u>Lake Front</u>	<u>Lake Access</u>	<u>Lake Access</u> <u>W Dockage</u>	<u>Commercial</u> <u>Property</u>	<u>Marinas per</u> <u>slip rate</u>	<u>Total</u> <u>Assessment</u>
2024-2026	\$ 148.00	\$ 18.00	\$ 36.00	\$ 350.00	\$ 98.00	\$ 116,832
2021-2023	\$ 148.00	\$ 18.00	\$ 18.00	\$ 350.00	\$ 49.00	\$ 108,900
2018-2020	\$ 165.00	\$ 20.00		\$ 400.00		\$ 118,100
2013-2017	\$ 210.00	\$ 25.00		\$ 515.00		\$ 150,500
# of Properties	598	991	39	3	82	
Mitchells 47 slips @\$98 = \$4,606						
Trailer park 35 slips @ \$98 = \$3,430-- 16 slips lake front and 19 canal docks						

Contingent Use of Projected \$146,000 Cash Balance

- Cash Balance is \$168,000 at 12/31/23 less \$22,000 shortfall of proposed tax revenues vs estimated expenses over 2024-2026
- Propose contingencies as follows:
 - \$100,000 for Weed Control
 - \$15,000 for Sheriff Marine Patrol
 - \$10,000 for legal fees
- Remaining \$21,000 unallocated

Questions/Discussion

SAD Rate Setting

- Lake Front, Lake Access and Commercial Parcel Rates maintain at historical ratios that have been in place for at least 10 years
 - Lake access at 12% of Lake Front rate rounded to nearest whole \$
 - Commercial at 240% of Lake Front rate rounded to nearest \$10
- Lake Access with Dockage set at 2 time Lake Access Rate reflecting greater benefit
- Marina slips set at $\frac{2}{3}$ Lake Front Rate reflecting usage potential same as any other boat and marina slip price increases in part due to lake maintenance

SAD Proposed Rates 2024-2026

- Lakefront Rate \$148
- Lake Access Rate \$18
- Commercial Property (Non Marina) \$350
- Marine Rate Per Slip \$98
- Lake Access Rate w Dock On Subdivision Lots \$36 – (an added \$18 over the Lake Access Rate)

Questions/Discussion

Process for Adds/Deletes/Changes

- Each Townships current SAD parcels were color mapped by type
- Parcels that were in the SAD but not assessed were reviewed and determined to be lake front or lake access
- Similar type Parcels assessed differently as Lake Front/Lake Access were made consistent

Vacant Parcel Assessment

- Currently some vacant parcels are assessed and some are not
- There are unassessed vacant parcels that have boat docks with boats 24/7
- Propose assessing all vacant usable parcels
 - Dock is definitive that a parcels is usable
 - Owner may present info it is not usable
 - Only one assessment if owner combines parcels

Parcel Map Review Results

- Added 20 Lakefront parcels
- Added 16 Lake Access parcels
- Revised classification of 2 parcels for consistent treatment lakefront/lake access

Parcel Adds/Deletes-White Lake

- **Lake Access Parcel Combinations & Splits**

12-07-153-007	Combined into 12-07-153-021 Should be assessed Lake Access
12-07-153-008	
12-18-126-034	Split into 12-18-126-035 & 12-18-126-036 Should be assessed Lake Access

- **Lake Front Parcels 3 Adds Each w Different
Owners**

12-07-328-012	Vacant parcel w docks & boats -Should be assessed Lake Front
12-07-329-006	Vacant parcel w docks & boats -Should be assessed Lake Front
12-07-161-001	Vacant Island-Should be assessed Lake Front

Parcel Adds/Deletes-White Lake

- Lake Front Parcels w Same Owner 14 Adds

12-07-301-003	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-004	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-005	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-006	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-007	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-008	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-009	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-010	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-013	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-014	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-015	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-018	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-019	Vacant Island Parcel- Should be assessed Lake Front
12-07-301-020	Island Parcel w House-Should be assessed Lake Front

Parcel Adds/Deletes-Highland

- Lake Front 3 Adds

11-12-407-016	Should be assessed - Lake Front 7 Harbors Canal
11-12-407-014	Should be assessed - Lake Front 7 Harbors Canal
11-12-407-015	Should be assessed - Lake Front 7 Harbors Canal

- Lake Access 9 Adds 5 Deletes

11-12-131-001	Combined into 11-12-131-044 Should be assessed
11-12-131-002	- Lake Access
11-12-132-003	Combined into 11-12-132-042 Should be assessed- Lake Access
11-12-132-004	
11-12-132-005	
11-12-129-013	Should be assessed Lake Access
11-12-130-002	Should be assessed Lake Access
11-12-251-014	Should be assessed Lake Access
11-12-129-012	Should be assessed Lake Access
11-13-202-001	Should be assessed Lake Access
11-12-231-001	Should be assessed Lake Access
11-12-227-011	Should be assessed Lake Access

Parcel Adds/Deletes-Highland

- Jackson - Off Lake Side 12 Lake Access Adds

11-12-205-001	Should be assessed	Lake Access
11-12-205-003	Should be assessed	Lake Access
11-12-205-006	Should be assessed	Lake Access
1-12-205-0056	Should be assessed	Lake Access
11-12-205-009	Should be assessed	Lake Access
11-12-205-008	Should be assessed	Lake Access
11-12-205-012	Should be assessed	Lake Access
11-12-205-019	Should be assessed	Lake Access
11-12-205-020	Should be assessed	Lake Access
11-12-205-022	Should be assessed	Lake Access
11-12-205-007	Should be assessed	Lake Access
11-12-205-023	Should be assessed	Lake Access

- Jackson-Off Lake Side 2 chg. Lake Frt. to

11-12-205-004	Assessed Lake Front S/B Lake Access
11-12-205-005	Assessed Lake Front S/B Lake Access

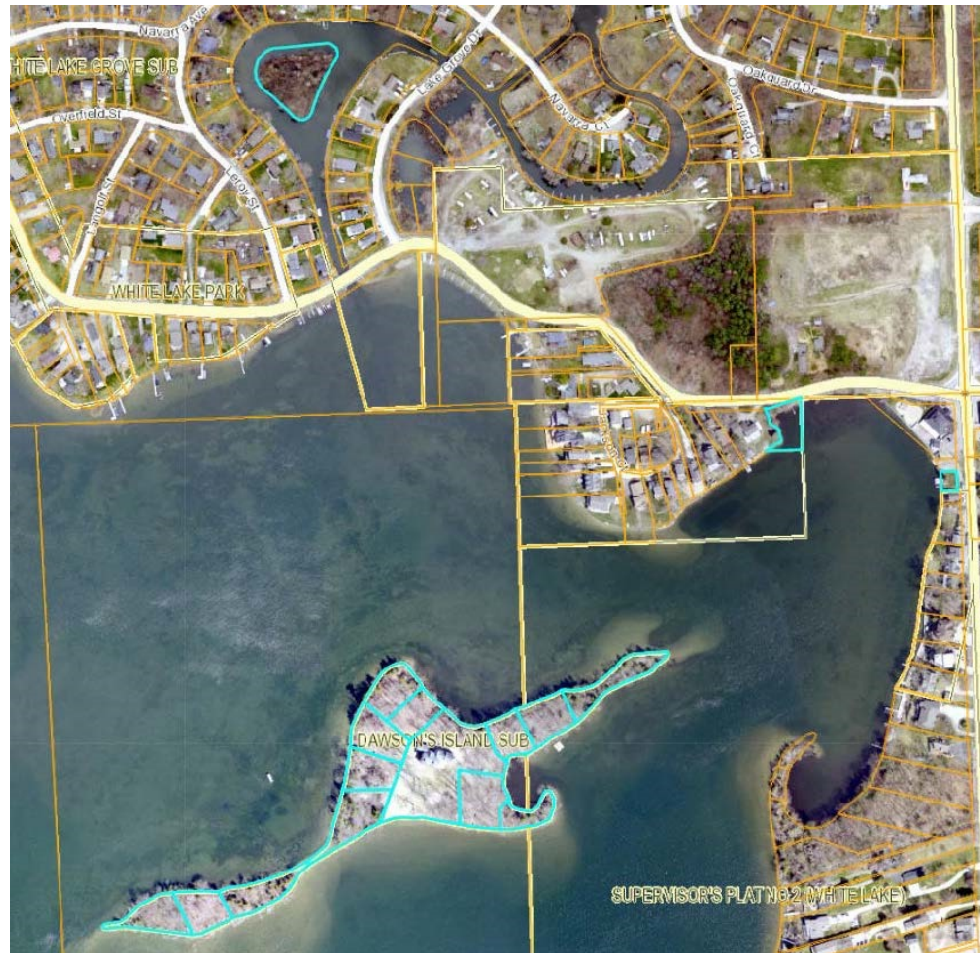
Lake Access with Dockage

- Seven Harbors, Lester Farms and White Lake Park Associations allow Lake Access property owners to put boats at docks on association access lots
 - despite having a boat docked on the lake similar to a lakefront property owner these owners pay lake access rate.
 - Significant Increase in this activity over the past several years.
- Propose adding a new category of property owner – Lake access owner with dockage

Lake Access with Dockage Process

- Subdivisions keep a listing of lake access owners with dockage
 - Seven Harbors has 42 lake access owner docks
 - Lester Park has 4 lake access owner docks plus additional along Jackson
 - White Lake Park has 3 docks with 5 boats
- Use subdivision listing with property owner names, property address and parcel number to change classification from “lake access” owner to “lake access with dockage”
- Assess “lake access with dockage owners” at twice the lake access rate

White Lake Map Lake Front Adds



White Lake Map - Split



White Lake Map - Combine

