DEAN LAKE RESIDENT QUESTIONS & COMMENTS - March, 2021

PUMP QUESTIONS

Q: Is the permanent pump on land or submerged in the lake?
A: Land

Q: If on land, is it housed in a building or pit?
A: Building

Q: What means would be used to prevent vandalism of a permanent pump?
A: options TBD - secure shed type building or metal conex 0 TBD by specs required.

Q: Is the cost of housing a permanent pump in a building part of the estimate?
A: not specifically listed but costs would be included.

Q: If a portable pump is owned by Dean Lake Association, where will the pump be stored when not in use
A: N/A - permanent pump - pump will reside in pump building.

Q: It is expected a portable pump will be noisy, even with sound dampening, and smelly due to diesel fuel
A: Pump would be electric 3 phase power operating within closed sturdy structure TBD - sound would be minimal.

Q: Will the non-Dean Lake Association residences facing the park (Miramar and Dade) be part of the decision to have a portable pump? Who will address portable pump complaints?
A: TBD - easement granted by Plainfield Township.

Q: Section 3.4, Improvement Alternatives, states alternative 1, pump to stream or drain, is the only feasible alternative. It also states this option requires a SMART system to limit pumping to periods when the water level in the County Drain is at base flow rate and capacity is available in the drain. For the portable pump option, either purchase or rent, can the “manual tracking of storms” and pump maintenance be contracted out?
A: Pump to storm sewer explored - not an option - Yes for outsourcing.

Q: Section 3.4.1, Table 2 of proposal shows the cost benefit analysis of pumping rates, with 200 gpm at a lower cost than 1,000 gpm pumping rate. The Pump Options Cost Comparison (last page) assumes the high cost of the 1,000 pumping rate ($940,000). Will Dean Lake residents have the option to vote on a lower pumping rate at a lower cost, knowing it will take longer to lower the lake level?
A: Pump GPM is currently est @ 400-500 ZGPN to maintain velocity of 5-6 ft per second -- this is based on current eng est.

Q: Section 3.4.2, Table 4 shows a portable pump has “minimal sound w/enclosure”. What is the estimated decibel rating for a portable pump with sound dampening, and how does that compare to known machinery, ie. leaf blower, generator, jet ski? “Minima sound” is a perception, not fact or comparison.
A: Until an actual pump is designated can't anwer - pump will be electric and housed in secure bldg - decibel reading projections can be estimated at later date but are anticipated to be very low.

Q: When it rains, who is in control of turning the pump off?
A: Pump will ultimately be controlled by KCDC - on/off cycles can be controlled via rain sensor - currently projected drain can accommodate pumping during normal rain events just not 5 or 10 year events. The pump would likely be deactivated during any rain event.

Q: If we go with one of the diesel powered pumps--I know they make noise and will probably have a smell. Has the neighborhood close to the lake, but not on it, been informed? What if they complain--has the whole purchase of the pump been in vain?
A: N/A - pump will be electric.

Q: The Gravity Outlet option says that it is financially not feasible--but has there been a study on how much that would cost? If not, how can one say that statement?
A: This question was asked - based on elevation changes it was considered not viable.

Q: The permanent electric pump option, if I understand correctly, will automatically monitor the level of the lake and turn on automatically? Is that the only option that is automatic?
A: TBD -- it will not be automatic - pumping timeframes are yet to be determined based on desired lake level.

Q: On Map 4 there appears to be 3 alternatives for proposed force main locations. But I don't think these alternatives match with the pump options. I am failing to see the price difference and all the other things that come into play with these 3 force main locations. Can you make this more clear?
A: The Hills & Dale connection point was determined to be the optimal connection point -exact routing is TBD based on what's underneath streets TBD.

Q: What about the pump being a submersible pump that can be below the freeze level so it doesn't have to be winterized or removed? Has this been considered?
A: Above ground appears to be the best option from a price standpoint -- pumping likely would not occur during winter due to safety concerns and liability - winterization costs are minimal.

Q: We are concerned about the noise level and odor/fumes from a diesel powered pump. Would the motor be running 24hrs a day until the lake is at the determined level?
A: See previous answers - drawdown est. are still very preliminary.

Q: If we purchased a portable pump, who would be in charge of installing and operating the pump? A Dean Lake person or Township person?
A: Pump station would fall under the authority of KCDC.

Q: If the pump only runs when it is not raining, can we run the pipe a shorter distance like Jupiter and Plainfield for a cost savings?
A: NO

Q: In the email summary, the worst case cost estimate is listed as approximately $890K. The last page of the proposal lists the lowest Pump Options Cost Comparison as $940K for the Rent Portable Pump option. In Section 3.4.1, page 8, Prein&Newhof states “the pump should be rated for at least 400 gpm”, and Prein&Newhof provided an Estimate of Probable Cost of $890 for a pump station. Why all the different cost estimates? This is very confusing.
A: These are projected ESTIMATES - actual costs will be solidified with bids.

Q: When a pump option is decided on to lower the lake level, what happens if bids come in that are higher than the estimated cost? How much of the 30% for engineering, legal, administration, and contingencies is built in for just contingencies (Prein&Newhof estimate)?
A: Contingencies are in both engineering and estimated costs - projected final costs can be solidified after bids are received.

Q: In the email summary, a municipal bond could spread the cost out approximately 15 years. This indicates that the cost may not be spread out over 15 years. Is there a possibility that every Dean Lake household would be responsible to pay the cost of the drain in one lump sum?
A: NO

Q: Is the estimated cost of $700/year simply for the drain or does that include the cost of the pump and maintenance?
A: Yes it includes the cost of pump and projected maintenance for the term of municipal bond

Q: Maybe we could get a better bid from our neighbors at Dykema Excavating
A: Bids for the work will be initiated by the KCDC - DL Board will have input as to who bid requests are sent.

Q: Will the drain assessments be handled the same as the current lake management assessment, i.e., paid along with property taxes?
A: YES

Q: Why is the cost just being assessed to lake homeowners? Shouldn't the proper drainage of our properties and the watershed that pours into it be a responsibility of the drain commissioner to whom we already pay taxes too to do this very job? At the very least I think the county should pay for the majority of the cost.
A: This is not the position of the Township or KCDC.

Q: Will the additional cost per homeowner be based on frontage?
A: NO

Q: Make sure that the lake access lots also are part of this....the one on Holtman hasn't even paid property taxes in years because the township is too lazy to pursue them. Also, every lot in the new Siebers development must pay even if it's undeveloped. There is someone next to the park that doesn't have lakefrontrage but has a dock and boat on the neighbors property that must be billed or removed as well.
A: All properties that have lake frontage and are considered a part of the "Legal Lake Level" district will be assessed.

GENERAL QUESTIONS

Q: Does the "approximate 120 households that are located in the "Dean Lake legal lake level district" include the new development of houses on Siebers Lane?
A: Yes if they have access to the lake.

Q: Wouldn't dredging Turtle Cove and having the Drain commission repair and update drains actually lower the lake level, which would create a healthy lake overall?
A: Dredging would improve the health of the lake - dredging does not come cheap - the largest impediment is where to deposit dredge material.

Q: Is it correct to presume all owners of parcels with lakefront access are also members of the Association?
A: Yes - there is limited the Assoc can do if lake residents do not voluntarily pay yearly lake dues.

Q: How long will the project take once it has begun?

A: TBD - difficult to predict - best guess -by the end of 2022 drain will be installed and lake will be restored to normal lake levels.

Q: We appreciate the zoom meeting and prearranged questions however why can we not just have a discussion around things that come up. This would really help in getting further questions answered
A: COVID -- all contact with KCDC has been done via Zoom - most people are not yet comfortable with 'in-person ' gatherings.

Q: We have all been courteous for two years with no wake and there is no hard and steady rule saying that it is more than a courtesy. Seeing a lot of people building sea walls that are super high, fixing docks and buildings that are already a total loss, what is a wake going to do to harm property any more?
A: Point taken - the primary purpose of the drain is to maintain an 'ideal lake' level and not be subject to the whims of weather causing too low or too high a lake level.

Q: If this project can't be finished until the end of 2022 does this mean we couldn't have a wake until summer 2023? This is ridiculous seeing the damage is already done.
A: The current high level continues to wash in unwanted sediment and the destruction of lakeside trees. It also restricts the ability to infuse the lake with freshwater from the augmentation well.

Q: If the drain is installed would it be possible to get the approval to lower the lake level by say 2 or 3 feet in the fall of a year to achieve a more economical way to remove the sediment from problem areas?
Q: This likely would not be feasible - lowering the lake 2-3 ft would take anywhere from 6-9 mths based on projected drain output - raising the lake via augmentation well running full time 24hrs day raises the lake approx 1/4 inch.

STORM DRAIN QUESTIONS

Q: Does the Kent County Drain Commission have any future plans to update and repair the drain system coming into Turtle Cove or other areas of the lake?
A: These drains are maintained by KCRC. Board has been met with them to specifically address Turtle Cove drain - more info to follow. There's a planned road project for 2021 to replace Northville Rd which the board has confirmed includes the replacement of all of the drains and catch basins located in the path of the construction project.

Q: If this project is approved does this mean that the dredging of turtle cove, which from the two drains has a high volume of debris, sediment, muck, and smell, will not be considered?
A: No these are still areas for discussion/solutions.

Q: What happened to GR & Plainfield Townships helping to pay for these? Isn't it somewhat their faults for allowing other areas to drain into our lake?
A: Drains are maintained by KCRC not Township neither townships have a budget with funds that are allocated to our drain, the avenue to pursue their contribution is rife with further delays expenses and no guaranty of getting any funds from them, it's been through lake residence feedback that the board has pursued the current path to obtaining a drain without outside assistance

Q: Can they stop or re-route some of these new drains coming in?
A: Possibly, this is a long shot big idea that would involve a significant effort and investment that at this time neither township's, KCRC nor KCDC are behind supporting. With that being said it's the board's intention to continue to explore long-term holistic solutions that could permanently change the nature of

how the lake is affected by the storm drains. We are not aware of any 'new drains' but rerouting of existing is not likely.

Q: Do we even have the right to change the legal lake level?
A: Level was originally changed by circuit court 706.3 later raised by petition to circuit court 706.6 (that was over 20 yrs ago) - yes the lake residents can again petition to increase the legal lake level and according to the KCDC are encouraged to include this as a part of the drain project considering the original level was determined and based upon the fact that at the time Dean Lake did not have a drain.