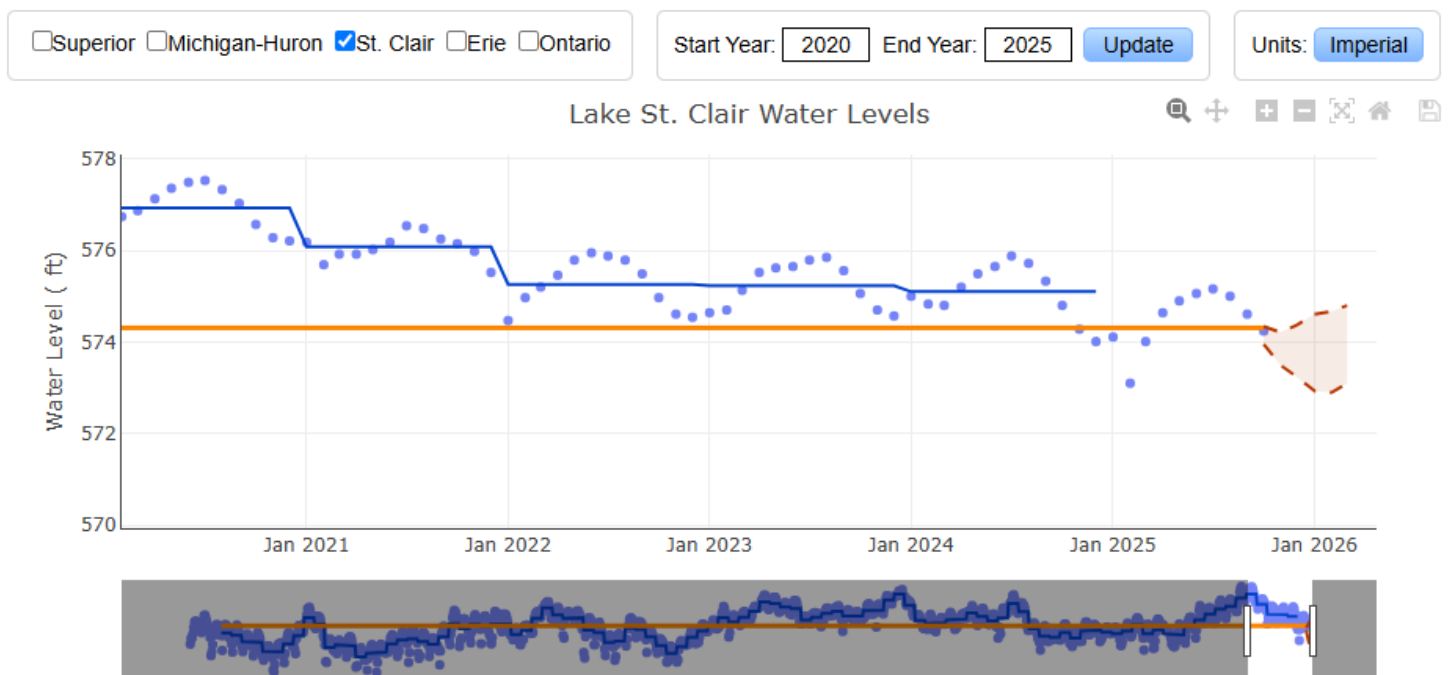


CANAL SUCTION DREDGING

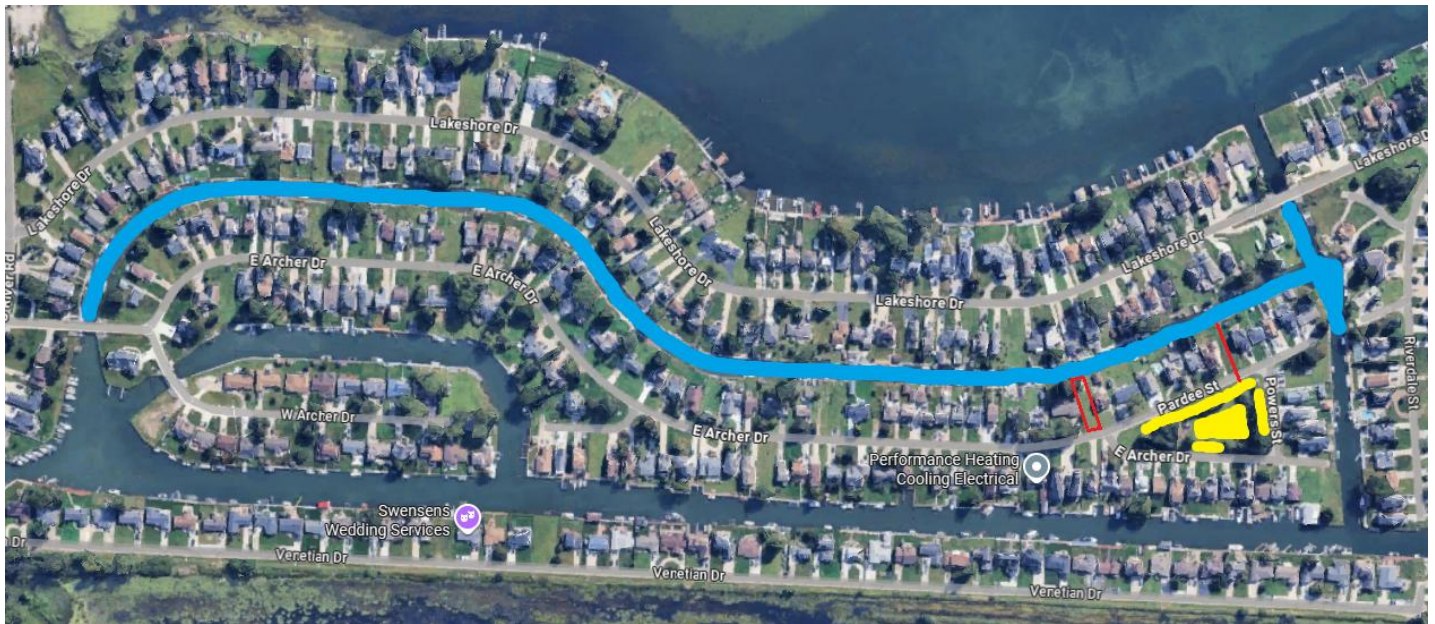
SAD PROPOSAL

Fellow Neighbor and Co-Canal Owner,

As the water levels continue to decline, there are concerns about the depth of the canal and keeping it navigable. In order to do this there has been an effort by residents of the canal to dredge and remove the sediment off the canal bottom. There was a decision made to investigate the type of dredging and process to move this project forward. It was decided to go with suction dredging over the traditional mechanical method with heavy equipment. The benefit of this process is that only the “muck” suspended in the water table is removed without disturbing the hard canal bottom that is needed from structural integrity of seawalls and lifts. This allows the dredging to occur across the entire canal where mechanical dredging must remain a distance back from structures. The provider we intend to contract with is Aquatic Hydraulic Dredging and more information can be found at <https://www.ahdupnorth.com/>, this provider just completed a similar project at the Harbour Pointe condominiums on Jefferson and the sediment bags are located at the Harrison Township Waterfront Park.



The graph above shows the recorded water levels for Lake St. Clair and the forecast for the future, it is very likely that next year will have consistently lower water levels than what has been experienced in the past. We cannot predict when the low point will be and when the levels will start to rise again although it is cyclical.



In the map above the blue line shows the location where the dredging will take place. Dredging will only be performed on the width of the canal and not go into boat wells or notches, property owners that wish to have these areas dredged can deal with the provider independently. The red lots identified are the locations of pipe to Aune Park and equipment staging. The yellow area is the location of the sediment bags. The lots used in the project will not be charged for the SAD for their inconvenience, the tubes will be in place until the sediment dries and can be hauled away. The project will be completed in 2 phases and the canal will be closed off while the dredging is taken place, all boats must be removed from the areas being dredged in order for the provider to complete the project.

We have received an estimate from the provider that was provided to Harrison Township in order to draft the SAD documents. In order to move forward with the project there are steps that must be taken. The following details will give the steps and explain the process.

1st step – COMPLETED – The dredging provider must come out on site with the provider for sediment containment tube placement and removal. The dredging provider will take samples throughout the entire proposed area, this will determine the depth of the muck to give an accurate estimate of the material that will need to be removed and how many sediment containment tubes will be required. The samples will be sent to a lab to determine if there are any contaminants that will affect how the sediment can be disposed of, this affects the price. The provider for placement and removal of the sediment containment tubes will evaluate the proposed lots for feasibility.

2nd step – COMPLETED – With the information provided by the 1st step the providers can give accurate estimates for the work needed to be performed. This information will be given to the township clerk to draft a Special Assessment District (SAD) in order to fund the entire project.

3rd step – With the SAD created by the township petitions will need to be signed for approval of the project scope and cost. It requires that at least 51% of the property owners sign the petitions and at least 51% of the frontage is represented, and the signatures are verified by the township clerk, for the SAD to be approved.

4th step – The township board will hold 2 public comment times at their regularly scheduled meetings for any property owner in the SAD to voice their support or objection to the project. After these required public comment times the township board can approve the project to move forward.

5th step – The township will contract the providers to apply for required permits and develop a timeline for the project. The township will provide communication of the approval and timeline.

Project scope information:

- 2 phases with half the length of the project in each.
- The dredging area is bordered by 130 properties.
- Estimate cost from AHD is \$1,020,164
- SAD estimate cost is \$1,333,547.03 including other services required in the process.
- If the SAD is approved, each of the 130 properties will pay an equal amount for treatment. Excluding the 2 parcels used for the pipeline and staging at Aune Park. Cost per parcel is \$10,179.75.

Project information and documentation can be found at <https://www.huronpointehoa.com/current-events>

Frequently Asked Questions (FAQs)

Is this project driven by the HPHA?

No, the project has initiated by residents within the project area. The HPHA has helped with facilitating the payments for testing, coordinating with the township, and providing updates on the project.

Who approved the use of Aune Park for the location of the sediment bags?

The park is maintained by Harrison Township and they have authority over it's use, they have approved this location for the sediment bags and will ensure it is return to its current condition when the project is complete.

How will the SAD be paid for by each parcel owner?

The project can be paid as a one-time payment or over a set term to be added to the parcel's property taxes, we have requested a 10-year term for payment with the township that will include interest.

What if I cannot afford the cost of this project if it happens?

Please speak to the Harrison Township clerk about options that may be available to you if you don't believe you will be able to pay for this project.

When was the last time the canal was dredged?

We can find no record of any dredging activities taking place along the canal over the last 60 years with the exemption of work done while seawalls were installed.

I don't have a boat or use the canal, why should I support this project?

Just like maintaining your own property it is the responsibility of the property owners to maintain the canal. Realtors have shown that there is a 26% decrease in property value for similar properties that are not waterfront, however there is a 37% decrease in property values for waterfront properties that are not navigable.

Why not use other forms of dredging?

There are many more dredging companies that provide other means of dredging but they will not work within 5-10 feet of any structure including seawalls, docks, or lifts for liability reasons. Removing sediment from the middle of the canal does not help when the areas they won't work in are too shallow to use a boat, the sediment from these areas can fill back into the dredged areas requiring the work to be performed again.

Why is the cost being split per parcel and not by frontage?

It was determined that the fairest method was an even split by parcel since the canal is accessible to everyone and we all get the same benefit of being able to keep boats at our properties and travel the canal. While there are many ways to divide the cost any many opinions on what is fair, this division fairly suits the majority of the property owners.

What are the safety concerns about the material being removed and held until it dries and can be removed?

Please go the website to see the results from the testing of the water and sediment samples that were performed are required in order to get a permit for the project from EGLE and ACE.