

LELAND DAM AUTHORITY
Regular Meeting – Wednesday, September 13, 2023
Approved 12/13/2023

Proceedings of the meeting are being recorded (audio and video). The video of the meeting can be found at the following link:
<http://leelanau.gov/meetingdetails.asp?MAId=2551>

Call to Order:

Meeting called to Order by Leland Dam Authority Chairman Steve Christensen at 10:02 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

Administrator Deb Allen and Maintenance Supervisor Gerald Culman II present.

Guests present.

Approval of Agenda / Late Additions or Deletions:

MOTION BY ROSS TO APPROVE THE AGENDA AS AMENDED BY REMOVING THE AUGUST 16, 2023, SPECIAL SESSION MINUTES FOR APPROVAL. SECONDED BY GREENAN.

Discussion – none.

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

NO – 0

MOTION CARRIED.

Public Comment (3 minutes):

The following individuals spoke in person:

Nancy Popa, Bingham Township; Chris Crump, S. Lake Leelanau Drive (District #3); Dawn Lund, N. Manitou Trail and S. Lake property owner; Bruce Lehmann; Leonard McNeil

Action Items –

Leland Dam Walkway Update – Sean Middleton, Spicer Group:

Chairman Christensen explained that he had reached out to Sean Middleton from the Spicer Group regarding evaluating the structural integrity of the walkway at the Dam, relating back to the Risk Management report they had received. Christensen said Spicer Group has done the last two Triennial Inspections of the Dam and have all the structural information we have in regards to the plans and structure.

Christensen went over the information he received from Spicer Group which stated the main structural beams are in good shape and galvanized. They have what is needed to complete the analysis of the structure to determine its capacity. The original plans when reviewed do not show what the original design load size was but they can be compared to the current governing codes. Plans do show the details, beam sizes, lengths, etc. The estimated cost for Spicer to do this work would be \$1,250.00. If a field investigation is needed to look at concerns other than deck board structure, the estimated fee would vary depending on travel time, but was quoted at \$1,600.00.

Discussion ensued between Dam Authority members.

MOTION BY ROSS THAT THE LELAND DAM AUTHORITY AUTHORIZE THE SPICER GROUP ANALYSIS OF THE WALKWAY BRIDGE AT THE LELAND DAM WITH PRICE NOT TO EXCEED \$1,500.00. SECONDED BY THOMPSON.

Discussion – Christensen stated there is money available for this.

AYES – 5 (Ross, Thompson, Warner, Christensen, Greenan)
NO – 0

MOTION CARRIED.

Christensen said that he will work with Administrator Allen to make certain the approval is sufficient to move forward.

Approval of Meeting Minutes – June 21, 2023, Regular Session:

MOTION BY ROSS TO APPROVE THE JUNE 21, 2023, REGULAR SESSION MEETING MINUTES. SECONDED BY GREENAN.

Discussion – Christensen explained to guests about the consensus motion agreed to in June 2023, where members directed the Dam operator to hold the level at the Dam at the higher end of the Court Order.

AYES – 5 (Ross, Thompson, Warner, Christensen, Greenan)
NO – 0

MOTION CARRIED.

Approval of Meeting Minutes – June 21, 2023, Executive Committee Session:

Discussion – none.

AYES – 5 (Ross, Thompson, Warner, Christensen, Greenan)
NO – 0

MOTION CARRIED.

Dam Adjustment Procedures:

Chairman Christensen said that he has met with Commissioner Ross and Administrator Allen regarding starting of Dam adjustment procedures. Christensen said he is gathering information on how Antrim County has separated their Dam Operator position out from the responsibilities of the Drain Commissioner and if or what procedurals or methods we could look to adopt if useful for our situation.

Christensen said though they have gotten a start on the procedures, he would recommend appointing a committee to meet and hammer out more items so they can get closer to getting something on paper. We are going through a transition of having a second person being trained by the Dam Operator and we need to continue. Christensen said he would like to appoint Greenan, Allen, Culman, and himself to get that committee started.

MOTION BY ROSS THAT THE LELAND DAM AUTHORITY APPOINT STEVE CHRISTENSEN, GARTH GREENAN, DEB ALLEN, AND GERALD CULMAN TO A FOUR-MEMBER COMMITTEE TO FORMULATE OFFICIAL PROCEDURES AND POLICIES FOR MAKING ADJUSTMENTS TO THE LELAND DAM. SECONDED BY THOMPSON.

Discussion – Ross stated she would be happy to help if necessary.

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

NO – 0

MOTION CARRIED.

Lake Leelanau Lake Levels:

Christensen stated he thought it would be a good time to hash out where we are with the Lake Leelanau Lake levels after realizing they may have been on the low side of court order and where we were historically.

Road Commissioner Greenan added he would like to comment that he does not think we have the ability to arbitrarily set elevations different than the court ordered levels in terms of normal operations. An exceptional event like we just had (rain) there is going to have to be some flexibility in those elevations.

Christensen commented that how much to dump and how long in these conditions, they are working to get that down on paper. When the dump happened, the Dam was actually being opened by the automatic function and the level was staying close to 9'2" and a lot of water was flowing even though it was on automatic. Through history what we know is that we have to go to manual to open the Dam to release the max amount you can in those situations realizing the lake is very much higher than what the court order put down.

Greenan asked to address unusual events of either wet or unusually dry events in the written procedures.

Christensen said right now they are at the upper edge of the court order. What if we went to lower edge and Culman stays in touch with someone on both the river and marina to make sure they have enough water level to navigate.

Culman answered questions from Authority members and discussion continued regarding lake level management of summer and fall levels.

Christensen stated that the directive from the Dam Authority is for Culman to bring the level at the Dam to the low end of the court order to get some extra water out of the south end of the lake and make sure the river and marina are kept in the loop. At a certain point in time when we are where we need to be we will go back. There is a 2" buffer in the court order to allow the lakes to capture a rain event and allows the operator a little more time to get the extra water out of the system and would be in favor of the mid-point for an interim period at this point but open to discussion in December meeting.

Thompson proposes going towards the low end.

Ross said she feels more comfortable staying in mid-level.

Consensus from the Dam Authority members for Culman to hold at mid-level once the extra water is dumped and back to where he wants to see it.

Christensen restated that Authority members agree that they should go to the low end of the court order to get the extra water out and then to best judgement of Culman he will go to mid-level, keeping marina and river residents in the loop.

Update on Sensor Calibrations:

Rick Thompson has been working with Cal Killen and John Popa in regards to the sensors in the lake. Thompson said to keep it brief they have had surveys done at Dam, at the Narrows, and at South Lake and established a staff gauge to measure water level at each of those locations based on the professional surveys. On September 1, the three met at the Dam to take a look of the accuracy of the gauges, to correlate the electronic gauges. Many of us look at these readouts on the gauges and the question is are they accurate. Do they reflect actual level of the water at each of those locations. At the Dam that day the staff gauge read 589.24 and the bubble gauge in control room was 589.24, so those were correlated precisely. The sensor gauge read 1.43" lower so the electronic gauge was reading lower than actual water level that day. Cal Killen was on phone with them and believes at some point they need to adjust that gauge and is willing to do that electronically. It is suggested and plan going forward that we will make periodic comparisons on calm days for multiple weeks.

Thompson said that they installed the staff gauge at Birch Point on September 1, and would say that was a little more inaccurate. There was a significant difference in the gauge reading of about 4.5" between staff gauge based on survey and electronic gauge. Killen said don't make adjustment immediately, but will check over next few weeks and will make decisions based on multiple readings, not one. Good news is that Killen has updated electronics in the control boxes and have batteries and communicated so can look at electronically and over the next few months will get sensors calibrated as accurately as possible.

Chairman Christensen said on a side note, the Narrows is not mentioned in this report because it was calibrated already and accurate. He is very confident in that location read.

Brief discussion continued.

Conduit Leak Update:

Culman updated the Dam Authority on the conduit where it comes in over the top of junction box to drop into the control room computer. The water sits at the top where the roof lays at that angle. Seal was injected around conduit last week and it works and is keeping water out right now so computer and controls are safe. Discussion continued.

Christensen added that after the walkway the next issue is the roof, other than hydraulics.

Potential Purchase of Replacement Hydraulic Cylinder:

Road Commissioner Greenan pointed out the statement made by John Popa regarding the two hydraulic cylinders that operate the Dam and have already exceeded expected normal life. Discussion between members continued with determining it would be best to look at purchase of one new replacement cylinder and install at the appropriate time. They could plan to take out

one and have that one rebuilt, and always have one spare in case it is needed. Christensen said hydraulics is in the budget and would fit into next year nicely. Discussion continued.

Christensen said in the meantime we need to look at getting a price for a new cylinder and at the next meeting talk about a system for replacement.

Public Comment (5 minutes):

The following individuals spoke:

Bruce Lehmann, S. end of Lake Leelanau; Chris Crump; John Popa; Sander Scott; Jodi Busch (Kiessel)

Authority Member Comment:

None.

Adjournment:

Move to adjourn by Ross.

Chairman Christensen adjourned the meeting at 11:49 a.m.

Steve Christensen, Chairman
Leland Dam Authority

Alison Middleton, Administrative Deputy Clerk for
Michelle L. Crocker, Leelanau County Clerk