

EAST OKOBOJI BEACH INC

DRAINAGE/ROAD PROJECT INFORMATION

1-16-09

Project Description:

This project encompasses all of the platted area of East Okoboji Beach and includes drainage and road work on all of the platted roads. Work includes hard surfacing of all roads. In addition, the drainage will be improved in all areas with the installation of LID practices. LID practices include bio-swales, rain gardens, bio-retention areas, etc.

Project Purpose:

The purpose of this project is to improve the water quality of runoff from EOB going into East Okoboji Lake. Presently runoff is extremely turbid as a result of erosion of road surfaces and accompanying ditches. Installation of hard surfaces on the roads and LID practices will significantly increase the quality of the water by reducing the silt, sand, and other pollutants entering East Okoboji. Runoff quality will be monitored before, during, and after the project is complete to quantify the improvements.

Project Financing:

Projected cost of this project is approximately \$4 million. Dickinson County will sell bonds or enter into an SRF loan or both to finance the project. Bond/loan payments will be made by Tax Increment Financing. EOB is included in an existing TIF district that will be extended for this project. For this financing, EOB is required to pass ownership of the roadways to Dickinson County. This method of financing does not result in an increase of the tax levy to the property owners within EOB.

A portion of this project will be financed by various grants totaling \$467,707. Also, the EOB Board of Directors has made a financial commitment of \$10,000 from EOB Association.

Project Schedule:

It is anticipated that the project will take two construction seasons to complete. The first season will include the road grading and surfacing. The second construction season will include the drainage work, including LID installation. The road portion of the project will be done in stages. Present plans are to utilize 4 phases or stages. Final staging will be determined when the project contractor is selected. Engineers indicate that work within a stage or phase may take six weeks, depending on weather. During that time, property owners may not have access to be able to drive vehicles to their property. A staging map is available and staging time lines will be provided to property owners when possible.

The drainage work may result in some minor interruption of property access.

Other:

As mentioned earlier, this project will involve all road right-of-ways within EOB and will extend from property line to property line. Trees, shrubs, and bushes will be removed in the right-of-way. The EOB Board has asked that wherever possible that trees be left in place. The project contractor will be responsible to remove trees, shrubs, bushes, culverts, and any other items within the right-of-way that interfere with construction. If you currently has flowers, scrubs, landscaping in the road right-of-way and you want to keep it, you need to remove it before the contractor starts working. Any part of anyone's driveways that is disturbed will be reconstructed as it was originally constructed as a part of the project. It is suggested that if a property owner has plantings or other items in the right-of-way and desires to move or keep them that the owner do this prior to construction starting in their area.

Contact Information:

Engineering Company:

Jacobson-Westergard Engineers

Estherville, IA

www.jacobson-westergard.com

Contractor:

To be determined

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