



**Woodbeck Chain of Lakes  
MacClain Bridge Project  
July 2024**

# Today's Town Hall

- Small unofficial committee – Ed Armbruster, Don Hoogerhyde, Tom Meyer & Craig Wassenaar
- All long-time Chain of Lakes property owners and residents
- Continue to hear from people with interest in raising the Bridge
- Unofficial Committee met in late summer 2023 to discuss
- We met with Kent County Road Commission leadership in September 2023
- Met with WCLA Board in May 2024 to review an outline of a process
- Received Board support to conduct the process we outlined in May
- First step is Town Hall with all community members (review transparent approach with Q & A)

# The Need to Raise the Bridge

- Five Lakes, One Community
- 280 parcels on five lakes
- No public access = not crowded with traffic!
- It's a "Chain of Lakes"
- Everyone is largely cut off from some part of the "Chain" because of the Bridge
- Too low to allow passage of most boats
- Some use low profile boat, kayak or jet ski
- Desire for pontoon boat access to all lakes
- Allow some of us to reduce number of boats
- Increase enjoyment of the experience
- Could lead to increasing property values

# Historical Background

- Over the past 10-15 years, efforts made to determine support for raising the Bridge
- In fall 2019, a survey was taken
  - At the time, our projected cost to the community was ~\$300K
  - Received 150 responses, with two-thirds supportive
  - Indication of willingness to contribute ~ \$170K and more if needed

	\$1,100 Level	\$2,200 Level	\$3,300 Level	Total	Remaining Need
Projected Total	\$28,600	\$55,000	\$85,800	\$169,400	130,600
# Contributing	26	25	26	77	

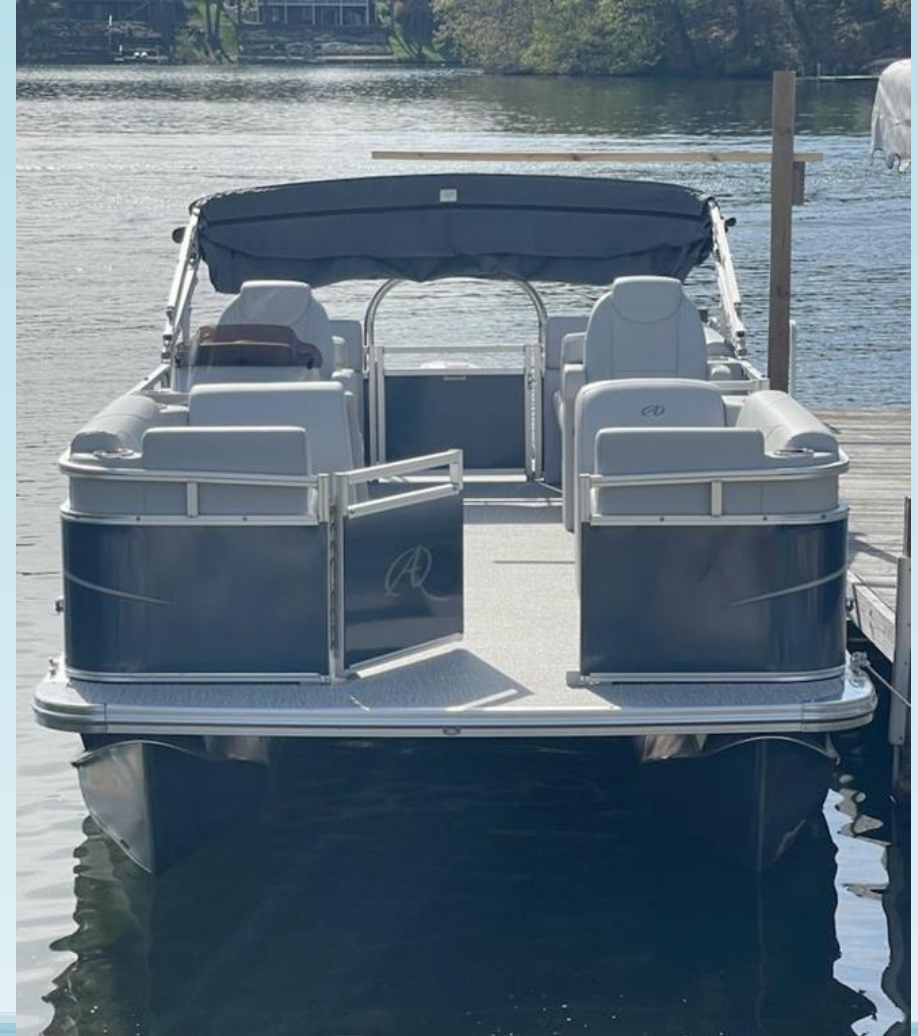
- COVID was a factor contributing to a pause
- Owners have continued to invest in property (new owners and upgrades for others)
- Now want to determine current level of interest

# Why Raise the Bridge?

- Relatively small investment with significant long-term benefits
- Allow broader participation in community events
- Get to know more of your neighbors
- Build on the features of our community that enhance property values
- Allow Pontoon boats to have access to all the lakes – exploring quietly at low speeds
- Improve safety by lowering risk of passage by boats that barely make it under bridge
- Update and improve appearance of the bridge

# Testing of Mock-up

- Concept is to raise bridge by 36"
- Built wood structure to show impact
- Bottom of Bridge to water will be 76" (6' 4")
- Tested several boats to determine clearance



# Current Thoughts/Status Update

- We believe we can overcome the administrative challenges we encountered previously.
- We have met with the Kent County Road Commission and they are supportive of the Project.
- They will commit \$70-80K toward the updated estimated cost of \$475K.
- We've determined that we need to raise the Bridge by 36". The additional cost to go higher would likely impact support for the Project.
- To fund the needed \$400K will require financial support through "voluntary" contributions.
- While all will benefit from the investment, the more who participate, the lower the cost per owner.

# Next Steps

- Hold Community Town Hall (July 13, 2024)
- Conduct Survey to determine support
- Determine project timeline with Kent County Road Commission
- Meet with the 2 Township Supervisors (Oakfield and Spencer)
- Finalize Funding collection/disbursement process with our Bank



# Questions?