

Restore Woodlake Teams

Getting Organized

Why am I first?

Why am I last?



Welcome

Volunteer Superstars!!

Background

- Geosyntec preparing to execute a *Judicial Lien Auction* run by the MC Sheriff to sell WLCCC assets
 - Auction is on target for mid-late August
- RWLC established an LLC to bid on the dam, lakebed, marina, & parcels behind the dam needed to rebuild & maintain a dam & restore the lake
 - Still looking for people to contribute a minimum of \$5K
 - See Charlie or David if interested
- Next steps/priorities of restoring lake & dam:
 - Acquire lake properties - Responsibility: RWLC, LSOA, & LLC
 - Find partner(s) to buy WLCCC assets at the auction - Responsibility: Business Development Team

Background (Cont.)

- Stave off any issues & challenges that could complicate or hinder our ability to rebuild dam & restore lake - Responsibility: Wetlands/Zoning/Remapping Research & Strategy Development & Political Advocacy Teams
- Evaluate & recommend options for rebuilding dam - Responsibility: Dam Rebuild Planning & Estimating Team
- Develop options & secure funding for dam rebuilding - Responsibility: Dam Rebuild Funding & Political Advocacy Teams
- Communicate & mobilize the community to keep informed & garner support for lake ownership & rebuilding dam - Responsibility: Community Building Team

The Current Restore Woodlake Committee

- **Membership:**

- Chair: David Watterson
- Co-Chair: Charlie Jones,
- Member: Frank Bauman
- Member: Lou Mason
- Member: John Cantwell
- Member: Jim Wagner
- POA Board Representatives: Kurt Stein & Steve Myer

- **Committee Responsibilities:**

- Develops & executes mission
- Develops & executes strategy
- Develops, maintains & executes plans of action
- Creates & oversees all subcommittees
- Primary liaison to County, State, DEQ , Press, & Attorney
 - Develops & executes an external Comm./contact plan
- Periodically updates the POA Board & POA membership

Current Situation

- The number & complexity of required tasks far exceed the current capability of the RWLC - **we need your help!!**
- In what areas do we need help:
 - Standing-up & populating the Lake Surf Owners Association (LSOA) – Watterson
 - Political Advocacy on Federal, State, & Local level – Wagner
 - Dam Rebuild Planning & Estimating – Bauman
 - Dam Rebuild Funding – C. Jones
 - Wetlands/Zoning/ Remapping Research & strategy development – C. Jones (temporarily)
 - Communication & Community Building - Myer

The Challenge

- You & we are about to work on the most challenging crisis Woodlake has ever faced
- Let me be clear, it won't be easy, it will take skill, imagination, perseverance, & plain old hard work
- It's an opportunity to do the right thing, restore your property values & quality of life, & see how a united, dedicated group of residents can prompt a change in their circumstance
- This effort is laser focused on restoring Woodlake **lake,** period – **no implied or side agendas**
- Will we always be successful? Based on our meetings with the County BOC, obviously not, but we are not a “one-trick pony,” we will develop & pursue every available option

Volunteer Team Charter Requisites

- Must be viable
- On-point
- Budget conscious
- Needed capability within team's skill set, or other available means

Volunteer Team Charters

Lake Surf Owners Association Corp. (LSOA)

- **Scope of responsibilities:** LSOA is intended to be the organization that owns & operates lake properties once purchased

- **Priorities:**
 - Establish membership
 - Develop & Implement process to elect Board members
 - Make recommendations to existing draft of By-laws
 - Evaluate issues & develop strategy to own lake properties to include projected ongoing costs
 - Determine approach to raise funds to reimburse LLC for purchase of lake

Volunteer Team Charters

Dam rebuilding & estimating team responsibilities & priorities:

- Research & identify all requirements to design & estimate cost to rebuild the dam
 - Priority is to create a **reasonably accurate** cost for the dam rebuild to assist w/acquisitions, ownership, planning, & funding
 - Steps & requirements to accomplish this include:
 - Collect & organize all previous data, correspondence, & information received in the past regarding the dam repair
 - Prepare a clear statement about our expectations & alternatives we could potentially accept
 - Develop a list of potential designers & contractors
 - » Meet with both designers & contractors to discuss solutions & alternatives

Volunteer Team Charters

Dam rebuilding & estimating responsibilities & priorities (Cont.):

- Discuss all issues with DEQ & define all requirements concerning permits, timelines, design parameters, & all other issues related to replacing the dam

- Develop multiple conceptual & acceptable designs for the rebuild

- Estimate the cost of each of the acceptable conceptual designs

- The current rumor that the cost will be from \$5-\$10M is unfounded & detrimental to a successful outcome
 - This team should be able to develop a cost estimate **within 20%** of the eventual cost of the rebuild

Volunteer Team Charters

- **Political advocacy on Federal, State, & Local levels**
 - Establish communication with the various levels of government, i.e., County, State, & Federal
 - Determine governmental funding possibilities for the dam rebuild
 - Determine the restrictions & timelines that may hinder/preclude the dam rebuild
 - Work with the County officials to overcome their reluctance to get involved in the process

Volunteer Team Charters

Communication objectives:

- Establish & support common messaging & themes for RWLC teams across multiple media
- Build support for RWLC activities through neighborhood outreach
- Develop options to enhance community activities & community amenities post-WLCCC, in coordination with other teams

Initial tasks:

- Recruit volunteers
- Establish communications team, with leads for each media. (this is not to replicate, but coordinate current vehicles, i.e., RWL Website)
- Identify & train volunteers as neighborhood coordinators & spokespersons
- Establish a *Community Building* sub-team

Volunteer Team Charters

Wetlands/zoning/remapping research & strategy development:

– Initial Tasks:

- Determine if the lakebed is in fact a “wetland”
 - **Hired a specialist (Dr. Carter) from Southern Pines**
 - » **Plan to begin the assessment this week**
- Determine its current zoning
- Determine if LOMAR is a realistic possibility
 - If so, develop strategy to preclude such an action
- With this information, determine options & courses of action
- Assess potential courses of action & act on the one(s) that lead to a restored lake

Volunteer Team Charters

Dam rebuilding funding:

- Information needed to provide a solid funding goal & rationale:
 - USACE dam rebuilding permit Ts&Cs, e.g., applicability to our situation, remaining period of validity, & extension potential
 - Viable dam rebuild options, estimated cost, project span, & draft schedule, e.g., full-up dam w/spillway, a weir, or some combination thereof
 - What are DEQ/FEMA specs – **Max PMP - 26 inches of rain in a 24-hour period, over the designated watershed (93.5mi²)???**

- Given that knowledge base:
 - Determine potential sources of funds
 - Federal, State; or County;
 - Loan;
 - Grant; and/or,
 - Private investor

Volunteer Team Charters

Dam rebuilding funding (Cont.):

- Work the fiscal & political aspects of the funding challenge – MC BOC is the prime target

- Develop alternate Plan B, if we can't fund a dam/weir in the near future
 - Work out a deal w/Geosyntec to at least develop initial design
 - Install a *coffer dam*
 - Partial impoundment
 - USACE training exercise to create a lake
 - Hit the 690 flood preventing Ft. Bragg troops from quickly responding to a “real-world” recall
 - Work the Press to make our case
 - Small ponds & creeks vs. a full-up lake
 - Well-managed wetlands

Volunteer Team Charters

Dam rebuilding funding (Cont.):

- Use the Geosyntec judicial lien auction to buy property to subsequently sell to add \$\$ to the dam rebuilding fund
- Use our ~\$162M judgment & lien to hold an auction to garner \$\$ for our dam rebuilding fund
- Make some sort of deal with WLCCC that precludes having to bid at Geosyntec's auction; then, apply the \$\$ saved to a dam rebuilding fund
- Hold a VERY BIG bake-sale

Challenges Teams Will Face

- Staying on track by having & executing a coordinated, & integrated plan
- Staying focused & on message
- Keeping the WL community informed
- Being an advocate for our effort
- Remaining positive in the face of inevitable setbacks

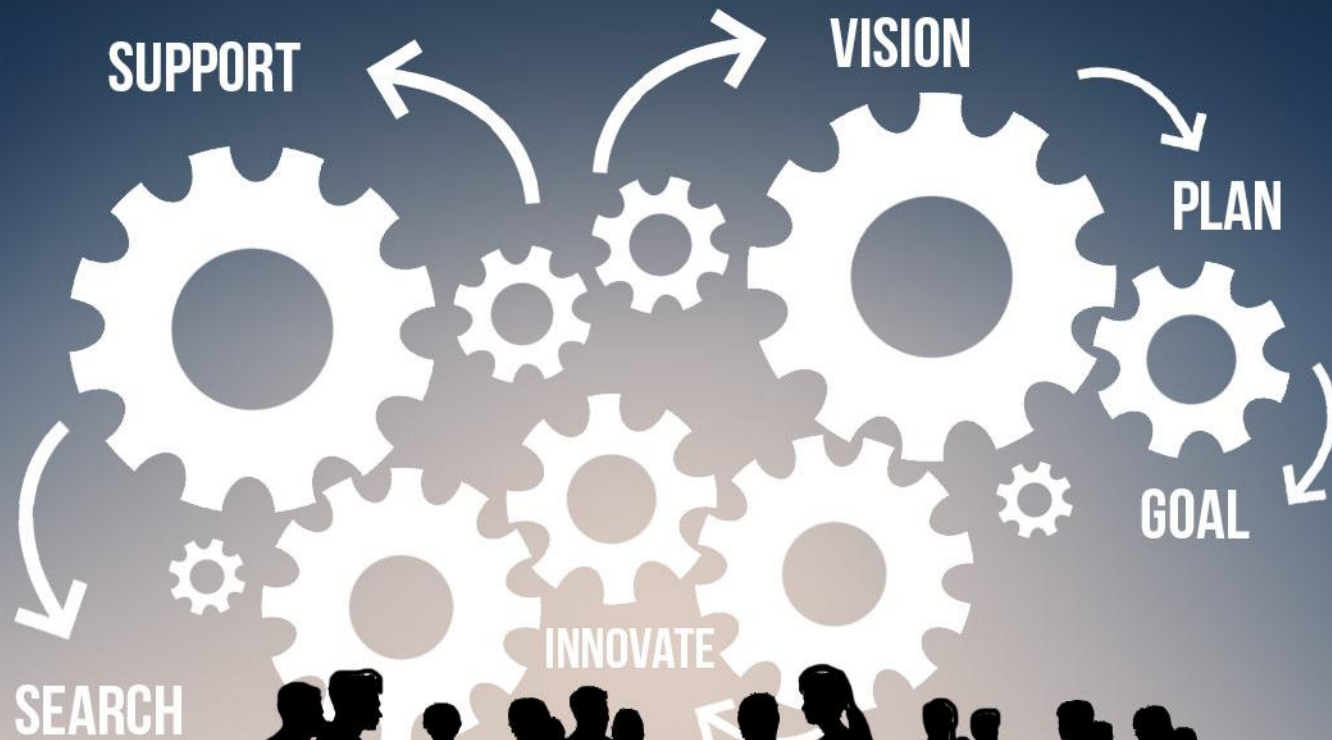
The Top-Level Goals

- **Return of the dam & lake to full service;** thus, reinstating property values, tax revenues to the County, effective Cypress & Cranes Creek water management/flood control & restore the lake's ecosystem
- Continue to make the case that a restored Woodlake:
 - Puts \$\$ back into the County tax coffers;
 - Fosters home building growth in Woodlake; therefore, providing additional tax revenue;
 - Reinstates an important ecosystem; and,
 - When **properly managed & maintained**, provides effective flood control

Team Leads' Break-out Time to Populate the Teams

1. Standing-up & populating the Lake Surf Owners Association (LSOA)
2. Political Advocacy on Federal, State, & Local Level
3. Dam Rebuild Planning & Estimating
4. Dam Rebuild Funding
5. Wetlands/Zoning/ Remapping Research & Strategy Development
6. Communication & Community Building

Let's get Started Team Building!!



Team Break-Out Sessions

Team Build-Up Results



Time to Populate the Teams

- Standing-up & populating the Lake Surf Owners Association (LSOA)
 - ✓ Watterson lead

Time to Populate the Teams

- Political Advocacy on Federal, State, and Local level
 - ✓ Wagner lead

Time to Populate the Teams

- Dam Rebuild Planning & Estimating
 - ✓ Bauman lead

Time to Populate the Teams

- Dam Rebuild Funding
 - ✓ C. Jones lead

Time to Populate the Teams

- Wetlands/Zoning/ Remapping Research & strategy development
 - ✓ C. Jones temporary lead

Time to Populate the Teams

- Communication & Community Building
 - ✓ Myer lead