

DRAFT

FRIENDSHIP LAKE DAM  
STRATEGIC ACTION PLAN

CONDEMNATION ORDER:

Certified Narrative Appraisal Value \$110,000.00

May 27, 2017 Special Lake District Meeting Vote 82/2 to proceed  
With Condemnation of Friendship Lake Dam

June 1, 2017 Charles Pheiffer served with 60-Day Relocation Order

July 31, 2017 60-Day Order End Date

FINANCIAL PLAN:

Create Special Financial Advisory Committee of the Friendship Lake  
District with following objectives

- Loan Application process with State of Wisconsin
- Lake District Special Charges beginning 2018
- Apply for Grants
- Obtain and Review Bid Process for Repairs to the Dam
- Obtain and Review Bid Process Upgraded Dam Equipment
- Obtain and Review Bid Process for Ramp Completion

JURISDICTIONAL OFFER:

August 1, 2017 Negotiations begin with our Attorney Mike Hahn and Dam  
Owner Charles Pheiffer towards Just Compensation of Friendship Lake Dam

When there is an agreed upon price decision and or the Jurisdictional Offer  
filed Condemnation requires a 20-Day Timeline for Charles Pheiffer to agree  
with the payment. If he does not agree he can dispute the amount of  
compensation for up to two years but it has been established that the Lake  
District has the Right to Take.

Special Meeting of the Friendship Lake Property Owners needed to vote on  
amount of Compensation if it is more than the appraised value of  
\$110,00000. This could be coordinated with Annual Meeting of the  
Friendship Lake District scheduled for September 2, 2017.

A check is issued for the compensation from the district to Adams County Clerk of Courts to hold until Mr. Pheiffer takes the offer.

The Friendship Lake District would take ownership of the dam through Condemnation on the date filed with Adams County Clerk of Courts.

#### TRANSFER OF OWNERSHIP:

Insurance Policy Requires Lake District Action Plan  
Update Insurance Policy Coverage  
Action & Operational Plan Presented  
Notify Insurance Date of Ownership

Lake District Responsible for Costs Associated With  
Repairs to Friendship Dam  
Maintenance of Friendship Dam  
Inspections of Friendship Dam

September 2, 2017 Annual Lake District Meeting vote to  
Increase special charges by property owners needed.

Contract with Adams County Perform Dam Operations  
(See Adams County Operation and Maintenance Plan)  
Create I.O.M. Plan Specific to Friendship Dam

August 8, 2017 Bob Berry is scheduled to go before  
Adams County Land & Water Committee to discuss the  
Operations of the Friendship Lake Dam with Wally Sedlar Director  
& Tom Pierce Dam Operator

Meet with DNR Determine Course of Action  
Address Improvements/Benchmarks Required

Completion of Engineering Study  
Determine Extent of Repairs Needed

Meet with Alliant Energy Regarding Contract

#### INSPECTION AND REPAIRS:

After Engineering Study Begin Bid Process Repairs to Dam  
Finance Advisory Committee Review 2-3 bids  
Finance Advisory Committee Perform Grant Applications

Determine Timeline for Repairs

Possibility of Fall 2017 Most Likely Spring 2018

Possibility of Lake Draw Down to complete repairs

Ramp Completion Possibility Fall 2017 Most Likely Spring 2018

Two-year 2014 ramp building permit building expired January of 2016. Bob Berry filed a new application August of 2017.

**POWERHOUSE EQUIPMENT:**

Review Powerhouse Equipment Manufacturer Options

Upgrade Powerhouse Generating Equipment

Finance Advisory Committee Review 2-3 bids

Finance Advisory Committee Perform Grant Applications

Follow up Meeting with Alliant Energy

**COMPLETE AND UPDATE LAKE DISTRICT PLAN**

Review and update all documents

**SET LAKE LEVELS FOR FRIENDSHIP LAKE DISTRICT**

Coordination with DNR after all Dam Repairs Completed

And Certified including improvements and benchmarks

**LAKE MANAGEMENT PLAN BACK IN ACTION**

Reconvene Lake Management Advisory Committee

Harvesting Plan