

- LWBA Notes -

8/11/92

Dear Friends,

Many thanks to all who worked hard and so willingly on the Annual Picnic. The potluck was abundant and delicious; the games, raffle and Chinese auction kept the afternoon active (with a little Bocci Ball!) until the hayride - a nice finish to a fun day! A very special *Thank You to Lee & Sandy Rider for their generous hospitality at the Lake Williams Campground.*

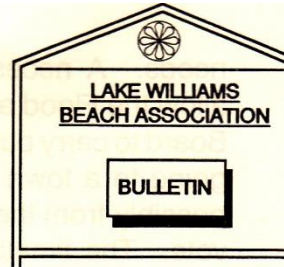
Most of the money needed for a new roof for the pavilion at the Acre has been raised. The materials will be ordered within the next couple of weeks. The day to "Raise the roof" will be posted on the bulletin boards and your help will be appreciated.

- LWBA TAXES -

Past due taxes can lead to late charges, liens and even foreclosure.

Don't put off paying your LWBA taxes. *If you are having financial problems, please contact the Tax Collector:*

Phil Godek
642-6292



— Lake Update —

Audrey and I have been attending the Flood and Erosion Control Board meetings each Tuesday, and I've got to begin this report by stating that the future of Lake Williams seems to be in good hands. The Board is handling the details of the current proposal with competence and effectiveness. We have been very impressed with the progress so far.

To bring you up to date on the many individual things that have been accomplished would mean taking you through the endless details of what I call "housekeeping". I'm only going to give you the highlights.

1. The Board determined what must be accomplished with Lake Williams. The tasks are to complete a lease arrangement, arrange funding, develop an area and method of assessment, arrange for bidding on engineering & construction.

2. The Board, with the aid of Juri Taalman, the Town Attorney, defined the powers it has, and the ones it

needs. A necessary resolution to allow the Flood and Erosion Control Board to carry out this project, will be going to a town meeting and quite possibly from there to a referendum vote. The timetable now indicates that if it does go to referendum, it will be after Labor Day and many lake residents will be unavailable to vote in person. It is therefore imperative that I have your winter address so I will be able to notify you immediately. You should then have sufficient time to request an absentee ballot from the town and cast your vote! Your vote is needed!

Whether you are LWBA or not, if you want to receive mailings at a different address than you received this at, contact me with your new or "off season" address and phone. You should also mention the effective date of the address change. Please contact:

Gilbert Koss,
P.O.Box 268,
Broad Brook, Ct 06016
642-7336 (Lk Wms)
623-9278 (Home-Messages)

3. The Board is continually exploring the various options for funding the balance of the project. While a precise figure will not be available until all the bidding is done, information will be given at a Special Meeting. If you are a Real Estate Property Owner

in the Lake Williams area and feel that you may be affected by the dam project, you are cordially invited to attend a Special Informational Meeting. This meeting will be held at Lake Williams Campground pavilion on Saturday, August 29th, at 2 PM. In attendance will be members of the Flood and Erosion Control Board and representatives of the DEP.

Commentary

Why we should be interested in Red Cedar Lake?

As we've seen in the past, individual effort can produce remarkable results, but as a group our united voice has carried the day in critical situations. It's rational to assume that each lake resident that takes an active interest and votes, increases the strength of that voice... regardless of which lake they're from!

As an example, Red Cedar Lake has it's own problems. The DEP has decided that the dam at Red Cedar needs repair. As the State owns the dam the residents don't have much to say about it. However; when the DEP had announced that it must drain Red Cedar Lake to do the repairs the local residents became very vocal! While this was a necessary mainte-

nance operation, draining the lake completely caused much concern. A drawdown at Lake Williams would not have the same effect as at Red Cedar. The Lake Williams Watershed Area would fill the lake within several weeks under normal circumstances..... Not so at Red Cedar. At Red Cedar the lake level is maintained mostly by precipitation (rain, snow). It could easily take 2 years or more to fill if it was drained completely! Concerned Red Cedar property owners suggested and the DEP agreed to share the cost of a temporary dam to be placed in front of the repair area.

We at Lake Williams know firsthand the inconvenience of a dry well or the danger of children wandering onto a dry lake containing deep pockets of mud! In addition we've seen what can happen when a fire can't be controlled because of a lack of sufficient water! Besides this *the lake becomes an unusable eyesore!*

The Red Cedar Lake Association has raised the money for its share of the temporary "coffer" dam. It must now get a resolution passed at a Town Meeting to allow the Flood & Erosion Control Board to act as the town's agent and accept the funds and arrange with the DEP for the temporary dam.

Considering the cost to the town is minimal, you might think that passing this resolution is automatic. It might be but,..... If this resolution was concerning Lake Williams would you feel as confident? The last referendum for Lake Williams failed by 30 votes... *and this was a very beneficial deal for the town!*

It's time for the Lake People in Lebanon to actually support each other, and here's the place to start! On **August 17th at 8 PM** at the Lebanon Elementary School, a Town Meeting will decide whether the Board will be able to conclude the deal on behalf of Red Cedar Lake. A strong turnout from Lake Williams can insure that this important resolution will pass!

A similar resolution will be presented to the town about Lake Williams. *If we don't support the Red Cedar people... can we expect them to support us?*

Please note that the Red Cedar deal is the first opportunity for the Flood & Erosion Board to deal on a financial level with the State. Procedures that are set up for Red Cedar will pave the way for similar transactions concerning Lake Williams. This could also be the first step toward a Unified Lake Voice and Vote in Lebanon. **I'm supporting Red Cedar Lake with my vote!**

Gilbert A. Koss

Local news

Briefing on Lake Williams dam Saturday

By DEAN R. JACOBOWITZ
Chronicle Staff Writer

LEBANON — A proposal to lease and rebuild the Lake Williams dam will be explained to area property owners in a special meeting Saturday afternoon.

Residents will gather at the Lake Williams Campground at 2 p.m. to hear details about the lease-repair project, which they will help pay for through a special assessment. The details of the assessment will

also be explained.

First Selectman Joyce Okonuk said Saturday's meeting will give property owners an idea of just how much they'll have to pay once a state grant and other state funds are applied to the project.

"What the people around the lake are looking for is a good, clear explanation of what the terms of the lease are going to be," she said recently. "Once we let them understand what the process is, then the lease can be drafted and can be

brought to a town vote."

The Gilman Brothers Co. of Bozrah, owner of the dam, has been negotiating a 25-year lease for the dam with the state Department of Environmental Protection and the town. The DEP will pay a majority of the project, but property owners around the 247-acre lake will also pay their share.

The full cost of the project has been estimated at \$650,000. A \$250,000 state

grant has already been set aside for the project, and the DEP is expected to pay another \$225,000 or so. Property owners around the lake will share the remaining \$200,000. The cost to each property owner will not be determined until the town's flood and erosion control board decides how many people will be assessed.

The flood board will eventually be responsible for collecting the project assessments from the property owners.

Tom Morrissey, director of the Inland Water Resources Division of the DEP's Bureau of Water Management, said the dam repair project could be completed as early as the fall of 1993 if all the details are ironed out in time.

Although residents from the entire town will not have to pay for the project, their approval will still be required because the town will be entering into an agreement with the state to make it happen.

The town doesn't see it as a major con-

INTERIM REPORT OF THE
LEBANON FLOOD & EROSION BOARD.

Original cost projections as presented during June 1992 for a 30 year lease.

Lease	\$300,000
Construction plus Additional land	<u>350,000</u>
	\$650,000

To be raised as follows:

State Grant	\$250,000
1/3 reimbursement	217,000
Local Share	<u>183,000</u>
	\$650,000

With this scenario there were two basic problems to be addressed:

1. Cash flow-The Gilmans wanted the \$300,000 lease to be due and payable up-front upon the signing of the lease. Assessments are not due until the completion of the project.

Possible solution:

a. Borrow money based on credit standing of the town-Finance Board and Town Meeting approval would be necessary.
b. Borrow directly from banks. Unlikely without town backing.
c. Private loans or guarantees.
d. Agree upon schedule of payments with the Gilmans rather than a lump sum.

2. Schedule of assessments-Connecticut General Statute gives us authority to levy assessments on properties that would benefit from the project.

- How do we measure benefits
- How do we establish the area or district

As the Board proceeded with their work, we came to realize that these figures were correct only up to a point. They did not take into consideration other costs, such as:

- Interest on borrowed money both during the construction period and afterwards.
- Taxes and insurance on the dam during the lease period.
- Miscellaneous-Such as legal fees, maintenance.

These additional costs can be considerable. To the point of almost doubling the local share over the lease period.

Assuming a local share of the total project to be \$275,000-we estimate that the individual cost to be about 35 mills based on your town assessment and assuming that everything would pay their assessment in first year. Please refer to attached schedule.

We have a sub-committee that is meeting weekly with the Gilmans to negotiate terms to a lease. Progress is being made.

The DEP has been very helpful. Chuck Berger is here this afternoon to hear the report and listen to your concerns.

We have not progressed to the point of requiring a formal vote on anything. What we would like is a vote of confidence from you for us to continue our work.

August 29, 1992

Lebanon Flood & Erosion Board
Harold Liebman, Chairman
Alan Seilheimer, Secretary
Joyce Okonuk
Bud Hathaway
Tim Smith
Mike Melville, Alternate
Harry Stoll, Alternate

Lebanon digest

Grant will help town make repairs to dam

LEBANON - State Rep. Bob Bogue (R-8) announced Sept. 25 approval of state funds to finance repairs to the Lake Williams dam.

The State Bond Commission, at its monthly meeting, allocated a total of \$474,775 in grants to the town of Lebanon to help finance repairs to the Lake Williams dam.

"I have spent many hours working to help resolve the problems with the Lake Williams dam, and I am pleased with the bond commission's action today," Bogue said.

"These grants will help the town of Lebanon to obtain a 25-year lease of the dam from its current owners and to proceed with the necessary repairs," Bogue

said. "There are still several important details to be worked out regarding the lease and I look forward to those details being ironed out in everyone's best interest."

THE REGIONAL STANDARD September 5, 1992

Lebanon

Lake Williams dam may finally be refurbished

By AMY ZITKA
Staff Correspondent

LEBANON - After almost 14 years of waiting, repairs may soon be under way on the Lake Williams dam.

"We're finally at the point to move ahead," said First Selectwoman Joyce Okonuk. The total cost of the project is \$650,000. This includes the lease and construction repairs.

Lake Williams is privately owned. Dam and water rights are owned by Gilman Bros. Co. in Gilman. Okonuk said a lease is being negotiated for dam and water rights. "At this point, we're negotiating the terms of the lease," she said.

The total cost of \$650,000 is broken down into two parts: \$300,000 is for the lease and \$350,000 is for repairs and land acquisition for the spillway, Okonuk said. She said there is no cost to the town. "They (the town) will not be paying for this project."

The state will reimburse one third of the total cost of the project, Okonuk said. There is also a grant for \$250,000 to help cover the costs. She said

\$183,000 to \$200,000 of the cost will be through assessments of the residents in the lake area who will benefit from the repairs.

Additional costs not figured in may include taxes, maintenance and insurance, Okonuk said. These may cost an additional \$150,000 to \$200,000 for the period of the lease.

A meeting about the project was held Aug. 29 at the Lake Williams campground. Okonuk said there were about 50 residents present, along with the members of the Flood and Erosion Control Board, and Chuck Berger of the state Department of Environmental Protection. "They (the residents) were very much in favor of moving ahead," she said. There are approximately 140 property owners, seasonal and year round, in the Lake Williams area, Okonuk said.

Okonuk said the board needs to work out more terms of the lease, but the project may be brought to a town meeting in October. According to a statute, the Flood and Erosion Control Board needs the town's approval before entering into an agreement, even though there is no cost to the town, she said.

War Office



TOWN OF LEBANON



Flood & Erosion Control Board

Lebanon Town Hall
579 Exeter Road
Lebanon, Ct. 06249
(203) 642-6100
(203) 642-7716 Fax

To: Flood & Erosion Control Board
From: Joyce R. Okonuk, First Selectman
Date: September 25, 1992
Subject: \$250,000 State Grant - Bond Committee

As per attached notice forwarded to me today from the office of Senator Ken Przybysz, please note that the Bonding Committee allocated the funds today for the Lake Williams Project.

We can discuss this further at our next meeting. Thank you.


Joyce R. Okonuk
First Selectman

attachment

cc: Representative Robert Bogue
Board of Selectmen

SPECIAL ACT #52, 1989
AS AMENDED
Sec. 1-7

ITEM NO. 19

DEPARTMENT OF ENVIRONMENTAL PROTECTION

VARIOUS FLOOD CONTROL AND SHORE AND
EROSION CONTROL PROJECTS

REQUESTED: An Allocation and Bond
Authorization (to Agency).....\$224,775

FROM: Sec. 2(g)(4) Acct. No. 3891-3100-040(07)

Total Earmarking.....	\$1,200,000
Previous Allocations.....	<u>466,987</u>
Balance Unallocated.....	<u>\$ 733,013</u>

REASON FOR REQUEST:

These funds are requested, along with those under Item 16,
to assist in financing repairs to the Lake Williams Dam and
related costs.

Financing:

Total Project Cost.....	\$675,000
Less: Local Share-	
S.A. 90-34, Sec. 23(d)(4),	
Item <u>16</u>	\$250,000
Local Tax Assessment.....	<u>200,225</u> <u>450,225</u>
State Share:	
S.A. 89-52, Sec. 2(g)(4), This Request.....	<u>\$224,775</u>

This project is subject to the State Conservation and
Development Policies Plan and is either in conformity with
the Plan or not addressed therein.

As a result of the new restrictions imposed by the 1986
Federal Tax Act, this project has been tentatively
classified as "governmental".

ITEM 19
9/25/92

SPECIAL ACT #34, 1990
AS AMENDED
Sec. 22-27

ITEM NO. 16

DEPARTMENT OF ENVIRONMENTAL PROTECTION

GRANT-IN-AID TO THE TOWN OF LEBANON FOR
ACQUISITION OR LEASE OF LAND AND PROPERTY
RIGHTS AND FOR DAM REPAIR OR WATER RIGHTS
FOR LAKE WILLIAMS

REQUESTED: An Allocation and Bond
Authorization (to Agency).....\$250,000

FROM: Sec. 23(d)(18) Acct. No. 1873-3100-113(01)

Total Earmarking.....\$250,000
Previous Allocations..... -0-
Balance Unallocated.....\$250,000

REASON FOR REQUEST:

These funds are requested, along with those under Item 19, to provide a grant-in-aid to the Town of Lebanon to assist in financing repairs to the Lake Williams Dam and related costs. These funds will be used as a portion of the local match for the State dam repair program. The balance of the local match will be derived from assessments to be levied on abutting property owners on Lake Williams through creation of a special tax district.

This project will consist of the acquisition by the Town of a 25 year lease of the dam from the current owners, acquisition of land necessary to perform dam repairs and the design and construction of the dam repairs.

Funds are requested as follows:

Lease.....\$300,000
Land Acquisition..... 50,000
Design..... 25,000
Construction (Est.)..... 300,000
Total.....\$675,000

ITEM 16(Cont'd.)
9/25/92

ITEM NO. 16 (Cont'd.)

Financing:

Total Project Cost.....\$675,000
Less: Local Share-
 S.A. 90-34, Sec. 23(d)(48),
 This Request.....\$250,000
 Local Tax Assessment..... 200,225 450,225
State Share:
 S.A. 89-52, Sec. 2(g)(4), Item 19.....\$224,775

This project is subject to the State Conservation and Development Policies Plan and is either in conformity with the Plan or not addressed therein.

As a result of the new restrictions imposed by the 1986 Federal Tax Act, this project has been tentatively classified as "governmental".

Dam for sale -

By DEAN R. JACOBOWITZ
Chronicle Staff Writer

LEBANON — The Gilman Brothers Co. has agreed to sell the Lake Williams dam if property owners around the lake are willing to meet the price.

The Bozrah company had been offering a 25-year lease of the dam for \$300,000, but after intense negotiations with Lebanon's flood and erosion control board, the Gilmans have agreed to sell the dam and water rights for \$780,000.

The flood board, which is hammering out a plan to rebuild the dam and spillway, must gain control of the property first, either through a

lease or purchase. Although the purchase option will cost twice as much by the time all the repairs are included, flood board members are recommending that property owners support it anyway.

"This would be a permanent solution to the problem — not simply a 25-year postponement," the board wrote in a flyer which went out to lake property owners this week.

The flyer gives estimated dollar figures for each option, along with inviting property owners to attend a special meeting 11 a.m. Saturday in town hall. Property owners who attend will discuss the two

Recycled, the Chronicle, Willimantic, Conn., Wednesday, October 28, 1992 3

- if the price is right

plans and decide which one they want the flood board to pursue.

The total cost of the lease/repair project is estimated at about \$795,000, slightly higher than originally projected. The purchase/repair project is estimated at about \$1.27 million. The state has agreed to fund one-third of the total project and provide an additional \$250,000 grant, regardless of which proposal the town decides to pursue.

Taking the state funds into account, the lease option would cost lake property owners \$295,000 and the purchase option would cost them \$636,000.

To fund either plan, the town likely will take out a 20-year loan, paying it back with special assessments from lake property owners each year. According to the latest estimates, the lease option would cost property owners \$251 in each of the first 20 years of the lease and \$63 a year for the last five, for a total of \$5,335.

The purchase option, on the other hand, would cost \$405 in each of the first 20 years, after which time the loan would be paid off. The purchase total would be \$8,100 over the 20-year loan. All those estimates are based on a current property assessment of \$50,000.

Flood board members said they still need to investigate several aspects of the project, such as what they'll do for the property owners who want to pay their dam assessment up front to avoid the interest. The lease option would cost \$1,840 in a single payment and the purchase option would cost \$3,980, based on the \$50,000 assessment.

Because property values vary, the flood board has compiled a list of estimated dam assessments for each individual lake property owner. That list will be available for review

(Lake Williams, Page 14)

14 the Chronicle, Willimantic, Conn., Wednesday, October 28, 1992 Recycled

Lake Williams

(Continued from Page 3)

Saturday. Board members stressed that all the figures being provided are only estimates at this point, but added the actual numbers may be slightly less, depending on how much it costs to hire a construction company and get the loan for the project.

Although property owners around the 247-acre lake will fund the town's share of the dam-repair plan, residents from the entire town must approve it before work begins.

Lake property owners must shoulder the town's share of the project because a townwide funding proposal was rejected at a referendum two years ago.

Oct 31, 1992

The Flood and Erosion Control Board has been working very hard on the Lake Williams Dam Project. This volunteer group has been successful in providing us with a choice of plans for our consideration. This is the closest we have been to a solution in a long time. They are to be applauded for their efforts to date. We are confident that future efforts will be as successful.

Today, the Board is looking for direction from the Lake People. The two (2) plans proposed are the initial offering made by The Gilman Brothers Company and submitted for our approval.

The choices are (a) Proceed with the Lease offer
(b) Proceed with the Purchase
(c) Renegotiate

It may be a difficult choice to make and as much information as possible is needed to make it. Some of the items that have serious impact on these plans, are listed below.

Please keep in mind that it costs nothing to have patience in this matter. There is no pressure to agree to a plan that is less than acceptable to all concerned.

- Q. July 1, 1991, Charles M. Gilman of The Gilman Brothers Company wrote a letter to 1st Selectman Dick Bauwens stating "We wish to make it perfectly clear that our previously negotiated price for the company's interests in Lake Williams remains at \$600,000." Why is it that in a declining Real Estate Market, the price should rise by 30% to \$780,000, especially considering the fact that the dam on Amston Lake is being sold for \$250,000?
- Q. On June 7, 1992 we were presented with a plan to Lease and repair the dam. This package consisted of \$300,000 Cost of Lease, and \$350,000 Engineering and Repair estimate. Why does the current lease proposal raise the Engineering and Repair estimates from \$350,000 to \$465,000?
- Q. On June 1, 1992 Buck & Buck Engineers submitted a bill to The Gilman Bros. Company for \$48,340.00. This statement included \$12,000.00 for "Preliminary Engineering Designs of Alternates with Preliminary Estimates". If we are expected to pay this bill, why has only ONE (1) Plan been submitted by the Gilmans when there were obviously several alternative and possibly less costly options provided?
- Do the Lake People, who are paying the bills, get a choice of Repair Plans, or are we obligated to accept only this one?
- How much has this Plan exceeded DEP MINIMUM requirements?
- Q. Many Lake Residents have expressed an interest in purchasing the Lake for the Town of Lebanon. The main concern seems to be the pricetag of the dam and the higher than expected Repair and Engineering Estimates. What can be done to bring these costs within acceptable limits?

ATTENTION - VERY IMPORTANT MEETING

FOR

LAKE WILLIAMS LANDOWNERS

HEAR A REPORT FROM THE

LEBANON FLOOD & EROSION CONTROL BOARD

THE TIME FOR DECISION IS HERE

1. Lease
2. Purchase

Plan 1 - Lease

Saturday, October 31, 1992

Lebanon Town Hall

1. A 25-year lease of the land starting at 11:00 a.m. on Saturday, October 31, 1992. The lease will include all water rights and other property rights the Gilman Bros. Company may have at the dam site.
 2. Payment for the lease is to be \$100,000.
 3. The assessed land owners will be responsible for town taxes, insurance, and maintenance costs for the term of the lease.
 4. The Leaser (The Gilman Bros. Company) reserves the right to draw a pre-determined amount of water in times of extreme drought.
- Tom Morrissey, Department of Environmental Protection will attend.

Second Interim Report
of the
Lebanon Flood & Erosion Control Board

Since our last report to you at the meeting held at the Lake Williams Campground on August 29, much progress has been made toward solving the Lake Williams problem. A Negotiating sub-committee had been formed made up of Joyce Okonuk, Tim Smith, and Alan Seilhammer that has been meeting with representatives of the Gilman Bros. Company weekly prior to the weekly meeting of the full board.

Negotiations and preliminary agreements have proceeded to the point where we can make this report to you and ask for your guidance as how to proceed. Preliminary engineering has been done and we now have available the estimate of construction costs. The cost is somewhat higher than originally thought. The current estimate is \$380,000 rather than the \$350,000 originally estimated. The final bid price may be lower than these estimates, however, but we must be realistic. There are two plans for you to consider.

Plan 1 - Lease

The proposed terms of the lease with the Gilman Bros. Company are as follows:

1. A 25-year lease of the dam, the water rights and other property rights the Gilman Bros. Company may have at the dam site.
2. Payment for the lease is to be \$300,000.
3. The assessed land owners will be responsible for town taxes, insurance, and maintenance costs for the term of the lease. (Also construction costs).
4. The Lesser (The Gilman Bros. Company) reserves the right to draw a pre-determined amount of water in times of extreme drought. Parameters to determine the need for this drawdown are to be determined.

The financial data--costs, reimbursements, and local share under different scenarios are shown in the chart attached.

Plan 2 - Purchase

The Negotiating Committee has worked very hard and we are pleased to report that we have a commitment from the Gilman Bros. Company for an outright purchase of the dam and flowage rights.

Briefly, the terms would be as follows:

1. The purchase price would be \$780,000.
2. The construction costs would be our responsibility and be the same as in the lease proposal.
3. The Town of Lebanon would be the owner of the dam and water rights.
4. As in the lease proposal, the Gilman Bros. Company will retain certain rights for a drawdown in extreme circumstances subjected to pre-determined conditions.

The financial data--costs, reimbursements, and local share under different scenarios are shown in the attached chart.

Flood & Erosion Board Recommendations

It is the recommendation of the Flood & Erosion Board that Plan 2, the purchase option, be adopted. This would be a permanent solution to the problem--not simply a 25-year postponement. It will be more costly, to be sure, but a great deal more value will have been obtained.

Each of you should study the sheet that compares the costs of the two plans--all figures are based on property that has a town assessment of \$50,000. Your particular situation may be different.

Conclusion

In either case, the plans will have to be submitted to the Town of Lebanon for approval. The Flood & Erosion Board is an agency of the Town of Lebanon and whatever agreements are entered into must first be reviewed and approved by a formal ratification by lake property owners, approval of the Board of Finance, a Town Meeting, and the Planning & Zoning Commission.

We must have your guidance as how to proceed. Those attending the October 31 meeting at the Lebanon Town Hall--we'll hear from you then. If you cannot attend, please complete the questionnaire below, sign it, and return it to Town of Lebanon, Flood & Erosion Control Board, P.O. Box 167, Lebanon, Ct. 06249 Att: Harold Liebman, Chairman by November 7th. This may be the only opportunity you have to provide input before the final option is established!

LEASE OPTION

Lease price 300,000
 Design plans 84,670
 Repair estimates 380,000
 Miscellaneous 30,000

TOTAL COST 794,670
 1/3 State share (254,890)
 State grant (250,000)

Lake area share 289,780
 Construction Int 15,000

TOTAL COST W/O INT 304,780

Maintenance, Ins., & Taxes over 20yrs 250,000

TOTAL COST W/O INT 554,780

PURCHASE OPTION

Purchase Price 780,000
 Design plans 84,670
 Repair estimates 380,000
 Miscellaneous 30,000

TOTAL COST 1,274,670
 1/3 State share (414,890)
 State grant (250,000)

Lake area share 609,780
 Construction Int 36,000

TOTAL COST W/O INT 645,780

No Maintenance, Ins., or taxes

TOTAL COST W/O INT 645,780

turn funds to keep fund - can't not predict if keep in place on annual base

Cost would be 600,000 town must app

Based on \$50,000 property assessment, *as per Town of Lebanon Grand List, the following costs apply on a yearly basis for a 20 year period.

*(includes interest)
 Based on 8% interest rate*

LEASE OPTION

Yearly out of pocket \$254

PURCHASE OPTION

Yearly out of pocket \$405

* The 1/3 State reimbursement and the \$250,000 grant are available for the project for either plan per Mr. Thomas Morrissey, DEP.

water rights - why; can we see what if level of water at north end of lake low - abinghy, who will make decision if on to open dam

is it tax deductible

NOV 11 1992

Recy

Local news

Land owners agree to buy Lebanon dam

By DEAN R. JACOBOWITZ
Chronicle Staff Writer

LEBANON — Despite its higher price tag, a proposal to buy and repair the Lake Williams dam has won the backing of most property owners there, prompting town officials to pursue that plan.

The flood and erosion control board Tuesday agreed to go forward with the purchase/repair option based on the results of an informal ballot.

The board sent ballots to all 135 property owners around the lake last month to find out whether they preferred the purchase option or a less expensive lease option. Board members tallied the votes Tuesday, and the results couldn't have been clearer.

Of 73 property owners who returned their ballots, 64 of them — 88 percent of the total — said they favored the purchase. Surprisingly, only one property owner, the Talar family of Lake Shore Drive, voted in favor of the lease option. The remaining eight voters said neither plan should be pursued.

"So we're going to look at the purchase?" asked board Secre-

tary Alan Seilhammer.

"Looking at the responses, I don't know which other way we could look," responded First Selectman Joyce Okonuk, another member of the flood board.

The dam's present owner, the Gilman Brothers Co. of Bozrah, originally declined to sell the property, leaving town officials to concentrate on a 25-year lease proposal. However, the Gilmans recently decided to part with the dam if property owners around the lake are willing to meet their asking price of \$780,000.

The flood board itself has supported the purchase plan, saying it would provide the town with a permanent solution to such ongoing concerns at the dam as leakage and related problems. However, they left the decision up to the property owners around the lake because they are the ones who will pay for it.

The purchase/repair project is expected to cost \$1.27 million, but state funding already promised for the project is expected to bring the local share down to \$636,000.

The amount each property owner would pay would be based on the assessed value of

his or her property. On a \$50,000 assessment, for example, a property owner would have to pay \$405 a year for 20 years, or a one-time charge of \$3,980. The lease/repair option would have cost local property owners about half that.

The flood board still must hammer out numerous details before it signs any purchase agreement with the Gilmans. One of those details includes drawdowns at the lake.

The Gilmans, who own a fire pond for one of their manufacturing businesses downstream, want to retain the right to reduce the water level at the 247-acre lake when they need more water on their land.

Many residents have expressed concern over this issue, so flood board members agreed they'll have to specify pre-determined conditions for when this will happen.

Okonuk said the town, not the Gilmans, would retain the key to open and close the dam.

After the purchase agreement has been approved by the Gilmans, flood board and a vote of all lake property owners, town residents will vote on the purchase plan at a town meeting.

10-30-92

NAME	ADDRESS	TOWN ASSESS'MT	LEASE COST	PURCHASE COST
ADAMCEK, CHARLES	ISLAND DR	\$28,050	\$1,944	\$2,263
ADAMCEWICZ, F & M	LAKE SH. DR	\$127,800	\$8,858	\$10,311
ANDERSON, J & M	LAKE SH. DR	\$55,300	\$3,833	\$4,461
ANDREWS, W & H	W S LAKE WM	\$45,700	\$3,167	\$3,687
BADEAU, J & B	LAKE SH. DR	\$2,300	\$159	\$186
BANDZES, ROBERT, ET AL	LAKE SH. DR	\$2,000	\$139	\$161
BANDZES, R, D, S, J,	FOX IS. NO1	\$46,200	\$3,202	\$3,727
BAUKUS, P & P	LAKE SH. DR	\$15,400	\$1,067	\$1,242
BAUKUS, P & P	LAKE SH. DR	\$2,600	\$180	\$210
BECKSVOORT H & K	RITLINGER CR	\$61,500	\$4,263	\$4,962
BELANGER, BLANCHE	W S LAKE WM	\$63,300	\$4,387	\$5,107
BERGER, MARION	LAKE SH. DR	\$2,700	\$187	\$218
BOISSEAU, ROGER T.	ECHO DR. 1	\$14,200	\$984	\$1,146
BORJESON, T	LAKE SH. DR	\$29,650	\$2,055	\$2,392
BORS, SUSAN	LAKE WMS. D	\$45,800	\$3,174	\$3,695
BOSSIE, S & L	LAKE SH. DR	\$50,000	\$3,465	\$4,034
BRAUN, K & F	LAKE SH. DR	\$73,300	\$5,080	\$5,914
BRENNAN, B	LAKE SH. DR	\$14,200	\$984	\$1,146
BRENNAN, G & B	LAKE SH. DR	\$100,000	\$6,931	\$8,068
BUDA, M & D	LAKE WMS. D	\$13,500	\$936	\$1,089
BUDA, MICHAEL	LAKE WMS. D	\$53,500	\$3,708	\$4,316
BUKOWY, RICHARD	LAKE WMS. D	\$2,200	\$152	\$177
BURNES, ROBERT	LAKE SH. DR	\$67,800	\$4,699	\$5,470
BURNS, FRANCIS	LAKE SH. DR	\$0	\$0	\$0
CASE, R & S	LAKE SH. DR	\$44,000	\$3,050	\$3,550
CASSIDY, D ET AL	LAKE SH. DR	\$60,700	\$4,207	\$4,897
CASTONGUAY, C	LAKE SH. DR	\$0	\$0	\$0
CICHOWITZ, E J	W S LAKE WM	\$53,100	\$3,680	\$4,284
CIERI, M J	RITLINGER CR	\$14,900	\$1,033	\$1,202
CROMWELL J & L	LAKE WMS. D	\$86,600	\$6,002	\$6,987
CUMMINGS, CHERYL	LAKE WMS IS	\$140	\$10	\$11
CUMMINGS, RICHARD	ROUTE 207	\$27,440	\$1,902	\$2,214
CYR, HOPE	ECHO DR. 1	\$0	\$0	\$0
D'APICE, D & A	W S LAKE WM	\$5,470	\$379	\$441
DENISKY, A	LAKE WMS. D	\$17,100	\$1,185	\$1,380
DEROSIER, E & K	LAKE SH. DR	\$57,100	\$3,958	\$4,607
DEVINE, SHEILA	LAKE SH. DR	\$97,700	\$6,772	\$7,882
DINARDI, A & V	LAKE SH. DR	\$51,400	\$3,562	\$4,147
DOMROWSKI, S & T	LAKE WMS. D	\$2,300	\$159	\$186
DUKETT, ANNA	LAKE SH. DR	\$63,200	\$4,380	\$5,099
DUPAUL, N & P	W S LAKE WM	\$4,600	\$319	\$371
DUPAUL, N & P	W S LAKE WM	\$4,600	\$319	\$371
DUPAUL, N & P	W S LAKE WM	\$4,700	\$326	\$379

NAME	ADDRESS	TOWN ASSESS'MT	LEASE COST	PURCHASE COST
ESOK, GEORGE	LAKE SH. DR	\$53,300	\$3,694	\$4,300
FEERY, HELENA	LAKE WMS. D	\$2,200	\$152	\$177
FERRIGNO, J & S	LAKE SH. DR	\$2,600	\$180	\$210
FITZPATRICK, W & M	LAKE SH. DR	\$51,300	\$3,556	\$4,139
FLANAGAN, T & E	LAKE WMS. D	\$2,200	\$152	\$177
FLANAGAN, T & E	LAKE WMS. D	\$3,100	\$215	\$250
FRANKEL, JUDITH	ECHO DR 2	\$33,700	\$2,336	\$2,719
GENDREAU, A & P	LAKE SH. DR	\$36,900	\$2,558	\$2,977
GIERULA, S & D	LAKE SH. DR	\$69,400	\$4,810	\$5,599
GILMAN BROS CO FLRT	ROUTE 207	\$0	\$0	\$0
GODECK, P	LAKE SH. DR	\$77,400	\$5,365	\$6,244
GRABOWSKI, B	LAKE SH. DR	\$2,600	\$180	\$210
GROGAN, M & A	RITLINGER CR	\$6,900	\$478	\$557
HANDFIELD, W & MELLO	LAKE SH. DR	\$90,900	\$6,300	\$7,334
HATHAWAY, C & M	LAKE SH. DR	\$62,800	\$4,353	\$5,067
HATHAWAY, R & B	LAKE SH. DR	\$70,700	\$4,900	\$5,704
HIRTH, D & B	LAKE SH. DR	\$39,300	\$2,724	\$3,171
HIRTH, D & B	LAKE SH. DR	\$52,800	\$3,660	\$4,260
HIRTH, D & B	LAKE WMS. D	\$38,600	\$2,675	\$3,114
HOLMAN, R & M	LAKE SH. DR	\$36,000	\$2,495	\$2,904
HOVEY, GEORGE	LAKE WMS. D	\$0	\$0	\$0
IARUSSO, ERCOLE	W S LAKE WM	\$6,200	\$430	\$500
JUROVATY, A & M	LAKE SH. DR	\$2,300	\$159	\$186
JUROVATY, M & A	LAKE WMS DR	\$0	\$0	\$0
KATZ, RUTH P.	ECHO DR 2	\$2,600	\$180	\$210
KOENIG, O & A	LAKE SH. DR	\$62,200	\$4,311	\$5,018
KORTEN, ROBERT ET AL	LAKE WMS DR	\$2,260	\$157	\$182
KORTEN, ROBERT ET AL	LAKE WMS DR	\$3,100	\$215	\$250
KORTEN, ROBERT ET AL	LAKE WMS DR	\$4,650	\$322	\$375
KOSS, G & A	LAKE WMS DR	\$46,800	\$3,244	\$3,776
KROLL, W & T	LAKE SH. DR	\$2,200	\$152	\$177
KROLL, W & T	LAKE SH. DR	\$92,600	\$6,418	\$7,471
KROM, M & R	LAKE SH. DR	\$95,050	\$6,588	\$7,668
LAFORGE, R & A	LAKE SH. DR	\$58,500	\$4,055	\$4,720
LAKE WILLIAMS ASSC.	LAKE SH. DR	\$33,700	\$2,336	\$2,719
LAROCCO, SANTINO	LAKE WMS DR	\$68,900	\$4,775	\$5,559
LARSON, RICHARD H.	ECHO DR. 1	\$50,800	\$3,521	\$4,098
LEBLANC, G & T	LAKE SH. DR	\$2,400	\$166	\$194
LEDOUX, M & A	LAKE WMS DR	\$45,000	\$3,119	\$3,631
LEIBMAN, HAROLD	ROUTE 207	\$3,600	\$250	\$290
LEIBMAN, HAROLD	ROUTE 207	\$3,670	\$254	\$296
LEIBMAN, HAROLD	ROUTE 207	\$30,600	\$2,121	\$2,469
LEIBMAN, HAROLD	ROUTE 207	\$140,120	\$9,712	\$11,305
LEIBMAN, HAROLD	LAKE WMS DR	\$2,300	\$159	\$186
LEIBMAN, HAROLD	ROUTE 207	\$3,600	\$250	\$290
LEIBMAN, HAROLD	LAKE WMS IS	\$22,800	\$1,580	\$1,839
LEIBMAN, HAROLD	ROUTE 207	\$75,200	\$5,212	\$6,067
LOFTUS, A & G	W S LAKE WM	\$34,900	\$2,419	\$2,816
LOWNEY, J & V	LAKE SH. DR	\$2,200	\$152	\$177

NAME	ADDRESS	TOWN ASSESS'MT	LEASE COST	PURCHASE COST
LUCAS, A & A	LAKE SH. DR	\$59,400	\$4,117	\$4,792
MAJERSKI, R & E	W S LAKE WM	\$46,900	\$3,251	\$3,784
MANNING, INC	W S LAKE WM	\$74,900	\$5,191	\$6,043
MCCORMICK, P & K	LAKE SH. DR	\$44,800	\$3,105	\$3,614
MCCORMICK, P & K	LAKE SH. DR	\$2,500	\$173	\$202
MELVILLE, M & S	LAKE SH. DR	\$117,350	\$8,133	\$9,468
MELVILLE, S,M,A, & REE	LAKE SH. DR	\$63,300	\$4,387	\$5,107
MERCIER, ZANE	LAKE SH. DR	\$2,100	\$146	\$169
MERCIER, ZANE	LAKE SH. DR	\$108,700	\$7,534	\$8,770
MERLINO, F & P	W S LAKE WM	\$1,400	\$97	\$113
MEYERS, L & N	LAKE SH. DR	\$56,600	\$3,923	\$4,566
MILLER, DORIS	LAKE SH. DR	\$75,500	\$5,233	\$6,091
MILLER, R & R	LAKE SH. DR	\$85,000	\$5,891	\$6,858
MONTESI, L & A	LAKE WMS DR	\$2,500	\$173	\$202
MONTESI, L & A	LAKE WMS DR	\$18,600	\$1,289	\$1,501
MONTESI, L & A	LAKE WMS DR	\$14,000	\$970	\$1,129
MONTI, W & H	LAKE WMS DR	\$50,900	\$3,528	\$4,107
MONZELGLIO, G & R	W S LAKE WM	\$30,900	\$2,142	\$2,493
MORGAN, R & L	W S LAKE WM	\$47,700	\$3,306	\$3,848
MORIARITY, MARIE	LAKE SH. DR	\$2,300	\$159	\$186
MORRISON, R & J	LAKE WMS DR	\$49,300	\$3,417	\$3,977
NATALIE, N ET AL	LAKE WMS IS	\$54,450	\$3,774	\$4,393
NAUMEC, HARRY	LAKE SH. DR	\$106,900	\$7,409	\$8,624
NAUMEC, HARRY	LAKE SH. DR	\$70,000	\$4,852	\$5,647
NAUMEC, K & B	W S LAKE WM	\$5,240	\$363	\$423
NELSON, R & MONNES,	LAKE SH. DR	\$68,600	\$4,755	\$5,535
NILES, E & D	RITLINGER CR	\$12,600	\$873	\$1,017
OBREMSKI, P & J	W S LAKE WM	\$41,700	\$2,890	\$3,364
O'DONNELL, B ET AL	FOX IS NO1	\$37,500	\$2,599	\$3,025
OENISKY, GEORGE	LAKE WMS DR	\$0	\$0	\$0
O'KEEFE, J & P	LAKE WMS DR	\$94,800	\$6,571	\$7,648
OSTRAGER, MURRAY	LAKE WMS DR	\$2,300	\$159	\$186
OSTRAGER, MURRAY	LEONARD BR.	\$1,838	\$127	\$148
OSTRAGER, SEYMOUR	ROUTE 207	\$498,471	\$34,549	\$40,216
OWENS, J & F	W S LAKE WM	\$56,600	\$3,923	\$4,566
PANECK, M ET AL	LAKE WMS DR	\$2,300	\$159	\$186
PANECK, M & B	FOX IS NO1	\$47,650	\$3,303	\$3,844
PARKER, G & D	LAKE WMS DR	\$55,100	\$3,819	\$4,445
PELLMAN, HELEN	LAKE SH. DR	\$67,400	\$4,671	\$5,438
PERKINS, DIANA	W S LAKE WM	\$64,100	\$4,443	\$5,171
PETRUZZELLO, P & A	LAKE WMS DR	\$86,000	\$5,961	\$6,938
PIERCE, W & K	LAKE SH. DR	\$57,900	\$4,013	\$4,671
PIGAN, D	LAKE SH. DR	\$69,500	\$4,817	\$5,607
PIGAN, D	LAKE SH. DR	\$13,400	\$929	\$1,081
PIVINSKI, J & R	LAKE WMS DR	\$33,300	\$2,308	\$2,687
PLESZ, B	LAKE SH. DR	\$148,600	\$10,299	\$11,989
POMPERLEAU, L & C	LAKE SH. DR	\$51,000	\$3,535	\$4,115
PRESCOTT, J	LAKE SH. DR	\$53,400	\$3,701	\$4,308
PRIGNANO, P & J	LAKE WMS DR	\$31,600	\$2,190	\$2,549

NAME	ADDRESS	TOWN ASSESS'MT	LEASE COST	PURCHASE COST
RIDER L & S	ROUTE 207	\$361,200	\$25,034	\$29,141
RIDOPH, LEO	LAKE SH. DR	\$2,300	\$159	\$186
ROSE, J & C	LAKE WMS DR	\$3,200	\$222	\$258
ROY, R & J	LAKE SH. DR	\$74,600	\$5,170	\$6,019
RUSSELL D & R	LAKE SH. DR	\$70,200	\$4,866	\$5,664
SANTALUCIA, P	LAKE SH. DR	\$2,300	\$159	\$186
SANTALUCIA, P	LAKE WMS DR	\$15,100	\$1,047	\$1,218
SCHULZE, D & A	LAKE WMS DR	\$124,200	\$8,608	\$10,020
SCHULZE, M & E	LAKE WMS DR	\$37,800	\$2,620	\$3,050
SCOTT, R & M	W S LAKE WM	\$51,900	\$3,597	\$4,187
SERBIN, J & P	LAKE SH. DR	\$57,100	\$3,958	\$4,607
SICHLER, ET AL	LAKE WMS DR	\$0	\$0	\$0
SIRAK, MARY	LAKE WMS DR	\$0	\$0	\$0
SLEATH, K & J	LAKE SH. DR	\$114,900	\$7,964	\$9,270
STIENHIBLER, G & A	LAKE SH. DR	\$66,400	\$4,602	\$5,357
STRAUB, C & E	LAKE SH. DR	\$59,000	\$4,089	\$4,760
SWANSON, L & C	LAKE WMS DR	\$89,900	\$6,231	\$7,253
SWANSON, L & C	LAKE WMS DR	\$23,500	\$1,629	\$1,896
SYLVAIN, A & B	FOX IS 2	\$14,000	\$970	\$1,129
TALAR, F & M	LAKE SH. DR	\$62,900	\$4,360	\$5,075
TANGER, R & L	LAKE SH. DR	\$12,600	\$873	\$1,017
TANGER, R & L	LAKE SH. DR	\$13,400	\$929	\$1,081
TANGER, R & L	LAKE SH. DR	\$103,050	\$7,142	\$8,314
TAYLOR, W & N	FOX IS	\$35,600	\$2,467	\$2,872
TERRY, MERLEJEAN	LAKE WMS DR	\$2,300	\$159	\$186
TERRY, MERLEJEAN	FOX IS	\$36,200	\$2,509	\$2,921
TIRILLO, P & E	LAKE WMS DR	\$2,500	\$173	\$202
TIRILLO, P & E	LAKE WMS DR	\$15,100	\$1,047	\$1,218
TREMBLEY, F	LAKE SH. DR	\$62,100	\$4,304	\$5,010
TURGEON, ANDRE	LAKE WMS DR	\$2,300	\$159	\$186
VICCARO, J & N	LAKE SH. DR	\$42,700	\$2,960	\$3,445
WALLIS, C & D	LAKE SH. DR	\$64,000	\$4,436	\$5,163
WALWYN, B & S	LAKE SH. DR	\$103,870	\$7,199	\$8,380
WILCOX, MARY	LAKE WMS DR	\$0	\$0	\$0
WILCOX, MARY	LAKE WMS DR	\$0	\$0	\$0
WILCOX, MARY	LAKE SH. DR	\$108,900	\$7,548	\$8,786
WILCOX, MARY	LAKE WMS DR	\$0	\$0	\$0
WILLIAMS, J	LAKE SH. DR	\$53,700	\$3,722	\$4,332
WILLIMANTIC SAV INS	LAKE SH. DR	\$118,350	\$8,203	\$9,548
ZABROVSKY, DAVID	W S LAKE WM	\$0	\$0	\$0
ZAPPULLA, M & J	W S LAKE WM	\$42,700	\$2,960	\$3,445
	0 LAKE SH. DR	\$24,650	\$1,708	\$1,989
		\$8,004,419.00		
GRAND LIST		\$8,004,419.00		
LEASE COST		\$554,780.00	\$554,780.00	
PURCH COST		\$645,780.00		\$645,780.00
MIL RATE		= = =	69.31	80.68
			0.0693	0.0807