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## Monterey Administrative Assistant

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**From:** Germain, Michael <Michael.Germain@baystatehealth.org>  
**Sent:** Monday, January 12, 2015 9:10 AM  
**To:** Monterey Board of Assessors; Monterey Administrative Assistant  
**Subject:** Draft of fact sheet on lake garfield  
**Attachments:** fact sheet lake garfield warrent jan 12.docx

Melissa

This is the latest draft, please share with the Select board  
I met with Don over the weekend to get the correct tax numbers  
thanks

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Please view our annual report at <http://baystatehealth.org/annualreport>

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FRIENDS OF LAKE GARFIELD

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December 28, 2014

FACT SHEET REQUEST FOR FUND FOR A HEALTHY LAKE GARFIELD

We propose a 5 year plan to maintain a healthy Lake Garfield. This will include watershed and in-lake components to ensure that the desirable condition of the lake is maintained.

**The immediate need is to remove a newly discovered area of the invasive weed milfoil this spring before it spreads further. The warrant is for funds to share this cost with the Friends of Lake Garfield (FLG).**

Until this time FLG paid for all costs for weed control management on the lake. The cost for the removal of the milfoil this coming year is beyond what the FLG have in their bank account despite aggressive fund raising this year. We anticipate this is a one-time expense.

The cost is small now, but if it spreads further hundreds of thousands of dollars a year could be needed to just control the weeds such as now occurs in Lake Buel, and many other lakes in the Berkshires and all of MA.. Town funds were required to repair the spillway and close the boat ramp at Lake Buel.

**We are actively working on applying for a multi-year state grant, but this requires town partnership.**

Ultimately we hope that ongoing funds from the Friends of Lake Garfield, a state grant and a small yearly town contribution will allow for a sustainable low cost program.

	Taxes	Number of Properties	Average assessment	Average tax bill	Tax rate
All of town	\$3,255,840	1,224	\$449,295	\$2,660	5.9%
non-lake front*	\$1,164,700	613	\$320,920	\$1,900	5.9%
Lake-front	\$716,202	162	\$746,742	\$4,421	5.9%
Analysis	Lake-front % of town taxes	Lake-front % of town properties		Additional revenue from lake-front	
	22%	12.34%		\$307,800	

**The value of a healthy lake provides a 20:1 payback for a \$15,000 expenditure by the town. Similar analyses in other towns have consistently shown the same results; money invested in lakes is returned via the tax base multiple times over, and failure to address lake issues does decrease the tax base. In addition by having the town providing these matching funds for monies spent by the FLG, the town will be eligible for significant grant money from the state to provide funding of the full 5 year plan for a healthy Lake Garfield**

## FRIENDS OF LAKE GARFIELD

Eliminating the maintenance of the lake will lower the values of the water-front property. On average, each of the 162 lake-front homeowners pays \$1,800 more in taxes than they would if located elsewhere in town. If lakefront property were assessed the same as other property

- The average non WF homeowner would pay \$309 more in taxes.

Of course, the valuations will not plummet to non WF levels immediately, and may never go that low, but there is certain to be an impact soon. Rather than saving money by eliminating this program, taxes for the average homeowner will certainly go up in a very short time.

The above numbers were derived from an analysis of the assessed valuations of all properties in the Town for fy13. The data was provided by the assessors' office.

### **1. Other financial considerations**

Our region's recreational and natural resources are an important contributor to the local economy. If these resources are not maintained, our economy will certainly suffer from loss of tourist revenue. Also, it will become more difficult to attract and maintaining healthy businesses.

### **2. Quality of life**

Enjoyment of the lake is important to many of us, young and old alike. Swimming, fishing, canoeing, kayaking, etc. are enjoyed from the town beach and boat ramp access is available to all. These are important aspects of our leisure life. Spread of the invasive weed would severely impact much of this activity.

### **3. The program is ecologically sound and diverse.**

The introduction of non-native, invasive plant species into the lake many years ago necessitated the weed control program which currently uses the entire clean lakes budget. The objective is to check the growth of the invasive species and allow the native low height native plants to survive and restore a more natural environment.

We continue to explore other control methods.

Lake front plantings and septic system cleaning to minimize phosphate input into the lake are encouraged.

We will continue the yearly draw down which has been very effective in minimizing the spread of invasive milfoil in shallow water. Additional measures for maintaining water clarity are to be evaluated as part of the state grant if we are successful in obtaining it.

### **4. Efficiency of the program**

The program is an exceptionally good value for Monterey for many reasons.

- FLG pay for half the costs, and all the town get to enjoy all of the lake.
- Volunteers do a great deal of the work in maintaining the lake. Our activities include;
  - o Weed surveys to guide the program.
  - o Obtaining permits for all the above. The program would cost a great deal more without our work with the con coms and state agencies.

## FRIENDS OF LAKE GARFIELD

- o Lake management. We provide the long term and comprehensive Surveys of lake conditions beyond weeds. Water quality, watershed conditions long term planning of lake and watershed management are tasks done entirely by volunteers.

### **Continuity is required**

1. Although the immediate need is to remove the newly discovered milfoil, yearly work is required to maintain lake health and avoid costly work in the future. An ounce of prevention is worth a pound of cure. The lake management corollary is that a \$ of preventive expense is worth tens to hundreds of \$ in avoided remediation or lost value