

DICKERSON LAKE
LAKE IMPROVEMENT BOARD MEETING
April 20, 2023

A meeting of the Dickerson Lake, Lake Improvement Board was held at the Montcalm County Drain Commission, 211 W. Main Street, Stanton, Michigan on the 20th day of April 2023 at 3:30 P.M.

The meeting was called to order by Ken at 3:31 p.m.

PRESENT: Ken Weller – Chairperson
Todd Sattler – Secretary, Montcalm County Drain Commissioner
Joel Black – Sidney Township Representative
Shawn Adams – Abutting Property Owner’s Representative

ABSENT: Adam Petersen – Board of Commissioner’s Representative

ALSO

PRESENT: Larry Engel, Resident
Sara McGill, Montcalm County Drain Commission
Anne Gaylord, Montcalm County Drain Commission

A motion was made by Joel and seconded by Todd to approve the agenda as presented. Motion carried.

A motion was made by Joel and seconded by Todd to approve the minutes from October 13, 2022, as amended. Motion carried.

Public Comment

Resident Larry Engel noted that he has lived on Dickerson Lake for all of his life. He stated that he is pro-wind and has signed a lease with Apex. He told the board that he would be happy to answer any questions pertaining to the history of the lake.

Treatment Plan

Shawn asked that the Blue-Green Algae bloom be included in the next annual report. Mike said that he will include that information moving forward. Mike added that nutrient control is very important to help avoid the growth of the blue-green algae. Climate change and wind are also important factors. Mike stated that the survey will be completed as soon as the weather allows, usually around mid to late May. The initial treatment will be completed within a week of the survey. Surveys have been completed in the past to test for E. coli and very small levels have been found. Joel noted that an airboat was not initially brought the last time they came to treat the lake and they had to come back to treat the pothole. He believes the airboat should be brought each time to ensure preparation. Mike said that the airboat is not needed every time, as it is dependent on the water level.

Public Hearing

Todd noted that the lake is up for public hearing this year. The public hearing has to be held within the township that the lake resides. Todd suggested Douglass Township Hall, as that is where the meetings have always been held. Todd asked Anne to contact Douglass Township to ask about availability for a Thursday evening in July at 6 pm to hold the meeting. Todd presented new benefit factors to the board and explained that he is hoping to simplify the factors to only cover the property as it is deeded and not by land use and lot size. He explained that he would also like to get rid of the contiguous lot factor to assess each lot separately as opposed to assessing by the property owner. He stated that the landowners with smaller or single lots hold much of the financial burden. The board asked if the State of Michigan could be assessed for the public boat launch. Mike added that he believes they can be assessed. Todd provided the financial difference between the 2020 assessment roll and the proposed roll with the new proposed factors. Residents with multiple contiguous lots will see the greatest increase while most other residents will see a decrease. Shawn is concerned that the contiguous lot owners will be upset and believe that the roll is unfair. Shawn said they would have to determine who has deeded lake access and asked who is responsible for the cost of the deed research. Todd advised that the board pays for the research using the LIB funds collected on assessments. He also added that this board was created in 2008, so the roll we have is relatively current from the research that was done when the board was originally created. Ken asked what would happen if only lots with deeded access were assessed? Todd added that they would have large assessments if the number of residents included was lowered by that many parcels. Shawn added that a lot of back lots don't have deeded access. Shawn suggested combining the two methods and totaling it up by owner. Todd believes there will be blow back from residents either way. Mike suggested that they look at the plat and not the individual lots. Shawn suggested that the roll be based on a residence-by-residence basis. Todd would like to include developed and undeveloped. He stated that usage and size factors are what make the rolls complicated. Ken asked if the Board could hire Spicer to complete the deed research. Todd said that Spicer would do the work, but it would be very costly.

Financial Update

Todd provided a current balance of \$74,294.77 to the board and noted that the accounts are now earning interest.

Other Business

The next meeting will be held on Thursday, May 11 at 3:30 pm to further discuss the benefit factors and assessment roll.

There being no further business to come before the Lake Board, a motion was made by Joel and seconded by Shawn to adjourn the meeting at 5:15 p.m. Motion carried.

Todd Sattler, Secretary
Dickerson Lake, Lake Board

State of Michigan }
County of Montcalm } ss:

I hereby certify that the foregoing is a true and complete copy of the minutes of a meeting of the Dickerson Lake, Lake Improvement Board, Montcalm County, Michigan held on April 20, 2023, and that said minutes are on file in the office of the Montcalm County Drain Commissioner and are posted on the website at www.montcalm.us and are available to the public.

I further certify that notice of the meeting was posted at least 18 hours before the meeting at the office of the Montcalm County Drain Commissioner, which is the principal office of the Dickerson Lake, Lake Improvement Board.



Todd R. Sattler
Montcalm County Drain Commissioner

**DICKERSON LAKE
LAKE IMPROVEMENT BOARD
MEETING**

April 20, 2023
3:30 PM

MONTCALM COUNTY DRAIN COMMISSION

211 W. Main Street
Stanton, MI 48888

Agenda

- Call to Order
- Approval of Agenda
- Approval of Minutes
 - October 13, 2022
- Public Comment
- Treatment Plan
- Public Hearing
 - Benefit Factors
 - Assessment Roll
- Financial Update
- Other Business
- Adjourn

If you cannot attend the meeting, please call the office at 989-831-7322 or email Anne at agaylord@montcalm.us at least two days prior to the meeting.

Board Member

Ken Weller, Chairperson
Todd Sattler, Secretary, Montcalm County Drain Commissioner
Adam Petersen, Board of Commissioner's Representative
Joel Black, Sidney Township Representative
Shawn Adams, Abutting Property Owner's Representative

DICKERSON LAKE
DOUGLASS & SIDNEY TOWNSHIPS
WEED CONTROL PROGRAM
PROPOSED BENEFIT FACTORS

The Special Assessment District for Dickerson Lake includes all properties which border the lake and back lots which have been deeded or dedicated lake access. Special assessments for the project are proposed to be apportioned in the following manner:

Use Factors	
• Direct access	1.0
• Indirect access	.25
• Channel Access	.50
• County	.00
• State of Michigan	.00

Contiguous lots in common ownership will each be assessed as a separate lot based on the above factors.

DICEKRSON LAKE
DOUGLASS & SIDNEY TOWNSHIPS
BENEFIT FACTORS

The Special Assessment District for Dickerson Lake includes all properties which border the lake and back lots which have deeded or dedicated lake access. Special assessments for the project are proposed to be apportioned in the following manner:

Use Factors

• Developed Lakefront/300 foot of frontage or less	1
• Developed Lakefront/over 300 foot but less than 500 foot of frontage	1.5
• Developed Lakefront/over 500 foot of frontage	2
• Undeveloped Lakefront/300 foot of frontage or less	.5
• Undeveloped Lakefront/over 300 foot of frontage	.75
• Developed Channel Front	.75
• Undeveloped Channel Front	.5
• Developed Back lots with dedicated/deeded access	.5
• Undeveloped Back lots with dedicated/deeded access	.25
• Licensed Trailer Park	.5 per rental site

Note: Vacant Lots are considered to be undeveloped.

Lots having a dwelling or other permanent structure are considered to be developed.

Contiguous lots in common ownership are proposed to be assessed as a single parcel provided only one dwelling exists on the parcel. Single parcels with more than one dwelling will be assessed per dwelling.

*** Contiguous lots in common ownership with additional title holders are not exempt.

Dickerson Lake Finance Sheet 2019 - 2023 (84021)

Wednesday, April 19, 2023

Date	Vendor	Description	Expenses	Revenue	Balance
10/1/2018		Beginning Balance			\$ 71,544.27
1/10/2019	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 69,919.27
3/7/2019	PLM Lake & Land Management	2019 Permit Application Fee	\$ 800.00		\$ 69,119.27
4/4/2019	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 67,494.27
6/13/2019	PLM Lake & Land Management	Weed Treatment	\$ 3,274.33		\$ 64,219.94
6/3/2019	Treasurers Office	Settlement		\$ 31,100.00	\$ 95,319.94
6/27/2019	Restorative Lake Sciences LLC	3rd Quarter Lake Consultant	\$ 1,625.00		\$ 93,694.94
7/25/2019	PLM Lake & Land Management	Weed Treatment	\$ 7,052.00		\$ 86,642.94
9/8/2019	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 1,625.00		\$ 85,017.94
1/2/2020	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 83,392.94
3/12/2020	PLM Lake & Land Management	DEQ Permit Fee	\$ 800.00		\$ 82,592.94
4/9/2020	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 80,967.94
6/1/2020	Treasurers Office	2019 Tax Roll		\$ 31,100.00	\$ 112,067.94
6/3/2020	PLM Lake & Land Management	Weed & Algae Treatment	\$ 6,260.00		\$ 105,807.94
6/18/2020	Restorative Lake Sciences LLC	3rd Quarter Lake Consultant	\$ 1,625.00		\$ 104,182.94
8/18/2020	PLM Lake & Land Management	Weed Treatment	\$ 12,000.00		\$ 92,182.94
8/21/2020	Restorative Lake Sciences LLC	2nd Payment - E-coli Sampling	\$ 600.00		\$ 91,582.94
9/24/2020	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 1,625.00		\$ 89,957.94
9/11/2020	Spicer Group	Account Support	\$ 50.00		\$ 89,907.94
9/30/2020	Montcalm County	Indirect Allocations	\$ 348.36		\$ 89,559.58
10/14/2020	Restorative Lake Sciences LLC	3rd Quarter Lake Consultant	\$ 600.00		\$ 88,959.58
10/29/2020	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 600.00		\$ 88,359.58
1/5/2021	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 86,734.58
3/1/2021	State of Michigan	2021 Permit Fee	\$ 800.00		\$ 85,934.58
3/31/2021	Dickerson Lake	Interest		\$ 243.60	\$ 86,178.18
4/6/2021	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 84,553.18
4/30/2021	Montcalm County	2020 Delinquent Settlement		\$ 1,952.58	\$ 86,505.76
5/1/2021	Montcalm County	2020 Collected Settlement		\$ 29,147.42	\$ 115,653.18
6/8/2021	PLM Lake & Land Management	5/19/2021 Algae & Weed Treatment	\$ 1,302.00		\$ 114,351.18
6/8/2021	PLM Lake & Land Management	5/26/2021 Weed Treatment	\$ 7,500.00		\$ 106,851.18
6/24/2021	Restorative Lake Sciences LLC	3rd Quarter Lake Consulting Fees	\$ 1,625.00		\$ 105,226.18
6/24/2021	PLM Lake & Land Management	06/14/2021 Weed Treatment	\$ 1,800.00		\$ 103,426.18
7/8/2021	PLM Lake & Land Management	06/29/2021 Weed Treatment	\$ 471.00		\$ 102,955.18
9/16/2021	PLM Lake & Land Management	08/30/2021 Treatment	\$ 4,010.00		\$ 98,945.18
9/16/2021	PLM Lake & Land Management	08/30/2021 Treatment	\$ 375.00		\$ 98,570.18
11/11/2021	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 1,625.00		\$ 96,945.18
12/2/2021	United States Postal Service	POC# 3531988 11/01/2021-11/30/2021	\$ 111.83		\$ 96,833.35
12/29/2021	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 95,208.35
1/27/2022	PLM Lake & Land Management	2022 Permit Fee	\$ 800.00		\$ 94,408.35
3/24/2022	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 92,783.35
5/23/2022	Montcalm County	2021 Collected Settlement		\$ 2,836.42	\$ 95,619.77
5/23/2022	Montcalm County	2021 Delinquent Settlement		\$ 263.58	\$ 95,883.35
6/9/2022	PLM Lake & Land Management	05/31/2022 Weed Treatment	\$ 1,600.00		\$ 94,283.35
6/9/2022	PLM Lake & Land Management	05/25/2022 Weed Treatment	\$ 4,800.00		\$ 89,483.35
6/16/2022	Restorative Lake Sciences LLC	3rd Quarter Lake Consultant	\$ 1,625.00		\$ 87,858.35
7/9/2022	Spicer Group	Account Support	\$ 32.81		\$ 87,825.54
7/9/2022	Spicer Group	Account Support	\$ 83.50		\$ 87,742.04
7/21/2022	PLM Lake & Land Management	07/06/2022 Weed & Algae Treatment	\$ 541.06		\$ 87,200.98
8/11/2022	PLM Lake & Land Management	08/3/2022 Weed & Algae Treatment	\$ 7,926.61		\$ 79,274.37
9/15/2022	Restorative Lake Sciences LLC	4th Quarter Lake Consultant	\$ 1,625.00		\$ 77,649.37
1/5/2023	Restorative Lake Sciences LLC	1st Quarter Lake Consultant	\$ 1,625.00		\$ 76,024.37
1/31/2023	Huntington Bank	Interest Income		\$ 171.11	\$ 76,195.48
2/28/2023	Huntington Bank	Interest Income		\$ 287.34	\$ 76,482.82
3/2/2023	PLM Lake & Land Management	2023 Permit Fee	\$ 800.00		\$ 75,682.82
3/23/2023	Restorative Lake Sciences LLC	2nd Quarter Lake Consultant	\$ 1,625.00		\$ 74,057.82
3/31/2023	Huntington Bank	Interest Income		\$ 236.95	\$ 74,294.77
Remaining Balance					\$ 74,294.77

DICKERSON LAKE
LAKE IMPROVEMENT BOARD MEETING

April 20, 2023

3:30 P.M.

Drain Commissioner's Office

ATTENDANCE RECORD

1. Michael Solomon
2. John Wagner
3. Joel O. Black 9898315414
4. Todd Sattler
5. Shawn Adams
6. Larry Engel
7. Sara McGill
8. Anne Gaylord
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____