

DICKERSON LAKE
LAKE IMPROVEMENT BOARD MEETING

May 11, 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 11th day of May 2023 at 3:30 P.M.

The meeting was called to order by Ken at 3:30 p.m.

PRESENT: Joel Black, Sidney Township Representative
Ken Weller, Chairperson
Shawn Adams, Abutting Property Owner's Representative
Todd Sattler, Drain Commissioner/Treasurer

ABSENT: Adam Petersen, Board of Commissioner's Representative

ALSO

PRESENT: Shawn Black, Resident
Anne Gaylord, MCDC
Sara McGill, MCDC

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

A motion was made by Shawn and seconded by Joel to approve the minutes from April 20, 2023, as presented. Motion carried.

Public Comment

No public comment.

Public Hearing

The Board discussed the date for the public hearing. Anne advised that she had reached out to Douglass Township Hall regarding availability for a Thursday night and all were open. The Board decided that July 20, 2023, at 6:00 pm would be the best time to hold the hearing. Shawn said that he is in favor of changing the benefit factors, but the deeds need to be researched first. Todd said he can reach out to Spicer to research deeded access and that it shouldn't be that large of a cost. He would also ask Spicer to attend the hearing to help explain the new factors to the residents. Ken asked how many parcels are considered contiguous when many are separated by the road. Todd advised that separations made by the road don't count against the contiguous factor. Ken added that he believes the trailer park should be charged as a direct access lot. Todd said that would depend on the research from Spicer. The Board would like to have the state-owned parcels assessed as they include public boat access. Todd is going to work with Spicer to figure out how to tax the state.

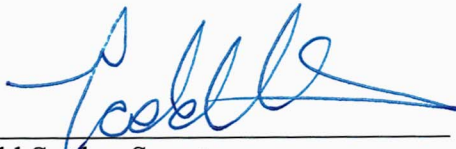
A motion was made by Shawn and seconded by Joel to accept the proposed benefit factors with approval of map and roll changes suggested by Spicer. Motion carried.

A motion was made by Todd and seconded by Joel to have Spicer research the deeds for a budgeted amount of \$1,500.00 with more funds to be approved as necessary. Motion carried.

Other Business

Mike surveyed the lake lots and advised that there's lots of blue algae. The first treatment is scheduled for May 22. The Board is very happy with RLS.

There being no further business to come before the Lake Board, a motion was made by Todd and seconded by Joel to adjourn the meeting at 4:34 p.m. Motion carried.



Todd Sattler, Secretary
Dickerson Lake, Lake Board

State of Michigan }
 } ss:
County of Montcalm }

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 May 11, 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
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.

DICKERSON LAKE, LAKE IMPROVEMENT BOARD
AQUATIC NUISANCE PLANT CONTROL PROGRAM

ANNUAL BUDGET
2018 – 2022
(For Treatments in 2019-2023)

IMPROVEMENT	Estimated Cost of Program
Aquatic Herbicide Treatments	\$ 22,500
Professional Services	\$ 6,500
Contingency/Administration	<u>\$ 2,100</u>
Yearly Program Budget	\$31,100

BENEFIT FACTORS

Use Factors	Factor	Approximate Annual Cost
• Developed Lakefront/300 foot of frontage or less	1	\$200.00
• Developed Lakefront/over 300 but less than 500 foot of frontage	1.5	None
• Developed Lakefront/over 500 foot of frontage	2	\$400.00
• Undeveloped Lakefront/300 foot of frontage or less	.5	\$100.00
• Undeveloped Lakefront/over 300 foot of frontage	.75	\$150.00
• Developed Channel Front	.75	\$150.00
• Undeveloped Channel Front	.5	\$100.00
• Developed Back lots with dedicated/deeded access	.5	\$100.00
• Undeveloped Back lots with dedicated/deeded access	.25	\$ 50.00
• Licensed Trailer Park	.5	per rental site

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. Contiguous lots in common ownership with additional title holders are excluded.

Single parcels with more than one dwelling will be assessed per dwelling.

Dickerson Lake Finance Sheet 2019 - 2023 (84021)

Monday, May 8, 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
4/30/2023	Huntington Bank	Interest Income		\$ 234.14	\$ 74,528.91
5/2/2023	Montcalm County	2022 Delinquent Settlement		\$ 129.56	\$ 74,658.47
5/8/2023	Montcalm County	2022 Collected Settlement		\$ 2,484.36	\$ 77,142.83
		Remaining Balance			\$ 77,142.83

**DICKERSON LAKE
LAKE IMPROVEMENT BOARD
SPECIAL MEETING**

May 11, 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
 - April 20, 2023
- Public Comment
- Public Hearing
 - Benefit Factors
 - Assessment Roll
 - Schedule
- 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
LAKE IMPROVEMENT BOARD MEETING**

May 11, 2023

3:30 P.M.

Drain Commissioner's Office

ATTENDANCE RECORD

1. Joel N. Black
2. Tom Vito Bar
3. Deanna
4. Todd Sattler
5. Shawn Adams
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____