

**TOWNLINELAKE**  
**LAKE IMPROVEMENT BOARD MEETING**

**May 24, 2023**

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A meeting of the Townline Lake, Lake Improvement Board was held at the Montcalm County Drain Commission, 211 W. Main Street, Stanton, Michigan on the 24<sup>th</sup> day of May 2023 at 3:00 PM.

The meeting was called to order by Marv at 3:02 p.m.

PRESENT: Marv Kladder - Chairperson  
Nancy Snyder - Belvidere Township Representative  
Todd Sattler - Secretary, Drain Commissioner  
Larry Higdon – Cato Township Representative

ABSENT: Pat Carr, Board of Commissioners Representative

ALSO

PRESENT: Rick Buteyn, Progressive AE  
Nancy Lundwall, Resident  
Sally & Mike Scherk, Residents  
Brian Spyke, Resident  
Gloria Smith, Resident  
Anne Gaylord & Sara McGill, MCDC

A motion was made by Todd and seconded by Nancy to approve the agenda. Motion carried.

A motion was made by Larry and seconded by Nancy to approve the minutes from April 26, 2023, as presented. Motion carried.

Public Comment

Laura Sanford called the office prior to the meeting and wanted to note that she believes the meetings should be held after hours or on Saturdays to more easily allow the public to attend. The Board noted that the meetings are held during Office hours to accommodate the members of the Drain Office and if residents have an issue, they will make it a priority to attend the meetings. (Add to include they're always welcome to send an email or call the board members with any issues.) The Public Hearing will be held on a Saturday.

Public Hearing

Marv noted that he wants parcels with deeded access to be charged accordingly. He also wants to assess the parks as Schmeid ~~Park~~ residents can walk down and enter the water. Schmeid Park is a ~~public~~ county park and cannot be assessed without parcel numbers. Honeymoon Heights residents have access to the lake through the private parks. All of Honeymoon Heights pay \$25.00 yearly to the association ~~for the lake~~. Todd noted again

that he wants the roll to match what the deeds say. The Board discussed assessment factors around the lake ~~would like the parks to be assessed at a .5 benefit factor. Honeymoon Heights is paying for 5 lots and not the park. Honeymoon Heights residents don't have rights for docks. Lakefront owners cannot use the Honeymoon Heights docks. Honeymoon Heights has deeded access.~~ Marv noted that he doesn't want to spend the money to have Spicer research the parcels. The Board would like a separate factor for Honeymoon Heights ~~and the parks~~ different than Schmeid Park residents. Nancy would like Honeymoon Heights to be assessed at a .5 factor. She also believes that the channel should be raised from a .5 factor to a .75 factor. Parcel # 004-220-158-00 is currently listed as commercial but needs to be switched to residential. Check to see if parcel # 001-170-004-00 has legal access. Nancy wants the factors to be based on how people use the lake, or how it has been used for years. Todd believes that parcels without deeded access should not be assessed regardless of how they have historically used the lake. Marv added that he changed his mind and would like Spicer to help clear up the inconsistencies of the roll. Nancy doesn't want to change the factors based on the deeds as she believes people will be very upset. Todd notes again that he wants the assessment to be based on legal rights. Larry and Marv want the factors to be based on legal rights. Lakeview Shores (the old Methodist church camp) has been split and has houses on it now. It is currently listed as commercial, but needs to be changed to residential, these will also need to be researched for access. Mahoney's property should be added back into the assessment. Bass Beach Campground is listed as commercial. Nancy believes it should be listed as direct access. Todd believes it should have a separate "Marina" factor at a higher rate, listing as direct access depends on legal rights. Todd asked the Board what they want to do for the roll. He believes that Spicer should be involved to do parcel research on legal access. Nancy doesn't believe that this is making the roll simpler. She is going to go to the Register of Deeds Office to research her parcel.

A motion was made by Marv and seconded by Larry to allow Spicer to research and update the assessment roll with a not to exceed cost of \$1,500.00. Motion carried.

#### Treatment Plan

Rick advised that he had surveyed the lake on May 22<sup>nd</sup> and the lake will be treated next week. Rick presented a proposed budget to the Board. He noted that the Aquatic Control line is up to allow for harvesting. He added that they added in the AVAS survey, which allows for baseline information on the lake. He also added that the Fish Habitat Monitoring has been removed from the program. Rick advised that they could bid out for treatment or try to renegotiate Steve's contract. The Board asked about an amendment to treat native plants. Rick said he doesn't want to pursue that until after harvesting.

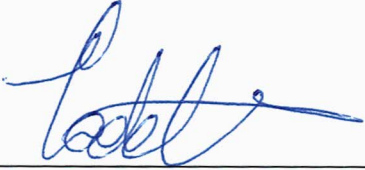
#### Financial Update

Todd provided a financial update to the board, including a current balance of \$122,068.00.

#### Other Business

The Board would like to hold the Public Hearing on Saturday, August 5, 2023, at 10:00 am, at the Tamarack District Library. Anne is to call the library to ask about availability.

There being no further business to come before the Lake Board, a motion was made by Larry and seconded by Nancy to adjourn the meeting at 6:02 p.m. Motion carried.



Todd Sattler, Secretary  
Townline 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 Townline Lake, Lake Improvement Board, Montcalm County, Michigan held on May 24, 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](http://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 Townline Lake, Lake Improvement Board.



Todd R. Sattler  
Montcalm County Drain Commissioner



**TOWNLINELAKE IMPROVEMENT PROGRAM  
PROPOSED ANNUAL BUDGET  
2024 – 2028**

<b>Improvement</b>	<b>Annual Cost</b>
Aquatic Plant Control	\$55,000
Lake Management Consulting Plant Control Oversight	\$8,500
Water Quality Sampling and Reporting	\$3,500
Comprehensive Aquatic Plant Survey (AVAS Survey) and Reporting	\$3,500
Lake Management Consulting Administration	\$1,000
<u>Administration and Contingency</u>	<u>\$5,500</u>
<b>Total Annual Cost</b>	<b>\$77,000</b>

The Townline Lake improvement program will include a combination of herbicide treatments and mechanical harvesting. The program will focus primarily on invasive species such as Eurasian (hybrid) milfoil, curly-leaf pondweed and starry stonewort.



Eurasian milfoil



Curly-leaf pondweed



Starry stonewort

Lake management services would be provided by the Townline Lake Improvement Board's consultant. The consultant would be responsible for preparing contract documents for the plant control program, conducting GPS-guided surveys of the lake to determine the scope of work to be performed by the plant control contractors, and conducting follow-up surveys to evaluate contractor performance. The consultant would report to the lake board and maintain a written record of the timing, scope, and cost of plant control activities. Consultant administrative services would include periodic attendance at meetings, the review and processing of contractor invoices, and assistance with public hearing proceedings.

Annual water quality sampling would be conducted in the spring and late summer to evaluate baseline water quality conditions in Townline Lake. Samples would be collected at 10-foot intervals from the surface to the bottom over the deepest basin to measure temperature, dissolved oxygen, and total phosphorus. In addition, water transparency and surface water chlorophyll-*a* levels would be measured during each sampling period. A written report summarizing findings would be presented to the board.





During late summer, a whole-lake vegetation survey would be conducted according to Michigan Department of Environment, Great Lakes, and Energy procedures (AVAS survey). This survey determines the type and relative abundance of all plants in the lake. These data will be used to track aquatic plant biodiversity and evaluate the plant control program. A report summarizing data collected would be presented to the board.

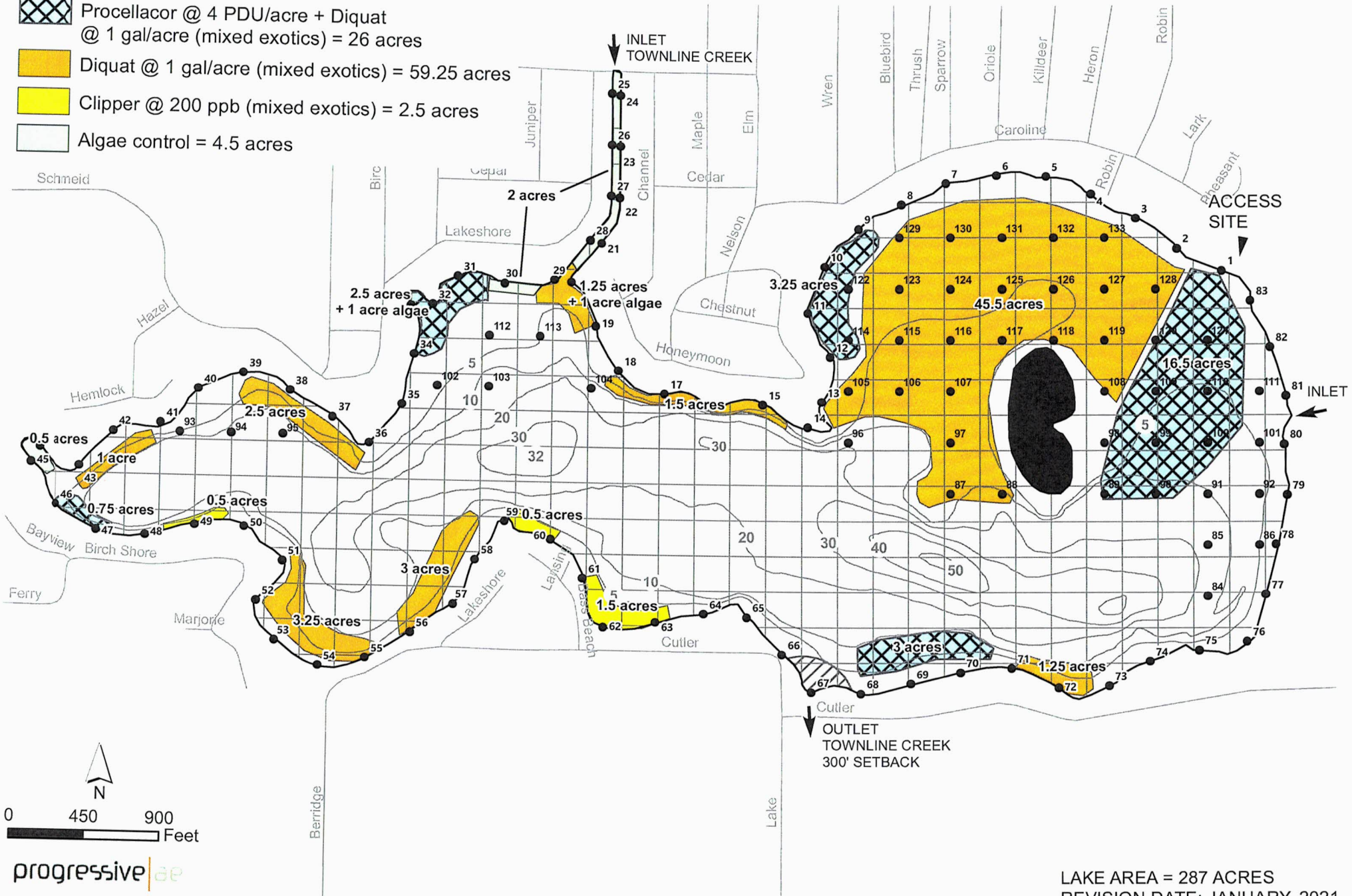
Project administration and contingency would include costs related to public hearing proceedings, mailings, meetings, and contingent expenses.

# TOWNLINELAKE MONTCALM COUNTY, MICHIGAN TREATMENT MAP SURVEY DATE: MAY 22, 2023

□ = 1 ACRE

## Treatment

-  Procellacor @ 4 PDU/acre + Diquat  
@ 1 gal/acre (mixed exotics) = 26 acres
-  Diquat @ 1 gal/acre (mixed exotics) = 59.25 acres
-  Clipper @ 200 ppb (mixed exotics) = 2.5 acres
-  Algae control = 4.5 acres



LAKE AREA = 287 ACRES  
REVISION DATE: JANUARY, 2021

# Project Work Journal

## Townline Lake

Beginning Balance: \$47,000.00

2023

Date	Type	Results				
1/2/2023	Permit	2023 Permit Authorization				
Application Date	Type	Target Species	Qty	Dose Rate	Cost	Remaining Balance
1/19/2023	Permit Fee		1.00 each		\$1,600.00	\$45,400.00
Invoice 935 Total					\$1,600.00	\$45,400.00
5/22/2023	Survey	RCB, LDP, Marv K, Larry H: Significant curly-leaf pondweed found in much of the lake. Milfoil beds also marked for treatment.				
Treatment Date	Type	Target Species	Qty	Dose Rate	Cost	Remaining Balance
	Algae control (filamentous and planktonic)		4.50 acre(s)		\$234.09	\$45,165.91
	Flumioxazin	Curly-leaf Pondweed	2.50 acre(s)	200.00 ppb	\$1,805.10	\$43,360.81
		Eurasian Milfoil				
	Diquat dibromide @ 1 gal/acre	Curly-leaf Pondweed	59.25 acre(s)		\$15,041.20	\$28,319.61
		Eurasian Milfoil				
	Diquat dibromide @ 1 gal/acre + 4 PDU	Curly-leaf Pondweed	26.00 acre(s)		\$11,700.00	\$16,619.61
	ProcellaCOR	Eurasian Milfoil				
Work Order Total					\$28,780.39	\$16,619.61



**TOWNLINe LAKE  
LAKE IMPROVEMENT BOARD  
SPECIAL MEETING**

**May 24, 2023  
3:00 P.M.**

**MONTCALM COUNTY**

Drain Office  
211 W. Main Street  
Stanton, Michigan

**Agenda**

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - April 26, 2023
4. Public Comment
5. Public Hearing
  - Benefit Factors
  - Budget
  - Schedule
6. Weed Treatment Update
7. Financial Update
8. Other Business
9. Adjourn

**If you cannot attend, please call 989-831-7322 at least two days prior to the meeting.**

**Lake Board Members:**

Marv Kladder, Chairman Abutting Property Owners Representative  
Todd Sattler, Secretary/Treasurer, Montcalm County Drain Commissioner  
Nancy Snyder, Belvidere Township Representative  
Larry Higdon, Member, Cato Township Representative  
Patrick Carr, Member, Montcalm County Board of Commissioners



Townline Lake Finance 2019 - 2023 (84015)						
Wednesday, May 24, 2023						
Date	Vendor	Description	Check Numbers	Expenses	Revenue	Balance
10/1/2018		Beginning Balance				\$ 97,340.50
10/4/2018	Michigan Lakefront Solutions	Invoice #214 Algae & Weed Treatments 8	140794	\$ 4,925.41		\$ 92,415.09
10/18/2018	Progressive AE	Invoice #169762 3rd Quarter Lake Consul	141163	\$ 3,125.00		\$ 89,290.09
02/01/19	MARVIN KLADDER	Reimbursement for MSU Class	143454	\$ 195.00		\$ 89,095.09
02/28/19	Progressive AE	4th Quarter Lake Consultant	144142	\$ 4,000.00		\$ 85,095.09
04/04/19	Michigan Lakefront Solutions	2019 DEQ Permit Fee	144777	\$ 1,500.00		\$ 83,595.09
04/18/19	Progressive AE	2nd Quarter Lake Consultant	145070	\$ 4,000.00		\$ 79,595.09
5/31/2019	County Treasurer	2018 Tax Collection			\$ 61,000.00	\$ 140,595.09
7/3/2019	Michigan Lakefront Solutions	Invoice #278 Weed Treatment	146794	\$ 40,708.63		\$ 99,886.46
7/11/2019	Progressive AE	3rd Quarter Consultant Fee	146843	\$ 4,000.00		\$ 95,886.46
8/15/2019	Michigan Lakefront Solutions	Weed Treatment with Flumioxazin	147627	\$ 9,433.51		\$ 86,452.95
9/5/2019	Bass Beach Campground	Reimburse overpayment of SA	147929	\$ 910.81		\$ 85,542.14
9/5/2019	Carl Pitchford	Reimburse overpayment of SA	147933	\$ 23.86		\$ 85,518.28
9/5/2019	Chris Moon	Reimburse overpayment of SA	147934	\$ 64.58		\$ 85,453.70
9/5/2019	Edward or Ragina Napeirala	Reimburse overpayment of SA	147943	\$ 27.14		\$ 85,426.56
9/5/2019	Edwin Winter Trust	Reimburse overpayment of SA	147944	\$ 108.60		\$ 85,317.96
9/5/2019	Gary or Ardis Tidd	Reimburse overpayment of SA	147948	\$ 54.30		\$ 85,263.66
9/5/2019	Gloria Smith	Reimburse overpayment of SA	147950	\$ 67.05		\$ 85,196.61
9/5/2019	Hill Family Trust	Reimburse overpayment of SA	147955	\$ 52.65		\$ 85,143.96
9/5/2019	Jacob Cortex	Reimburse overpayment of SA	147958	\$ 23.86		\$ 85,120.10
9/5/2019	Jacqueline Huston	Reimburse overpayment of SA	147959	\$ 229.14		\$ 84,890.96
9/5/2019	John or Laura Sanford	Reimburse overpayment of SA	147960	\$ 51.01		\$ 84,839.95
9/5/2019	Murray or Arlene Meekhof	Reimburse overpayment of SA	147968	\$ 135.75		\$ 84,704.20
9/5/2019	Patricia Biergans	Reimburse overpayment of SA	147971	\$ 254.23		\$ 84,449.97
9/5/2019	Rex or Kathleen Crumbaugh	Reimburse overpayment of SA	147975	\$ 217.20		\$ 84,232.77
9/5/2019	Richard or Judith Rowland	Reimburse overpayment of SA	147976	\$ 196.64		\$ 84,036.13
9/5/2019	Richard or Patsy Loveless	Reimburse overpayment of SA	147977	\$ 27.65		\$ 84,008.48
9/5/2015	Robert Burcham	Reimburse overpayment of SA	147978	\$ 81.45		\$ 83,927.03
9/5/2019	Steven or Kimberly Gulick	Reimburse overpayment of SA	147981	\$ 25.50		\$ 83,901.53
9/5/2019	Thomas and Lois Vandyke	Reimburse overpayment of SA	147983	\$ 190.05		\$ 83,711.48
9/5/2019	Yvonne Delo	Reimburse overpayment of SA	147992	\$ 23.86		\$ 83,687.62
10/3/2019	Michigan Lakefront Solutions	Invoice #336 Algae & Milfoil treatment	148708	\$ 1,837.30		\$ 81,850.32
10/3/2019	Montcalm County Treasurer	Invoice #294 2018 Taxes	148712	\$ 656.59		\$ 81,193.73
10/10/2019	Progressive AE	4th Quarter Lake Consultant	148811	\$ 4,000.00		\$ 77,193.73
1/6/2020	Progressive AE	1st Quarter Lake Consulting Fee	151213	\$ 4,000.00		\$ 73,193.73
4/8/2020	Michigan Lakefront Solutions	Permit Fee for Townline Lake	152709	\$ 1,500.00		\$ 71,693.73
3/30/2020	Progressive AE	2nd Quarter Lake Consultant	152714	\$ 4,000.00		\$ 67,693.73
5/15/2020	Montcalm County Treasurer	2018 & 2019 Taxes Billback	153192	\$ 72.90		\$ 67,620.83
7/16/2020	Progressive AE	3rd Quarter Consultant Fee	154062	\$ 4,000.00		\$ 63,620.83
5/28/2020	PLM Lake & Land Managem	Weed Treatment Townline Lake	154163	\$ 9,161.70		\$ 54,459.13
5/31/2020	Montcalm County Treasurer	2019 Tax collection			\$ 61,000.00	\$ 115,459.13
7/23/2020	Michigan Lakefront Solutions	Algae & Nuisance Plant Treatment	155486	\$ 3,009.35		\$ 112,449.78
8/13/2020	Michigan Lakefront Solutions	Weed Treatment Townline Lake	154586	\$ 20,650.28		\$ 91,799.50
9/17/2020	Michigan Lakefront Solutions	Weed Treatment Townline Lake	155144	\$ 3,075.58		\$ 88,723.92
8/28/2020	Progressive AE	4th Quarter Lake Consultant	155659	\$ 4,000.00		\$ 84,723.92
9/11/2020	Spicer Group	Accounts Support	156014	\$ 50.00		\$ 84,673.92
9/30/2020	Montcalm County	Indirect Cost Allocations		\$ 348.35		\$ 84,325.57
11/30/2020	Montcalm County	2020 Drain Assessment Montcalm County			\$ 697.17	\$ 85,022.74
1/19/2021	Progressive AE	1st Quarter Lake Consulting Fee	157254	\$ 4,000.00		\$ 81,022.74
2/2/2021	Cato Township	2020 Drain Assessment Cato Township			\$ 1,045.85	\$ 82,068.59
3/31/2021	Belvidere Township	2020 Drain Assessment Belvidere Township			\$ 1,045.85	\$ 83,114.44
3/31/2021	TCF Bank	Interest Revenue			\$ 213.55	\$ 83,327.99
4/6/2021	Michigan Lakefront Solutions	2021 EGLE Permit Fee	158601	\$ 1,500.00		\$ 81,827.99
4/6/2021	Progressive AE	2nd Quarter Lake Consultant	158616	\$ 4,000.00		\$ 77,827.99
4/30/2021	Montcalm County	2020 Delinquent Settlement			\$ 8,793.08	\$ 86,621.07
5/1/2021	Montcalm County	2020 Collected Settlement			\$ 49,418.05	\$ 136,039.12
6/24/2021	Michigan Lakefront Solutions	05/25/2021 Weed Treatment	160003	\$ 29,634.60		\$ 106,404.52
7/6/2021	Progressive AE	3rd Quarter Consultant Fee	160330	\$ 4,000.00		\$ 102,404.52
8/12/2021	Michigan Lakefront Solutions	06/22/2021 Weed Treatment	161043	\$ 1,443.01		\$ 100,961.51
9/2/2021	Montcalm County Treasurer	2019 Tax Billbacks	161396	\$ 36.45		\$ 100,925.06
9/16/2021	Michigan Lakefront Solutions	07/28/2021 Weed Treatment	161667	\$ 12,471.24		\$ 88,453.82
10/7/2021	Progressive AE	4th Quarter Lake Consultant	162065	\$ 4,000.00		\$ 84,453.82



11/16/2021	Belvidere Township	2021 Drain Assessment			\$ 1,045.85	\$ 85,499.67
11/30/2021	Montcalm County	2021 Drain Assessment			\$ 697.17	\$ 86,196.84
12/6/2021	Cato Township	2021 Drain Assessment			\$ 1,045.85	\$ 87,242.69
1/20/2022	Progressive AE	1st Quarter Lake Consulting Fee	163988	\$ 4,000.00		\$ 83,242.69
4/7/2022	Progressive AE	2nd Quarter Lake Consultant	165494	\$ 4,000.00		\$ 79,242.69
5/19/2022	Michigan Lakefront Solutions	2022 EGLE Permit Fee	166391	\$ 1,500.00		\$ 77,742.69
5/23/2022	Montcalm County	2021 Delinquent Settlement			\$ 8,891.69	\$ 86,634.38
5/23/2022	Montcalm County	2021 Collected Settlement			\$ 49,319.44	\$ 135,953.82
7/7/2022	Michigan Lakefront Solutions	06/01/2022 Weed & Algae Treatment	167394	\$ 53,957.70		\$ 81,996.12
7/7/2022	Spicer Group	Accounts Support	167408	\$ 32.80		\$ 81,963.32
7/7/2022	Spicer Group	Accounts Support	167408	\$ 83.50		\$ 81,879.82
7/14/2022	Progressive AE	3rd Quarter Consultant Fee	167583	\$ 4,000.00		\$ 77,879.82
8/4/2022	Spicer Group	Accounts Support	167945	\$ 125.25		\$ 77,754.57
8/11/2022	Michigan Lakefront Solutions	07/07/2022 Weed & Algae Treatment	168137	\$ 1,420.08		\$ 76,334.49
10/20/2022	Progressive AE	4th Quarter Lake Consultant	169529	\$ 4,000.00		\$ 72,334.49
11/15/2022	Belvidere Township	2022 Drain Assessment			\$ 1,045.85	\$ 73,380.34
1/5/2023	Montcalm County	2019 Taxes Billback	171088	\$ 145.78		\$ 73,234.56
1/5/2023	Montcalm County	2020 Taxes Billback	171088	\$ 109.33		\$ 73,125.23
1/5/2023	Montcalm County	2021 Taxes Billback	171088	\$ 146.06		\$ 72,979.17
1/19/2023	Progressive AE	1st Quarter Lake Consulting Fee	171352	\$ 4,000.00		\$ 68,979.17
1/26/2023	Michigan Lakefront Solutions	2023 EGLE Permit Fee	171550	\$ 1,600.00		\$ 67,379.17
1/31/2023	Huntington Bank	Interest Revenue			\$ 151.65	\$ 67,530.82
2/27/2023	Montcalm County	2022 County At Large	14537		\$ 697.17	\$ 68,227.99
2/28/2023	Huntington Bank	Interest Revenue			\$ 257.29	\$ 68,485.28
3/14/2023	Cato Township	2022 Township At Large	59399		\$ 1,045.85	\$ 69,531.13
3/31/2023	Huntington Bank	Interest Revenue			\$ 222.47	\$ 69,753.60
4/20/2023	Progressive AE	2nd Quarter Lake Consultant		\$ 4,000.00		\$ 65,753.60
4/30/2023	Huntington Bank	Interest Revenue			\$ 207.23	\$ 65,960.83
5/2/2023	Montcalm County	2022 Delinquent Settlement - Cato			\$ 5,034.22	\$ 70,995.05
5/2/2023	Montcalm County	2022 Delinquent Settlement - Belvidere			\$ 4,456.69	\$ 75,451.74
5/8/2023	Montcalm County	2022 Collected Settlement - Cato			\$ 29,980.71	\$ 105,432.45
5/8/2023	Montcalm County	2022 Collected Settlement - Belvidere			\$ 16,635.55	\$ 122,068.00
		Remaining Balance				\$ 122,068.00

**TOWNLINE LAKE**  
**LAKE IMPROVEMENT BOARD MEETING**

**May 24, 2023**

**3:00 PM**

**Drain Commissioner's Office**

**ATTENDANCE RECORD**

1. Nancy Snyder
2. Randy Hejlskov
3. Todd Sattler
4. Marv Kladden
5. Nancy Landwehr
6. Bathy Schenk
7. Mike Schenk
8. Brian Spyke
9. Gloria Smith
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