

DICKERSON LAKE
LAKE IMPROVEMENT BOARD MEETING
June 8, 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 8th day of June 2023 at 3:30 P.M.

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

PRESENT: Ken Weller – Chairperson
Todd Sattler – Secretary, Drain Commissioner
Shawn Adams – Abutting Property Owner’s Representative

ABSENT: Adam Petersen – Board of Commissioner’s Representative
Joel Black – Sidney Township Representative

ALSO

PRESENT: Mike Solomon – RLS
Anne Gaylord – MCDC
Chris Rose, Don Smith, & Doug Houle – Residents

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

A motion was made by Todd and seconded by Shawn to approve the minutes from May 11, 2023, as amended. Motion carried.

Public Comment

Don Smith noted that his parcels (10, 11 & 12) are marked as lakefront lots, but don't actually touch the shore. He also added that the lake in front of his property is not treated as it is just lily pads. He added that the lily pads in front of his property are invasive and should be treated. Mike asked if there was a dock on the property. Don said that there is not a dock out there to which Mike advised that they cannot treat undeveloped land. Don also added that the lily pads are choking off the channel and causing navigation issues. Rose agreed with Don on the lily pads in the channel. Don said that he does not have usage down there as does not want to combine his lots for fear of being unable to split them again in the future. He added that he received a letter from the building department stating that his lots were not buildable because they do not perc. Todd is going to get some information for Don regarding the cost of combining lots and the rules for splitting them again in the future.

Treatment Update

Ken noted that water levels, temperatures and low levels of ice during the winter have affected the weeds in the lake. Mike stated that the survey was completed on May 9th and

the lake was treated on May 15th with ProCellacore and Diquat for a total cost of \$15,500.00 for 22 acres of treatment. Mike said that cooler days and wind will help the algae to dissipate. Chris asked about treatment notices to help keep pets safe. Ken told her that the applicators post notices and the association also sends out notices. Mike noted that there was no treatable milfoil in the pothole. Chris asked if the chemicals were causing the swans to die in the lake. Shawn stated that he had spoken to the DNR and was told that they are dying from a bacteria found in waterfowl. Mike asked the board if they wanted PLM to treat again before the 4th of July. Ken said "Yes, please treat as soon as they can." Todd asked what Don has to do to allow treatment to be completed in front of his property. Mike said they did treat with flumie and added that Don should put out a dock to allow them to treat a navigation lane. Mike noted that EGLE does not differentiate between the colors of lily pads to determine treatment.

Financial Update

Todd provided a financial update to the board including a current balance of \$61,434.40.

Public Hearing

The Board discussed setting the five-year max budget at \$31,100.00 for the next five years and only assessing \$3,100.00 again this year to continue to burn down some of their budget. Shawn asked about setting the max budget at \$25,000.00 for the next five years. Todd noted that he is a little concerned about that idea because he believes this season will be expensive for treatments. He noted that prices are increasing, so they should account for inflation. Ken added that he is nervous about lowering the assessment too much to where they are unable to afford to treat the lake. Todd provided an updated roll and map that was researched by Spicer. Todd advised that they cannot currently assess the DNR for Lake Improvement Boards, but there is legislation in the works to correct that. Todd suggests creating a separate factor for the DNR launch so they can be taxed if the law passes within the next five years. Todd noted how the new factors and removal of contiguous lots lowers the majority of assessments around the lake. Todd asked the Board to decide if they would like to remove the contiguous lot factor and accept the research completed by Spicer. Ken asked Don about the unbuildable lots and asked if they could be buildable if he were to improve the property. Only if they are combined since the lots are too small individually to build. Ken wants the residents to be assessed fairly. Todd believes the proposed assessment is fair. Shawn and Ken would like to check the rolls independently to check for any errors. The budget, factors and assessment roll will be decided on in the next meeting.

There being no further business to come before the Lake Board, a motion was made by Todd and seconded by Shawn to adjourn the meeting at 4:52 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 June 8, 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.

A handwritten signature in blue ink, appearing to read "Todd R. Sattler".

Todd R. Sattler
Montcalm County Drain Commissioner

**DICKERSON LAKE
LAKE IMPROVEMENT BOARD
MEETING**

June 8, 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
 - May 11, 2023
- Public Comment
- Treatment Update
- Financial Update
- Public Hearing
 - Benefit Factors
 - Assessment Roll
 - Budget
- Other Business
- Public Comment
- 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

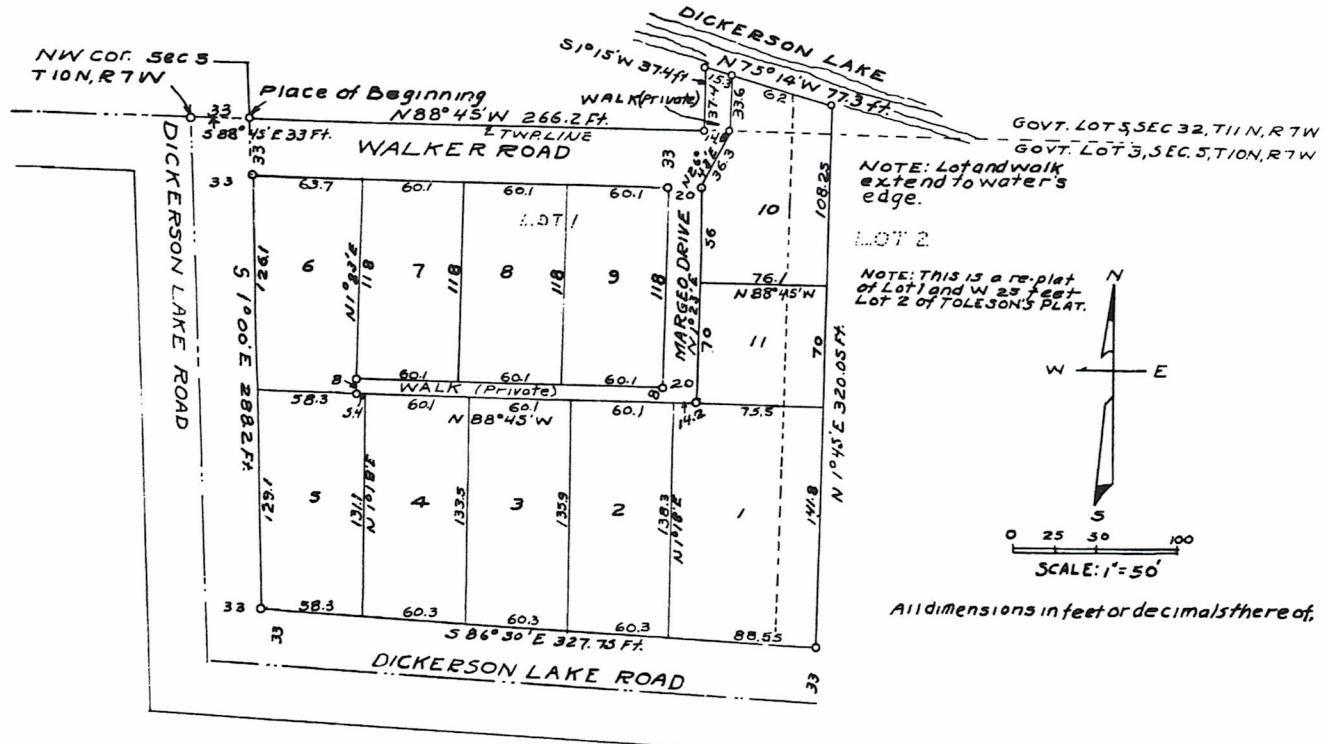
Dickerson Lake Finance Sheet 2019 - 2023 (84021)

Thursday, June 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
5/2/2023	Montcalm County	2022 Delinquent Settlement		\$ 129.56	\$ 74,424.33
5/8/2023	Montcalm County	2022 Collected Settlement		\$ 2,484.36	\$ 76,908.69
5/31/2023	Huntington Bank	Interest Income		\$ 225.71	\$ 77,134.40
6/8/2023	Douglass Township Treasurer	Hall Rental and Deposit	\$ 200.00		\$ 76,934.40
6/8/2023	PLM Lake & Land Management	5/15/2023 Weed & Algae Treatment	\$ 15,500.00		\$ 61,434.40
		Remaining Balance			\$ 61,434.40

WALKER'S SUBDIVISION

PART OF GOVT. LOT 3, SECTION 5, T10N, R7W, SIDNEY TOWNSHIP,
 PART OF GOVT. LOT 5, SECTION 32, T11N, R7W, DOUGLASS TOWNSHIP,
 MONTCALM COUNTY, MICHIGAN



APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the 13th day of January, 1962, by the Montcalm County Plat Board.

Donald S. Taylor (County Register of Deeds)
 Arthur J. Montgomery (County Clerk)
 Beulah B. Lund (County Treasurer)
 Lee E. Bracey (County Drain Commissioner)

COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer, Montcalm, County.
 I hereby certify, that there are no tax liens or titles held by the State on the lands described herein, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 1962, day of January, and that the taxes for said period of five years are all paid, as shown by the records of this office.

This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

Beulah B. Lund (County Treasurer)

SURVEYOR'S CERTIFICATE

I hereby certify that the plat herein delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 36 inches in length, or shorter bars of not less than one-half inch in diameter lapped over each other at least 6 inches with an over-all length of not less than 36 inches, encased in a concrete cylinder at least 4 inches in diameter and 36 inches in depth have been placed at points marked thus (O) as thereon shown of all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersection of streets and alleys with the boundaries of the plat as shown on said plat.

Leslie H. Belknap
 Registered Professional Engineer

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 13th day of January, 1962, by the Montcalm County Board of Road Commissioners.

Charles Draper (Chairman)
 Carl C. Johnson (Member)
 Carl C. Johnson (Member)
 E. J. H. Petersen (Member)
 C. Ferris Peterson (Member)

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Douglas Township at a meeting held Feb. 21, 1962, and is in compliance with Section 1962, and that the width of lots conform with the requirements of Section 30, Act 172, of 1929, as amended.

Lela Peters (Signature)
 Clerk

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Sidney Township at a meeting held Feb. 21, 1962, and is in compliance with Section 1962, and that the width of lots conform with the requirements of Section 30, Act 172, of 1929, as amended.

Morris Hansen (Signature)
 Clerk

March 22, 1962

March 26, 1962

March 29, 1962

Richard E. Lomax (Signature)

Plat of Walker's Subdivision

was Recorded this 23rd day of March, 1962

March 20, 1962

in Liber 9 of plats

in page 12

Donald S. Taylor (Signature)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we... George Walker and... Marguerite F. Walker, his wife...

as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as... Walker's Subdivision, part of Govt. Lot 3, Section 5, T10N R7W, Sidney Township, part of Govt. Lot 5, Section 32, T11N R7W, Douglass Township, Montcalm County, Michigan.

and that the streets

as shown on said plat are

hereby dedicated to the use of the public, and the works dedicated

to lot 1 and 25 feet.

Signed and Sealed in the presence of:

Daniel H. Brillhart (Witness) Daniel H. Brillhart (L.S.)

Daniel H. Brillhart (Witness) George Walker

Bertha Brillhart (Witness) Marguerite F. Walker

Marguerite F. Walker

ACKNOWLEDGMENT

STATE OF MICHIGAN

County of Montcalm

On this 23rd day of January, 1962, before me,

a Notary Public in and for said County, personally came the above named...

George Walker and Marguerite F. Walker, his wife...

known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Donald H. Brillhart (Signature)

Notary Public, Montcalm County

My Commission expires July 18, 1965.

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of Walker's Subdivision, part of Govt. Lot 3, Section 5, T10N R7W, Sidney Township, part of Govt. Lot 5, Section 32, T11N R7W, Douglass Township, Montcalm County, Michigan...

is described as follows: Commencing at a point which is S 88° 45' E 33ft. from the NW corner of Sec. 5, T10N R7W; thence S 1° 00' E 288.2 ft. parallel with West line of said Section 5; thence S 88° 30' E 327.75 ft.; thence N 1° 45' E 320.05 ft.; thence N 75° 14' W 77.3 ft.; thence S 1° 15' W 37.4 ft. to N line of said Sec. 5; thence N 88° 45' W 266.2 ft. on the N line of said Sec. 5; thence S 1° 15' W 37.4 ft. to the place of beginning. This plat is a replat of Toleson's Plat, Lot 1, and the West 25 feet of Lot 2. This plat contains 11 lots.

1114

Dedication
Know All Men by These Presents: That we, Carl Thompson and Bracie Thompson his wife, as proprietors, have surveyed the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "Thompson's Lake Breeze", Dickerson Lake, Sidney Township, Montcalm County, Michigan, and that the streets as shown on said plat are hereby dedicated to the use or owners or lots on government for no fee.

See: 5 TIONRWN

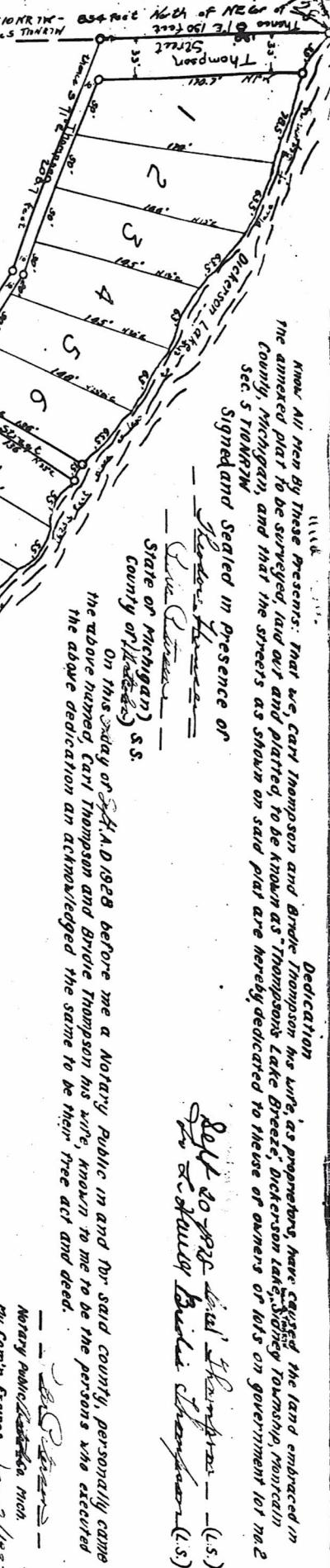
Signed and Sealed in presence of

— Hezeler, Haasen —
— Lu. P. L. —
State of Michigan) S.S.

On this day of Sept. A.D. 1928 before me a Notary Public in and for said county, personally came the above named, Carl Thompson and Bracie Thompson his wife, known to me to be the persons who executed the above dedication an acknowledged the same to be their free act and deed.

— John D. Schaefer —

Notary Public, Montcalm, Mich.



Description
My com in Expos John D. Schaefer
Tionrwn - Sidney Township, Montcalm County, Michigan is described as part or lot 2 sec. 5 TIONRWN: - Commencing at a point on the west line of lot 2 sec. 5 TIONRWN being 855 ft. North of the NE corner of SW 1/4 NW 1/4 sec. 5 TIONRWN. Thence S 1/2 W 208 ft. on the west line of said lot 2: Thence S 37° 37' E 162.5 ft. Thence S 49° 18' E 250 ft. Thence S 35° 30' E 239 ft. Thence N 44° 30' E 607 ft. more or less to the water's edge or Dickerson Lake - Thence westerly following water's edge or Dickerson Lake 162.5 ft. more or less to the place or beginning.

I hereby certify that the plat herein delineated is a correct one and that permanent monuments consisting of four spikes 11 inch in diameter and 24 inches long have been planted at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted and at all intersections of streets and avenues. All measurements are in feet and tenths or a foot.

This plat was approved by the Township Board of the Township of Sidney, Montcalm County, Michigan at a meeting held Sept. 10th, 1928
— Hezeler, Haasen —
Township Clerk

This plat was approved on the 10 day of Sept. A.D. 1928

J. D. Schaefer — John D. Schaefer —
County Clerk
— John D. Schaefer —
County Treasurer
Office of County Treasurer, Montcalm County, Michigan.

I hereby certify that there are no tax bills or taxes held by the state on the land described below, and that there are no tax bills or taxes held by individuals on the said lands for the five years preceding the day of receipt. I disband that the taxes for the period are paid as shown by the records of this office.

The land described being a part of Government lot 2 sec. 5 TIONRWN

THOMPSON'S LAKE BREEZE
DICKERSON LAKE
Sec. 5 TIONRWN
SIDNEY TOWNSHIP
Montcalm County Michigan
Carl Thompson
Proprietors
Bracie Thompson
Registered Civil Engineer

SCALE 60'-1"

Marked for
Carl Thompson
22
Hezeler
100
Bracie
100
100
100

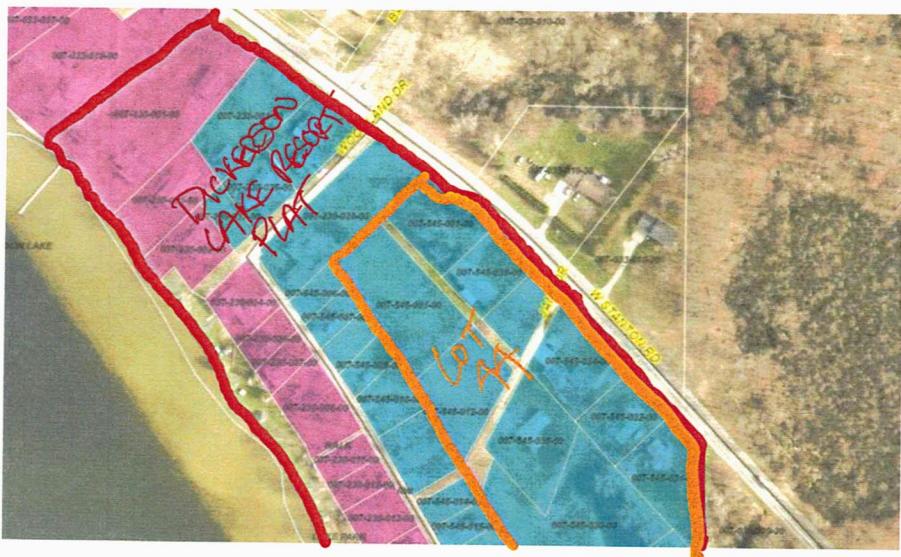
Sept. 10, 1928
John D. Schaefer

County Treasurer

100
100
100
100

Dickerson Lake Improvement Board - Assessment Roll Update Notes

Tuesday, May 30, 2023 2:08 PM



Plats:

Dickerson Lake Resort Plat

Petersen's Plat of Lot 44 Dickerson Lake Resort

Conclusion:

These parcels have access granted via the dedication of the replat, due to park parcel along the lake.

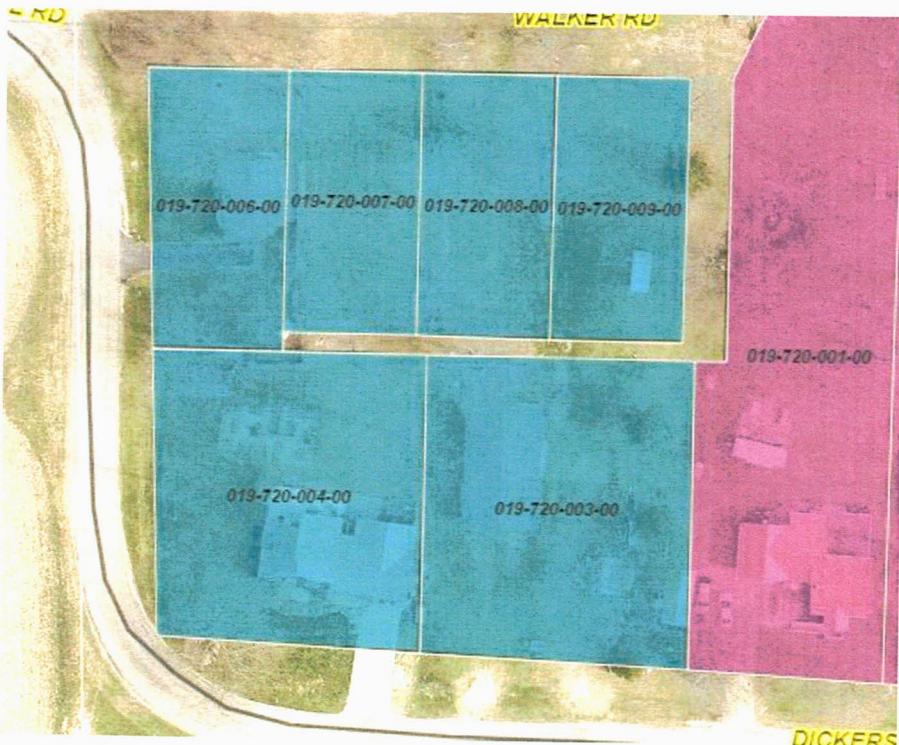


Plats:

Thompson's Lake Breeze 1-3 Plats

Conclusion:

No access via plat for Lake Breeze 2-3. Lake Breeze 1 has plated road to lake.
Highlighted parcels need further deed research. Awaiting county login information.



Plat:

Toleson's Plat
Walker's Subdivision replat

Conclusion:

Blue Parcels do have rights to lake via plat due to private walkway.



Plat:

Toleson's Plat

Conclusion:

The original plat had these "sliver" parcels as part of the main parcel. Properties extend to water's edge per plat. Should be treated as one. They are separate due to township division.

DICKERSON LAKE
LAKE IMPROVEMENT BOARD MEETING

June 8, 2023

3:30 P.M.

Drain Commissioner's Office

ATTENDANCE RECORD

1. Todd Sattler
2. Dan Smith
3. Doug Houle
4. Mike Solomon
5. Mark Wenzel
6. Shawn Adams
7. Chris Rose
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____