

**DICKERSON LAKE**  
**LAKE IMPROVEMENT BOARD**  
**HEARING OF PRACTICABILITY & REVIEW OF APPORTIONMENTS**  
**July 20, 2023**

A special meeting of the Dickerson Lake, Lake Improvement Board was held in the Douglass Township Hall, 3521 W McBrides Rd., Stanton, Michigan on the 20<sup>th</sup> day of July 2023, at 6:00 p.m.

The hearing of practicability was called to order by Chairman Weller at 6:00 p.m.

**PRESENT:**     Shawn Adams – Abutting Property Owner's Representative  
                  Todd Sattler – Secretary/Drain Commissioner  
                  Joel Black – Sidney Township Representative  
                  Ken Weller – Chairperson/Douglass Township Representative

**ABSENT:**     Adam Petersen – Board of Commissioner's Representative

**ALSO**

**PRESENT:**     Mike Solomon – RLS  
                  Anne Gaylord & Sara McGill – MCDC  
                  See attached for resident attendance

Chairman Weller introduces the lake board members.

A motion was made by Joel and seconded by Shawn to accept the minutes of the June 26, 2023; meeting as presented. Motion carried.

Todd explained the procedures of the Hearing of Practicability and the Review of Apportionments and the necessity of both hearings.

Presentation

Joel brought Lance from the DNR to speak about repairing the boat launch and asked Lance's opinion on weed control. Lance advised that the DNR plans to repair the boat launch and has no opinion on weed control.

Todd provided a financial report to the Board.

Mike provided a presentation to the Board and to the public. He explained the physical characteristics of the lake, water quality, problem species and areas of the lake. He advised that when the program started in 2008, they were treating 65 acres and now they are down to 18 acres treated in 2023. Mike explained the different chemicals that are used to treat different types of weeds.

The chairman opened the meeting up to the public for questions and comments.

Jerry Black – Asked if they are still treating the pothole and if they take in any consideration of nutrients and dredged spoils coming from Lake Stanton into Dickerson.

Mike Solomon – They do still treat the pothole. Mike also noted that Lake Stanton would be disposing of their spoils elsewhere and not dropping them into Dickerson. He also added that they would use a silt curtain to stop nutrients and spoils from spreading.

Jerry Black – Asked why they don't still used bugs to eat the weeds.

Mike Solomon – Bugs are fairly expensive at \$2.00 each and they tend to be eaten by fish.

Marian Van Valkenburg – Asked about the lily pads that are growing from the pothole out to the middle of the lake.

Mike Solomon – Advised on restrictions concerning lily pads treatment at they are a native plant and can only be treated for navigational purposes.

Chris Kenyon – Asked about the impact of Lake Stanton on Dickerson considering that Lake Stanton does not treat for weeds.

Mike Solomon – Stated that they would have to do an extensive study to determine the full effects of Lake Stanton on Dickerson Lake. Lake Stanton does not have a Lake Improvement Board. He said it is likely that the majority of nutrients in the lake are due to agricultural runoff and poor septic systems. That is probably what is leading to high phosphorus levels in the lake.

Chris Kenyon – Asked if the Drain Office can do anything to mitigate the runoff.

Todd Sattler – Noted that the inlet of Dickerson Lake is a County Drain and was established long before Lake Stanton. Todd said Lake Stanton doesn't likely have much for invasive weeds as it is a private lake and the majority of the burden is coming from the DNR boat launch.

Jerry Black – The boat launch needs a boat wash station.

Shawn Adams – Asked if weeds from Lake Stanton would act as a buffer to nutrients.

Todd Sattler – Likely that the weeds in Lake Stanton would absorb nutrients before they make it to Dickerson.

Jerry Black – Asked why the lake is being treated in June as he believes that hurts the blue gills.

Mike Solomon – The chemicals are not hurting the fish.

There being no further questions or comments from the public, the Hearing of Practicability was closed by Chairman Weller.

The Resolution to Proceed with Improvements was offered for approval to the Lake Board.

**RESOLUTION TO PROCEED WITH  
IMPROVEMENTS TO DICKERSON LAKE**

At a special meeting of the Dickerson Lake, Lake Improvement Board held in the Douglass Township Hall, 3521 W McBride Rd., Stanton, Michigan, on the 20<sup>th</sup> day of July 2023, at 6:00 p.m.

PRESENT: Todd Sattler, Ken Weller, Shawn Adams, Joel Black  
ABSENT: Adam Petersen

The following resolution was offered by member Adams and seconded by member Black.

WHEREAS, a public hearing was held on the lake improvement program for Dickerson Lake; and

WHEREAS, it is the desire of the Dickerson Lake, Lake Improvement Board to proceed with implementation of improvements to the lake as described in the attached Exhibit A.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Lake Board hereby determines that the proposed improvements are practical, and it confirms its intent to proceed with the improvements.
2. The Lake Board hereby approves the lake improvement plan and the estimate of costs for the improvements as shown on the attached Exhibit A.
3. This resolution shall be published in a newspaper of general circulation in Montcalm County. The petition shall not, thereafter, be subject to attack except in an action brought in a court of competent jurisdiction within 30 days after publication.

ADOPTED:            AYES:        3  
                          NAYS:        0  
                          OBSTAIN:    1

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN        }  
                                  } ss  
COUNTY OF MONTCALM }

I, Todd Sattler, Secretary/Treasurer of said Dickerson Lake, Lake Improvement Board, do hereby certify that this is a true and correct copy of a resolution adopted by the Lake Board at a meeting held on the 20<sup>th</sup> day of July 2023. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand, this 20<sup>th</sup> day of July 2023.

  
\_\_\_\_\_  
Todd Sattler, Secretary/Treasurer  
Dickerson Lake, Lake Improvement Board

**DICKERSON LAKE  
DOUGLASS & SIDNEY TOWNSHIPS  
WEED CONTROL PROGRAM  
PROPOSED BUDGET BENEFIT FACTORS  
2023 – 2027  
EXHIBIT A**

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

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

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

The hearing for the review of apportionments was called to order by Chairman Weller at 6:58 p.m.

**Presentation of Special Assessment Roll**

Todd presented the tax roll and explained the benefit factor used to determine the amount to assess each parcel.

Chairman Weller opened the hearing up for questions and comments from the public.

Anna Witters – Asked if the houses on Woodland Drive that have a park between the house and the lake are still considered lakefront.

Todd Sattler – Yes, because they have Riparian Rights.

Ginny White-Linn – She has lots on both sides of the road, should they be combined?

Todd Sattler – If the value of the property is within both parcels, they should be combined.

Chris Kenyon – Asked if it was lakefront lots that are being charged more.

Todd Sattler – All parcels are assessed on legal rights to the lake.

Jerry Black – Asked if acreage is a factor.

Todd Sattler – No, factors are based solely on the legal rights of the property to the Lake.

A motion was made by Todd and seconded by Shawn to add any residential letters to the minutes. Motion carried.

There being no further questions or comments from the public on the Review of Apportionments, the hearing was closed by Chairman Weller.

The Resolution Confirming the Special Assessment Roll was offered for approval by the Lake Board.

**RESOLUTION CONFIRMING SPECIAL ASSESSMENT ROLL  
AND DIRECTING THE COLLECTION OF SPECIAL ASSESSMENTS  
FOR IMPROVEMENTS TO DICKERSON LAKE**

At a special meeting of the Dickerson Lake, Lake Improvement Board held in the Douglass Township Hall, 3521 W McBride Rd., Stanton, Michigan, on the 20<sup>th</sup> day of July 2023, at 6:00 p.m.

PRESENT: Todd Sattler, Ken Weller, Shawn Adams, Joel Black

ABSENT: Adam Petersen

The following resolution was offered by member Sattler and seconded by member Adams.

WHEREAS, the Lake Board, after due and legal notice, has reviewed the Special Assessment Roll prepared for the purpose of assessing the cost of certain lake improvements to Dickerson Lake against benefitting properties; and

WHEREAS, the Lake Board has adopted the benefit factor formula as described in the attached Exhibit A.

WHEREAS, the Lake Board deems said Special Assessment Roll to be fair and equitable;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Special Assessment Roll shall be designated as Dickerson Lake Special Assessment Roll. (2023 - 2027)
2. Said Special Assessment Roll in the amount of \$155,500.00 is hereby confirmed.
3. The assessments in said Special Assessment Roll shall be payable in 5 annual installments with the first installment of \$31,100.00 to be due on December 1, 2023, and payable without penalty through February 14, 2024. Subsequent installments of \$31,100.00 shall be due on or before the 1<sup>st</sup> day of the December of each year thereafter and are payable without penalty through the 14<sup>th</sup> day of the February of each year thereafter.
4. The assessments made in said Special Assessment Roll are hereby ordered and directed to be collected, and the Township Clerk of Douglass Township and the Township Clerk of Sidney Township shall deliver said Special Assessment Roll to the Township Treasurer, with his/her warrant attached, commanding the treasurer to collect the assessments therein in accordance with the directions of the Lake Board, and the treasurer is directed to collect the amounts assessed as the same become due.

ADOPTED: AYES: 4  
NAYS: 0

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN      }  
                            } ss  
COUNTY OF MONTGOMERY }

I, Todd Sattler, Secretary/Treasurer of said Dickerson Lake, Lake Improvement Board, do hereby certify that this is a true and correct copy of a resolution adopted by the lake board at a meeting held on the 20<sup>th</sup> day of July 2023. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan 1976, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand, this 20<sup>th</sup> day of July 2023.



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Todd Sattler, Secretary/Treasurer  
Dickerson Lake, Lake Improvement Board

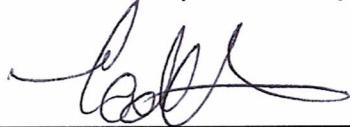
Dated: July 20, 2023

**NOTICE OF CONFIRMATION  
OF SPECIAL ASSESSMENT ROLL  
FOR IMPROVEMENTS TO DICKERSON LAKE**

TAKE NOTICE that the Dickerson Lake, Lake Improvement Board has confirmed the Special Assessment Roll for improvements to Dickerson Lake. The Special Assessment Roll in the amount of \$155,500.00 has been prepared for the purpose of assessing the cost of aquatic plant control, administration, and contingencies over a 5-year (2023-2027) period. Said Special Assessment Roll and all assessments thereon are final and conclusive unless attacked in a court of competent jurisdiction within 30 days of this notice.

Dickerson Lake, Lake Improvement Board  
Montcalm County, Michigan

There being no further business to come before the Lake Board, a motion was made by Shawn and seconded by Todd to adjourn the meeting at 7:36 p.m.



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Todd Sattler, Secretary/Treasurer  
Dickerson Lake, Lake Improvement Board

Dated: July 20, 2023

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 July 20, 2023, and that said minutes are on file in the office on the Montcalm County Drain Commissioner 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 and on the county website at [mi-montcalmcounty.civicplus.com](http://montcalmcounty.civicplus.com).



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Todd Sattler  
Montcalm County Drain Commissioner

**Dickerson Lake Finance Sheet 2019 - 2023 (84021)**

Thursday, July 20, 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	Douglas 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
6/13/2023	Restorative Lake Sciences LLC	3rd Quarter Lake Consultant	\$ 1,625.00		\$ 59,809.40
6/30/2023	Huntington Bank	Interest Income		\$ 193.98	\$ 60,003.38
7/20/2023	View Newspaper Group	Public Hearing Notice	\$ 306.50		\$ 59,696.88
		Remaining Balance			\$ 59,696.88

TO: Todd Sattler +  
Dickerson LAKE Board

Sub. Public hearing July 20 2023  
For special assessment -  
Dickerson LAKE.

From Don Smith - 616 498-0269

Board members -

I will not be able to attend  
meeting of special assessment on  
July 20, 2023.

THIS letter is to notify that I  
am appealing & protesting special  
assessment on lots I own in  
O'Briens addition.

I am in the process of attaining  
a referral through the GM-UPW-legal  
for an attorney to take legal action.

# DICKERSON LAKE

## HEARING OF PRACTICABILITY & REVIEW OF APPORTIONMENTS

July 20, 2023

Douglass Township Hall  
3521 W McBrides Rd (Entrican)  
Stanton, Michigan

### ATTENDANCE RECORD

1. Tran Miller
2. Anna Witters
3. Sandy White-Linn
4. Sue Stadnik
5. Mike Stadnik
6. Dave Pewar Dickerson
7. Jim & Vicki Pennock
8. Marion Von Valkenburg
9. Jackie Kehler
10. Sue Cesar
11. Daniel Bradley
12. Chris Kenyon
13. Shawn Adams
14. Joel Black
15. Ransom Lissic
16. Vaughn & Debbie Cole
17. Brenda Schumann
18. Randy Pritchard
19. Joe & Kristen Hunter
20. John Horning

**DICKERSON LAKE**

**HEARING OF PRACTICABILITY & REVIEW OF APPORTIONMENTS**

**July 20, 2023**

Douglass Township Hall  
3521 W McBrides Rd (Entrican)  
Stanton, Michigan

**ATTENDANCE RECORD**

1.	<u>Nancy Platte</u>
2.	<u>Lorraine W. Blad</u>
3.	_____
4.	_____
5.	_____
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