

**PERCH LAKE
LAKE IMPROVEMENT BOARD
HEARING OF PRACTICABILITY & REVIEW OF APPORTIONMENTS
August 1, 2024**

A special meeting of the Perch Lake, Lake Improvement Board was held in the Montcalm Township Hall, 1880 S Greenville Rd., Greenville, Michigan on the 1st day of August 2024, at 7:00 p.m.

The hearing of practicability was called to order by Jack Hendricks at 7:00 p.m.

PRESENT: Jack Hendricks – Chairperson
Steve Nichols – Montcalm Township Representative
Pat Bolling – Abutting Property Owner’s Representative
Todd Sattler – Treasurer, Montcalm County Drain Commissioner

ABSENT: Adam Petersen – Board of Commissioner’s Representative

ALSO

PRESENT: Rick Buteyn, Luke Aaron – Progressive AE
Anne Gaylord – MCDC
See attached.

Jack introduces the lake board members.

A motion was made by Pat and seconded by Steve to accept the agenda as presented.

A motion was made by Pat and seconded by Steve to accept the minutes of the July 8, 2024; 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.

Treasurer’s Report

Todd provided a financial update to the board, including a current balance of \$23,835.02.

Presentation

Rick presented the budget and weed control program to the Board and the public. He provided a budget of \$17,250.00 for 2024 – 2028. He noted that \$10,000 is for plant control, \$6,000 is for program management, and \$1,250 is for administration and contingency. Rick explained the treatments and mechanical harvesting. He noted what types of weeds are found on the lake and the chemicals that are being used to treat the weeds.

Resident Letters

A letter was received from Connie Geer, resident, prior to the public hearing. Connie stated that her concerns had already been addressed and her letter did not need to be read at the hearing.

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

Public Comment

Tim Hemmes asked why they are spending money on the lakes when all residents don't live on the lake. He believes the lake should be natural.

Todd explained that everyone included in the assessment district has deeded access to the lake, whether they choose to use it or not.

Tim Hemmes asked why they are not working on the roads.

Todd explained that this Board only handles weed control on the lake and cannot fix the roads.

Frank Oxford noted that the chemicals that are being used are regulated through EGLE and are not poisoning the lake.

Chuck Rau stated that treatment notices were not posted at the boat launch and nonresidents are using the lake.

Rick said they will post a notice at the boat launch to ensure that nonresidents using the lake are aware of treatments.

Pat added that the treatment is an herbicide, not a poison.

Rick added that the EPA does not require people to stay out of the water after treatments for their safety. The notices are to give the chemicals time to work before they are dispersed by use. He also added that they generally schedule treatments during the week to minimize interference from boats.

Mike Ingram advised that the Township wants to put dry hydrants in the lake.

Kim Cairns asked why Perch Lake's rate for harvesting is so much lower than other lakes.

Rick advised that the size of the lake makes it easier and less expensive for the contractors.

Jack added that LakePro also saves money on chemicals by using generic chemicals.

Kristine Cousineau asked about dredging.

Todd explained the procedures being dredging.

Rick added that EGLE has very tight restrictions on dredging permits and noted that channels have to be almost completely unnavigable before it will be allowed.

Several residents commented that the lake looks beautiful.

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

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

**RESOLUTION TO PROCEED WITH
IMPROVEMENTS TO PERCH LAKE**

At a special meeting of the Perch Lake, Lake Improvement Board held in the Montcalm Township Hall, 1880 S Greenville Rd., Greenville, Michigan, on the 1st day of August 2024, at 7:00 p.m.

PRESENT: Todd Sattler, Pat Bolling, Jack Hendricks, Steve Nichols

ABSENT: Adam Petersen

The following resolution was offered by member Steve and seconded by member Pat.

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

WHEREAS, it is the desire of the Perch 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:	Steve, Pat, Jack, Todd
	NAYS:	None

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN	}
	} ss
COUNTY OF MONTCALM	}

I, Todd Sattler, Secretary/Treasurer of said Perch 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 1st day of August 2024. 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 1st day of August 2024.



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

**PERCH LAKE
MONTCALM TOWNSHIP
WEED CONTROL PROGRAM
PROPOSED BUDGET BENEFIT FACTORS
2024 - 2028
EXHIBIT A**

IMPROVEMENT	Estimated Cost of Program
Aquatic Herbicide Treatments	\$ 10,000
Professional Services	\$ 6,000
Contingency/Administration	<u>\$ 1,250</u>
Yearly Program Budget	\$17,250

The Special Assessment District for Perch 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	.35

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 Hendricks.

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 Hendricks opened the hearing up for questions and comments from the public.

Public Comment

Mike Ingram asked why certain parcels are included in the assessment district when it does not touch the lake.

Todd advised that all of the parcels included in the assessment district have deeded access to the lake, either through their plat or through direct access.

Tracey Brown noted that the Johansen's used an easement to let their cows go down to the lake for water and residents voted to maintain the easement.

Candy Campbell noted that her parcels are not big enough to build on. And that the state has interest in her parcels so she cannot combine them.

Todd advised that she will need to work with her assessor to correct that issue.

Pamela Strecker asked how long it will take for a combination to go into effect.

Todd advised that combinations completed by 12/1 will take effect on tax rolls starting in summer 2025.

Linda Herald asked about water quality and if septic or sewer systems are leeching into the lake.

Todd advised that they are not currently testing the water quality, but the condition of the lake indicates that there are no issues.

Paul Strecker asked if combined parcels can be re-split.

Todd advised that they can be re-split within the platted area.

Tim Hemmes stated that his lots are already not contiguous.

Todd stated that he has been assessed historically for any noncontiguous lots, so this will not likely change much for him.

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

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 PERCH LAKE**

At a special meeting of the Perch Lake, Lake Improvement Board held in the Montcalm Township Hall, 1880 S Greenville Rd., Greenville, Michigan, on the 1st day of August 2024, at 7:00 p.m.

PRESENT: Todd Sattler, Pat Bolling, Jack Hendricks, Steve Nichols

ABSENT: Adam Petersen

The following resolution was offered by member Pat and seconded by member Steve.

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 Perch 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 Perch Lake Special Assessment Roll. (2024 - 2028)
2. Said Special Assessment Roll in the amount of \$86,250.00 is hereby confirmed.
3. The assessments in said Special Assessment Roll shall be payable in 5 annual installments with the first installment of \$17,250.00 to be due on December 1, 2023, and payable without penalty through February 14, 2024. Subsequent installments of \$17,250.00 shall be due on or before the 1st day of the December of each year thereafter and are payable without penalty through the 14th 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 Montcalm 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: Steve, Pat, Jack, Todd

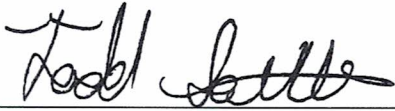
NAYS: None

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN }
 }
 } ss
COUNTY OF MONTCALM }

I, Todd Sattler, Secretary/Treasurer of said Perch 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 1st day of August 2024. 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 1st day of August 2024.

A handwritten signature in black ink, appearing to read "Todd Sattler", written over a horizontal line.

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

Dated: August 1, 2024

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

TAKE NOTICE that the Perch Lake, Lake Improvement Board has confirmed the Special Assessment Roll for improvements to Perch Lake. The Special Assessment Roll in the amount of \$86,250.00 has been prepared for the purpose of assessing the cost of aquatic plant control, administration, and contingencies over a 5-year (2024 - 2028) 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.

Perch Lake, Lake Improvement Board
Montcalm County, Michigan

There being no further business to come before the Lake Board, a motion was made by Steve and seconded by Pat to adjourn the meeting at 8:15 p.m.



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

Dated: August 1, 2024

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 Perch Lake, Lake Improvement Board, Montcalm County, Michigan held on August 1, 2024, 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 Perch, Lake Improvement Board and on the county website at <https://mi-montcalmcounty.civicplus.com/362/Lake-Improvement-Board-Meetings>.



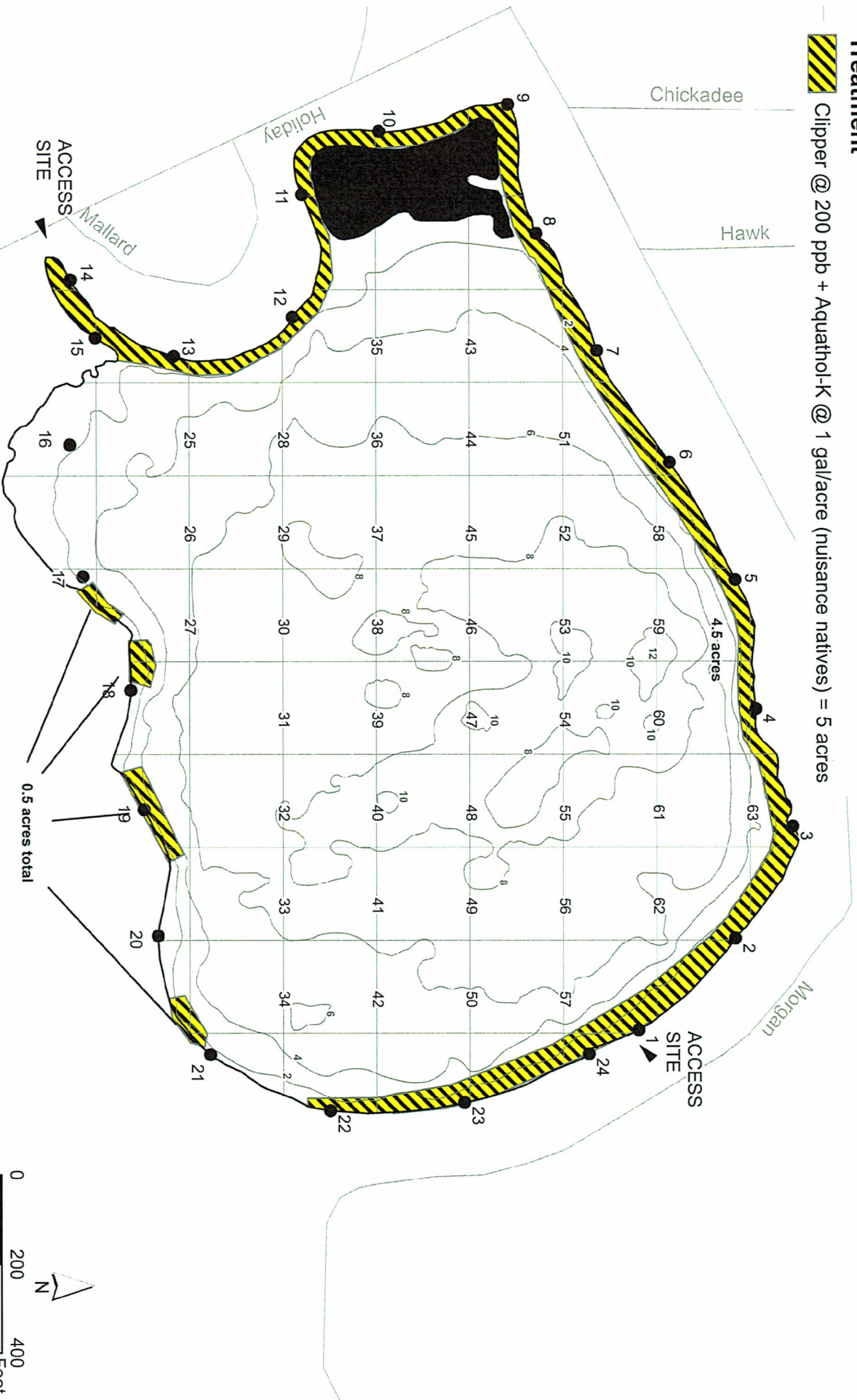
Todd Sattler
Montcalm County Drain Commissioner

 = 1 ACRE

PERCH LAKE
MONTCALM COUNTY, MICHIGAN
TREATMENT MAP
SURVEY DATE: JUNE 11, 2024

Treatment

 Clipper @ 200 ppb + Aquathol-K @ 1 gal/acre (nuisance natives) = 5 acres



LAKE AREA = 56 ACRES
REVISION DATE: JANUARY, 2021

[Box] = 1 ACRE

Treatment

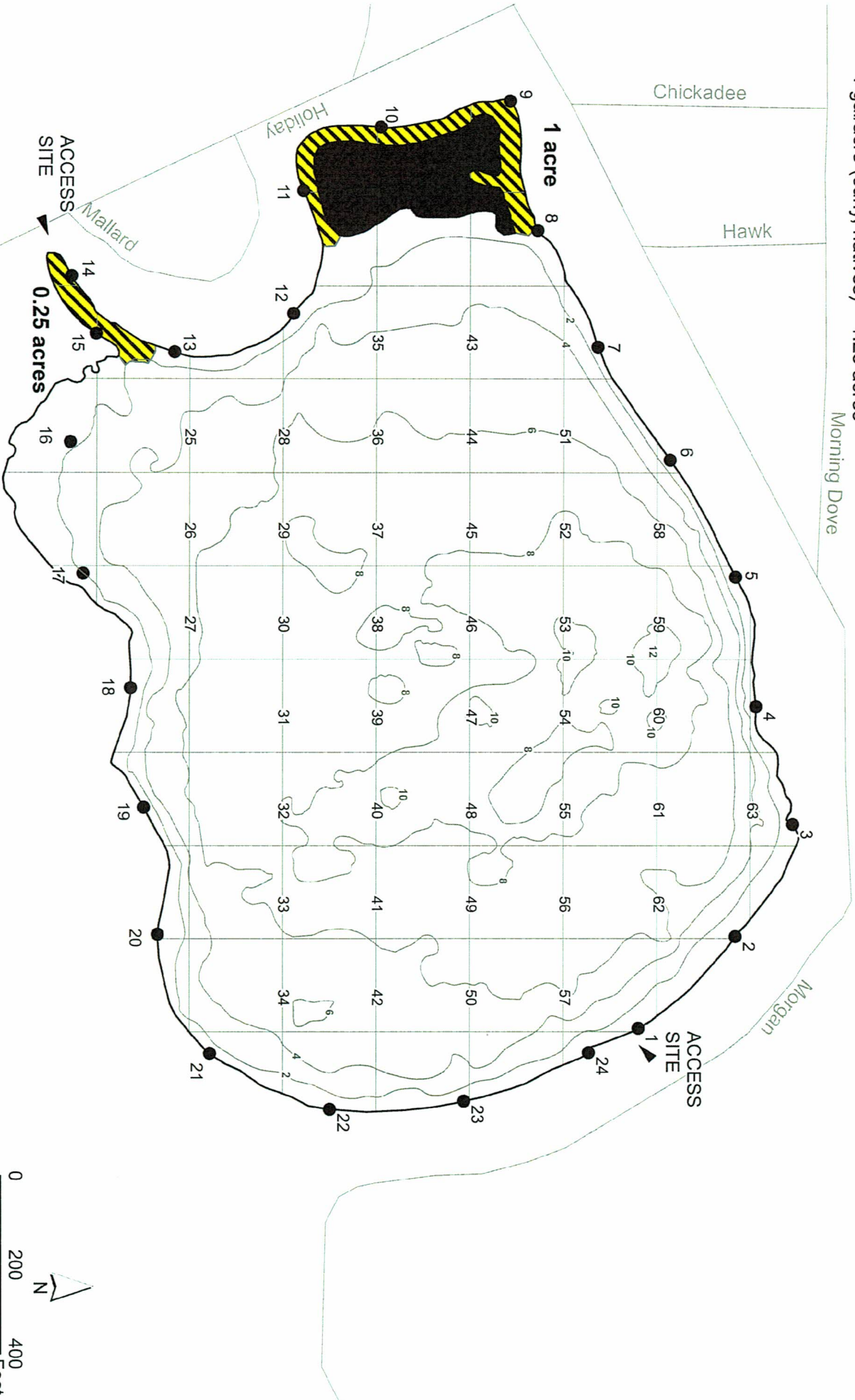
Clipper @ 200 ppb + Aquathol-K @
1 gal/acre (curly, natives) = 1.25 acres

**PERCH LAKE
MONTCALM COUNTY, MICHIGAN
TREATMENT MAP
SURVEY DATE: MAY 16, 2024**

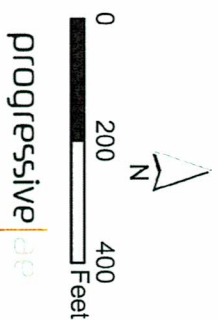
Morning Dove

Hawk


Chickadee



LAKE AREA = 56 ACRES
REVISION DATE: JANUARY, 2021

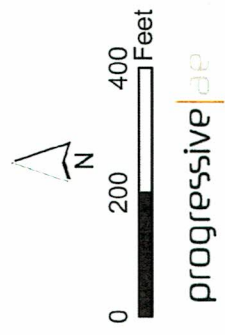
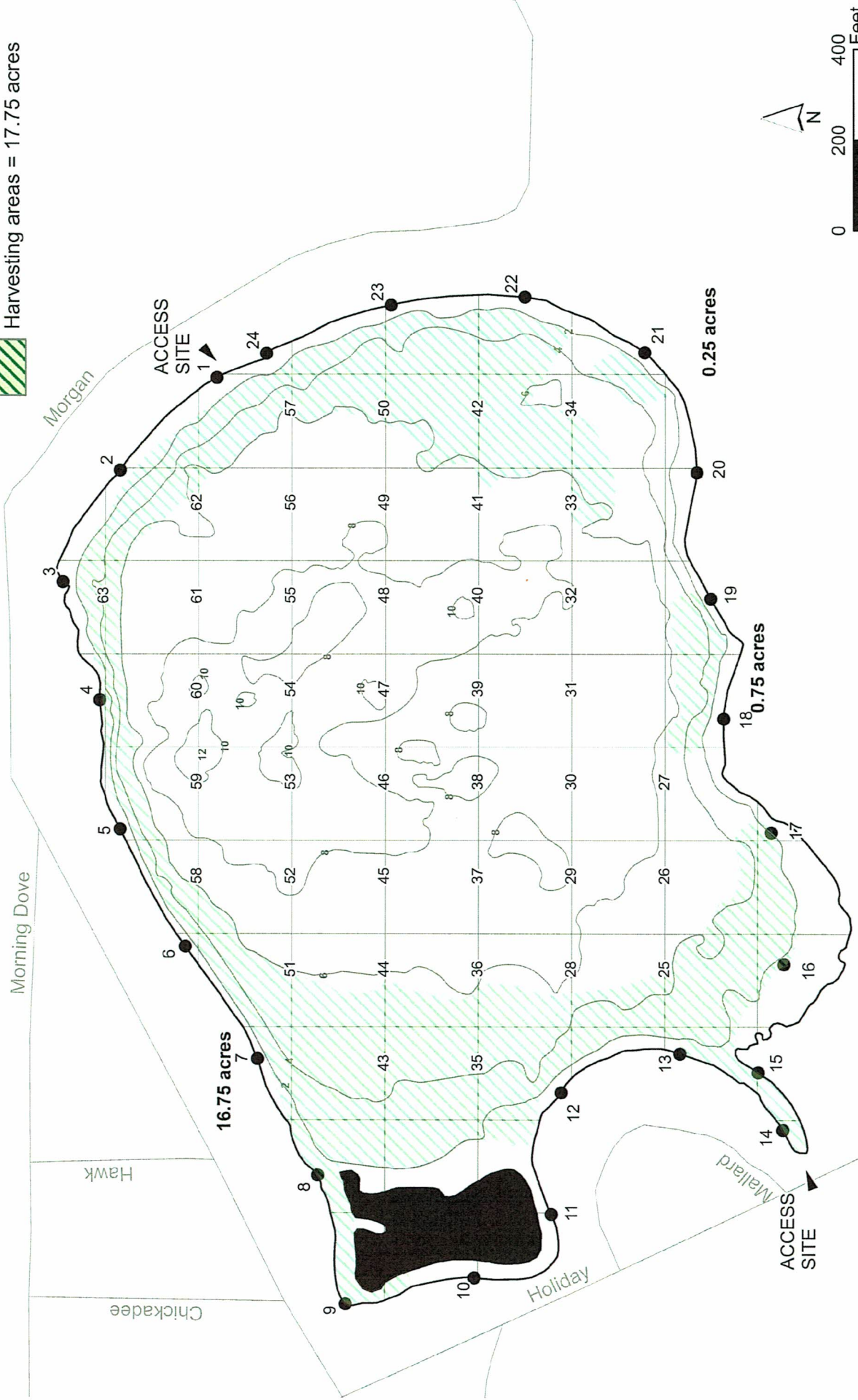


PERCH LAKE
MONTCALM COUNTY, MICHIGAN
HARVESTING MAP
SURVEY DATE: JUNE 3, 2024

 = 1 ACRE

Treatment

 Harvesting areas = 17.75 acres



LAKE AREA = 56 ACRES
REVISION DATE: JANUARY, 2021

July 21, 2024

Dear Mr. Todd Sattler,

I am writing this letter
in regards to Perch Lake

Improvement Board Special Assessment.

I am tired of a few making
decisions for all of us when
it affects our money. They
have the same company come
in and look at the lake every
year and of course they are
going to say we need to poison
and cut the weeds. I + Benefits
them. I have been around this
Lake for over 50 years and the
the turtles have almost disappeared.
We use to have many ones on
the beach now nothing. I can
see keeping the weeds under
control but not poisoning them
every year.

Thank - You for Your time
Connie Green

Perch Lake Finance Sheet 2019 - 2023 (84017)						
Thursday, August 1, 2024						
Date	Vendor	Description	Check Number	Expenses	Revenue	Balance
10/1/2018		Beginning Balance				\$18,120.92
10/4/2018	PLM Lake & Land Management	Clipper Treatment 9/12	140800	\$ 313.20		\$17,807.72
10/11/2018	PLM Lake & Land Management	Harvesting 8/24 - 8/27	141097	\$ 2,204.88		\$15,602.84
10/11/2018	Progressive AE	3rd Quarter Lake Consultant	141099	\$ 1,375.00		\$14,227.84
2/28/2019	Progressive AE	4th Quarter Lake Consultant	144142	\$ 1,375.00		\$12,852.84
3/21/2019	MDEQ	2019 DEQ Permit Fee	144446	\$ 400.00		\$12,452.84
4/18/2019	Progressive AE	2nd Quarter Lake Consultant	145070	\$ 1,375.00		\$11,077.84
5/18/2019	Montcalm County Treasurer	2018 Tax Collection			\$14,250.00	\$25,327.84
6/27/2019	PLM Lake & Land Management	Weed Harvest	146750	\$ 3,664.98		\$21,662.86
7/11/2019	Progressive AE	3rd Quarter Lake Consultant	146843	\$ 1,375.00		\$20,287.86
7/25/2019	PLM Lake & Land Management	Weed Treatment	147199	\$ 4,926.60		\$15,361.26
7/22/2019	DAILY NEWS	Legal Publication	147225	\$ 362.50		\$14,998.76
8/28/2019	DAILY NEWS	Legal Publication	147940	\$ 113.40		\$14,885.36
8/28/2019	DAILY NEWS	Legal Publication	147940	\$ 285.60		\$14,599.76
10/3/2019	Montcalm County Treasurer	Invoice #294 2018 Taxes	148712	\$ 40.03		\$14,559.73
10/10/2019	Progressive AE	Invoice #174840	148811	\$ 3,375.00		\$11,184.73
12/10/2019	Clarence Strecker	Reimburse for overpayment of assessment	151171	\$ 97.46		\$11,087.27
1/17/2020	PLM Lake & Land Management	Permit Application Fee	151211	\$ 400.00		\$10,687.27
1/30/2020	Perch Lake	Interest income			\$ 36.14	\$10,723.41
5/21/2020	Montcalm County	2018 & 2019 Tax Billback	153192	\$ 48.73		\$10,674.68
5/31/2020	Montcalm County	2019 Settlement			\$17,250.00	\$27,924.68
7/2/2020	PLM Lake & Land Management	2020 Harvesting	153847	\$ 3,908.16		\$24,016.52
7/16/2020	Progressive AE	1st, 2nd, & 3rd Quarter Lake Consultant 2020	154062	\$ 4,312.50		\$19,704.02
7/22/2020	PLM Lake & Land Management	Clipper Treatment Waquathol K	154173	\$ 1,713.60		\$17,990.42
9/30/2020	Montcalm County	Allocation		\$ 348.36		\$17,642.06
10/15/2020	Progressive AE	4th Quarter Lake Consultant	155659	\$ 1,437.50		\$16,204.56
10/29/2020	Spicer Group	Account Support	156014	\$ 50.00		\$16,154.56
12/17/2020	Pam Strecker	Refund of Overpayment of SP assessment	156860	\$ 48.57		\$16,105.99
1/21/2021	Progressive AE	1st Quarter Lake Consultant	157254	\$ 1,437.50		\$14,668.49
2/4/2021	Lake Pro Inc	Reference #HP6-214F-5CTP6	157254	\$ 400.00		\$14,268.49
3/31/2021	Perch Lake	Interest from 6-1-20 thru 3-31-21			\$ 9.35	\$14,277.84
4/8/2021	Progressive AE	2nd Quarter Lake Consultant	158616	\$ 1,437.50		\$12,840.34
4/30/2021	Montcalm County	2020 Delinquent Settlement			\$ 2,981.23	\$15,821.57
5/1/2021	Montcalm County	2020 Collected Settlement			\$14,268.77	\$30,090.34
6/24/2021	PLM Lake & Land Management	Harvesting of Lake	160014	\$ 4,812.50		\$25,277.84
7/6/2021	Progressive AE	3rd Quarter Lake Consultant	160330	\$ 1,437.50		\$23,840.34
7/29/2021	Lake Pro Inc	06/22/2021 Treatment	160791	\$ 1,485.00		\$22,355.34
10/7/2021	Progressive AE	4th Quarter Lake Consultant	162065	\$ 1,437.50		\$20,917.84
12/9/2021	Strecker Clarence & Pamela K	Refund of Overpayment Winter Taxes 014-300-243-00	163204	\$ 48.72		\$20,869.12
12/9/2021	Strecker Clarence & Pamela K	Refund of Overpayment Winter Taxes 014-300-073-00	163203	\$ 49.01		\$20,820.11
1/20/2022	Progressive AE	1st Quarter Lake Consultant	163988	\$ 1,437.50		\$19,382.61
1/20/2022	Lake Pro Inc	2022 Permit Fee	163971	\$ 400.00		\$18,982.61
4/7/2022	Progressive AE	2nd Quarter Lake Consultant	165494	\$ 1,437.50		\$17,545.11
5/23/2022	Montcalm County	2021 Collected Settlement			\$14,799.68	\$32,344.79
5/23/2022	Montcalm County	2021 Delinquent Settlement			\$ 2,450.32	\$34,795.11
7/7/2022	PLM Lake & Land Management	Harvesting of Lake	167404	\$ 4,550.00		\$30,245.11
7/7/2022	Spicer Group	Account Support	167408	\$ 32.80		\$30,212.31
7/7/2022	Spicer Group	Account Support	167408	\$ 41.75		\$30,170.56
7/14/2022	Progressive AE	3rd Quarter Lake Consultant	167583	\$ 1,437.50		\$28,733.06
9/1/2022	Lake Pro Inc	06/29/2022 Weed Treatment	168485	\$ 1,485.00		\$27,248.06
10/20/2022	Progressive AE	4th Quarter Lake Consultant	169529	\$ 1,437.50		\$25,810.56
1/19/2023	Progressive AE	1st Quarter Lake Consultant	171352	\$ 1,437.50		\$24,373.06
1/26/2023	Lake Pro Inc	2023 EGLE Permit Fee	171547	\$ 450.00		\$23,923.06
1/31/2023	Huntington Bank	Interest Income			\$ 53.84	\$23,976.90
2/28/2023	Huntington Bank	Interest Income			\$ 90.42	\$24,067.32
3/31/2023	Huntington Bank	Interest Income			\$ 77.00	\$24,144.32
4/20/2023	Progressive AE	2nd Quarter Lake Consultant	173256	\$ 1,437.50		\$22,706.82
4/30/2023	Huntington Bank	Interest Income			\$ 71.56	\$22,778.38
5/2/2023	Montcalm County	2022 Delinquent Settlement			\$ 1,928.56	\$24,706.94
5/8/2023	Montcalm County	2022 Collected Settlement			\$ 9,770.61	\$34,477.55
5/31/2023	Huntington Bank	Interest Income			\$ 100.98	\$34,578.53
6/30/2023	Huntington Bank	Interest Income			\$ 111.92	\$34,690.45
7/13/2023	PLM Lake & Land Management	Harvesting	175092	\$ 5,862.50		\$28,827.95
7/20/2023	Progressive AE	3rd Quarter Lake Consultant	175147	\$ 1,437.50		\$27,390.45
7/31/2023	Huntington Bank	Interest Income			\$ 90.09	\$27,480.54
8/17/2023	Lake Pro Inc	06/21/2023 Weed Treatment	175793	\$ 1,650.00		\$25,830.54
8/31/2023	Huntington Bank	Interest Income			\$ 85.30	\$25,915.84
9/30/2023	Huntington Bank	Interest Income			\$ 80.99	\$25,996.83
10/19/2023	Progressive AE	4th Quarter Lake Consultant	177051	\$ 1,437.50		\$24,559.33
10/31/2023	Huntington Bank	Interest Income			\$ 79.30	\$24,638.63
11/30/2023	Huntington Bank	Interest Income			\$ 75.99	\$24,714.62
12/31/2023	Huntington Bank	Interest Income			\$ 78.87	\$24,793.49
1/18/2024	Progressive AE	1st Quarter Lake Consultant	178927	\$ 1,437.50		\$23,355.99
2/1/2024	Lake Pro Inc	2024 EGLE Permit Fee	179221	\$ 450.00		\$22,905.99
1/31/2024	Huntington Bank	Interest Income			\$ 76.15	\$22,982.14
2/29/2024	Huntington Bank	Interest Income			\$ 68.86	\$23,051.00
3/31/2024	Huntington Bank	Interest Income			\$ 78.59	\$23,129.59
4/11/2024	Progressive AE	2nd Quarter Lake Consultant	180780	\$ 1,437.50		\$21,692.09
4/30/2024	Huntington Bank	Interest Income			\$ 72.15	\$21,764.24
5/13/2024	Montcalm County	2023 Collected Settlement			\$10,535.02	\$32,299.26
5/13/2024	Montcalm County	2023 Delinquent Settlement			\$ 1,430.60	\$33,729.86
5/30/2024	Montcalm Township	Hall Rental & Deposit	181985	\$ 300.00		\$33,429.86
5/31/2024	Huntington Bank	Interest Income			\$ 104.87	\$33,534.73
6/27/2024	Lake Pro Inc	05/23/2024 Weed Treatment	182535	\$ 412.50		\$33,122.23
6/27/2024	PLM Lake & Land Management	Harvesting	182543	\$ 6,300.00		\$26,822.23
6/30/2024	Huntington Bank	Interest Income			\$ 100.29	\$26,922.52
7/11/2024	Progressive AE	3rd Quarter Lake Consultant	182912	\$ 1,437.50		\$25,485.02
8/1/2024	Lake Pro Inc	06/19/2024 Weed Treatment		\$ 1,650.00		\$23,835.02
		Remaining Balance				\$23,835.02

**PERCH LAKE
PUBLIC HEARING
LAKE IMPROVEMENT BOARD**

**Montcalm Township Hall
August 1, 2024
7:00 P.M.**

ATTENDANCE RECORD

Name & Address

1. Philip + Connie Geer 3690 Holiday Dr
2. Patrick Bolling 3641 Holiday Dr
3. Christine Lincoln
4. Kimberly Cairns 3700 Meadowlark Dr.
5. Janice + Bruce Bult 3593 Blackbird Dr.
6. Shelia Lanning 3577 Blackbird Dr
7. Tracy Brown 3502 Morgan Dr
8. Mike Ingraham 3491 Morgan Dr.
9. Gandy Campbell + Mel 3681 Meadowlark Dr
10. STEVE NICHOLS 3202 MORGAN DR.
11. Jack Hendricks 3
12. Ting Hearnes
13. Ben Kessler
14. Danna Kessler
15. MIKE + RITA SHEARS 4005 MILLARD DR
16. Frank + Lori Oxford 3691 Holiday
17. Clarence + Pam Strickland
18. CHARLES RAU
19. Kristine Cousneal
20. Linda Herald