

BALDWIN LAKE
LAKE IMPROVEMENT BOARD
MEETING

September 16, 2024

A meeting of the Baldwin Lake, Lake Improvement Board was held at the Eureka Township Hall, Greenville, Michigan on the 16th day of September 2024 at 7:00 P.M.

The meeting was called to order by Don G at 6:00 p.m.

PRESENT: Don Gibbs – City of Greenville Representative
Linda Weger – Eureka Township Representative
Scott Painter – Board of Commissioner's Representative
Don Burns – Abutting Property Owner's Representative
Todd Sattler – Treasurer/Drain Commissioner

ABSENT: All Present

ALSO

PRESENT: Jaimee Desjardins – PLM Lake Management
Kristen Lower – Eureka Township Supervisor

The agenda was approved by the board.

The board approved the minutes from September 18, 2023, meeting as presented.

Public Comment

No public comment.

Treatment Update

Jaimee provided a treatment update to the board. She advised that there was very little milfoil after the first treatment and survey. The sonar treatment two years ago is still showing positive effects on milfoil growth. The lake was treated in June for Curly and Thin Leaf Pond Weed. Chara was treated in July and August. Lily pads and thin leaf pond weed were also treated in August. Linda and Don G both noted a lot of weeds in the water, just below the surface, when they swim out. Jaimee noted that they cannot treat natives in more than five feet of depth at this time of year. Jaimee added that they have not seen the starry stonewort in the lake again this year. Jaimee said that spring clarity was 3.5 meters, phosphorus was low and E. coli levels were good. She is still waiting on the fall test results. Jaimee advised that residents could pull native weeds mechanically without any restrictions from EGLE. Jaimee recommends the lake stay the current treatment course as the lake is showing positive results. Linda asked when the next sonar treatment will be completed. Jaimee said 2025 or 2026 depending on milfoil growth. Don G noted that he and Don B had been out on the lake and the lily pads are taking over. Jaimee said this is the perfect time to treat them. Don G asked if they could get to the

edges and push them back. Don B asked where they are wanting to treat. Don G advised of the areas that are overrun – mostly the south shore. Jaimee advised that they could treat the lily pads the week of September 23. Don G noted that it is the end of the 5-year cycle and asked for an updated treatment plan and budget by May 2025.

Financial Update

Don G provided a financial update to the board. Don G advised that he approves the invoices before sending them to the Drain Office for payment.

Public Hearing

Don G noted that they would like to hold the public hearing earlier next year than usual. Todd added that he would like to hold it by the end of July. Don G would like to hold it mid-July and he will work with Anne in the Drain Office to coordinate scheduling. Don G discussed the current benefit factors and the possibility of updating the factors for future assessment rolls. Todd advised that he believes the benefit factors should be based solely on the property's legal rights to the lake and should be spread by parcel and not property owners. Todd provided two proposed rolls based on access to the lake. One roll had City of Greenville properties assessed by parcel and the other charges the City of Greenville an At Large total of 25%. Todd advised that there are a lot of parcels being charged that have no legal access to the lake as none of the plats grant access to the lake. Don G advised that the special assessment district was set up to be part of the "Baldwin Lake Watershed." Don G advised that some of the residents in the platted areas assume they have legal rights to the lake. Todd noted that our research is based on the legal plats. He added that the parks in the original plats had been abandoned and are now owned by residents, but never granted access to the lake. Todd provided a current map of the special assessment roll and a map of the proposed changes. Kristen noted that the lake increases property values even when residents aren't on the lake. Todd stated that is true, but asked where do you draw the line on that? He believes that value is already being picked up in property taxes. Don G advised that the lake board was created the same time as the sewer and that had a lot of impact on how the special assessment district was created originally. Todd explained the public hearing process used on the other lakes. He advised that he would like to hold a meeting at the Drain Office in the spring. Don G added that we would like to assess the same \$13,860.00. Todd advised that they may want to increase the maximum budget to \$15,000 in case of a huge bloom, but still only assess the \$13,860.00. Todd advised that this proposed roll would help to eliminate errors in the tax roll moving forward since the only changes each year would be through splits and combinations that are completed through equalization. Don B asked if there is any mechanism that alerts residents to the changes. Todd advised that the public hearing is where the public is notified. Linda asked if letters are sent out. Todd said all residents are notified and it is put in the paper. Todd asked the board if they would like the GIS maps updated to show the proposed roll versus the current roll. Linda noted she is in favor of the changes.

A motion was made by Don B and seconded by Linda to approve spending not to exceed \$350.00 for Spicer to update the GIS mapping. Motion carried.

2024 Special Assessment

Don G presented a roll to the board and suggested assessing the same \$13,860.00 this year.

A motion was made by Linda and seconded by Todd to assess the \$13,860.00. Motion carried.

Other Business


Don G asked if they are limited to how many members are allowed on the board. Todd said yes, there are 5 members by statute. Todd advised that residents are always welcome to attend the meetings. Don G noted that there is a resident that is interested in joining. Todd advised that the Drain Office handles most of the lake boards and they hold multiple meetings a year that allows more information to get to residents.

Don G asked if there was any news on Manoka Lake Dam. Linda advised that the property owner passed away.

Don G noted that they stopped the relocation program for the geese and they are being advised to kill them instead.

Todd suggested the next meeting be held on May 20, 2025, at 4:00 in the Drain Office.

There being no further business to come before the Lake Board, a motion was made by Todd and seconded by Linda to adjourn the meeting at 8:03 p.m. Motion carried.

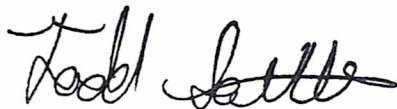


Todd Sattler, Secretary
Baldwin Lake, Lake Board

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 Baldwin Lake, Lake Improvement Board, Montcalm County, Michigan held on September 16, 2024, and that said minutes are on file in the office of the Montcalm County Drain Commissioner and posted on the county website at montcalm.org 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 Baldwin Lake, Lake Improvement Board.



Todd Sattler
Montcalm County Drain Commissioner