

**LAKE MONTCALM
LAKE IMPROVEMENT BOARD
Public Hearing**

August 23, 2025

A public hearing of the Baldwin Lake, Lake Improvement Board was held at the Eureka Township Hall on the 23rd day of August 2025, at 10:00 A.M.

The meeting was called to order by Jeff at 10:00 a.m.

PRESENT: Jeff Bokovoy – Chairperson/Douglass Township Representative
Rob Prince – Belvidere Township Representative
Kevin Nicholas – Abutting Property Owner’s Representative
Todd Sattler – Treasurer/Montcalm County Drain Commissioner

ABSENT: Matt Murray – Board of Commissioner’s Representative

ALSO

PRESENT: Anne Gaylord – MCDC
See attached for resident sign in

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

A motion was made by Rob and seconded by Todd to approve the minutes from May 22, 2025, as presented. Motion carried.

Jeff introduces the lake board members

Todd explains the procedures of the Hearing of Practicability and the Review of Apportionments.

Treasurer’s Report

Todd provided a financial report to the board, including a current balance of \$41,351.13. He also explained for the special assessment and balances work.

Presentation

Jeff explained the treatment process from survey to treatment follow-up. Todd explained the types of weeds treated and restrictions on chemical usage in terms of local, amount, and time of year. He explained that treatments are regulated by EGLE and this board is set to treat invasive exotic weeds and nuisance natives for navigational purposes only.

Public Comment

Liz Walco asked if they are allowed to physically pull the weeds from the lake. Todd said yes, there are no regulations on manual removal. They are also able to rake them out or use a weed roller. Native weeds can be harvested at any time.

Bonnie Feeney asked if lily pads are able to be treated. Todd said yes, lily pads can be treated for navigational purposes only. The Board can talk to Steve about treatment.

Eric Robinson stated that the outlet is so full of weeds, it is blocking the outflow of the lake. Is it possible to treat there? Todd said he will have to talk to Steve. They generally don't treat within 300 feet of an outlet so that chemicals don't just flow out, but they may be able to dam it up for 24 hours to stop chemicals and water from leaching out and allow the weeds to be treated.

Bonnie Feeney said that she used to have a ton of milfoil on her property, but they area is clear now and it seems to have moved to a different area in the lake.

Eric Robinson said the lake is average level this season and has seen it much lower. Todd asked if something has changed to keep the level up like a road culvert or a beaver dam. Eric believes it is the weeds in the outlet.

Bonnie asked if farmers are irrigating less and that's why the lake has been higher. Todd said we would have no way of knowing for sure.

Karen Kinney asked about possibly dredging the lake. Todd said dredging is permitted through EGLE and is very restrictive. They would be unlikely to get a dredging permit.

Dave Mokler asked about Chara in the lake. Todd said its actually a good weed for the fish, but needs to be managed to make sure it doesn't take over. It is treated with copper, which the state doesn't allow to be used until mid-July.

Carol asked if they do water quality testing on the lake. Todd said they can, but you would generally see signs of problems in the lake before they get to the point of testing.

Hearing of Practicability Closed

The Board offered the Resolution to Proceed with Improvements
Resolution passed – see attached

Hearing of Review of Apportionments Opened

Todd presents tax roll, factors, and information on combining contiguous parcels.

Public Comment

Eric Robinson asked if the assessors would know the disadvantages of combining parcels. Todd said they would be the best person to ask.

Hearing to Review Assessment Roll closed

The Board offered the Resolution Confirming the Special Assessment Roll
Resolution passed – see attached

Other Business

No other business

There being no further business to come before the Lake Board, a motion was made by Todd and seconded by Rob to adjourn the meeting at 11:01 a.m. Motion carried.

Todd Sattler, Secretary
Lake Montcalm, 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 Public Hearing of the Lake Montcalm, Lake Improvement Board, Montcalm County, Michigan held on August 23, 2025, 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 Lake Montcalm, Lake Improvement Board.

Todd Sattler
Montcalm County Drain Commissioner

**RESOLUTION TO PROCEED WITH
IMPROVEMENTS TO LAKE MONTCALM**

At a special meeting of the Lake Montcalm Lake Improvement Board held in the Douglass Township Hall, 3521 W McBrides Rd., Stanton, Michigan, on the 23rd day of August 2025, at 10:00 a.m.

PRESENT: Todd Sattler, Jeff Bokovoy, Rob Prince, Kevin Nicholas

ABSENT: Matt Murray

The following resolution was offered by member Todd and seconded by member Kevin.

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

WHEREAS, it is the desire of the Lake Montcalm Lake Improvement Board to proceed with the 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.

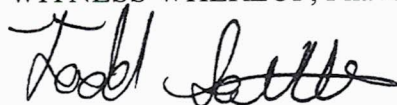
ADOPTED: AYES: 4
 NAYS: 0

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN }
 } ss
COUNTY OF MONTCALM }

I, Todd Sattler, Secretary/Treasurer of said Lake Montcalm 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 23rd day of August 2025. 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 23rd day of August 2025.



Todd Sattler, Secretary/Treasurer
Lake Montcalm Lake Improvement Board

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

At a special meeting of the Lake Montcalm Lake Improvement Board held in the Douglass Township Hall, 3521 W McBrides Rd., Stanton, Michigan, on the 23rd day of August 2025, at 10:00 a.m.

PRESENT: Todd Sattler, Jeff Bokovoy, Rob Prince, Kevin Nicholas

ABSENT: Matt Murray

The following resolution was offered by member Todd and seconded by member Rob.

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 Lake Montcalm against benefiting 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 the Lake Montcalm Special Assessment Roll. (2025 - 2029)
2. Said Special Assessment Roll in the amount of \$65,000.00 is hereby confirmed.
3. The assessments in said Special Assessment Roll shall be payable in 5 annual installments with the first installment of \$13,000.00 to be due on December 1, 2025, and payable without penalty through February 14, 2026. Subsequent installments of \$13,000.00 shall be due on or before the 1st day of December of each year thereafter and are payable without penalty through the 14th day of 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 Belvidere 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 }
COUNTY OF MONTCALM } ss

I, Todd Sattler, Secretary/Treasurer of said Lake Montcalm 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 23rd day of August 2025. 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 23rd day of August 2025.

A handwritten signature in black ink, appearing to read "Todd Sattler", written in a cursive style.

Todd Sattler, Secretary/Treasurer
Lake Montcalm Lake Improvement Board

Dated: August 23, 2025

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

TAKE NOTICE that the Lake Montcalm Lake Improvement Board has confirmed the Special Assessment Roll for improvements to Lake Montcalm. The Special Assessment Roll in the amount of \$65,000.00 has been prepared for the purpose of assessing the cost of aquatic plant control, administration, and contingencies over a 5-year (2025 - 2029) 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.

Lake Montcalm Lake Improvement Board
Montcalm County, Michigan

**NOTICE OF RESOLUTION TO PROCEED
WITH IMPROVMENTS TO LAKE MONTCALM**

TAKE NOTICE that the Lake Montcalm Lake Improvement Board has determined that the proposed improvements are practical, and it confirms its intent to proceed with the improvements. The Lake Board hereby approves the lake improvement plan and the estimate of costs for the improvements as shown in Exhibit A.

Lake Montcalm Lake Improvement Board
Montcalm County, Michigan

**LAKE MONTCALM
BELVIDERE TOWNSHIP
DOUGLASS TOWNSHIP
WEED CONTROL PROGRAM
PROPOSED BUDGET BENEFIT FACTORS
2025 - 2029
EXHIBIT A**

IMPROVEMENT	ANNUAL COST
Aquatic Plant Control/Vegetation Surveys	\$11,500.00
Administration and Contingency	<u>1,500.00</u>
Total Annual Cost	\$13,000.00
 Total 5-Year Program Cost	 \$65,000.00

The Special Assessment District for Lake Montcalm includes all properties which border the lake. Special assessments for the project are proposed to be apportioned in the following manner:

**LAKE MONTCALM MANAGEMENT PLAN
BENEFIT FACTORS/COST BREAKDOWN**

Parcel Description	Benefit Factor	Annual Assessment
Lakefront	1	\$75.58
Backlots with deeded access	.5	\$37.79
State of Michigan	0	\$0.00

**All parcels with be assessed based on the deeded legal access to the lake

Lake Montcalm Finance Sheet 2021 - 2025 (84018)						
Saturday, August 23, 2025						
Date	Vendor	Description	Check	Expenses	Revenue	Balance
10/1/2020		Beginning Balance				\$ 38,987.23
3/31/2021	Lake Montcalm	Interest Income			\$ 104.64	\$ 39,091.87
4/8/2021	Michigan Lakefront Solutions	EGLE Permit Fee	158601	\$ 800.00		\$ 38,291.87
4/30/2021	Montcalm County	2020 Delinquent Settlement			\$ 787.03	\$ 39,078.90
5/1/2021	Montcalm County	2020 Collected Settlement			\$ 12,212.97	\$ 51,291.87
8/12/2021	Michigan Lakefront Solutions	06/19/2021 Weed Treatment	161046	\$ 6,130.00		\$ 45,161.87
1/27/2022	Michigan Lakefront Solutions	08/24/2021 Weed & Algae Treatment	164196	\$ 802.50		\$ 44,359.37
5/23/2022	Montcalm County	2021 Collected Settlement			\$ 12,366.66	\$ 56,726.03
5/23/2022	Montcalm County	2021 Delinquent Settlement			\$ 633.34	\$ 57,359.37
6/9/2022	Michigan Lakefront Solutions	2022 EGLE Permit Fee	166945	\$ 800.00		\$ 56,559.37
7/7/2022	Spicer Group	Account Support	167408	\$ 32.81		\$ 56,526.56
7/7/2022	Spicer Group	Account Support	167408	\$ 41.75		\$ 56,484.81
8/4/2022	Michigan Lakefront Solutions	06/07/2022 Weed & Algae Treatment	167925	\$ 7,347.50		\$ 49,137.31
11/27/2022	Michigan Lakefront Solutions	08/23/2022 Weed & Algae Treatment	170001	\$ 2,062.50		\$ 47,074.81
1/31/2023	Huntington Bank	Interest Income			\$ 105.95	\$ 47,180.76
2/28/2023	Huntington Bank	Interest Income			\$ 177.92	\$ 47,358.68
3/31/2023	Huntington Bank	Interest Income			\$ 151.53	\$ 47,510.21
4/30/2023	Huntington Bank	Interest Income			\$ 149.73	\$ 47,659.94
5/2/2023	Montcalm County	2022 Delinquent Settlement			\$ 291.73	\$ 47,951.67
5/8/2023	Montcalm County	2022 Collected Settlement			\$ 3,680.00	\$ 51,631.67
5/31/2023	Huntington Bank	Interest Income			\$ 151.09	\$ 51,782.76
6/30/2023	Huntington Bank	Interest Income			\$ 144.45	\$ 51,927.21
6/5/2023	Michigan Lakefront Solutions	2023 EGLE Permit Fee	174275	\$ 800.00		\$ 51,127.21
6/15/2023	Michigan Lakefront Solutions	06/07/2023 Weed & Algae Treatment	174598	\$ 6,295.00		\$ 44,832.21
7/31/2023	Huntington Bank	Interest Income			\$ 147.35	\$ 44,979.56
8/31/2023	Huntington Bank	Interest Income			\$ 148.45	\$ 45,128.01
9/30/2023	Huntington Bank	Interest Income			\$ 141.03	\$ 45,269.04
10/31/2023	Huntington Bank	Interest Income			\$ 146.16	\$ 45,415.20
11/30/2023	Huntington Bank	Interest Income			\$ 140.07	\$ 45,555.27
12/31/2023	Huntington Bank	Interest Income			\$ 145.37	\$ 45,700.64
1/31/2024	Huntington Bank	Interest Income			\$ 149.00	\$ 45,849.64
2/29/2024	Huntington Bank	Interest Income			\$ 137.38	\$ 45,987.02
3/31/2024	Huntington Bank	Interest Income			\$ 156.78	\$ 46,143.80
4/30/2024	Huntington Bank	Interest Income			\$ 153.47	\$ 46,297.27
5/13/2024	Montcalm County	2023 Collected Settlement			\$ 3,722.53	\$ 50,019.80
5/13/2024	Montcalm County	2023 Delinquent Settlement			\$ 277.47	\$ 50,297.27
5/16/2024	Michigan Lakefront Solutions	2024 ELGE Permit Fee	181611	\$ 800.00		\$ 49,497.27
5/31/2024	Huntington Bank	Interest Income			\$ 155.27	\$ 49,652.54
6/13/2024	Michigan Lakefront Solutions	06/05/2024 Weed & Algae Treatment	182283	\$ 6,720.00		\$ 42,932.54
6/30/2024	Huntington Bank	Interest Income			\$ 160.53	\$ 43,093.07
7/31/2024	Huntington Bank	Interest Income			\$ 151.02	\$ 43,244.09
8/31/2024	Huntington Bank	Interest Income			\$ 147.89	\$ 43,391.98
9/19/2024	Michigan Lakefront Solutions	08/08/2024 Weed & Algae Treatment	184246	\$ 2,270.00		\$ 41,121.98
9/30/2024	Huntington Bank	Interest Income			\$ 127.48	\$ 41,249.46
10/31/2024	Huntington Bank	Interest Income			\$ 122.94	\$ 41,372.40
11/30/2024	Huntington Bank	Interest Income			\$ 111.10	\$ 41,483.50
12/31/2024	Huntington Bank	Interest Income			\$ 108.33	\$ 41,591.83
1/31/2025	Huntington Bank	Interest Income			\$ 108.16	\$ 41,699.99
2/28/2025	Huntington Bank	Interest Income			\$ 94.02	\$ 41,794.01
3/31/2025	Huntington Bank	Interest Income			\$ 105.14	\$ 41,899.15
4/30/2025	Huntington Bank	Interest Income			\$ 105.73	\$ 42,004.88
5/31/2025	Huntington Bank	Interest Income			\$ 107.54	\$ 42,112.42
6/5/2025	Douglass Township Hall	Hall Rental & Deposit	189606	\$ 200.00		\$ 41,912.42
6/3/2025	Montcalm County	2024 Collected Settlement			\$ 3,642.88	\$ 45,555.30
6/3/2025	Montcalm County	2024 Delinquent Settlement			\$ 357.12	\$ 45,912.42
6/30/2025	Huntington Bank	Interest Income			\$ 117.82	\$ 46,030.24
7/10/2025	Spicer Group	GIS Updates	190331	\$ 197.00		\$ 45,833.24
7/24/2025	Michigan Lakefront Solutions	2025 EGLE Permit Fee	190823	\$ 1,000.00		\$ 44,833.24
7/24/2025	Michigan Lakefront Solutions	06/04/2025 Weed & Algae Treatment	190823	\$ 3,380.00		\$ 41,453.24
7/31/2025	Huntington Bank	Interest Income			\$ 112.97	\$ 41,566.21
8/7/2025	View Newspaper Group	07/31/2025 Publication	191113	\$ 215.08		\$ 41,351.13
Remaining Balance						\$ 41,351.13

**LAKE MONTCALM MANAGEMENT PROGRAM
PROPOSED ANNUAL MAXIMUM BUDGET
2025 - 2029**

IMPROVEMENT	ANNUAL COST
Aquatic Plant Control/Vegetation Surveys ¹	\$11,500.00
Administration and Contingency ²	<u>1,500.00</u>
Total Annual Cost	\$13,000.00
 Total 5-Year Program Cost	 \$65,000.00

**LAKE MONTCALM MANAGEMENT PLAN
BENEFIT FACTORS/COST BREAKDOWN**

Maximum Assessment - \$13,000.00

Parcel Description	Benefit Factor	Annual Assessment
Lakefront	1	\$75.58
Backlots with deeded access	.5	\$37.79
State of Michigan	0	\$0.00

2025 Assessment - \$4,000.00

Parcel Description	Benefit Factor	Annual Assessment
Lakefront	1	\$23.26
Backlots with deeded access	.5	\$11.63
State of Michigan	0	\$0.00

**All parcels will be assessed based on the deeded legal access to the lake

¹ The amount of herbicide use in any given year will depend on the type and distribution of aquatic plants and Department of Environment, Great Lakes, and Energy permit conditions. The aquatic plant control program on Lake Montcalm focuses primarily on invasive exotic species and native nuisance plants such as Eurasian milfoil, curlyleaf pondweed, algae, etc.

² Project administration would include costs related to legal notices and hearing proceedings, postage, copies, mailings, meetings, and Drain Office Administration. In accordance with Part 309 of the Natural Resources and Environmental protection Act, Act 451 of 1994, a lake board may add not less than 10% or more than 15% of the total project cost for contingent expenses.

**LAKE MONTCALM
LAKE IMPROVEMENT BOARD PUBLIC HEARING**

**August 23, 2025
10:00 AM**

Douglass Township Hall

ATTENDANCE RECORD

Name & Address

1. Julie + Karen Kinney 221 WOODLAND DR.
2. Emma Lury 191 Woodland Dr.
3. Gare Bowen 621 Lake Dr.
4. Tom Schfer
5. Donna Souch 5812 Keeney
6. Ulane Waskley 301 Woodlane
7. Ronald Woolly 401 LAKE DR.
8. David Maier 6034 Keeney
9. JEFF BOKOVAY 5819 Keeney
10. Bob Feeney 5820 Keeney
11. Bonnie Feeney 5820 Keeney
12. Eric Robinson 6152 Keeney
13. KEVIN VAN NORMAN 6132 KEENEY DR
14. Dale + Carol Bahl 381 Woodland Dr.
15. Liz Walco-Ybarra 103 Lake Dr
16. Rick + Sue Donaldson 6104 KEENEY DR.
17. Mark + Loua Smith 6078 Keeney Dr.
18. _____
19. _____
20. _____