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 28th day of July 2018 at 9:00 a.m.

The hearing was called to order by Chairman Weller at 9:00 a.m.

PRESENT
Ken Weller, Chairman
Douglass Township Representative

Sandy Raines, Secretary/Treasurer
Montcalm County Drain Commissioner

John Johansen, Member
Montcalm County Board of Commissioners

Ginny White-Linn, Member
Abutting Property Owners’ Representative

Joel Black, Member
Sidney Township Representative

ALSO PRESENT:
Jennifer Jones, Mike Solomon, Restorative Lake Sciences LLC
Carrie Wills, Drain Commission
Property Owners attached

Ken introduced the Lake Board Members, Jennifer, Mike, and Carrie

A motion was made by John and seconded by Joel to approve the June 14, 2018 minutes as presented. Motion carried.

Ken explained the procedures of the Lake Board Act and the reason for the public hearings today,

PUBLIC HEARING OF PRACTICABILITY

The meeting was turned over to Jennifer. She and Mike explained what the Lake Improvement Board does and how the consultant works with the board. She gave an overview of what has been done to treat the lake and what can be expected for the next
five years. Her recommendations for the future are to continue weed control treatments, monitor water quality and further educate riparian owners on ways to help preserve lake quality.

The meeting was opened for questions and comments from the public

Randy Bierlen: Commented that the weeds are very thick about 100 – 170 feet from shore.
Jennifer: Her crew will be back on the lake next week and she will have them treat the area. The first treatment of the year was for milfoil. They used a different chemical which seemed to get good results so will be using more of that next year.
Randy: He has not seen weed growth in that area before. He believes it is milfoil.
Jennifer: Weeds had an accelerated growth this year because of the hot weather or the weeds may have built up a tolerance for the old chemicals that have been used for several years.
Randy: Asked about the boards in the channel.
Ken: Lake level is where it should be at the cement marker.
Mike: Explained DEQ restrictions for treating at the outlet and the use of boards to contain water in the lake while treatment is being done.
John Hovinga: What can owners do to help?
Jennifer: Don’t dump leaves into the lake or burn too close to the water, irrigate with lake water instead of using fertilizer on lawns, report anything that appears to be odd or changes you notice in the lake and just be vigilant in following good management practices.
Mike suggested maintaining septic tanks and using a buffer strip along the lake shore.
John: The weed treatment seems to be keeping the growth under control. Help to educate others to do better and just stay the course.
Jennifer: Yes, the lake is in a good place right now.
Ken: Washing boats before launching into the lake would help.
David O’Brien: The Sheriff and DNR don’t wash their boats between lakes. Some lakes have a boat wash at the boat launch.
Mike: PLM uses a spray on their boats after each lake. A recommendation could be made to the Sheriff’s Department to use a hand sprayer.
Joel: A neighbor reported that lily pads floated up on her shore that looked like they had been manually cut off.
Jennifer: If the plants still had dirt attached they could have been brought up by gases. PLM has not treated them this year.
Ann Witters: She has only been on the lake for three years. She rakes her beach and disposes of the debris. Her neighbor cuts the grass and pushes it into the lake. Can an article be put in the newsletter concerning this problem?
Alexis Regnier: What is the best way to rake?
Jennifer: There are weed razors or even just a regular rake will work. Weeds can be piled on shore and dried then disposed of.
Max Doty: He lives on the South side of the lake. He used a weed razor that cut the lily pads but it didn’t pull them in. He has lots of lily pads
Jennifer: Lily pads can be cut in a 160 square foot area if they are impeding navigation. It takes a couple years to get a handle on them. Mike said they will treat the lily pads in his area.
Max Doty: He will try to gather them up better when he cuts them so they don’t float into other beach areas. He also suggested that people cut their grass in the direction away
from the lake. He has concerns with what comes in from Lake Stanton through the inlet. They don’t have a lake board on that lake.
John: Best way to fight it is to educate your neighbors about ways to keep the lake clean or let the board know so they can discuss it with them
Alexis: Just making people aware can make a difference.
Max: Sediment is building up on his side of the lake.
Ken: The water level is low this year so it seems more shallow
Jennifer: She can look into the problem

There were no letters received prior to the meeting.
(Note: One letter was received after the hearing in favor of the weed control program as long as it is benefitting the lake)

There being no further questions or comments from the public, the Hearing of Practicability was closed by motion of Ginny and seconded by Joel. Motion carried.

The Resolution to Proceed with Improvements was offered for approval by the Lake Board. (see attachment)
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 McBrides Rd, Stanton, Michigan, on the 28th day of July 2018, at 9:00 a.m.

PRESENT: Weller, White-Linn, Johansen, Black, Raines
ABSENT:

The following resolution was offered by member Black and seconded by member White-Linn

WHEREAS, a public hearing was held on the 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: 5  
NAYS: 0

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN }  
} ss
COUNTY OF MONTCALM }

I, Sandy Raines, 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 28th day of July 2018. 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 28th day of July 2018
Sandy Raines, Secretary/Treasurer
Dickerson Lake, Lake Improvement Board

EXHIBIT A
DICKERSON LAKE IMPROVEMENT PROGRAM
COST BREAKDOWN
2019-2023
TAX ROLL ASSESSMENT
2018-2022

IMPROVEMENT

<table>
<thead>
<tr>
<th>Estimated Cost of Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquatic Herbicide Treatments</td>
</tr>
<tr>
<td>Professional Services</td>
</tr>
<tr>
<td>Contingency/Administration</td>
</tr>
<tr>
<td>Yearly Program Budget</td>
</tr>
</tbody>
</table>

Note: The scope of herbicide treatments in any given year will depend on the type and location of aquatic plants and Department of Environmental Quality (DEQ) permit conditions.

Project administration will include all costs incurred by the Lake Improvement Board including postage, copies, mailings, notices, Drain Office Administration, and legal.
REVIEW OF APPORTIONMENTS
A copy of the benefit factors and the proposed assessment amounts was handed out prior to the meeting.

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

Renee Harvann: Doesn’t see her name on the tax roll. The parcel was listed under the mother’s maiden name.
Chris Wetherington: He lives away from the lake on Jane Drive. He doesn’t get a benefit from the lake and would like to be excluded from the tax roll.
Ken: Explained that the parcels in the plat have a dedicated access to the lake so they are included in the assessment roll.
Chris: Can the access be revoked? The program is great for those on the lake but he doesn’t get any benefit.
Linda Senn: There are new owners there who won’t allow them access.
Ken: It is your choice not to use the lake. The access is there for your use.
Mike Studley: He would like to use the lake but is he allowed to put a dock in at the access?
John: Referred them to the Register of Deeds office to check the use restrictions on the plat.
Ken: If those property owners were to sell their properties, they can be sold as lake access.
John: Have the county sheriff come out and meet with the neighbor after getting the documentation indicating your right to use the access.
Sandy: Ask the Register of Deeds for a copy of the plat and your deed.
Randy Bierien: Is there any study about the increase in property value with lake access? You should talk to your assessor.
Randy: Isn’t having a public sewer better for the lake then septic?
People interested in hearing an update on the sewer project can stay after the hearings. Ken will let them know what the status is.

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

The Resolution Confirming Special Assessment Roll was offered for approval by the Lake Board. (see attachment)

There being no further business to come before the Lake Board the meeting was adjourned by call of the chair at 10:17 a.m.

Sandy Raines, Secretary/Treasurer
Dickerson Lake, Lake Improvement Board

Dated: July 28, 2018

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 28, 2018, and that said minutes are on file in the office of the Montcalm County Drain Commissioner and 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.

__________________________
Sandy Raines
Montcalm County Drain Commissioner
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 McBrides Rd, Stanton, Michigan, on the 28\textsuperscript{th} day of July 2018 at 9:00 a.m.

PRESENT: Weller, White-Linn, Black, Johansen, Raines

ABSENT:

The following resolution was offered by member Black and seconded by member White-Linn

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. (2018-2022)

2. Said Special Assessment Roll in the amount of $155,500 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 to be due on December 1, 2018, and payable without penalty through February 14, 2019. Subsequent installments of $31,100 shall be due on or before the 1\textsuperscript{st} day of December of each year thereafter and are payable without penalty through the 14\textsuperscript{th} 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 Clerks of Douglass Township and Sidney Township shall deliver said Special Assessment Roll to the Township Treasurers, 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: 5
NAYS: 0
RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN } ss
COUNTY OF MONTGOMERY }

I, Sandy Raines 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 28th day of July 2018. 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 28th day of July 2018

__________________________________
Sandy Raines, Secretary/Treasurer
Dickerson Lake, Lake Improvement Board

Dated: July 28, 2018
EXHIBIT A

DICKERSON LAKE

DOUGLASS & SIDNEY TOWNSHIPS

WEED CONTROL PROGRAM

BENEFIT FACTORS

The Special Assessment District for Dickerson Lake includes all properties which border the lake and back lots which have deeded or dedicated lake access. Special assessments for the project are proposed to be apportioned in the following manner:

**BENEFIT FACTORS**

<table>
<thead>
<tr>
<th>Use Factors</th>
<th>Factor</th>
<th>Approximate Annual Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed Lakefront/300 foot of frontage or less</td>
<td>1</td>
<td>$200.00</td>
</tr>
<tr>
<td>Developed Lakefront/over 300 but less than 500 foot of frontage</td>
<td>1.5</td>
<td>None</td>
</tr>
<tr>
<td>Developed Lakefront/over 500 foot of frontage</td>
<td>2</td>
<td>$400.00</td>
</tr>
<tr>
<td>Undeveloped Lakefront/300 foot of frontage or less</td>
<td>.5</td>
<td>$100.00</td>
</tr>
<tr>
<td>Undeveloped Lakefront/over 300 foot of frontage</td>
<td>.75</td>
<td>$150.00</td>
</tr>
<tr>
<td>Developed Channel Front</td>
<td>.75</td>
<td>$150.00</td>
</tr>
<tr>
<td>Undeveloped Channel Front</td>
<td>.5</td>
<td>$100.00</td>
</tr>
<tr>
<td>Developed Back lots with dedicated/deeded access</td>
<td>.5</td>
<td>$100.00</td>
</tr>
<tr>
<td>Undeveloped Back lots with dedicated/deeded access</td>
<td>.25</td>
<td>$ 50.00</td>
</tr>
<tr>
<td>Licensed Trailer Park</td>
<td>.5 per rental unit</td>
<td></td>
</tr>
</tbody>
</table>

Vacant lots are considered to be undeveloped.

Lots having a dwelling or other permanent structure are considered to be developed.

Contiguous lots in common ownership are proposed to be assessed as a single parcel provided only one dwelling exists on the parcel. Contiguous lots in common ownership with additional title holders are excluded.

Single parcels with more than one dwelling will be assessed per dwelling.
NOTICE OF CONFIRMATION
OF SPECIAL ASSESSMENT ROLL
FOR IMPROVEMENTS TO DICKERSON LAKE

TAKE NOTICE that at a Review of Apportionments Hearing held on July 28, 2018, 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 has been prepared for the purpose of assessing the cost of aquatic plant control, administration, and contingencies over a 5-year period (2018 – 2022). 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