

**TAMARACK LAKE
LAKE IMPROVEMENT BOARD MEETING**

December 4, 2024

A meeting of the Tamarack Lake, Lake Improvement Board was held at the Montcalm County Drain Commission, 211 W. Main Street, Stanton, Michigan on the 4th day of December 2024 at 3:00 P.M.

The meeting was called to order by Todd at 3:07 p.m.

PRESENT: Todd Sattler – Treasurer/Drain Commissioner
Pat Carr – Board of Commissioner’s Representative
Colton Leppink – Cato Township Representative (at 3:24)
Chris Fryover – Village of Lakeview Representative

ABSENT: Jourdan Lindsey – Chairman/Abutting Property Owner’s Representative

ALSO

PRESENT: Steve Zulinski – Michigan Lakefront Solutions
Sara McGill – MCDC

Todd asked to add special assessment adjustments, bill pay, and Progressive Management to the agenda.

A motion was made by Chris and seconded by Pat to approve the agenda as amended. Motion carried.

A motion was made by Chris and seconded by Pat to approve the minutes from December 20, 2023, as presented. Motion carried.

Public Comments

No public present.

Treatment Update

Steve provided a treatment update to the board. They completed three treatments in the 2024 season. The board believes that the lake looked good, and residents seemed happy. Steve noted that State of Michigan permit fees are going up this year. Steve offered for the board to ride along for the surveys to allow for more understanding of the needs of the lake. Chris and Colton said he would like to join for future surveys. Todd asked if Steve had an updated budget to provide since there is an increase in fees and to account for Steve’s yearly increase. Steve advised that they are still under contract until 2027 and only the state fees and his contracted 3% increase will change. Todd asked if the muck treatments are effective in the lake. Steve said now would be a good time to go check to see if they are working. Todd asked why the board prepays such a large amount each season. Steve advised that the prepayment was set up years ago and the board decided to continue with the prepayment program for \$32,000 a season. Todd asked Steve his opinion on working with Keiser. He advised that Keiser is more hands off than a company like Progressive. Pat asked if Steve believes Keiser is providing a necessary service to the lake. Steve said no. Chris asked how much their treatment schedule has

changed over the years. Steve advised that it has changed a bit over the last few years, but for the most part has remained the same. He added that the specific conditions of the lake do not allow for the treatment program to change much. Todd asked about harvesting. Steve said it has been discussed but was decided against because of the fragmentation of the Elodia largely on the recommendation of Dr. Pullman. Steve noted that not all lakes require a consultant like Progressive or Keiser, but he would recommend that Tamarack have one. Todd suggested that the board possibly meet more than once a year to ensure that information is being passed to everyone.

Financial Update

Todd provided a financial update to the board, including a current balance of \$146,303.08. He noted that the lake has accrued around \$5k in interest so far in 2024. Chris advised that he wants to maintain the larger balance and continue to assess the same \$88,429.00. Todd advised that the balance is going to be up over \$200k once the special assessment is received.

GIS Mapping Update

Todd provided the GIS mapping to the Board and highlighted the different types of parcels that are being assessed. He advised that the entire Village of Lakeview is being assessed without any real benefit to the lake and there are a lot of parcels in the district that don't make much sense. He also advised that the Village is responsible for a large portion of the assessment and that is going to be assessed back onto the residents. He believes that the lakefront parcels receive the most benefit and should carry the majority of the financial burden. Todd noted that they could collect less money if they cut out unnecessary expenses (i.e. muck tabs (15k) and possibly the consultant (9k) if they don't feel that it is necessary). Todd provided a draft roll that allows the board to see where assessments would be with certain parcels that do not receive a benefit removed. Todd asked the board's opinion on how they believe the roll should be assessed based on the updated mapping and highlighted sections. Pat asked how the fact the there is a DNR public boat launch would factor in. Todd said that would be something that the board would have to discuss and decide how to handle. Colton said his main concern is how the Village parcels are being charged at a benefit factor of 6 and is taking on a large portion of the assessment. Todd asked how they would want to charge the pickle docks, as a commercial factor or just a regular lakefront. Colton said he would like to see a better breakdown of the parcels and he agrees that the district is strange and spotty and needs to be updated. Todd advised that he will get information together and gather some numbers to present to the board. He added that they are not up for public hearing until 2027 unless they decide to hold a special public hearing sooner to help correct the issues. Colton asked if they can get screen shots of the different map layers to allow them something to look at for decision making purposes.

Other Business

Progressive Management

Todd provided a cost estimate from Progressive Management for lake consulting services as a possible alternative to Keiser. For a total cost of \$13,500 annually. He advised of the services that Progressive offers and the difference in the level of customer service. The rate provided by Progressive is higher than what they are paying Keiser, but they provide much more service and insight into the lake conditions. Todd advised that Keiser charges per service date where Progressive charges by the year in quarterly installments. Colton asked if now would be a good time to switch consultants since they had such a good

season. Steve said he doesn't see that it would make that much of a difference. Steve said that he and any consultant would work together to stop a large bloom from happening. Pat asked if Dr. Pullman is still very involved in the lake management as many of his recommendations have been taken for treatments. Steve advised that he doesn't know for sure, but he hasn't seen or heard much from him personally. Todd provided some mapping and the end of season journal that Progressive provided to Townline Lake to the board to illustrate some of the services that would be received.

Bill payment

Todd provided the GIS invoice from Spicer to the Board. The board has resolved to spend up to \$2,000 for mapping update, but the charges were \$2,280.50. Todd asked the board to approve the overages.

A motion was made by Pat and seconded by Colton to approve the Spicer bill in the amount of \$2,280.50. Motion carried.

Special Assessment Adjustment

Todd advised that parcel # 042-170-001-00 was charged \$775.94 as a village parcel, but is should have been charged \$103.46 as a commercial property. He advised that this error was again due to the benefit factors that are used to determine the assessments and why they should be associated with the rights of the parcel to the lake. Todd asked that the board make a motion to allow the Drain Office to make any other necessary corrections that may come up from this tax roll due to benefit factors errors.

A motion was made by Chris and seconded by Colton to adjust the assessment for parcel # 042-170-001-00 from \$775.94 to \$103.46. Motion carried.

A motion was made by Pat and seconded by Colton to allow the Drain Office to correct any other special assessment adjustments due to benefit factor errors and changes. Motion carried.

There being no further business to come before the Lake Board, a motion was made by Pat and seconded by Colton to adjourn the meeting at 4:55 p.m. Motion carried.



Todd Sattler, Secretary
Tamarack Lake, Lake Improvement 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 Tamarack Lake, Lake Improvement Board, Montcalm County, Michigan held on December 4, 2024, and that said minutes are on file in the office of the Montcalm County Drain Commissioner and are posted 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 Tamarack Lake, Lake Improvement Board.



Todd R. Sattler
Montcalm County Drain Commissioner

TAMARACK LAKE LAKE IMPROVEMENT BOARD MEETING

**December 4, 2024
3:00 P.M.**

MONTCALM COUNTY
211 W Main St.
Stanton, MI 48888

Agenda

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - December 20, 2023
4. Public Comment
5. Treatment Update
6. Financial Update
7. GIS Mapping
8. Other Business
9. Adjourn

If you cannot attend, please call 989-831-7322 at least two days prior to the meeting.

Lake Board Members:

Jourdan Lindsey, Chairman, Abutting Property Owners Representative
Todd Sattler, Secretary/Treasurer, Montcalm County Drain Commissioner
Chris Fryover, Member, Village of Lakeview Representative
Colton Leppink, Member, Cato Township Representative
Patrick Carr, Member, Montcalm County Board of Commissioners

Tamarack Lake Finance Sheet 2023-2027 (84014)

Tuesday, December 3, 2024

Date	Vendor	Description	Check Number	Expenses	Revenue	Balance
10/11/2022		Beginning Balance				\$ 164,721.74
10/13/2022	View Newspaper Group (27737)	Publishing - Resolution	169449	\$ 763.40		\$ 163,958.34
10/27/2022	Keiser & Associates (27782)	2022 Lakescan Agreement	169738	\$ 3,243.74		\$ 160,714.60
11/10/2022	Michigan Lakefront Solutions	10/4/2022 Weed Treatment	170001	\$ 8,500.00		\$ 152,214.60
1/5/2023	Michigan Lakefront Solutions	1st Service Payment 2023	171085	\$ 32,000.00		\$ 120,214.60
1/5/2023	Michigan Lakefront Solutions	2023 EGLE Permit Fee	171085	\$ 1,500.00		\$ 118,714.60
1/26/2023	Keiser & Associates (27782)	2022 Lakescan Agreement	171546	\$ 1,585.00		\$ 117,129.60
1/31/2023	Huntington Bank	Interest Income			\$ 263.62	\$ 117,393.22
2/28/2023	Huntington Bank	Interest Income			\$ 442.70	\$ 117,835.92
3/31/2023	Huntington Bank	Interest Income			\$ 377.02	\$ 118,212.94
4/30/2023	Huntington Bank	Interest Income			\$ 372.55	\$ 118,585.49
5/2/2023	Montcalm County	2022 Delinquent Settlement			\$ 6,698.70	\$ 125,284.19
5/8/2023	Montcalm County	2022 Collected Settlement			\$ 80,949.29	\$ 206,233.48
5/31/2023	Huntington Bank	Interest Income			\$ 608.82	\$ 206,842.30
6/22/2023	Michigan Lakefront Solutions	05/18 & 06/08/2023 Weed Treatment	174632	\$ 30,196.00		\$ 176,646.30
6/30/2023	Huntington Bank	Interest Income			\$ 571.72	\$ 177,218.02
7/6/2023	Keiser & Associates (27782)	2023 LakeScan Agreement	174920	\$ 3,126.80		\$ 174,091.22
7/31/2023	Huntington Bank	Interest Income			\$ 578.09	\$ 174,669.31
8/17/2023	Michigan Lakefront Solutions	07/20/2023 Weed & Algae Treatment	175797	\$ 15,325.00		\$ 159,344.31
8/31/2023	Huntington Bank	Interest Income			\$ 526.43	\$ 159,870.74
9/7/2023	Michigan Lakefront Solutions	Muck Treatment	176104	\$ 15,000.00		\$ 144,870.74
9/21/2023	Keiser & Associates (27782)	2023 LakeScan Agreement	176370	\$ 1,935.00		\$ 142,935.74
9/30/2023	Huntington Bank	Interest Income			\$ 446.68	\$ 143,382.42
10/31/2023	Huntington Bank	Interest Income			\$ 462.94	\$ 143,845.36
11/30/2023	Huntington Bank	Interest Income			\$ 443.66	\$ 144,289.02
12/31/2023	Huntington Bank	Interest Income			\$ 460.45	\$ 144,749.47
1/11/2024	Michigan Lakefront Solutions	2024 1st Service Payment	178878	\$ 32,000.00		\$ 112,749.47
1/11/2024	Michigan Lakefront Solutions	2024 EGLE Permit Fee	178878	\$ 1,650.00		\$ 111,099.47
1/31/2024	Huntington Bank	Interest Income			\$ 362.22	\$ 111,461.69
2/13/2024	Keiser & Associates (27782)	2023 LakeScan Agreement	179542	\$ 2,880.00		\$ 108,581.69
2/29/2024	Huntington Bank	Interest Income			\$ 325.35	\$ 108,907.04
3/31/2024	Huntington Bank	Interest Income			\$ 371.29	\$ 109,278.33
4/2/2024	Huntington Bank	Interest Income			\$ 363.45	\$ 109,641.78
5/13/2024	Montcalm County	2023 Collected Settlement			\$ 79,326.18	\$ 188,967.96
5/13/2024	Montcalm County	2023 Delinquent Settlement			\$ 6,334.93	\$ 195,302.89
5/31/2024	Huntington Bank	Interest Income			\$ 617.83	\$ 195,920.72
6/13/2024	Keiser & Associates (27782)	2024 Lake Scan - Draw 1	182274	\$ 1,425.65		\$ 194,495.07
6/27/2024	Michigan Lakefront Solutions	05/15 & 06/11 Algae & Weed Treatment	182538	\$ 29,969.96		\$ 164,525.11
6/30/2024	Huntington Bank	Interest Income			\$ 621.34	\$ 165,146.45
7/3/2024	Michigan Lakefront Solutions	06/27/2024 Algae Treatment	182566	\$ 2,188.75		\$ 162,957.70
7/25/2024	Michigan Lakefront Solutions	Muck Treatment		\$ 15,000.00		\$ 147,957.70
7/31/2024	Huntington Bank	Interest Income			\$ 524.31	\$ 148,482.01
8/31/2024	Huntington Bank	Interest Income			\$ 513.38	\$ 148,995.39
9/5/2024	Keiser & Associates (27782)	2024 LakeScan Agreement - Draw 2	183956	\$ 1,921.41		\$ 147,073.98
9/5/2024	Keiser & Associates (27782)	2024 LakeScan Agreement - Draw 3	183956	\$ 1,962.66		\$ 145,111.32
9/30/2024	Huntington Bank	Interest Income			\$ 454.91	\$ 145,566.23
10/17/2024	Montcalm County Treasurer	2022 Tax Billback	184958	\$ 34.86		\$ 145,531.37
10/17/2024	Montcalm County Treasurer	2023 Tax Billback	184958	\$ 62.89		\$ 145,468.48
10/31/2024	Huntington Bank	Interest Income			\$ 438.43	\$ 145,906.91
11/30/2024	Huntington Bank	Interest Income			\$ 396.17	\$ 146,303.08
Remaining Balance						\$ 146,303.08

Invoice



ENGINEERS
SURVEYORS
PLANNERS
ARCHITECTS

REMIT PAYMENT TO:
230 S. Washington Avenue
Saginaw, MI 48607
Phone (989) 754-4717
Fax (989) 754-4440

TODD SATTLER
MONTCALM COUNTY DRAIN COMMISSIONER
COUNTY COURT HOUSE
PO BOX 368
STANTON, MI 48888

June 21, 2024

Invoice No: 230085

Amount Due This Invoice \$2,280.50

Project Manager SAMUEL BIALORUCKI

PROJECT 131292SG2023 MONTCALM COUNTY GIS SERVICES

Provide professional engineering services

Professional Services Rendered through Period June 1, 2024

PHASE TAMALK TAMARACK LAKE

Professional Charges

	Hours	Rate	Amount
Design Engineer III	8.50	154.00	1,309.00
Project Engineer II	.50	173.00	86.50
Project Manager I	2.50	190.00	475.00
Project Manager II	2.00	205.00	410.00
Totals	13.50		2,280.50
Phase Total			2,280.50
		Sub-Total	\$2,280.50
		TOTAL DUE THIS INVOICE	<u>\$2,280.50</u>

Project	131292SG2023	MONTCALM COUNTY GIS SERVICES	Invoice	230085
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Billing Backup

Friday, June 21, 2024

Spicer Group Inc.

Invoice 230085 Dated 6/21/2024

1:02:12 PM

PROJECT	131292SG2023	MONTCALM COUNTY GIS SERVICES
PHASE	TAMALK	TAMARACK LAKE

Professional Charges

		Hours	Rate	Amount
Design Engineer III				
SANDA, RAMA	5/7/2024	1.00	154.00	154.00
Working on reviewing the plats				
SANDA, RAMA	5/9/2024	.50	154.00	77.00
Review of legal documents + plats				
SANDA, RAMA	5/10/2024	2.00	154.00	308.00
Setup Basemap + Review District with Existing + BS&A Rolls				
SANDA, RAMA	5/15/2024	1.00	154.00	154.00
Finalize Map				
SANDA, RAMA	5/16/2024	1.50	154.00	231.00
Setting up roll				
SANDA, RAMA	5/17/2024	.50	154.00	77.00
Minor update to SAD Map				
SANDA, RAMA	5/22/2024	.50	154.00	77.00
Updating map per GIS submittal comments + Roll review meeting				
SANDA, RAMA	5/28/2024	1.00	154.00	154.00
Meeting with client				
SANDA, RAMA	5/29/2024	.50	154.00	77.00
Update roll				
Project Engineer II				
ROGGIE, RYAN	5/21/2024	.25	173.00	43.25
GIS review of SAD map				
ROGGIE, RYAN	5/22/2024	.25	173.00	43.25
GIS review				
Project Manager I				
BIALORUCKI, SAMUEL	5/7/2024	.50	190.00	95.00
Parcel support, and coordination for SAD.				
BIALORUCKI, SAMUEL	5/28/2024	1.00	190.00	190.00
Meeting and assessment roll review				
BIALORUCKI, SAMUEL	5/29/2024	1.00	190.00	190.00
Assessment roll review.				
Project Manager II				
GRAHAM, RICHARD	5/13/2024	2.00	205.00	410.00
review				
Totals		13.50		2,280.50
Phase Total				2,280.50
			Sub-Total	\$2,280.50
			Total this Project	\$2,280.50
			Total this Report	\$2,280.50

Terms: Net Cash upon receipt of invoice. A late payment charge of 18% per annum may be added.

MESSAGE TO TAXPAYER

TAXES COLLECTED AT OFFICE IN COMMUNITY CENTER # 309 S LINCOLN AVE IN LAKEVIEW. HOURS ARE AS FOLLOWS: 1 PM - 6 PM ON DEC 17, 2024; JAN 9 & 23, 2025.

9 AM - 5 PM ON DEC 30, 2024; FEB 6, 14, & 28, 2025.

TAXES ARE DUE TO THE TOWNSHIP BY FEB 14, 2025. FROM FEB 15-28 A 3% TWP FEE WILL BE APPLIED.

RECEIPTS WILL BE MAILED UPON REQUEST ONLY. CALL (989) 287-3368 IF YOU HAVE QUESTIONS.

PROPERTY INFORMATION

Property Assessed To:
VH PROPERTY GROUP LLC
PO BOX 506
EDMORE, MI 48829

LAKEVIEW COMMUNITY :
School: 59090

Prop #: 59042-170-001-00
Prop Addr: S LINCOLN AVE

Legal Description:

LOTS 1 & 2 & E 46 1/2 FT OF LOT 12 THE SUBDIVISION OF LOT B OF LAKEVIEW ALSO PT OF LOT A OF ORIGINAL PLAT OF LAKEVIEW BEG AT SWLY COR TH SELVY 7 FT ALNG NLY LN OF LINCOLN AVE TH NELY AT RT ANG 170 FT TH NWLY PAR WITH SD AVE 7 FT TO WLY LN OF SD LOT TH SWLY 170 FT TO POB

BALANCE OF DESCRIPTION ON FILE

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 10/01 - 09/30
Twn/Cty: 07/01 - 06/30
School: 07/01 - 06/30
State: 10/01 - 09/30

Does NOT affect when the tax is due or its amount

PAYMENT INFORMATION

This tax is due by: 02/14/2025

Pay by mail to: CATO TOWNSHIP TREASURER
P.O. BOX 109
LAKEVIEW, MI 48850

TAX DETAIL

Taxable Value:	3,200	RESIDENTIAL-VACANT
State Equalized Value:	3,200	Class: 402
PRE/MBT %:	0.0000	DDA
Mort Code:		

Taxes are based upon Taxable Value.
1 mill equals \$1.00 per \$1000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
COMM COLLEGE	2.64640	8.16
ISD ALLOC	0.16950	0.54
SPEC ED	3.40780	10.90
VOC TECH	1.30900	4.18
TOWNSHIP TAX	0.74850	2.39
COUNTY AMBULANCE	0.50000	1.60
COUNTY LIBRARY	0.87950	2.81
COMM ON AGING	0.44880	1.43
MSU-4H	0.19940	0.63
LAW ENFORCEMENT	0.97730	3.12
VETERANS	0.24520	0.78
TAMARACK LIB OPE	0.37380	1.19
TAMARACK LIB DEB	0.26730	0.85
FIRE TAX	0.97110	3.10
TAMARACK LAKE 20	0.00000	775.94

Total Tax	13.14360	817.92
Administration Fee		0.41
TOTAL AMOUNT DUE		818.33

Please detach along perforation. Keep the top portion.

Mort Code

DDA

Bill # 01818

TO PAY ONLINE VISIT
[HTTPS://VILLAGEOFLAKEVIEW.ORG/CATO-TOWNSHIP-TREASURER.PHP](https://VILLAGEOFLAKEVIEW.ORG/CATO-TOWNSHIP-TREASURER.PHP)

Pay this tax to:
CATO TOWNSHIP TREASURER
P.O. BOX 109
LAKEVIEW, MI 48850

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 02/14/2025
After 02/14/2025 additional interest and fees apply

2024 Winter Tax for Prop #: 59042-170-001-00

TAXPAYER NOTE: Is your name & mailing address correct?
If not, please make corrections below. Thank You.

Make Check Payable To: CATO TOWNSHIP TREASURER

Property Addr: S LINCOLN AVE

806

TOTAL AMOUNT DUE: 818.33

PHONE NUMBER _____

RECEIPT REQUESTED _____

*****AUTO**5-DIGIT 48829
VH PROPERTY GROUP LLC
PO BOX 506
EDMORE, MI 48829-0506

[Barcode]



TAMARACK LAKE
LAKE IMPROVEMENT BOARD MEETING
December 4, 2024
3:00 P.M.

Montcalm County Drain Commission

ATTENDANCE RECORD

Name

1. Chris Foyner
2. Steve Zwick
3. Patrick Carr
4. Todd Sotler
5. Colton Cippink
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____