

**BALDWIN LAKE
LAKE IMPROVEMENT BOARD
MEETING**

May 28, 2025

A meeting of the Baldwin Lake, Lake Improvement Board, was held at the Montcalm County Drain Commission, Stanton, Michigan on the 28th day of May 2025, at 4:00 P.M.

The meeting was called to order by Don G at 4:00 p.m.

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

ABSENT: Scott Painter – Board of Commissioner's Representative

ALSO

PRESENT: Anne Gaylord – MCDC

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

A motion was made by Linda and seconded by Todd to approve the minutes from September 16, 2024, as presented. Motion carried.

Public Comment

No public present.

Treatment Update

PLM not present. They are not likely to complete a sonar treatment this season and will probably have an algae treatment in addition to the treatment schedule that was sent out to residents in April.

Financial Update

Todd provided a financial update to the Board including a current balance of \$30,334.37. He advised that the 2024 collected settlement should be received soon. Don G added that the current balance is around the same as it usually is this time of year.

Public Hearing

Todd provided GIS mapping of the new proposed assessment district that includes only properties that have legal access to the lake. Don G advised that he believed the sewer system helped to shape the way the lake assessment was formed. Anne advised that she gets quite a few calls each year from residents asking why they are assessed when they don't live on the lake. Todd advised of the removal of the contiguous parcel factor. Todd provided two assessment rolls to allow the Board to decide whether City of Greenville

parcels should be assessed by parcel or on an At Large basis. The Board decided that the City of Greenville should receive an At Large assessment of 25%. Based on the financials from the last five-year cycle, the Board would like to keep the annual budget at \$13,860 with a cycle total of \$69,300. Todd explained the public hearing process and the appeal process afterwards. Don G believes this is the most moral way to assess the property owners. Linda and Don B agree. Don B asked why some parcels dropped so dramatically in cost. Don G advised that it is because they removed the lot size factor. The Board would like to hold the meeting on a Monday at the Eureka Township Hall. August July 21 is the first choice for dates. Don G will reach out to Eureka Township to reserve the hall and let Anne know. Anne will handle the noticing.

Other Business

Todd advised that a legal lake level may be the best option to fix the Manoka Lake Dam.

There being no further business to come before the Lake Board, a motion was made by Linda and seconded by Todd to adjourn the meeting at 5:42 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 May 28, 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 Baldwin Lake, Lake Improvement Board.



Todd Sattler
Montcalm County Drain Commissioner

**BALDWIN LAKE
LAKE IMPROVEMENT BOARD
MEETING**

May 28, 2025
4:00 P.M.

MONTCALM COUNTY DRAIN COMMISSION

211 W. Main Street
Stanton, Michigan

Agenda

- Call to Order
- Approval of Agenda
- Approval of Minutes
 - September 16, 2024
- Public Comment
- Financial Update
- Public Hearing
 - Benefit Factors
 - Scheduling
- Other Business
- Adjourn

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

Board Members

Don Gibbs, City of Greenville Representative/Chairperson
Don Burns, Abutting Property Owner's Representative
Linda Weger, Eureka Township Representative
Scott Painter, Board of Commissioner's Representative
Todd Sattler, Treasurer/Montcalm County Drain Commissioner

Baldwin Lake Finance Sheet 2021 - 2025 (84001)

Wednesday, May 28, 2025

Date	Vendor	Description	Check	Expenses	Revenue	Balance
10/1/2020		Beginning Balance				\$ 25,540.89
12/8/2020	Montcalm County	2021 Permit Fee	156648	\$ 400.00		\$ 25,140.89
4/30/2021	Montcalm County	2020 Delinquent Settlement			\$ 1,576.58	\$ 26,717.47
5/1/2021	Montcalm County	2020 Collected Settlement			\$ 12,283.42	\$ 39,000.89
6/10/2021	PLM Lake & Management	05/19/2021 Algae & Weed Treatment	159716	\$ 3,030.00		\$ 35,970.89
6/24/2021	PLM Lake & Management	06/09/2021 Algae & Weed Treatment	160014	\$ 1,260.00		\$ 34,710.89
7/29/2021	PLM Lake & Management	07/07/2021 Algae & Weed Treatment	160798	\$ 1,561.00		\$ 33,149.89
8/19/2021	PLM Lake & Management	08/08/2021 Algae & Weed Treatment	161129	\$ 2,341.00		\$ 30,808.89
9/23/2021	PLM Lake & Management	09/13/2021 Algae & Lily Pad Treatment	161712	\$ 1,099.50		\$ 29,709.39
12/2/2021	PLM Lake & Management	2022 Permit Fee	163160	\$ 875.00		\$ 28,834.39
5/12/2022	PLM Lake & Management	05/04/2022 Sonar Treatment	166360	\$ 12,037.20		\$ 16,797.19
5/23/2022	Montcalm County	2021 Collected Settlement			\$ 13,241.34	\$ 30,038.53
5/23/2022	Montcalm County	2021 Delinquent Settlement			\$ 618.66	\$ 30,657.19
6/9/2022	PLM Lake & Management	05/25/2022 Algae & Weed Treatment	166952	\$ 757.50		\$ 29,899.69
7/5/2022	PLM Lake & Management	06/22/2022 Algae Treatment	167404	\$ 757.50		\$ 29,142.19
7/5/2022	PLM Lake & Management	Sonar Bump - Up Treatment	167404	\$ 1,556.66		\$ 27,585.53
7/5/2022	Spicer	ARC GIS Support	167408	\$ 32.80		\$ 27,552.73
7/5/2022	Spicer	ARC GIS Support	167408	\$ 41.75		\$ 27,510.98
8/4/2022	PLM Lake & Management	07/19/2022 Algae Treatment	167935	\$ 818.10		\$ 26,692.88
8/25/2022	PLM Lake & Management	08/11/2022 Water Quality Program	168441	\$ 797.90		\$ 25,894.98
9/8/2022	PLM Lake & Management	08/26/2022 Algae Treatment	168534	\$ 640.85		\$ 25,254.13
12/22/2022	State of Michigan	2023 Permit Fee	171025	\$ 450.00		\$ 24,804.13
1/31/2023	Huntington Bank	Interest Income			\$ 55.83	\$ 24,859.96
2/28/2023	Huntington Bank	Interest Income			\$ 93.75	\$ 24,953.71
3/31/2023	Huntington Bank	Interest Income			\$ 79.84	\$ 25,033.55
4/30/2023	Huntington Bank	Interest Income			\$ 78.89	\$ 25,112.44
5/2/2023	Montcalm County	2022 Delinquent Settlement			\$ 319.31	\$ 25,431.75
5/8/2023	Montcalm County	2022 Collected Settlement			\$ 13,540.69	\$ 38,972.44
5/31/2023	Huntington Bank	Interest Income			\$ 114.15	\$ 39,086.59
6/7/2023	PLM Lake & Management	05/16/2023 Weed & Algae Treatment	174289	\$ 954.45		\$ 38,132.14
6/22/2023	PLM Lake & Management	06/12/2023 Weed & Algae Treatment	174640	\$ 3,957.18		\$ 34,174.96
6/30/2023	Huntington Bank	Interest Income			\$ 110.59	\$ 34,285.55
7/31/2023	Huntington Bank	Interest Income			\$ 112.80	\$ 34,398.35
7/31/2023	PLM Lake & Management	07/13/2023 Weed & Algae Treatment	175484	\$ 3,346.13		\$ 31,052.22
8/24/2023	PLM Lake & Management	08/14/2023 Weed & Algae Treatment	175848	\$ 2,319.95		\$ 28,732.27
8/31/2023	Huntington Bank	Interest Income			\$ 94.88	\$ 28,827.15
9/30/2023	Huntington Bank	Interest Income			\$ 90.09	\$ 28,917.24
10/31/2023	Huntington Bank	Interest Income			\$ 93.37	\$ 29,010.61
11/30/2023	Huntington Bank	Interest Income			\$ 89.48	\$ 29,100.09
12/14/2023	State of Michigan	2024 Permit Fee	178397	\$ 450.00		\$ 28,650.09
12/31/2023	Huntington Bank	Interest Income			\$ 91.43	\$ 28,741.52
1/31/2024	Huntington Bank	Interest Income			\$ 93.71	\$ 28,835.23
2/7/2024	City of Greenville	2023 Drain Assessment			\$ 2,524.53	\$ 31,359.76
2/29/2024	Huntington Bank	Interest Income			\$ 86.40	\$ 31,446.16
3/31/2024	Huntington Bank	Interest Income			\$ 98.60	\$ 31,544.76
4/2/2024	United States Postal Service	20223 Treatment Notice	180549	\$ 67.86		\$ 31,476.90
4/30/2024	Huntington Bank	Interest Income			\$ 96.29	\$ 31,573.19
5/13/2024	Montcalm County	2023 Delinquent Settlement			\$ 506.17	\$ 32,079.36
5/13/2024	Montcalm County	2023 Collected Settlement			\$ 10,330.38	\$ 42,409.74
5/23/2024	PLM Lake & Management	05/13/2024 Weed & Algae Treatment	181725	\$ 2,009.90		\$ 40,399.84
5/31/2024	Huntington Bank	Interest Income			\$ 118.81	\$ 40,518.65
6/27/2024	PLM Lake & Management	06/10/2024 Weed & Algae Treatment	182543	\$ 4,303.91		\$ 36,214.74
7/1/2024	Huntington Bank	Interest Income			\$ 125.97	\$ 36,340.71
7/25/2024	PLM Lake & Management	07/09/2024 Algae Treatment	183174	\$ 872.64		\$ 35,468.07
7/31/2024	Huntington Bank	Interest Income			\$ 115.45	\$ 35,583.52
8/22/2024	PLM Lake & Management	08/13/2024 Weed Treatment	183586	\$ 4,531.55		\$ 31,051.97
8/31/2024	Huntington Bank	Interest Income			\$ 106.19	\$ 31,158.16
9/30/2024	Huntington Bank	Interest Income			\$ 96.59	\$ 31,254.75
10/10/2024	PLM Lake & Management	09/26/2024 Lily Pad Treatment	184547	\$ 959.50		\$ 30,295.25
10/31/2024	Huntington Bank	Interest Income			\$ 90.29	\$ 30,385.54
11/30/2024	Huntington Bank	Interest Income			\$ 81.59	\$ 30,467.13
12/5/2024	State of Michigan	2025 Permit Fee	185962	\$ 450.00		\$ 30,017.13
12/31/2024	Huntington Bank	Interest Income			\$ 78.39	\$ 30,095.52
1/31/2025	Huntington Bank	Interest Income			\$ 78.26	\$ 30,173.78
2/28/2025	Huntington Bank	Interest Income			\$ 68.03	\$ 30,241.81
3/31/2025	Huntington Bank	Interest Income			\$ 76.08	\$ 30,317.89
5/8/2025	United States Postal Service	2025 Treatment Notice	189061	\$ 60.03		\$ 30,257.86
4/30/2025	Huntington Bank	Interest Income			\$ 76.51	\$ 30,334.37
		Remaining Balance				\$ 30,334.37

**BALDWIN LAKE
WEED CONTROL PROGRAM**

**BUDGET
2020 – 2024
Annual Assessment**

<u>Improvement</u>	<u>Annual Assessment</u>
Aquatic Plant Control	\$12,100
Water Quality Program	500
Administration/Contingency	<u>1,260</u>
Total Annual Budget	\$13,860
 Total Five-Year Budget	 \$69,300

BENEFIT FACTORS

USE FACTORS

Vacant Land	1
Residential	2
Recreational	6

LOCATION FACTORS

Backlot without private access	1
Lake view without private access	1.5
Lake frontage with private access	2

SIZE FACTORS

Less than 5,000 square feet	.5
5,000 square feet to 1 acre	1
1 acre to 5 acres	1.5
5 acres to 10 acres	2
10 acres to 15 acres	2.5
Greater than 15 acres	3

**BALDWIN LAKE
WEED CONTROL PROGRAM**

**BUDGET
2025 – 2029
Annual Assessment**

<u>Improvement</u>	<u>Annual Assessment</u>
Aquatic Plant Control	\$12,100
Water Quality Program	\$500
Administration/Contingency	\$1,260
Total Annual Budget	\$13,860
Total Five-Year Budget	\$69,300

BENEFIT FACTORS
(Proposed)

Property Rights

Direct Access	1
Public Access	3

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

**Baldwin Lake
Lake Improvement Board Meeting**

**May 28, 2025
4:00 PM**

**Montcalm County Drain Office
211 W Main St
Stanton, Michigan**

ATTENDANCE RECORD

1. Todd Sattler
2. LINDA WEGNER
3. Don Corrle
4. Tom Burns
5. Anne Gaylord
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____