

**CLIFFORD LAKE  
LAKE IMPROVEMENT BOARD  
MEETING  
September 10, 2025**

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A meeting of the Clifford Lake, Lake Improvement Board was held at the Montcalm County Drain Commission, 211 W. Main Street, Stanton, Michigan on the 10<sup>th</sup> day of September 2025 at 4:00 P.M.

The meeting was called to order by Tom at 4:01 p.m.

PRESENT: Matt Moorman – Douglass Township Representative  
Gabe Krum – Douglass Township Representative  
Tom Koepke – Chair/Abutting Property Owner's Representative  
Todd Sattler – Treasurer/Drain Commissioner

ABSENT: Adam Petersen – Board of Commissioner's Representative

ALSO

PRESENT: Luke Aaron – Progressive  
Sara McGill – MCDC  
John Otto – Resident

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

A motion was made by Todd and seconded by Matt to approve the minutes from June 11, 2025, as presented. Motion carried.

Public Comment

John Otto asked that he be mailed an agenda for each meeting.

Treatment Update

Luke provided a treatment update to the board, noting that there were 4 surveys completed this season. The 1<sup>st</sup> showed milfoil, curly leaf pondweed and algae. The 2<sup>nd</sup> showed that the systemic treatment for milfoil worked well. The 3<sup>rd</sup> showed starry stonewort and tiny loosestrife. The 4<sup>th</sup> showed lily pads, starry stonewort and more loosestrife. He added that he collected milfoil samples between the 1<sup>st</sup> and 2<sup>nd</sup> treatments to figure out if they need to change the herbicides. There is a remaining treatment budget of \$2,263.75.

Financial Update

Todd provided a financial update to the board, including a current balance of \$33,850.53.

By-Law Review

Todd provided the updated By-Laws to the board.

A motion was made by Todd and seconded by Gabe to accept the amended By-Laws as presented. Motion carried.

### Special Assessment Review

Todd provided an updated assessment roll to the Board, noting that there were no splits and combinations completed for this year. John asked if Millards did split and combine and John Hownrs. Todd explained that we won't know until the final check of the roll in early October.

### Other Business

Tom reviewed fish study paid for by the association. They are going to stock 30,000 fathead minnows and build a structure to help them grow. Matt asked if the association should own the dam. Todd explained what would happen if they didn't and gave an example of a dam with no control. Todd explained the benefits and process of a legal lake level. John asked what the range would be for the lake level. Todd said the lake level would be decided after a feasibility study. John said that the prior drain commissioner discouraged setting a range for the lake level. John said that he doesn't know what the previous commission thought. All of these things would be determined by the courts after a valid petition is received.

There being no further business to come before the Lake Board, a motion was made by Todd and seconded by Gabe to adjourn the meeting at 5:14 p.m. Motion carried.

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Todd Sattler, Secretary  
Clifford 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 Clifford Lake, Lake Improvement Board, Montcalm County, Michigan held on September 10, 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 Clifford Lake, Lake Improvement Board.

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Todd Sattler  
Montcalm County Drain Commissioner

# **CLIFFORD LAKE LAKE IMPROVEMENT BOARD MEETING**

September 10, 2025  
4:00 PM

## **MONTCALM COUNTY DRAIN COMMISSION**

211 W. Main Street  
Stanton, MI 48888

### **Agenda**

- Call to Order
- Approval of Agenda
- Approval of Minutes
  - June 11, 2025
- Public Comment
- Treatment Update
- Financial Update
- By-Law Review
- Special Assessment Review
- Other Business
- Public Comment
- Adjourn

***If you cannot attend the meeting, please call the office at 989-831-7322 or email Anne at [agaylord@montcalm.us](mailto:agaylord@montcalm.us) at least two days prior to the meeting.***

### **Board Member**

Tom Koepke, Chairperson/Abutting Property Owner's Representative  
Todd Sattler, Secretary, Montcalm County Drain Commissioner  
Adam Petersen, Board of Commissioner's Representative  
Gabe Krum, Douglass Township Representative  
Matt Moorman, Douglass Township Representative

**Clifford Lake Finance Sheet 2023-2027 (84002)**

Wednesday, September 10, 2025

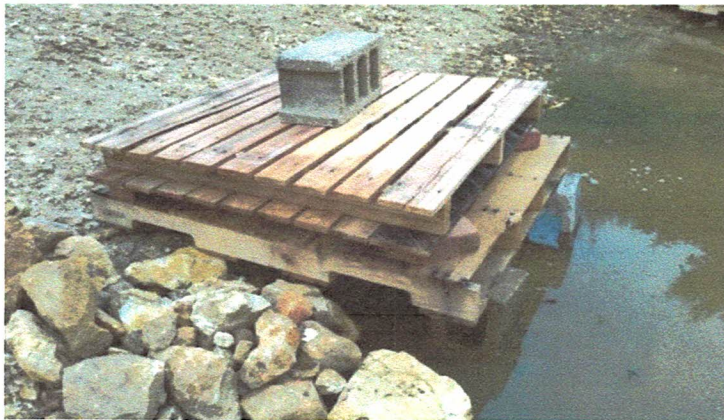
Date	Vendor	Description	Check Number	Expenses	Revenue	Balance
10/4/2022		Beginning Balance				\$ 6,703.85
10/4/2022	SPICER GROUP	ARC GIS Support	169208	\$167.00		\$ 6,536.85
10/4/2022	The Michigan Riparian	Dues & Membership	169203	\$142.00		\$ 6,394.85
10/20/2022	Progressive AE	4th Quarter Lake Consultant Fee	169529	\$2,000.00		\$ 4,394.85
1/9/2023	Progressive AE	1st Quarter Lake Consultant Fee	171352	\$2,000.00		\$ 2,394.85
1/26/2023	PLM Lake & Land Management	2023 EGLE Permit Fee	171555	\$875.00		\$ 1,519.85
5/2/2023	Montcalm County	2022 Delinquent Tax Settlement			\$ 1,841.89	\$ 3,361.74
5/4/2023	Progressive AE	2nd Quarter Lake Consultant Fee		\$2,000.00		\$ 1,361.74
5/8/2023	Montcalm County	2022 Collected Settlement			\$ 35,158.11	\$ 36,519.85
5/31/2023	Huntington Bank	Interest Income			\$ 107.18	\$ 36,627.03
6/30/2023	Huntington Bank	Interest Income			\$ 118.79	\$ 36,745.82
7/5/2023	PLM Lake & Land Management	05/31/2023 Weed & Algae Treatment	174934	\$5,055.00		\$ 31,690.82
7/13/2023	PLM Lake & Land Management	06/3/2023 Algae Treatment	174093	\$1,777.50		\$ 29,913.32
7/20/2023	Progressive AE	3rd Quarter Consultant Fee	175147	\$2,000.00		\$ 27,913.32
7/31/2023	Huntington Bank	Interest Income			\$ 92.05	\$ 28,005.37
8/10/2023	PLM Lake & Land Management	07/13/2023 Algae Treatment	175516	\$211.25		\$ 27,794.12
8/24/2023	PLM Lake & Land Management	07/28/2023 Algae Treatment	175848	\$2,802.50		\$ 24,991.62
8/24/2023	PLM Lake & Land Management	08/14/2023 Algae Treatment	175848	\$2,802.50		\$ 22,189.12
8/31/2023	Huntington Bank	Interest Income			\$ 73.48	\$ 22,262.60
9/7/2023	PLM Lake & Land Management	08/28/2023 Weed & Lily Pad Treatment	176111	\$350.00		\$ 21,912.60
9/30/2023	Huntington Bank	Interest Income			\$ 68.48	\$ 21,981.08
10/19/2023	MLSA	Riparian Dues & Membership	177042	\$142.00		\$ 21,839.08
10/19/2023	Progressive AE	4th Quarter Lake Consultant Fee	177051	\$2,000.00		\$ 19,839.08
10/31/2023	Huntington Bank	Interest Income			\$ 64.06	\$ 19,903.14
11/30/2023	Huntington Bank	Interest Income			\$ 61.39	\$ 19,964.53
12/31/2023	Huntington Bank	Interest Income			\$ 63.71	\$ 20,028.24
1/18/2024	Progressive AE	1st Quarter Lake Consultant Fee	178927	\$2,000.00		\$ 18,028.24
1/31/2024	Huntington Bank	Interest Income			\$ 58.78	\$ 18,087.02
2/29/2024	Huntington Bank	Interest Income			\$ 54.20	\$ 18,141.22
3/7/2024	PLM Lake & Land Management	2024 EGLE Permit Fee	179950	\$875.00		\$ 17,266.22
3/31/2024	Huntington Bank	Interest Income			\$ 58.86	\$ 17,325.08
4/11/2024	Progressive AE	2nd Quarter Lake Consultant Fee	180780	\$2,000.00		\$ 15,325.08
4/30/2024	Huntington Bank	Interest Income			\$ 50.97	\$ 15,376.05
5/13/2024	Montcalm County	2023 Collected Settlement			\$ 34,397.32	\$ 49,773.37
5/13/2024	Montcalm County	2023 Delinquent Settlement			\$ 2,602.68	\$ 52,376.05
5/31/2024	Huntington Bank	Interest Income			\$ 164.30	\$ 52,540.35
6/27/2024	PLM Lake & Land Management	05/21/2024 Weed & Algae Treatment	182543	\$4,756.25		\$ 47,784.10
7/1/2024	Huntington Bank	Interest Income			\$ 178.67	\$ 47,962.77
7/11/2024	Progressive AE	3rd Quarter Consultant Fee		\$2,000.00		\$ 45,962.77
7/31/2024	Huntington Bank	Interest Income			\$ 161.08	\$ 46,123.85
8/1/2024	PLM Lake & Land Management	06/17/2024 Weed & Algae Treatment	183219	\$4,552.50		\$ 41,571.35
8/31/2024	Huntington Bank	Interest Income			\$ 142.17	\$ 41,713.52
9/5/2024	PLM Lake & Land Management	07/22/2024 Weed & Algae Treatment	183969	\$6,732.50		\$ 34,981.02
9/12/2024	PLM Lake & Land Management	08/08/2024 Algae Treatment	184172	\$2,655.00		\$ 32,326.02
9/12/2024	PLM Lake & Land Management	08/28/2024 Weed & Algae Treatment	184172	\$4,510.00		\$ 27,816.02
9/30/2024	Huntington Bank	Interest Income			\$ 86.23	\$ 27,902.25
10/10/2024	MLSA	Riparian Dues & Membership	184537	\$142.00		\$ 27,760.25
10/10/2024	Progressive AE	4th Quarter Lake Consultant Fee	184550	\$2,000.00		\$ 25,760.25
10/10/2024	PLM Lake & Land Management	09/26/2024 Lily Pad Treatment	184547	\$1,850.00		\$ 23,910.25
10/31/2024	Huntington Bank	Interest Income			\$ 71.26	\$ 23,981.51
11/30/2024	Huntington Bank	Interest Income			\$ 64.40	\$ 24,045.91
12/31/2024	Huntington Bank	Interest Income			\$ 62.79	\$ 24,108.70
1/16/2025	Progressive AE	2025 1st Quarter Lake Consultant Fee	186816	\$2,000.00		\$ 22,108.70
1/30/2025	PLM Lake & Land Management	2025 EGLE Permit Fee	187090	\$875.00		\$ 21,233.70
1/31/2025	Huntington Bank	Interest Income			\$ 55.22	\$ 21,288.92
2/25/2025	Huntington Bank	Interest Income			\$ 48.00	\$ 21,336.92
3/31/2025	Huntington Bank	Interest Income			\$ 53.68	\$ 21,390.60
4/3/2025	Progressive AE	2025 2nd Quarter Lake Consultant Fee	188327	\$2,000.00		\$ 19,390.60
4/30/2025	Huntington Bank	Interest Income			\$ 48.93	\$ 19,439.53
5/29/2025	PLM Lake & Land Management	05/19/2025 Weed & Algae Treatment	189567	\$4,907.50		\$ 14,532.03
5/31/2025	Huntington Bank	Interest Income			\$ 37.20	\$ 14,569.23
6/3/2025	Montcalm County	2024 Collected Settlement			\$ 35,579.97	\$ 50,149.20
6/3/2025	Montcalm County	2024 Delinquent Settlement			\$ 1,420.03	\$ 51,569.23
6/30/2025	Huntington Bank	Interest Income			\$ 132.34	\$ 51,701.57
7/10/2025	Progressive AE	2025 3rd Quarter Lake Consultant Fee	190325	\$2,000.00		\$ 49,701.57
7/24/2025	PLM Lake & Land Management	06/25/2025 Weed Treatment	190827	\$14,545.00		\$ 35,156.57
7/31/2025	Huntington Bank	Interest Income			\$ 95.81	\$ 35,252.38
8/31/2025	Huntington Bank	Interest Income			\$ 85.65	\$ 35,338.03
9/4/2025	PLM Lake & Land Management	07/23/2025 Weed & Algae Treatment		\$1,487.50		\$ 33,850.53
		Remaining Balance				\$ 33,850.53

**Clifford Lake 2025 Fish Survey Recommendations**  
**ADVANCED ECOLOGICAL MANAGEMENT – Reed City, Michigan**

**July 5, 2025**

AEM recommends the following actions to improve the Clifford Lake fish community:

1. Promote catch-and-release of larger sized largemouth bass and possibly bluegills.
2. Encourage large woody debris along the shoreline of forested portions of the lake to remain in place. Possibly consider adding whole trees to some of these areas to bolster baitfish production. Example: Strategically place a few Christmas Trees on the ice after the Christmas holidays.
3. Consult with the MDNR local fish biologist regarding stocking of fathead minnows and golden shiners annually for the next 3-4 years.
4. Add fathead minnow pallet structures to encourage a self-sustaining minnow population.



*“To facilitate the improved chances of establishing reproductive populations of minnows, AEM recommends installing 4-8 submerged pallet structures in Clifford Lake adjacent to existing submerged woody debris or submerged aquatic native vegetation.”*

AEM strongly recommended that we need to increase the supply of forage fish such as fathead minnows and golden shiners to promote the growth and development of larger sized Bluegills, Bass, and other fish. The intention would be to plant forage fish every year for several years.

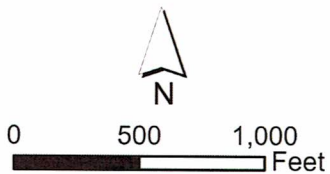
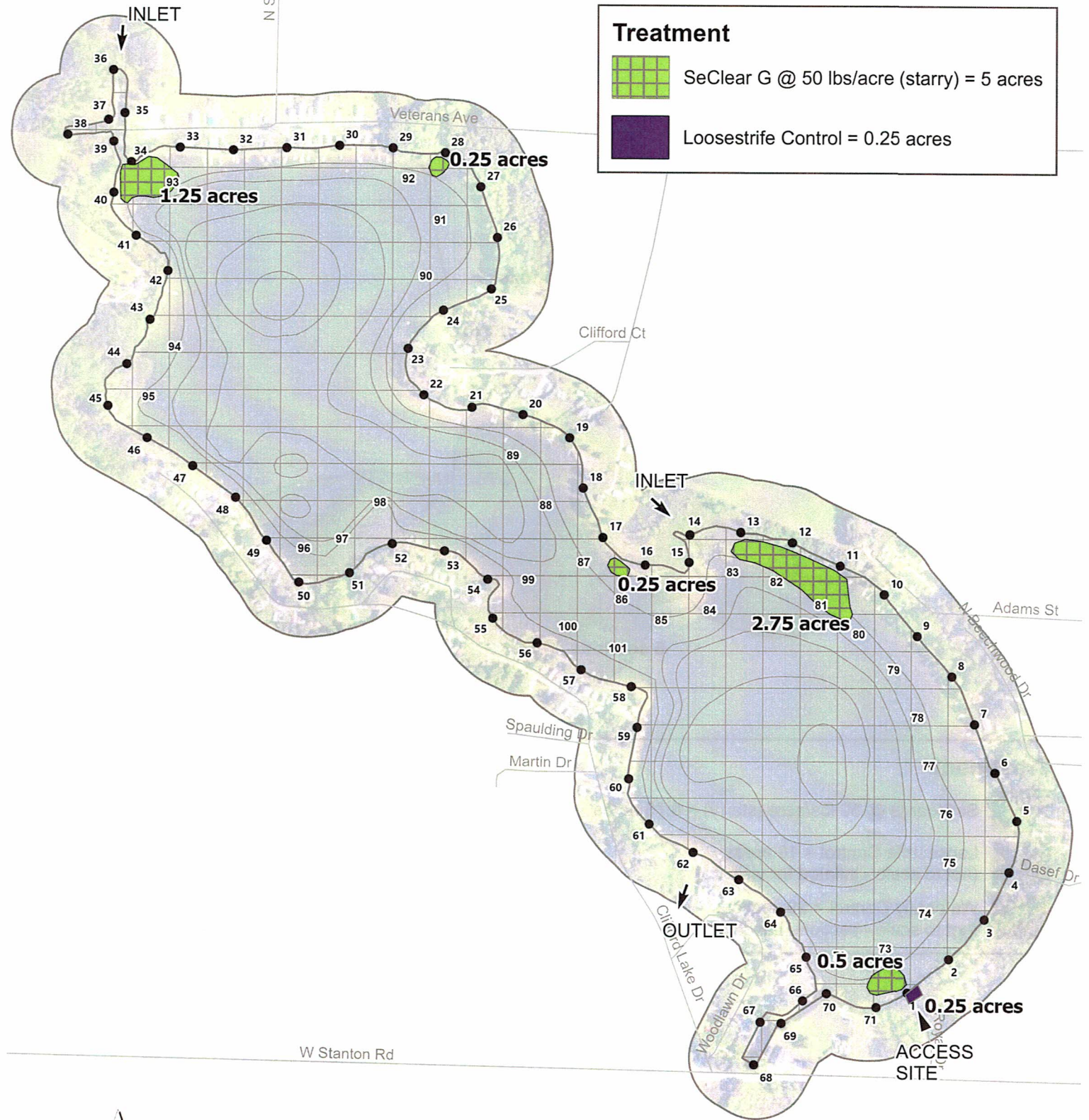
AEM also suggested that we could proceed with the planting of some sport fish such as perch and walleye in the Fall.

Funding the Fish Planting Project: The Clifford Lake Improvement Association will need to determine a long-range plan.



= 1 ACRE

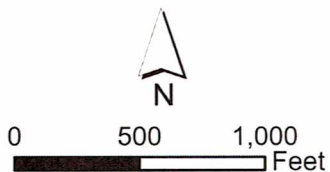
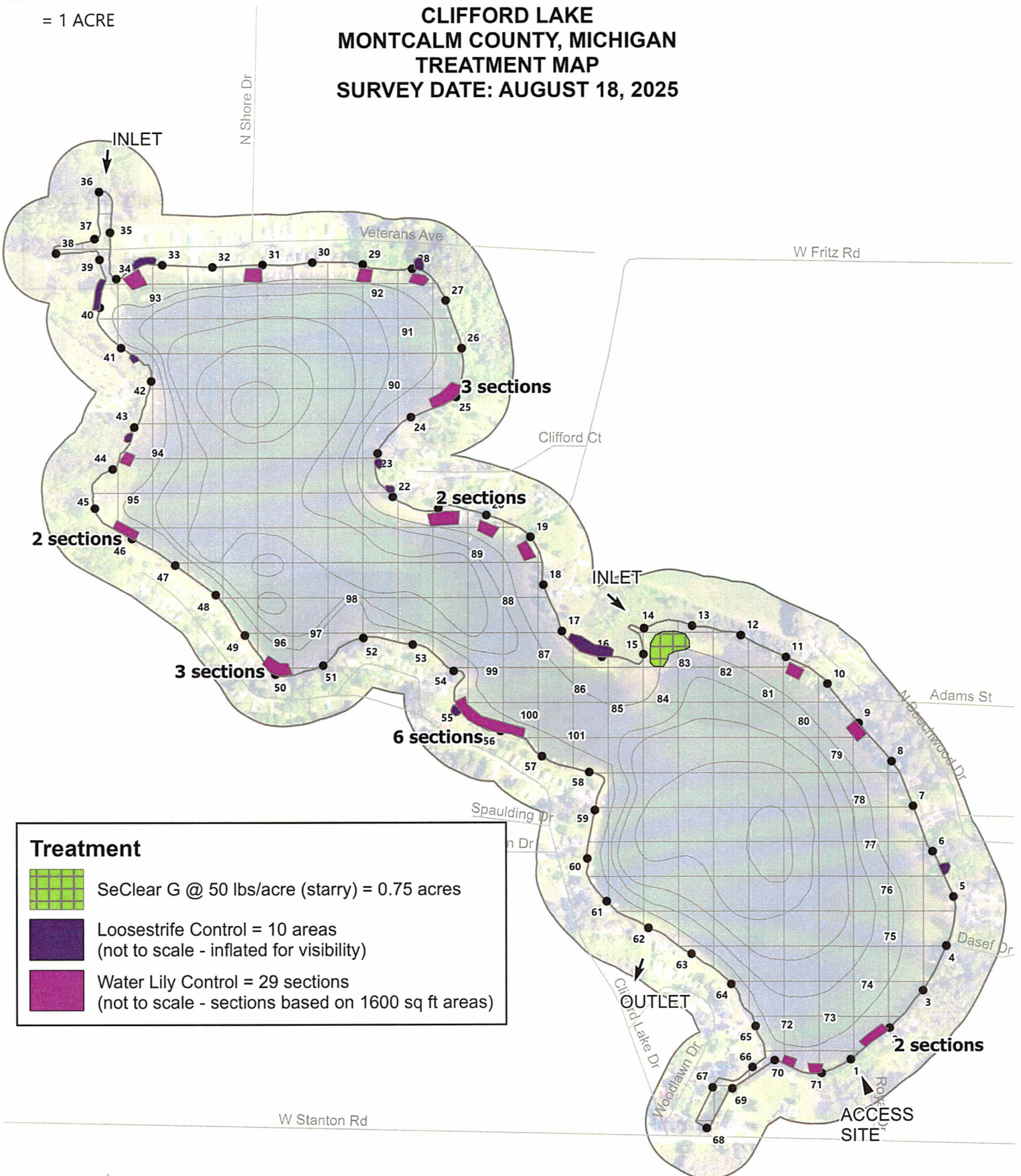
# CLIFFORD LAKE MONTCALM COUNTY, MICHIGAN TREATMENT MAP SURVEY DATE: JULY 15, 2025





= 1 ACRE

# CLIFFORD LAKE MONTCALM COUNTY, MICHIGAN TREATMENT MAP SURVEY DATE: AUGUST 18, 2025



Project Work Journal  
Clifford Lake

2025

Beginning Balance: \$26,000.00

Date Type Results

1/3/2025 Permit 2025 Permit Authorization

Application Date	Type	Target Species	Qty	Dose Rate	Cost	Remaining Balance
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1/7/2025	Permit Fee		1.00 each		\$875.00	\$25,125.00
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Invoice Total	3015831	\$875.00	\$25,125.00
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5/15/2025 Survey

Survey by: LJA, GMK.  
Water temperature: 70 degrees.  
Found: Areas of milfoil and curly-leaf pondweed throughout the lake. Despite excellent water clarity, there were fairly widespread filamentous algae blooms in near-shore areas.

Treatment Date	Type	Target Species	Qty	Dose Rate	Cost	Remaining Balance
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5/19/2025	Flumioxazin and contacts	Curly-leaf Pondweed	10.75 acre(s)	100.00	\$3,332.50	\$21,792.50
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5/19/2025	Diquat dibromide @ 1 gal/acre	Curly-leaf Pondweed	4.50 acre(s)		\$720.00	\$21,072.50
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5/19/2025	Algae control (chelated copper only)	Filamentous or Planktonic Algae	9.50 acre(s)		\$855.00	\$20,217.50
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Invoice Total	3016592	\$4,907.50	\$20,217.50
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6/19/2025 Survey

Survey by: LJA, GMK.  
Water: 75 degrees at surface.  
Found: Milfoil throughout much of the lake. Starry near inlet at southern lobe of lake.

Treatment Date	Type	Target Species	Qty	Dose Rate	Cost	Remaining Balance
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6/25/2025	Flumioxazin and contacts	Eurasian Milfoil	1.00 acre(s)	100.00	\$310.00	\$19,907.50
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6/25/2025	Flumioxazin @ 150 ppb + copper ethanolaniline complex @ EGLE max rate	Starry Stonewort	0.25 acre(s)	150.00	\$75.00	\$19,832.50
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6/25/2025	Triclopyr granular	Eurasian Milfoil	16.00 acre(s)	180.00	\$14,160.00	\$5,672.50
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Invoice Total	3017505	\$14,545.00	\$5,672.50
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6/24/2025 Other

Milfoil collection for genetic analysis.



Project Work Journal  
Clifford Lake

2025

Beginning Balance: \$26,000.00

7/15/2025 Survey

Survey by: LJA, GMK.  
Water: 81 degrees at surface.  
Notes: Milfoil treatment worked great. Starry stonewort present in usual areas. Minimal purple loosestrife found.

Treatment Date	Type	Target Species	Qty	Dose Rate	Cost	Remaining Balance
7/23/2025	Loosestrife control		0.25 acre(s)		\$12.50	\$5,660.00
7/23/2025	SeClear G @ 50 lbs/acre	Starry Stonewort	5.00 acre(s)		\$1,475.00	\$4,185.00
				Invoice 3018137	\$1,487.50	\$4,185.00
				Total		

8/18/2025 Survey

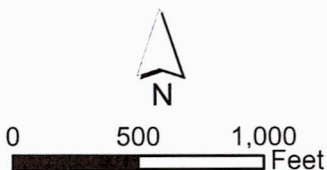
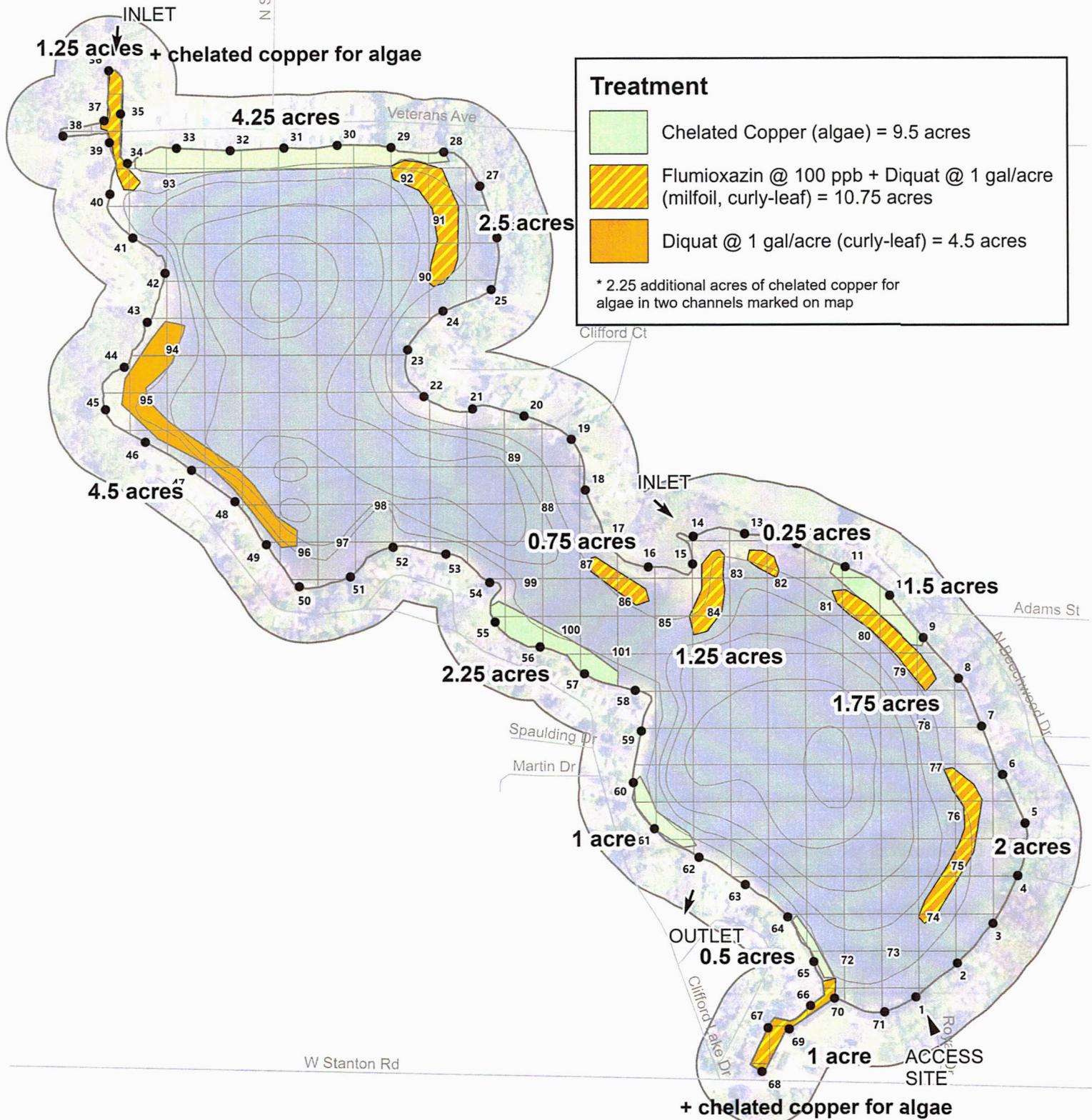
Survey by: LJA.  
Water: 74 degrees at surface.  
Notes: Marked loosestrife, lilies, and starry stonewort for treatment. Starry stonewort growth appears minimal relative to previous years.

Treatment Date	Type	Target Species	Qty	Dose Rate	Cost	Remaining Balance
9/2/2025	Loosestrife control		1.00 lump sum		\$250.00	\$3,935.00
9/2/2025	Water lily control (40' x 40' sections)	Water Lilies	29.00 area(s)		\$1,450.00	\$2,485.00
9/2/2025	SeClear G @ 50 lbs/acre	Starry Stonewort	0.75 acre(s)		\$221.25	\$2,263.75
				Invoice 3018999	\$1,921.25	\$2,263.75
				Total		

= 1 ACRE

CLIFFORD LAKE  
MONTCALM COUNTY, MICHIGAN  
TREATMENT MAP  
SURVEY DATE: MAY 15, 2025

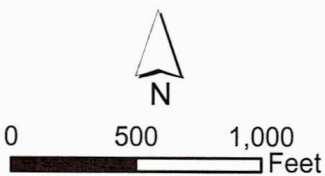
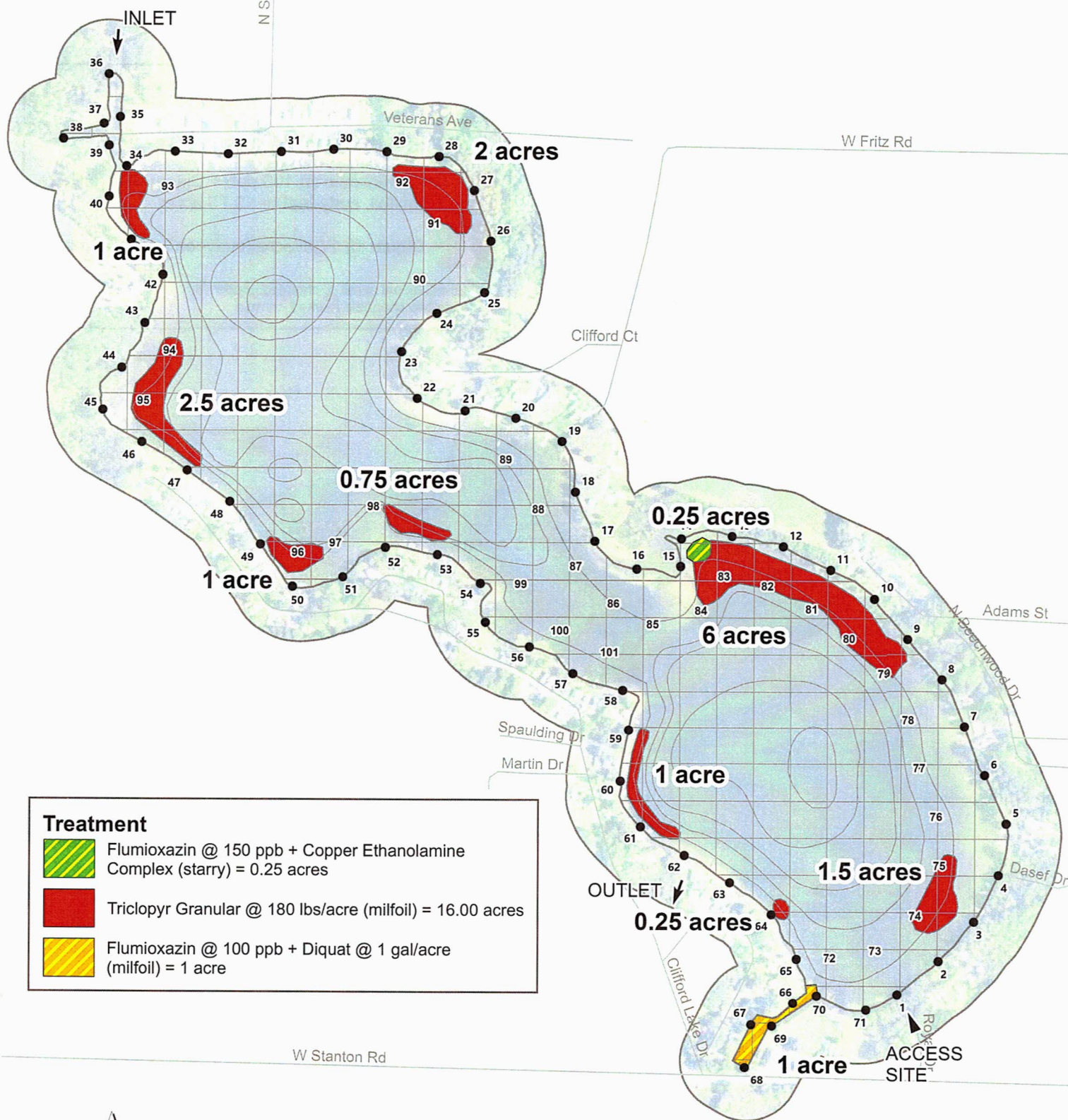
N Shore Dr





= 1 ACRE

CLIFFORD LAKE  
MONTCALM COUNTY, MICHIGAN  
TREATMENT MAP  
SURVEY DATE: JUNE 19, 2025





BY-LAWS FOR  
CLIFFORD LAKE, LAKE IMPROVEMENT BOARD

Adopted November 12, 1997  
Amended September 10, 2003  
Amended September 11, 2013  
Amended September 10, 2025

Clifford Lake, Lake Improvement Board, Douglass Township, Montcalm County, Michigan established per the provisions of Inland Lake Improvement Act of 1994 as amended (Part 309 of Public Act 451, public Acts of 1994).

The following have been adopted as the by-laws of said Clifford Lake, lake Improvement Board and shall remain in effect until changed or rescinded by this Board:

1. Regular meetings of the Clifford Lake, Lake Improvement Board, Douglass Township, Montcalm County, Michigan, shall be held at the office of the Montcalm County Drain Commission on the 2<sup>nd</sup> Wednesday of June and the 2<sup>nd</sup> Wednesday of September at 4:00 p.m. The 2<sup>nd</sup> Wednesday of January and the 2<sup>nd</sup> Wednesday of March will be on call dates for scheduling additional meetings as needed.
2. Special meetings may be called by the chairperson of the Clifford Lake, Lake Improvement Board, or any two members thereof, by servicing on the other members a written notice of the day, time, and place of such special meeting. At least one (1) week notice and not more than two (2) weeks notice shall be required for such special meetings.

Service of the notices for a special meeting shall be by:

- a. delivering the notices to the members personally at least seven (7) days before such meeting is to take place; or
- b. leaving the same at the member's residence with some adult person of the household at least seven (7) days before such meeting is to take place; or
- c. depositing the same in a government mail receptacle, enclosed in a sealed envelope plainly addressed to each member at his or her last known home address, at least seven (7) days before such meeting is to take place.
- d. contacting the member via email to the address provided to the Montcalm County Drain Commission, at least seven (7) days before such meeting is to take place.

Service as above prescribed may be made by a member of the Clifford Lake, Lake Improvement Board, the Secretary of the Board, or any employee of the Clifford Lake, Lake Improvement Board.

3. The time and place of all regularly scheduled and special meetings of the Clifford Lake, Lake Improvement Board shall be posted at the Montcalm County Drain Commission office as well as on the Montcalm County Website.
4. A Standard Agenda for the Clifford Lake, Lake Improvement Board will be established annually at its June meeting.

5. Officers of the Clifford Lake, Lake Improvement Board will be elected annually at its June meeting.
6. All changes to Clifford Lake, Lake Improvement Board approved treatment programs, contract modifications or any other changes to board responsibilities, shall only be decided upon at a Clifford Lake, Lake Improvement Board meeting at which at least a quorum is present.
7. The Clifford Lake, Lake Improvement Board shall abide by the Open Meetings Act.
8. The Clifford Lake, Lake Improvement Board shall retain legal counsel whenever a contract is prepared or there is a dispute or misunderstanding regarding any statute.
9. All correspondence regarding Clifford Lake, Lake Improvement Board information or requests shall be sent forthwith to all Clifford Lake, Lake Improvement Board members and the Douglass Township Clerk.
10. All property owners affected by Clifford Lake, Lake Improvement Board decisions requiring public hearings shall be notified of said decisions by First Class Mail. A proof of publication indicating the names and addresses of all property owners notified of the hearings will be prepared and kept on file by the Drain Commission. Any mail returned as undeliverable shall be held on file until the appeal process expires.
11. By-laws may be amended by a majority of the Clifford Lake, Lake Improvement Board members at any meeting of the board provided that the proposed amendment was read at the preceding meeting.
12. The finances of the Clifford Lake, Lake Improvement Board will be administered by the Montcalm County Drain Commission Office. Said office will provide the board with financial summaries at each of its meetings as well as an annual review of the Clifford Lake, Lake Improvement Board's financial status for its June organizational meeting.
13. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

Ayes:

Tom Koepke, Todd Sattler, Matt Moorman, Gabe Krum

Nays: 0

Motion declared adopted on November 12, 1997

Amended September 10, 2003

Amended September 11, 2013

Amended September 10, 2025

Secretary of Clifford Lake Board:



Todd Sattler

CLIFFORD LAKE

LAKE IMPROVEMENT BOARD MEETING

September 10, 2025

4:00 P.M.

Drain Commissioner's Office

ATTENDANCE RECORD

1. John Otto
2. Todd Sattler
3. Tom Koepke
4. Gabe Krum
5. Matt Moorman
6. LUKE AARON - PROGRESSIVE
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