

**BALDWIN LAKE
LAKE IMPROVEMENT BOARD
Public Hearing**

July 21, 2025

A public hearing of the Baldwin Lake, Lake Improvement Board was held at the Eureka Township Hall on the 21st day of July 2025, at 7:00 P.M.

The meeting was called to order by Don G at 7:00 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: Jaimee Desjardins – PLM
 Anne Gaylord – MCDC
 See attached

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 Don B to approve the minutes from May 28, 2025, as amended. Motion carried.

Don G introduces the lake board members and explains the purpose of the meeting.

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 balance of \$33,673.51.

Presentation

Jaimee provided an update to the Board and the residents on what types of weeds they see in the lake and what types of chemicals are used to treat them. She provided a five-year plan with the lake management goals. She explained the differences between the native and the invasive weeds and the restrictions on treatment. Jaime also added that they complete water quality testing annually and water clarity has almost doubled since PLM took over lake management in 2009. Linda asked when they would be completing the next Sonar treatment and Jaimee advised that it should be scheduled for 2027. Jaimee provided the residents with an explanation of the treatment notices and the reasoning for the swim restrictions around treatments. She advised that the swim restrictions are to give

the chemicals time to bind to the weeds and increase the effect of the treatment and not because the chemicals are not safe for human contact.

Todd provided the Board with a letter received from Britney and Michael Draper regarding the weed control program.

A motion was made by Linda and seconded by Todd to add any resident letters to the minutes.

Public Comment

Charlotte Lothian said the lake looks good, but she is concerned about the duck weed that grows along the shore.

Jaimee said they don't generally target the duck weed as it is very hard to control and would be very expensive.

Charlotte added that she is concerned with the development of lily pads in the creek.

Jaimee advised that it is a challenge to treat the lily pads there because it is an outlet and that is not permitted by EGLE. Don G added that he thinks dredging would probably be the most effective. Todd said that Lake Improvement Boards can do dredging but with the way that this program is currently set up and it has to be permitted by EGLE.

Jamara Rosie asked how to find how the chemicals work on the weeds.

Jaimee stated that she will happily send that information to anyone who wants it and provided the residents with posters showing the different types of weeds found locally.

Hearing of Practicability Closed at 7:40

See below for RESOLUTION TO PROCEED WITH IMPROVEMENTS TO BALDWIN LAKE

Hearing of Review of Apportionments Opened at 7:45

Todd presents tax roll and factors

Public Comment

Charlotte Lothian said people on the back lots have access and are using the lake. Todd said that the back lots do not have legal deeded access to the lake and we cannot police how they use it. The assessment is based solely on the legal rights to the lake.

Hearing to Review Assessment Roll Closed at 7:53

See below for RESOLUTION CONFIRMING SPECIAL ASSESSMENT ROLL AND DIRECTING THE COLLECTION OF SPECIAL ASSESSMENTS FOR IMPROVEMENTS TO BALDWIN LAKE

Other Business

Don G advised that the next meeting for the Baldwin Lake LIB will be held on September 15, 2025 at 4:00 pm in the Drain Office.

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 8:04 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 Public Hearing of the Baldwin Lake, Lake Improvement Board, Montcalm County, Michigan held on July 21, 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

**RESOLUTION TO PROCEED WITH
IMPROVEMENTS TO BALDWIN LAKE**

At a special meeting of the Baldwin Lake, Lake Improvement Board held in the Eureka Township Hall, 9322 SW Greenville Rd., Greenville, Michigan, on the 21st day of July 2025, at 7:00 p.m.

PRESENT: Don Gibbs, Todd Sattler, Linda Weger, Don Burns

ABSENT: Scott Painter

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

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

WHEREAS, it is the desire of the Baldwin Lake, 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 Baldwin 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 21st day of July 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 21st day of July 2025.



Todd Sattler, Secretary/Treasurer
Baldwin Lake, Lake Improvement Board

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

At a special meeting of the Baldwin Lake, Lake Improvement Board held in the Eureka Township Hall, 9322 SW Greenville Rd., Greenville, Michigan, on the 21st day of July 2025, at 7:00 p.m.

PRESENT: Don Gibbs, Todd Sattler, Linda Weger, Don Burns

ABSENT: Scott Painter

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

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 Baldwin Lake 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 Baldwin Lake Special Assessment Roll. (2025 - 2029)
2. Said Special Assessment Roll in the amount of \$69,300.00 is hereby confirmed.
3. The assessments in said Special Assessment Roll shall be payable in 5 annual installments with the first installment of \$13,860.00 to be due on December 1, 2025, and payable without penalty through February 14, 2026. Subsequent installments of \$13,860.00 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 Eureka 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 }
 } ss
COUNTY OF MONTCALM }

I, Todd Sattler, Secretary/Treasurer of said Baldwin 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 21st day of July 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 21st day of July 2025.



Todd Sattler, Secretary/Treasurer
Baldwin Lake, Lake Improvement Board

Dated: July 21, 2025

**BADLWIN LAKE
EUREKA TOWNSHIP
CITY OF GREENVILLE
WEED CONTROL PROGRAM
PROPOSED BUDGET BENEFIT FACTORS
2025 - 2029
EXHIBIT A**

IMPROVEMENT	Estimated Cost of Program
Aquatic Herbicide Treatments	\$ 12,100
Water Quality Program	\$ 500
Contingency/Administration	<u>\$ 1,260</u>
Yearly Program Budget	\$ 13,860
Total Five-Year Budget	\$ 69,300

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

FACTORS	
• Direct access	1.0
• City of Greenville	25% At Large

Contiguous lots in common ownership will each be assessed as a separate lot based on the above factors.

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

TAKE NOTICE that the Baldwin Lake, Lake Improvement Board has confirmed the Special Assessment Roll for improvements to Baldwin Lake. The Special Assessment Roll in the amount of \$69,300.00 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.

Baldwin Lake, Lake Improvement Board
Montcalm County, Michigan

Baldwin Lake Finance Sheet 2021 - 2025 (84001)						
Monday, July 21, 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	175849	\$ 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
4/30/2025	Huntington Bank	Interest Income			\$ 76.51	\$ 30,394.40
5/8/2025	United States Postal Service	2025 Treatment Notice	189061	\$ 60.03		\$ 30,334.37
5/31/2025	Huntington Bank	Interest Income			\$ 77.66	\$ 30,412.03
6/3/2025	Montcalm County	2024 Collected Settlement			\$ 9,967.93	\$ 40,379.96
6/3/2025	Montcalm County	2024 Delinquent Settlement			\$ 3,892.07	\$ 44,272.03
6/5/2025	PLM Lake & Management	05/15/2025 Weed & Algae Treatment	189622	\$ 1,286.40		\$ 42,985.63
6/26/2025	PLM Lake & Management	06/09/2025 Weed & Algae Treatment	190240	\$ 4,852.10		\$ 38,133.53
6/30/2025	Huntington Bank	Interest Income			\$ 97.86	\$ 38,231.39
7/10/2025	Spicer Group	GIS Updates	190331	\$ 197.00		\$ 38,034.39
7/17/2025	PLM Lake & Management	07/07/2025 Weed & Algae Treatment	190773	\$ 4,360.88		\$ 33,673.51
		Remaining Balance				\$ 33,673.51

To whom it may concern,

My name is Britney Draper. I own the property at 1006 S. Marvel Drive in Greenville, MI, with my husband, Michael Draper. I am unable to attend the Baldwin Lake Weed Control Program meeting tonight at 7:00pm. I am writing this letter to express our desire to have the Baldwin Lake tax **removed** from our property. We do not have private access to Baldwin Lake, we do not live on the lake. We have the same access to Baldwin Lake as the general public.

I have attached an email exchange between Jeffery Joyce and me regarding the Baldwin Lake Tax. He forwarded me an email from Anne Gaylord, stating that the Board intends to "re-vamp the benefit factors to be based solely on legal access to the lake," leaving only those with deeded access being assessed. That would remove me from being accessed, which is what I would like to happen. If you have any questions or need additional information, I can be reached at the email or phone provided at the end of this letter.

Thank you for your time,

A handwritten signature in black ink that reads "Britney Draper". The signature is fluid and cursive, with "Britney" on the top line and "Draper" on the bottom line.

Phone Number: (616) 589-9872
Email: Britneydraper01@yahoo.com

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Baldwin Lake Tax

Britney DraperTo: jjoyce@greenvillemi.org · Mon, Apr 7 at 1:48 PM[Star](#) [More](#)

Hello,

I called and left a voicemail last week, but haven't heard back. I am looking to have a tax removed from my property. I first inquired about this tax in 2022 and was informed that I would need to reach back out in 2025 to have the tax removed. I have a Baldwin Lake tax added to my property taxes. I live at 1006 Marvel Drive and I do not have private access to Baldwin Lake and there do not believe I should be paying for a Lake that I can only access via the public beach. I have reached out to the assessor already and was told I needed to contact you. Are you able to help me with this?

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RAPID REHYDRATION[SHOP NOW](#)

Thank you for your time.

Britney Draper

[Yahoo Mail: Search, Organize, Conquer](#)**Jeffery Joyce**To: me · Mon, Apr 7 at 2:14 PM[Star](#) [More](#)

Good afternoon,

Taxes that are applied to properties is done through the Assessor's office. As City Treasurer, I am unable to adjust or change property tax. I am sure the Assessors will be able to help you or give you direction on how to do this either with their office or what steps are necessary to change it with the county or state. The Assessor's office is open on Wednesdays 10-4 at the City of Greenville offices. If they are unable to assist, I would contact the county offices in Stanton to assist.

The city assessors can be reached by calling city hall on Wednesday at 616-754-5647.

[Show trimmed content](#)**Britney Draper**To: michael@michiganassessor.com, and 1 other · Mon, Apr 7 at 2:20 PM[Star](#) [More](#)

There seems to be a bit of confusion as to who I should talk to about this. Are you able to communicate with each other to clarify who is able to help me. I would like to get this dealt with as soon as possible.

Thank you.

Britney Draper

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

From: "Britney Draper" <britneydraper01@yahoo.com>

To:

[Show trimmed content](#) ▾

Jeffery Joyce

★ ...

To: me · **Wed, Apr 23 at 1:10 PM** ▾

Hi Britney,

I wanted to get back with you once I talked with the assessor's today. We looked up the property and it is listed correctly just like every other property in Greenville. The only difference between your property and the standard properties is the Baldwin Lake Assessment. This assessment was assigned by Montcalm County Drain Commission to all properties in the Baldwin Lake area. This assessment was for weed control in the lake. From what I understand is that this was put to a public hearing at the time and was approved legally, consequently, added to your property. That being said, after talking with the drain commission, this is going under review again soon. I requested that they send me any details regarding this and I have attached everything they have sent me. The file attachment is the detail of how it was originally assessed which will end this year.

Hi Jeff,

Please see the attached for the current benefit factors for the Baldwin Lake Weed Control Program. The current assessment roll is ending this year, and we will be holding a public hearing this summer to re-assess. It is the Lake Improvement Board's intention to re-vamp the benefit factors to be based solely on legal access to the lake. With this change, only lakefront owners and backlots with deeded access to the lake will be assessed moving forward.

Please don't hesitate to reach out with any more questions. I hope that this will answer any questions that the resident may have.

Thank you,

Anne Gaylord

Administrative Assistant

(989) 831-7322



Baldwin Lake
Lake Improvement Board Meeting
Public Hearing

July 21, 2025
7:00 PM

Eureka Township Hall
9322 South Greenville Rd.
Greenville, MI 48838

ATTENDANCE RECORD

Name & Address

1. Donald Gifford 301 Manoka Lk
2. Charlotte Lothrop 471 E. Baldwin Lake
3. Todd Sattler MCDC
4. Jim & Tara Babbitt 401 Manoka Lk
5. Tamara Rose 10257 Hathaway Dr
6. TBS " " "
7. Lynn Cooper 501 E. BLK
8. Anne Gaylord MCDC
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____