

**TOWNLINE LAKE
LAKE IMPROVEMENT BOARD MEETING**

October 8, 2025

A meeting of the Townline Lake, Lake Improvement Board was held at the Montcalm County Drain Commission, 211 W. Main Street, Stanton, Michigan on the 8th day of October 2025 at 3:03 PM.

The meeting was called to order by Marv at 3:03 p.m.

PRESENT: Nancy Snyder – Belvidere Township Representative
Marv Kladder – Chairperson/Abutting Property Owner's Representative
Larry Higdon – Cato Township Representative
Todd Sattler – Treasurer/Drain Commissioner

ABSENT: Pat Carr – Board of Commissioner's Representative

ALSO

PRESENT: Luke Aaron – Progressive
Anne Gaylord – MCDC
See attached for residents

A motion was made by Todd and seconded by Nancy to approve the agenda. Motion carried.

A motion was made by Todd and seconded by Larry to approve the minutes from May 22, 2025, as presented. Motion carried.

Public Comment

Brian Hammas asked about application services. He owns an application company and can provide real-time aerial drone images of the lake for treatment. Luke said they are implementing drone services at Progressive but he would gladly take Brian's card. Ron Buckholtz rates the weeds this year as very poor. There is too much wild celery behind the island to even navigate it. Belvidere and Cato Townships need to get together to fix the lake level. The discharge needs to be raised and he doesn't believe it would flood anyone's property. Todd advised that lake levels are a legal petition process that is initiated by the residents, not the townships. He added that with the drought throughout the county, this is the first time anyone has mentioned the lake level for Townline. Tim Powell lives on the channel and noted that the weeds are terrible. The channel is loaded with sediment and muck, and the visibility drops to zero for about 20 minutes with any disturbance. Can the channel be dredged? Todd says yes, but there are caveats to it. Frank Nershaw has lived on the lake for 50 years. He is concerned with the boat launch and the marina. He doesn't understand how that can be allowed. Todd said they are permitted for use as a marina. Kurt Adams asked if anyone is allowed to request the permits. Todd said yes. Brian Young asked about the condition of the boat launch. Scott Chandler said he is mostly here for an education and trying to understand why all of the weeds end up in his area of the lake. Todd introduced himself and the Board to the residents.

Treatment Update

Luke provided a water quality summary, treatment journal and maps to the Board. See attached. He noted that Townline has the capability to grow a lot of different types of weeds. Luke explained that the invasives are the majority of what they target but they can treat invasive natives within EGLE restrictions. Luke advised that there is a hybrid milfoil in the lake known as the “Townline Strand.” It is resistant to most chemicals and they are struggling to treat. They are also dealing with dense wild celery/eel grass that doesn’t respond well to chemicals and grows back after harvesting with the high temperatures through September. Luke explained the regulations on how/when/how much can be treated. Residents asked about wake boats, septic systems, and the lack of a boat wash on the lake. Todd advised that the LIB has no control over any of those and can only treat weeds. Luke said to avoid using fertilizer by the lake and add a buffer zone between the yard and the lake. Residents asked if money is a limiting factor. Todd said he doesn’t believe more money will yield better results since they are still regulated by the state. Brian believes they are paying too much for treatment and believes he can provide better pricing. Luke will take his card. Patty asked how long they have had the same applicator. Marv said about 15 years. The residents suggested looking at different applicators. Nancy was not happy with the harvest and believes they should have harvested more. Luke explained that they couldn’t harvest more because they had to complete a second milfoil treatment and could not harvest where they had treated. Todd asked about purple loosestrife. The applicator needs permission from property owners and a permit to treat it on the shoreline. Marve believes the shoreline should be the property owner’s responsibility. Luke does recommend that the LIB treats the purple loosestrife on the island because that has a large impact on the rest of the lake. Luke estimates around \$250 for the treatment. Nancy would like better attention paid to harvesting.

Financial Update

Todd provided a financial update to the Board including a current balance of \$72,791.84. He added that they earned \$1,636.45 in interest in 2025. The dredge balance is \$4,379.57.

Assessment Roll Review

Todd provided an assessment roll update to the Board. They are currently assessing \$77,000 annually. There were 912 parcels in 2024 and there are 910 in 2025. He advised that individual assessments changed by pennies based on the splits and combinations.

Other Business

Nancy provided an update on the boat launch. They are in the paperwork stage now to gift the property to the DNR. Todd advised that the state may not necessarily improve the launch considering the current political climate. Nancy stated that there is a cement barrier in the channel that helps to control the lake level. Todd explained that there is no legal lake level set on Townline. It requires a petition project with support from 2/3 of property owners. Nancy said the channel is an inlet for water. The channel and the swamp are too dry to allow water into the lake for the level to rise. Resident states that farmers are pumping water from the aquifers and taking water from the lake levels. It has been a long time since the channel was dredged. Todd said dredging is permitted by EGLE. He also noted that with no water entering the lake, there is no run off sediment entering the lake.

There being no further business to come before the Lake Board, a motion was made by Todd and seconded by Larry to adjourn the meeting at 4:06p.m. Motion carried.

Todd Sattler, Secretary
Townline 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 Townline Lake, Lake Improvement Board, Montcalm County, Michigan held on October 8, 2025, 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 Townline Lake, Lake Improvement Board.

Todd R. Sattler
Montcalm County Drain Commissioner

**TOWNLINE LAKE
LAKE IMPROVEMENT BOARD
MEETING**

**October 8, 2025
3:00 PM**

MONTCALM COUNTY
Drain Office
211 W. Main Street
Stanton, Michigan

Agenda

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - May 22, 2025
4. Public Comment
5. Treatment Update
6. Financial Update
7. Assessment Roll Review
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:

Marv Kladder, Chairman Abutting Property Owners Representative
Todd Sattler, Secretary/Treasurer, Montcalm County Drain Commissioner
Nancy Snyder, Belvidere Township Representative
Larry Higdon, Member, Cato Township Representative
Patrick Carr, Member, Montcalm County Board of Commissioners

Project Work Journal
Townline Lake
2025
Beginning Balance: \$55,000.00

Date	Type	Results				
Application Date	Type	Target Species	Quantity	Dose Rate	Cost	Remaining Balance
1/6/2025	Permit	2025 Permit Authorization				
3/11/2025	Permit Fee		1.00 each		\$1,875.00	\$53,125.00
Invoice 1390 Total					\$1,875.00	\$53,125.00

Survey Date	Type	Results				
Treatment Date	Type	Target Species	Quantity	Dose Rate	Cost	Remaining Balance
5/15/2025	Survey	Survey by: LJA, GMK. Water: 70 degrees at surface. Found: Considerable curly-leaf pondweed at surface in shallow areas near the island. Found milfoil, curly-leaf pondweed, and nuisance-level native growth (mostly elodea) in other areas of the lake.				
5/21/2025	Flumioxazin	Eurasian Milfoil Nuisance Native Plants	3.00 acre(s)	200.00 ppb	\$1,545.00	\$51,580.00
5/21/2025	Flumioxazin and contacts	Curly-leaf Pondweed Eurasian Milfoil Nuisance Native Plants	15.75 acre(s)	100.00 ppb	\$6,083.44	\$45,496.56
5/21/2025	Diquat dibromide @ 1 gal/acre	Curly-leaf Pondweed Eurasian Milfoil	42.50 acre(s)		\$10,943.75	\$34,552.81
Invoice 1441 Total					\$18,572.19	\$34,552.81

Project Work Journal

Townline Lake

2025

Beginning Balance: \$55,000.00

Survey Date	Type	Results				
Treatment Date	Type	Target Species	Quantity	Dose Rate	Cost	Remaining Balance
6/19/2025	Survey	Survey by: LJA, GMK. Water: 75 degrees at surface. Findings: Found milfoil, starry stonewort, and nuisance-level native plants. Treatment worked well.				
6/25/2025	Chelated copper complex liquid	Wild Celery	2.25 acre(s)		\$1,112.40	\$33,440.41
6/25/2025	Flumioxazin	Eurasian Milfoil	4.00 acre(s)	200.00 ppb	\$2,060.00	\$31,380.41
6/25/2025	Triclopyr liquid	Eurasian Milfoil	2.00 acre(s)		\$927.00	\$30,453.41
6/25/2025	Diquat dibromide @ 2 gal/acre	Nuisance Native Plants	1.75 acre(s)		\$684.95	\$29,768.46
6/25/2025	Macro-algae control: chelated copper products only	Chara	7.00 acre(s)		\$648.90	\$29,119.56
6/25/2025	Flumioxazin @ 150 ppb + Chelated Copper @ 2.5 gal/acre	Starry Stonewort	5.25 acre(s)		\$1,622.25	\$27,497.31
Invoice 1488 Total						\$7,055.50
						\$27,497.31

Survey Date	Type	Results				
Treatment Date	Type	Target Species	Quantity	Dose Rate	Cost	Remaining Balance
7/22/2025	Survey	Survey by: LJA, GMK. Water: 82 degrees at surface. Notes: Milfoil present throughout much of the lake, minimizing potential harvest areas. Enough harvestable areas are present to warrant the harvest.				
7/30/2025	Loosestrife control *loosestrife treatment did not occur		0.00 area(s)		\$0.00	\$27,497.31
7/30/2025	Triclopyr liquid	Eurasian Milfoil	23.75 acre(s)		\$11,008.12	\$16,489.19
7/30/2025	Flumioxazin @ 150 ppb + Chelated Copper @ 2.5 gal/acre	Starry Stonewort	5.00 acre(s)		\$1,545.00	\$14,944.19
7/30/2025	Triclopyr Liquid @ 5 gallons/acre	Eurasian Milfoil	5.25 acre(s)		\$4,055.62	\$10,888.57
Invoice 1522 Total						\$16,608.74
						\$10,888.57
8/4/2025 - 8/7/2025	Harvesting	Nuisance Native Plants	16.00 acre(s)		\$7,214.08	\$3,674.49
Invoice 3018506 Total						\$3,674.49

Survey Date	Type	Results				
8/6/2025	Survey	Survey by: RCB. Notes: Harvest inspection.				

Project Work Journal**Townline Lake****2025****Beginning Balance: \$55,000.00**

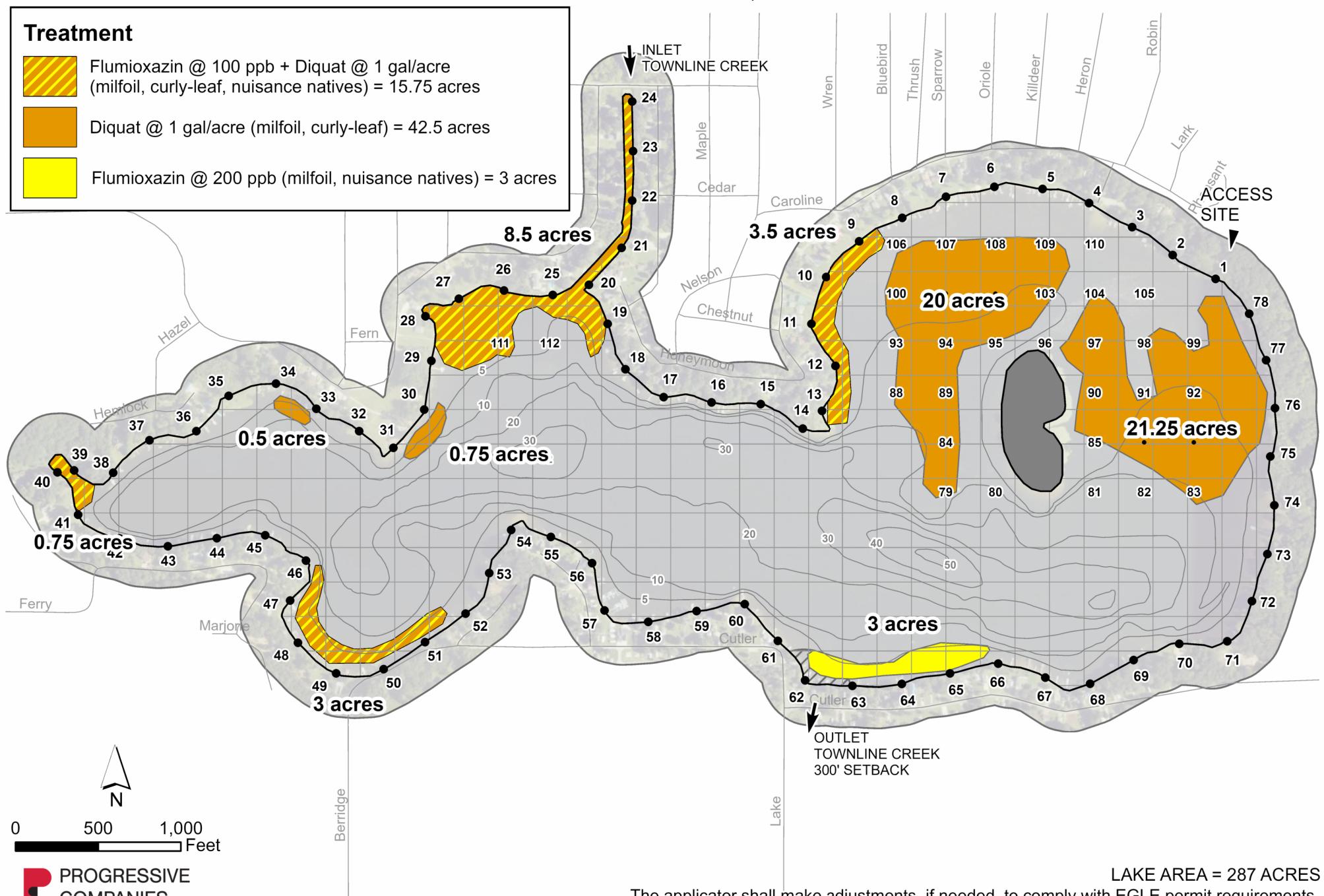
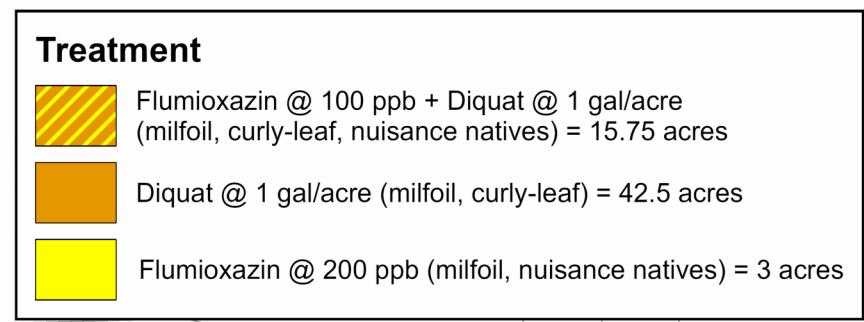
Survey Date	Type	Results
8/26/2025	Survey	Survey by: LJA. Water temperature: 74 degrees at surface. Notes: AVAS survey. Milfoil treatment worked well. Found small amount of milfoil and starry stonewort in the lake. No treatments needed at this time.

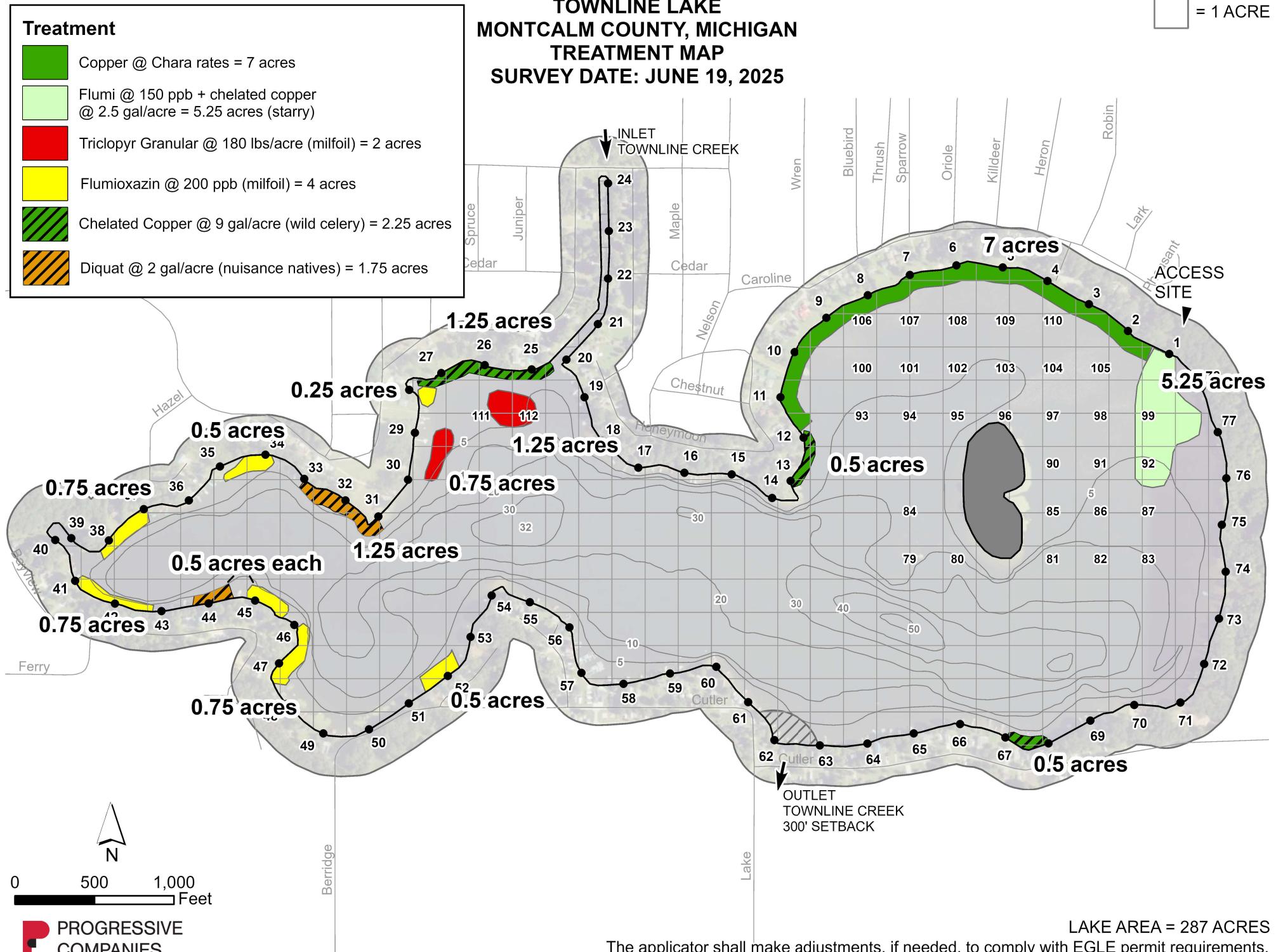
Total Invoiced: \$51,325.51

Remaining Balance: \$3,674.49

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

= 1 ACRE





LAKE AREA = 287 ACRES

The applicator shall make adjustments, if needed, to comply with EGLE permit requirements.

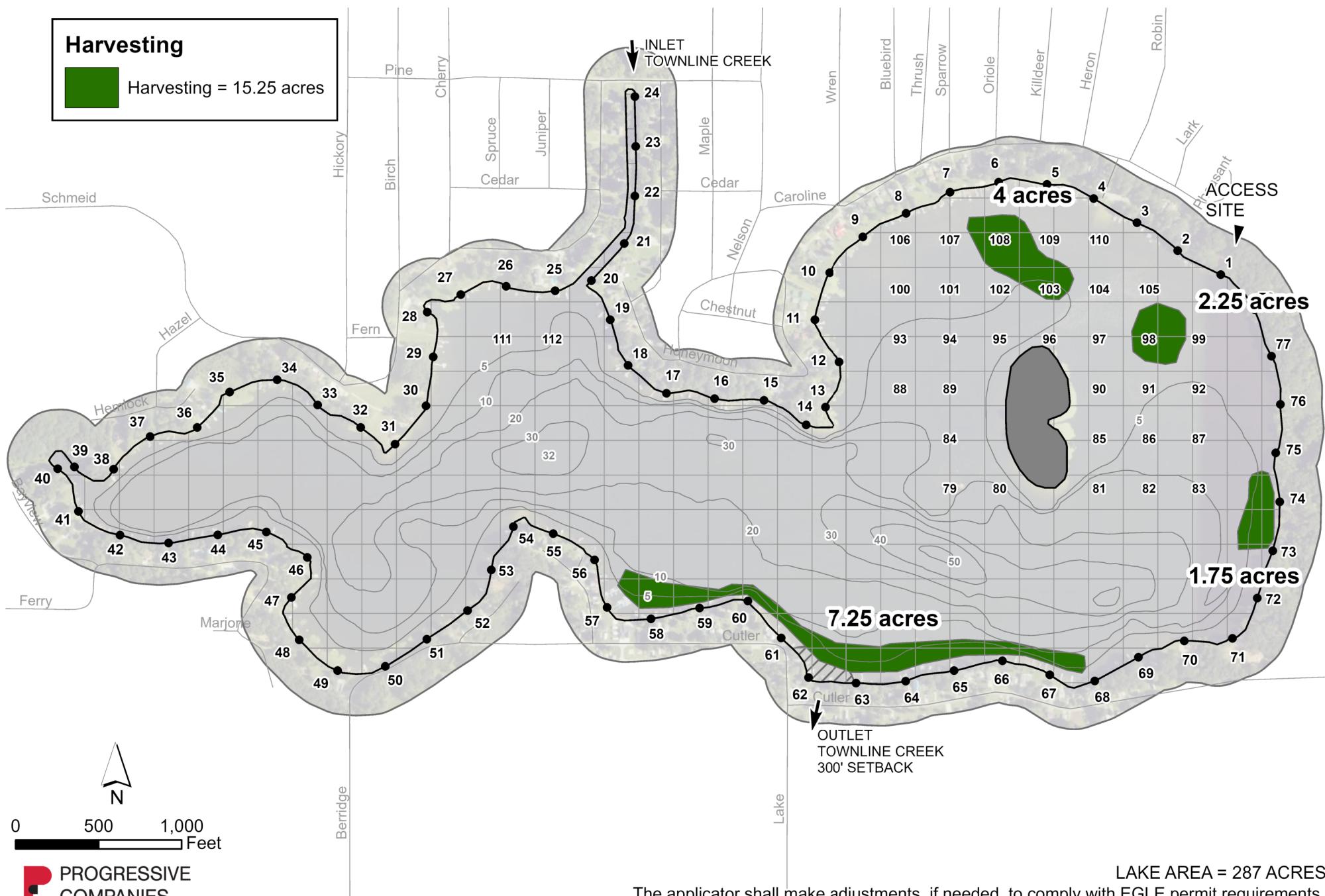
TOWNLINE LAKE
MONTCALM COUNTY, MICHIGAN
TREATMENT MAP
SURVEY DATE: JULY 22, 2025

= 1 ACRE



TOWNLINE LAKE
MONTCALM COUNTY, MICHIGAN
HARVESTING MAP
SURVEY DATE: JULY 22, 2025

 = 1 ACRE



Townline Lake Finance 2024 - 2028 (84015)						
Wednesday, October 8, 2025						
Date	Vendor	Description	Check	Expenses	Revenue	Balance
10/1/2023		Beginning Balance				\$ 69,555.56
10/19/2023	Progressive Architects Engineers PL	4th Quarter Lake Consultant Fee	177051	\$ 4,000.00		\$ 65,555.56
10/31/2023	Huntington Bank	Interest Income			\$ 211.66	\$ 65,767.22
11/9/2023	Fahey Schultz Burzych Rhodes PLC	Legal - Sheneman	177428	\$ 878.00		\$ 64,889.22
11/9/2023	Fahey Schultz Burzych Rhodes PLC	Legal - Wernette	177428	\$ 625.50		\$ 64,263.72
11/13/2023	Cato Township	2023 At Large			\$ 1,155.00	\$ 65,418.72
11/13/2023	Belvidere Township	2023 At Large			\$ 1,155.00	\$ 66,573.72
11/30/2023	Huntington Bank	Interest Income			\$ 198.21	\$ 66,771.93
12/5/2023	Montcalm County	2023 At Large			\$ 1,540.00	\$ 68,311.93
12/5/2023	Fahey Schultz Burzych Rhodes PLC	Legal - Sheneman	178030	\$ 53.00		\$ 68,258.93
12/31/2023	Huntington Bank	Interest Income			\$ 210.45	\$ 68,469.38
1/18/2024	Progressive Architects Engineers PL	1st Quarter Lake Consultant Fee	178927	\$ 4,125.00		\$ 64,344.38
1/31/2024	Huntington Bank	Interest Income			\$ 202.25	\$ 64,546.63
2/15/2024	Fahey Schultz Burzych Rhodes PLC	Legal - Wernette	179542	\$ 842.50		\$ 63,704.13
2/15/2024	Fahey Schultz Burzych Rhodes PLC	Legal - Sheneman	179542	\$ 1,106.00		\$ 62,598.13
2/29/2024	Huntington Bank	Interest Income			\$ 180.65	\$ 62,778.78
3/14/2024	Fahey Schultz Burzych Rhodes PLC	Legal - Sheneman	180200	\$ 1,000.00		\$ 61,778.78
3/14/2024	Fahey Schultz Burzych Rhodes PLC	Legal - Wernette	180200	\$ 1,000.00		\$ 60,778.78
3/31/2024	Huntington Bank	Interest Income			\$ 199.33	\$ 60,978.11
4/11/2024	Progressive Architects Engineers PL	2nd Quarter Lake Consultant Fee	180780	\$ 4,125.00		\$ 56,853.11
4/11/2024	Michigan Lakefront Solutions LLC	2024 EGLE Permit Fee	180772	\$ 1,600.00		\$ 55,253.11
4/11/2024	Fahey Schultz Burzych Rhodes PLC	Legal - Wernette	180763	\$ 132.50		\$ 55,120.61
4/11/2024	Fahey Schultz Burzych Rhodes PLC	Legal - Sheneman	180763	\$ 185.50		\$ 54,935.11
4/30/2024	Huntington Bank	Interest Income			\$ 175.03	\$ 55,110.14
5/13/2024	Montcalm County	2023 Collected Settlement			\$ 60,429.10	\$ 115,539.24
5/13/2024	Montcalm County	2023 Delinquent Settlement			\$ 12,720.90	\$ 128,260.14
5/31/2024	Huntington Bank	Interest Income			\$ 395.10	\$ 128,655.24
6/27/2024	Michigan Lakefront Solutions LLC	05/22/2024 Weed Treatment	182538	\$ 49,075.00		\$ 79,580.24
6/30/2024	Huntington Bank	Interest Income			\$ 288.92	\$ 79,869.16
7/25/2024	Michigan Lakefront Solutions LLC	06/25/2024 Weed & Algae Treatment	183168	\$ 3,430.00		\$ 76,439.16
7/25/2024	Progressive Architects Engineers PL	3rd Quarter Lake Consultant Fee	183176	\$ 4,125.00		\$ 72,314.16
7/31/2024	Huntington Bank	Interest Income			\$ 253.43	\$ 72,567.59
8/1/2024	Michigan Lakefront Solutions LLC	07/22/2024 Starry Stoneward Treatment	183214	\$ 1,650.00		\$ 70,917.59
8/22/2024	PLM Lake & Lane Management	Harvesting & Clean Up	183586	\$ 9,873.87		\$ 61,043.72
8/31/2024	Huntington Bank	Interest Income			\$ 208.76	\$ 61,252.48
9/30/2024	Huntington Bank	Interest Income			\$ 189.88	\$ 61,442.36
10/10/2024	Progressive Architects Engineers PL	4th Quarter Lake Consultant Fee	184550	\$ 4,125.00		\$ 57,317.36
10/31/2024	Huntington Bank	Interest Income			\$ 180.82	\$ 57,498.18
10/7/2024	Montcalm County	2024 At Large			\$ 1,540.00	\$ 59,038.18
11/30/2024	Huntington Bank	Interest Income			\$ 180.77	\$ 59,218.95
12/31/2024	Huntington Bank	Interest Income			\$ 176.95	\$ 59,395.90
1/16/2025	Progressive Architects Engineers PL	2025 1st Quarter Lake Consultant Fee	186816	\$ 4,125.00		\$ 55,270.90
1/16/2025	Cato Township	2024 At Large			\$ 1,155.00	\$ 56,425.90
1/31/2025	Huntington Bank	Interest Income			\$ 146.74	\$ 56,572.64
2/10/2025	Belvidere Township	2024 At Large			\$ 1,155.00	\$ 57,727.64
2/28/2025	Huntington Bank	Interest Income			\$ 130.16	\$ 57,857.80
3/20/2025	Michigan Lakefront Solutions LLC	2025 EGLE Permit Fee	188043	\$ 1,875.00		\$ 55,982.80
3/31/2025	Huntington Bank	Interest Income			\$ 140.83	\$ 56,123.63
4/17/2025	Progressive Architects Engineers PL	2025 2nd Quarter Lake Consultant Fee	188679	\$ 4,125.00		\$ 51,998.63
4/30/2025	Huntington Bank	Interest Income			\$ 131.22	\$ 52,129.85
5/31/2025	Huntington Bank	Interest Income			\$ 133.46	\$ 52,263.31
6/5/2025	Michigan Lakefront Solutions LLC	05/21/2025 Weed Treatment	189617	\$ 18,572.19		\$ 33,691.12
6/3/2025	Montcalm County	2024 Collected Settlement			\$ 60,781.38	\$ 94,472.50
6/3/2025	Montcalm County	2024 Delinquent Settlement			\$ 12,368.62	\$ 106,841.12
6/30/2025	Huntington Bank	Interest Income			\$ 274.18	\$ 107,115.30
7/17/2025	Progressive Architects Engineers PL	2025 3rd Quarter Lake Consultant Fee	190775	\$ 4,125.00		\$ 102,990.30
7/31/2025	Michigan Lakefront Solutions LLC	06/25/2025 Weed & Algae Treatment	191051	\$ 7,055.50		\$ 95,934.80
7/31/2025	Huntington Bank	Interest Income			\$ 261.44	\$ 96,196.24
8/31/2025	Huntington Bank	Interest Income			\$ 244.03	\$ 96,440.27
9/4/2025	PLM Lake & Lane Management	Harvesting	191719	\$ 7,214.08		\$ 89,226.19
9/4/2025	Michigan Lakefront Solutions LLC	07/31/2025 Weed Treatment	191713	\$ 16,608.74		\$ 72,617.45
9/30/2025	Huntington Bank	Interest Income			\$ 174.39	\$ 72,791.84
		Remaing Balance				\$ 72,791.84

TOWNLINE LAKE
LAKE IMPROVEMENT BOARD MEETING

October 8, 2025

3:00 PM

Drain Commissioner's Office

ATTENDANCE RECORD

1. Patti Sander
2. Nancy Snyder
3. Marv Kladder
4. Jul Nydel
5. Bryan Hammis
6. Kaitlyn Hammis
7. Deanne Kladder
8. Ron BUCKHARTZ
9. Tim / Julie Power
10. Todd Sattler
11. Luke AARON - PROGRESSIVE
12. Larry Higdon
13. Scott Chandler
14. BRIAN YOUNG
15. Kurt Adams
16. _____
17. _____
18. _____
19. _____