

# MANISTEE LAKE IMPROVEMENT BOARD

Mike Neubecker, Chairman  
Coldsprings Twp.

Francis Kelly  
Co. Drain Comm.

Norm LaCroix  
Secretary Treasurer

Lou Nemeth  
Kalkaska Co. Comm.

Norm Groner  
Excelsior Twp.

## Meeting Minutes 02/27/2007 APPROVED

The tenth meeting of the MLIB was held Tuesday, 02/27/2007 at the Excelsior Township Hall, Kalkaska County, Mi. Called to order by Chairman Neubecker at 7:00 PM the roll call indicated that all members were present. Also present was Tony Groves from Progressive AE the engineering consultant, David Grimm the Coldsprings Township Assessor and several members of the public. The agenda was approved as submitted. No conflict of interest was identified. The minutes of 01/16/2007 were approved with one correction.

It was reported that we do not have progress in getting these minutes posted on the MLA and Township web sites but the webmaster for the MLA website has promised that he will do so soon.

No correspondence was received since the last meeting.

Norm LaCroix reported that we have a current balance of \$3856.35 and that there had been no transactions since the last meeting other than the \$7 per month service charge from the bank. Norm will contact the bank manager to determine what is necessary to eliminate this. (Treasurers note: Bank manager has changed the account to a "no charge" account and reversed all service charges.). We have one outstanding bill to Progressive AE for \$3,000 which will be paid after the public hearings targeted for June 09, 2007. The Treasurers report was approved as presented.

Under old business the Engineering Report was reviewed as updated and approved. Details have been reported in the previous minutes.

Mike Neubecker reported that the Fishing Improvement Team made up of members from the MLIB and the MLA has had success with the DNR agreeing to make spring sucker removal a high priority. They have also agreed to increase the Walleye Planting Schedule. Norm LaCroix will have an article posted in the Kalkaska Leader to announce the sucker removal inviting the public to use the suckers for smoking etc. This process should take place in early May. It is an important step because DNR surveys indicate that 50% of the fish biomass in the lake is white suckers which compete with young Walleyes for their food source.

The topic of the Special Assessment District was reviewed. David Grimm, the Coldsprings Township Assessor was asked to express his opinion of the proposals being considered by the MLIB. His primary points were that the assessment must be fair and equitable and must be defensible under current law. His experience is consistent with the recommendations from Progressive AE that inclusion of properties with deeded or dedicated access is defensible in the tax tribunal but including properties that do not have deeded or dedicated access is generally not defensible.

Tony Groves presented two case studies in the Michigan Tax Tribunal which both affirmed the approach that is recommended by Progressive AE and is consistent with the information presented by David Grimm. Mike Neubecker summarized this recommendation as follows:

That a special assessment district be established for Manistee Lake that would include all properties that border the lake and back lots that have deeded or dedicated lake access. Under this plan, waterfront properties would be assessed 1.0 unit of benefit and back lots with deeded or dedicated lake

access would be assessed 0.5 units of benefit. In addition contiguous lots in common ownership would be assessed as a single parcel provided only one house exists on the parcel. Commercial properties would be assessed two units of benefit. Non commercial properties with multiple houses on a common lot would be assessed one unit of benefit for each house (for example the Manistee Lake Resort).

Camp Tanuga was discussed as a special situation. It was agreed by the board that 8 units of benefit would be appropriate to be proportionate to the benefit derived from lake improvement.

It was moved by Mike Neubecker and seconded by Norm Groner that the above two recommendations be accepted by the MLIB as its proposal to be taken to the public hearing targeted for 06/09/2007. The motion passed unanimously. It is important to note that the final definition and approval of the special assessment district will occur after the public hearing.

Jerry Gancer shared an article from the Detroit Free Press about an invasive weed called Hydrilla. This potentially disastrous plant can be transported on boats to our lake from other infected lakes. It is much worse than Eurasian Millfoil and much more expensive to control or eradicate. We will discuss possible actions to prevent at the next meeting.

The next meeting of the MLIB will be 04/17/2007 at the Coldsprings Township Hall at 7:00 PM. The meeting was adjourned at 8:35 PM.