

AGENDA

WALLED LAKE LAKE IMPROVEMENT BOARD MEETING

September 10, 2019
2:00 PM

Novi Civic Center
45175 Ten Mile Road

- I. Call Meeting to Order
- II. Roll Call
- III. Public Comment
- IV. Approval of Minutes of June 11, 2019 meeting
- V. Treasurer's Report
- VI. Certification of Delinquent Assessment Reports from Walled Lake and Novi
- VII. Discussion of Project Renewal
- VIII. Public Comment
- IX. Other Business
- X. Adjournment

Please visit www.cityofnovi.org/lakeboard for additional information

**WALLED LAKE
LAKE IMPROVEMENT BOARD
MEETING MINUTES
June 11, 2019**

The meeting of the Lake Improvement Board for Walled Lake was held in Council Chambers at the Novi Civic Center at 45175 10 Mile Road on June 11, 2019. The meeting was called to order by Dave Galloway, Chairperson, at 2:11 PM.

Present:

Dave Galloway, Riparian Owner Representative (Chairperson)
Casey Ambrose, City of Walled Lake Representative
Gwen Markham, Oakland County Board of Commissioner's Representative
Megan Mikus, City of Novi Representative (Secretary-Treasurer)
Karen Warren, Oakland County Water Resource Commissioner's Representative

Also, Present:

Victor Cardenas, City of Novi, Assistant City Manager
Mark Roberts, Attorney, Secrest Wardle
Angela Maynard, City of Novi, DPW Customer Service Representative

Public comment:

Lori Howlett of 1175 W Lake Dr., Novi. She expressed her concerns about how the addition of a boat launch would make a private lake into a public lake, resulting in many unsafe incidents to occur. She noted at times she feared for her life as well as her guests lives while on the lake.

Mark and Beth Adams of 1721 E Lake Dr., Novi. Mark Adams noted he was one of the original supporters of the Lake Board. His concerns were invasive species and was opposed to a public boat launch. He noted letting countless boats onto the lake could bring invasive species from other lakes. He questioned whether a boat wash would really be that effective. He also had safety concerns regarding the traffic a boat launch would bring to Walled Lake as the lake is already congested on the weekends.

Gary Zack of 359 S Lake Dr., Novi. He agreed with Mark Adams regarding the invasive species. He also stated outsiders to the lake have no "skin in the game." They would not be as careful about cleaning their boats as someone who lives on the lake would be. He also expressed a concern regarding the safety of having several paddle boarders on the lake because they can be hard to see.

Mark Roberts, Attorney, reminded the board members the Board does not have the authority to construct a boat launch.

Member Markham, Oakland County Board of Commissioner's Representative, said she would speak after public comments had been completed. But also stated Walled Lake was not a private lake, but a public lake.

Gabriel Costanzo of 815 Bluffon St., Walled Lake. His concern was the weeds. He stated the boat trailers and the weeds that they carry on them is the biggest problem with the transfer of invasive species.

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Chairperson Galloway, Riparian Owner Representative, suggested that the boat wash could be brought out for special events on the lake, and the people hosting the events could be charged.

Mark Roberts, Attorney, reminded the Board that they could not take any direct actions. An appropriate action for them to take would be to write a letter addressing their support or raising their concerns to the local municipalities.

Member Markham, Oakland County Board of Commissioner's Representative, addressed the public to explain as to how the boat launch conversation came about. She stated that she was on the Oakland County Invasive Species Task Force, which included plants and critters. The task force had considered purchasing portable boat wash stations for tournaments. It would be a self-wash, which also monitors usage.

Lori Howlett of 1175 W Lake Dr., Novi was curious as to where the access sites would be and wanted to know if it was possible to have a wash without the addition of a public boat launch.

Tina Miller of 1957 W Walled Lake Dr., Walled Lake. She met Member Markham at the Lakes & Streams Stewardship Conference. She is invested in the study of invasive species and water clarity. She is out on the lake often checking. She opposes a public launch. She had questions about the location and the manning of the wash, and concerns about where boat trailers could park. She mentioned the new subdivisions being built would have access to the lake and would be funneled down to one spot.

Deb Ross of 1191 W Lake Dr., Walled Lake. Her concern was the changes being made to Lakeshore Park. Traffic is already so bad and wanted to see what the changes at the Park would bring.

Michael Condon of 1141 W Lake Dr., Novi. His concern was the safety issues of the addition of a public boat launch. The lake is very shallow and had many areas that are unsafe unless you know where are these shallow areas. There are so many boats, kayaks, and stand-up paddle boards on the lake already. There is no training that is necessary for those that kayak or stand-up paddle board. Not many people know that Walled Lake is a public lake. He would suggest not advertising that the boat wash is for public use.

Mindy Farnedes stated she was present as a staff liaison with State Representative Kathy Crawford's Office and was there to offer help and support to residents.

Danielle Fasseel of 1185 S Lake Dr., Novi. She is against a public boat launch but felt that a washing station was a good idea. She worries that not everyone coming on to the lake is courteous and would wash their boats. Events do cause problems and a public launch is just inviting people to bring their boats in and out of the lake. Her safety concerns are in regards to those renting kayaks or stand-up paddle boards. They do not know what they are doing and can be found in the middle of the lake. There are more and more every

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year. She also voiced concerns about the treatments that are being done on the lake. She said that there are no more lily pads on the southwest side of the lake, and that plant life has decrease. She asked if treatment could possibly be avoided in that area.

Dorothy Duchesneau, 1191 S Lake Dr., Novi. To her the word "launch" signifies going someplace with water, spending time on a lake where a car and trailer sits. She is concerned there are no places for people to park and they would park in front of residents' homes. She is all for a boat washing station, but in the spring and fall only when boats are being put into the lake or taken out for the season by Walled Lake homeowners. She recommends a wash station for tournaments should be mandated.

Public comment ended.

Secretary/ Member Mikus presented the minutes from the February 12, 2019 meeting.

Moved by Mikus, Supported by Markham; CARRIED 5-0: To approve the Minutes of February 12, 2019 meeting.

Treasurer/ Member Mikus presented the Q1 2019 Treasurer's Report. The balance on hand as of that day is \$206,337.55 as the Walled Lake Assessment were received in Q2.

Moved by Warren, Supported by Ambrose; CARRIED 5-0: To accept the Q1-2019 Treasurer's Report

Chairperson Galloway reported the June 11 contractor findings. The lily pads were turned down because of the starry stonewort. The starry stonewort is in check. Treatment is short term but must be kept under control. Contractor cannot treat naturals.

Chairperson Galloway also touched on the wakeboards tearing up the lake/shoreline. They are hoping that a law could be passed by state legislation keeping the wake boards at a 200-foot distance from the shoreline.

Public comment:

Mark Adams 1721 E Lake Dr., Novi, commented the Cities of Walled Lake and Novi needed to draft an ordinance pertaining to fishing tournaments. He suggested the locations and times the boat wash would be available and set up in the spring. After June 30, it could be the responsibility of the owner.

Jerry Ross of 1911 West Lake, Novi stated that the lake are homeowners are the biggest problem for invasive species. Homeowners need to be more careful.

Gabriel Costanzo of 815 Bluffon St., Walled Lake, discussed his concern that weed killing was removing breeding ground areas for the lake life. He would like to see the board work on repopulating the lake life, and he expressed he is not a big fan of the use of chemicals .

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Dorothy Duchesneau of 1191 South Lake Drive, Novi, asked if Shawood Lake could be added into the weed control package. Fish breed in Shawood Lake – no one knows who owns it or who is in charge. Shawood and Walled Lake are still connected.

Public comment ended.

Other Business

Member Ambrose, City of Walled Lake Representative, commented the City of Novi owns the majority of land around Shawood Lake.

Chairperson Galloway commented about looking at Shawood Lake. He found milfoil and palm leaf to be entwined with the deep muck in the lake. Getting rid of the milfoil and palm leaf could cause the muck to disappear. Mark Roberts, Attorney, reminded the Board that it was formed by documents and Shawood Lake is considered a separate lake not under the Board's jurisdiction. Novi Assistant City Manager Victor Cardenas commented the City of Novi has been in contact with the State of Michigan regarding advice on Shawood Lake; however, the costs to treat could be very high and would have to be approved at the state level.

Member Mikus gave an update on the Lakeshore Park and Pavilion Shore Park shoreline improvement projects.

Member Galloway reminded residents to attend the Lake Area HOA meetings as some of their concerns and questions could be answered there.

ADJOURNMENT: There being was no further business to come before the Lake Improvement Board; the meeting was adjourned at 3:22 PM.

The Board next meeting was tentatively scheduled for September 10, 2019 at 2:00 PM.

Megan Mikus
Secretary/ Treasurer

**WALLED LAKE IMPROVEMENT BOARD
QUARTERLY TREASURER'S REPORT**

June 30, 2019

BALANCE ON HAND:	03/31/19	\$180,422.11
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INCOME	<u>Quarter</u>	<u>YTD</u>	<u>Budget</u>	<u>Variance</u>
Assessments (City of Novi)	\$ 1,334.91	\$ 39,488.56	\$42,014.79	(\$2,526.23)
Assessments (City of Walled Lake)	\$ 25,421.39	\$ 25,421.39	\$25,421.00	\$0.39
TOTAL INCOME	\$ 26,756.30	\$ 64,909.95	\$ 67,435.79	(\$2,525.84)

EXPENSES				
Harvesting and Herbicide Treatments	\$ 26,913.98	\$ 26,913.98	\$85,000.00	(\$58,086.02)
Lake Management (surveys, studies, etc.)	\$ -	\$ -	\$5,000.00	(\$5,000.00)
Permit Fee	\$ -	\$ -	\$1,500.00	(\$1,500.00)
Administrative & Legal	\$ -	\$ 463.80	\$1,500.00	(\$1,036.20)
Other	\$ 799.40	\$ 799.40	\$1,000.00	(\$200.60)
TOTAL EXPENSES	\$ 27,713.38	\$ 27,377.78	\$ 88,050.00	(\$60,672.22)

BALANCE ON HAND:	06/30/19	\$179,465.03
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Notes

- 1 Novi payment includes assessments paid to date to Novi
- 2 Walled Lake has paid the assessment in full
- 3 2017 Delinquent Taxes (City of Novi)

INCOME DETAIL

<u>Description</u>	<u>Ref. Number</u>	<u>Entity</u>	<u>Amount</u>
2017 Delinquent Taxes (City of Novi)	21848	Oakland County	\$ 609.67

EXPENSE DETAIL

<u>Description</u>	<u>Invoice No.</u>	<u>Vendor</u>	<u>Amount</u>
Herbicide Treatment	4730	Savin Lake Services, Inc.	\$ 26,913.98
Conference Reimbursement	20190715-174018	David Galloway	\$ 799.40

Submitted by Megan K Mikus
 Megan Mikus, Secretary/Treasurer
 Walled Lake Improvement Board

**WALLED LAKE IMPROVEMENT BOARD
QUARTERLY TREASURER'S REPORT**

Q3 YTD (9/5/19)

BALANCE ON HAND:	06/30/19	\$179,465.03
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INCOME	<u>Quarter</u>	<u>YTD</u>	<u>Budget</u>	<u>Variance</u>	<u>Notes</u>
Assessments (City of Novi)	\$ 199.86	\$ 39,688.42	\$42,014.79	(\$2,326.37)	1
Assessments (City of Walled Lake)	\$ -	\$ 25,421.39	\$25,421.00	\$0.39	2
TOTAL INCOME	\$ 199.86	\$ 65,109.81	\$ 67,435.79	(\$2,325.98)	
 EXPENSES					
Harvesting and Herbicide Treatments	\$ 14,270.30	\$ 41,184.28	\$85,000.00	(\$43,815.72)	
Lake Management (surveys, studies, etc.)	\$ -	\$ -	\$5,000.00	(\$5,000.00)	
Permit Fee	\$ -	\$ -	\$1,500.00	(\$1,500.00)	
Administrative & Legal	\$ -	\$ 463.80	\$1,500.00	(\$1,036.20)	
Other	\$ -	\$ 799.40	\$1,000.00	(\$200.60)	
TOTAL EXPENSES	\$ 14,270.30	\$ 41,648.08	\$ 88,050.00	(\$46,401.92)	

BALANCE ON HAND:	09/05/19	\$165,394.59
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Notes

- 1 Novi payment includes assessments paid to date to Novi
- 2 Walled Lake has paid the assessment in full

EXPENSE DETAIL

<u>Description</u>	<u>Invoice No.</u>	<u>Vendor</u>	<u>Amount</u>
Herbicide Treatment	4831	Savin Lake Services	\$ 14,270.30

Submitted by *Megan K Mikus*
Megan Mikus, Secretary/Treasurer
Walled Lake Improvement Board

MEMORANDUM

TO: WALLED LAKE IMPROVEMENT BOARD MEMBERS

FROM: MEGAN MIKUS, SECRETARY/TREASURER

SUBJECT: CERTIFICATION OF DELINQUENT ASSESSMENTS

DATE: SEPTEMBER 6, 2019

On June 3, 2015, the Walled Lake Improvement Board approved Resolution #4, which confirmed the special assessment roll. Paragraph 6 of the resolution requires that the City Treasurer for each city report any delinquencies to the lake board including the parcel number and the amount of delinquency.

The attached report has been provided by the City Treasurer for Novi reporting that a total of \$1,997.53 is delinquent from 23 parcels is delinquent for the City of Novi. The interest accrued through September 1 for delinquent payments for the City of Novi is \$59.98. The City of Walled Lake did submit, "The City of Walled Lake paid the 2018 Walled Lake Improvement Board Assessment in full on June 3rd in the amount of \$25,421.39, therefore the City does not have any delinquencies to report. "

The Lake Board is required by paragraph 4 of Resolution #4 to "certify the delinquency to the City Assessing official for the City in which the property is located, who shall then report the delinquency to the City Council." The delinquent sum and accrued penalties plus an additional penalty of six percent of the total amount reported would then be reassessed on the City's annual tax roll.

A motion from the Lake Board is necessary to certify the delinquent amounts plus interest for the City Assessing official for each City.

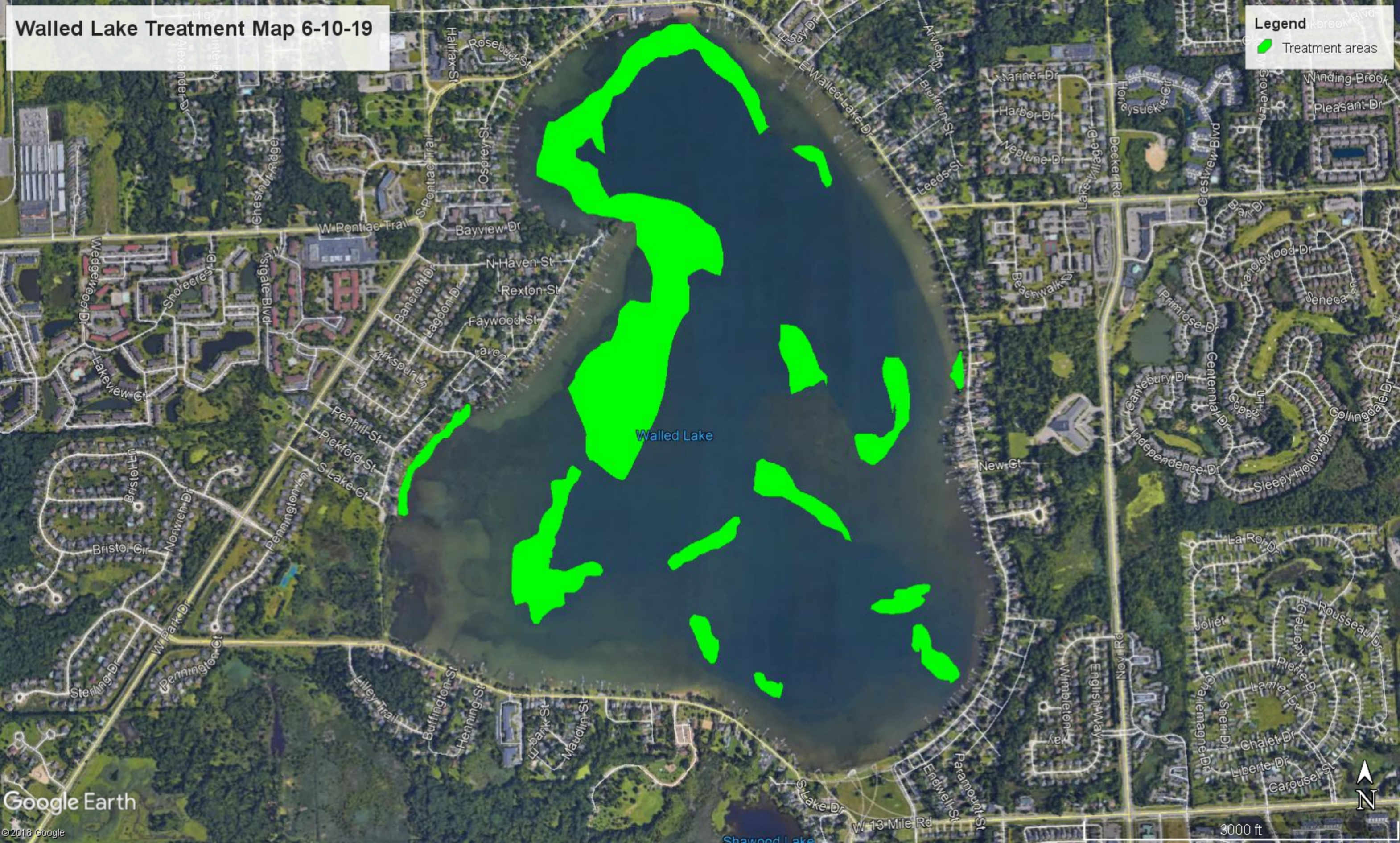
Please let me know if you have any questions.

Parcel # Owner	Principal 2018 Delinquent Balance	1/2% per month Penalty	Lake Board Total Installment	Additional 6% Penalty	City of Novi Total Installment
50-22-02-151-007 I MCDONALD, ANEMARIE M	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
50-22-02-151-039 I SALAMON, ROBERT S	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
50-22-02-151-051 I SHPILBAND, IGOR	\$ 199.75	\$ 5.99	\$ 205.74	\$ 11.99	\$ 217.73
50-22-02-151-058 I KERNEN, CAROL	\$ 199.75	\$ 5.99	\$ 205.74	\$ 11.99	\$ 217.73
50-22-02-177-008 I CICI, TONY & BRISILDA	\$ 26.63	\$ 0.80	\$ 27.43	\$ 1.60	\$ 29.03
50-22-02-326-008 I LANG, LAWRENCE L	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
50-22-02-326-009 I LANG, LAWRENCE L	\$ 53.27	\$ 1.60	\$ 54.87	\$ 3.20	\$ 58.07
50-22-02-327-007 I YOUNG, MARTIN	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
50-22-02-327-018 I LEVY, KIMBERLEE E	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
50-22-02-327-019 I LEVY, KIMBERLEE E	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
50-22-03-126-002 I EQUITY TRUST COMPANY	\$ 13.32	\$ 0.40	\$ 13.72	\$ 0.80	\$ 14.52
50-22-03-126-042 I PATTERSON, PATRICK & LORI	\$ 13.32	\$ 0.40	\$ 13.72	\$ 0.80	\$ 14.52

Parcel # Owner	Principal 2018 Delinquent Balance	1/2% per month Penalty	Lake Board Total Installment	Additional 6% Penalty	City of Novi Total Installment
50-22-03-155-020 I COON, RONALD	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
50-22-03-383-041 I MARCUS, WILLIAM	\$ 13.32	\$ 0.40	\$ 13.72	\$ 0.80	\$ 14.52
50-22-03-383-071 I VEL, MA DE LOS ANGELES AGUILERA	\$ 13.32	\$ 0.40	\$ 13.72	\$ 0.80	\$ 14.52
50-22-03-404-005 I XANTHEAS, STEPHEN & SOPHIA	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
50-22-03-404-009 I NAPIERALA, HALINA	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
50-22-03-452-008 I WESSON, LAWRENCE E	\$ 26.63	\$ 0.80	\$ 27.43	\$ 1.60	\$ 29.03
50-22-03-453-007 I SIMMONS, NANCY J	\$ 26.63	\$ 0.80	\$ 27.43	\$ 1.60	\$ 29.03
50-22-03-453-009 I MAUDLIN RENTAL, LLC	\$ 26.63	\$ 0.80	\$ 27.43	\$ 1.60	\$ 29.03
50-22-03-453-017 I GATT, CHARLIE & SHERYL	\$ 26.63	\$ 0.80	\$ 27.43	\$ 1.60	\$ 29.03
50-22-03-455-005 I BATES, KEVIN & RENEE	\$ 26.63	\$ 0.80	\$ 27.43	\$ 1.60	\$ 29.03
50-22-03-476-017 I PEMBROKE, THOMAS R	\$ 133.17	\$ 4.00	\$ 137.17	\$ 7.99	\$ 145.16
Totals:	\$ 1,997.53	\$ 59.98	\$ 2,057.51	\$ 119.88	\$ 2,177.39

Walled Lake Treatment Map 6-10-19




Legend
Treatment areas

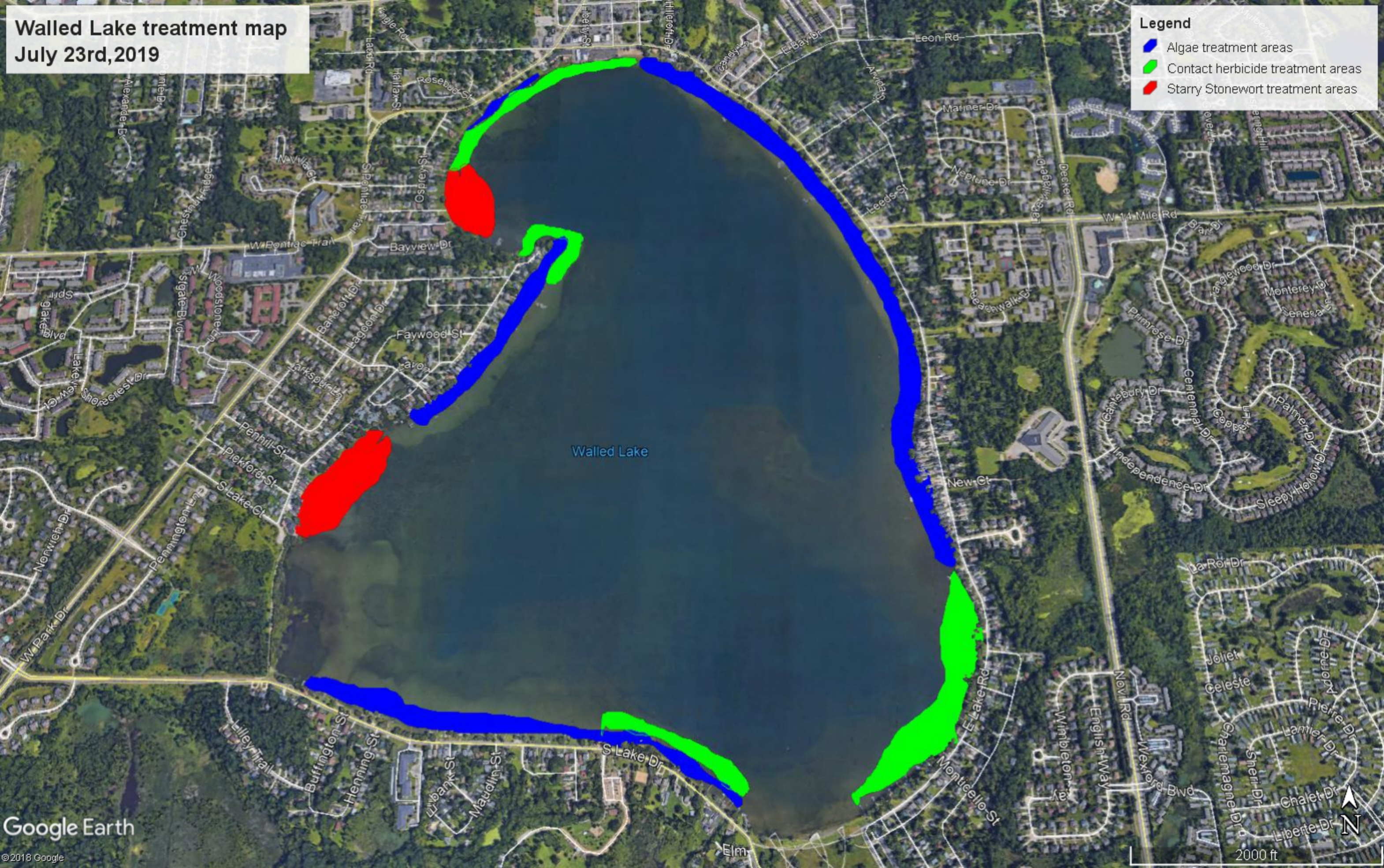


Walled Lake treatment map

July 23rd, 2019

Legend


-  Algae treatment areas
-  Contact herbicide treatment areas
-  Starry Stonewort treatment areas

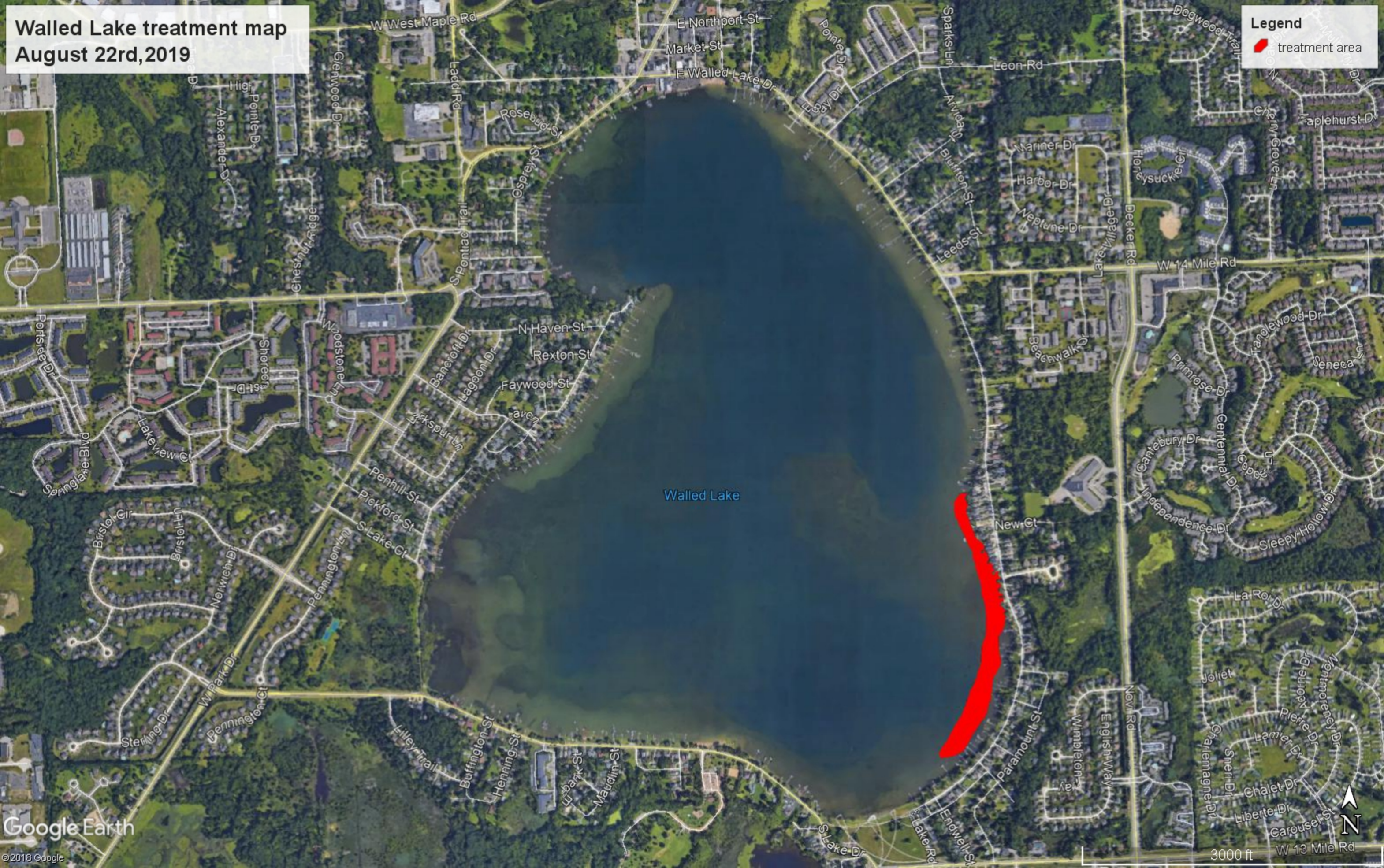


Walled Lake treatment map

August 22rd, 2019

Legend

-  treatment area



MEMORANDUM

TO: WALLED LAKE IMPROVEMENT BOARD
FROM: MEGAN MIKUS, SECRETARY/ TREASURER
SUBJECT: PROJECT RENEWAL DISCUSSION
DATE: SEPTEMBER 4, 2019

The current assessment roll, which was adopted by the Lake Board on June 3, 2015, was for a period of five years. It is estimated the Lake Board will have a balance of approximately \$120,000 at the end of 2019.

The current assessment roll assigns units of benefit using the following criteria:

Condominium parcels with lake access	0.1 unit
Lake access parcels	0.2 unit
Waterfront condominium properties	0.75 unit
Residential riparian parcels with up to 95 feet of lake frontage	1.0 unit
Residential riparian parcels with more than 95 feet of lake frontage	1.5 units
Commercial riparian parcels	3.0 units

A new assessment roll would require a mailing to each property owner, a public hearing in front of the Lake Board, and a resolution by the Lake Board to proceed with the new assessment roll pursuant to the requirements in the statute.

Some options are:

- Proceed with the current project (control invasive weeds)
 - Request five-year treatment recommendations from current contractor
 - Update the current engineering study (Spalding DeDecker Associates, 2009)

Motion example: To continue the existing project and direct the Assessor to prepare a new five-year assessment roll.

- Revise the project with other types of improvements
This would required:
 - New 2/3 petition of the freeholders owning land abutting the lake
 - Resolutions from both Cities
 - New engineering study with recommendations and cost estimates

Motion example: To not continue the existing project.