

AGENDA

WALLED LAKE LAKE IMPROVEMENT BOARD MEETING

June 3, 2015
7:00 PM

Novi Civic Center
45175 W. Ten Mile Road

- I. Call Meeting to Order
- II. Roll Call
- III. Public Comment on items on items not on the Agenda
- IV. Approval of Minutes of March 10, 2015 meeting
- V. Treasurer's Report
- VI. Presentation of Proposed Assessment Roll 2015-2019
- VII. Public Hearing on the Proposed Assessment Roll
- VIII. Consideration of Resolution Confirming the Assessment Roll
- IX. Public Comment on items on items not on the Agenda
- X. Other Business
- XI. Adjournment

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

WALLED LAKE
LAKE IMPROVEMENT BOARD MEETING *DRAFT* MINUTES
March 10, 2015

The meeting of the Lake Improvement Board for Walled Lake was held at the Novi Civic Center at 45175 W. 10 Mile Road on March 10, 2015. The meeting was called to order by Dave Galloway, Chairman, at 6:38 p.m.

Present: Casey Ambrose, City of Walled Lake
Brian Coburn, Secretary-Treasurer, City of Novi
Hugh Crawford, Oakland County Board of Commissioners Representative
Dave Galloway, Chairman and Riparian Representative
Karen Warren, Oakland County Water Resource Commissioner's Office

Also

Present: Mark Roberts (Attorney, Secrest Wardle

Chairman Galloway opened the meeting and provided a brief presentation regarding the vegetation and lake survey that was provided by Savin Lake Services. He stated that the study provides a comparison between the original study before the weed control project and today. Galloway then asked for Public Comment. There were four members of the public that spoke regarding their perceptions that the weed control has had an impact on fishing. The speakers were looking for a happy medium between weed control for boating and impact on the fish population. Galloway explained that the project approved by the Lake Board includes a mix of herbicide and harvesting and believed that recovery of the fish will happen over time as they adjust to their new habitat. The residents in attendance requested a fish study.

Moved by Coburn, Supported by Ambrose; CARRIED UNANIMOUSLY: To approve the Minutes of September 17, 2014 meeting.

Secretary-Treasurer Coburn presented the Treasurer's Reports for the year end for 2014 and first quarter to date of 2015. The balance on hand as of March 5, 2015 is \$172,427.89.

Moved by Coburn, Supported by Ambrose; CARRIED UNANIMOUSLY: To accept the Treasurer's Reports as presented.

Coburn presented a memo that outlines the income and expenses from 2010 to present and then discussed the projected revenue required during the next five year assessment period based on the annual estimates provided in the Savin report. Coburn reported that given the current surplus, the individual assessments could be reduced by approximately 30%. Coburn explained the units of benefit used on the current roll and explained some of the changes that needed to be made based on parcel combinations that have occurred since the last roll was produced. Ambrose asked if there were any recent complaints about the existing roll, Coburn and Galloway noted that there were none.

Moved by Coburn, Supported by Warren; CARRIED UNANIMOUSLY: To continue the existing project and to direct the assessors to prepare a new five year assessment roll.

There was discussion about the scope of the approved project and the revenue requirement over the next assessment period. Crawford asked if the assessment could remain the same so more harvesting could be added. Coburn noted that the proposed assessment is adequate to complete a good mix of harvesting and herbicide, additionally the Board is limited by statute on how much surplus can be held. There was additional discussion about harvesting versus herbicide. Roberts explained that the current project is approved to control invasive weeds, but if the Board were to change the project, it would require a new study and a new public hearing.

The Board discussed a future public hearing date on the roll and there was agreement on June 3 at 7:00 PM as the tentative date.

There was discussion about the fish study and Galloway volunteered to seek more information and costs for such a study and report back to the Board at the next meeting.

ADJOURNMENT: There being no further business to come before the Lake Board, the meeting was adjourned at 7:29 p.m.

Brian Coburn, Secretary-Treasurer

**WALLED LAKE IMPROVEMENT BOARD
 QUARTERLY TREASURER'S REPORT
 March 31, 2015**

BALANCE ON HAND: 12/31/14 \$122,762.54

INCOME	<u>Quarter</u>	<u>YTD</u>	<u>Budget</u>	<u>Variance</u>	<u>Notes</u>
Assessments (City of Novi)	\$ 51,796.48	\$ 51,796.48	\$ 60,739.00	(\$8,942.52)	1
Assessments (City of Walled Lake)		\$ -	\$ 36,695.30	(\$36,695.30)	
TOTAL INCOME	\$ 51,796.48	\$ 51,796.48	\$97,434.30	(\$45,637.82)	
EXPENSES (see detail below)					
Herbicide and Harvesting		\$ -	\$ 72,820.00	\$ 72,820.00	
Lake Management Consultant		\$ -	\$ 5,000.00	\$ 5,000.00	
Permit Fee		\$ -	\$ 2,000.00	\$ 2,000.00	
Administrative & Legal	\$ 206.20	\$ 206.20	\$ 3,000.00	\$ 2,793.80	
TOTAL EXPENSES	\$ 206.20	\$ 206.20	\$ 82,820.00	\$ 82,613.80	

BALANCE ON HAND: 03/31/15 \$174,352.82

Notes

1 Novi payment includes assessments paid to date to Novi

EXPENSE DETAIL FOR Q1-2015

<u>Description</u>	<u>Invoice No.</u>	<u>Vendor</u>	<u>Amount</u>
Legal Services through 12/31/14	1260149	Secret Wardle	\$ 104.00
Legal Services through 1/31/15	1261643	Secret Wardle	\$ 65.00
Legal Services through 2/28/15	1262782	Secret Wardle	\$ 26.00
Postage for Lake Board Meeting Packets		US Postal Service	\$ 11.20

Submitted by  _____
 Brian Coburn, Secretary/Treasurer
 Walled Lake Improvement Board

WALLED LAKE IMPROVEMENT BOARD

NOTICE OF PUBLIC HEARING

TO THE OWNERS OF ALL PROPERTIES ABUTTING AND/OR WITH DEEDED ACCESS TO WALLED LAKE, LOCATED WITHIN THE CITIES OF NOVI AND WALLED LAKE, OAKLAND COUNTY, MICHIGAN.

Notice is hereby given that the Walled Lake Improvement Board, Cities of Novi and Walled Lake, County of Oakland, will meet at the **Novi City Hall located at 45175 West Ten Mile Road, Novi, Michigan 48375-3024** on **June 3, 2015, 7:00 p.m.**, to review, to hear any objections to, and to consider confirming a five-year Special Assessment Roll for the purpose of implementing a Lake Improvement Program for the years 2015 through 2019. Residential riparian parcels with up to 95 feet of lake frontage are proposed to be assessed at one unit of benefit, or **\$133.17** for each year of the Project. Residential riparian parcels with more than 95 feet of lake frontage are proposed to be assessed at one and one-half unit of benefit, or **\$199.75** for each year of the Project. Commercial riparian parcels are proposed to be assessed at three units of benefit, or **\$399.50** for each year of the Project. Lake access parcels are proposed to be assessed at 0.2 unit of benefit, or **\$26.63** for each year of the Project. Waterfront condominium properties are proposed to be assessed at 0.75 unit of benefit, or **\$99.87** for each year of the Project. Condominium parcels with lake access are proposed to be assessed at 0.1 unit of benefit, or **\$13.32** for each year of the Project. The Special Assessment Roll will be on file at the **City of Novi Clerk's Office, City of Walled Lake Clerk's Office** and available on the **internet at www.cityofnovi.org/lakeboard** for public examination.

Any person may appeal and be heard at the said Hearing, which is called pursuant to the provisions of Section 30913 of Part 309 of Public Acts No. 451 of 1994, as amended, which provides that the special assessment must be protested at the hearing held for the purpose of confirming the special assessment roll before the Michigan Tax Tribunal may acquire jurisdiction of any special assessment dispute. Appearance and protest of the special assessment at the time and place of review is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal. An owner of or party in interest in property to be assessed, or his or her agent, must appear in person to protest the Special Assessment or must protest the special assessment by letter filed with **Brian Coburn, Walled Lake Improvement Board Secretary, 45175 West Ten Mile Road, Novi, Michigan 48375-3024**, prior to the time of review, in which case personal appearance is not required. If the special assessment is protested as provided above, the owner or any party having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within 30 days after the confirmation of the special assessment roll has been published in a newspaper of general circulation.

Brian Coburn,
Walled Lake Improvement Board Secretary

The City of Novi, on behalf of the Walled Lake Improvement Board, will provide necessary, reasonable auxiliary aids and services at all meetings to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the Novi Clerk's Office by writing or calling the following: Novi Clerk's Office, **45175 West Ten Mile Road, Novi, Michigan 48375-3024**. Telephone: (248) 347-0460.

Publish: May 21, 2015, May 28, 2015

To: Brian Coburn
Walled Lake Improvement Board Secretary
45175 West Ten Mile Road
Novi, MI 48375

Brian,

This letter is to confirm my past and future support of the efforts by the Walled Lake Improvement Board and the extension of the special assessment roll from 2015 through 2019.

The ability of the City's of Walled Lake and Novi to come together and identify the issues of invasive weeds in Walled Lake and act in a coordinated effort to solve the problem has been a success.

Being a lakefront owner for 37 years, I have seen the changes before and after the milfoil and other invasive weeds were introduced to our lake. Just 6 years ago the lake was basically dead, with beach's closing from Ecoli, to weeds so thick boating and swimming were restricted to small areas of the lake. Each Monday the Walled Lake DPW would send a front loader to collect the large amounts of weeds pulled from the lake.

Today we have a healthier lake for all to use. However great care must be taken to keep the gains we made and continue our vigilance against the spread of Milfoil currently in the lake and other species we have detected such as Curly Leaf and Starry Wart among others. We will never be able to completely control these weeds; at best we have the tools to contain them.

To the members of the city council for their support, and the tremendous amount of time and effort by the volunteers on the lake board, I offer my thanks.

Jerry Anderson

127 S. Pontiac Trail
Walled Lake, MI 48390

The proposed Special Assessment Roll can be found here:

cityofnovi.org/City-Services/Public-Services/Engineering-Division/Walled-Lake-Improvement-Board/Documents/ProposedSpecialAssessmentRoll2015-2019.aspx

A map showing the proposed assessment can be found here:

<http://cityofnovi.org/City-Services/Public-Services/Engineering-Division/Walled-Lake-Improvement-Board/Documents/Map-WalledLakeAssessmentDistrict.aspx>

STATE OF MICHIGAN
COUNTY OF OAKLAND



WALLED LAKE IMPROVEMENT BOARD
WALLED LAKE IMPROVEMENT BOARD SPECIAL ASSESSMENT DISTRICT

RESOLUTION CONFIRMING ASSESSMENT ROLL

RECITATIONS:

It has been determined that the Walled Lake Improvement Board will implement a renewed five year aquatic weed control program for Walled Lake (the Project).

The Project is intended to make annual improvements to Walled Lake for the years 2016, 2017, 2018, 2019 and 2020 for the benefit of the properties identified in Exhibit 1, which properties together shall constitute The Walled Lake Improvement Board Special Assessment District, hereinafter referred to as the “Lake Board SAD”, and for administrative purposes to be known as SAD 177 in the City of Novi and SAD _____ in the City of Walled Lake.

Plans for the Project, the estimated cost of the Project, and the special assessment district boundaries were approved by Resolution of the Walled Lake Improvement Board following a public hearing on November 5, 2009, and the Project is renewed for another five year period commencing in 2015. The Lake Board resolution further directed the Assessors for the City of Novi and for the City of Walled Lake to prepare a proposed assessment roll.

In accordance with the direction of the Walled Lake Improvement Board, the City Assessors have prepared a proposed special assessment roll allocating the total cost of the Project to the property within the Lake Board SAD and the Assessors have filed such roll with the Lake Board.

A public hearing to review the proposed special assessment roll was set and duly noticed in accordance with law for the purpose of hearing objections to the proposed assessment roll.

The public hearing was conducted in accordance with the notice, and the Walled Lake Improvement Board determined that it would be appropriate to approve and confirm the proposed assessment roll.



NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The special assessment roll for the Walled Lake improvement Board Project, the Lake Board SAD, in the total amount of \$336,676.94 (\$67,335.39 annually for years 2015 through 2019), attached as Exhibit 1 to this resolution, shall be and is hereby adopted and confirmed, and shall be collected from the properties benefited within the Lake Board District.

2. The Walled Lake Improvement Board Secretary/Treasurer is directed to endorse on the assessment roll the date of this confirmation.

3. All amounts of an assessment shall be assessed against each parcel of land in the Lake Board SAD as described on the Special Assessment Roll (Exhibit 1) to be due and payable in five installments, the first to be due on the **14th** day of **February, 2016**, and the several subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the first installment.

4. Any portion of an assessment which has not been paid on or before the **1st** day of **September** of the tax year in which it becomes due shall be reported to the City Council for the City in which the property is located for reassessment upon that City's tax roll, including a six percent administration fee.

5. The Clerks for the Cities of Novi and Walled Lake are directed to attach their warrants as required by law to the roll and to direct the roll, with their warrants attached, to the respective City Treasurer. The City Treasurer for the Cities of Novi and Walled Lake shall thereupon collect the special assessment from those properties listed in Exhibit 1 which are located within

each City's jurisdiction in accordance with the terms of this Resolution, the warrant, and the statutes of the State of Michigan.

6. If the City of Novi or the City of Walled Lake Treasurer reports as delinquent any assessment or part of an assessment on a property located within its jurisdiction, the Lake Board shall certify the delinquency to that City's Assessing official, who shall reassess on that City's annual tax roll of that year the delinquent sum plus a six percent administrative fee, and additional penalties as provided by law.

DRAFT

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Walled Lake Improvement Board located within the Cities of Novi and Walled Lake at a meeting duly called and held on the ____ day of _____, 2015.

WALLED LAKE IMPROVEMENT BOARD

BY: _____
BRIAN COBURN, SECRETARY-TREASURER