

STATE OF MICHIGAN

WASHTENAW COUNTY  
BOARD OF PUBLIC WORKS

SPECIAL MEETING  
SECOND PUBLIC HEARING  
NORTH LAKE IMPROVEMENT PROJECT

HELD VIA ZOOM VIDEOCONFERENCE

Date: Wednesday, July 20, 2022  
5:30 p.m.

Broadcasted from: Dexter Township Hall  
6880 Dexter-Pinckney Road  
Dexter, Michigan 48130

BOARD MEMBERS:  
ANDREW SCHMIDT, Chair  
LAUREN SMITH, Vice-Chair  
EVAN PRATT, Secretary  
MOLLY MACIEJEWSKI  
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Dexter, Michigan

Wednesday, July 20, 2022 - 5:30 p.m.

CALL TO ORDER

MR. SCHMIDT: I think the first thing we're going to do according to our agenda this evening, well, I guess it's before we even approve the agenda, we're going to go through the remote meeting guidelines and protocols.

Theo, is that?

MR. EGGERMONT: Yes, we're trying to figure out what that sound is.

THE COURT REPORTER: Me. It's me.

MR. EGGERMONT: Okay. Got you. Thank you.

THE COURT REPORTER: Sure.

REMOTE MEETING GUIDELINES AND PROTOCOL

MR. EGGERMONT: Yeah, so we have, this meeting is a hybrid meeting, so we have both in-person and virtual attendants tonight. If you are -- once we get to the public comment section, members can call in by phone, which if you are attending by phone, you'll press 9 to raise your hand and that will allow me to call on you. And then I'll ask you to unmute, and you'll press star 6 on your telephone to unmute. If you're joining by computer, you'll press Alt Y for Windows, and if you're on a Mac you'll press Option Y to raise your hand, and then after that I'll call you to unmute, and you'll find the

unmute button. And I'll repeat that again as we enter the public comment section.

Back to you, Drew.

APPROVAL OF AGENDA

MR. SCHMIDT: Okay, thank you, Theo.

All right, the next item on our agenda here for this second Public Hearing for the North Lake Improvement Project is approval of the agenda.

Is there a motion?

MS. SMITH: So, moved.

MR. PRATT: Support.

MR. SCHMIDT: It's moved and supported.

Any discussion?

(No response.)

MR. SCHMIDT: All those in favor signify by saying aye.

MR. PRATT: Aye.

MS. SMITH: Aye.

MS. ROOT: Aye.

MS. MACIEJEWSKI: Aye.

MR. SCHMIDT: Opposed same sign.

(No response.)

MR. SCHMIDT: Motion carries.

APPROVAL OF MINUTES

MR. SCHMIDT: Next item, approval of the minutes

from our special meeting on June 14th. Is there a motion to approve?

MS. MACIEJEWSKI: So, moved.

MR. SCHMIDT: Any support?

MS. SMITH: Support.

MR. SCHMIDT: All right, moved and supported.

Any comments or discussion on the minutes from the June 14 meeting?

MS. SMITH: I have a couple minor updates if I can.

MR. SCHMIDT: Please.

MS. SMITH: I just found a couple typos, so, page 3, I think the, under what Theo said, it should be the number 2 instead of t-o.

I think on page 5, public heath should instead be public hearing. At the top of the page.

And then the mention of -- I don't even know how to say this, the disks that are used to measure the --

MR. PRATT: The Secchi disks?

MS. SMITH: Yeah, the Secchi disks, it's written as second disk on the middle of page 15. I think we want to correct that just so it's not.

MR. PRATT: Right.

MS. SMITH: Confusing.

MR. EGGERMONT: S-e-c-c-i, correct?

MS. SMITH: Yeah. I think.

MS. MACIEJEWSKI: C-c-h-i.

MR. PRATT: Yes.

MR. EGGERMONT: C-c-h-i. Thank you.

MS. SMITH: Yes. And that would be it.

MR. SCHMIDT: Are those friendly amendments?

MS. SMITH: Friendly amendments.

MS. ROOT: Yes.

MS. SMITH: Yes.

MR. SCHMIDT: All right. Any further  
discussion?

(No response.)

MR. SCHMIDT: All those in favor signify by  
saying aye.

MR. PRATT: Aye.

MS. SMITH: Aye.

MS. ROOT: Aye.

MS. MACIEJEWSKI: Aye.

MR. SCHMIDT: Opposed same sign.

(No response.)

MR. SCHMIDT: Motion carries.

Thank you.

#### OVERVIEW OF THE SPECIAL ASSESSMENT DISTRICT

MR. SCHMIDT: All right, the next item on our  
agenda is an overview of the Special Assessment. We're

going to turn to Lauren, or SME, our subject matter expert, for that discussion.

Lauren, the floor is yours.

MS. KOLOSKI: Thank you.

My name is Lauren Koloski. I am the environmental supervisor over at Public Works. This project, the North Lake Improvement Project, will provide lake improvements to control the growth and reproduction of non-native aquatic invasive plants, including, but not limited to Eurasian Water Milfoil and Starry Stonewort.

The project will also work to control the growth of nuisance native plants, including but not limited to, Chara and Variable Pondweed.

The project will focus on maintaining the ecological health and recreational opportunities for North Lake. Additionally, other items may be included which would provide support for maintaining the ecological health and recreational opportunities that will be subject to approval by the Washtenaw County Board of Public Works.

The total cost over the seven-year project is estimated at \$366,170. The Washtenaw County Board of Public Works has tentatively designed a Special Assessment District against which all are part of the cost of the project is to be assessed. Which all tax parcels identified as having deeded lake access to North Lake in

Washtenaw County will cover the total estimated cost of the project.

The proposed maximum annual charges per year are as follows: non-waterfront residential charges with lake access is \$140 yearly; waterfront residential properties is \$220 yearly; and the DNR boat launch will be assessed \$650 yearly.

We have residents who have come forward and asked for verification on specific parcels. We have followed up with them. If we have not followed up with you directly, please let us know as soon as possible. We do need to have the corrections to the assessments by the beginning of August.

This lake improvement project, it manages the entire ecosystem and not just a weed management program, trying to steer it to benefit the native ecosystem, so that is why we will provide an education to invested residents to help the lake improvement project meet these objectives.

That's it.

MR. SCHMIDT: Thank you.

And because I didn't read the agenda in order, we're now going to turn -- Lauren, thank you very much.

MS. KOLOSKI: You're welcome.

MR. SCHMIDT: We're going to turn to Theo now,



Director of Public Works, to describe the purpose of this public hearing.

Theo?

MR. EGGERMONT: Thanks, Drew.

MR. SCHMIDT: Sure.

#### PURPOSE OF PUBLIC HEARING

MR. EGGERMONT: So, I'm Theo Eggermont, Public Works Direct at Washtenaw County. The purpose in a nutshell of tonight is to determine if this project should proceed, and to, if they determine to proceed, to confirm the roll, which is what the cost of the assessment is and who's in and who's out. So, I'll give a little background where we are in the process and explain a little bit more about that.

So, if you're curious, I welcome you to grab one of these sheets. We've got these on the back table. We're on the sheet in Step 7 and Step 8, which is the BPW holds two public hearings to gather feedback on the plan, and if the Board of Public Works decides to proceed with the project, they pass a resolution and place a Special Assessment on the December tax roll.

So, the first step in this process that we've achieved so far or gone through is gathered input from residents. We've talked with the lake association and determined if they'd like to proceed and talked about the

way and manner in which it proceeds. One of the things that came out of those discussions is we proposed do we want to move this from a five-year assessment to a seven-year assessment. The purpose of that is because it lowers our costs that we put on it, so we can put, we can charge less over time because we don't have to put notices in the newspapers, we don't have to hold public hearings as often since this is a project that has a good amount of support to move forward. So, we're looking to lower the cost of the assessment overall through lowering our administrative time. So, things like that have come out of that process.

We then bring it to the townships for them to consider. They passed, both Lyndon and Dexter Townships earlier on this year passed resolutions to proceed with the project. That's an important step. And then the Board of Public Works considers this is something that we want to proceed with and provide this service.

So, they've approved that. They sent it to the Board of Commissioners in Washtenaw County, and they have approved it. And that's set forth the process to have two public hearings, the first of which we had June 23rd in this building. We sent notifications both in newspaper as well as send out mailers as an additional step because we want to encourage people to be aware of these and gather input.

So, this is the second public hearing, and as I mentioned the point is to confirm the roll and to hear support or opposition to the project. We want to allow you to voice your opinion and take that into consideration. So, regarding the roll, that's the amount paid, and we can always remove someone from the roll later, but we can't add anyone in because we need to have them by parcel listed who is in and who is out. And so, we can't add anyone in later, but we can take someone out or zero out the charge if it's determined that those parcels should not be charged for some reason.

Same thing for the costs. We can lower the assessment, and that's something that we've been able to do the last couple years is provided reduced assessments. We take a look at the budget in the summer and say, okay, what have the costs been, what's the fund balance at, and project forward what the anticipated cost will be. So, we've been able to reduce that cost. We are looking, most likely if this is approved to proceed, we would charge the full amount on this coming year. But it is capped at the amount that we put forth tonight, the 140 and 220 I believe.

So, we -- we put something that's conservative forward, and then we work from there in hopes that we can reduce the assessment if the lake responds in the way

that's favorable to do so.

So explicitly the purpose is to hear from all of you, support or objections, and a part of that is giving you the opportunity to protest. So that's a legal portion of this that if you'd like to take this to the Michigan Tax Tribunal, you need to vocalize or protest at the public hearing and you do have to speak to take it to the Michigan Tax Tribunal, and you have 30 days after the public hearing in order to do that.

So, with that I'll turn it over back to you, Andrew.

#### OPEN PUBLIC HEARING

MR. SCHMIDT: Great. Thank you, Theo.

At this time, we're going to open the public hearing, and the first part of that is how we're going to handle the various methods of comments. So first of all, are there any letters, Theo, that need to be read into the record?

#### PUBLIC COMMENT

MR. EGGERMONT: No letters.

MR. SCHMIDT: Excellent. Okay.

And we're going to do the in-person comments now. I have only one card, Ann Ray. Would you care to speak, Ann?

MS. RAY: Not at this time.

MR. SCHMIDT: Okay.

MS. RAY: Can I speak maybe after --

MR. SCHMIDT: This is the time.

MS. RAY: Yeah, right.

MR. SCHMIDT: This is the time.

MS. RAY: No. Not right now.

MR. SCHMIDT: Okay. Very good.

Let's move on to our remote participants then,  
Theo.

MR. EGGERMONT: Our remote participant is no  
longer participating, so we have no remote participants.

MR. SCHMIDT: All right.

Ann, I'm coming back to you now, because this is  
-- this is the --

MS. RAY: My basic concern is --

THE COURT REPORTER: Could you --

MS. KOLOSKI: Could you please come up to the  
microphone?

MS. RAY: Ugh.

MR. SCHMIDT: Yeah.

MS. KOLOSKI: Sorry. And then state your name  
and address.

MR. SCHMIDT: Yeah, state your name and address,  
please.

MS. RAY: My name is Ann Ray. Address, 10215

Hadley Road, Gregory, Michigan, 48137.

All right. I think we need to be a little sensitive to every time we have a wish list that it always doesn't come true, right? So, if I could show you my tax bill, you would have a very clear understanding of everyone's wish list. And if they paid attention a little bit, it doesn't always have to come true. Okay?

The lake this year, and I swim in the lake, it's great. No allergies. Okay? Milfoil down tremendously. Lilly pads up tremendously. Okay? That's what I was hoping to show you in the drone picture of how, where it was to where it is. Okay? I have people that can operate a drone. They do it for weddings and stuff. Very proficient. I'd be more than happy to share their contact information with you so that you could do this.

But every -- the wish list, it's got to stop. The library, the schools, the fire department, we don't have a police department, and now we're coming onto the lake, and basically, it's like enough. Enough already. Okay? That's -- that's what I have to say.

MR. SCHMIDT: Thank you very much.

Are there any other attendees that would care to speak, either in favor or against the project?

(No response.)

MR. SCHMIDT: Okay. And just to check, no

joiners?

MR. EGGERMONT: No.

CLOSE PUBLIC HEARING

MR. SCHMIDT: Very good. Okay. Well, we're going to close the hearing at this time. And the next item, let's see here. So, we move on to our resolution, which is in our packet. And.

MS. ROOT: Drew, I just have a point of clarification?

MR. SCHMIDT: Oh, please.

MS. ROOT: At the top before the resolution itself it does indicate the public hearing, but it mentions it starts at -- it was at 6:30. Should that say 5:30?

MR. SCHMIDT: It should.

MR. EGGERMONT: It should.

MS. ROOT: Okay.

MR. EGGERMONT: Thank you.

MS. ROOT: I'm just -- yep.

MR. SCHMIDT: Thank you for your attention to detail there.

MS. ROOT: Sure.

MR. SCHMIDT: All right, is there a motion for this, for the Special Assessment District, or the Special Assessment Resolution confirming the Special Assessment

role for North Lake Improvement Project?

MR. PRATT: Yep, I'll move the roll.

MR. SCHMIDT: Thank you.

Is there support of the resolution?

MS. SMITH: I'll support.

MR. PRATT: As noted with 5:30.

MR. SCHMIDT: Yes.

Is there any discussion?

THE COURT REPORTER: Who supported? I'm sorry.

MS. SMITH: Me.

MR. SCHMIDT: Smith.

MS. MACIEJEWSKI: I just, I have another clarifying question. The first meeting was the 14th of June, not the 23rd of June? Is that right?

MR. EGGERMONT: Should be in the minutes.

MS. KOLOSKI: Should be in the minutes.

MS. KATZ: That's correct.

MR. EGGERMONT: Yeah.

MS. KOLOSKI: Yeah.

MS. MACIEJEWSKI: Okay. Thank you. I heard reference to the 23rd, so I was confused.

MR. EGGERMONT: Thanks. Sorry, that was --

MR. PRATT: Yeah, that was the other.

MR. EGGERMONT: The Joslin Lake.

MS. KOLOSKI: Joslin Lake.



MS. MACIEJEWSKI: Okay.

MR. EGGERMONT: We've got to just do one of these a year.

MR. SCHMIDT: One of these a year, right?

MS. MACIEJEWSKI: I knew I was missing for both, but I just. Go ahead.

MR. SCHMIDT: Any other discussion?

MR. PRATT: Nope.

MR. SCHMIDT: I'd just like to make an observation between this hearing and our previous hearing. There seemed to be considerable support for this project from the property owners around the lake, so I just wanted to note that.

Any other comments? Any other questions?

(No response.)

ROLL CALL VOTE

MR. SCHMIDT: Okay. I believe we need to call the roll. Michelle?

MS. KATZ: Maciejewski.

MS. MACIEJEWSKI: Yes.

MS. KATZ: Pratt.

MR. PRATT: Yes.

MS. KATZ: Schmidt.

MR. SCHMIDT: Yes.

MS. KATZ: Smith.

MS. SMITH: Yes.

MS. KATZ: Root.

MS. ROOT: Yes.

MS. KATZ: Thank you.

MR. SCHMIDT: All right, motion carries.

NEXT STEPS

MR. SCHMIDT: Thank you all.

And Theo, can you describe to us what the next steps are?

MR. EGGERMONT: Yes. So, the Board's approved the, confirmed the roll. We have a meeting in August, and we'll discuss what the assessment should be. That'll get placed on the winter taxes, and then management activities from the Special Assessment will be funded the following year, so that will be 2023 activities will be funded from the assessment, will start being funded by that.

The project runs for seven years. So, it'll start this year on the December taxes and show up for the subsequent years. So, there's seven assessments total. And then also, you know, we're certainly around to talk about the project afterwards. And if you have comments or concerns, we're also available throughout the year during office hours, so. We welcome input on the project.

MR. SCHMIDT: Very good. All right.

MR. EGGERMONT: Evan?

MR. PRATT: I'll ask one question. So North Lake, this had a Special Assessment District in the past for quite some time. This was one of the earlier ones. Historically have we assessed less than the, you know, amount that's been approved? Is that true?

MR. EGGERMONT: Yes, so we, I believe the last two years we've assessed at 25 percent. We had a year at I want to say 50 and then I think we had a year or two at the full amount.

MR. PRATT: Yeah

MR. EGGERMONT: So, we've been able to reduce the assessment over time.

MR. PRATT: Okay, great.

MS. MACIEJEWSKI: I have a question, too. You said seven years, so it's seven and not five?

MR. EGGERMONT: Correct.

MS. MACIEJEWSKI: And so, if the resolution talks about the assessment in five, payable in five annual installments? Item number four of the resolution.

MR. EGGERMONT: Thank you.

MS. MACIEJEWSKI: Right.

MR. EGGERMONT: -- friendly amendment?

MS. MACIEJEWSKI: After we've approved can we do that?

MR. SCHMIDT: Perhaps we should reconsider the

motion then.

MS. MACIEJEWSKI: Yeah.

MR. SCHMIDT: So, we're going to -- we'll -- let's take this from the top. Is there a motion to approve the special assessment resolution for the North Lake Improvement Project?

MS. SMITH: I'll move with the friendly amendment to reflect the seven years.

MR. SCHMIDT: Let's do support first and then we'll --

MS. SMITH: Support first? Oh. Oh, sorry.

MR. SCHMIDT: Can we get support for that?

MR. PRATT: I will support.

MR. SCHMIDT: Evan, thank you.

All right, discussions, or changes?

MS. MACIEJEWSKI: So, then I'll suggest that, to make the amendment to be, read seven installments rather than five.

MR. SCHMIDT: Yeah, notice in the exhibit that it specifies seven years.

MR. EGGERMONT: Yeah.

MS. MACIEJEWSKI: Yeah.

MS. SMITH: Yeah, it's listed on there.

MR. SCHMIDT: Yeah. So, we -- we do need to be consistent.

MS. MACIEJEWSKI: It was just the resolution itself then.

MR. SCHMIDT: Absolutely.

MR. PRATT: Yep.

MR. SCHMIDT: All right. Any further discussion?

(No response.)

MR. SCHMIDT: Just I guess to note, this is the first seven-year project that we --

MR. PRATT: I think so.

MR. SCHMIDT: -- are signing up for. I know we've done them in five years and shorter in the past.

MR. EGGERMONT: Yeah.

MR. SCHMIDT: But this one seems pretty clear for us to be able to do a seven year without -- without huge changes, so.

MR. EGGERMONT: Yeah. The Public Act allows for up to 40 years, but that's something that's, you know, well beyond what would be reasonable. It's something more for something like a sewer project. We did talk with bond counsel about what's a reasonable expectation, or what, where would you set things, and seven years is a reasonable time span. You obviously want to allow for turnover of new people living on the lake and have, allow people to have an input periodically, so that's why we

said seven years is the maximum of what staff would recommend for a period, assessment period.

MR. PRATT: Yep.

MS. MACIEJEWSKI: And I appreciate, Lauren, you are increasing the number of years so that you can save costs for the homeowners. Thank you.

MR. PRATT: Yeah.

MR. SCHMIDT: All right, any other discussion before us?

(No response.)

MR. SCHMIDT: All right. Michelle, can we do the roll again, please?

MS. KATZ: Yes, we can. Maciejewski.

MS. MACIEJEWSKI: Yes.

MS. KATZ: Pratt.

MR. PRATT: Yes.

MS. KATZ: Schmidt.

MR. SCHMIDT: Yes.

MS. KATZ: Smith.

MS. SMITH: Yes.

MS. KATZ: Root.

MS. ROOT: Yes.

MS. KATZ: Thank you.

MR. SCHMIDT: All right, motion carries.

We've done the next steps discussion already.

Is there a motion to adjourn?

MR. PRATT: So, moved.

MS. ROOT: Support.

MR. SCHMIDT: Support.

All in favor?

MR. PRATT: Aye.

MS. SMITH: Aye.

MS. ROOT: Aye.

MS. MACIEJEWSKI: Aye.

MR. SCHMIDT: Very good. We are adjourned.

MEETING ADJOURNED AT 5:55 P.M.

STATE OF MICHIGAN     )  
COUNTY OF WASHTENAW )ss.

I certify that this transcript is a complete, true, and correct transcript to the best of my ability of the SPECIAL MEETING, SECOND PUBLIC HEARING, NORTH LAKE IMPROVEMENT PROJECT, held Wednesday, July 20, 2022, at Dexter Township Hall, 6880 Dexter-Pinckney Road, Dexter, Michigan.

I also certify that I am not a relative or employee of the parties involved and have no financial interest in this matter.

DATED: August 1, 2022

S/ *Amy Shankleton-Novess*

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Transcription provided by:

Amy Shankleton-Novess (CER 0838)

Modern Court Reporting & Video, L.L.C. 26

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*Evan Pratt*

8/17/2022

Evan Pratt, Secretary