



WASHTENAW COUNTY BOARD OF PUBLIC WORKS

NOTICE OF PUBLIC HEARING ON THE DESIRABILITY OF IMPLEMENTING A WASHTENAW COUNTY LAKE IMPROVEMENT PROJECT AND THE ESTABLISHMENT OF SPECIAL ASSESSMENT DISTRICT

Mailing Date of Notice: June 30, 2017

**TO ALL THE RECORD OWNERS OF, AND PARTIES IN INTEREST IN, ANY LANDS
WITHIN THE SPECIAL ASSESSMENT DISTRICT DESCRIBED BELOW:**

NOTICE IS HEREBY GIVEN that the Washtenaw County Board of Public Works (WCBPW) will meet beginning at 7:00 p.m., Local Time, on **Monday, July 24, 2017, at the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, Michigan 48189** and during such meeting will conduct a public hearing to hear objections to a proposed Lake Improvement Project for Whitmore Lake in Northfield Township in Washtenaw County and in Green Oak Township in Livingston County, the cost thereof and the special assessment district therefore as follows:

PROJECT DESCRIPTION

The Whitmore Lake Improvement Project, which originated in 2003, is seeking to continue with another five (5) year project to control the growth and reproduction of non-native invasive weeds, including Eurasian Milfoil and Starry Stonewort. The project shall include spot treatments in problem areas and support other activities that would enhance the recreational and biological quality of the lake. Additionally, all necessary regulatory approvals and scientific studies for the chemical treatments as well as the creation of a lake management plan are included in the project.

The total estimated cost for the five (5) year project is \$453,101. A Special Assessment District (SAD) consisting of benefiting parcels in Washtenaw and Livingston Counties will cover the total estimated cost of the project.

Commercial and residential waterfront and lake access parcels form the project SAD because these parcels receive a benefit from the implementation of the project. The cost of the project will be distributed using a formula reflecting the varying benefit provided to each type of property.

The WCBPW has tentatively designated a special assessment district against which all or a part of the cost of such Project is to be assessed, which district consists of the following lands:

All tax parcels identified as having lake access and use of the waters of Whitmore Lake located in Sections 4, 5, 6 and 8 in Northfield Township, Washtenaw County and Sections 32 and 33 in Green Oak Township in Livingston County.

The above properties are located within the boundaries of the Special Assessment District shown on the sketch on the attached page.

Each parcel identified above will be assessed the following amounts based on the type of property and the cost is the total cost for the five (5) year project:

| | |
|---------------------------------------------------------------|------------------------|
| Non-waterfront residential properties with lake access | \$ 175 |
| Waterfront residential properties | \$ 670 |
| Waterfront commercial and multifamily properties | \$ 845 - \$4225 |

A report describing the Project including program plans and cost estimates has been prepared and is on file with the Washtenaw County Director of Public Works. A report is also available for public review online at www.ewashtenaw.org/publicworks or at the Washtenaw County Public Works, 705 N. Zeeb Road, Ann Arbor, Michigan 48103. The offices are located on the first floor of the Washtenaw County Western Service Center. **For questions or additional project information, please call 734-222-6865.**

PLEASE TAKE FURTHER NOTICE that the Board of Public Works has set a tentative date for a second hearing **Wednesday, August 30, 2017, at 7:00 p.m., Local Time, or as soon thereafter as may be heard, at the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, Michigan 48189** for the purpose of hearing all interested parties concerning the special assessment district.

PLEASE TAKE FURTHER NOTICE that the owner, or any person having an interest in property that is specially assessed, may file a written appeal with the Michigan Tax Tribunal within thirty (30) days after confirmation of the special assessment roll. However, appearance and protest at the public hearing on the special assessment roll are required in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or a party in interest or his or her agent may (1) appear in person at the hearing to protest the special assessment or (2) file his or her appearance or protest by letter before the close of the hearing.

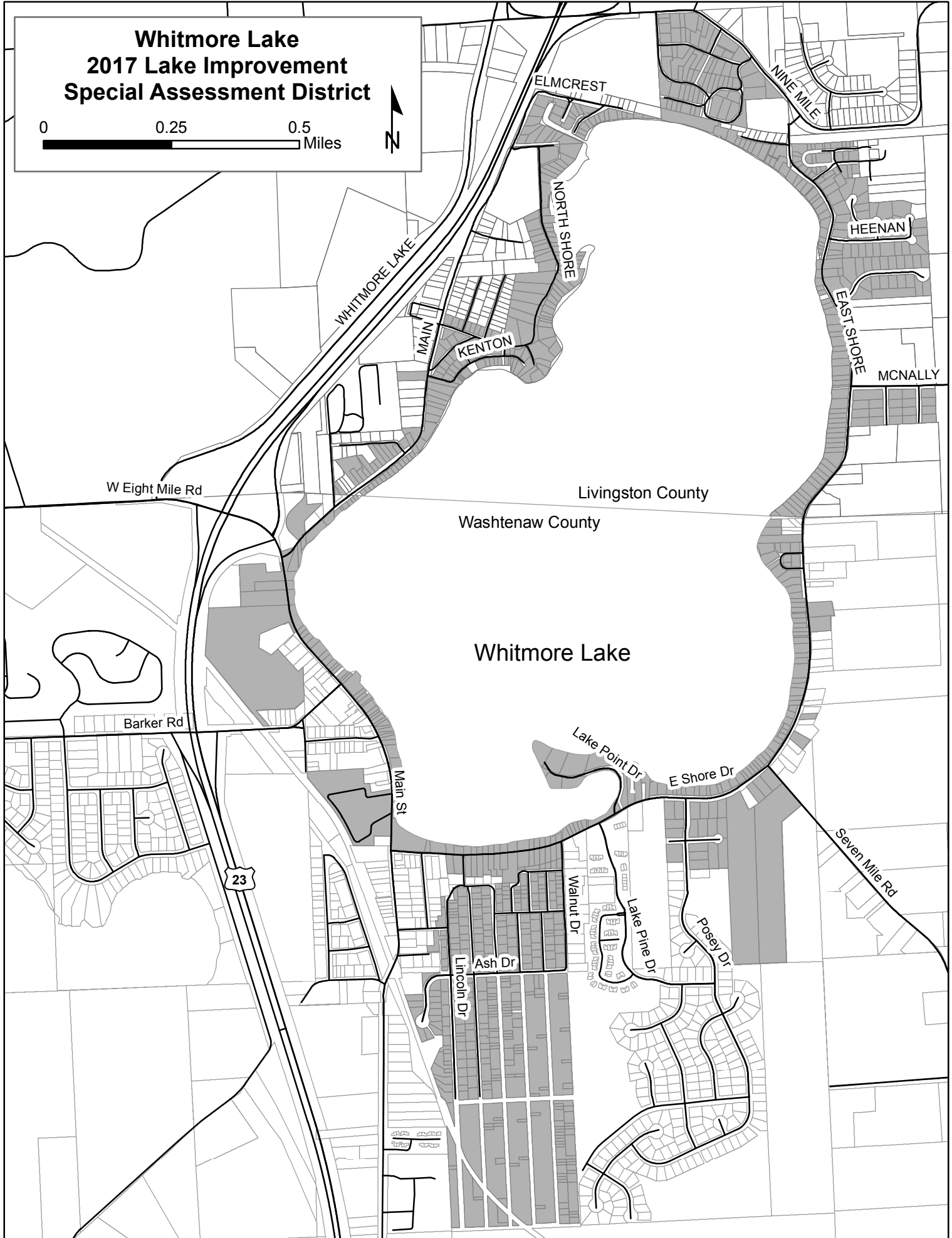
The Board of Public Works shall maintain a record of parties who appear to protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was recorded shall be considered to have protested the special assessment in person.

The County of Washtenaw will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with special needs who plan to attend the meeting upon seven (7) days' notice to the County of Washtenaw. Individuals with disabilities requiring auxiliary aids or services should contact the County of Washtenaw by writing or calling Human Resources, 734-222-6800 or TDD 734-994-1733, P.O. Box 8645, Ann Arbor, Michigan 48107-8645.

BY ORDER OF THE BOARD OF PUBLIC WORKS
Evan Pratt, P.E.
Director of Public Works
DATED: June 21, 2017

Whitmore Lake 2017 Lake Improvement Special Assessment District

0 0.25 0.5 Miles



Implementing a Lake Management Program through Washtenaw County

Since 2003 Washtenaw County Public Works Division has provided lake management oversight to control invasive weeds. The County's Board of Public Works has created special assessment districts under PA 185 through multiple jurisdictions to fund the projects. The programs have mainly dealt with aquatic invasive species of vegetation however, other management issues may include water quality monitoring and fisheries studies. Many Michigan lakes have been affected by non-native invasive species of aquatic vegetation. Using various legislative methods such as lake boards and special assessment districts (SAD's) using PA 188 are commonly used to create districts to provide funding for management programs. Using PA 185 will allow a streamlined process when working with multiple jurisdictions. Whitmore Lake had created a special assessment district in 2003 which covers two counties and two townships. The first project was lasted 3 years. The projects are scheduled for five years, if there is a desire to continue the project beyond that time frame, the special assessment district creation process is repeated.

Since 2003 Washtenaw County has developed two additional projects. During the budget planning process we assume the worst and hope for the best. This has led to fund balances for the next five year projects. The project between 2006-2011 only collected 50% of the assessment. During the last assessment period one year only 50% needed to be collected. Washtenaw County hires a third party consultant to oversee the lakes response to the treatments and makes recommendations to the applicator for the most effective use of the herbicides.

The last 5 year assessment was created in 2012 and monies remain in the fund balance for applying herbicides in 2017. The five year assessment will need to be approved by September of 2017 as to collect monies on the winter tax bill if approved.

The budget as developed by Aquest, our third party consultant, will be lower by 20% therefore the amount assessed will be lowered by 20%.

The charges and the type of parcels included therein are as follows:

- (1) Basic Charge (\$175): All residential properties not abutting the waters within the SAD shall be assessed the Basic Charge.
- (2) Waterfront Charge (\$670): Any commercial or residential property with any part of the parcel abutting the waters of Whitmore Lake (lake, lagoon or canal) shall be assessed the Waterfront Charge.
- (3) Commercial Charge (\$845-\$4,225): All Commercial parcels within the SAD shall be assessed the Commercial Charge in addition to the Basic Charge and the Waterfront Charge (if applicable).

The Commercial Charge is determined by multiplying the Commercial Charge by a factor number that is assigned based on the use of the parcel. Some commercial properties derive a greater benefit than others based on the parcel's use. Therefore, the following subcategories define the factor numbers for the commercial properties.

| <u>Subcategory</u> | <u>Factor Number</u> |
|---------------------|----------------------|
| 1. Multi-Family | |
| a. 2 to 5 Units | 1 |
| b. 6 to 10 Units | 2 |
| c. 11 to 15 Units | 3 |
| d. 16 to 20 Units | 4 |
| e. 21 or More Units | 5 |
| 2. Marina | 5 |
| 3. Other | 1 |

| | |
|---------------------------------------------------|------------------------|
| Non –waterfront residential | \$35 per year |
| Waterfront residential | \$134 per year |
| Waterfront commercial and multi-family properties | \$169- \$ 845 per year |

Washtenaw County provides transparency by providing all project reports, budgets and notices on its lake management website [Lake Management Projects —](#)

Please call me at 734-222-6865 if you have questions.

Jeff Krcmarik RS

Environmental Program Supervisor

Office of the Water Resources Commissioner

FAQ for Whitmore Lake Project

**Additional information can be found at
<http://tinyurl.com/wclakemgmt>**

Are the chemicals used safe?

The chemicals are tested and registered by USEPA and residents will be notified when treatments occur and what is being applied. Use restrictions will also be posted. MDEQ has one day body contact restriction for the herbicides however it is not do due health concerns of swimmers but the optimizing the herbicides that are used. USEPA does not have body contact restrictions for the herbicides that we will be using. We are not planning to use restrictive use pesticides.

What can residents do?

Home owners around the lake community have opportunities to protect the Washtenaw County the Huron River Watershed Council can provide best management tips for lake front living. The State of Michigan also has programs such as MiCorp which provide training and guidance on water quality monitoring. We also would like feedback regarding the applications/harvesting activities to identify any areas that don't respond.

How do you determine the assessments amounts?

The properties that receives a benefit from the project pays to receive that benefit. How you pay is determined by the amount of benefit. Lake access properties pays the least due to the fact there are not on the water. Waterfront property owners pay more since they can access the lake much easier. Commercial properties are being assessed based on the economic benefit the project provides. The proposed commercial assessment is being reconsidered due to the different levels economic activity that commercial properties in the proposed district. An adjustment potential lowering may be made affecting all parcels in the district

Why is Washtenaw County conducting a project in Livingston County?

Washtenaw County has been requested by local municipalities of Livingston and Washtenaw Counties to create this special assessment district (SAD) because of the legislation allowing multi-jurisdictional projects including SADs for lake improvements.

Aren't we just adding nutrients by killing the plants instead of removing them?

Dead plant debris from applications have limited effect. Harvesting removes miniscule amounts of phosphorus and nitrogen according to the US Army Corp of Engineers. Aquatic plants are mostly made up of water. Yard clippings, leaves, and lawn care practices are a larger contributor to the nutrient loading.

When will they apply herbicides?

Applications are dependent upon the results, always have an application in mid-June, a follow up survey 2-3 weeks later will determine where touch up or more treatment is needed. If feedback from residents regarding a specific problem can be verified spot applications can occur. Native plants inhibiting ingress egress are usually addressed later in the year, the herbicides are most effective when the plants mature. Fall applications controls next year's weeds. Applications will include systemic along with contact herbicides.

Washtenaw County Division of Public Works

Contact us at: publicworks@ewashtenaw.org

