



## 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

**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, April 9, 2012, 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 proposed Project will provide lake improvement to Whitmore Lake in Washtenaw and Livingston Counties in order to control the growth and reproduction of non-native invasive weeds, including Eurasian Water Milfoil and Starry Stonewort. The project shall include spot treatments in problem areas. 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. Additionally, other items may be included which would provide or enhance recreational opportunities subject to approval of the Washtenaw County Board of Public Works.

The total cost of the Project over the five-year period is estimated at \$460,000.

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 reverse side.

**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:**

<b>Non-waterfront residential properties with lake access</b>	<b>\$ 222</b>
<b>Waterfront residential properties</b>	<b>\$ 836</b>
<b>Waterfront commercial and multifamily properties</b>	<b>\$ 836 to \$5,238</b>

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 available for public review at Washtenaw County Public Works, Water Resources Commissioner, 705 N. Zeeb Road, Ann Arbor, Michigan 48103. The offices are located on the first floor of the Washtenaw County Western Service Center. **To ask questions or obtain information on the project, please call 734 222 6865.**

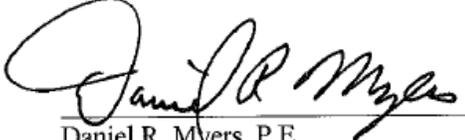
TAKE FURTHER NOTICE that the Board of Public Works will meet on **Monday, April 9, 2012, at 7:00 p.m., Local Time, or as soon thereafter as may be heard, at the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, Michigan 48189** for the purpose of hearing all interested parties concerning such improvements and 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.

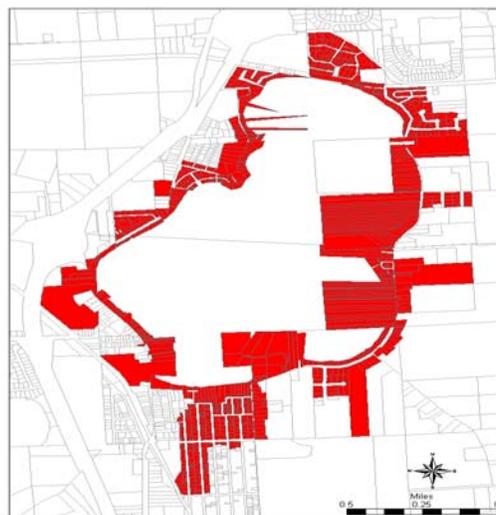
The County of Washtenaw will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with special needs who plan to attend the meeting upon seven (7) days' notice to the County 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

  
Daniel R. Myers, P.E.  
Director

DATED: March 21, 2012

**SPECIAL ASSESSMENT DISTRICT MAP**



## Whitmore Lake Improvement Project Fact Sheet

The Whitmore Lake Improvement Project is a five (5) year project to control the growth and reproduction of non-native invasive weeds, including Eurasian Water Milfoil and Starry Stonewort. The project shall include spot treatments in problem areas. 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. Additionally, it may include other items that may provide or enhance recreational opportunities for lake properties subject to approval of the Washtenaw County Board of Public Works.

The total estimated cost for the five (5) year project is \$460,000. 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 not be distributed equally to all parcels since some parcels receive a greater benefit than others. All parcels within the Special Assessment District (SAD) will be assessed one or more of the following charges: (1) Basic Charge, (2) Waterfront Charge and (3) Commercial Charge. The total amount assessed to a parcel will be equal to the sum of all applicable charges.

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

- (1) Basic Charge ( \$222): All commercial and residential properties within the SAD shall be assessed the Basic Charge.
- (2) Waterfront Charge ( \$836 ): 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 in addition to the Basic Charge.
- (3) Commercial Charge ( \$836-\$5,238 ): 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

- (4) Exemption: Parcels that are vacant and contiguous to an assessed parcel with the same owner will only be assessed once at the highest single parcel assessment level.

### **Frequently Asked Questions**

1. Why do we have to go through this process again?

The lake management project first began in 2003 and another project for 5 years was approved in 2006 and that project ended in 2011. After the results of the first 3 year project showed that the management plan has provided control of invasive weeds, it was determined to continue the plan with a five (5) year project. The special assessment is limited to five (5) years and is reviewed on an annual basis. The original estimated project cost for years 2006-2011 was \$530,000. However, because of the effectiveness of the treatment plan the actual expenditures will be approximately \$220,000. The assessments were reduced by 50% in 2009 and not collected the last two years. The budget was developed to address

issues that are found on area lakes that may adversely affect Whitmore Lake. Any monies not needed and will be rolled into the new five (5) year project.

2. Weren't the weeds killed over the past 8 years?

The project was intended to control the growth of Eurasian Water Milfoil and other invasive plants. Eurasian Milfoil is being controlled effectively; however, other non-native invasive species are taking advantage of the opportunity due to the absence of Milfoil. Starry Stonewort is one of those opportunistic invasives. Starry Stonewort, although not easily visible from the surface, does have a negative impact on the fisheries. As we control one species, another moves in. The need for management will continue.

3. How is the problem with invasive weeds going to be fixed?

The project calls for the application of 2-4 D or other aquatic herbicide. Biological and mechanical control methods were evaluated, but not selected due to the costs. Mechanical control methods (harvesting) utilize large cutting machines to remove the top five to six feet of the weeded areas. Cutting Eurasian Milfoil makes it grow faster which would require the machines to operate the entire boating season. The time, transportation, disposal and labor costs associated with mechanical controls are too great when compared to chemical treatment. Biological methods include the introduction of an insect (weevil) or fish (grass carp) to control the weeds. The cost to introduce enough weevils to control the weeds is extremely high and the results would not be noticed for many years, if at all. The grass carp is currently not an approved method of control in the State of Michigan.

4. What chemicals will be used? Are they harmful? What are the restrictions? When will they be applied? How will I know?

Notices defining application dates and use restrictions will be posted on each waterfront parcel. The application of 2-4 D and an algae control herbicide may be necessary to control Eurasian Milfoil in problem areas and to control potential blue-green algae blooms, respectively. If either type of application is required, notices defining the type of chemical, application dates and use restrictions will be posted. All chemicals used are approved by the United States Environmental Protection Agency and have been proven safe for use as prescribed.

5. Will my assessment go up? When will I be assessed?

The assessment level may increase by no more than 10% over the life of the project (5 years) yet it is unlikely. During the project-planning period, project costs were calculated utilizing the best available information and consultation with experts to ensure all costs were accounted under varying project scenarios.

6. What is the cost for my parcel? Is the cost for my parcel per year or for the entire five (5) year project?

The cost per parcel listed below is the **total cost for the five (5) year project**. The cost per parcel per year is not available but will most likely be the highest in the first year.

Lake Access Parcel = \$222

Waterfront Residential Parcel = \$836

Waterfront Commercial Parcel:

Multi-Family, 2 to 5 Units = \$1,894

Multi-Family, 6 to 10 Units = \$2,730

Multi-Family, 11 to 15 Units = \$3,566

Multi-Family, 16 to 20 Units = \$4,402

Multi-Family, 21 or More Units = \$5,238

Marina = \$5,238

Other = \$836