

ALPENA COUNTY DRAIN COMMISSIONER

MINUTES OF PUBLIC HEARING TO REVIEW SPECIAL ASSESSMENT ROLL AND PROJECT COSTS

NAME OF LAKE: Beaver Lake

DATE/TIME: Tuesday, December 6, 2022 at 9:00AM

LOCATION: Alpena County Building

720 W Chisholm Street Alpena, MI 49707

Zoom Also Was Available

The Alpena County Drain Commissioner held a Public Hearing to Review Special Assessment Roll and Project Costs for the Beaver Lake – Lake Level District on the above date to make available for review project costs and a special assessment roll for the Beaver Lake – Lake Level District. A list of the property owners appearing at the hearing and all written correspondence related to the hearing are maintained by the Drain Commissioner.

Following the review of the project costs and special assessment roll, and hearing all public comment, the Alpena County Drain Commissioner approved the special assessment roll and computation of costs for the Beaver Lake – Lake Level District with any amendments to such documents from the hearing reflected in the attachments and a summary of amendments to the proposed assessment roll is outlined below after researching and addressing property owner concerns discussed at the public hearing.

PID	Owner Name	Change	Reason for Change
		Assessable	
		factor	Parcel is an easement for other lots. Parcel is exempt
	RAMBERG	changed	from other taxes per conversation with
054-040-000-030-00	MARGARET	from 1 to 0	Assessor. Property cannot be developed
	KELLEY	Removed	Parcel was combined into 332-02. This was
054-075-000-334-00	ROBERT H	from Roll	confirmed by the assessor
	KELLEY	Removed	Parcel was combined into 332-02. This was
054-075-000-332-01	ROBERT H	from Roll	confirmed by the assessor
	KELLEY	Added to	Same owner and information, just updated to include
054-075-000-332-02	ROBERT H	Roll	new PID

Dated: 12-12-22, 2022

Gerald Fournier

Alpena County Drain Commissioner

on behalf of the Beaver Lake - Lake Level District



ALPENA COUNTY DRAIN COMMISSIONER COMPUTATION OF COST

BEAVER LAKE - LAKE LEVEL CONTROL STRUCTURE

December 6, 2022 Special Assessment Hearing

Be It Known, that Gerald Fournier, Drain Commissioner, County of Alpena, State of Michigan, in accordance with the statute in such case, made the following computation of the entire cost of said lake level, to-wit:

1 Expense of Maintenance and Improvement of the Lake Level Structure	
Permitting	\$663.00
Preliminary Design	\$45,676.50
Soil Boring	\$6,525.00
Surveying	\$6,139.25
Final Design, Easement Preparation and Bidding	\$15,000.00
2 Establishment of Special Assessment District	
Establishment of Special Assessment District and Legal Lake Level	\$14,500.00
Preparation of Assessment Roll and Levying Assessments	\$13,000.00
3 Land and Property Acquisition	
Easement Cost	\$2,900.00
4 Cost of Construction	\$299,590.00
5 Estimated Cost of Appeal (in case apportionments are not sustained)	\$6,500.00
6 Estimated Cost of Inspection	
Construction Administration and Staking	\$20,000.00
Construction Inspection and Testing	\$15,360.00
7 Cost of Mailing, Publishing Notices and Administration	\$1,300.00
8 Circuit Court Judge Fees	\$175.00
9 Legal Fees	
Lake Level Attorney	\$25,500.00
Financing Attorney	\$7,500.00
10 Note & Bond Issuance Costs	
Financial Advisor	\$7,500.00
Municipal Advisory Council of Michigan (2022 issue)	\$400.00
Michigan Department of Treasury Filing	\$222.00
11 First Year Bond Interest	\$29,500.00
Gross Sum of Expenses	\$517,950.75
Contingent Expenses (±15%)	\$77,049.25
Total Cost of Construction of Beaver Lake - Lake Level Control Structure	\$595,000.00

Filed in my office with other papers pertaining to the within mentioned lake level. Dated at Alexander Michigan, this _______ day of _______, 2022.

Gerald Fournier, Alpena County Drain Commissioner

Beaver Lake - Lake Level Control Structure 2022 Assessment Roll (Revised following 12/6/22 SAD Hearing)

PROJECT COST BREAKDOWN		
Total Project Cost (Estimated)		\$ 595,000.00
Project Cots Assessed to District	100.00%	\$ 595,000.00
TOTAL	100.00%	\$ 595,000.00

INTEREST FOR YEARLY PAYMENT ESTIMATES	
Estimated Interest Rate:	5.00%
Years of Assessment:	10

Landowner Contribution Breakdown	
Base Assessment Factor	70.00%
Frontage Factor	29.00%
Public Recreational Use Factor	1.00%
Total	100.00%

ASSESSABLE FACTOR CODE		Lot Factor Coefficient
0	Zero benefit Parcel or Exempt	0.00
1	Parcel with Benefit	1.00
# of parcels with zero benefit		1
# of parcels with benefit		454
Total Parcels		455

CODE		Lot Factor Coefficient
2	Back Lot Parcel - First Parcel	0.33
22	Back Lot Parcel - Additional Parcel	0.20
1	Front Lot Parcel - First Parcel	1.00
11	Front Lot Parcel - Additional Parcel	0.33
# of Front Lot Parcels with full Base B	eneft	238
# of Front Lot Parcels with partial base	benefit	30
# of Backlot Parcels with full Base Be		87
# of Backlot Parcels with partial base I		100
# of parcels with zero benefit		0
Total Parcels		455
Total Base Assessment		\$416,500
Total Base Apportionment %		70.0%

RANGE CODE	RANGE MINIMUM (ft)	RANGE MAXIMUM (ft)	
1	0	300	1.00
2	300	5,000	0.75
of parcels with frontage less than or equal to 300 feet		260	
# of parcels with frontage greater than 300 feet		8	
# of backlots		187	
Total Parcels		455	
Total Weighted Frontage Assessment		\$172,550	
otal Apportionment % Based on Weighted Frontage		29.0%	

CODE	Factor
1	1.00
# of public recreational use parcels	1
# of non-public recreational use parcels	454
Total Parcels	455
Total Public Recreational Use Assessment	\$5,950
otal Apportionment % for Public Recreational Use	1.0%

Parcel ID #	Parcel Owner	Assessable (0 = No, 1 = Yes)	Base Assessment Code	Base Assessment Factor	Base Assessment Apportionment %	Parcel Frontage	PARCEL FRONTAGE RANG CODE	RANGE 1 FRONTAGE	RANGE 2 FRONTAGE	WEIGHTED	Frontage Apportionment %	Public Rec Use Use Factor	Apportionalient 70	TOTAL APPORTIONMENT	TOTAL ASSESSMENT	ESTIMATED ANNUAL PAYMENT \$216.17
025-080-000-161-00	ADDELIA BENNY ET AL	1	1	1.00	0.23600%	38	1		38 (38	0.044549	6	0.00000%	0.28054% 0.15429%	\$1,669.24 \$918.01	
025-080-000-162-00	ADDELIA BENNY ET AL	1	11	0.33	0.07788%	65	1		65	65	0.076419	6	0.00000%	0.15429%	\$1,803.80	
025-080-000-176-00	ADDELIA WILLIAM & BENEDETTO	1	1	1.00	0.23600%	58	1		58	58	0.067169	6	0.00000%	0.30316%	\$1,767.60	
025-080-000-177-00	ADDELIA WILLIAM J ET UX	1	1.	1.00	0.23600%	52	1		52	52	0.061079	6	0.0000%	0.29707%	\$1,767.30	
054-020-000-004-00	AHLERSMEYER DAVID L ET UX	1	1	1.00	0.23600%	68	1		68	68	0.079519	6	0.00000%	0.31551%	\$1,842.10	
021-035-000-059-00	AIKEN FREDERICK J & LYNETTE R	1	1	1.00	0.23600%	63	1		63	63	0.073609	6	0.00000%	0.29347%	\$1,746.15	
054-040-000-032-00	ALLIS JEANETTE TRUST	1.	1	1.00	0.23600%	49	1		49 0	9 49	0.057479		1.00000%	1.79428%	\$10,675.95	
051-002-000-755-02	ALPENA COUNTY BEAVER LAKE PARK	1	1	1.00	0.23600%	538	2	3	00 23	8 4/8	0.558289		0.00000%	0.13492%	\$802.80	
054-040-000-005-00	ALPENA RESIDENTIAL RENTALS LLC	1	11	0.33	0.07788%	49	1		49	0 49	0.057049		0.00000%	0.13492%	\$1,889.45	
054-020-000-003-00	AMLOTTE MARK A & LAURIE	1	1	1.00	0.23600%	70	1		70	0 70		6	0.00000%	0.29289%	\$1,742.67	
054-040-000-009-00	AMRICH JAMES & DIANNE ET AL	1	1	1.00	0.23600%	49	1		49	0 49	0.056899	6	0.00000%	0.29289%	\$2,064.28	
054-020-000-014-00	ANDERSON MICHAEL	1	1	1.00	0.23600%	95	1		95	95	0.110949		0.00000%	0.04720%	\$280.84	
025-081-000-144-00	BARBIERI CHARLES & PENNY TRUST	1	22	0.20	0.04720%	0	1		0	0 0	0.000009		0.00000%	0.04720%	\$280.84	
025-080-000-205-00	BARBIERI CHARLES J & PENNY	1	22	0.20	0.04720%	0	1		0	0 0	0.000009		0.00000%	0.30174%	\$1,795.37	
025-080-000-136-00	BARBIERI CHARLES J & PENNY A	1	1	1.00	0.23600%	56	1		56	0 56	0.065749	6	0.00000%	0.15799%	\$940.05	
025-080-000-137-00	BARBIERI CHARLES J & PENNY A	1	11	0.33	0.07788%	69	1		69	0 69	0.000009	6	0.00000%	0.07788%	\$463.39	
025-080-000-204-00	BARBIERI CHARLES J & PENNY A	1	2	0.33	0.07788%	0	1	-	0	0 0	0.00000		0.00000%	0.04720%	\$280.84	
025-081-000-142-00	BARBIERI CHARLES J & PENNY A	1	22	0.20	0.04720%	0	1		0	0	0.00000		0.000009	0.04720%	\$280.84	
025-081-000-143-00	BARBIERI CHARLES J & PENNY A	1	22	0.20	0.04720%	0	1		0	0 0	0.00000		0.000009	0.29881%	\$1,777.92	
054-040-000-026-00	BARKSDALE MARTIN &	1	1	1.00	0.23600%	54	1		54	0 54	0.00000		0.000009	0.07788%	\$463.39	
025-081-000-248-01	BAUMGARTEL ROBERT & REBECCA	1	2	0.33	0.07788%	0	1		0	0 0	0.00000	76	0.000009		\$280.84	
025-081-000-121-00	BAUMGARTEL ROBERT & REBECCA	1	22	0.20	0.04720%	0	1		0	0	0.00000	16	0.00009		\$280.84	
025-081-000-122-00	BAUMGARTEL ROBERT & REBECCA	1	22	0.20	0.04720%	0	1		0	0 0	0.00000	76	0.000009	0.31333%	\$1,864.3	
025-080-000-147-00	BAUMGARTEL ROBERT D & REBECCA	1	1	1.00	0.23600%	66	1		66	0 66	0.00000		0.00009	0.04720%	\$280.84	
025-081-000-247-00	BAUMGARTEL ROBERT SR & REBECCA	1	22	0.20	0.04720%	0	1		0	0 0	0.12493		0.00009		\$2.147.52	
051-011-000-351-07	BELANGER JAMES B & HEATHER N	1	1	1.00	0.23600%	107	1	-	107	0 10	0.12493		0.000009	0.30673%	\$1.825.0	
025-080-000-166-00	BENSON NICHOLAS	1	1	1.00	0.23600%	61	1		61	0 6	0.07574		0.000009	0.30073%	\$1,854.8	
025-080-000-109-00	BERGESKI ROBERT & JUDITH H/W	1	1	1.00	0.23600%		1		65	0 60	0.07574		0.000009	0.31174%	\$1,754.7	
054-040-000-004-00	BESAW CYNTHIA J & ROBERT J	1	1	1.00	0.23600%	50	1	-	50	0 5	0.05891		0.000009	0.30410%	\$1,809.3	
054-075-000-290-00	BIDOCZKA CASIMIR W ET UX	1	1	1.00	0.23600%		1		58	0 5	0.06810		0.000009	0.15335%	\$912.4	
054-075-000-291-00	BIDOCZKA CASIMIR W ET UX	1	11	0.33	0.07788%	65	1		65	0 6	0.07547		0.000009	0.15335%	\$1,752.0	
021-035-000-075-00	BISHOP ROBERT D & PAMULA K	1	1	1.00	0.23600%	50	1		50	0 5	0.05846	70	0.00000	0.29440%	\$1,752.0	4110.00

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0.06214%	0.06852%	0.05458%	0.08220%	0.00000%	0.07985%	0.12574%	0.00000%	0.00000%	0.00000%	0.14940%	0.00000%	0.00000%	0.12054%	0.05925%	0.05317%	0.07931%	0.05696%	0.11786%	0.08320%	0.09427%	0.04722%	0.00000%	0.06452%	0.07029%	0.08477%	0.06846%	0.05640%	0.00000%	0.00000%	0.07406%	0.06967%	0.000008	0.00000%	0.00000%	0.00000%	0.08494%	0.11057%	0.00000%	0.07594%	0.02955%	0.06551%	0.04477%	0.07377%	0.07258%	0.00000%	0.07499%	0.05404%	0.35576%	0.07390%	0.00000%	0.00000%	0.00000%	0.00000%	0.07830%	0.08113%	0.12435%	0.00000%	0.07102%	0.06893%	0.08314%	0.17727%	0.07227%	0.0759192	0.16749%	0.13784%	0.06285%	0.07120%	0.00000%	0.00000%	0.08664%	0.00000%	0.00000%	0.00000%	0.14035%	0.00000%	Frontage Public Rec Use Apportionment % Use Factor
0.00000%	0.00000%																			0.00000%																														0.00000%										П													0.00000%		0.00000%	Public Rec Use TOTAL Apportionment % APPORTIONMENT
0.29814% \$1.77	0.30452% \$1,811.88		0.31820% \$1,893														0.29296% \$1,743			0.17215% \$1,024	I																													0.04720% \$280.84										П													0.07788% \$463.39		- Control of the Cont	TOTAL TOTAL ASSESSMENT
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Parcel ID #	Parcel Owner	Assessable (0 = No, 1 = Yes)	Base Assessment Code	Assessment	Apportionment %	ent Parcel Frontage	FRONTAGE RANGE	FRONTAGE	RANGE 2 FRONTAGE	FRONTAGE	Apportionment %	Use Factor		Apportionment % APPORTIONMENT	ASSES	PAYMENT
NE NAN NAN 187/M	TAN TO THE PROPERTY OF THE PRO		-	1.00	0.23600%	00% 63	- 1		63	63	0.07358%		0.00000%			3
051-002-000-187-00	WAKEFIELD JOHN & JULIE		_	1.00	0.23600%		_		94	94	0.10972%		0.00000%			- S
031-002-000-139-00	WALENDOWSKI DO ORES TRUST	_	-	1.00	0.23600%		_		98	98	0.11474%		0.00000%			f
025-080-000-104-00	WARRENDOWSKI DOLONES I ROSI	-		1.00	0.23600%		-		43	43	0.05003%		0.00000%	% 0.28603%	s	10
025-080-000-124-00	WARREN MAR ORDER IN		22	0.20	0.04720%		_		0	0	0.00000%		0.00000%			4
020-000-000-214-00	WOODE DANIEL A NICOLE		2	0.33	0.07788%		-		0	0	0.00000%		0.00000%			16
02-080-000-080-00	AACIGEL OWNER & MICOLE		2	0.33	0.07788%		_		0	0	0.00000%		0.00000%	% 0.07788%	\$463.39	9
025-080-000-194-00	WCGEL CANEL & NICOLE	-	3,	0.33	0.07788%		-		0	0	0.00000%		0.00000%	% 0.07788%	\$463.39	9
025-080-000-215-000	Windows Current Control of Contro		. ,	100	0.23600%		-		125	125	0.14586%		0.00000%	0.38186%	\$2,272.06	66
054-075-000-287-00	WHACA AATHAELL & CAUKA A	-		1.00	0.23600%	Ī	_		58	58	0.06781%		0.00000%	0.30381%	\$1,807.66	ő
025-040-000-171-00	VALUE CODE CALLY A			1.00	0.23600%		-		63	63	0.07388%		0.00000%	0.30988%	\$1,843.76	6
054-040-000-008-00	WHITENERAGITE CALLY		3	0.33	0.07788%	Ī	-		0	0	0.00000%		0.00000%	0.07788%	\$463.39	9
054-075-000-314-00	WHITING STEPHEN P		23	0.00	0.0475	Ī	-		0	0	0.00000%		0.00000%	0.04720%	\$280.84	Ä
054-075-000-283-03	WHITING STEPHEN P			0.20	2021400		-		80 6	80	0.09319%		0.00000%			ő
054-020-000-020-00	WIKE TIMOTHY & COLLEEN			1.00	0.23000	Ī			63	63	0.07334%		0.00000%			ő
025-080-000-146-00	WILCOX JOSEPH & DIANA		-	1.00	0.00000	000			0 8	0	0.00000%		0.00000%			4
025-080-000-197-01	WILCOX JOSEPH W JR & DIANA	-	22	0.20	702740.0	ľ	-		8 0	80	0.07051%		0.00000%		s	4
025-110-000-003-00	WILKE RAYMOND J & SALLY ANN	-	-	1.00	0.23600%	00%			8 88	58	0.068229		0.00000%			2
025-110-000-002-02	WILKE RYAN D & KENISE K	1	-	1.00	0.23600%	ľ	-		30	200	200000		0,000			2
025-110-000-002-01	WILKE WILBUR W TRUST	1	-	1.00	0.23600%	Ī	-		202	0.00	0.071259		2000000			4
054-075-000-270-00	WILKER ROBERT J & KATHRYN L	1		1.00	0.23600%	Ī	. -		9		200000		0.00000%			Ö
025-081-000-229-00	WILLARD LESLIE H	-	2	0.33	0.07788%	Ī	-		5	40	2000000		0 00000%	Ī	s	7
054-040-000-023-00	WILLIAMS RICHARD & DENISE	1	-	1.00	0.23600%	00%	-		48	53	0.00000		0.00000%			ű
054-040-000-031-00	WILLIAMS RICKY L	-	-	1.00	0.23000%	ľ	-		3 8	30			0.00000%			17
025-080-000-123-00	WILSON MATTHEW & KOSAK KIMBERLY			1.00	0.23800%	00%	-	T	72	72			0.00000%			12
025-080-000-163-00	WILSON ROBERT C & MARGARET A				200000	Ī	-		79	79	0.09275%		0.00000%			20
025-080-000-156-00	WINCHESTER KAREN			3 .	220000	90%	-	1	55	55			0.00000%			77
025-080-000-116-00	WISELY DARYLR & SUSAN			3	236000		-		61	61			0.00000%		\$1,830.25	Š
025-080-000-173-00	WITKOW EDWARD & CATHERINE			200	0.077	Ī	-		0	0			0.00000%			9
025-080-000-183-00	WITKOW RYAN J & STACEY L TRUST			0.33	2007/00/	T	-		A1 0	61			0.00000%		\$	Ã
025-110-000-006-00	WODJA CARRIEL		-	3 8	236000	78	-		78	78			0.00000%			6
054-020-000-019-00	WOHL ACCENT OF CANCE M		-	100	0.23600%		-		64	64		9-	0.00000%		\$1,850.41	==
054-075-000-271-00	WOLLER GART E & RIAGO	-	-	100	0.23600%	00% 77	-		77	0 77			0.00000%		\$1,940.87	97
054-020-000-018-00	ANOCH WANTED SOUNTIEL	-		18	0.23600%		-		69	0 69			0.00000%	0% 0.31683%	\$1,885.17	17
054-020-000-005-00	WOOD ALLEN L & HOPE M		-	180	0.23600%	00% 62	-		62	0 62		0-	0.00000%		\$1,838.05	35
021-035-000-104-00	WORLD ACCION OF SHAREST A	-	-	100	0.23600%		-		29	0 29		0.	0.00000%	0% 0.26950%	\$1,603.55	55
021-035-000-101-05	WORTH ACHAROUS & AMBREAUT A	-	-	1 30	0.23500%	Ī	-		56	56		0.	0.00000%	0.30117%		96
051-002-000-123-00	WRIGHT DENNIS T AND REBECCA M		-	3 8	0.200			1	60	60		6	0.00000%			90
025-080-000-120-00	WRIGHT GISELLE			1.00	0.00000	Ī	-		8 8	60		9	0.00000%			99
054-040-000-033-00	WROBEL DAVID B		-	1.00	0.23000%	Ī	-		8 8	62			0.00000%			8
054-075-000-285-00	YERKES RUTH R	-	-	1.00	0.23000%	Ī	-		9 6	83			0.00000%			3
025-110-000-011-00	ZEBELIAN WILLIAM A & JULIANNE	_	1	1.00	0.23600%		-		8	500			200000%			5
021-035-000-061-00	ZIELKE DANIEL & KATHLEEN	-	-	1.00	0.23600%	00% 50			90	90		-	0.000			9
025-081-000-210-00	ZILKE NICHOLAS A	1	2	0.33	0.07788%	88%	-		o	0	0.000000		0.00000	000100		1
				207	2000	26.350		20 543	5 808	24.852	29.00000%	-	1.00000%	99.76400%	\$593,595.80	