



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
054-040-000-030-00	RAMBERG MARGARET	Assessable factor changed from 1 to 0	Parcel is an easement for other lots. Parcel is exempt from other taxes per conversation with Assessor. Property cannot be developed
054-075-000-334-00	KELLEY ROBERT H	Removed from Roll	Parcel was combined into 332-02. This was confirmed by the assessor
054-075-000-332-01	KELLEY ROBERT H	Removed from Roll	Parcel was combined into 332-02. This was confirmed by the assessor
054-075-000-332-02	KELLEY ROBERT H	Added to Roll	Same owner and information, just updated to include 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
<i>Gross Sum of Expenses</i>	<u>\$517,950.75</u>
 <i>Contingent Expenses (±15%)</i>	 <u>\$77,049.25</u>
<i>Total Cost of Construction of Beaver Lake - Lake Level Control Structure</i>	<u>\$595,000.00</u>

Filed in my office with other papers pertaining to the within mentioned lake level. Dated at Alpena Michigan, this 12 day of 12, 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 Costs 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	0.00
1	1.00
# of parcels with zero benefit	
454	
# of parcels with benefit	
455	
Total Parcels	
455	

LANDOWNER BASE ASSESSMENT - FACTOR	
CODE	Lot Factor Coefficient
2	0.33
22	0.20
1	1.00
11	0.33
# of Front Lot Parcels with full Base Benefit	
238	
# of Front Lot Parcels with partial base benefit	
30	
# of Backlot Parcels with full Base Benefit	
87	
# of Backlot Parcels with partial base benefit	
100	
# of parcels with zero benefit	
0	
Total Parcels	
455	
Total Base Assessment	
\$416,500	
Total Base Apportionment %	
70.0%	

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

PUBLIC RECREATIONAL USE - FACTOR	
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	
Total 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 RANGE CODE	RANGE 1 FRONTAGE	RANGE 2 FRONTAGE	WEIGHTED FRONTAGE	Frontage Apportionment %	Public Rec Use Use Factor	Public Rec Use Apportionment %	TOTAL APPOINTMENT	TOTAL ASSESSMENT	ESTIMATED ANNUAL PAYMENT
025-080-000-181-00	ADDELLA BENNY ET AL	1	1	1.00	0.23600%	38	1	38	0	38	0.04454%	0	0.00000%	0.28054%	\$1,669.24	\$216.17
025-080-000-182-00	ADDELLA BENNY ET AL	1	11	0.33	0.07788%	65	1	65	0	65	0.07841%	0	0.00000%	0.15429%	\$918.01	\$118.89
025-080-000-176-00	ADDELLA WILLIAM & BENEDETTO	1	1	1.00	0.23600%	58	1	58	0	58	0.06716%	0	0.00000%	0.30319%	\$1,803.80	\$233.60
025-080-000-177-00	ADDELLA WILLIAM J ET UX	1	1	1.00	0.23600%	52	1	52	0	52	0.06107%	0	0.00000%	0.29707%	\$1,767.60	\$228.91
054-020-000-004-00	AHLERSMEYER DAVID L ET UX	1	1	1.00	0.23600%	68	1	68	0	68	0.07951%	0	0.00000%	0.31551%	\$1,842.10	\$243.12
021-035-000-059-00	AIKEN FREDERICK J & LYNETTE R	1	1	1.00	0.23600%	49	1	49	0	49	0.05747%	0	0.00000%	0.29347%	\$1,746.15	\$228.13
054-040-000-033-00	ALLIS JEANETTE TRUST	1	1	1.00	0.23600%	538	2	300	238	478	0.55828%	1	1.00000%	1.79428%	\$10,675.95	\$1,382.58
054-040-000-005-00	ALPENA RESIDENTIAL RENTALS LLC	1	11	0.33	0.07788%	49	1	49	0	49	0.05704%	0	0.00000%	0.13492%	\$802.80	\$103.97
054-020-000-003-00	AMLOTTE MARK A & LAURIE	1	1	1.00	0.23600%	70	1	70	0	70	0.08156%	0	0.00000%	0.31756%	\$1,856.45	\$244.89
054-040-000-009-00	AMRICH JAMES & DIANNE ET AL	1	1	1.00	0.23600%	49	1	49	0	49	0.05689%	0	0.00000%	0.28289%	\$1,742.67	\$225.68
054-020-000-014-00	ANDERSON MICHAEL	1	1	1.00	0.23600%	95	1	95	0	95	0.11094%	0	0.00000%	0.34684%	\$2,064.28	\$267.33
025-081-000-144-00	BARBIERI CHARLES & PENNY TRUST	1	1	1.00	0.23600%	0	1	0	0	0	0.00000%	0	0.00000%	0.04720%	\$280.84	\$36.37
025-080-000-205-00	BARBIERI CHARLES J & PENNY	1	22	0.20	0.04720%	0	1	0	0	0	0.00000%	0	0.00000%	0.04720%	\$280.84	\$36.37
025-080-000-136-00	BARBIERI CHARLES J & PENNY A	1	1	1.00	0.23600%	56	1	56	0	56	0.06574%	0	0.00000%	0.30174%	\$1,795.37	\$232.51
025-080-000-137-00	BARBIERI CHARLES J & PENNY A	1	11	0.33	0.07788%	69	1	69	0	69	0.08011%	0	0.00000%	0.15799%	\$940.05	\$121.74
025-080-000-204-00	BARBIERI CHARLES J & PENNY A	1	2	0.20	0.07788%	0	1	0	0	0	0.00000%	0	0.00000%	0.07788%	\$463.39	\$60.01
025-081-000-142-00	BARBIERI CHARLES J & PENNY A	1	22	0.20	0.04720%	0	1	0	0	0	0.00000%	0	0.00000%	0.04720%	\$280.84	\$36.37
025-081-000-143-00	BARBIERI CHARLES J & PENNY A	1	22	0.20	0.04720%	0	1	0	0	0	0.00000%	0	0.00000%	0.04720%	\$280.84	\$36.37
054-040-000-026-00	BARKSDALE MARTIN &	1	1	1.00	0.23600%	54	1	54	0	54	0.06281%	0	0.00000%	0.29881%	\$1,777.92	\$230.25
025-081-000-248-01	BALMGARTEL ROBERT & REBECCA	1	2	0.33	0.07788%	0	1	0	0	0	0.00000%	0	0.00000%	0.07788%	\$463.39	\$60.01
025-081-000-121-00	BALMGARTEL ROBERT & REBECCA	1	22	0.20	0.04720%	0	1	0	0	0	0.00000%	0	0.00000%	0.04720%	\$280.84	\$36.37
025-081-000-122-00	BALMGARTEL ROBERT & REBECCA	1	22	0.20	0.04720%	0	1	0	0	0	0.00000%	0	0.00000%	0.04720%	\$280.84	\$36.37
025-080-000-147-00	BALMGARTEL ROBERT D & REBECCA	1	1	1.00	0.23600%	66	1	66	0	66	0.07733%	0	0.00000%	0.31333%	\$1,864.31	\$244.44
025-081-000-247-00	BALMGARTEL ROBERT SR & REBECCA	1	22	0.20	0.04720%	0	1	0	0	0	0.00000%	0	0.00000%	0.04720%	\$280.84	\$36.37
081-011-000-351-07	BELANGER JAMES B & HEATHER N	1	1	1.00	0.23600%	107	1	107	0	107	0.12493%	0	0.00000%	0.36093%	\$2,147.52	\$278.11
025-080-000-186-00	BENSON NICHOLAS	1	1	1.00	0.23600%	65	1	65	0	65	0.07073%	0	0.00000%	0.30673%	\$1,825.03	\$236.35
025-080-000-109-00	BERGSEKI ROBERT & JUDITH HW	1	1	1.00	0.23600%	61	1	61	0	61	0.07574%	0	0.00000%	0.31174%	\$1,854.88	\$240.21
054-040-000-004-00	BESAW CYNTHIA J & ROBERT J	1	1	1.00	0.23600%	50	1	50	0	50	0.05891%	0	0.00000%	0.29491%	\$1,754.72	\$227.24
054-075-000-290-00	BIDOCZKA CASMIR W ET UX	1	1	1.00	0.23600%	58	1	58	0	58	0.06810%	0	0.00000%	0.30410%	\$1,809.39	\$234.32
054-075-000-291-00	BIDOCZKA CASMIR W ET UX	1	11	0.33	0.07788%	65	1	65	0	65	0.07947%	0	0.00000%	0.15335%	\$912.42	\$118.16
021-035-000-075-00	BISHOP ROBERT D & PAMULA K	1	1	1.00	0.23600%	50	1	50	0	50	0.05846%	0	0.00000%	0.29446%	\$1,752.02	\$226.89

Table with columns: Parcel ID #, Parcel Owner, Assessable (0 = No, 1 = Yes), Base Assessment Code, Base Assessment Factor, Base Assessment % Apportionment %, Price/Frontage, PARCEL FRONTAGE CODE, RANGE 1 FRONTAGE, RANGE 2 FRONTAGE, WEIGHTED FRONTAGE, Public Rec Use Apportionment %, Public Rec Use Factor, PUBLIC REC USE APPOINTMENT %, TOTAL ASSESSMENT, TOTAL ESTIMATED ANNUAL PAYMENT.

