

AGENDA

WALLED LAKE LAKE IMPROVEMENT BOARD MEETING

AUGUST 7, 2025
7:00 PM

NOVI CITY HALL
45175 TEN MILE ROAD
NOVI, MI

- I. Call Meeting to Order
- II. Roll Call
- III. Public Comment
- IV. Approval of Minutes of June 17, 2025 Meeting
- V. Treasurer's Report
- VI. Treatment Update
- VII. Public Hearing on the Proposed Assessment Roll for Tax Years 2025-2029 and Project Years 2026-2030
- VIII. Consideration of Resolution Confirming the Assessment Roll
- IX. Public Comment
- X. Other Business
- XI. Adjournment

Please visit www.cityofnovi.org/lakeboard for additional information

**WALLED LAKE
LAKE IMPROVEMENT BOARD MEETING
MEETING MINUTES
JUNE 17, 2025**

The meeting of the Lake Improvement Board for Walled Lake was held at the Novi Civic Center Council Chambers. The meeting was called to order by Tina Miller, Chairperson, at 2:03 pm.

Present:

Tina Miller, Riparian Owner Representative (Chairperson)
Megan Mikus, City of Novi Representative (Secretary-Treasurer)
Karen Warren, Oakland County Water Resource Commissioner's Representative
Dennis O'Rourke, City of Novi Representative
Robert Smiley, Oakland County Board of Commissioners Representative

Also, Present:

Mark Roberts, Attorney, Secrest Wardle
Jan Ziozios, City of Novi, Assessor
Angela Maynard, City of Novi, Customer Service Representative
Matt Novotny, Savin Lake Services
Jerry Anderson, Resident, 127 S Pontiac Trail, Walled Lake

Public Comment

Jerry Anderson of 127 S Pontiac Trail, Walled Lake, President of Lake Area Homeowners Association (area of people that live around the lake with deeded lake access). He thanked the Lake Board for all their work. The quality of the lake is very good. Our members support the renewal of the SAD.

Approval of September 19, 2024 Minutes

Moved by O'Rourke, Supported by Smiley

CARRIED 5-0: To approve the Minutes of the September 19, 2024 meeting.

Treasurer's Report through May 31, 2025 and 2024 Annual Financial Report.

Treasurer/ Member Mikus presented the 2024 Annual Financial Report. The administrative and legal costs were a little higher than normal due to two years' worth of insurance being invoiced in one calendar year. The balance on hand through May 31, 2025, is \$222,166.09.

Moved by Warren, Supported by Mikus;

CARRIED 5-0: To accept the 2025 Treasurer's Report through May 31, 2025 and 2024 Annual Financial Report.

Approval of reimbursement of the Chair for educational training

Chair Miller submitted a receipt for participating in the MiCorps Cooperative Lakes Monitoring Program for Secchi disk transparency and summer phosphorous level, and printed report costs.

**WALLED LAKE
LAKE IMPROVEMENT BOARD MEETING
MEETING MINUTES
JUNE 17, 2025**

Moved by Smiley, Supported by O'Rourke;

**CARRIED 5-0: To approve the reimbursement of the Chair for education trainings for \$63.
Chair requested a roll call vote:**

Warren – Yes

Miller – Yes

O'Rourke – Yes

Smiley - Yes

Mikus – Yes

Discussion of 2024 Water Quality Report and 2025 Treatments to Date

Savin Lake Services Operations Manager Matt Novotny went over the 2024 Water Quality Report. He recommended no action at this time.

Discussion of 2020-2024 Treatment Review and 2026-2030 Recommendations

Savin Lake Services Operations Manager Matt Novotny went over the 2024 fall treatment using the ProcettaCOR at the full rate and the efficacy of it. He recommended using it in the treatment plan in the future. He then continued with Savin's 2026-2030 Walled Lake Aquatic Weed Control proposal. He utilized the annual average acreage of that is treatment and used conservative calculations to devise his recommended treatment costs.

Discussion of Project Renewal (Years 2026 to 2030)

Board Attorney Mark Roberts reviewed the steps that need to be taken for the 2026-2030 project renewal.

Board Attorney Mark Roberts brought up a request for an increase in his hourly rate. He stated that his hourly rate has been the same since 2009. He requested an hourly increase from \$130.00 to \$160.00. He stated that this is consistent with what the City of Novi pays their attorney.

Moved by Smiley; Supported by O'Rourke;

CARRIED 5-0: To approve the increase to the Board Attorney's rate from \$130.00 to \$160.00 an hour and to allow the authorization for the Chair to sign the agreement.

Treasurer/ Member Mikus went over the Lake Board's financial summary from 2011 to 2024 and the history of annual assessment installments. She also provided a proposed five-year budgets for 2026 to 2030.

The members discussed the appropriate budget amounts and contingency amount. It was decided to accept the budget as proposed and to budget for 12% contingency.

**WALLED LAKE
LAKE IMPROVEMENT BOARD MEETING
MEETING MINUTES
JUNE 17, 2025**

Moved by Mikus, Supported by Smiley;

CARRIED 5-0: To accept the proposed five-year budget with a 12% contingency.

Chair requested a roll call vote:

Warren – Yes

Miller – Yes

O'Rourke – Yes

Smiley – Yes

Mikus – Yes

Public Comment

Jerry Anderson of 127 S Pontiac Trail, Walled Lake, President of Lake Area Homeowners Association- resubmitted his letter in support of the renewal of SAD.

Other Business: A public hearing date was tentatively scheduled for Thursday August 7, 2025, at 7:00 pm in the Novi Council Chambers.

ADJOURNMENT: There was no further business to come before the Lake Improvement Board; Member Mikus made a motion to adjourn, supported by O'Rourke. All were in favor. The meeting was adjourned at 3:33 pm.

Megan Mikus
Secretary/ Treasurer

WALLED LAKE IMPROVEMENT BOARD
2025 TREASURER'S REPORT
Through July 31, 2025

BALANCE ON HAND:	12/31/24	\$153,989.77
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INCOME	Annual Total	Budget	Notes
Assessments (City of Novi)	\$ 55,856.78	\$ 61,090.00	1,3
Assessments (City of Walled Lake)	\$ 37,402.77	\$ 37,403.00	2
TOTAL INCOME	\$ 93,259.55	\$ 98,493.00	

EXPENSES			
Harvesting and Herbicide Treatments (including studies and surveys)	\$ 33,696.63	\$ 103,238.00	
Permit Fee	\$ 1,600.00	\$ 1,600.00	
Administrative & Legal	\$ 1,176.00	\$ 8,500.00	
Other	\$ 63.00	\$ 1,000.00	
TOTAL EXPENSES	\$ 36,535.63	\$ 114,338.00	

BALANCE ON HAND:	07/31/25	\$210,713.69
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Notes

- 1 Novi payment includes assessments paid to date to Novi
- 2 Walled Lake has paid the assessment in full
- 3 Include 2023 Delinquent Tax Settlement from the County (City of Novi)

INCOME DETAIL

<u>Description</u>	<u>Ref. Number</u>	<u>Entity</u>	<u>Amount</u>
2023 Delinquent Taxes (City of Novi)	34835	Oakland County	\$ 1,027.28

EXPENSE DETAIL

<u>Description</u>	<u>Invoice No.</u>	<u>Vendor</u>	<u>Amount</u>
Legal Services through 4/22/25	1515947	Secrest Wardle	\$ 52.00
Herbicide Treatment 5/19/25	INV-25-22725	Savin Lake Services	\$ 24,003.95
Legal Services through 5/16/25	1518680	Secrest Wardle	\$ 52.00
Permit Fee 2025	INV-25-24468	Savin Lake Services	\$ 1,600.00
Water Quality Sampling & Spring Survey 5/6/25	INV-25-24814	Savin Lake Services	\$ 2,098.05
Herbicide Treatment 6/26/25	INV-25-29814	Savin Lake Services	\$ 7,594.63
Chair Educational Reimbursement approved at 6/17/25 meeting	CR11682	Tina Miller	\$ 63.00
Legal Services through 6/30/25	1521625	Secrest Wardle	\$ 913.00
Envelopes for Public Notice Mailings	251754	Accuform Printing	\$ 159.00

TOTAL EXPENSES **\$ 36,535.63**

Submitted by _____



Megan Mikus, Secretary/Treasurer

From: Matt Novotny <mattnovotny@lakeandpond.com>

Sent: Monday, August 4, 2025 7:39 PM

To: Mikus, Megan <mmikus@cityofnovi.org>

Cc: tmmu14@aol.com <tmillerwalledlakelib@gmail.com>

Subject: RE: Walled Lake LIB- Items for August & September meeting

Hello,

We have completed three treatments thus far in 2025. We have also completed the Biobase survey. Please see the attached information. The invoices for the July treatment and the biobased will be sent this week.

Although we have collected spring water samples I do not have that information in a report for you at this time.

We will be completing one additional treatment In September for Eurasian Watermilfoil utilizing the standalone ProcellaCOR treatment. We will also be collecting late summer water samples in September as well.

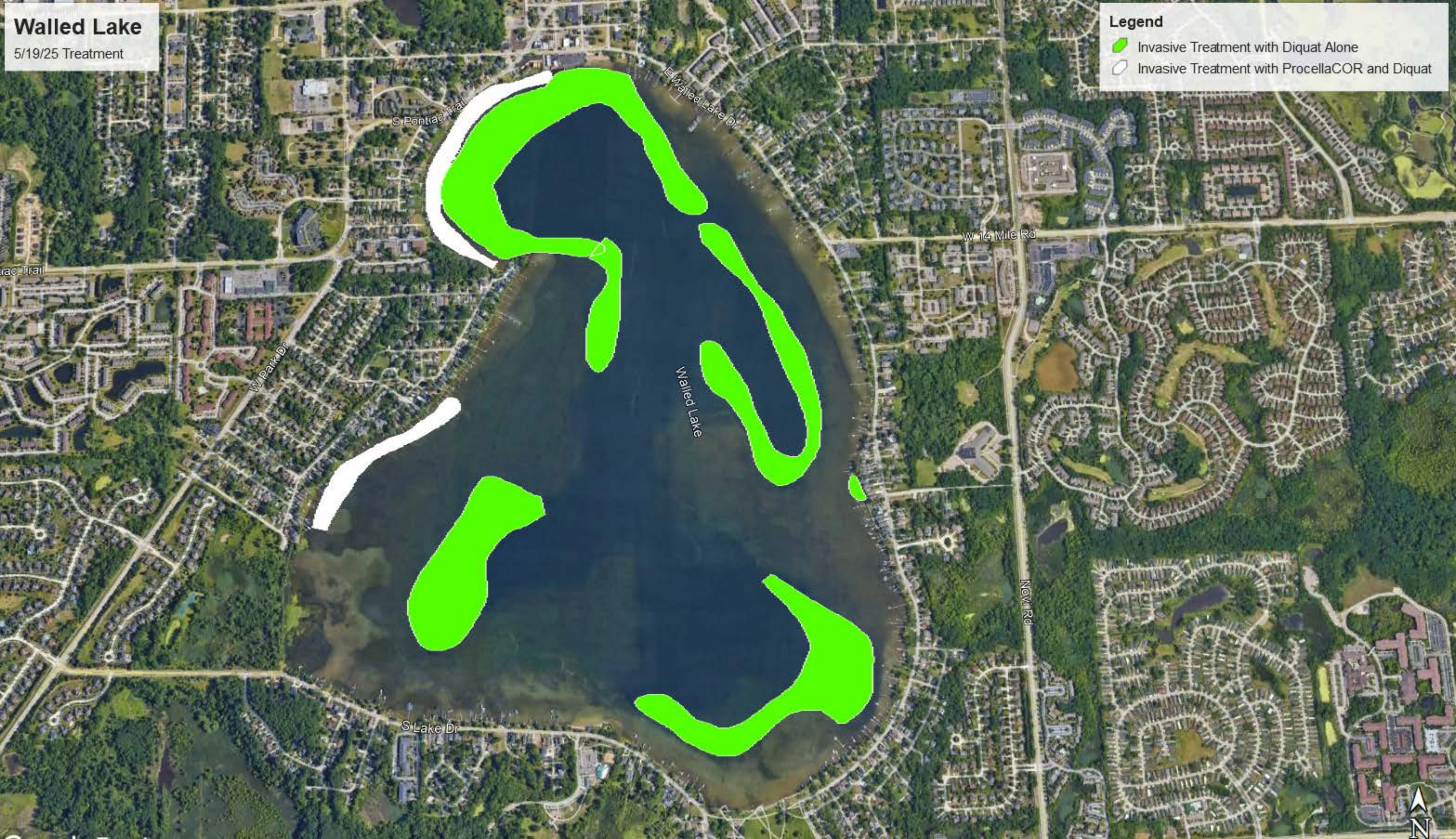
Matt Novotny

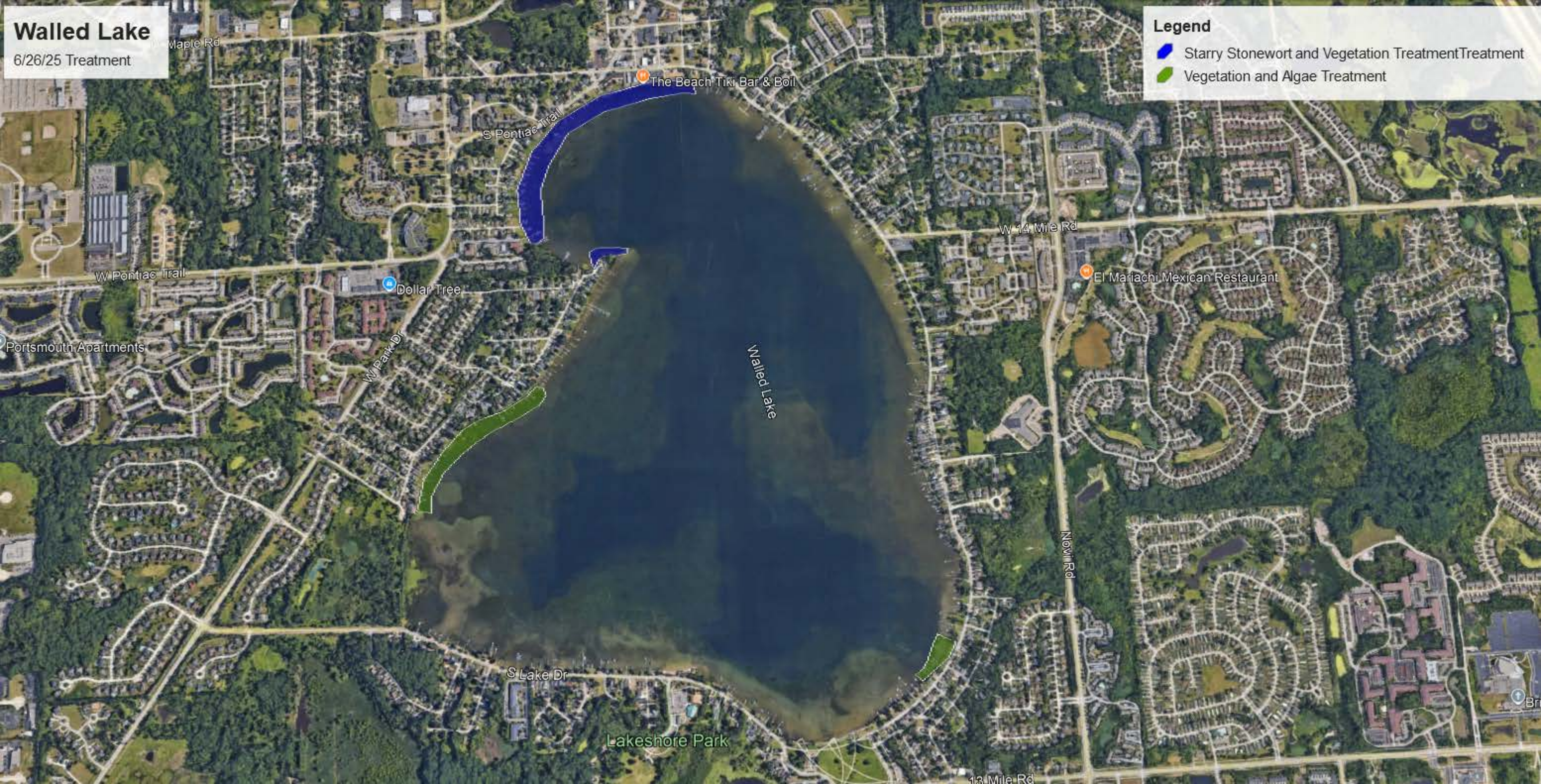
Operations Manager



3088 Hottis Rd., Hale, MI 48739

877.728.5253 | C: 989.510.8645 | LakeAndPond.com



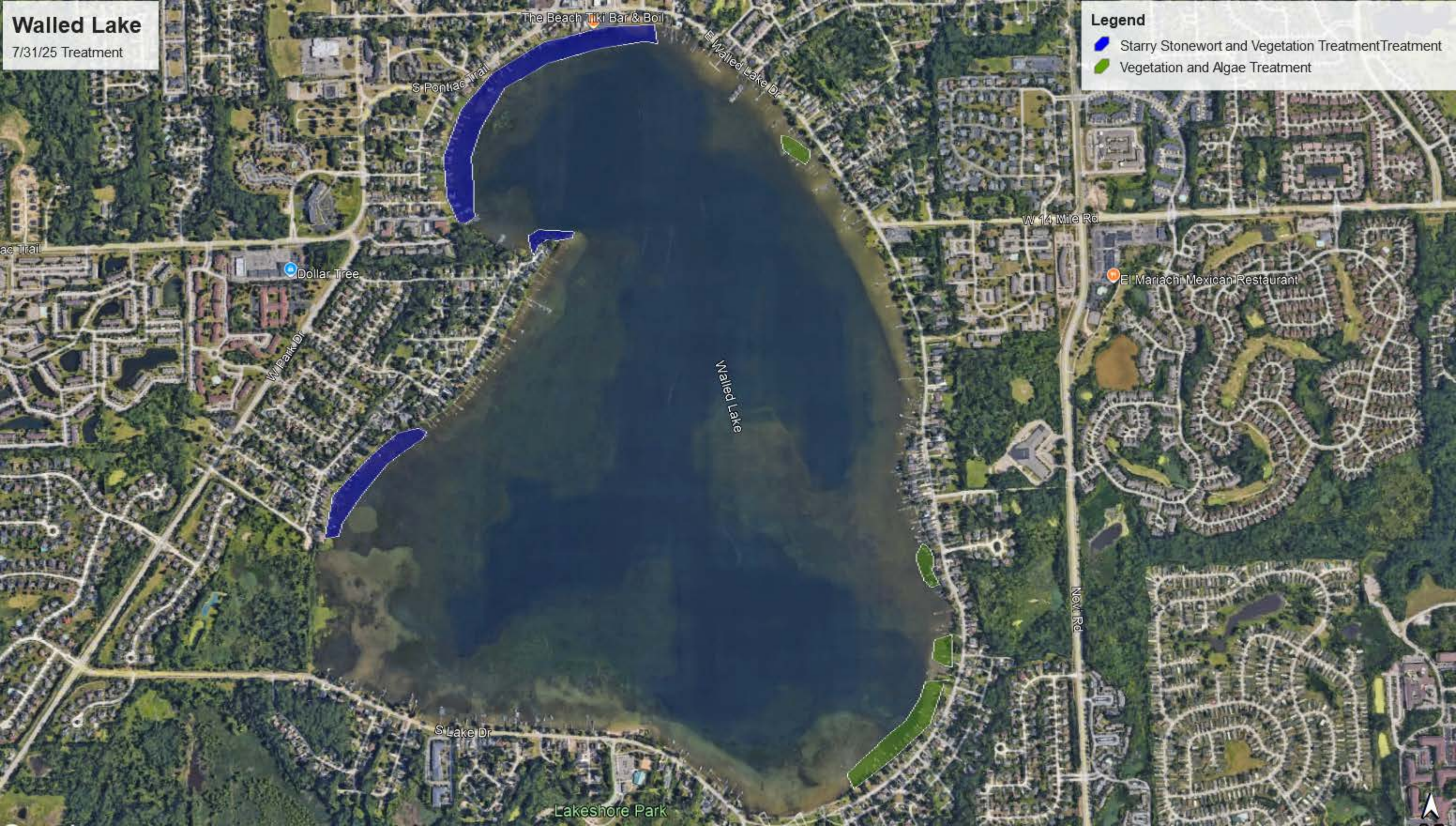


Walled Lake

6/26/25 Treatment

Legend

- Starry Stonewort and Vegetation Treatment
- Vegetation and Algae Treatment



Walled Lake

7/31/25 Treatment

Legend

Starry Stonewort and Vegetation Treatment

Vegetation and Algae Treatment

ac Trail

Dollar Tree

W Park Dr

The Beach Tiki Bar & Grill

S Pontiac Trail

Walled Lake Dr

W 14 Mile Rd

El Mariachi Mexican Restaurant

Walled Lake

Now Rd

S Lake Dr

Lakeshore Park





Walled Lake BioBase Survey Report

This Summer Savin Lake Services completed a BioBase survey of Walled Lake. We utilized our GPS logging capabilities and sonar data collection in conjunction with a program called BioBase. By completing this type of survey, we obtain accurate data along with maps of Walled Lake showing accurate Bathymetry (depth contours), biovolume (vegetation locations and densities), and also Bottom Composition (bottom hardness). This survey is an extremely helpful tool for identifying areas of the lake that contain vegetation that require management.

This survey is completed by traversing the entirety of the lake. We use GPS technology related to agriculture applications for crops to make sure we cover the entire lake. We begin by traveling the shoreline of the lake, then we start a linear path across lake body and the GPS equipment produces a graph delineating a 100 ft. wide path where our boat has traveled.

The first map below shows our boat's route using this process. As we traveled around the lake, we logged both down scan and side scan sonar frequencies. We then upload the data collected into the BioBase software, and the software generates the below mapping and the data that is provided after the maps in this report.

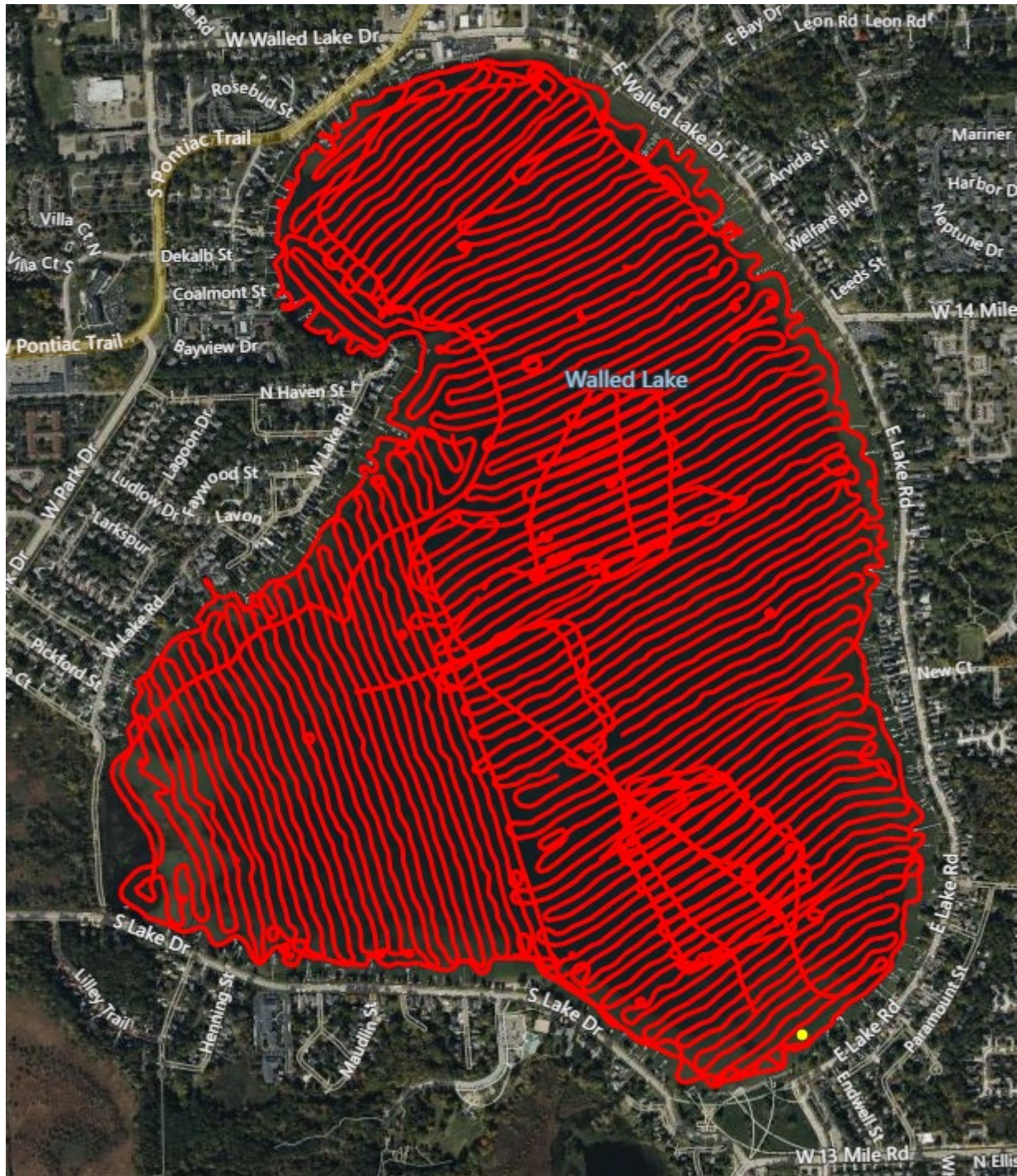
The second map is the contour map, additionally color shaded blue to show the depths of Walled Lake. The deepest location on the lake was 55' deep.

The third map shows the vegetation on the lake. It shows this by a metric called Biovolume. Biovolume is the percent of vegetation in the water column. By using this, we can see what areas of the lake has vegetation that is reaching the surface of the water or has yet to reach it. Coupled with a visual survey of the lake, we can determine what areas are problematic and what vegetation exist in those areas to properly plan management strategies.

The last map shows the bottom hardness of the lake. This is not the hardness of the water of the lake, but the actual physical characteristic of the lake sediment as being 'hard' or 'soft'. Silt and muck are generally soft, rocks are obviously hard, and sand is shown in between. However, it is useful to note these are general observations and this information does not necessarily show the bottom being exactly muck, sand, or rocks.

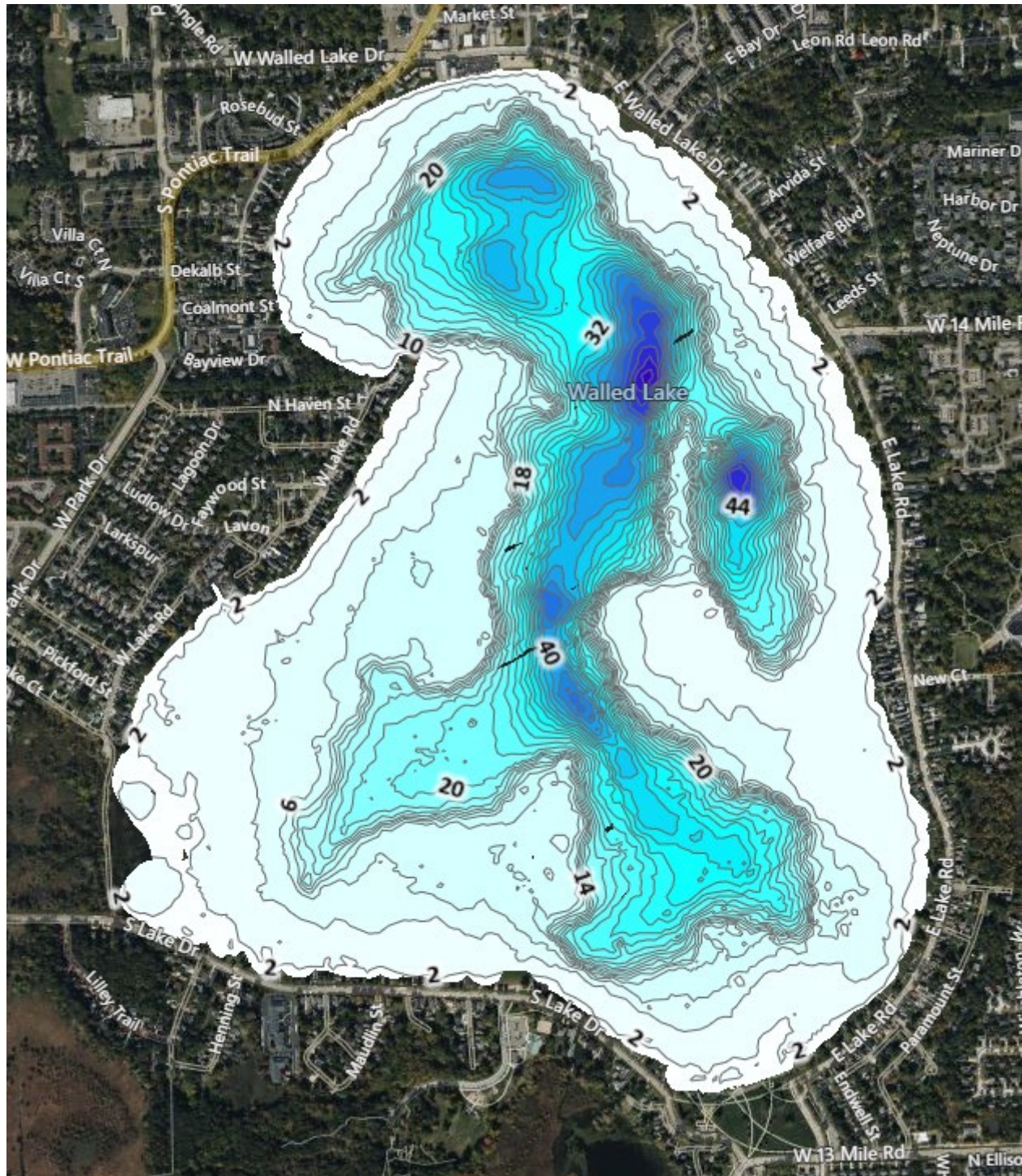


Boat Path Map



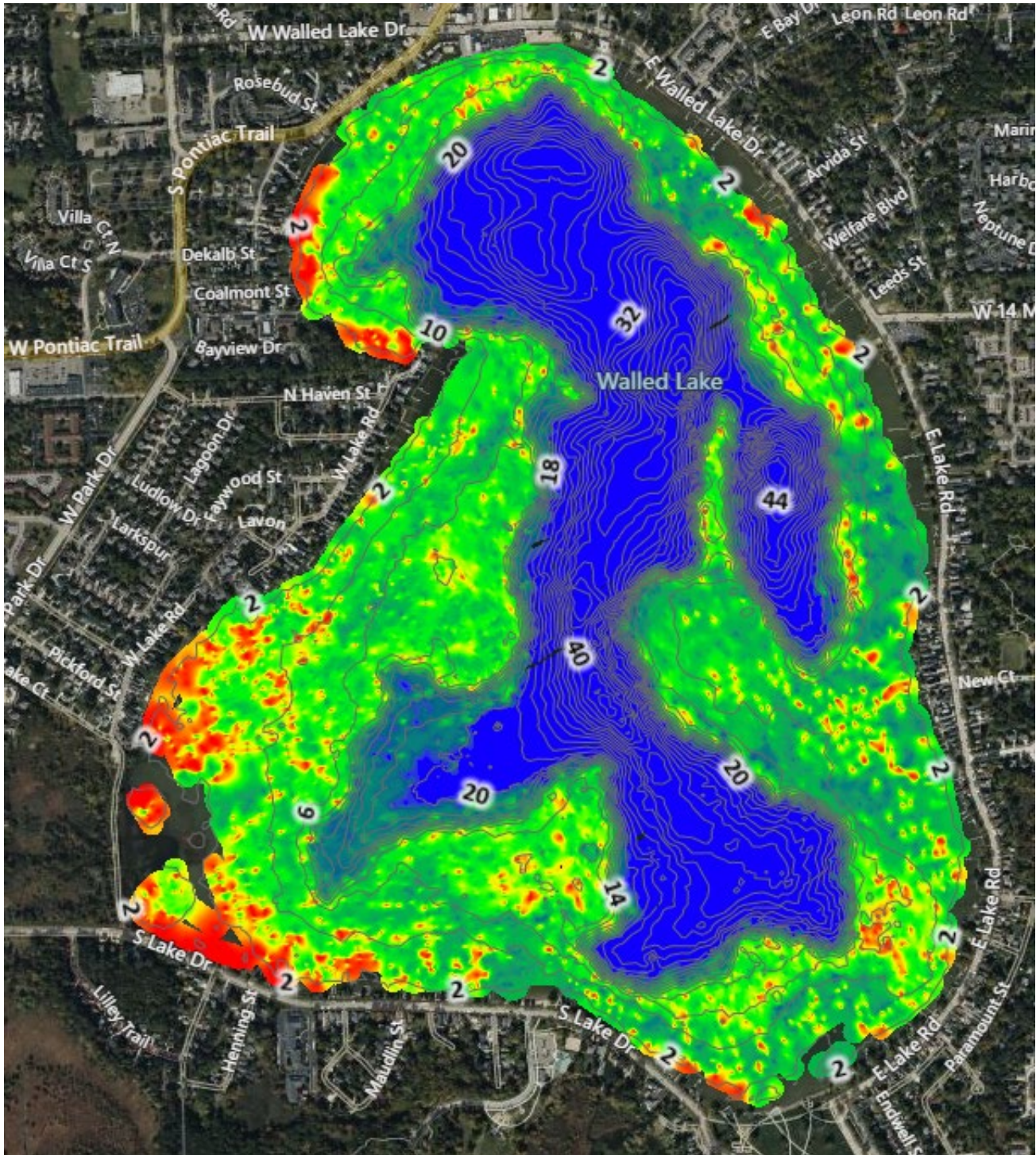


Bathymetric Map (Depth Contours)



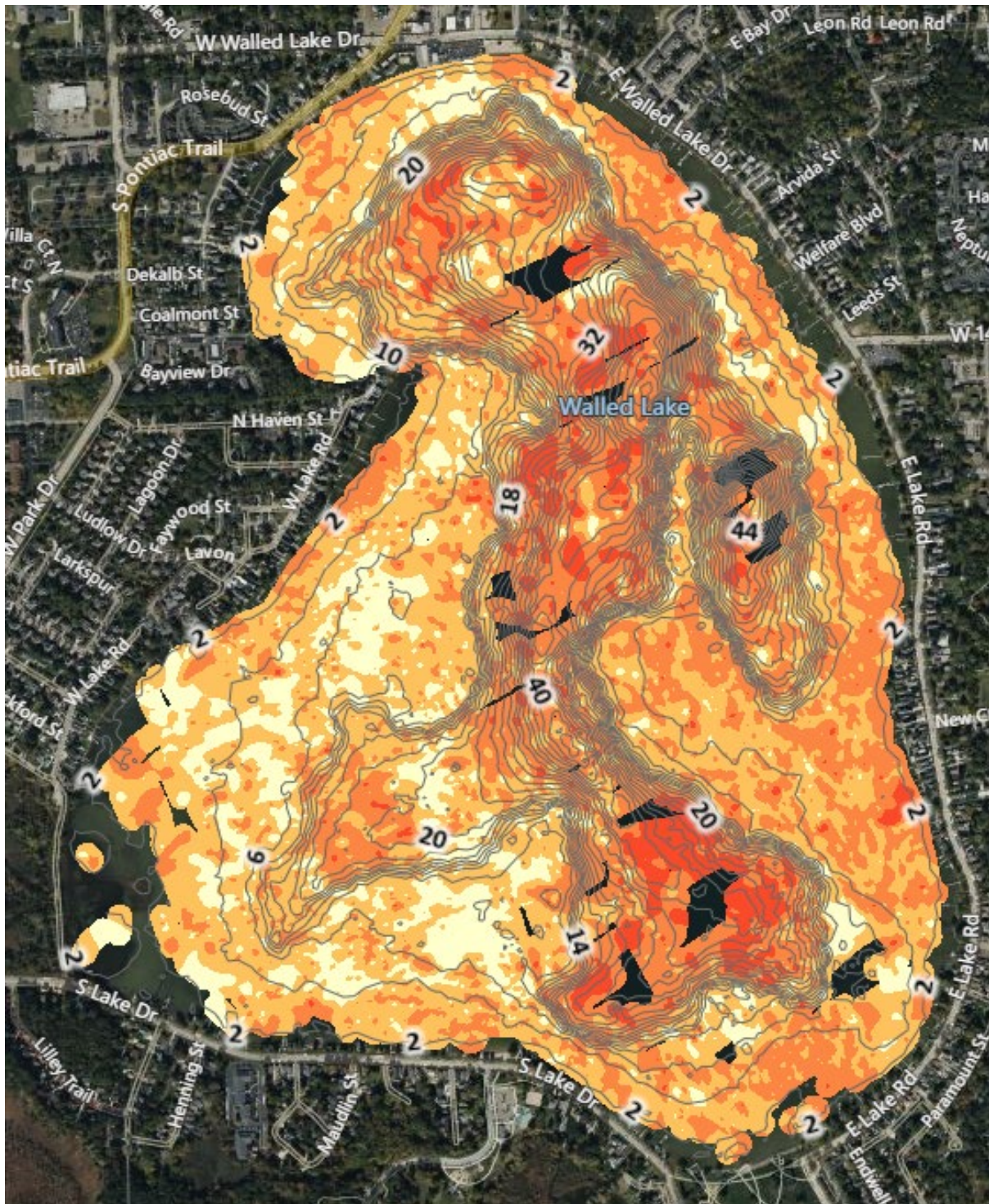


Biovolume Map (Vegetation Density)





Bottom Composition Map (Bottom Hardness)



AFFIDAVIT OF PUBLICATION

Barbara McBeth
City Of Novi
45175 W 10 Mile Rd
Novi MI 48375-3006

STATE OF WISCONSIN, COUNTY OF BROWN

The Milford Times, Novi News, Northville Record, South Lyon Herald newspapers published in the State of Michigan, with general circulation in the State of Michigan, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

07/24/2025, 07/31/2025

and that the fees charged are legal.
Subscribed and sworn to before me on 07/31/2025



Legal Clerk



Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$499.54	
Tax Amount:	\$0.00	
Payment Cost:	\$499.54	
Order No:	11498712	# of Copies:
Customer No:	1434168	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

**WALLED LAKE IMPROVEMENT BOARD
NOTICE OF PUBLIC HEARING
TO THE OWNERS OF ALL PROPERTIES ABUTTING AND/OR
WITH DEEDED ACCESS TO WALLED LAKE,
LOCATED WITHIN THE CITIES OF NOVI AND
WALLED LAKE, OAKLAND COUNTY, MICHIGAN.**

Notice is hereby given that the Walled Lake Improvement Board, Cities of Novi and Walled Lake, County of Oakland, will meet at the Novi City Hall located at 45175 Ten Mile Road, Novi, Michigan 48375-3024 on August 7, 2025, 7:00 p.m., to review, to hear any objections to, and to consider confirming a five-year Special Assessment Roll in the total amount of \$520,192.39, for the purpose of implementing a Lake Improvement Program for the years 2026 through 2030. Residential riparian parcels with up to 95 feet of lake frontage are proposed to be assessed at one unit of benefit, or \$206.08 for each year of the Project. Residential riparian parcels with more than 95 feet of lake frontage are proposed to be assessed at one and one-half unit of benefit, or \$309.12 for each year of the Project. Commercial riparian parcels are proposed to be assessed at three units of benefit, or \$618.23 for each year of the Project. Lake access parcels are proposed to be assessed at 0.2 unit of benefit, or \$41.22 for each year of the Project. Waterfront condominium properties are proposed to be assessed at 0.75 unit of benefit, or \$154.56 for each year of the Project. Condominium parcels with lake access are proposed to be assessed at 0.1 unit of benefit, or \$20.61 for each year of the Project. The Special Assessment Roll will be on file at the City of Novi Clerk's Office, City of Walled Lake Clerk's Office and available on the internet at www.cityofnovi.org/lakeboard for public examination.

Any person may appeal and be heard at the said Hearing, which is called pursuant to the provisions of the Section 30913 of Part 309 of Public Acts No. 451 of 1994, as amended, which provides that the special assessment must be protested at the hearing held for the purpose of confirming the special assessment roll before the Michigan Tax Tribunal may acquire jurisdiction of any special assessment dispute. Appearance and protest of the special assessment at the time and place of review is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal. An owner of or party in interest in property to be assessed, or his or her agent, must appear in person to protest the Special Assessment or must protest the special assessment by letter filed with Megan Mikus, Walled Lake Improvement Board Secretary, 45175 Ten Mile Road, Novi, Michigan 48375-3024, before 4:00 p.m. on August 7, 2025, in which case personal appearance is not required. If the special assessment is protested as provided above, the owner or any party having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within 30 days after the confirmation of the special assessment roll has been published in a newspaper of general circulation.

Megan Mikus,
Walled Lake Improvement Board Secretary

Publish: July 24, 2025, July 31, 2025

LV-42232948

AFFIDAVIT OF PUBLICATION

Walled Lake 11 (2D)

WALLED LAKE IMPROVEMENT BOARD

NOTICE OF PUBLIC HEARING

TO THE OWNERS OF ALL PROPERTIES
ABUTTING AND/OR WITH DEEDED
ACCESS TO WALLED LAKE, LOCATED
WITHIN THE CITIES OF NOVI AND
WALLED LAKE,
OAKLAND COUNTY, MICHIGAN

See Attached
Rider

STATE OF MICHIGAN

County of Oakland

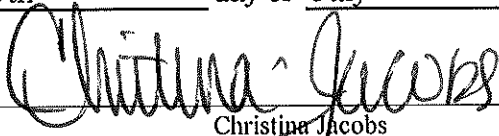
Valerie Shaver an employee of the publisher of Oakland County Legal News,
having knowledge of the facts, being duly sworn deposes and says that a
notice, a true copy of which is annexed hereto, was published in
Oakland County Legal News a newspaper printed and circulated in Oakland County on
July 22 and July 29, 2025



Valerie Shaver

Subscribed and sworn to before me this

29th day of July 2025 A.D.



Christina Jacobs

Notary Public, State of MI, County of Macomb. My Commission
expires February 24, 2027. Acting in County of Oakland, Michigan

WALLED LAKE IMPROVEMENT BOARD

NOTICE OF PUBLIC HEARING

**TO THE OWNERS OF ALL PROPERTIES ABUTTING AND/OR WITH
DEEDED ACCESS TO WALLED LAKE, LOCATED WITHIN THE CITIES
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Megan Mikus,
Walled Lake Improvement Board Secretary

The City of Novi, on behalf of the Walled Lake Improvement Board, will provide necessary, reasonable auxiliary aids and services at all meetings to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with Disabilities requiring auxiliary aids or services should contact the Novi Clerk's Office by writing or calling the following: Novi Clerk's Office, 45175 Ten Mile Road, Novi, Michigan 48375-3024. Telephone: (248) 347-0456.



MEMORANDUM

TO: WALLED LAKE IMPROVEMENT BOARD MEMBERS

FROM: JAN ZIOZIOS, NOVI ASSESSOR

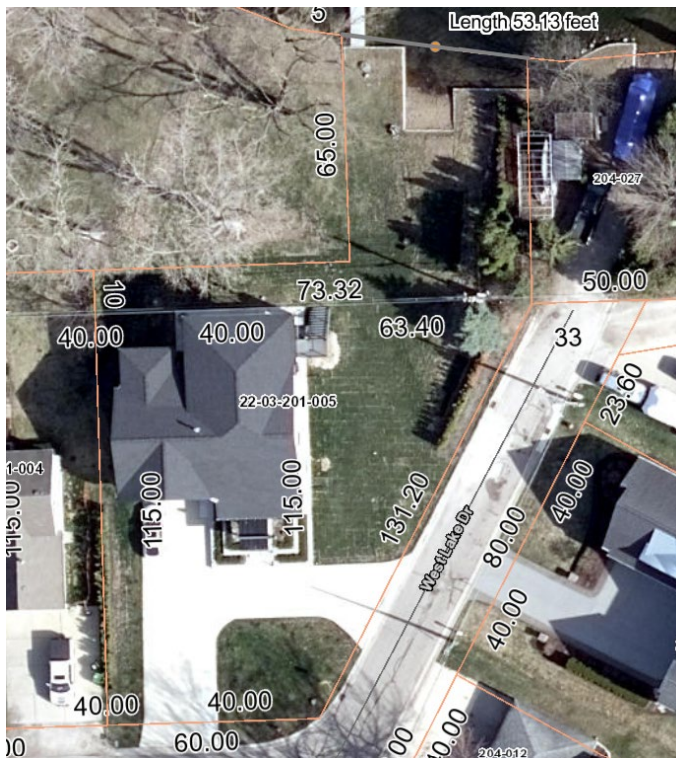
THOROUGH: MEGAN MIKUS, SECRETARY/ TREASURER

SUBJECT: NOVI PARCEL CORRECTIONS

DATE: AUGUST 4, 2025

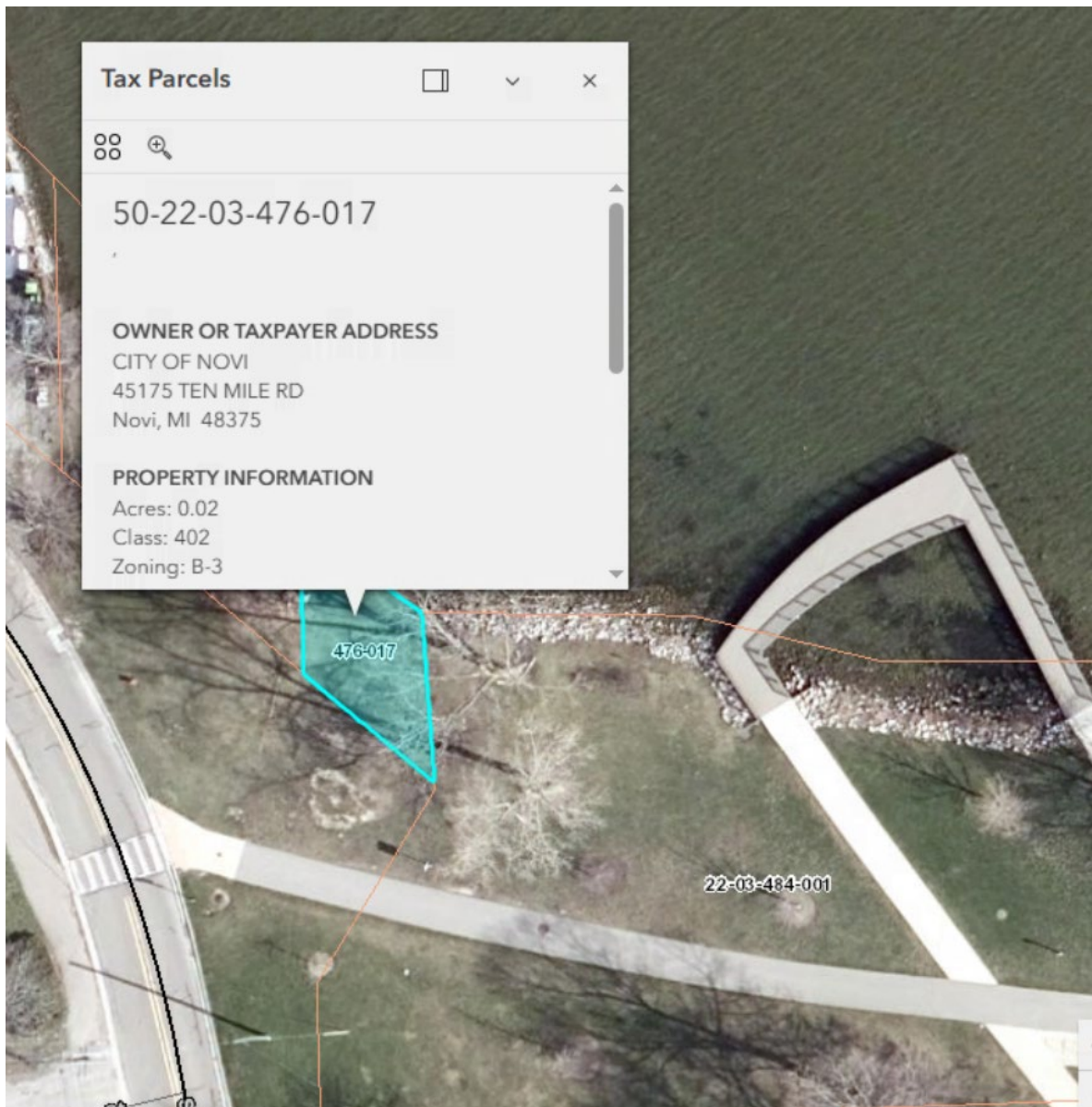
Two errors were found on the Novi parcels and the following corrections are recommended.

- 1) **Parcel 50-22-03-201-005-** 112 North Haven Dr., Novi
This parcel was incorrectly assigned as having 0.2 units of benefit (lake access parcel). This parcel has approximately 50 feet of shoreline, therefore, the 1.0 unit of benefit (resident riparian parcel with up to 95 feet of lake frontage) is the correct unit of benefit for this parcel. This property owner was sent a corrected notice of this change after this error was found.



348	50-22-03-201-005 MICHELLE ESTES JULIE K SIMON 112 NORTH HAVEN ST NOVI MI 48377	See Assessors Office for Legal Description	0.20 UNIT	\$1,030.39	\$206.08	DATE PAID					
						BALANCE	\$206.08	\$164.86	\$123.65	\$82.43	\$41.22
						PRINCIPAL	\$41.22	\$41.22	\$41.22	\$41.22	\$41.22
						INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL	\$41.22	\$41.22	\$41.22	\$41.22	\$41.22

- 2) **Parcel- 50-22-03-476-017** – No physical address (next to Pavilion Shore Park)
The City of Novi purchased this parcel since the last renewal in 2020. On the proposed roll, the assessment was not exempt. Therefore, it is recommended the City's property be exempt from the assessment as are all other municipal parcels (Novi & Walled Lake) in the Lake Assessment District.



599	MURWELL MS 90099 50-22-03-476-017 CITY OF NOVI (EXEMPT) 45175 TEN MILE RD NOVI MI 48375	WALLED LAKE SHORES LOT 43	1.00 UNIT	\$1,030.39	\$1,030.39	DATE PAID					
						BALANCE	\$1,030.39	\$824.31	\$618.23	\$412.16	\$206.08
						PRINCIPAL	\$206.08	\$206.08	\$206.08	\$206.08	\$206.08
						INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						TOTAL	\$206.08	\$206.08	\$206.08	\$206.08	\$206.08

Summary:

If these two changes are accepted, the new amount per unit is \$1,030.79 (rounded down), an increase of \$0.40 per unit.

The Novi units of benefit total decreased by 0.20 [-1 City of Novi parcel, -0.20 (112 N Haven Drive) parcel, + 1.0 (112 North Haven Drive) parcel].

Due to rounding the cost per unit down, there is an overall budget shortage of \$2.10. The total assessment increase per parcel, as compared to the proposed roll, ranges from \$0.04 to \$1.20, depending on units of benefit.

STATE OF MICHIGAN

COUNTY OF OAKLAND

WALLED LAKE IMPROVEMENT BOARD

WALLED LAKE IMPROVEMENT BOARD SPECIAL ASSESSMENT DISTRICT

RESOLUTION CONFIRMING ASSESSMENT ROLL

RECITATIONS:

It has been determined that the Walled Lake Improvement Board will implement a renewed five-year aquatic weed control program for Walled Lake (the Project).

The Project is intended to make annual improvements to Walled Lake for the years 2026, 2027, 2028, 2029 and 2030 for the benefit of the properties identified in Exhibit 1, which properties together shall constitute The Walled Lake Improvement Board Special Assessment District, hereinafter referred to as the “Lake Board SAD”, and for administrative purposes to be known as SAD 185 in the City of Novi and SAD 175 in the City of Walled Lake.

Plans for the Project, the estimated cost of the Project, and the special assessment district boundaries were approved by Resolution of the Walled Lake Improvement Board following a public hearing on November 5, 2009, and the Project is renewed for another five-year period commencing in 2026. The Lake Board resolution further directed the Assessors for the City of Novi and for the City of Walled Lake to prepare a proposed assessment roll.

In accordance with the direction of the Walled Lake Improvement Board, the City Assessors have prepared a proposed special assessment roll allocating the total cost of the Project to the property within the Lake Board SAD and the Assessors have filed such roll with the Lake Board.

A public hearing to review the proposed special assessment roll was set and duly noticed in accordance with law for the purpose of hearing objections to the proposed assessment roll.

The public hearing was conducted in accordance with the notice, and the Walled Lake Improvement Board determined that it would be appropriate to approve and confirm the proposed assessment roll.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The special assessment roll for the Walled Lake improvement Board Project, the Lake Board SAD, in the total amount of \$520,192.39 (\$104,038.48 annually for years 2026 through 2029), attached as Exhibit 1 to this resolution, shall be and is hereby adopted and confirmed, and shall be collected from the properties benefited within the Lake Board District.

2. The Walled Lake Improvement Board Secretary/Treasurer is directed to endorse on the assessment roll the date of this confirmation.

3. All amounts of an assessment shall be assessed against each parcel of land in the Lake Board SAD as described on the Special Assessment Roll (Exhibit 1) to be due and payable in five installments, the first to be due on the **16th** day of **February, 2026**, and the several subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the first installment.

4. Any portion of an assessment which has not been paid on or before the **1st** day of **September** of the tax year in which it becomes due shall be reported to the City Council for the City in which the property is located for reassessment upon that City's tax roll, including a six percent administration fee.

5. The Clerks for the Cities of Novi and Walled Lake are directed to attach their warrants as required by law to the roll and to direct the roll, with their warrants attached, to the respective City Treasurer. The City Treasurer for the Cities of Novi and Walled Lake shall thereupon collect the special assessment from those properties listed in Exhibit 1 which are located within

each City's jurisdiction in accordance with the terms of this Resolution, the warrant, and the statutes of the State of Michigan.

6. If the City of Novi or the City of Walled Lake Treasurer reports as delinquent any assessment or part of an assessment on a property located within its jurisdiction, the Lake Board shall certify the delinquency to that City's Assessing official, who shall reassess on that City's annual tax roll of that year the delinquent sum plus a six percent administrative fee, and additional penalties as provided by law.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Walled Lake Improvement Board located within the Cities of Novi and Walled Lake at a meeting duly called and held on the ____ day of _____, 2025.

WALLED LAKE IMPROVEMENT BOARD

BY: _____
MEGAN MIKUS, SECRETARY-TREASURER

Exhibit 1

DRAFT

The proposed Special Assessment Roll 2025-2029
(Exhibit 1 of Resolution)

can be found here:

<https://cityofnovi.org/media/o05fyh33/2025-lake-board-roll-71125.pdf>

A map showing the proposed assessment map

can be found here:

<https://cityofnovi.org/media/ejwhasbk/2025-walled-lake-assessment-district-map.pdf>