

MASTODON TOWNSHIP
Public Hearing – Lake Mary Special Assessment District
November 6, 2025 5:30pm

Call to Order/Pledge

Roll Call

Agenda Approval

Call to the property owners to hear objections to the special assessment

Review and discussion of assessment roll and annual cost

Further Discussion

Adoption of Resolution 2025-1106-001

For an accurate record of property owners addressing the board, please state your name and address before commenting.

MASTODON TOWNSHIP

LAKE MARY LAKE AQUATIC WEEDS - SPECIAL ASSESSMENT DISTRICT

RESOLUTION NO. 2025-1106-001

Act 188 Resolution 4 of 4 (Meeting 3 of 3)

At a meeting of the Township Board of Mastodon Township, Iron County, Michigan, held at the Mastodon Township Hall on November 6, 2025, at 5:30pm, Eastern Daylight/Standard Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____:

WHEREAS, pursuant to Act 188, Public Acts of Michigan of 1954, as amended (“Act 188”), the Township Board may proceed to initiate and carry out improvements to, among other things, eradicate and/or control aquatic weeds and plants as well as improve or maintain any inland lake including Lake Mary in Mastodon Township, Michigan by methods including by not limited to: (1) aquatic weeds and plant control and/or eradication; and (2) other lake improvements related to aquatic weed and plant control and/or eradication such as water quality testing, algae control, and general related lake improvements and education to the public (hereafter referred to as the “Lake Mary Lake Improvements”). See MCL 41.722(1)(l) and (n); and

WHEREAS, the Township Board previously adopted a resolution to initiate and carry out improvements to Lake Mary, including but not limited to, (1) aquatic weeds and plant control and/or eradication; and (2) other lake improvements related to aquatic weed and plant control and/or eradication such as water quality testing, algae control, and general related lake improvements and education to the public (the Lake Mary Lake Improvements); and

WHEREAS, the Township Board, after a public hearing, previously adopted a resolution

approving the Lake Mary Lake Improvements, the proposed location thereof, an estimate of the costs of the same including per parcel, and the special assessment district (the "Lake Mary Lake Improvements Special Assessment District") against which those estimated costs will be assessed; and

WHEREAS, the Township Supervisor or assessing officer has prepared a proposed special assessment roll describing all of the parcels of land to be assessed as above set forth, with the names of the owners thereof, if known, and the total amount to be assessed against each parcel of land, which amount shall be such relative portion of the whole sum to be levied against all parcels of land in the assessment district as the benefit to such parcel bears to the total benefit of all parcels of land in the special assessment district; and

WHEREAS, the Township Supervisor or assessing officer has affixed a certificate to the proposed special assessment roll stating that said roll was made pursuant to the resolution of the Township Board and that in making the assessment roll he has, according to his best judgment, conformed in all respects to the directions contained in such resolution and the statutes of the State of Michigan, and he reported the proposed special assessment roll with his attached certificate to the Township Board. Such reported proposed special assessment roll shall be the roll reported at this meeting and the roll reported by the Supervisor (with assistance from the assessor) is deemed certified regarding the requirements above; and

WHEREAS, the Township Board previously adopted a resolution to set a time, date, and place for the Township Board to hold a public hearing to hear any objections to the proposed special assessment roll; and

WHEREAS, the Township Clerk caused notice of the public hearing to be given by publication twice prior to such hearing in a newspaper circulated in the Township, the first publication being at least ten days prior to the time of the hearing; and

WHEREAS, the Township also caused notice of the public hearing to be given by first class mail to all owners of land in the special assessment district at the address shown on the last Township tax assessment roll, at least ten days before the date of such public hearing; and

WHEREAS, the attached **Exhibit A**, the proposed special assessment roll, was on file with the Township Clerk and is publicly available; and

WHEREAS, the Township Board conducted a public hearing at 5:30p.m., on November 6, 2025, at the Mastodon Township Hall, to hear any objections to the proposed special assessment roll; and

WHEREAS, after hearing objections and comments regarding the proposed special assessment roll, the Township Board finds that the special assessment roll should be approved as shown in attached **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of Mastodon Township, Iron County, Michigan, as follows:

1. The Township Board determines that the special assessments reflected on the proposed special assessment roll prepared by the assessing officer are in proportion to the benefits to be derived by the properties specially assessed.

2. The proposed special assessment roll shall be designated as the Lake Mary Lake Improvements Special Assessment District Special Assessment Roll, and the special assessment district against which it is assessed shall be designated as the Lake Mary Lake Improvements Special Assessment District.

3. The Lake Mary Lake Improvements Special Assessment District Special Assessment Roll in the final amount of the total sum of all assessments on the roll (\$38,422.63) plus any interest, (generally \$480.00 per unit), as prepared and reported to the Township Board by the Supervisor or assessing officer and attached hereto as **Exhibit A**, is confirmed.

4. As outlined in the public hearing notice, periodic determinations of costs may be made for the Lake Mary Lake Improvements and the Township without changes to the boundaries of the special assessment district boundaries. Should annual costs increase by less than 10%, the Township Board may impose such increased costs to benefitting property owners following the assessment methodology in the approved Special Assessment Roll at a public hearing that only requires publication notice (e.g., the Township's annual budget hearing) or as required by law. See MCL 41.724(4). Shall annual costs increase by 10% or more, or if the Township modifies the boundaries of the Special Assessment District, the Township Board shall provide for a public hearing with mailing and publication notice as outlined in Act 188 of 1954. As stated in prior resolutions, the term of the Lake Mary Lake Special Assessment District shall be perpetual until terminated by the Township Board and the Township Board can evaluate the necessity of such District at each annual assessment hearing.

5. The assessments, including annual installments, shall be billed and collected when they are due. As provided by 1954 PA 188, as amended, if any special assessment is not paid when due, then the special assessment shall be considered to be delinquent and there shall be collected, in addition to interest, a penalty at the rate of 1% for each month, or fraction of a month, that the special assessment remains unpaid before being reported to the Township Board for reassessment upon the Township Tax Roll.

6. The assessments made in said Special Assessment Roll are hereby ordered and directed to be collected by the Township Clerk, and the Township Clerk shall deliver said Special Assessment Roll to the Township Treasurer with their warrant attached (endorsing said roll), commanding the Treasurer to collect the assessments therein in accordance with the direction of the Township Board with respect thereto, and the Treasurer is authorized and directed to collect the amounts assessed as they become due pursuant to the terms of this Resolution and the provisions of the applicable statutes of the State of Michigan.

7. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Yeas: _____

Nays: _____

Absent / Abstain: _____

RESOLUTION DECLARED ADOPTED.

By: _____

Chad Skinner

Mastodon Township Supervisor

CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF IRON)

I, the undersigned, the duly qualified and acting Clerk for Mastodon Township, Iron County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Mastodon Township Board at a meeting held _____, 2025, and further certify that the above Resolution was adopted at said meeting.

Karen Mallon, Mastodon Township Clerk

LAKE MARY LAKE IMPROVEMENTS SPECIAL ASSESSMENT DISTRICT

EXHIBIT A

2025 CONFIRMED SPECIAL ASSESSMENT ROLL

Lake Mary Aquatic Weeds - Special Assessment District Certified Roll

Parcel No.	Name	Property Address	Cost/Yr
006-055-005-00	Behnke, Jeff (TRUST)	307 North Shore Road	\$ 180.00
006-055-006-00	Corbett, Charles	125 Corbett Drive	\$ 180.00
006-055-007-10	Tirapelli, Al	134 Tirapelli Lane	\$ 180.00
006-055-007-20	Tirapelli, Al	134 Tirapelli Lane	\$ 180.00
006-055-007-30	Tirapelli, Al	134 Tirapelli Lane	\$ 180.00
006-055-010-00	Jacobs, Susan (TRUST)	118 Jacobs Drive	\$ 180.00
006-055-010-40	Berg, Bryan & Amy	Jacobs Drive - NO ADDRESS	\$ 180.00
006-055-011-00	Jacobs, Denise & Perry	172 Jacobs Drive	\$ 180.00
006-055-012-00	Conwell, Larry & Carol	158 Jacobs Drive	\$ 180.00
006-055-013-00	Jacobs, Denise & Perry	Jacobs Drive - NO ADDRESS	\$ 180.00
006-055-014-00	Jacobs, Paul & Paula	Jacobs Drive	\$ 180.00
006-055-016-00		South Shore Road	\$ 180.00
006-055-017-00		outh Shore Road	\$ 180.00
006-055-018-00		outh Shore Road	\$ 180.00
006-055-019-00		hore Road - NO ADDRESS	\$ 180.00
006-055-020-00		th Shore Road	\$ 180.00
006-055-020-25		th Shore Road	\$ 180.00
006-055-020-50		h Shore Road	\$ 180.00
006-055-021-00		ESS	\$ 180.00
006-055-022-00		e Road - NO ADDRESS	\$ 180.00
006-057-001-00	K	mary Road	\$ 180.00
006-057-002-00	Ke	Lake Mary Road	\$ 180.00
006-057-003-00	Co	121 Pine Point Drive	\$ 180.00
006-057-004-00	Bordak, Glen & Peggy	123 Pine Point Road	\$ 180.00
006-057-005-00	Flood-Dziubinski, Susan	172 Pine Point Road	\$ 180.00
006-057-005-10	Flood, Robert & Theresa	139 Pine Point Road	\$ 180.00
006-057-005-20	Flood-Dziubinski, Susan	Pine Point Road - NO ADDRESS	\$ 180.00

$\$180.00 \times 81 \text{ parcels}$
 $=$
 $\$14,580.00$

006-057-006-00	Neave, Jim & Jamie	128 Pine Point Road	\$ 180.00
006-057-008-00	Burns, Joanne	135 South Shore Road	\$ 180.00
006-057-009-00	Cleary, Fred & Theresa	157 South Shore Road	\$ 180.00
006-057-010-00	Chlapecka/Woods, Lynn & Ray/Marge	147 South Shore Road	\$ 180.00
006-057-010-10	Sholander, Carl & Peggy	129 Pine Point Drive	\$ 180.00
006-057-011-00	Warbmoe, Doug & Sharon	159 South Shore Road	\$ 180.00
006-057-012-00	Burnson, Bob & Eileen	165 South Shore Road	\$ 180.00
006-057-013-00	Cunningham, Christine	167 South Shore Road	\$ 180.00
006-057-014-00	Taylor, Dylan	171 South Shore Road	\$ 180.00
006-057-015-00	Bown, Susan	177 South Shore Road	\$ 180.00
006-057-016-00	Seger, Stephen & Deborah	South Shore Road - NO ADDRESS	\$ 180.00
006-057-017-00	Kroll, Nick & Sandy	183 South Shore Road	\$ 180.00
006-057-018-00	Sundquist, Matt	185 South Shore Road	\$ 180.00
006-057-019-00	Soderberg, Cal & Betty	193 South Shore Road	\$ 180.00
006-057-020-00	Johnson, Angela & Kevin	197 South Shore Road	\$ 180.00
006-057-023-00	Scheibe, Paul	461 Lake Mary Road	\$ 180.00
006-058-003-00	Ginarasi, Alex etal	South Shore Road - NO ADDRESS	\$ 180.00
006-058-004-00	Heron, Charles	400 South Shore Road	\$ 180.00
006-058-004-10	Ginarasi, Alex etal	South Shore Road - NO ADDRESS	\$ 180.00
006-058-005-00	Bartolameolli, Jeff & JoAnn	295 South Shore Road	\$ 180.00
006-058-010-00	Cleary, Nelson & Enid	201 South Shore Road	\$ 180.00
006-058-011-00	Webb, Mike & Lynn	209 South Shore Road	\$ 180.00
006-058-014-00	Jacobson-Downs etal	241 South Shore Road	\$ 180.00
006-058-015-00	Lucas, Wayne & Susan	255 South Shore Road	\$ 180.00
006-058-016-00	Hemphill, John & Alice	231 South Shore Road	\$ 180.00
006-058-017-00	Beaudoin, Rick & Jackie	217 South Shore Road	\$ 180.00
006-058-018-00	Schiavo, Joan	205 South Shore Road	\$ 180.00
006-350-001-50	Taylor, Mark & Janet	180 Mary Wood Lane	\$ 180.00
006-350-002-00	Spear, Jennifer & David	164 Mary Wood Lane	\$ 180.00
006-350-003-00	Nelson, Kurt & Karen	156 Mary Wood Lane	\$ 180.00
006-350-003-60	Ellingboe, Marcia & Heron (TRUST)	156 Mary Wood Lane	\$ 180.00
006-350-004-00	Kovach, William & Carol	150 Mary Wood Lane	\$ 180.00
006-350-004-50	Odgers, Richard & Lois	146 Mary Wood Lane	\$ 180.00
006-350-005-00	Marcinak, Pat	140 Mary Wood Lane	\$ 180.00
006-350-005-50	Dalpra, Paul & Arlene	144 Mary Wood Lane	\$ 180.00
006-350-006-00	Larson, Mark	136 Mary Wood Lane	\$ 180.00

006-350-007-00	Molk, Jason	132 Mary Wood Lane	\$ 180.00
006-350-007-50	Dybdahl, Emil & Linda	128 Mary Wood Lane	\$ 180.00
006-350-008-00	Schiavo, Merle & Julie Aho	124 Mary Wood Lane	\$ 180.00
006-350-008-10	Aho, Mark & Julie	126 Mary Wood Lane	\$ 180.00
006-350-008-50	Schiavo, Gregg & Wendy	122 Mary Wood Lane	\$ 180.00
006-350-009-00	Shemky, Joe	106 Mary Wood Lane	\$ 180.00
006-350-010-00	Platner, Susan Trust	102 Mary Wood Lane	\$ 180.00
006-420-001-00	Brown, Michael & Phyllis	South Shore - NO ADDRESS	\$ 180.00
006-420-002-00	Koren, Ronald & Carolyn	249 South Shore Road	\$ 180.00
006-420-003-00	Hetrick, Bernard & Cynthia	251 South Shore Road	\$ 180.00
006-420-004-00	Rogers, Kari & John	257 South Shore Road	\$ 180.00
006-420-005-00	Gerou, Alan & Catherine	261 South Shore Road	\$ 180.00
006-420-007-00	Swider, Don & Denise	269 South Shore Road	\$ 180.00
006-420-008-00	Flood, Mark & Mary	271 South Shore Road	\$ 180.00
006-420-010-00	Mitchell, Brian & Stephanie	279 South Shore Road	\$ 180.00
006-420-011-00	Retek, Kyle & Vanessa	283 South Shore Road	\$ 180.00
006-420-013-00	Bennett, Bruce & Karen	287 South Shore Road	\$ 180.00
006-420-014-00	Ogden, Jeremy & Laura	291 South Shore Road	\$ 180.00

Costs will be adjusted to true and real costs as necessary

Lake Mary Parcel Map

