

MASTODON TOWNSHIP

LAKE MARY LAKE AQUATIC WEEDS - SPECIAL ASSESSMENT DISTRICT

RESOLUTION NO. 2025-1014.001

Act 188 Resolution 2 of 4 (Meeting 2 of 3)

At a meeting of the Township Board of Mastodon Township, Iron County, Michigan, held at the Mastodon Township Hall on October 14, 2025 , at 5:30 pm, Central 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). If approved, the cost of all expenses incident to special assessment proceedings shall be deemed part of the costs of the Lake Mary Lake Improvements. MCL 41.721.; and

WHEREAS, the conditions of Lake Mary are impacted by nuisance aquatic weeds and plants and would benefit from lake improvements such as the Lake Mary Lake Improvements; and

WHEREAS, the Township Board previously adopted Resolution No. 2025-0708-001 that, among other things, (1) tentatively declared its intent to make the proposed Lake Mary Lake Improvements; (2) tentatively designated the properties within the Lake Mary Lake Improvements

Special Assessment District; (3) authorized an initial public hearing to consider any objections to the Lake Mary Lake Improvements, the estimated project costs, and the proposed special assessment district; and

WHEREAS, the Township Board conducted the initial public hearing referenced above on August 2, 2025 at the Mastodon Township Hall, which was noticed in accordance with Act 188 and state law (including mailing and publication notice); and

WHEREAS, after hearing objections and comments regarding the proposed Lake Mary Lake Improvements project including its estimate of costs and its proposed special assessment district, the Township Board desires to continue with the Act 188 process.

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

1. The Township Board hereby determines to provide for and complete the proposed Lake Mary Lake Improvements project as described in the attached **Exhibit A** and hereby approves the plans and estimated costs all as described on the attached **Exhibit A**. Both of which were referenced in Resolution 2025-0708-001.

2. The Township Board hereby determines, creates, and defines a special assessment district that shall consist of land described in the attached **Exhibit B**, which shall be known as the Lake Mary Lake Improvements Special Assessment District, within which the costs of such improvements shall be assessed according to the benefits. The term of the Lake Mary Lake Special Assessment District shall be for a three-year term for the years 2026, 2027 and 2028 or until terminated by the Township Board, and the Township Board may increase the project costs annually, up to a 10 percent increase in the total costs, by solely publishing notice of the increase and a public hearing for an annual increase may occur during the Township's Budget Hearing that is subject to publication notice. At any time since the creation of the Lake Mary Lake Improvement

Special Assessment District in this Resolution, the Township Board may decide to continue the assessment or terminate the assessment and existence of the Lake Mary Lake Improvement Special Assessment District. In the absence of a decision by the Township Board to terminate the Lake Mary Lake Improvement Special Assessment District, the same shall remain valid and in effect in perpetuity, subject to annual redeterminations of costs when deemed necessary by the Township Board upon issuance of notice of the redetermination of costs by publication or pursuant to MCL 41.724(4), if applicable

3. The Township Supervisor and assessing officer are hereby directed to make a special assessment roll in which shall be described 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.

4. When the special assessment roll is completed, the Supervisor or assessing officer shall affix thereto a certificate stating that said roll was made pursuant to this resolution and that in making the special assessment roll he has, according to his best judgment, conformed in all respects to the directions contained in this resolution and the statutes of the State of Michigan, and he shall then report the special assessment roll with his attached certificate to the Township Board and file it in the office of the Township Clerk.

5. The Township Board has determined that periodic redeterminations of costs may be necessary for the project without a change to the special assessment district and such redeterminations may be made without further notice to record owners or parties in interest of properties. MCL 41.725(1)(d). Periodic redeterminations may be made at the Township annual Budget Public Hearing or such set date for a public hearing as determined by the Township Board.

6. 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 October 14, 2025, and further certify that the above Resolution was adopted at said meeting.

Karen Mallon, Mastodon Township Clerk

Exhibit A

Attached and referenced as Exhibit A are the documents representing:

1. Lake Mary Lake Improvements project plans.
 - a. *A continued lake improvement project 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*
2. Lake Mary Lake Improvements project costs.
 - a. *Estimated for 2026-2028 at \$38,422.63 including ancillary costs such as legal fees, notice costs, among other things.*

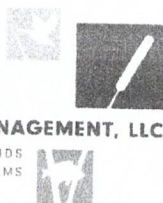
The parcels within the Lake Mary Lake Improvements Special Assessment District are listed in the following Exhibit B.

RESOLUTION 25-1014-001 EXHIBIT A

Lake Mary Lake Improvements Cost ESTIMATES

Cost	2026	2027	2028	Total 3 Year
Cason - Treatment Costs	\$ 9,527.00	\$ 8,764.50	\$ 10,131.13	\$ 28,422.63
Administrative Costs	\$ 1,500.00	\$ 500.00	\$ 500.00	\$ 2,500.00
Legal Fees	\$ 1,750.00	\$ 1,500.00	\$ 1,500.00	\$ 4,750.00
Publication of Notices	\$ 1,500.00	\$ 500.00	\$ 500.00	\$ 2,500.00
Mailing Fees	\$ 100.00	\$ 70.00	\$ 80.00	\$ 250.00
				\$ -
	\$ 14,377.00	\$ 11,334.50	\$ 12,711.13	\$ 38,422.63
81 Parcels				
Cost per parcel	\$ 177.49	\$ 139.93	\$ 156.93	\$ 474.35
	\$ 38,422.63			
3 Years Assessment per Parcel	\$ 474.35			

Costs will be adjusted to true and real costs as necessary.



Treatment Cost 2026

FOR: Lake Mary
 LOCATION: Iron County, MI
 WATERBODY SIZE: 255 acres
 PRODUCT: ProcellaCor (Florpyrauxifen-benzyl)
 TARGET CONCENTRATION: 7-10PDU/acre-foot (per SePRO's recommendations)

Product Costs

Treatment Area	Acreage	Average Depth (ft)	Volume (ac ft)	Amount of Product (PDU)	Product Unit Cost (PDU)	Total Cost
A	0.07	6	0.42	4.00	\$ 72.00	\$ 288.00
B	0.09	4.5	0.405	4.00	\$ 72.00	\$ 288.00
C	0.09	5	0.45	4.50	\$ 72.00	\$ 324.00
D	0.16	5	0.8	5.50	\$ 72.00	\$ 396.00
E	0.11	7.5	0.825	6.50	\$ 72.00	\$ 468.00
F	0.13	4.5	0.585	4.50	\$ 72.00	\$ 324.00
G	0.12	6.5	0.78	6.00	\$ 72.00	\$ 432.00
H	0.09	4.5	0.405	2.75	\$ 72.00	\$ 198.00
I	0.60	3.5	2.1	14.75	\$ 72.00	\$ 1,062.00
TOTALS:	1.46	N/A	6.77	52.50	N/A	\$ 3,780.00

Total Project Costs for 2026

Expense	Cost Type	Cost	Total Cost
Setup	Fixed	Per Visit	\$ 850.00
Application Labor	Variable	\$150/acre	\$ 300.00
Product	Variable	see table	\$ 3,780.00
Fall Survey Cost	Fixed	Per Visit	\$ 2,997.00
ANC Permit	Variable	Per year	\$ 540.00
Hand-pulling	Variable	(4hrs * 2ppl, per yr)	\$ 1,060.00
Total Project Cost:			\$ 9,527.00



P.O. Box 230
 Berlin, WI 54923
 Phone: 920-361-4088
 Fax: 920-361-4086

www.CasonLand-Water.com

Treatment Cost Estimator 2027 & 2028

FOR: Lake Mary
 LOCATION: Iron County, MI
 WATERBODY SIZE: 255 acres
 PRODUCT: ProcellaCor (Florpyrauxifen-benzyl)
 TARGET CONCENTRATION: 7-10PDU/acre-foot (per SePRO's recommendations)

2027

Expense	Cost Type	Cost	Total Cost
Setup	Fixed	Per Visit	\$ 892.50
Application Labor	Variable	\$150/acre	\$ 300.00
Product	Variable	see table	\$ 2,772.00
Fall Survey Cost	Fixed	Per Visit	\$ 3,147.00
ANC Permit	Variable	Per year	\$ 540.00
Hand-pulling	Variable	(4hrs * 2ppl, per yr)	\$ 1,113.00
Total Project Cost: \$			8,764.50

2028

Expense	Cost Type	Cost	Total Cost
Setup	Fixed	Per Visit	\$ 937.13
Application Labor	Variable	\$150/acre	\$ 300.00
Product	Variable	see table	\$ 3,049.00
Fall Survey Cost	Fixed	Per Visit	\$ 4,136.00
ANC Permit	Variable	Per year	\$ 540.00
Hand-pulling	Variable	(4hrs * 2ppl, per yr)	\$ 1,169.00
Total Project Cost: \$			10,131.13

LAKE MARY AQUATIC WEEDS – SPECIAL ASSESSMENT DISTRICT PROPOSED PARCELS INCLUDED IN SAD



Lake Mary Lake Improvements Special Assessment District

Parcel No.	Name	Property Address
006-055-005-00	Behnke, Jeff (TRUST)	307 North Shore Road
006-055-006-00	Corbett, Charles	125 Corbett Drive
006-055-007-10	Tirapelli, Al	134 Tirapelli Lane
006-055-007-20	Tirapelli, Al	134 Tirapelli Lane
006-055-007-30	Tirapelli, Al	134 Tirapelli Lane
006-055-010-00	Jacobs, Susan (TRUST)	118 Jacobs Drive
006-055-010-40	Berg, Bryan & Amy	Jacobs Drive - NO ADDRESS
006-055-011-00	Jacobs, Denise & Perry	172 Jacobs Drive
006-055-012-00	Conwell, Larry & Carol	158 Jacobs Drive
006-055-013-00	Jacobs, Denise & Perry	Jacobs Drive - NO ADDRESS
006-055-014-00	Jacobs, Paul & Paula	137 Jacobs Drive
006-055-016-00	Starck/Gianaris, Kathy/Alex	388 South Shore Road
006-055-017-00	Cowling, Julie & Paul	382 South Shore Road
006-055-018-00	Lato, Dan & Pat	358 South Shore Road
006-055-019-00	Stroka, Jeff & Teresa	South Shore Road - NO ADDRESS
006-055-020-00	Niemi Enterprises (Ross Niemi)	366 South Shore Road
006-055-020-25	Stevens, Vic & Lori	370 South Shore Road
006-055-020-50	Cheatham, Donald & Adrienne	376 South Shore Road
006-055-021-00	Waytulonis, Robert & Lisa (TRUST)	NO ADDRESS
006-055-022-00	Ginarasi, Alex etal	South Shore Road - NO ADDRESS
006-057-001-00	Krantz, Michael & Linda	439 Lake Mary Road
006-057-002-00	Kezerle, Emil & Linda	441 Lake Mary Road
006-057-003-00	Corbett, James & Linda	121 Pine Point Drive
006-057-004-00	Bordak, Glen & Peggy	123 Pine Point Road
006-057-005-00	Flood-Dziubinski, Susan	172 Pine Point Road
006-057-005-10	Flood, Robert & theresa	139 Pine Point Road
006-057-005-20	Flood-Dziubinski, Susan	Pine Point Road - NO ADDRESS
006-057-006-00	Neave, Jim & Jamie	128 Pine Point Road
006-057-008-00	Burns, Joanne	135 South Shore Road
006-057-009-00	Cleary, Fred & Theresa	157 South Shore Road
006-057-010-00	Chlapecka/Woods, Lynn & Ray/Marge	147 South Shore Road
006-057-010-10	Sholander, Carl & Peggy	129 Pine Point Drive
006-057-011-00	Warbmoe, Doug & Sharon	159 South Shore Road
006-057-012-00	Burnson, Bob & Eileen	165 South Shore Road
006-057-013-00	Cunningham, Christine	167 South Shore Road
006-057-014-00	Taylor, Dylan	171 South Shore Road

EXHIBIT B

Lake Mary Lake Improvements Special Assessment District

Parcel No.	Name	Property Address
006-057-015-00	Hord, Duane	177 South Shore Road
006-057-016-00	Seeger, Stephen & Deborah	South Shore Road - NO ADDRESS
006-057-017-00	Kroll, Nick & Sandy	183 South Shore Road
006-057-018-00	Sundquist, Matt	185 South Shore Road
006-057-019-00	Soderberg, Cal & Betty	193 South Shore Road
006-057-020-00	Johnson, Angela & Kevin	197 South Shore Road
006-057-023-00	Scheibe, Paul	461 Lake Mary Road
006-058-003-00	Ginarasi, Alex etal	South Shore Road - NO ADDRESS
006-058-004-00	Heron, Charles	400 South Shore Road
006-058-004-10	Ginarasi, Alex etal	South Shore Road - NO ADDRESS
006-058-005-00	Bartolameolli, Jeff & JoAnn	295 South Shore Road
006-058-010-00	Cleary, Nelson & Enid	201 South Shore Road
006-058-011-00	Webb, Mike & Lynn	209 South Shore Road
006-058-014-00	Jacobson-Downs etal	241 South Shore Road
006-058-015-00	Lucas, Wayne & Sysan	255 South Shore Road
006-058-016-00	Hemphill, John & Alice	231 South Shore Road
006-058-017-00	Beaudoin, Rick & Jackie	217 South Shore Road
006-058-018-00	Schiavo, Joan	205 South Shore Road
006-350-001-50	Taylor, Mark & Janet	180 Mary Wood Lane
006-350-002-00	Spear, Jennifer & David	164 Mary Wood Lane
006-350-003-00	Nelson, Kurt & Karen	156 Mary Wood Lane
006-350-003-60	Ellingboe, Marcia & Heron (TRUST)	156 Mary Wood Lane
006-350-004-00	Kovach, William & Carol	150 Mary Wood Lane
006-350-004-50	Odgers, Richard & Lois	146 Mary Wood Lane
006-350-005-00	Marcinak, Pat	140 Mary Wood Lane
006-350-005-50	Dalpra, Paul & Arlene	144 Mary Wood Lane
006-350-006-00	Larson, Mark	136 Mary Wood Lane
006-350-007-00	Molk, Jason	132 Mary Wood Lane
006-350-007-50	Dybdahl, Emil & Linda	128 Mary Wood Lane
006-350-008-00	Schiavo, Merle & Julie Aho	124 Mary Wood Lane
006-350-008-10	Aho, Mark & Julie	126 Mary Wood Lane
006-350-008-50	Schiavo, Gregg & Wendy	122 Mary Wood Lane
006-350-009-00	Shemky, Joe	106 Mary Wood Lane
006-350-010-00	Platner, Susan Trust	102 Mary Wood Lane
006-420-001-00	Brown, Michael & Phyllis	South Shore - NO ADDRESS
006-420-002-00	Koren, Ronald & Carolyn	249 South Shore Road

EXHIBIT B

Lake Mary Lake Improvements Special Assessment District

Parcel No.	Name	Property Address
006-420-003-00	Hetrick, Bernard & Cynthia	251 South Shore Road
006-420-004-00	Rogers, Kari & John	257 South Shore Road
006-420-005-00	Gerou, Alan & Catherine	261 South Shore Road
006-420-007-00	Swider, Don & Denise	269 South Shore Road
006-420-008-00	Flood, Mark & Mary	271 South Shore Road
006-420-010-00	Mitchell, Brian & Stephanie	279 South Shore Road
006-420-011-00	Retek, Kyle & Vanessa	283 South Shore Road
006-420-013-00	Bennett, Bruce & Karen	287 South Shore Road
006-420-014-00	Ogden, Jeremy & Laura	291 South Shore Road