

Bear Lake – Lake Board
Special Meeting
Tuesday, August 18, 2026
North Muskegon City Hall

Chairman Paul Pek called the meeting to order at 6:30 PM.

Present: Chairman Pek, Members Howell and Panici, Commissioners Barrett and Cook

Absent: None.

ROLL

Chair Pek called the roll.

APPROVAL OF THE AGENDA

Commissioner Cook moved to approve the agenda. Member Panici supported the motion. All in favor. Motion approved.

PUBLIC COMMENT ON AGENDA ITEMS

None.

SPECIAL MEETING ITEMS

- 2027+ Assessment – Assessment District and Boundaries: Chair Pek started working with the Assessors from City of North Muskegon and Laketon Township.
- 2027+ Assessment – Budget: Chair Pek updated the budget as discussed at the last meeting.
- 2027+ Assessment – Assessment Allocation: Chair Pek has been in discussions with the attorney and EGLE. He found that cat tails can be cleared 40' x 40' for a swimming area and a 20' wide lane out to boating/open area. He noted that at the last meeting the board approved 0.5 units to parcels with No Access and the attorney has advised against this. Chair Pek also noted that the board is not required to clear access for the impacted property owners – even if they request it.

Chair Pek had discussions with PLM regarding this. They confirmed our current permit allows treatment for cat tails. They said to spray to clear a lane to open water would cost approximately \$250.00. They noted it would take two years for the treatment to clear the areas.

Chair Pek said the attorney also advised setting an allocation for backlots. The attorney noted that even though we may not have any now there may be some in the future. Chair Pek said the attorney recommended 1.0 units for Residential parcels, 2.0 units for Commercial parcels, 0.5 units for Individual Condominiums, and 0.5 units for backlots. Commissioner Cook inquired about the chemicals used. Chair Pek said he would request that information from PLM.

Commissioner Cook expressed concern about spraying. She noted "just because we can should we treat?". Member Panici stated he is against using public money for treating

cat tails. Chair Pek noted that native cat tails are treated differently and spraying them would have to come before the full board for approval.

Motion by Chair Pek that the 2027-2031 Bear Lake Lake Board special assessment be levied on all waterfront properties on Bear Lake, Bear Lake Channel, and Bear Creek from the Witham bridge to the Ruddiman Bridge with residential parcels assessed at 1.0 unit, condominium and backlot parcels at 0.5 unit each, and commercial parcels at 2.0 units each, with no adjustments for vacancy, limited water access, parcel size, or water frontage. Member Panici supported the motion. Chair Pek – yes, Member Panici – yes, Member Howell – yes, Commissioner Barrett – yes, Commissioner Cook – no. Motion Approved.

- 2027+ Assessments – Timeline: Chair Pek noted the public hearing is scheduled for September 24, 2026 at 6:00 PM at Laketon Township Hall. He noted the attorney will handle the notice posting, mailings, and packet for the board.

PUBLIC COMMENTS

Resident Prentice asked if you can chemically remove or hand remove cat tails. Chair Pek replied that chemical and some mechanical removal requires a permit, but hand pulling is allowed without a permit.

Resident Closz asked if we are chemically treating all cat tails. Chair Pek replied no and noted we have not decided on future treatments. He also explained we are treating non-natives only. He said cat tail removal would only be by the request of property owners. Resident Closz stated she did not believe any of her neighbors would want the cat tails treated.

Resident Shafer asked when the bills would go out. Chair Pek said by December 1st.

Commissioner Barrett said a public notice and potentially a FAQ sheet would go out soon. Chair Pek noted that the newsletter went out this week.

ADJOURNMENT

Chair Pek adjourned the meeting at 7:05 PM.

Next meeting Tuesday, September 8, 2026.