

**APPROVED MINUTES  
COLDSPRINGS TOWNSHIP  
REGULAR BOARD MEETING MINUTES  
COLDSPRINGS TOWNSHIP HALL-COUNTY ROAD 571  
MONDAY, FEBRUARY 13, 2023 5:00 P.M.**

Supervisor Hoffman called the meeting to order at 5:00 p.m.

Pledge of Allegiance

Board members present at roll call were Supervisor Hoffman, Clerk Gentelia, Treasurer Smith, Trustee Delaney and Trustee Schaller. Twelve (10) members of the public were present.

**Adoption of the Agenda: Motion** by Smith, **second** by Delaney to adopt the agenda as presented. All Ayes, Motion Carried.

**Establish any conflict of interest of items that are on the agenda:** None

**Approval of Minutes from the January 9, 2023 Regular Board Meeting: Motion** by Smith, **second** by Schaller, to approve the minutes from the January 9, 2023 Regular Board Meeting minutes as presented. All Ayes, Motion Carried. Request to send out updated Budget Report for March 20, 2023 Budget hearing.

**Presentation:**

**(A) Introduction of Attorneys**

- a. Carey & Jaskowski, PLLC
  - i. Mike Edwards, former township attorney, has been appointed as Roscommon Prosecuting Attorney
    1. Mike had to close his private practice
    2. Recommended Carey & Jaskowski, PLLC
  - ii. William Carey
    1. Over 35 years of experience
  - iii. Richard Jaskowski
    1. 33<sup>rd</sup> year in practice
    2. Contacted by Mike Edwards regarding possibly representing Coldsprings Township and other townships
    3. Represents multiple Municipalities
  - iv. W. Dane Carey
    1. Son of William Carey
    2. Practicing for 7 years
  - v. Current/previous clients
    1. Crawford County Road Commission
    2. Grayling Twp
    3. City of Grayling
    4. Crawford County
    5. Oscoda County
  - vi. Billing
    1. Monthly
    2. \$200/hour (discounted from \$300/hour)
    3. No retainer fees
  - vii. Motion by Hoffman, second by Gentelia, to retain Carey & Jaskowski, PLLC, as Coldsprings Township Attorneys. A roll call vote was taken: Ayes – Schaller, Delaney,

Smith, Gentelia, Hoffman; Nays – None; Absent – None. Motion Carried.

**Correspondence:**

(A) **DTE Public Hearing – February 14, 2023**

(B) **Sue Griffins**

- a. Received an email from Sue Griffins regarding drafting a contract between Township and Snow Plow Vendor
- b. Board will not entertain a contract at this time

**Assessors Report:**

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**Memorandum**

February 4, 2023

To: Coldsprings Township Board  
From: Sally Murray, MAAO  
810 Cottageview Dr, Suite 301, Traverse City, MI 49684  
231.499.7682  
SallyAnnMurray8120@gmail.com  
Subject: Assessor Report-Feb-23

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The 2023 March Board of Review meetings will be held at the township hall on the following dates/times:

Tuesday March 7<sup>th</sup> at 4:30pm  
Organizational Meeting; Board of Review accepts the 2023 assessment roll; Valuation appeals are not heard at this time

**PUBLIC APPEAL DATES:**  
Monday March 13<sup>th</sup>: 9am-3pm  
Thursday March 16<sup>th</sup> 3pm-9pm

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The Inflation Rate Multiplier for the 2023 has been calculated at 7.9% The calculation of the IRM is set in statute in MCL 211.34d. Per statute, the IRM to be used in the Capped Value Formula (to determine the new taxable valuations) cannot exceed 5%. Therefore, the 2023 taxable valuations will be based on an increase of 5%.

**The following is a listing of the inflation rate multipliers used in the Capped Value and "Headlee" calculations since the start of Proposal A.**

<b>Year</b>	<b>IRM</b>
1995	1.026
1996	1.028
1997	1.028
1998	1.027
1999	1.016
2000	1.019
2001	1.032
2002	1.032
2003	1.015
2004	1.023
2005	1.023
2006	1.033
2007	1.037
2008	1.023
2009	1.044

<b>Year</b>	<b>IRM</b>
2010	0.997
2011	1.017
2012	1.027
2013	1.024
2014	1.016
2015	1.016
2016	1.003
2017	1.009
2018	1.021
2019	1.024
2020	1.019
2021	1.014
2022	1.033
2023	1.05 (Capped Value) 1.079 (Headlee)

The 2023 taxable valuations will be established by the assessor on the first Monday in March. On the following Tuesday, the Board of Review will accept the assessment roll as prepared by the assessor. The Board will entertain appeals to said valuations during the March Board of Review sessions and upon adjournment, the township will forward the final valuations to the state.

As of this writing, the *tentative* 2023 taxable value for Ad Valorem & Special Acts parcels is approximately 108,800,000, rounded. By contrast, the 2022 Taxable Valuation was 100,014,776.

As always, feel free to contact me if you have any questions or concerns!

## Sally

### Committee Reports:

#### (A) Planning & Maintenance:

##### SANDS PARK

1. I have acquired one estimate for a 5" well Installation at Sands Park near the pavilion. The estimate is from J & J Well Drilling in Rapid City. \$9,500.00

##### TOWNSHIP HALL

1. The new flat panel LED lights have been installed throughout the building. I am very pleased with the results.
2. The maintenance man and I will replace the two restroom toilets and the new ceiling tiles in the near future.
3. The folding chairs and rack will be stored in the basement.
4. Now that the furniture in the meeting room has been replaced, we will have to decide what to do with the old furniture. (Put it up for bid, sell it?)
5. I will install the new file cabinets in the Treasurer's Office, as soon as they are ready for them.

##### CEMETERY

1. This Spring, we will have to evaluate the condition of the fence along the county road. The fence is not holding up under the snow thrown by the county snow plows.
2. As we discussed at another meeting, we need to look at the possible cemetery expansion on the southwest corner behind the storage shed and Twp. Hall.
  - a. Motion by Schaller, second by Gentelia, to request bids for a contractor to expand cemetery and demolish shed.
  - b. Discussion: Do we need to expand? Shed is disrepair and needs to be removed, expansion is to prepare for the future.
  - c. A voice vote was taken: All Ayes, motion carried

Lowell Schaller, Trustee

#### (B) Fireboard:

##### COLDSPRINGS- EXCELSIOR FIRE & RESCUE MINUTES FEBRUARY 1 2023

**Call to order @ 5:00 p.m.**

**Roll Call:** Dick Paternoster, Ray Hoffman, Brenda Smith, Norman Groner, Annie Wallace, Also present, Chief Rusty Headley, and Allen Ballard from Kalkaska Emergency Management,

**Agenda:** Motion by Hoffman, 2<sup>nd</sup> by Wallace to approve agenda. All ayes, motion carried.

**Minutes:** Minutes of the December 7, 2022 meeting were presented. Motion by Paternoster, 2<sup>nd</sup> by Hoffman to approve the minutes. All ayes, motion carried.

**Old business:** Still waiting on the new generator. Nothing new on the website.

**Run Report for March:** Fire-11, Medical-15. Frederic Runs: Grayling-4, Kalkaska Memorial-9, Munson-8, Cancelled-4, Refusal-6, DOA-2, Other-2

**Chief's Report:** \* 800 MHz pagers are in. \* Christmas Party was a success. \* A grant has been applied for by Frederic for new Jaws tools. \* There is a desire to start up an Explorer Program. The officers of the dept. will check on how to go about this.

**Bills and Wages:** A revised copy of the Bills and Wages from December 2022 for \$27,515.45 and January 2023 Bills and Wages were presented in the amount of \$24,314.00. Motion by Smith, 2<sup>nd</sup> by Paternoster to revise Decembers total and to pay bills for January. Roll call: Smith-yes, Paternoster-yes, Hoffman-yes, Groner-yes, Wallace-yes. Motion carried. Check #s 10475-10506 were used for payment in December, check #s 10507-10521 were used for January.

**NEW BUSINESS:** Budget Wish-List planning begins.

**Public Comment-** None

Upon proper motion, meeting adjourned at 5:36 p.m.

Annie Wallace, Clerk

**(C) Road Commission:**

## **Road Committee Report Coldsprings Township Board Meeting February 8, 2023**

The following is a recap of the Kalkaska County Road Commission board meeting I attended on February 8, 2023.

As I did at the last meeting I attended on December 14, 2022, I reminded the KCRC board that our Township board has approved spending up to \$120,000 to complete the overlay on Shore Road. And that we would like cost estimates on fixing the following roads:

- a. W.C. Cross Drive
- b. Tower Road (small portion off Sunset Trail)
- c. Begin spreading Afton stone on shoulders of Sunset Trail (612 north to Blue Lake Township line) and Twin Lake Road (several areas).

John Rodgers was not at the meeting and will be out for a couple more weeks. I will contact John upon his return and see if he has any updated information for us.

Rick Delaney  
Coldsprings Township Trustee

**(D) Sheriff Department:** Reviewed monthly report. Full report available in the Clerk's office

**(E) County Commissioners:** Unavailable due to other meeting

**(F) Hospital**

## **Talking Points from KMHC Board Meeting 1/24/23**

- Moments of Excellence
  - Mr. Jeremy Cannon, Chief Nursing Officer, shared a recent story of a very successful patient outcome from the combined efforts of the KMHC EMS and Emergency Department.
    - KMHC EMS responded to a call for an individual that had not been feeling well and started experiencing chest pain which was found to be a heart attack. In the

ambulance, the patient became unresponsive just blocks from the hospital which triggered an entire team of KMHC staff ready to take action. The patient received life saving measures for almost an hour and a half (an incredibly long amount of time to have CPR in progress) and after every heart attack algorithm had been administered, the patient's vital signs finally stabilized and was transferred to Munson. The patient was successfully discharged home after a couple days and the event has been deemed a miracle.

- Annual Election Update-Approved nominations of Officers:
  - Mr. Bruce Zenner-Board Chair
  - Mr. Jerry Cannon-Vice-Chair
  - Ms. Tracy Nichol-Secretary
  - Ms. Valerie Thornburg-Treasurer
  - At Large Member Renewals; Kim Stephens and Valerie Thornburg
  
- Committee appointments were approved on following committees: Executive and Finance, Audit and Compliance, Joint Conference and Ethics, Patient Safety/Board Quality, Board Building Ad-Hoc, Strategic Planning and Nominating Committees.
  
- A resolution was passed for support from each township to remain at 1/100 mill (operating levy) in their respective budgets through fiscal year 2025.
  - As an ACT 47 hospital, KMHC has two millages: Operating and Capital.
  - The Operating Millage at 1/100 mill is the lowest amount permitted in order to retain the levy. This generates approximately \$8,000 annually to KMHC.
  - The Capital Millage passed in 2017 cannot be used for day-to-day operations (salaries, supplies, etc.). We use this as collateral for bonds to build capital projects such as the Medical Pavilion and Chemotherapy.
  
- An update was provided to the board from the Strategic Planning Committee as well as history and background on the affiliation agreement with Munson Healthcare. The current agreement will expire this year and KMHC was provided last year with a notice of non-renewal. As such, KMHC is underway with the renegotiation of the affiliation agreement that includes the provision of purchased services and associated fees.
  
- Construction and Strategic Projects Update:
  - A team at KMHC has been working with a third-party company, Power Wellness, that specializes in business analysis and management of multi-generational centers across the U.S. Power Wellness has performed consumer and market research to assess the feasibility of expanding rehab and medically based wellness services in the Kaliseum. With initial positive results, the second phase of the study is underway which includes a more in-depth business plan to present to the board later this Spring.
  - The Acute Care Pavilion construction is going very well and is currently under budget.
  - KMHC leadership has re-started rounding and attending township meetings on a quarterly basis.
  - The Certificate of Need (CON) has been filed with the state for the approval to purchase and install a fixed MRI unit at KMHC.
  - New campus planning process has commenced including assessment of the space on the corner of Birch and Island Lake Rd.
  
- The schedule of 2023 KMHC Board of Trustee Meeting dates were approved as follows:
  - January 24, February 28, March 21, April 25, May 23, June 27, July 25, August 22, September 26, October 24, and December 5.

- KMHC will soon launch a Spring Fitness Challenge; two rounds have already been completed with successful results towards improving obesity and overall wellness. The goal over the next several challenges is to invite community organizations to join the challenge.

- Medical Staff Report:

- After a downturn, hospital admissions are starting to pick back up.
- Munson has recently announced several retirements and staffing changes.
- Kalkaska Medical Associates is working on a health registry project which would help identify patients that may need extra support or need to be seen.
- Press Ganey (satisfaction) scores are now being published online for providers-all KMA providers have very high scores.

- Munson Healthcare Update:

- The new Family Birth and Children's Center construction project has been placed on hold; the project will be revisited this summer.
- Munson continues to experience staffing and financial challenges.

**(G) Drain Commissioner/Manistee Lake Improvement Board - Nothing to report this month**

**(H) Kalkaska MTA**

KALKASKA COUNTY CHAPTER  
of the  
MICHIGAN TOWNSHIP ASSOCIATION  
JANUARY 16, 2023 MINUTES

The first quarter meeting of the Kalkaska County Chapter of the Michigan Township Association was held at the Kalkaska County Commission on Aging, 303 S. Coral St. Kalkaska Michigan.

Chairperson Valerie Hansen called the meeting to order at 6:00 p.m. Treasurer Mike Winter was absent, no report was presented.

Pledge of Allegiance was led by Sheriff Pat Whiteford.

Minutes of the October 17, 2022 meeting – Motion by Debbie Bishop, 2<sup>nd</sup> by Matt Brenner to accept minutes as presented. All ayes, motion carried.

**Present Representatives:**

Excelsior Township – Rich VanBeek /Supervisor, Annie Wallace/Clerk, Norman Groner/Trustee  
Oliver Township - Peggy Young / Supervisor, Debbie Bishop / Treasurer  
Rapid River Township – Valarie Hansen/Clerk, Matt Brenner/Trustee  
Library- John Roberts  
Sheriff- Pat Whiteford  
MTA- District #6 Director Sharon Schultz

Library Report – John Roberts reported that 2 (two) satellite branches of the library have been set up in Coldsprings and Garfield Township halls, which is great for our community!

Commissioners Report – None

Sheriff Report - Working with Enterprise to see if leasing vehicles is an option. Inmates are still be housed in other facilities, but Sheriff Whiteford is checking on different facilities to cut back on fuel and personnel costs. Researching costs and locations of building a new jail are being studied.

MTA Director Report – Sharon Schultz gave an update on legislation. Information on MTA’s Annual Conference was given. The conference will be held for the next 2 (two) years at the Grand Traverse Resort. Sharon also shared the State Revenue Sharing numbers.

Rugg Pond – Matt Brenner spoke about the ongoing study of repairing or removing the dam. Silt in the pond has been found to be contaminated. A grant is being explored to cover costs and options regarding the dam.

Public Comment- Annie wallace brought up a Bill that has passed in Lansing regarding KMHC.

**\*\*\*\*\* The next meeting will be held April 17, 2023 @ 6:00 p.m. \*\*\*\*\***

Upon proper motion meeting was adjourned at 6:57 p.m

- Public Act 47 Discussion: did it pass? What is the Act? Some research needed to be done by the Clerk

**Treasurers Report:** No report this month due to last week of winter tax season

**PUBLIC INPUT ON BUSINESS ITEM (as listed on the agenda):** 5:55 PM - None

**OLD BUSINESS:**

**(A) ARPA Funds Update**

- a. Clerk attended County ARPA meeting in January
- b. County ARPA Funds request sent to County Clerk for Road Project and Township Hall Updates
- c. County ARPA Committee will meet is meeting tonight to approve requests

**(B) Clean Boats, Clean Waters Program**

- a. Renee Penny, Kalkaska Conservation District, submitted our application
- b. Waiting for determination of grant application

**(C) Consider Approval of Home Depot Quote**

- a. Motion by Gentelia, second by Delaney, to approve the Home Depot Quote for toilets of \$558.00.
- b. A roll call vote was taken: Ayes – Delaney, Smith, Gentelia, Hoffman, Schaller; Nays – None; Absent – None. Motion Carried.

**NEW BUSINESS:**

**(A) Consider Approval of Board of Review Members for January 1, 2023 – December 31, 2025**

- a. Supervisor Hoffman request to appoint Roger Smelker, Sam Gentelia, Deborah Schaller, Melanie Pauch, and Lynette Priest
- b. Motion by Gentelia, second by Smith, to approve appointments to Board of Review as presented. A voice vote was taken, All Ayes. Motion Carried

**(B) Kalkaska County Hazardous Mitigation Plan Discussion**

- a. Clerk attended the Hazardous Mitigation Plan meeting in January
- b. County Emergency Manager and County Planning Commission is requesting townships review draft plan and provide input and/or edits to content, deadline is March 27, 2023
- c. Send any input and/or edits to Clerk

**(C) Consider Approval to Contract with Attorneys at Law, Carey & Jaskowski, PLLC as Township Attorneys – completed in presentations**

**(D) Consider Approval of 2023 Kalkaska County Sheriff’s Department Contract**

- a. Contract is similar to past contracts, with a minimal increase of \$30.19 (\$638.37) per month
- b. A roll call vote was taken: Ayes – Smith, Gentelia, Hoffman, Schaller, Delaney; Nays – None; Absent – None. Motion Carried.

**(E) Consider Letter of Support for Great Lakes Energy ROBIN Grant Application**

- a. Great Lakes Energy is applying for a multi-million dollar grant to expand TruStream (Broadband) in Kalkaska County
- b. Project map includes areas in Coldsprings Township, such as Maple Valley, Croy Lake Road, Priest Road, areas near Starvation Lake among others.
- c. Clerk would like to send a Letter of Support to be included in GLE’s application
- d. Motion by Gentelia, second by Schaller, to send a Letter of Support for Great Lake Energy’s ROBIN Grant Application. All Ayes, Motion Carried.

**Approval of Bills:**

A **Motion** by Delaney, **second** by Schaller, to approve \$109,325.76 to pay February bills. A roll call vote was taken: Ayes – Gentelia, Hoffman, Schaller, Delaney, Smith; Nays – None; Absent – None. Motion Carried.

**Public Comment: Started at – 6:09 PM**

- C. Buzzelli –
  - Came in to pay tax bill and was asked by Clerk to stay for the board meeting
  - Glad she did, it was efficient and organized
  - Thank you for passing the Anti-Noise Ordinance
  - A&R Storage
    - Full-time Assessor at Blue Lake Township
    - May have legal standing to wipe out the debt
- K. Lashbrook
  - Great Lakes Energy Grant application, does it include possible service at Maple Valley?
  - Map shows potential service to Maple Valley
  - Project details are on GLE’s website, click on Tru-Stream
- S. Griffin
  - What does Maple Valley need to do to have contract for snowplowing?
  - Township has not signed a contract, just signed agreement of accepted bid with KEO
  - Group needs to retain their own attorney to have their questions answered
- Michigan Township Conference
  - April 17 – 20 at Grand Traverse Resort
  - Delaney will attend a single day
  - Clerk may attend, but dependent on previous commitment
- EGLE Workshop – March 23, 1 – 5pm in Cadillac
  - Clerk is registered to attend
  - Trustee Schaller would like to attend
  - Clerk will RSVP a seat for Trustee Schaller
- REMINDER for the Public: March Township Board meeting has been rescheduled for Monday, March 20, 2023 at 5:00 PM. Public Hearing for 2023-2024 Township Budget will be at 4:00 PM, prior to the Board Meeting



**Adjournment:**

**Motion** to adjourn at 6:21 p.m. by Smith, **second** by Gentelia. All Aye, Motion Carried.

Next meeting Monday, March 20, 2023 at 5:00 PM

Budget Public Hearing, Monday, March 20, 2023 at 4:00 PM

Gayenell Gentelia

Clerk, Coldsprings Township