

**APPROVED MINUTES
COLDSPRINGS TOWNSHIP
REGULAR BOARD MEETING MINUTES
COLDSPRINGS TOWNSHIP HALL-COUNTY ROAD 571
MONDAY, NOVEMBER 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, Treasurer Moses, Clerk Gentelia, Trustee Phillips and Trustee Delaney. Fifteen (15) members of the public were present, including Deputy Farrier from the Kalkaska County Sheriff's Office.

Adoption of the Agenda: Motion by Delaney, **second** by Phillips, 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 October 9 Regular Board: Motion by Gentelia, **second** by Delaney, to approve the minutes from the October 9, 2023 Regular Board Meeting as presented. All Ayes, Motion Carried.

Presentation: None

Correspondence:

- (A) **KCRC – Land Division Review**
- (B) **KCRC – Land Division Review**
- (C) **LARA**
- (D) **MI Public Service Commission**
- (E) **Request to Read Correspondence – Marsha Cole**

Assessors Report:

Memorandum

November 5, 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- October-23

STATUS UPDATE: On October 19, 2023, Governor Whitmer signed legislation expanding the disabled veteran exemption for properties of spouses of disabled veterans that were acquired by the surviving spouse after the disabled veteran's death. Specifically, MCL 211.7b(1)(b) was amended to provide that:

A surviving spouse of a disabled veteran who, immediately before death, was eligible for the exemption under this section. An exemption under this subdivision continues as long as the surviving spouse does not remarry, and the exemption applies to any property used and owned as a homestead by the surviving spouse, including homestead property acquired after the decedent's death. (Emphasis added.)

MCL 211.7b(2) was also amended so that, beginning in 2025, veterans or their spouses no longer need to request the exemption on an annual basis. Specifically, MCL 211.7b(2) provides that “[a]n exemption granted . . . as to taxes levied on or after January 1, 2025 remains in effect, without subsequent reapplication, until it is rescinded [by either the disabled veteran or their spouse] or is denied by the assessor, as provided in section 7c.” MCL 211.7c, also enacted on October 19, 2023, provides information regarding rescission and denial of the exemption.

ADDITIONAL INFO: The Inflation Rate Multiplier has again been computed to be OVER 5%. Therefore, for the second year in a row, the IRM will be set at 5%--the maximum allowable increase under Michigan’s property tax system, “Proposal A”. This means that all taxable values will be adjusted (increased) by 5% for 2024.

DECEMBER BOARD OF REVIEW: The December Board of Review will meet at the Township Hall on Tuesday December 12, 2023 at 5:00 pm. The purpose of the meeting is to correct clerical errors and mutual mistakes of fact as defined by the General Property Tax Act in MCL 211.53b.

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

Sally

Committee Reports:

(A) Planning & Maintenance:

a. Sands Park

- i. Maintenance staff noted a vehicle appeared to have collided with the drain near the boat launch exit, destroyed the drain grating and knocked down several barricade posts. One post was manually sawn off. Significant damage. Maintenance staff erected a snow fence temporary barrier around the drain. We are seeking solutions-based bids to erect a more robust permanent barrier.
- ii. Signs have been ordered to attempt to deter vehicles from turning left into the replacement drain barrier when exiting the launch parking area. Parking lot exit lane arrows will need to be painted in the spring to show right turn only when leaving the launch area.
- iii. A serious storm water runoff situation exists at Sands Park that is eroding the beach and other areas. Hopefully in the near future we can explore drainage improvements and possible creation of a rain garden to capture the runoff, similar to the Railroad Square rain garden in Kalkaska.
- iv. Maintenance staff noted a severe tripping hazard at the sidewalk end at the Beach due to erosion. Attempts to remedy the hazard have not resolved the issue. Staff erected orange, temporary barrier at the sidewalk end. We are seeking solutions-based bids to install a repair to the eroded step-down area, until the overall erosion problem can be addressed and abated.
- v. The dock was removed by Todd’s Welding Service and the three swim buoys and anchors were removed by Mike Davis. I have asked them both to provide quotes for both the dock and buoy placement and removal for calendar year 2024, as one service. I suggest this be a two-year contract. The buoy/anchor removal requires two people and a boat with a winch or other lifting device. The buoy anchors are placed six feet deep and weight over 100 pounds each.
- vi. Bid specifications were developed and sent out to four contractors for removal of the 15 Oak wilt trees. Bids were due Thursday, November 9.

- b. Townhall
 - i. We are seeking bids for repair and maintenance of the four garage doors. One door has a broken cable which is a safety issue. Also plan to install two garage door openers
 - ii. The new backpack leaf blower and associated safety equipment was purchased for maintenance staff.
- c. Cemetery
 - i. Cemetery cleanup in progress
 - ii. Maintenance cleaned up leaves, looks great

(B) Fireboard:

COLDSPRINGS- EXCELSIOR FIRE & RESCUE
MINUTES
November 1, 2023

Call to order @ 5:03 p.m.

Roll Call: Norm Groner, Ray Hoffman, Annie Wallace. Dick Patternoster and Dawn Moses absent. Also present, Chief Rusty Headley and Gayenell Gentelia.

Agenda: Motion by Hoffman, 2nd by Wallace to approve agenda as presented. All ayes, motion carried.

Minutes: Minutes of the October 4 meeting were presented. Motion by Hoffman, 2nd by Groner to approve minutes as presented. All ayes, motion carried.

Old business: *Cadet Program- Still waiting for State approval. *Garden Lane Fire- Still with the billing company. * A new trained firefighter has applied. Motion by Wallace, 2nd by Groner to hire on probation. All ayes, motion carried.

Run Report for March: Fire-16, Medical-10. Frederic Runs: Grayling-1, Kalkaska Memorial-3, Munson-5, Cancelled-1, Refusal-1, DOA-0, Other-1

Chief's Report: *The contract for the new Pumper tanker from CSI was presented. Motion by Wallace, 2nd by Hoffman to authorize Chairman Norman Groner to sign. Roll call: Wallace-yes, Hoffman-yes, Groner-yes. Motion carried. *The old rescue has been sold and should be picked up next week. * The Crawford Lake hydrant has been repaired by K.E.O. for \$3,928.46.

Bills and Wages: Motion by Hoffman, 2nd by Groner to pay bills and wages for November in the amount of \$10,331.88. Roll call: Hoffman-yes, Groner-yes, Wallace-yes. Motion carried. Check #s 10668-10681 were used for payment.

NEW BUSINESS: Generator is in transit.

Public: Gayenell Gentelia spoke about cameras at C.E.T.A. to watch for illegal dumping at the recycling dumpsters. She will attend a meeting at C.E.T.A.

Upon proper motion, meeting adjourned at 5:44 p.m.

Annie Wallace, Clerk

(C) Road Commission:

**Road Committee Report
Coldsprings Township Board Meeting**

November 13, 2023

The following is a recap of two Kalkaska County Road Commission board meetings I attended on October 11, 2023 and November 8, 2023. The next KCRC board meeting is Wednesday, December 13, 2023.

I received the following updates for our list of potential 2023 road fixes:

- a. Tower Road – 700’ of Tower Road off of Sunset Trail to Rita Drive. Gravel was installed on September 19th. John Rogers of KCRC said an invoice will be coming shortly and is less than the budgeted amount of \$10,000 that the Township Board approved on May 8, 2023. Residents have some complaints that there are still potholes.
- b. East Shore Drive – Design Engineering and Survey services. Huron Engineering is 2/3 done but ran into a lack of GPS signal issue on the north part of the road. Will take about 2-3 weeks to manually complete the field work.
 - I. The engineers report will also include an estimated cost projection. Once we have that, we can discuss if/how/when to pay for the project.
 - II. At the Manistee Lake Association meeting I attended on September 2, 2023, several residents wanted to discuss a potential special assessment district. I have some very preliminary information from Sally on how it would work. Once the project cost is known, I will do further analysis and report to the MLA at their next meeting on May 25, 2023.
- c. KCRC is preparing cost estimates for our other potential road projects:
 - I. W.C. Cross Drive – No new information. Gravel would help a lot, but John does not suggest ditching. John will get measurements and quotes.
 - II. Sunset Trail and Twin Lake Road – No new Information. Shoulder work, and maybe overlay patches where needed. John will get measurements and quotes.
- d. Ford Road - Potentially doing some overlay patches in a couple areas and then a chip and seal. John Rogers said the KCRC is planning on several roads in the county for chip and seal projects. He will put together a list and Ford Road will likely be on it.
- e. Shore Road – I have spoken a few times with a resident of Shore Road regarding concrete replaced by the road contractor that is cracked and peeling. John Rogers has it on KCRC’s Project list for a 2024 fix.

December is budget month for the KCRC and they need to know how much we plan on spending on our roads in 2024. East Shore Drive is a priority, but we can’t say how much we will spend until we know the engineer’s cost projection. John also urged us to consider more gravel road improvements. He said Rapid River Township has spent a lot of money on their gravel roads over the past several years and they have made significant improvements. But Rapid River also has a road millage of 2 mills, whereas we are only 1 mill.

Rick Delaney
Coldsprings Township Trustee

(A) Sheriff Department:

- a. Deputy Farrier was present to provide monthly report and blight update
- b. Seasonal Property Check Form - <https://kalkaska.rja.revize.com/forms/2773>
- c. Monthly Sheriff’s Report available at the Clerk’s Office

(B) County Commissioners:

- a. DPW
 - i. Continue to struggle
 - ii. Person who was doing a fantastic job, had to leave and took a different position
 - iii. New person lasted 2 weeks
- b. Exploring hiring a county administrator
- c. Kaliseum
 - i. Construction
 - 1. Demo pool area
 - 2. Result in 9000 sq. ft of additional space
 - 3. Estimated to be completed by Winter 2024

(C) Hospital

Talking Points from KMHC Board Meeting 10/24/23

- Moments of Excellence:
 - Kevin Rogols, CEO, shared the recent *Great Place to Work* Employee Engagement Survey results. The survey is completed annually and this year KMHC had the highest scores in the last 10 years. Many of the scores from questions asked were 30-40 points higher than comparative/benchmarked hospitals. As healthcare continues to be a difficult industry for retention and recruitment, this reflects the passion of KMHC's staff and the strength of our culture.
- FY2023 Financial Audit Presentation:
 - Andrew Raymond, KMHC CFO, along with members from the WIPFLI audit team presented a fiscal year 2023 summary to the board.
 - WIPFLI shared that during the audit process there was a high level of support and cooperation with KMHC management.
 - Overall, a very successful audit with no significant adjustments resulting in a change in net position for the fiscal year ending June 30th, 2023. Some re-classifications were made, mainly due to construction projects, but did not result in a change to net position.
 - WIPFLI presented a detailed financial analysis comparing KMHC to historical levels for the hospital, the median (50th percentile) for Michigan hospitals and regional median (50th percentile) for critical access hospitals.
 - KMHC has experienced significant growth since 2019 but are now experiencing substantial elimination of grants and COVID related money that have been prevalent over the last few years.
 - WIPFLI also gave a healthcare industry and trend update. Highlights include:
 - Healthcare is experiencing shifts in payer mix, putting additional pressure on rural healthcare.
 - Demand continues for more and newer technologies at a premium cost. Healthcare organizations are looking towards accessing more grants to help offset or pay for the new technology.
 - Competition for staffing and compensation rates for staff are at an all-time high across all roles in hospitals and healthcare settings.
 - The industry is seeing a great demand for increased collaboration between fellow hospitals and other types of healthcare providers.
 - The Fiscal Year 2023 KMHC Financial Audit was fully supported and approved by the board.
- Medical Staff Report:

- Dr. Holmes shared a recent experience at a Munson regional hospital when they had a major disruption in their computer system and had to transition to downtime procedures for several days. KMHC was not impacted but is a good learning moment for all hospitals that this could happen to anyone.
- Board Chair Report:
 - Munson Healthcare is busy working towards their recently announced Regional Care Transformation Plan.
 - The newly released plan will focus on reducing services offered in Manistee, Frankfurt, Charlevoix, and Grayling, while expanding services in Cadillac, Otsego, and Traverse City.
 - Munson has also announced entering the Petoskey market with the purchase of an existing building and plans to turn into a community health and outpatient center.
 - This plan does not impact what services KMHC provides or will provide into the future. KMHC leadership continues to reinforce that “KMHC is not for sale.”
- Calendar Year 2024 Board Committee assignments will be voted on at the January 2024 Board of Trustees Meeting.
- CEO Report:
 - The proposed amendments to the KMHC by-laws of the Safety and Quality Committee were originally presented at the August Board meeting for review. Following a few edits, re-presented in September, it was met with full approval at the October Meeting.
 - Mancelona Family Practice (MFP) Update: The acquisition papers have been signed to officially transfer the care of all MFP patients to Kalkaska Medical Associates as of February 1st, 2024. KMHC is actively working on staff interviews and recruitment. There are plans to do some updates and small renovations to the physical building.
 - Level Acres Update: Laura Zingg, VP Administration, gave an overview of Level Acres, the Senior HUD, section 8, housing complex located across from KMHC’s Assisted Living. Medallion Management currently manages all day-to-day operations and works with KMHC as needed. The complex generally runs at full capacity and is based on income. Updates to the building and apartments are made on an ongoing basis.
 - Discussion continued regarding Act 47 vs. Not-for-Profit Status:
 - A special meeting was held on October 17th, with strong turnout from members of the public. Thank you to the board and public for attending.
 - A deeper dive will continue into researching different types of not-for-profit structures.
 - At the special meeting, Governance was a significant point of discussion and interest. The Board has been encouraged look and consider all aspects of the decision, not just governance.
 - A recommendation was made that KMHC leadership hold open forums in all 12 township and the Village of Kalkaska to discuss Act 47 vs. Not-for-profit to help share accurate information and provide education to the community.
 - The Leadership team will also be providing pros and cons within each category of the “decision matrix” that was requested to be completed by each Board Member.
 - It was re-iterated several times throughout discussion that KMHC is not and will not be for sale regardless of a structure change.
 - Upcoming Events:
 - Please join us for the Grand Opening of the new Acute Care Pavilion, featuring the brand-new Emergency Department as well as celebrating KMHC’s 70th Anniversary! Open House will be held Sunday, November 12th, Noon-4pm. Light refreshments and tours will be provided.

(D) Drain Commissioner/Manistee Lake Improvement

- a. Measure lake level, up about 4”

Treasurers Report:

- Transition is going well
- Danielle has been great
- Disbursements this week
- Tax bills going out a bit late

All Accounts: 2,352,190.37
General Fund: 509,700.26
Tax Account: 1,842,490.11
Cash on Hand: 200.00

Michigan CLASS

All Accounts: 721,153.53
Corporate: 203,263.87
Road Millage: 101,631.95
Improvement: 345,464.43
Metro: 43,344.37
LCSA: 27,448.91

Motion by Delaney, second by Gentelia, to approve Treasurers Report. A voice vote was taken. All Ayes.
Motion Carried.

PUBLIC INPUT ON BUSINESS ITEM (as listed on the agenda): 5:55 PM

S. Murray – Wind/Energy Legislature – Farmers were trying to take advantage of wind/solar, but knocked down by local legislature

OLD BUSINESS:

(A) ARPA Funds Update

- a. Need to have funds allocated by Dec. 31, 2024

(B) Electronic Sign

- a. Meetings scheduled and waiting for proposals

(C) Branch Library

- a. Looks like funding is coming through.

NEW BUSINESS:

(A) Consider Approval of Kalkaska Public Schools Tax Collection

- a. Motion by Gentelia, second by Delaney, to approve Kalkaska Public Schools Tax Collection.
A roll call vote was taken: Ayes – Phillips, Delaney, Moses, Gentelia, Hoffman; Nays – None; Absent – None. Motion Carried

(B) Consider Approval of Tree Removal Bids

- a. Hesel Tree Service bid is \$7,200 to remove wood, brush, clean up of 15 trees; grind 3 stumps clean up, top soil

- b. KEO bid is \$20,000 to remove 15 trees, cut down trees, haul off all debris for disposal; grind stumps of 3 trees spread topsoil and seed, haul off al debris for disposal
- c. Third bid from Boyd’s Landscaping was late and did not include proof of liability insurance
- d. Motion by Gentelia, second by Delaney, to accept bid from Helsel Tree Service. A roll call vote was taken: Ayes – Delaney, Moses, Gentelia, Hoffman, Phillips; Nays – None; Absent – None. Motion Carried.

(C) Business Card and Letterhead Discussion

- a. Clerk has created business cards. If board member is interested in business cards, contact clerk

Approval of Bills:

- A Motion by Phillips, second by Delaney, to approve \$44,762.46 to pay November bills. A roll call vote was taken: Ayes –Gentelia, Hoffman, Phillips Delaney, Moses; Nays – None; Absent – None. Motion Carried.

Public Comment: Started at – 6:15 PM

- M. Cole –
 - The letters by self-appointed volunteer, Molly Zappitell, to property owners contain language that is not in sync with the following:
 - 2 letters were read at the July 10, 2023 meeting
 - Petition language approved by the Township Board on 12/13/2021 (Regular Board Meeting)
 - The estimate by EFS dated 2/27/23 obtained by self-appointed volunteer and presented to the township on April 10, 2023 & approved by the township, signed by Supervisor Hoffman
 - Resolution 2023-010 approved at the May 8, 2023 Regular Board Meeting
 - Building and Use Restriction
 - Easements and/or Right of Ways for installation and maintenance of public utilities are specifically reserved by Northwood Properties Inc and can be found at the Liber 183 page 208 & 209. A document dated September 11, 1979 & filed with Kalkaska County. Also in this document is the information on the recorded surveys at Liber 2, page 390 through 456 inclusive from 1979
 - To date, 44 years later, it is very obvious that the developer Northwood Properties did not develop the land according to the recorded documents.
 - As I have indicated in prior Regular Board meetings, there has never been a 66’ wide unobstructed easement for ingress & egress.
- R. Meeker
 - Sand Park Damage
 - Can we make video loop longer
 - It’s set based on vendor recommendation
 - We need to find the issues quicker
- D. Whitney
 - Property Record Cards:
 - Most taxpayers don’t even know what they are, how much critical data they contain & that their property even has one

- With that being said, I would like the board to consider making the following procedural changes to the property assessment process
 - Every time the tax assessor completes an onsite property visit (and this includes using Google Earth to do that visit) that visit should automatically generate that the property owner receives a current copy of their property record card.
 - This procedure will promote transparency to the taxpayer as well as accountability on the assessor’s findings. It will also help them understand what they are being taxed on.
 - Taxpayers can review this data, if necessary, ask questions and most importantly, this will enable owners to have any errors corrected BEFORE tax bills are sent out.
 - Coldsprings Township has 2,421 properties. 20% on site visits are conducted each year. Approximately 484 cards each year
 - The board should consider this as a future township meeting agenda item so it can be discussed in detail and also receive property owner input. I’m sure, if asked, taxpayers would welcome this feature in the township.
- S. Murray
 - Process for generation for the State of Michigan
 - February mailing has many pertinent information
 - Property Owner can contact assessor with any questions
 - First Monday in March, Assessors can no longer touch the data
 - Must go to Board of Review after Mar. 1
 - There is already built in transparency and communication
 - Property cards can be requested at any time
 - Data can be hosted in BS&A, with access to public, but we may need to update for a cost
- M. Zappitell
 - Maple Valley resident
 - I sent the letter to Marsha Cole
 - I will be furthering this civil matter in the near future

Adjournment:

Motion to adjourn at 6:33p.m. by Gentelia, **second** by Delaney. All Aye, Motion Carried.

Next meeting Monday, December 11, 2023 at 5:00 PM

Gayenell Gentelia
Clerk, Coldsprings Township