

**APPROVED MINUTES
COLDSPRINGS TOWNSHIP
REGULAR BOARD MEETING MINUTES
COLDSPRINGS TOWNSHIP HALL-COUNTY ROAD 571
MONDAY, FEBRUARY 12, 2024 5:00 P.M.**

Trustee Delaney called the meeting to order at 5:00 p.m.

Pledge of Allegiance

Board members present at roll call were, Clerk Gentelia, Trustee Phillips, Trustee Delaney. Supervisor Hoffman and Treasurer Moses were absent. Five (5) members of the public were present, including Sheriff Whiteford from the Kalkaska County Sheriff's Office.

Adoption of the Agenda: Motion by Phillips, **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 January 8, 2024 Regular Board: Motion by Gentelia, **second** by Phillips, to approve the minutes from the January 8, 2024 Regular Board Meeting as amended. All Ayes, Motion Carried.

Presentation: None

Correspondence: None

Assessors Report:

Memorandum

February 4, 2024

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-December-23

The 2024 March Board of Review meetings will be held at the township hall on the following dates/times:

Tuesday March 5th 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 11th: 9am-3pm **Amended to =>** Monday March 11th: 3pm-9pm

Thursday March 14th 3pm-9pm

(Both meetings to be held 3pm-9pm)

The Inflation Rate Multiplier for the 2024 has been calculated at 5.1% 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 2024 taxable valuations will be based on an increase of 5%.

Historical Inflation Rate Multipliers

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

Year	IRM
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

Year	IRM
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)
2024	1.05 (Capped Value) 1.051 (Headlee)

The 2024 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* 2024 taxable value for Ad Valorem & Special Acts parcels (Real and Personal) is approximately 121,559,200. By contrast, the 2023 Taxable Valuation was 111,104,912.

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

Sally

Committee Reports:

(A) Planning & Maintenance:

Coldsprings Township maintenance activity report, January 2024 meeting

TOWNSHIP HALL:

o Bids were awarded in December to JM Door for garage door repair, maintenance, and installation of two openers. The work was completed on Thursday, January 11, 2024.

CEMETERY: No new activity to report.

SANDS PARK:

o As reported last month, vandalized property was discovered at the park pavilion in December. The individual(s) damaged several electrical outlets, the message board, and attempted to break into the electrical closet. Two electricians were contacted, requesting quotes for the outlet repairs.

o One quote was received from Kuhns Electric. We requested that Kuhns quote two options.

o Option 1 was to replace only the existing damaged outlets and install heavy duty metal outdoor-rated covers on the same outlets. That quote was in the amount of \$478.11.

o Option 2 was to fix and upgrade all existing outlets to comply with current code which calls for outdoor rated, weather-proof GFI outlets. Heavy-duty metal, outdoor-rated covers will also be installed to hopefully deter future damage. That quote is in the amount of \$1,131.37.

o I recommend the board approve Kuhn's Electric Quote #2024-006 dated 1/18/2024 for \$1,131.37; authorize the Clerk to notify Kuhn's of the bid award; and process the order to complete the work prior to the Trout festival.

Motion by Phillips, second by Gentelia, to accept bid from Kuhn Electric in the amount of \$1,131.37 to repair/replace all existing outlets in the pavilion at Sands Park. A roll call vote was taken: Ayes – Phillips, Delaney, Gentelia; Nays – None; Absent – Moses, Hoffman. Motion carried.

o Park Superintendent Ruiz will need to be present to open the building housing the electrical system and with closure when needed.

(B) Fireboard:

COLDSPRINGS- EXCELSIOR FIRE & RESCUE

MINUTES

February 7, 2024

Call to order @ 5:03 p.m.

Roll Call: Norm Groner, Dick Paternoster, Dawn Moses, Annie Wallace, Gayenell Gentelia. Also present, Chief Rusty Headley, Frederic Captain Ballard, Coldsprings-Excelsior Captain Steve Guidebeck, Amber Sage, & Madeline Tinker.

Agenda: Motion by Wallace, 2nd by Moses to approve agenda with the addition of ballot language for millage renewal. All ayes, motion carried.

Minutes: Minutes of the January 3, 2024 meeting were presented. Motion Paternoster, 2nd by Groner. All ayes, motion carried.

Moment of silence for Former Chief Tom Gruse, previous Fire Board Treasurer Brenda Smith's husband Rick, and Chief Headley's brother Raymond.

Old business: *Cadet Program – The State of Michigan has approved. One new Cadet Madeline Tinker is approved. Discussion about Cadets getting paid. *Garden Lane billing - Nothing new.

Run Report for November: Fire-9, Medical-14. Frederic Runs: Grayling-3, Kalkaska Memorial-7, Munson-10, Cancelled-2, Refusal-6, DOA-1, Other-0

Chief's Report: *The generator will be installed when weather permits. * Fireman Memorial – Bill Garrock and Tom Gruse's name has been submitted for recognition. * The new air packs have been

delivered and have been fit tested. Captain Guidebeck is checking into grants for a fill station and compressor.

Budget amendments presented by Clerk Wallace in order to pay the bills. Motion by Gentelia, 2nd by Paternoster to approve. Roll call: Gentelia-yes, Paternoster-yes, Groner-yes, Moses-yes, Wallace-yes. Motion carried.

Bills and Wages: Motion by Paternoster, 2nd by Groner to pay bills and wages for February in the amount of \$29,439.44. Roll call: Paternoster-yes, Groner-yes, Moses-yes, Gentelia-yes, Wallace-yes. Motion carried. Check #s 10725-10743 were used for payment.

New business: Bear Lake Fire Department contract. The wording was not what Bear Lake Chief and Chief Headley had agreed on. Motion by Wallace, 2nd by Gentelia to decline signing. Ayes-4, Moses abstained. Motion by Paternoster, 2nd by Wallace for Chief Headley to open discussions with Bear Lake Chief again. All ayes, motion carried.

Treasurer Moses discussed changing the 3 mo. CD at Forest Area Credit Union to a higher interest rate and moving the Equipment account to a money market acct.

Millage- Motion by Wallace, 2nd by Gentelia to prepare millage wording that will be on the August 2024 ballot. All ayes, motion carried.

Budget Hearing set for March 20, 2024 @ 5:00 p.m. to be followed the budget meeting.

Public comment: None

Upon proper motion, meeting adjourned at 6:37 p.m.

Annie Wallace, Clerk

(C) Road Commission:

Road Committee Report Coldsprings Township Board Meeting February 12, 2024

I was unable to attend the Kalkaska County Road Commission board meeting on January 15, 2024. The next KCRC board meeting is Wednesday, February 14, 2024.

- However, I did receive a copy of the slide presentation John Rogers gave the KCRC Board at the meeting on January 15, 2024. The presentation discussed and analyzed the recently completed PASER ratings for all roads in Kalkaska County. John will likely give this presentation to us at a future Coldsprings Township Board meeting.
 1. Last month my report gave an overview of the Township's PASER ratings. But I think it bears repeating. The PASER ratings will be a useful tool for planning future road construction priorities. The reports are quite lengthy and detailed. Each road in our township has been analyzed segment-by-segment (cross-road to cross-road). Each segment of the road is rated using several criteria and then given an overall rating.
 2. Paved Roads - Over 60% of our paved roads are rated "Poor".
 3. Gravel Roads - Not counting seasonal roads, approximately 35% of our gravel roads are rated "Poor", with another 32% barely meeting the "Fair" definition.

4. Overall, the only roads not needing any recommended repairs are those roads we have repaired since the Township started it's own millage for road repairs (5-7 years ago).
5. Ballpark cost estimates to bring each road to a "Good" rating were prepared using recent road construction costs. Raising all of our paved roads to a "Good" rating would cost at least \$2.8 million. Gravel roads would cost at least \$3.2 million. This does not include ditching, culverts, trees, signs, etc. Those costs are too variable to estimate.

- Note: this does not include the county's primary roads such as CR-571 and CR-612 where the KCRC funds repairs separately from the townships. Those repair costs are typically paid with the county's road millage.
- Our township's road millage provides about \$100,000 annually.
- Is the millage renewal vote scheduled for November 2024?

Rick Delaney
Coldsprings Township Trustee

(A) Sheriff Department:

- i. Anti-Scam program will be offered at the township
- ii. Contracts are ready
- iii. Grant through Insurance Plan for Tasers
 1. Request township apply for grant for tasers
 2. Sheriff will send to Clerk
- iv. 5-year Taser program, approx. \$50,000
- v. Clerk conveyed her appreciation for the support of Deputy Farrier and the Kalkaska County Sheriff's Dept.

(B) County Commissioners:

- a. County Administrator
 - i. David Schaeffer
 - ii. Start date: April 15, 2024
 - iii. Introduction to the Board at May meeting
- b. Recreation Manager
 - i. Received 60 resumes
 - ii. Interviews 5 or 6
 - iii. Full-time position
 - iv. Role is to increase activity at Kaliseum and all county assets
- c. Kaliseum on target to complete construction by mid-April
 - i. Hospital provided data surveys, etc
 - ii. Hospital provided a proposal, hospital run, county provide capital
 - iii. Kaliseum needs to become self-sufficient per Commissioners
 - iv. Opportunity to partner with hospital is on the back burner
- d. State Board of Canvassers approved language in January for Ax Michigan Tax

(C) Hospital

Talking Points from KMHC Board Meeting 1/23/24

- Moments of Excellence:
 - A video was played titled, "A Walk in Their Shoes." This is an exceptional video highlighting why we do what we do here each and everyday at KMHC. It reinforces the extensive mixture of emotions that people experience in a hospital and that we can all help our patients and

save lives by pursuing our KMHC Mission; Improving the health and quality of life for those we serve.

- Annual Election Update-Approved nominations of Officers:
 - Mr. Karl Klimek-Board Chair
 - Mr. Jerry Cannon-Vice-Chair
 - Ms. Tracy Nichol-Secretary
 - Dr. R. Troy Stobert-Treasurer
 - At Large Member Renewals: Ms. Melanie Pauch reappointed for a 4-year term.
 - There continue to be two open At-Large board member vacancies. All board members have been provided with an application that may be given to interested individuals. All applying are asked to have their application handed into Ms. Whiting in Administration by end of day February 9th in a sealed envelope. The nominating committee will then review and meet with the applicants and provide a recommendation to the full Board in February. This may defer to March if more time is deemed necessary.
- A huge thank you was given to Mr. Zenner for serving as Board Chair for the past 5 years. While Mr. Zenner has stepped down as Chair he will still remain on the board and looks forward to continuing serving KMHC.
- Committee appointments: Due to the newly elected Board Chair and very limited time to discuss committee assignments, a request was made and approved to defer the committee recommendations until the February meeting.
- A resolution was passed for support from each township to remain at 1/100 mill (operating levy) in their respective budgets through fiscal year 2026.
 - 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 budget is always presented 18 months in advance for the purpose of township budget planning.
 - As a reminder, 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.
- Medical Staff Report:
 - Both the new Acute Care and Emergency Department are running very well and have been busy. The Acute Care Pavilion has been a wonderful addition to KMHC with a lot of great feedback from patients and the community.
 - The new fixed MRI machine is also now up and running. This has been a huge achievement to have at KMHC and available for our patients and community.
 - KMHC (and other hospitals) can now accept self-referrals for mammograms where a doctor's order is no longer needed.
- Community Mental Health (CMH) Land Lease:
 - KMHC has been working with and providing space on KMHC's campus for the Kalkaska branch of Community Mental Health (part of North Country Community Mental Health).
 - KMHC has been providing temporary space for services ever since the county forced CMH to vacate their space, with nowhere to relocate in Kalkaska.
 - KMHC and CMH have found this to be a very beneficial relationship both administratively and geographically. The relationship has helped significantly reduce the length of stay for many behavioral patients in the emergency department.

- With the success of the relationship, KMHC has proposed a land lease for CMH to build a permanent building (owned and paid for by CMH) on the south end of the hospital campus.
- The land lease was fully supported by the KMHC board.

• Other Updates:

- A proposed calendar of the 2024 KMHC Full Authority Meetings was distributed. ■ Two months have had their dates slightly altered due to conflicts; the February meeting will be held February 20th, 2024, and the March meeting will be held March 19th, 2024.

(D) Drain Commissioner/Manistee Lake Improvement

- a. Manistee Lake Association has received the Sucker Removal Permit from the DNR
 - i. Grateful for township support
 - ii. Sucker removal date will be announced at a later date

Treasurers Report:

- Added Interest Rate column to report
- Interest rate will fluctuate

General Fund: 324,281.62
 Tax Account: 527,518.08
 Road Millage: 19,990.74
 Cash on Hand: 200.00

Michigan CLASS

All Accounts: 987,797.15
 Corporate: 283,939.60
 Road Millage: 102,873.09
 Building Fund: 64,874.04
 Improvement: 464,452.59
 Metro: 43,873.68
 LCSA: 27,784.15

Motion by Gentelia, second by Delaney, to approve Treasurers Report. A roll call vote was taken: Ayes – Delaney, Gentelia, Phillips; Nays – None; Absent – Moses, Hoffman. Motion Carried.

PUBLIC INPUT ON BUSINESS ITEM (as listed on the agenda): 6:07PM – None

OLD BUSINESS:

(A) ARPA Funds Update

(B) Branch Library

- a. Branch Library is now open
- b. Thursdays, 9am – 6pm

NEW BUSINESS:

(A) Consider Appointing Clerk to Kalkaska Memorial Health Center Board

- a. What Board approved it in January did not comply with Hospital By-Laws, must be appointed
- b. Motion by Phillips, second by Delaney, to appoint clerk to Kalkaska Memorial Health Center Hospital Board. A roll call vote was taken: Ayes – Phillips, Delaney, Gentelia; Nays – None; Absent – Hoffman and Moses. Motion Carried

(B) Consider Appointing Clerk to Coldsprings Excelsior Fire & Rescue Fire Board

- a. Motion by Phillips, second by Delaney, to appoint clerk to Coldsprings-Excelsior Fire & Rescue Board. A roll call vote was taken: Ayes – Gentelia, Phillips, Delaney; Nays – None; Absent – Moses and Hoffman. Motion Carried

(C) Consider Approval of Tax Collection Request for Mancelona Public Schools

- a. Approval required every year to collect school taxes for Mancelona Public Schools
- b. Motion by Gentelia, second by Phillips, to approve Tax Collection of taxes for Mancelona Public Schools. A roll call vote was taken: Ayes – Phillips, Delaney, Gentelia; Nays – None; Absent – Hoffman and Moses. Motion Carried.

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

- a. Annual Contract
- b. Motion by Phillips, second by Delaney, a roll call vote was taken: Ayes – Delaney, Gentelia, Phillips; Nays – None; Absent – Moses and Hoffman. Motion Carried.

(E) Consider Approval of Election Inspectors for the February 27, 2024 Presidential Primary Election

- a. Motion by Phillips, second by Delaney, to approve list of election inspectors for the February 27, 2024 Presidential Primary Election. A roll call vote was taken: Ayes – Gentelia, Phillips, Delaney; Nays – None; Absent – Hoffman and Moses. Motion Carried.

(F) Consider Approval to Move March Township Board Meeting to Monday, March 18, 2024. 5:00 PM

- a. Motion by Gentelia, second by Delaney, to move the March Township Board Meeting to Monday, March 18 at 5:00 pm and schedule Budget Public Hearing for Monday, March 18 at 4:00 PM. A roll call vote was taken: Ayes – Phillips, Delaney, Gentelia; Nays – None; Absent – Moses and Hoffman. Motion Carried.

Approval of Bills:

- A Motion by Phillips, second by Delaney, to approve \$103,393.47 to pay February 2024 bills. A roll call vote was taken: Ayes – Gentelia, Phillips, Delaney; Nays – None; Absent – Hoffman and Moses. Motion Carried.

Public Comment: Started at – 5:34 PM

- M. Cole
 - Lot Division/Platt
 - At the January meeting, the Assessor presented a Lot Division policy to the Board
 - Tabled until BOR review and Supervisor review
 - Suggest resident speak to Assessor
- D. Drys
 - Brought up blight a few months ago and haven’t heard anything since
 - Blighted properties are with attorney for court action
 - Awaiting township attorneys to file in Kalkaska County Courts

Adjournment:

Motion to adjourn at 6:47 p.m. by Phillips, **second** by Gentelia. All Aye, Motion Carried.

Next meeting Monday, March 18, 2024 at 5:00 PM

Gaynell Gentelia, Clerk, Coldsprings Township