

**APPROVED MINUTES  
COLDSPRINGS TOWNSHIP  
SPECIAL BOARD MEETING MINUTES  
COLDSPRINGS TOWNSHIP HALL-COUNTY ROAD 571  
MONDAY, MARCH 18, 2024 5:00 P.M.**

Trustee Delaney called the meeting to order at 5:12 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. Eleven (11) members of the public were present, including Deputy Farrier from the Kalkaska County Sheriff's Office.

**Adoption of the Agenda:** Move Treasurers Report to follow immediately after Assessors Report. Move County Commissioners Report to the beginning of Committee Reports. **Motion** by Delaney, **second** by Gentelia, to adopt the agenda as amended. All Ayes, Motion Carried.

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

**Approval of Minutes from February 12, 2024 Regular Board:** **Motion** by Gentelia, **second** by Phillips, to approve the minutes from the February 12, 2024 Regular Board Meeting as amended. All Ayes, Motion Carried.

**Presentation:** None

**Correspondence:**

- (A) KMHC – Clerk read correspondence and KMHC Board Authority Adopted Resolution
- (B) DEQ Notice
- (C) Fernando Curiel – Smart City

**Assessors Report:**

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**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

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

Tuesday March 5<sup>th</sup> at 4:30pm

Organizational Meeting; Board of Review accepts the 2024 assessment roll; Valuation appeals are **not** heard at this meeting.

**PUBLIC APPEAL DATES:**

Monday March 11<sup>th</sup>: 3pm-9pm  
Thursday March 14<sup>th</sup> 3pm-9pm

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The Ad Valorem & Special Act Valuations, as prepared by the assessor are as follows:

2023 Assessed Value \$ 191,899,300  
2023 Capped Value \$ 121,095,592  
2023 Taxable Value \$ 123,082,544

The March Board of Review will consider all appeals to the assessment roll and make any appropriate changes to the roll. Next month's assessor report will include the valuations as finalized by the MBOR.

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

## Sally

- 24 petitions were brought to BOR
- 11 requests were granted
- Kudos to March BoR members.

### **Treasurers Report:**

General Fund: 513,234.39  
Tax Account: 401,718.82  
Road Millage: 19,991.53  
Cash on Hand: 200.00

#### Michigan CLASS

All Accounts: 992,074.03  
Corporate: 285,168.98  
Road Millage: 103,318.52  
Building Fund: 65,154.94  
Improvement: 466,463.52  
Metro: 44,063.63  
LCSA: 27,904.44

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

- Discussion on Road Millage Disbursement to Michigan CLASS
  - There is value of FDIC Coverage
  - Future discussion on how much should be in each account

### **Committee Reports:**

#### **(A) County Commissioners:**

- a. Kaliseum on target to complete construction by April 15
  - i. Multi-purpose space
  - ii. 3 pickle ball courts

- iii. 1 basketball hoop
- iv. Space for another activity
- v. Trying to make Kaliseum be self-sufficient
- vi. Fee schedule approval in process
- b. Recreation Manager
  - i. Marina Friend
  - ii. Lots of ideas
  - iii. Working with groups who are using the grounds
- c. County Administrator
  - i. David Schaeffer
  - ii. Transitioning and will be full time April 15
  - iii. Meeting with Kalkaska Groups
- d. Reviewed Ax MI Tax
  - i. Needs 450,000 signatures
  - ii. Eliminate property tax for Townships
  - iii. No explanation on where revenue will come from to take the place of property tax
- e. Bob Baldwin is running for a 4-year term

**(B) Planning & Maintenance:**

Coldsprings Township maintenance activity report, March 2024 meeting

**TOWNSHIP HALL:**

- No new activity to report.

**CEMETERY:**

- Our Facilities Superintendent has started spring cleanup of leaves and winter leftover debris.

**SANDS PARK:**

- Kuhn's Electric was able to inspect, fix and upgrade all existing outlets to comply with current code and installed the Heavy-duty metal, outdoor rated covers. Final inspection completed on 3-5-2024.
- The clerk and I are still researching various products to replace the damaged message board.
- I am exploring the possibility of outsourcing the cleaning of the two restroom facilities at the park on a one-season trial basis. I have two insured cleaning contractors who are interested in doing a site visit. I am writing work specifications and will then proceed with the site visits.
- Every year in April, our Kalkaska conservation district holds a tree and shrub sale, and often has excess that don't sell but some may be donated to us. We discussed options to replenish the back forest shaded area at the park as well as using some "wet plants" appropriate for the lakefront buffer area for water uptake. I would like to pursue getting some of these trees and shrubs to plant in various places in the park and at the road ends.
- We are continuing to see damage from Oak wilt already this month. The conservation district arranged for the area-wide Forester from the Cadillac USDA office to do a site inspection and give us guidance on how to proactively address this ongoing issue. We met with Forester Larry Czelusta on Friday, March 15 and did a tour of the Park to observe damage from oak wilt and other issues. There are some large dead branches above the active park area that are very concerning. We are hoping to determine a better effort for sensible management of the situation moving forward versus random removal of trees each season. The dead tree branches and three large infected trees in the main area pose a safety issue and need to be addressed before April 1. I will be requesting emergency spending authorization to proceed as soon as possible.

- Motion by Gentelia, second by Moses to approve up to \$8,000 for Helsel Tree Service to perform emergency work due to oak wilt. A roll call vote was taken: Ayes – Phillips, Delaney, Moses, Gentelia; Nays – None; Absent – Hoffman. Motion Carried.
- Forester Larry recommended “protection first, removal as a last resort.” He suggested that the Board consider consulting with a certified arborist and explore doing oak wilt chemical injections for our few remaining oaks. I would like the Board to consider that suggestion in the future, after the immediate issue facing us is addressed.
- We have a persistent erosion and trenching problem at our beach. The township has done beach sand replenishment in past years to try to mitigate this erosion. A budget allowance estimate has been requested because the sand has not been refreshed or replenished for several years. This project will require a soil erosion permit from the county, to be obtained by the successful bidder on the township’s behalf.
- As previously reported, a vehicle damaged the drain and barricade near the boat launch exit. Although two Solutions-based bid proposals to erect a more robust, permanent barrier were received, we also sought a recommendation from the Kankaska County Road Commission. They provided a proposed solution from their guardrail vendor that involved installation of a curved guard rail; however due to the drain’s small size and close proximity to the roadway, that solution was not feasible. We are hopeful to award this solution shortly.
  - Motion by Delaney, second by Gentelia, to accept Todd’s Welding Service bid to install Drain Barricade and Grate for a total of \$3,005. A roll call vote was taken: Ayes – Gentelia, Phillips, Delaney; Nays – None; Absent – Moses, Hoffman. Motion Carried.
- As previously reported, a tripping hazard exists at the sidewalk end at the Beach due to erosion. Solutions-based bids to install a repair to the eroded step-down area were received from two companies. I am recommending the Board table this project. After discussions with both bidders, their solutions presented potential safety issues with regard to the surface materials proposed. I will do more research and report back at a future meeting. Both bidders were verbally notified we will not be proceeding with their solutions as proposed.
- The playground mulch has deteriorated significantly and needs to be refreshed with an organic, chemical free, soft and safe-for-kids product. I will be seeking a budget allowance estimate for this as well.
- We have seen degradation of the parking lot and road edges over the last year. Asphalt has deteriorated severely at the boat launch ramp and needs to be excavated and corrected with concrete, as historically, asphalt patching does not hold in that area. Potholes at the park entrance need to be addressed as well. A budget allowance estimate is needed for the boat ramp pavement repair.
- Todd’s Welding Service is the Township’s contractor for the dock and swim buoy installation, and those will be installed prior to Trout Festival/season opener in late April. We are still not out of the historical lake “refreeze” dates for typical March/April ice out events.

**(A) Fireboard:**

COLDSPRINGS- EXCELSIOR FIRE & RESCUE  
MINUTES  
March 6, 2024

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

**Roll Call:** Dick Paternoster, Gayenell Gentelia, Dawn Moses, Norman Groner, Annie Wallace. Also present, Chief Rusty Headley, and Lt Kevin Julian.

**Agenda:** Motion by Wallace, 2<sup>nd</sup> by Moses to approve agenda with the addition of ballot language for millage renewal, and banking. All ayes, motion carried.

**Minutes:** Minutes of the February 7, 2024 meeting were presented. Motion Paternoster, 2<sup>nd</sup> by Gentelia. All ayes, motion carried.

**Old business:** \*Cadet Program – The schools need to be contacted to approve students get credits and volunteer hours toward graduation. Cadets do not get paid. \*Garden Lane- Chief Headley will check on status of billing.

**Run Report for February:** Fire-9, Medical-23. Frederic Runs: Grayling-2, Kalkaska Memorial-9, Munson-9, Cancelled-2, Refusal 10, DOA-1, Other-2

**Chief's Report:** Wish-list items for the 2024-25 budget year presented.

**Bills and Wages:** Motion by Paternoster, 2<sup>nd</sup> by Groner to pay bills and wages for March in the amount of \$7,422.91. Roll call: Paternoster-yes, Groner-yes, Gentelia-yes, Moses-yes, Wallace-yes. Motion carried. Check #s 10144-10760 were used for payment.

**New business:** Ballot language for the Millage Renewal to be put on the August 6, 2024 ballot, was presented. Motion by Paternoster, 2<sup>nd</sup> by Groner to approve. Roll: Paternoster-yes, Groner-yes, Wallace-yes, Moses-yes, Gentelia-yes. Motion carried.

Treasurer Moses needs approval to open a Money Market account at Forest Area Credit Union and to move the Equipment account monies to the Money Market acct. Motion by Gentelia, 2<sup>nd</sup> by Wallace to approve. Roll: Gentelia-yes, Wallace-yes, Moses-yes, Groner-yes, Paternoster-yes. Motion carried.

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

**Public comment:** None

Upon proper motion, meeting adjourned at 5:56 p.m..

Annie Wallace, Clerk

## **(B) Road Commission:**

### **Road Committee Report Coldsprings Township Board Meeting March 18, 2024**

The following is a recap of the Kalkaska County Road Commission board meeting on March 13, 2024.

The next KCRC board meeting is Wednesday, April 10, 2024.

1. I discussed my recent conversations with a resident who would like to have “radar speed limit” signs installed on East Shore Drive. It is posted at 30 MPH and excessive speed seems to always be an issue on East Shore Drive. There are many pedestrians and bikers, especially in the summer. John Rogers of the KCRC suggested that the road commission place “tubes” on the road to find out what the actual speeds are. He thinks we need to gather some factual data before a decision can be made on purchasing the signs. A supplier has given a bid in the neighborhood of \$4,100 per sign, and we would need at least two. John will place the “tubes” once we are clear of any possible snowfall, probably shooting for late May.
2. Other issues discussed at the meeting:
  - a. The KCRC will be doing a chip and seal project on Starvation Lake Road from Cunningham Road to Blue Lake Road this summer. The KCRC will pick up the entire cost of approximately \$187,000.
  - b. The dust control bid was awarded to GFL Environmental, the same company we used last year. Costs have increased, but I did not hear how much. I advised KCRC we are interested in having a second application, as we have in past years.
  - c. Salt use is down 60% compared to previous winters.
  - d. Clearwater Township’s road improvements millage request passed. They are at 2 mills.

- e. CR 571 will be repaired this summer from Myers Road to CR 612/State Road. We have also applied for a safety grant for this stretch, due to serious accidents causing death in the last couple years. Project bids will be opened in May.

**East Shore Drive update** - We received Huron Engineering's report along with an estimate of road repairs. I met with John Rogers to discuss the details. First, the estimated cost to fix the 2-mile stretch is \$1.8 million. The repairs are expensive and complicated. The biggest issue is water retention on the road surface. We have to get the water off the road. If we don't, it will be a temporary fix. This will require extensive ditching, grading, and culverts. Many permits will be required from adjacent property owners, whether it is to grade the yard next to the road for maybe 10 feet to allow the water to drain properly. Or to get an easement for a right-of-way to provide positive drainage to the lake. The KCRC has a process to obtain the necessary permissions.

- I discussed other options available to fix East Shore that could make this more affordable. Examples such as if we could do partial fixes; or if we could do just an overlay on areas not as bad; or could we do the proper fix on just the really bad spots; or could we do as much as we can afford now and then wait to accumulate more money. John emphasized the only way to really fix East Shore Drive is to get the water away from the road. There are no easy fixes available.

Rick Delaney  
Coldsprings Township Trustee

**(B) Sheriff Department:**

- i. Anti-Scam program will be offered at the township
- ii. Blight update has been provided to the Clerk
  1. Sent to Legal and they are preparing court filings

**(C) Hospital**

- Hospital board adopted resolution to censure 3 board members
- Long-Term Care Refresh will begin. This is the last promise to keep from the bond proposal that was passed by voters
- Discussed Act 47 vs Not-for-Profit. There will be upcoming Open Community Forums that will provide information on this discussion

**(D) Drain Commissioner/Manistee Lake Improvement**

- a. Final report from Dave Jude has been received
- b. Sucker Harvest project will begin soon
- c. Permit received from DNR and so far, no sucker activity observed

**PUBLIC INPUT ON BUSINESS ITEM (as listed on the agenda):** 7:09PM – None

**OLD BUSINESS:**

**(A) ARPA Funds Update**

- a. Need to have remainder of funds appropriated by Dec. 31, 2024
- b. Current balance to spend is \$95,685.83
- c. Discussion on Electronic Sign

**(B) Branch Library**

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

**(C) Blight** – Discussed in Sheriff's Report

**NEW BUSINESS:**

**(A) Consider Adoption of Millage Renewal Ballot Wording Resolutions #01, #02, #03 and #04**

- a. Resolution 01 of 2024 – Refuse Millage
  - i. Decrease from 1.75 Mill to 1 Mill
  - ii. Discussion on decreasing to .5 Mill
    1. Currently have a surplus
    2. Current contract ends in 2025 and will go up a minimum of 10%
  - iii. Pursue authorizing 1 Mill, but levy less – will ask attorney
  - iv. Table Resolution to April meeting
- b. Resolution 02 of 2024 – Fire and Rescue Operating Millage
  - i. Motion by Gentelia, second by Phillips, to adopt Resolution 02 of 2024 – Fire and Rescue Operating Millage. A roll call vote was taken: Ayes – Gentelia, Phillips, Delaney; Nays – None; Absent – Hoffman and Moses. Motion Carried
- c. Resolution 03 of 2024 – Fire Equipment Renewal
  - i. Motion by Gentelia, second by Phillips, to adopt Resolution 03 of 2024 – Fire Equipment Millage. A roll call vote was taken: Ayes – Phillips, Delaney, Gentelia; Nays – None; Absent – Hoffman and Moses. Motion Carried
- d. Resolution 04 of 2024 – Road Construction Millage
  - i. Discussion on increasing to 1.5 Mill
  - ii. We have a lot of roads that need maintenance and repair
  - iii. Current millage generates about \$90,000
  - iv. Need to increase to get more roads repaired
  - v. Table to April meeting

**(B) Consider Adoption of Resolution 05-2024 – Kalkaska County Natural Hazard Mitigation Plan**

- a. Motion by Gentelia, second by Delaney, to adopt Resolution 05-2024 – Kalkaska County Natural Hazard Mitigation Plan. A roll call vote was taken: Ayes –Phillips, Delaney, Gentelia; Nays – None; Absent – Moses and Hoffman. Motion Carried

**(C) Consider Adoption of Resolution 006-2024 – 2024/2025 Cost Canter Budget**

- a. Table until after we re-open Budget Public Hearing after board meeting

**(D) Consider Amending Fireworks Ordinance**

- a. The township has been asked to amend the Fireworks Ordinance to be more specific on day(s) that fireworks are allowed and restrict to the minimum days that is required by State as follows:
  - i. After 11:00 am on December 31 until 1:00 am on January 1
  - ii. After 11:00 am the Saturday and Sunday immediately preceding Memorial Day until 11:45 pm
  - iii. After 11:00 am and until 11:45 pm on June 29 to July 4,
  - iv. If July 5 falls on Friday or Saturday, then after 11:00 am and until 11:45 pm on July 5
  - v. After 11:00 am ad until 11:45 pm on Saturday and Sunday immediately preceding Labor Day
- b. Motion by Phillips, second by Delaney, to send Fireworks Ordinance to legal for review and change as requested above and to review with Anti-Noise Ordinance to assure that no conflicting language exists. A roll call vote was taken: Ayes – Delaney, Gentelia, Phillips; Nays – None; Absent – Moses and Hoffman. Motion Carried.

(E) **Review and Consider Approval of Sands Park Drain Barricade Replacement Bid** – completed in Maintenance & Planning Report

(F) **Consider Approval of Funds to Remove and Remediate Trees at Sands Park** – completed in Maintenance and Planning Report

(G) **Consider Amending Fee Schedule**

- a. Add Per Resulting Parcel for Land Division fee
- b. Amend Sands Park Rental to reflect the following:
  - i. Resident – Free
  - ii. Non-Resident - \$50 (increase from \$25)
- c. Motion by Phillips, second by Delaney, to amend fee schedule as presented. A roll call vote was taken: Ayes – Gentelia, Phillips, Delaney; Nays – None; Absent – Hoffman and Moses. Motion Carried.

**Approval of Bills:**

- A Motion by Delaney, second by Phillips, to approve \$58,730.78 to pay March 2024 bills. A roll call vote was taken: Ayes –Phillips, Delaney, Gentelia; Nays – None; Absent – Hoffman and Moses. Motion Carried.

**Public Comment: Started at – 8:00 PM**

- M. Pauch – Is it possible for Veterans at Township get a tax bill with what tax due would be w/o exemption with a zero (\$0.00) balance due? Will ask Treasurer
- M. Cole - Identified a chair that needed to be fixed
- K. Lashbrook
  - Is township Wi-Fi accessible without password? Yes, CTWA-guest
  - 10 year electronic sign programming, at 55mph, you have only 5-6 sec of marketing time

**Adjournment:**

**Motion** to adjourn at 8:16 p.m. by Gentelia, **second** by Phillips. All Aye, Motion Carried.

**Trustee Delaney reopened Meeting at 9:15 PM**

**New Business (C) Consider Adoption of Resolution 06-2024 – Cost Center Budget**

- Motion by Delaney, second by Phillips, to adopt Resolution 06-2024 – Cost Canter Budget.
- A roll call vote was taken: Ayes – Phillips, Delaney, Moses, Gentelia; Nays – None; Absent – Hoffman. Motion Carried.

Meeting adjourned 9:20 PM by Trustee Delaney

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

Gayenell Gentelia, Clerk, Coldsprings Township