



COLDSPRINGS TOWNSHIP

6515 COUNTY ROAD 571 NE, MANCELONA MI 49659

WEBSITE: [HTTPS://COLDSRINGSTOWNSHIP.COM/](https://coldspringstownship.com/)

Supervisor: Raymond M. Hoffman (Ray)
Phone: 231-587-8633 x116
Email: supervisor@coldspringstwp.com

Clerk: Gayenell Gentelia
Phone: 231-587-8633 x112
Email: clerk@coldspringstwp.com

Treasurer: Dawn Moses
Phone: 231-587-8633 x114
Email: treasurer@coldspringstwp.com

Trustee: Carol Phillips
Phone: 231-587-8633 x117
Email: maintenance@coldspringstwp.com

Trustee: Rick Delaney
Phone: 231-587-8633 x118
Email: roads@coldspringstwp.com

Assessor: Sally Murray, MAAO
810 Cottageview Dr, Suite 301
Traverse City, MI 49684
Phone: 231-499-7682
Email: sallyannmurray8120@gmail.com

Ordinance Enforcement Officer:
Contracted with Kalkaska Co. Sheriff
Deputy Ray Farrier
Central Dispatch 231-250-3350

Drain Commissioner: Seth Phillips
605 N. Birch St.
Kalkaska, MI 49646
231-258-0045

Township Office Hours:

Treasurer:
Mondays & Thursdays
9:00 AM – Noon

Clerk:
Mondays & Thursdays
1:00PM – 4:00 PM

Assessor & Supervisor: By Appointment Only

From the Desk of the Supervisor

We are including a supplemental newsletter with the summer Tax Bill. The Township Board has been busy making many improvements in the township. We have improved roads, the township hall, the township parking lot, Sands Park, and technology. We continue to find ways to improve the life of our residents and guest to the township. The monthly Township Board Meetings are held the second (2nd) Monday of every month at 5:00 PM at the Township Hall, 6515 County Road 571 NE, Mancelona, MI 49659. You can also participate via Zoom Conference, a link to the meeting can be found on our township website: <https://coldspringstownship.com/>.

From the Desk of the Clerk

Elections

We have two (2) elections remaining this year. Per Proposal 2022-2, we have nine (9) days of Early Voting at the Township Hall. For the August 6, 2024 Election, the polls will be open **every day**, 8am – 4pm, from Saturday, July 27 – Sunday, August 4. For the November 5, 2024 Election, the polls will be open **every day**, 8am – 4pm, from Saturday, October 26 – Sunday, November 3. We are in need of more Election Inspectors. Election Inspectors are paid volunteers and receive an hourly wage of \$18/hour. If you are interested in volunteering as an Election Inspector, contact the Clerk, Gayenell Gentelia, via email (clerk@coldspringstwp.com) or via phone 231-587-8633 x112.

Millages on August 6, 2024 Ballot

Coldsprings Township will have three millage renewal and one millage increase requests on the August 6, 2024 ballot. The Garbage Pick-Up Millage Renewal is a request to decrease the millage from 1.75 to 0.75 mills. The Road Millage Proposal is a request to increase the millage from 1 mill to 2 mills for road maintenance and repair. The Fire & Rescue Millage Renewal is a request of 1 mill for Fire & Rescue operations. The Fire Equipment Millage Renewal is a request of 0.70 mill for equipment repairs and new major equipment. Net, there is no increase in our tax millage to property owners. The 1 mill decrease in the Garbage Pick-up request offsets the 1 mill increase in the Road Millage request.



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Refuse

Weekly garbage pick-up day is every Monday, except if it is a holiday, then it will be the Tuesday after the holiday, this includes Memorial Day and Labor Day. Each residence is allowed one (1) Large Item pick-up a month. Large Item Pick-up is the first (1st) Monday of every month. It is appreciated if you contact GFL to inform them of your Large Item. If you have any issues with your refuse pick-up, you can contact GFL at 231-258-9030. If they ask for your account number, inform them that it is Coldsprings Township.

Coldsprings Township Branch Library

Thank you to everyone who has visited us the past couple months. It's been so nice to meet new library patrons! New shelving and furniture will be arriving over the summer, along with lots of new books, audio-visual items, Wi-Fi Hotspots and more, to choose from. Community events and programs are coming soon, too. For residents with children, we hope to see you at one or more of the library's five Summer Reading events (held at the Commission on Aging, downtown Kalkaska), from June 18th to July 30th.

Coldsprings Library summer hours are Thursdays, 9:00am to 6:00pm. For information on events, programs, and services, visit the library's website at www.kalkaskalibrary.org or our Facebook page.

Patrons can contact us at info@kalkaskalibrary.org | (231) 587-8633 ext.120 | Main Circulation Desk (231) 258-9411

Blight

The Township is addressing "Blight" within the township. The Township Attorneys have filed a summons for several properties at Kalkaska County Courts and are awaiting a hearing date.

From The Desk of the Treasurer

Greetings to Coldsprings Township.

Summer items of note:

****Property taxes are due Monday, September 16th, 2024. Office hours will be extended that day to 9:00 –**

5:00 p.m. to accept payments. There is also a secure drop box at the Township Hall that is checked regularly and available for your convenience.

****Please provide a contact number with your check or bill so that we know the best way to contact you with any issues. Please make checks out to Coldsprings Township, and mail to P.O. Box 380, Mancelona, MI 49659.**

****If you are mailing your payment, please note that we do not accept postmarks. Payments must be received by September 16th, 2024 to avoid interest. Interest begins on September 17th at 1%, with an additional 1% for each month thereafter until paid. Beginning March 1st, 2025, any unpaid taxes will be turned over to the County Treasurer for collection. Additional fees and interest may be added. Deferment applications available upon request. The County Treasurer can be reached at (231) 258-3310.**

******TAX PAYMENT RECEIPT POLICY CHANGE******

Considering the continued rise in postage, receipts will no longer be automatically provided with payment but will be provided upon request.

****From the Register of Deeds:**

FREE PROPERTY FRAUD ALERT FOR ALL KALKASKA COUNTY TAXPAYERS:

Sign up today for free alerts to notify you of ANY documents recorded with your name match in Kalkaska's land records. If a document is recorded, you will be contacted by phone, text or email (your choice) within 48 hours. Your contact information is not shared with any entities, it is used strictly for notification purposes. Sign up: www.propertyfraudalert.com Please contact JoAnn DeGraaf, Kalkaska County Register of Deeds with any questions 231-258-3315.

Please reach out if you have any additional questions or concerns at 231-587-8533, extension 114.

With Warm Regards,

Dawn M. Moses

Summer 2024



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From the desk of Carol Phillips, Trustee, Planning & Maintenance

Sands Park

The Coldsprings Township Board decided to close the two restroom buildings at Sands Park due to costly misuse and vandalism. Three portable restrooms were placed at the park in mid-April, and are serviced weekly.

The Board recently decided to waive pavilion rental fees for township residents. For non-township residents, the rental fee will be \$50. The Township also provides free WIFI at the pavilion building.

The Township has initiated a relationship with a consulting arborist to assess the forested area of Sands Park, concentrating on our failing oak trees. The arborist will identify a management plan to hopefully preserve the few oaks we have remaining.

Stormwater runoff is continuing to erode the beach and other areas. A representative from the Kalkaska County Conservation District has assessed the erosion causes and made suggestions for potential solutions, which we are exploring further.

The Township is aware of the need for repairs to the boat launch asphalt apron and the concrete ramp. We intend to close the launch area for a few days and make some repairs in the autumn, after boating traffic has lessened and the dock is removed. When launching your watercraft, please consider making a contribution to the donation box near the dock. These donations help pay for a portion of the launch area maintenance.

The playground was refreshed with a natural, soft cedar mulch containing no dyes or chemicals.

The new orange barricade to protect the stormwater drain infrastructure was installed at the launch area. Please be aware that making a left turn here, when exiting the boat launch, will result in damage to any vehicle, towed boat or trailer. Signs have been installed to deter drivers from turning left at the barricade.

We have had several recent incidents of ordinance violations at the park, including unleashed pets,

motorized vehicles/ORV's on non-paved areas and sidewalks, fireworks use, littering, vandalism, damaging trees, etc. Park users should be mindful that the extensive security camera system covering all areas of the park is fully functional and monitored. The Sands Park Ordinance is posted at the main sidewalk entrance and violations will be reported to the Kalkaska County Sheriff's Department.

The Coldsprings Township Board appreciates your support and patience as we continually strive to identify and pursue many needed repairs and improvements at Sands Park. More projects are in the planning process, so watch the Township's Facebook page for updates. As residents, taxpayers, and park users, we can all serve as stewards to protect and care for this resource that so many enjoy. If you have suggestions, recommendations, or issues that should be addressed, please contact Coldsprings Township at 231-587-8633. Thank you.

From the Desk of Rick Delaney, Trustee, Roads

Financing road repairs in the township, and the entire State of Michigan, continues to be a challenge. The Kalkaska County Road Commission recently prepared a detailed analysis of the condition of our township's roads, both paved and gravel. While this will be a useful tool for planning future road construction projects, it gives us a stark reminder of how expensive it is to bring our township's roads up to a "good" rating. Over 60% of our township's paved and gravel roads are rated "poor". Raising all of our roads to a "good" rating would require well over \$6 million. Local roads are generally not eligible for state or federal aid. While the KCRC gives us a 20% match on our local road projects, the township and its residents must provide the balance of the financing. This past year, our township's property tax millage of one mill generated about \$110,000 of road repair money. This millage has been in existence for the last 8 years and has had a significant impact for our township's roads. The current millage is expiring, and we are asking for an increase from one mill to two mills on the August 6th ballot. Since there is a one mill decrease in the garbage pick-up millage requested, we have a unique opportunity to increase our road funding with no increase in taxes for residents. If the road millage request is approved, we will generate nearly \$250,000 per year towards road



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improvements. This will provide a huge boost to our road repair funds.

We appreciate that our residents have supported our road millage in the past, and we hope that will continue in the future.

Township projects on the docket for 2024 are:

- Sunset Trail – Chip & Seal and improving the shoulders and asphalt patching where needed.
- Starvation Lake Road – Chip & Seal from Cunningham Road to Blue Lake Road. Paid for by the KCRC.
- East Shore Drive – The engineering studies have been completed, making this project “shovel-ready”. The estimated cost is nearly \$2 million. This project is on hold while financing alternatives are being researched.

Keep in mind, the township does not own any roads, they are owned by the Kalkaska County Road Commission. Issues related to local roads and repairs are best addressed by the KCRC, which has both the authority and responsibility to handle these matters. The KCRC can be reached at 231-258-2242.

A reminder from the Assessor's Office

Michigan's current property tax structure was instituted in 1994, with the passage of Proposal A. This was a voter approved initiative that sought to minimize dramatic tax increases.

Before the implementation of Prop A, all property owners paid taxes based on the market value of their home. In an increasing or volatile market, it made budgeting difficult and some struggled financially.

Proposal A changed this by implementing 3 new valuation categories:

AV (Assessed Value) represents half of the 'market value'. This value is determined by the assessor.

SEV (State Equalized Value) is determined by the state. If the state agrees with the AV, the SEV will be the same.

TV (Taxable Value) is the value against which the millage is levied.

Property taxes are based on the TV. The TV is generally 'capped' by Proposal A (transfers of ownership and new construction are exceptions). "Capped" does not mean that property taxes do not increase--they typically do. However, the increase is limited to the Inflation Rate Multiplier (IRM) or 5%--whichever is less. The IRM is a nation-wide index and is issued annually by the State Tax Commission.

2023 and 2024 were the only years, since the implementation of Prop A, that utilized this 5% "safety net". The IRM's for 2023 and 2024 were 7.9% and 5.1%, respectively. Because the IRMs were higher than 5%, our TV increases were limited to 5%.

Coldsprings continues to experience a strong real estate market. In a strong market, AVs rise. That will likely be the case for the next upcoming assessing cycle. The 2024 AVs are based on sales between 4/1/21 through 3/31/23. This time block represented very robust activity in the real estate market. During that time, properties were selling quickly and often over the asking price.

While AVs can rise significantly, it is important to understand that taxes are based on the TV.