

**UN-APPROVED MINUTES
COLDSPRINGS TOWNSHIP
REGULAR BOARD MEETING MINUTES
COLDSPRINGS TOWNSHIP HALL-COUNTY ROAD 571
MONDAY, December 9th, 2024 5:00 P.M.**

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

Pledge of Allegiance

Board members present at roll call were, Supervisor Delaney, Clerk Stein-Seabolt, Trustee Eavey, Trustee Gentelia and Treasurer Moses. Nine members of the public were present, including Deputy Farrier and Sheriff Whiteford from the Kankaska County Sheriff's Office.

Adoption of the Agenda: Motion to approve the agenda by Gentelia, **seconded** by Moses. All Ayes, Motion Carried.

Establish any conflict of interest of items that are on the agenda: None at this time

Approval of Minutes from November , Regular Board Meeting: Motion by Delaney, **seconded** by Gentelia, to approve the minutes from the November 11th Board Meeting as presented. All Ayes, Motion Carried.

Moments of Excellence-

- A) Trustee Eavey thanked Deputy Farrier for his good work on helping to recover funds from an online scam.

Presentation: Sands Park Boat Launch from C2AE, represented by Pierre LaVoie and Erik Cronk. C2AE could help establish a five-year Parks & Recreation Plan for the Township so that we could be eligible to receive grants from DNR Trust fund.

- a. Cost is estimated at \$15,000-\$20,000 for a plan, which must be updated every 5 years.
- b. Boat launch could be eligible for a DNR Waterways grant (50% match) and does not require a Parks & Rec Plan.
- c. DNR Trust fund grants are a 25% match (our portion).
- d. Cost analysis needed for boat launch portion.

Correspondence:

- (A) Sherriff Whiteford- Upcoming Urban SDK meeting via zoom

Assessors Report-

DECEMBER BOARD OF REVIEW: The December Board of Review will meet at the Township Hall on Tuesday December 10, 2024 at 3:00 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.

The Kankaska County Register of Deeds (RoD) Office offers a free property fraud alert program! For those that elect to participate, any time a deed is recorded (with your name)--within Kankaska County—you are provided notification. Below is some information directly from the RoD website: Property Fraud Alert is an online subscription service offered to the public that allows them to have their name monitored within the Recorder's office in order to track possible fraudulent recordings that affects their property. The threat of mortgage fraud and identity theft crimes continue to rise, and all too often victims of these types of fraudulent activities are unaware their homes or identity have been stolen. While Property Fraud Alert does not prevent fraud from happening; it provides an early warning system for property owners to take appropriate actions should they determine possible fraudulent activity has taken place.

ANNUAL ASSESSMENT CHANGE NOTICES

The annual assessment change notices are prepared and mailed in February each year. KCI will continue to be our servicing vendor. Postage fees must be on file with KCI in advance. The estimated postage will be \$ 1,253,50. Please prepare and mail this payment ASAP. CHECKS MUST BE PAYABLE TO KCI COMMUNICATION and be MAILED TO THE **ASSESSOR**. If there is an overage, KCI will refund the difference. If there is a shortage, KCI will bill the township. The Inflation Rate Multiplier has been determined to be 3.1% for the 2025 assessments—as published in the State Tax Commission Bulletin 14 of 2024, October 22, 2024.

CPI data used to calculate Inflation Rate Ratio for 2024 property taxes
2024 Calculations

FY 2022 - 2023 FY 2023 - 2024

Oct-22 298.012 Oct-23 307.671
 Nov-22 297.711 Nov-23 307.051 Dec-22 296.797 Dec-23 306.746 Jan-23 299.170 Jan-24 308.417
 Feb-23 300.840 Feb-24 310.326 Mar-23 301.836 Mar-24 312.332 Apr-23 303.363 Apr-24 313.548
 May-23 304.127 May-24 314.069 Jun-23 305.109 Jun-24 314.175
 Jul-23 305.691 Jul-24 314.540
 Aug-23 307.026 Aug-24 314.796 Sep-23 307.789 Sep-24 315.301
Average 302.289 Average 311.581

Ratio	1.031
% Change	3.1%

Important: Local units cannot develop or adopt or use an inflation rate multiplier other than 1.031 in 2025. It is not acceptable for local units or assessors to indicate to taxpayers that they do not know how the multiplier is developed.

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	YEAR	IRM
1995	1.026	2012	1.027
1996	1.028	2013	1.024
1997	1.028	2014	1.016
1998	1.027	2015	1.016
1999	1.016	2016	1.003
2000	1.019	2017	1.009

2001	1.032	2018	1.021
2002	1.032	2019	1.024
2003	1.015	2020	1.019
2004	1.023	2021	1.014
2005	1.023	2022	1.033
2006	1.033	2023	1.050 (Capped Value) 1.079 (Headlee)
2007	1.037		
2008	1.023	2024	1.050 (Capped Value)

2009	1.044		1.051 (Headlee)
2010	0.997	2025	1.031
2011	1.017		

A) Northwood Trail Private Road

- a. With the rerouted historic roadway, it is of the advice from the Township’s attorney that a Private Road application is required.

B) ANR Storage

- a. Gentelia made a motion to accept the advice of the attorney and to give them the ability to negotiate the amount and or the pay back schedule. Delaney seconded by Eavey. Delaney- Aye, Stein-Seabolt- Aye, Gentelia- Aye, Eavey- Aye, Moses- Aye; Nays – None; Absent – None. Motion Carried

Coldsprings Branch Library – No Report

Committee Reports:

(A) Planning and Maintenance

- a. **Sands Park** - The last 14 trees were removed by Helsel on November 27.
- b. **Sand Park boat launch** - I spoke to Ron Popp from White Water Twp. He referred us to C2AE, which is an engineering company that had overseen their boat ramp construction. He highly recommends them. They even handled the application for the grant that they were able to obtain. Gaynelle has since been in touch with them.

(B) Fireboard:

COLDSPRINGS- EXCELSIOR FIRE & RESCUE
MINUTES
DECEMBER 4, 2024

Call to order @ 5:00 p.m.

Roll Call: Dawn Moses, Norm Groner, Glenn Cotton, Annie Wallace, Gayenell Gentelia. Also present, Chief Rusty Headley and Lt Kevin Julian and Fire Fighter Ray Steffen.

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

Minutes: Minutes of the November 6, 2024. Motion Cotton, 2nd by Groner to approve with the addition under Old Business, of the Cadet Program administrator trying to get a booth at the First Responder Night at the Kalkaska Schools, with no response from the schools. All ayes, motion carried.

Old business: Cadet Program – None

Sign-on Bonus - None

Run Report for Nov:

Fire - 4, Medical - 15.

Frederic Runs: Grayling-0, Kalkaska Memorial-9, Munson-1 ,Cancelled-0, Refusal-1, DOA-0, Other-0

Chief's Report: *Generator – Up and running. Waiting on DTE to upgrade the natural gas meter. * Nov 6, Representative John Roth will meet with First Responders to discuss their needs, and hopefully get the State of Michigan to provide monies for those needs. * The Christmas party will be on December 15. * Chief Rusty Headley will be out of town December 19 – 30.

Treasurer Report: Treasurer Dawn Moses gave a revised November reconciliation report, and a new December reconciliation report.

Clerk Annie Wallace discussed needed amendments to the budget. Motion by Wallace, 2nd by Moses to amend the following; Taking \$11,000 from Capital Outlay Building Improvements, move \$160 to PPE, \$526 to Office Expenses, \$314 to Audit/Legal, \$2,300 to Insurance, and \$7,700 to Payroll Expenses. Roll: Wallace-yes, Moses-yes, Gentelia-yes, Cotton-yes, Groner-yes. Motion carried.

Bills and Wages: Motion by Gentelia, 2nd by Cotton to pay bills and wages for December in the amount of \$35,222.74. Roll: Gentelia-yes, Cotton-yes, Groner-yes, Moses-yes, Wallace-yes. Motion carried. Check # 10899 -10925 were used for payments.

New Business: Dr. Brown's bill for the Hagni Rd fire was sent to collections.

Public comment: Gayenell Gentelia praised the Fire Dept for their hard work.

(C) Road Commission:

Road Committee Report

Coldsprings Township Board Meeting

December 9, 2024

The last meeting of the Kalkaska County Road Commission board was held on Wednesday, November 13, 2024.

1. For budget purposes, the KCRC needs to know how much our township plans to spend on the roads in 2025. They asked for an amount, and then we can prioritize which roads to fix over the winter.
2. Eye-opening trivia – KCRC received our annual allocation from the State of Michigan for much needed repairs to our gravel roads that the logging industry causes. We received \$82,662. This is the exact same amount we received in 1998. There have been no increases for inflation or increased usage by the loggers. According to the CPI Inflation Calculator...\$82,662 in 1998 is worth over \$160,000 today. If we considered inflation in the road building industry, it would be worth significantly more.

In other road issues:

1. **Northwood Trail private road** - Sally to discuss with board.
2. **Options for 2025** - I plan on meeting with John Rogers at KCRC to discuss the township's best options for our 2025 road money. Will use the PASER ratings as our base.
3. **Formation of Township Road Committee** – In newsletter, I asked for interested volunteers. Separate from the newsletter appeal, we have at least one person who is interested.

Rick Delaney
Coldsprings Township Supervisor

- A) A motion was made by Trustee Gentelia for up to \$150,000 to be spent on 2025 Road Projects seconded by Eavey. Delaney- Aye, Hoffman- Aye, Gentelia- Aye, Eavey- Aye, Moses- Aye; Nays – None; Absent – None. Motion Carried
- B) A motion was made by Gentelia to set aside up to \$50,000 in funds for future large projects seconded by Delaney. Delaney- Aye, Hoffman- Aye, Gentelia- Aye, Eavey- Aye, Moses- Aye; Nays – None; Absent – None. Motion Carried

(D) Sheriff Department:

- a. Review of Sheriff's Report
- b. Sheriff's Report is available in the Clerk's office

(E) County Commissioner

- a. Commissioner Baldwin unable to attend due to conference

(F) Hospital

- a. The Hospital is still on the search for a new CEO for the future transition

(G) Drain Commissioner/Manistee Lake Improvement –

- a. We have received the final report from our consultant, Progressive AE for this year's lake studies. All parameters were consistent with prior years indicating our lake is still in good shape without any significant issues.
- b. Milfoil treatment was not necessary this year due to very limited growth. A slight increase was seen in the fall survey. MLIB will await next Spring's survey and then schedule a meeting to discuss whether treatment is necessary.
- c. We are currently developing our work plan with Progressive for 2025. Because our lake assessment and work plan both expire in 2025. MLIB will need to hold public hearings later in 2025 about extending the project More to come later.

Treasurers Report: - Provided to the Board

- A. Gentelia makes a motion to approve Treasurers Report as presented seconded by Delaney. Delaney- Aye, Hoffman- Aye, Gentelia- Aye, Eavey- Aye, Moses- Aye; Nays – None; Absent – None. Motion Carried
- B. Revised Tax bills are needed due to printing error.

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

- A) **R. Hoffman-** Very pleased 501c3 passed. When time comes any monies that come back should be sent back to the hospital for them to keep. People voted to fund the hospital.

OLD BUSINESS:

A. ARPA Funds Update

- a. 12/31/2024 deadline to allocate funds. Looking to use our remaining uncommitted funds for BSA and Park.

B. Blight

- a. Continuing to facilitate clean up at both 4886 and 4794
 - i. With snow and other steps, cleanup expected around March/ April and will coordinate with Sheriff's office.
- b. Another summons was issued and sent to court with no current date

C. Website Update

- a. As of last week, there were over 1,500 visitors to the new website.

D. CETA Recycling bins- working with County on placement of bins.

NEW BUSINESS:

A. Mancelona Public Schools Summer Tax Collection

- a. A motion by Gentelia to table until January, seconded by Moses. Motion passed unanimously.

B. Appointment December Board of Review

- a. A motion was made by Gentelia to accept the December Board of review as presented, seconded by Delaney. A roll call vote was taken: Delaney- Aye, Stein-Seabolt- Aye, Gentelia- Aye, Eavey- Aye, Moses- Aye; Nays – None; Absent – None. Motion Carried.

C. Consider Resolution to become a Corporate Member of KMHC (new501C3)

- a. A motion was made by Delaney to appoint Gentelia to the KMHC Board as both the authorized representative for both an incorporating member and on the governing documents. Seconded by Eavey. Delaney- Aye, Stein-Seabolt- Aye, Gentelia- Aye, Eavey- Aye, Moses- Aye; Nays – None; Absent – None. Motion Carried.
- b. A motion was made by Gentelia for all respective proceeds from the hospital incorporation as a 501C3 to go back to KMHC. Seconded by Delaney. Delaney- Aye, , Gentelia- Aye, Eavey- Aye; Nays – Stein-Seabolt- Nay, Moses- Nay None; Absent – None. Motion Carried.

D. Consider potential bids for Sands Park fence

- a. A motion was made by Delaney to table until January, seconded by Eavey. Motion passed unanimously.

E. Update on Sands Park boat launch repairs

a. See presentation

Approval of Bills:

- A Motion by Delaney, second by Gentelia, to approve \$35,260.50 to pay December 2024 bills. A roll call vote was taken: Delaney- Aye, Stein-Seabolt- Aye, Gentelia- Aye, Eavey- Aye, Moses- Aye; Nays – None; Absent – None. Motion Carried.

Public Comment: Started at – 8:00 PM

A) No public Comment

Adjournment:

Motion to adjourn at 8:07 p.m. by Delaney, **seconded** by Gentelia. All Aye, Motion Carried.

Next meeting Monday, January 13, 2025 at 5:00 PM

Danielle Stein-Seabolt, Clerk, Coldsprings Township