

2026 Draft Minutes of Regular Meeting of the Homestead Township Board

August 12, 2026

Call to Order: 6:00 pm by Supervisor Cooley

Pledge: Recited

Roll Call:

Supervisor: Tia Cooley, Present, Treasurer: Bev Holbrook, Present, Clerk: Kit Wilson, Present, Trustee: Mike Mead, Present, Trustee: Shannon Purchase, Present

Approval of Meeting Agenda: Motion made to approve the agenda as amended to add Clerk's Resignation.

Moved by: Cooley

Supported by: Purchase

All Ayes, No Nays, Motion Carried

Approval of Consent Agenda: Motion made to adopt consent calendar with corrections made to minutes from July meeting.

Moved by: Cooley

Supported by: Purchase

All Ayes, No Nays, Motion Carried

Public Comment: (Individuals – 3 mins Groups – 15 mins)

Patty Hartman, Public Affairs Specialist with the US Small Business Administration spoke about disaster assistance for businesses, nonprofits, homeowners and renters in regards to the severe weather incidents from April 10-21, 2026. She stressed that the deadline for applying for disaster loans is rapidly approaching, August 31, 2026,

Reports:

Assessing(Gunnar Brow): Written report with Holbrook adding that land values are being developed and assessor is preparing to inspect new construction.

Zoning(Marv Radtke): In person report: 37 land use applications have been sent out, inspections for violations of the junk ordinance are ongoing, the planning commission is considering 4 amendments to the zoning ordinance which will be researched and presented to the Board.

Parks(Shannon Purchase): Verbal report that 3 teenagers broke swings at the Homestead park, broke into one of the buildings and destroyed several items, spread waste inside the porta johns. A police report was filed, the offenders have been identified. The Board agreed to give the offenders the opportunity to come forward, pay for the damages and make a public apology. If they choose not to accept this offer, the matter will be referred to the prosecuting attorney. Shannon has been busy mowing both parks and cleaning up debris in the cemetery.

Planning Commission(Mike Mead): Verbal report that the commission is still discussing the issue of data centers.

County Commissioner(Tim Markey): Both a written report and verbal presentation were provided. The millage proposal on the August ballot failed so the Tax Advisory Committee reconvened to make recommendations for placing a revised proposal on the November ballot. Proposed millage rates will be reduced for the County and the Townships. Special millages will be separated from general fund millage at the County level.

Fire Dept(Tim Markey): Both written and verbal reports were presented. Fire department received a 2% grant from the Grand Traverse Band of Ottawa and Chippewa Indians in the amount of \$17,956.54 to purchase a LUCAS chest compression device. On call services are being provided and monitored by firefighters with medical training.

Clerk(Kit Wilson): Written report was provided. Michigan Municipal League has refunded the overpayment on the workers compensation policy. The election turnout was very low, about 30%. The Village of Honor will have two ballot proposals on the November ballot.

Treasurer(Bev Holbrook): Written report was submitted. There are some balancing issues with general fund that she is working through with our software provider, BS&A. Uncashed checks have created some problems. Delinquent personal property is being addressed. The new deputy treasurer is Margaret Balogh.

Motion made by: Cooley Supported by: Holbrook to accept reports as presented/submitted. All Ayes, No Nays, Motion carried

Finance:

Payables: Motion made to accept the payables as revised in the amount of \$2463.72

Moved by: Cooley Supported by: Purchase

Roll Call: Supervisor Cooley Aye; Treasurer Holbrook Aye; Trustee Mead, Aye; Trustee Purchase, Aye; Clerk Wilson, Aye. No Nays. Motion Carried

Budget Amendments: None

New Business:

Parking: Tabled until next meeting

Easement: Troy Hinds & Bob Rosa were present to discuss easement and escort Board to visually inspect site. Cooley moved and Holbrook supported to adopt Resolution 2026-812-001 regarding the First Amendment to the Easement Agreement with the Benzie County Road Commission. Roll Call: Cooley, yes; Holbrook, yes; Purchase, yes; Mead, yes; Wilson, yes. All Ayes, No Nays, Motion Carried.

Brine Authorization: Troy Hinds stated that the Road Commissions brine supplier is shutting down for two months so is not accepting any new contracts. He stated that it might be possible to find a different supplier and/or different product. The Board determined that they would not pursue brining this year and will revisit the issue in 2027.

Millage Discussion: Cooley stated that approximately \$100,000 in revenue will be lost if the millage fails in November. The Board discussed the need to review what services would need to be discontinued if the millage fails. There are mandatory services/duties that the Township must provide and funds will have to be directed to those obligations. No decisions were made.

AED Quotes: Tabled

On Call Policy: The fire department has implemented an on call policy and asked that the wording be reviewed by Michigan Townships Association and/or an attorney. Holbrook moved and Wilson supported to adopt the policy as reviewed/revised by MTA. Wilson is to contact MTA. All Ayes, No Nays, Motion Carried.

Cleanup Day: Cooley received a quote from Padnos' in regards to scrap metal but no other quotes were received for the actual trash service. The Board had only authorized the spring cleanup, with the understanding that we would seek other proposals for the fall cleanup. Since no proposals were received, the Board opted to not conduct a fall cleanup. Cooley moved to schedule a fall cleanup but there was no support so the motion failed.

Old Business:

Resignation of Clerk: Clerk Wilson had submitted her resignation on June 25, 2026 due to a medical issue. The Board chose to postpone acceptance of that resignation. It was discussed that Wilson would stay in the position until end of day on Friday, August 14, 2026. Moved by Cooley, Support by Purchase to accept the terms of resignation. All Ayes, No Nays, Motion Carried.

Clerk Appointment: Cooley moved and Holbrook supported to appoint Cathy Brown as the Clerk effective August 15, 2026. All Ayes, No Nays, Motion Carried

Insurance: Cooley explained the quotes that were received from Glatfelter Public Entities. The Workers compensation portion is very similar to what we are paying now but the cybersecurity and liability policy was far less expensive and had better coverage as well as optional additional coverages. Cooley moved to accept the base proposal as presented. Support by Purchase. Roll Call: Cooley, yes; Purchase, yes; Mead, yes; Wilson, yes; Holbrook, yes. All Ayes, No Nays, Motion Carried. The Fire chief and Supervisor will review optional add-on policies and make recommendations to the Board at a later date.

Benzie Conservation District/PRP Property Discussion: Cooley reported that one member of the cooperative between Benzie Conservation, HARP & Homestead Township felt that the Conservation District should own the land that the proposed building will occupy. There was discussion as to exchanging deeds for the 2 acres within Platte River Park for the 2 acre replacement parcel. Many of the Board members were against deeding any portion of the park but felt that we needed independent legal advice before proceeding. Chief Markey recommended a legal firm with expertise in municipal law. Cooley will pursue this matter and report back to the Board.

Par Plan Resolutions: Cooley pointed out that with the change in insurance companies, the Township would no longer be eligible to apply for grants through Par Plan. It was determined by the Board and agreed upon by the Chief Markey that the savings in insurance costs outweighed the value of the grant.

Eclipse/Internet Cables Quote: Cooley expressed concern about the cost of using Eclipse to replace the cables. An agent from Ablaze LLC stated that it could be done for far less, approximately \$500 in materials and 3 to 4 hours labor. There was no motion or formal action taken but the consensus was to reject the Eclipse bid and continue to "piecemeal" the project.

Resignation/Planning Commission: Cooley made the motion to accept the resignation of Wayne Corbett from the planning commission. Holbrook supported. All Ayes, No Nays, Motion Carried.

Public Comment: None

Adjournment: 8:06 pm.