

2026 Draft Minutes of Regular Meeting of the Homestead Township Board

February 11, 2026

Call to Order: By Supervisor Cooley @ 6:01 pm

Pledge: Recited

Roll Call:

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

Approval of Meeting Agenda: Motion made to accept agenda as presented.

Moved by Cooley, Support by Purchase, All Ayes, No Nays, Motion Carried.

Approval of Consent Agenda: Motion made to accept consent agenda as presented.

Moved by Cooley, Support by Wilson, All Ayes, No Nays, Motion Carried.

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

Wanda Hancock thanked the Board for their cards and support when her husband, John, passed away.

Reports:

Assessing (Gunnar Brow): Both V/W, explained ratios in each class of property, spoke about the equalization process and stated that assessment change notices were being processed.

Zoning (Marv Radtke): Both V/W, already 3 new land use applications for new homes in 2026, MR Consulting has hired a new employee to assist with zoning enforcement, Township will need to re-write their land division ordinance and application to conform to recent changes made by Governor.

Parks (Shannon Purchase): V/W **No report**

Parks (Bev Holbrook): Verbal report in records to Park Committee, they have met twice, have had very good meetings, have received a map of the park behind the Township Hall and are beginning the planning process for changes and additions. Chair Linda Kozak will attend a Board meeting in the very near future to discuss future growth of the park.

Parks (Mike Mead) discussed an endowment fund that has been dedicated to improvements of the Platte River Park. Benzie County Conservation is considering an educational facility on the park grounds. It is in the very early stages of planning but the

feasibility study shows that the site can support a structure like the one they are considering. There is a meeting on Friday, February 13 at 10:00 am at the Homestead Township Hall.

Planning Commission (Mike Mead): V, meeting was cancelled due to weather, next meeting is scheduled for February 16.

County Commissioner (Tim Markey): V, Commissioners approved a bond for the road commission to construct a new building. Safe guards are built into the agreement to insure timely payments. Tax advisory committee suggested a two-year term to reset general operating millage rates for the County, all Townships and the Intermediate School District, the Board of Commissioners voted to reset the rates to 4.4399, 1.21 and .01828 respectively. The County has approved update cameras in the jail. A project proposed by Home Stretch for Weldon Township was discussed as was the consideration of a new headquarters for the Benzie County Conservation district.

Fire Dept (Tim Markey): Both V/W, there have been 54 incidents so far this year with 39 in January, 2026. Chief worked with Benzie County Emergency Manager & Sheriff's Department to break-up ice in the Platte River to avoid elevated water levels and backing up. Fire Dept is pursuing a 2% Tribal grant to get a Lucas compressor. There was an access issue that caused an ambulance to get stuck on Oakley Rd, there was discussion on how this matter needs to be addressed in the future.

Clerk (Kit Wilson): Both V/W, it was noted that the IRS refund was received and all matters for prior years seem to be resolved. Clerk will be hiring a new deputy. It may be necessary to advertise the position if people previously showing interest are no longer available.

Treasurer (Bev Holbrook): Both V/W, Treasurer discussed current fund balances, the earned interest from diversified investments and some concerns over proposed 2026-2027 budget.

Motion made by Cooley with supported by Mead to accept reports as presented/submitted.

Finance:

Payables: Motion made to accept payables report to include late submissions in an amount not to exceed \$16,187.22.

Moved by Cooley with support by Purchase, Roll Call: Cooley, yes; Purchase, yes; Holbrook, yes; Mead, yes; Wilson, yes. All Ayes, No Nays, Motion Carried.

Budget Amendments: None Required

New Business:

Budget Meeting Date: After much discussion over concerns with the new budget, it was determined that the budget meeting would be scheduled for Monday, February 23, 2026 at 6:00 pm with the understanding that there may need to be a second meeting. The public notice is to be posted in the paper as early as possible. Clerk stated she would address publication this week.

Abigail Newsome Resignation from Fire Dept: Cooley moved with support by Holbrook to accept the resignation. All Ayes, No Nays, Motion Carried.

Northern Greenlawn Bid: Cooley moved with support by Holbrook to accept the bid of \$635.40 (pre-paid services) with no other services requested. Roll Call: Cooley, yes; Holbrook, yes; Mead, yes; Purchase, yes, Wilson, yes. All Ayes, No Nays, Motion Carried.

Parker's Outdoor Maintenance Bid: Cooley moved with support by Purchase to accept the bid submitted by Kirk Parker including spring and fall clean-up as well as monthly service. Roll Call: Cooley, yes; Purchase, yes; Holbrook, yes; Mead, yes; Wilson, yes. All Ayes, No Nays, Motion Carried.

MAS Contract: A new 3-year contract was presented with all the same duties and conditions as the prior contract, the only change was the annual fee. Clerk Wilson notified the Board that she is no longer on payroll with MAS but has a familial relationship. She offered all Board members the opportunity to request that she abstain from voting on the contract, no such request was made. Cooley moved and Holbrook supported that the contract be accepted. Roll Call: Cooley, yes; Holbrook, yes; Mead, yes, Purchase, yes; Wilson, yes. All Ayes, No Nays, Motion Carried.

CIP: Tabled to allow the Planning Commission an opportunity to review and make recommendations.

Old Business:

Poverty Exemption Resolution #2026-0211-01: Lengthy discussion as to whether or not to increase the income ceiling to 125% in accordance to federal guidelines ensued. There was no research to determine what impact this would have on taxpayers or collecting jurisdictions so Holbrook moved and Wilson supported to adopt the resolution as written using the Michigan Department of Treasury recommended income level of 100% for 2026 and studying the impact on our local economy for consideration in 2027. All Ayes, No Nays, Motion Carried.

Homestead Park Design: This matter was tabled to allow the newly formed Parks Committee time to prepare a presentation for the Board.

Public Comment: None Offered.

Adjournment: 7:37 pm