

HOMESTEAD TOWNSHIP
Regular Board Meeting Minutes
September 11, 2024

A REGULAR MEETING OF Homestead Township was called to order at 6:00 pm by Supervisor Tia Cooley.

Pledge of Allegiance was said.

PRESENT BY ROLL CALL: Michael Mead, Tia Cooley, Pat Delorme, Shannon Purchase and Beverly Holbrook.

APPROVAL OF AGENDA: Motion by Cooley to approve agenda with the additions of Bank under Finance and Cemeteries under Old Business. Support: Purchase. All ayes; no nays. Motion carried.

APPROVAL OF CONSENT AGENDA: Motion by Cooley to approve the Consent Agenda as written. Support: Holbrook. All ayes; no nays. Motion carried.

BENZIE EMS PRESENTATION: Chris Parish from EMS said that Benzie has the best Paramedics in the area and the system is very efficient. They do run 2 trucks 24/7 but should have 3 for our area. They made 2600 calls last year and estimate at least 100 additional this year. When they are all on call, they do call for additional assistance from Green Lake Twp. They are asking for a 7-year millage at .9 which is an increase from .8 mills. Tom King, the Director of Benzie EMS, stated that this is the 3rd time in 6 years asking for a millage because of the Headlee rollbacks. He said the Frankfort EMS station needs updating and he is trying to set money aside for this. He has figured 3-5 years for this to be accomplished. He also says they do need the 3rd truck on the road. They have the equipment; they just need the manpower.

PUBLIC COMMENT: None

REPORTS:

ZONING: Marvin stated that he has had 108 interventions since the last board meeting. *Bev Holbrook and he attended the Honor Village Meeting on Monday night for a special village Corridor Improvement Authority meeting. Unfortunately, the letter said 6 pm and the meeting was at 5 pm. We did stay for the 2-hour meeting which was enlightening. The Village is very proactive. *He was approached by an engineer regarding an expansion for Benzie Bus on the north side of their new bus building. *He has spoken to Jared from the Dollar General. They are still progressing. The sign request has been withdrawn. *Lisa is working on the Par Plan grant for us. There is also a Rural Readiness Grant coming for townships and villages. Would be \$50,000 for this grant. A motion by Holbrook, Supported by Purchase, to authorize Tia Cooley

to submit letters of intent to apply for these grants. All Ayes, no nays. Motion passed. *There is a land division which has been very challenging and is back to Gunnar. *Coho Drive junk problem is still a work in progress.

ASSESSING: Kit Wilson is back but Gunnar is ready to take over. The August deeds and permits are with him. He is working on the sales studies for 2025 and projected values. The deeds and permits are no longer paper, they are now electronic.

PARKS:

Paul from HARP stated that they have made good progress on the park this year. *The Overlook trail is very nice. *They are pursuing a grant for the pavilion. *The 2nd coat of asphalt is done, and the parking spaces are lined. *The blueberry patch produced very well this year. *The Dept of Transportation is going to install directional road signs. *They have decided not to put in the US31 entrance, possible future. *They are working on a walking path and have had input that there are plants in the area that cannot be disturbed. *They will have a fall clean-up day.

Shannon reported that the co-ed league is playing. *The birds, Osprey, come and go. *The CoHo festival had a good turnout this year. Very successful. Large parade. *The CoHo board would like to use the hall for its meetings this year. He will let us know which night. *The well is working with no problems. The sprinkler system will be winterized soon. *There is a problem with the bathroom lights so he will call Glen Lake Electric. *He will be taking some benches down to the Platte River park. *Nothing has been done on the dugout and stairs. Tia will call Rayner to see if he is going to do the job.

PLANNING COMMISSION: Mike said they had a meeting in August and did have maps and had quite a discussion. Marvin took this input to remap portions to layout new zoning areas. Mike and Marvin mentioned that there are several bills trying to move through the Michigan House. They are waiting for numbers, hopefully to be done by September 25. Then they can start the process. Here are a few to be concerned about:

1. Minimum Residential Lot size: Prohibit a minimum lot or parcel size of more than 5000 square feet on land zoned for residential use.
2. Set a statewide minimum lot size of 5,000 ft, prohibiting local municipalities from setting a minimum that is higher.
3. Set a state minimum dwelling size. Prohibit local municipalities from imposing a minimum dwelling size of more than 500 sq ft.
4. Prohibit local municipalities from imposing minimum setback requirements greater than 25 ft for a dwelling or outbuilding.
5. Allow a single exit stairway to serve multifamily residential structures up to 6 stories.

There are more that will take authority from the local and county government. Marvin has been in contact with many of the northern Michigan representatives.

Because of all this uncertainty, the Planning Commission will cancel the meeting for this month.

Mike attended a Planning Workshop which talked about renewable energy. Our Planning Commission will need to work on a compatible renewable ordinance. He was not concerned about solar and wind in Homestead township because most of the usable land is state owned. He is concerned about battery storage. This is an electric car and e-bike batteries. In those types of fires, it takes 11 hours of trickle water to cool them down to put out.

COMMISSIONER: *The new communications tower in Frankfort is moving along. Has an estimated completion date in January 2025. *The county adopted a new flexible and remote work policy, *They sent out another RFP regarding Opioid settlement fund programs. *There are handouts for the Jail Millage and ALS Millage. The jail millage does not have an increase.

FIRE DEPARTMENT: * YTD 255 incidents. We are on track to hit 380 this year. We usually increase 7 to 10% a year. *Ironman is this Sunday, September 15th.

Cooley made a motion to accept all reports as presented. Support by Holbrook. All ayes, no nays. Motion carried.

FINANCE: PAYABLES: The regular monthly bills have been paid on time. Holbrook presented the Invoice register, and 5 additions were made. 1. Parker Outdoors \$2775.00, 2. GFL \$162.03 3. Northern Greenlawn \$169.00, 4. Consumers Energy \$301.37 plus \$216.43, 5. Honor Building \$52.48. Cooley made a motion to pay all payables, supported by Mead. Roll call: Purchase – yes, Delorme – yes, Cooley – yes, Mead – yes, Holbrook – yes. All ayes, no nays. Motion carried.

BUDGET AMENDMENTS:

1. Increase Fire Department Insurance to \$14,364 and transfer to GF Insurance. Motion by Cooley to make this transfer, supported by Purchase. Roll call: Mead – yes, Cooley – yes, Delorme – yes, Purchase – yes, Holbrook – yes. All Ayes, No Nays, motion carried. Cooley will make budget adjustment.
2. Increase Park Revenue budget by \$93,132.00 in “Contribution from HARP” . Motion by Cooley to make this transfer, supported by Purchase. Roll call: Mead – yes, Cooley – yes, Delorme – yes, Purchase – yes, Holbrook – yes. All Ayes, No Nays, motion carried. Cooley will make budget adjustment.
3. Increase Park Expense budget by \$88,107.75 for “Phase 4 Construction”. Motion by Cooley to make this transfer, supported by Purchase. Roll call: Mead – yes, Cooley – yes, Delorme – yes, Purchase – yes, Holbrook – yes. All Ayes, No Nays, motion carried. Cooley will make budget adjustment.

BANK:

We need to move our funds into IntraFi accounts at Honor Bank to be FDIC insured. You can only have \$250,000 insured in one bank under one entity. Holbrook asked the board for permission to start moving funds into 4 week and 13-week 4% interest CD's. This is to start which will put all the monies over \$250,000 into banks other than Honor Bank to not only grow our money but to insure it. This money will have monthly tracking statements, and we will have

spreadsheets to track the interest earned and which account this money belongs to. We will also do this with the tax money starting in December. Cooley made a motion to authorize Beverly Holbrook to transfer money to IntraFi CD accounts with the understanding that a report will be presented at every monthly board meeting. Supported by Purchase. Roll call: Mead – yes, Cooley – yes, Delorme – yes, Purchase – yes, Holbrook – yes. All Ayes, No Nays. Motion carried.

OLD BUSINESS:

NOISE ORDINANCE: Board discussed, and Marvin said he was successfully using the short one-page ordinance. Cooley made a motion to approve the one-page Noise Ordinance 2024-0911-001 as written. This will take effect 30 days after being published in the Record Patriot. Supported by Purchase. Roll Call: Mead – yes, Cooley – yes, Delorme – yes, Purchase – yes, Holbrook – yes. All Ayes, No Nays. Motion carried.

LAND DIVISION ORDINANCE: Board discussed. The only change to be made is under Section V, F. Take out the Fee amount and say, “A fee will be charged to cover the costs of review of the application and administration of this Ordinance and the Land Division Act (Refer to the Land Use Permit and Fee Schedule regarding costs)”. Cooley made a motion to accept the Land Division Ordinance with this change, supported by Delorme. Roll call: Purchase- yes, Delorme – yes, Cooley – yes, Mead – yes, Holbrook – yes. All Ayes, No Nays. Motion carried.

TKS QUOTE: The Board discussed the quote and where the cameras would be located. We will have security key card locks on the front and side door and 6 cameras to be placed outside and inside the building. Holbrook made a motion to spend up to \$15,000 for a new security system from TKS, supported by Purchase. Roll call: Mead – yes, Cooley – yes, Delorme – yes, Purchase – yes, Holbrook – yes. All Ayes, No Nays. Motion carried.

CEMETERY TREES: Purchase has a quote from Milarch Tree Co. to take down a large dead tree in Homestead and one in Champion Hill cemeteries. The cost is \$7550 total for both trees. For safety reasons this must be done. Cooley made a motion to have Milarch do this job, supported by Holbrook. Roll call: Purchase – yes, Delorme – yes, Cooley – yes, Mead – yes, Holbrook – yes. All Ayes, No Nays. Motion carried.

Purchase mowed the new lots in Homestead and stated that there is a lot of shumac by the road that needs to be cut. The board discussed opening up Homestead and Champion Hill for more plots. Purchase said he would work on Homestead for \$1500 per day and it should only take 2 days to clean everything out. Cooley made a motion for him to do this in Homestead, seconded by Holbrook. Roll call: Mead – yes, Cooley – yes, Delorme – yes, Purchase – yes, Holbrook – yes. All Ayes, No Nays. Motion carried.

In Champion Hill to clear and get 2 acres ready it would be additional. Cooley made a motion to allow up to \$5000 to do work expansion in Champion Hill, supported by Holbrook. Roll call: Mead – yes, Cooley – yes, Delorme – yes, Purchase – yes, Holbrook – yes. All Ayes, No Nays. Motion carried.

NEW BUSINESS

Resignations:

Pat Delorme filed for resignation as Treasurer as of September 30, 2024. Cooley made a motion to accept this resignation, supported by Mead. All Ayes, No Nays. Motion passed.

Beverly Holbrook filed for resignation as Clerk as of September 30, 2024. Cooley made a motion to accept this resignation, supported by Purchase. All Ayes, No Nays. Motion passed.

Kathryn Wilson filed a resignation as Assessor as of September 1, 2024. Cooley made a motion to accept this resignation, supported by Purchase. All Ayes, No Nays. Motion passed.

Vacancies:

Cooley made a motion to hire Gunnar Brow for the township Assessor as of September 1, 2024, supported by Holbrook. All Ayes, No Nays. Motion passed.

Cooley made a motion to appoint Beverly Holbrook as Treasurer starting October 1, 2024, supported by Purchase. All Ayes, No Nays. Motion passed.

Cooley made a motion to appoint Kathryn Wilson as Clerk starting October 1, 2023, supported by Holbrook. All Ayes, No Nays. Motion passed.

Planning Commission: Cooley made a motion to reappoint Wayne Corbett to the Planning Commission Board for a 3-year term ending January 1, 2027, seconded by Delorme. All Ayes, No Nays. Motion passed.

Mary Haan must take the Planners program, and the others need to take continuing education classes. Marvin will get with everyone to have them take these classes.

PUBLIC COMMENT: None

ADJOURNMENT: Cooley moved to adjourn the meeting at 8:42 pm. Supported by Mead. All ayes, no nays. Motion carried.

I hereby certify that the minutes contained herein are the draft minutes of the September 11, 2024, Homestead Township Board meeting. Signed herein by the Homestead Township Clerk, Beverly Holbrook on this the 12^h day of September 2024.

Respectfully Submitted:

_____, Beverly Holbrook, Clerk