

# Blue Lake Township

Kalkaska County, Michigan

## Minutes

Board Meeting

February 5, 2025 as AMMENDED

17 Present

- I. Meeting Call to Order at 7:02 pm by Fletemier
- II. Pledge of Allegiance was recited.
- III. Roll Call of Board Members – Almose, Brozovich, Shoemaker, Fletemier, and Nichol present.
- IV. Adoption of Agenda – **Motion** to adopt agenda by Brozovich, supported by Almose. Motion carried.
- V. Conflict of Interest – Roll call vote: Almose, Brozovich, Shoemaker, Fletemier, and Nichol all no.
- VI. Minutes of last meeting – **Motion** by Almose to accept the January 8, 2025 minutes with one correction, supported by Brozovich. Motion carried. **Motion** by Almose to accept the January 24, 2025 Special Meeting minutes, supported by Fletemier. Motion carried.
- VII. Treasurer's report - Almose
  1. **Motion** by Fletemier to accept the Treasurers report, supported by Brozovich, motion carried. 37 Summer and 443 Winter tax bills are outstanding. Unpaid go to the county as of March 1, 2025. Almose will bring in the laptop for her Deputy as that workstation crashed. ~~Nichol looked it over and the C drive is full. Budget to replace in 2025/2026 fiscal year due to age and upgradeability.~~
- VIII. Clerks Report – Nichol
  1. **Motion** by Almose to pay the January expenditures in the amount of \$193,276.67 supported by Shoemaker. Roll Call: Almose, Shoemaker, Brozovich, Fletemier, and Nichol all yea. Motion carried. **Motion** by Nichol to pay KCI postage for Notice of Assessments in the amount of \$689.97, supported by Fletemier. Roll call vote: Almose, Nichol, Brozovich, Fletemier, and Shoemaker all yes. Motion carried.
  2. Revenue and Expenditure report handed out.
  3. Audit is complete.
- IX. Correspondence and Guests
  1. Community Officer - Ray Farrier –The monthly report contained 14 incidents which includes the 2 liquor inspections. Notable: Fraud in Excelsior Twp-GLE “spoofing”, Footwear impression around residence on Pine Dr, Larceny on W Blue-False pretense summer of 2024.
  2. Sheriff Whiteford spoke about traffic gathering data (for a fee), called Urban SDK. This is available for all roads in the county and can see the average speed. The County will pay ½ of the \$24,000 while the rest of the townships split the cost by number of road miles. This data will be used to better serve the townships. Implementation is planned for April/May of 2025. Blue Lake's portion would be approximately \$700 for the year. The Urban SDK will be evaluated after one year. If this endeavor proves to be a positive addition, a new contract for the next year will be sought. Discussion around a new law on establishing speed limits. A State Police study will still be needed. **Motion** by Fletemier to approve the Agreement for Law Enforcement Services for 2025 in the amount of \$8,408.40, supported by Shoemaker. Roll call: Shoemaker, Fletemier, Almose, Nichol, and Brozovich all yea. Motion carried.
  3. Kohn Fisher - County Commissioner, not present.
  4. Kalkaska County Sand & Snow – Rick Norey – Fletemier states still have not received the commercial appraisal. A special meeting can be called once it is received. ~~Norey: Rose City owns land and the club rents. Antrim 131, the club owns it and they pay property taxes.~~

~~They are building a barn on the 10 acres zoned Residential Improved. Will the Board sell? Almose: wants to continue the lease. No sale. Shoemaker: No sale as he believes it sets precedent. Nichol: does not believe selling these 5 acres sets any type of president to sell township owned land. It is up to the sitting board whether or not land will be sold. Fletemier: Zoning doesn't allow for a club. The Planning Commission is working on it but it could take 18 months. Nichol: KCSAS plans match the goals of our Master Plan. Brozovich: no comments. Fletemier: the 5 acres are next to a residential area. Varied replies: a berm is planned, only one residence. Norey: a renegotiated lease would need to be 50+ years if no buy back. Blue Lake would have the right of first refusal. KCSAS wants to purchase the land, if not, renegotiate the lease. The property is surrounded on two sides by State land and we planned a 25' buffer. Fletemier: Motion to renegotiate the lease and not sell, supported by Shoemaker. More AFTER discussion. Almose: Premature, PC still looking into it. Brozovich: limits our options, we can still look at a sale. KCSAS- Jim: leave our options open, get dollar figures, terms and conditions, and appraisal. KCSAS Erik: Why not just wait for the appraisal? Fletemier rescinds his motion. At 8:24 pm Fletemier cleared the floor of his motion. **Motion** by Almose to approve the Local Governing Body Resolution for Charitable Gaming Licenses for Kalkaska County Sand and Snow, supported by Nichol. Roll call: Nichol, Almose, Fletemier, Brozovich, and Shoemaker all yea. Motion carried.~~

5. Harm Reduction Michigan – Randy Lucyk – Hold for March meeting

X. Public Input - none

XI. Township Reports – written reports are available in the Clerk's office.

1. Assessor's Report – Sheneman

- a. For the month of January: 6 deeds, 0 death certificates, 0 surveys, 1 electrical easement, and 0 PRE requests, 0 PRE rescinds, 1 PRE denial, and 3 PTAs. Valuations are complete except for personal property. Assessment change notices will go out later this month.
- b. Board of Review meeting dates: March 4, 2025 Organizational Meeting tbd  
Monday March 10, 2025 from 9 am to Noon and 1 pm to 4 pm  
Wednesday March 12, 2025 from 1 pm to 4 pm and 6 pm to 9 pm.
- c. ANR Coldsprings / Blue Lake Tax Payment

2. Fire Department - Brierley

- a. 11 runs: 3 medical and 8 fire related. 2 mutual aid calls to Coldsprings (car crash, house fire), 1 mutual aid call to Bear Lake (car crash), and 1 mutual aid to Kalkaska (house fire).
- b. Jeff and Jack are in their fifth month of Firefighter I and II with Haz mat class being held in Crawford County at Frederick Fire.
- c. 911-Authority Board Meeting: all the new equipment for the new dispatch center has been ordered. The new center is planned to be up and operational in June 2025.
- d. Grants: 1) AFG grant was turned in for 131 800 MHz portable radios (Blue Lake will receive 20). Nothing new to report. 2) Michigan DNR matching grant: We received bids for wildland gear and fire hose. The order will be placed next week. There are timelines to meet. The signed agreement has been emailed with confirmation of receipt by the State. Equipment will be received within six weeks. Grant expires August 1, 2025. Invoices and payment verification is due on September 1, 2025.
- e. Summit Fire Protection completed our annual fire extinguisher inspection at both the Hall and Fire Station on January 18<sup>th</sup>. Two extinguishers from the Station had to be in for service. Two loaners were left. MSA is scheduled February 11 for our annual SCBA flow testing.
- f. Training: Truck checks, ice rescue classroom, pump operations, and PPV.

- g. Truck/Equipment maintenance: Engine pump test revealed a generator hydraulic leak that was fixed by CSI.
  - h. Old Business: Sale of boat: Spring 2025.
  - i. **Motion** by Fletemier to extend Chief's Brierley's contract through June 30, 2025, supported by Brozovich. Roll call: Brozovich, Almose, Nichol, Fletemier, and Shoemaker all yea.
3. PLANNING COMMISSION – BROZOVICH
- a. Planning commission reviewing definitions of accessory building compared to dwelling.
  - b. ~~MPC COMPATIBLE RENEWABLE ENERGY ORDINANCES (CREO) should speak with the attorney regarding an ordinance more restrictive than the States.~~ Fletemier spoke with the attorney on a moratorium AND A MORATORIUM IS NOT RECOMMENDED ~~and that led to other options.~~ Fletemier will send the second correspondence/ information to Brozovich.
  - c. Rezoned #9 (PID 002-142-024-00) and #7 (PID 002-020-007-00) township owned acreage from Commercial to Conservation Resource, which will go to a public hearing in order to be officially rezoned or leave as commercial.
  - d. **Motion** by Fletemier to appoint Jim Owens to the Planning Commission, supported by Nichol. Motion carried. **Motion** to reappoint Kurt Nothstine to the Planning Commission, supported by Nichol. Motion carried.
  - e. Old Business: to review the minimum acre size for Land Division Splits with thought to increase minimum parcel size.
4. Zoning Board of Appeals – Buttermore - no meetings
- a. **Motion** by Fletemier to reappoint Carl Buttermore and Dave Gruley to the ZBA, supported by Almose. Motion carried. Still an open seat on ZBA.
5. Zoning Administrator – Anderson
- a. 1 new building permit is in the process. It is an after-the-fact permit. Three outstanding violations are being monitored. As the snow allows, inspections for permit closeouts will begin again. Also checked on VII-15 in zoning ordinance to see what we have for windmills, this section speaks to wind turbines.
  - b. STR's: One last correspondence to any who have not applied for the license. Five are getting new septic tanks/systems while others have adjusted their capacity.
  - c. How to instruction for residents regarding building projects in Blue Lake Townships has been sent to Supervisor to review. Once final, ZA will send it to the full board.
6. Hospital Report – Nichol
- a. Fletemier: ~~As the hospital moves to the 501C3, Act 47 requires a tax refund of five years. There are many questions like what can townships do with that money. So far eight townships have gotten together to pose these questions to attorneys and share the cost of the fees. I strongly suggest we also join with these townships and share the cost.~~ **Motion** by Fletemier that we join forces with the other townships to determine how we deal with the revenue return from KMHC and share in the attorney cost, supported by Nichol. Roll call: Nichol, Brozovich, Almose, Shoemaker, and Fletemier all yea. Motion carried. Nichol: we can contact Attorney Graham for his opinion at a cost of \$175. Fletemier will contact Graham for his opinion and Annie Wallace to let her know we have opted in. Kevin Rogals, CEO will be retiring April 2<sup>nd</sup>. ~~After a very long and thorough process,~~ Andrew Raymond was chosen as KMHC's new CEO. Raymond is currently our CFO.
7. Road Committee Report – Shoemaker
- a. Nothing to report as Shoemaker was unable to make the last KCRC meeting. We are still in need of new committee members.

**XII. Board Member Comments and Input –**

1. Nichol: still working with 4 Front to get Fletemier a credit card.
2. Fletemier would like our budget to follow his timeline as both he and Brozovich are new.
3. Attorney Change. Nichol would like to have board interviews with perspective attorneys. Anyone who has any other attorney recommendations send to Fletemier. If anyone has questions on Nichol's handwritten notes of several attorneys in our area, please feel free to talk with her. Questions to ask attorneys in the interview, send to Fletemier. In the meantime, we will still work with Graham and the new attorneys who have taken over that practice.
4. Virtual meeting equipment has been purchased and is on site. The cost to date is approximately \$2,400 (max was \$3,000).
5. Items to hold for future meetings: ESTA and kitchen remodel.

**XIII. Old Business**

1. Kitchen – schedule a meeting between Brozovich and Nichol.
2. KCSA – appraisal update – next meeting
3. Michigan Earned Sick Time law update – lack of new information - next meeting

**XIV. New Business**

1. Timing of check warrant, board approval, treasurer signature and check issuance. Any interest or penalty checks and contractor/contracts and payroll all goes out immediately. All others are held until the next months meeting. Post audit motion recommended by MTA. **Motion** by Nichol that all claims shall be approved by the Board prior to payment except the following Payroll, utilities, fixed cost bids/contracts, invoices with penalties or discounts that would be incurred if payment was not received prior to the board meeting where claims will be approved, supported by Fletemier. **DISCUSSION ON WHICH PAYABLES SHOULD BE CONTAINED IN POST AUDIT MOTION. ~~Motion carried.~~ MOTION TABLED FOR FUTURE MEETING FOR CLARITY ON MOTION CONTENT.**
2. Millage rates and verbiage: Nichol will get to Fletemier
3. Items to hold for future meetings due to time constraints
  - a. Fire Department
    1. Resolution establishing the fire department – March
    2. Establish Policies relative to the Fire Department
    3. Fire Chief Job Description
    4. Fire Chief and all officer salary
  - b. Policy and Procedures
    1. Township Board Ethics Policy – March
    2. Township Board Rules of Procedure – March
  - c. American Tower offer review - March

**XV. Adjournment – Next meeting March 5<sup>th</sup> at 7:00 pm**

1. **Motion** to adjourn at 9:41 pm by Nichol, supported by Shoemaker, motion carried.