

Regular Meeting
Homestead Township Board
Wednesday, December 11, 2024

A regular meeting of the Homestead Township Board was called to order at 6:01 pm by Supervisor Tia Cooley.

Pledge of Allegiance was said.

Present by Roll Call: Supervisor Cooley, Treasurer Holbrook, Trustee Mead, Trustee Purchase and Clerk Wilson.

Approval of Agenda: Motion by Cooley, support by Purchase to approve agenda as amended with the addition of the TKS Security bid. All ayes, no nays, motion carried.

Approval of Consent Agenda: Motion by Cooley, support by Purchase to approve the consent agenda as presented. All ayes, no nays, motion carried.

Public Comment: None

Presentation by DTE: Chris Hackbarth, Regional manager for DTE, discussed the possibility of bringing natural gas lines from east of the high school to include Homestead Rd, Pioneer, Rd, Weldon Rd and Cinder Rd. The extension would serve approximately 250 additional customers. There is a need for additional funding before the project can proceed. St Ambrose has agreed to fund a portion of the project and Benzie County is applying for a state rural infrastructure grant and local funding support may be needed to bring the project to fruition. A hand-out was distributed to the Board members detailing the project. More information will be provided as additional information comes available.

Reports:

Assessing: Gunnar Brow was not available but had relayed to the Clerk that year-end inspections are complete, there was no need to hold a December Board of Review, there was an issue again with the winter tax bills for veterans but it is being discussed with Benzie County and BS&A.

Zoning: Marvin Radtke reported that the Dollar General project was denied by EGLE and will not be proceeding. Benzie Bus is planning an expansion of their parking area and are adding a new garage. The Michigan legislators have extended their season and will be accepting bills later into the season. Marv discussed the series of bills involving local zoning, several of which have been voted on, Bill 6097 has a direct impact on how duplexes are viewed from a zoning standpoint and specifically, parking requirements for duplexes. He also stated that effective February 2, 2025 the Earned Sick time Act will be implemented by all employers in the State of Michigan.

Parks: Shannon Purchase reported that the park has been closed due to recent snow. The baseball field remains open for sledding. Mike Mead reported that \$150,000 grant has been approved for a pavilion at the Platte River Park.

Planning Commission: Mike Mead stated that there will be a planning commission meeting on December 16, 2024 to review the new maps.

Benzie County Commissioner: Mr. Markey reported that John Petoskey of the Grand Traverse Band of Ottawa and Chippewa Indians made a presentation to the Benzie Co. Board in regards to a new casino behind Westco. The Benzie County Commission also voted to support the Corridor Improvement Authority as approved by the council of the Village of Honor at their December meeting.

Fire Report: Chief Markey submitted an incident report for November 2024 with year to date incidents numbering 372. The Homestead Twp fire department was called to a home where CPR was in process. Benzie EMS, Benzie Sheriff Deputies Ruben & Smith, Firefighters Hunter, Fredericks and Markey were successful in bringing the patient back to where their heart was functioning on its own. There was discussion on the need for ARPA funds to be awarded to the fire department for specific needs as determined by the Chief.

Clerk's Report: Wilson reported that all of the forms and support documents required by the Internal Revenue Service for prior years have been submitted. The Michigan Department of Treasury documents have also been submitted. The Township's attorney has received all the documents involving this matter. Ms. Wilson asked that she be given additional funds so she can hire a deputy. Supervisor Cooley moved to transfer \$400 from the Supervisor's budget and an additional \$1150 from the general fund budget to be allotted to Deputy Clerk's wages. Support by Purchase. Roll call vote: Cooley, yes; Purchase, yes; Mead, yes; Holbrook, yes; Wilson, yes. All ayes, no nays, motion carries.

Supervisor Cooley moved to accept reports as presented, support by Purchase. All ayes, no nays, motion carried.

Payables: were reviewed and one new invoice of \$600 was added for Mark Gokey for snowplowing. Supervisor Cooley moved to accept payables with the addition, support by Purchase. Roll call vote: Cooley, yes; Purchase, yes; Holbrook, yes; Mead, yes; Wilson, yes. All ayes, no nays, motion carried.

Budget Amendments: Add \$1550 to Clerk's budget for Deputy wages and training (as shown in reports).

Elections: Supervisor Cooley moved to increase budget by \$3700 due to salary & wages for extended days of elections, support by Wilson. Roll call vote: Cooley, yes; Wilson, yes; Mead, yes; Holbrook, yes; Purchase, yes. All ayes, no nays, motion carried.

Roads: Cooley moved to increase roads budget by \$4600 due to matching funds needed. Support by Purchase. Roll call vote: Cooley, yes; Purchase, yes; Holbrook, yes; Mead, yes; Wilson, yes. All ayes, no nays, motion carried. Cooley moved and Purchase supported to add \$4000 to road budget due to higher than anticipated cost for brining. Roll call vote: Cooley, yes; Purchase, yes; Mead, yes; Holbrook, yes; Wilson, yes. All ayes, no nays, motion carried.

Old Business:

Outdoor Lighting: Glen Lake Electric submitted a bid for outdoor lighting for three additional exterior fixtures. Cooley moved and Purchase supported to accept the bid as submitted in the amount of \$1143. Roll call vote: Cooley, yes; Purchase, yes; Mead, yes; Wilson, yes; Holbrook, yes. All ayes, no nays, motion carried.

Aylsworth Road: Treasurer Holbrook expressed concern over the condition of Aylsworth Road and the fact that it services several residents. There was discussion regarding the width needed to have the road qualify as a seasonal road so there could be County maintenance. A prior quote from Benzie County Road Commission indicated a cost of \$250,000 to \$300,000 to bring the road up to the required specifications. Supervisor Cooley said she would seek a revised quote from the Road Commission, Trustee Purchase said he would prepare a quote for stump removal, Steve Dutt said he would remove the trees and seek approval of the residents on Aylsworth Road. It was also mentioned that Weldon Township should be approached to assist with costs.

Hall Rental Agreement: Clerk Wilson had made some recommended changes to the rental agreement form and had done a little research in regards to rental fees. After much discussion, the Board agreed to raise the fee for residents to \$100 with a refund of \$50 if properly cleaned after use. The fee for a business entity and non-residents was set at \$150 with \$50 returned upon proper cleaning. Commercial uses will not be allowed, no catering from this facility or for-profit events. Supervisor Cooley moved to support the changes as presented, Trustee Purchase supported the motion. All ayes, no nays, motion carries.

TKS Security: A revised bid was submitted to add cameras, intercom and remote door releases to the front door. Purchased moved to accept the bid of \$2690, Holbrook supported the motion. Roll call vote: Purchase, yes; Holbrook, yes; Mead, yes; Cooley, yes, Wilson, yes. All ayes, no nays, motion carried.

Cemetery Software: Treasurer Holbrook presented quotes from Pontem and BS&A for cemetery software. The initial bid for start up was slightly less for BS&A but the annual fee for maintenance was almost double Pontem's fee. There was also an issue with the quality of the mapping between the two bids. There is a lot more detail and control of input with the Pontem mapping. There was concern expressed as to ownership of the data and if the information input would be transferable. Treasurer Holbrook said she would reach out to Pontem for clarification. It was determined that there were ARPA funds available to make the software purchase.

Trustee Purchase moved that \$2500 of the ARPA funds be set aside for the fire department. Treasurer Holbrook supported this motion. Roll call vote: Purchase, yes; Holbrook, yes; Mead, yes; Cooley, yes; Wilso, yes. All ayes, no nays.

Supervisor Cooley then moved that all remaining ARPA funds be allocated towards the purchase of cemetery software minus \$5000 allocated to Champion Hill grounds expansion. Purchase supported that motion. Roll call vote: Cooley, yes; Purchase, yes; Holbrook, yes; Mead, yes; Wilson, yes. All ayes, no nays, motion carried.

Resolutions regarding Local Zoning Control: Resolution 2024-1211-001 to support local control and claim of appeal against Michigan Public Service Commission Order was discussed at length. Specifically, the impact of House Bills 6095, 6096 and 6097. Supervisor Cooley moved to adopt Resolution 2024-1211-001 as drafted, Trustee Mead seconded this motion. Roll call vote: Cooley, yes; Mead, yes; Holbrook, yes; Purchase, yes; Wilson, yes. All ayes, no nays, motion carries. Resolution is to be sent to all District 103 and 104 legislators.

Public Comment: None

Adjournment: Motion by Cooley, support by Wilson to adjourn at 7:56 pm.