

# Blue Lake Township

Kalkaska County, Michigan

## Minutes

Board Meeting

September 4, 2024

31 Present

- I. Meeting Call to Order at 7:00 pm by Shaw.
- II. Pledge of Allegiance was recited.
- III. Roll Call of Board Members – Almose, Shaw, Shoemaker, Shearer, and Nichol present.
- IV. Adoption of Agenda – **Motion** to adopt agenda by Shaw, supported by Almose. Motion carried.
- V. Conflict of Interest – Roll call vote: Almose, Shaw, Shoemaker, Shearer, and Nichol all no.
- VI. Minutes of last meeting – **Motion** by Shaw to accept the August 10, 2024 minutes, supported by Shearer. Motion carried. **Motion** by Shearer to accept the July 22, 2024 Special meeting minutes, supported by Shoemaker, motion carried.
- VII. The Treasurer's report was accepted.
  1. The CD's are all up on the 18<sup>th</sup> with a 4.86% renewal rate. Will check out the ICS rate before a decision will be made.
- VIII. Clerks Report –
  1. **Motion** by Shearer to pay the August expenditures in the amount of \$190,655.09 supported by Almose. Roll Call: Shearer, Almose, Shaw, Shoemaker, and Nichol all yea. Motion carried.
- IX. Correspondence and Guests
  1. Community Officer - Ray Farrier – Deputy Matt Ness introduced himself (he is stepping in for Farrier, who could not attend). Deputy Ness reviewed the monthly report containing 11 incidents which includes the 2 liquor inspections.
  2. Kohn Fisher – County Commissioner not present
  3. Rick Norey – Kalkaska County Sand and Snow – About two months ago we approached Blue Lake Township about purchasing the 5 acres we currently lease. Since our last meeting, KCSAS has been granted a 501c3 Nonprofit/Charitable Organization status. Our organization supports the Blue Lake Township Fire Department as well as veterans, children, and individual families, and supplies for schools. We maintain the trails. There are so many places in Blue Lake Township's Master Plan where we "dovetail" with your plan. We've heard rumors Blue Lake Township is not in favor of selling the land. The \$18,000 fair market value by Priest, we feel, can be invested back into the community. Each of the board members, what are your thoughts? Shaw: not committed to sell, need an appraisal, not the one we have. Should the club dissolve, what happens? We don't want the building. \$28,000 is the taxable value. Shaw will find a Commercial property appraiser. Nichol: commercial does not meet the broad sense of what the majority of this board wants. They do not wish for further commercial investment in our community. Perhas Forest Recreation or Conservation Reserve better describes what the majority of the board wants (which IS reflected in Blue Lake Townships Master Plan i.e. BLT-MP) The BLT-MP fits hand and glove with KCSAS and our plan states our goal/objective is to create more. Shearer: our Attorney originally advised us to sell the 5 acres to KCSAS. Almose: The \$18,000 is not an appraisal, its more of a comparable. I'm concerned what changed from 2021 until today. Why do you have to purchase it. Norey responds: as we set down to plan out we felt we were going to spend about \$500,000. Our concern is the lease will be pulled out from under us. Nichol responds: while doing their "due diligence" they become more aware of what they wanted, what their donors wanted, and the realization that this lease could be terminated in the

future, leaving the club members and donors in a very poor state. Shoemaker: Need the professional appraisal. Can't see how it benefits the citizenry. Norey thanked the board for their candor.

- X. Public Input – Dawson: On Indian Lake: trees are being removed across the lake and chipped up, then stumps were ground. We need to inform people that we have zoning. Present fine: \$300/tree. Shearer: Treasurer sends the Welcome packets. Someone asked the board to explain trash pickup. Dulgren on Starvation Lake wants to know how the overwhelming majority of people attending STR meeting the prior year were in favor of STR so why this change if you were not planning on listening. This board, in essence, is now getting rid of STR's in Blue Lake Township.
- XI. Township Reports – written reports are available in the Clerk's office.
  - 1. Assessor's Report – Sheneman
    - a. For the month of August: 12 deeds, 2 death certificates, 1 survey, 2 electrical easements, and 1 PRE request, 1 PRE rescind. Plan: finish up field inspections in September and start the new construction inspections.
  - 2. Fire Department – Brierley
    - a. 8 runs: 2 medical and 6 fire related. 1 mutual aid call to Coldsprings (CO alarm). 2 mutual aid calls to Bear Lake for a gas leak and fire alarm.
    - b. Parking lot has been resurfaced.
    - c. Par Plan grant cameras: the rescue truck was sent to CSI for camera installation.
    - d. Two of the new firefighters have taken the VFIS written test and have gone through the truck rodeo. Michigan Firefighters Training Council Certificates have been issued. Medical 1<sup>st</sup> responder class is set up for September/October. We have 4-5 taking the 2-week class. for our firefighters needing MFR license. Firefighter 1 & 2 with Hazmat, to be held in Crawford County at the Frederick Fire Department, begins in October/November and will run until May 2025.
    - e. DTE and Top Notch to install the larger gas meter and complete the gas line to the generator.
    - f. Truck/Equipment maintenance: Utility truck was sent to Todds welding and work is completed.
    - g. John Hulwick wants to come back to fire department. He has all his fire classes. He left due to his work schedule. He realizes he has much to do to catch up over the past 1.5 years. He will be on 6-month period to show his dedication at which time he will be reassessed. **Motion** by Nichol to hire Hulwick, supported by Shearer, motion carried. 9/16/2024 at 6 pm will be the annual FF BBQ at the station. All board members and family are welcome. CEU training begins this month, alternating each class between Bear and Blue. In a call with Paul Olsen regarding insurance if we use a private boats for rescue if necessary: We are covered up to \$50,000/incident and \$300,000/year. Officers and I discussed our boat and we are asking the board to allow us to sell it. If we can, I will call MEGA Powersports in Gaylord for its value. During last months officers meeting it was decided to ask the board if we could bill those who do not pay taxes here and other fire departments who do not show up. My understanding: we must bill all, cannot pick and choose, and cannot pursue collections for township residents. Perhaps this should be directed to the attorney? Board needs further research. Nichol has meetings with Bear Lake Supervisor and will try to set a time to discuss how they went about their billing process.
  - 3. Planning Board Report – Shaw
    - a. Next regular meeting on October 22<sup>nd</sup> at 7 pm. Sent info to PB regarding upping fees for zoning violations.
  - 4. Zoning Board of Appeals – Buttermore - no meetings
  - 5. Zoning Administrator – Anderson

- a. 21- active permits (3 new for August). Working on the 11 remaining permits needing site visits. New property transfers to be filed.
  - b. STR: 4 applications on a wait list (no fee for wait list). 38 registered. Attached is a letter I want to send in October indicating the first licensing process since the ordinance took effect in 2023. Attorney Wendling approved the letter. Does the Board want to make the STR list public? Nichol: all are public documents, the only question is what, if any, information is deemed to be private – by law.
  - c. Greenbelt Violations: Concerns, one on Starvation Lake, one on Sunset Trail.
  - d. Complaints: 1 for Chickens on Blue Lake Rd and 1 for blight on Merrill Ave. I am working with both parties to resolve.
6. Hospital Report – Nichol (At large Member Barr wrote a report)
    - a. KMHC ambulance now services Bear Lake. Chief of Staff Dr Holms reported on medical staff. Committee reports given. Chair report: CEO succession plan is in place (Rogals will retire in March 2025); report on progress of yearly goals and objectives; Community communication plan update for the November vote.
  7. Road Committee Report – Shoemaker – next meeting 9/11/24 at 9 am
    - a. Working on Twin Lake Rd, Gedman should be paved today then shoulder work to be done; Pflum should be started tomorrow with shoulder work after that, Blue Lake Rd will be finished after Gedman and Pflum are finished.

**XII.** Board Member Comments and Input – Need garbage stickers. Shearer will order them.

**XIII.** New Business

**XIV.** Old Business

1. Township remodel: Bid specs by Nichol. Discussion resulting in a new Special Meeting on September 23<sup>rd</sup> at 10 am.
2. Nichol turned in August payroll expense to the county per SOM BOE required rules for reimbursement.
3. Dykema (DTE Truststream) franchise agreement sent to attorney and we are free to sign as is. **Motion** by Nichol to sign the franchise agreement (Res 09042024), supported by Shearer. Roll call: Nichol, Shearer, Almose, Shaw, and Shoemaker all yeas.

**XV.** Adjournment – Next meeting October 2, at 7:00 pm

1. **Motion** to adjourn at 9:23 pm by Nichol, supported by Shearer, motion carried.