

DRAFT

EVELINE TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING MINUTES
EVELINE TOWNSHIP HALL
8525 FERRY ROAD
EAST JORDAN, MI 49727
CHARLEVOIX COUNTY
TUESDAY NOVEMBER 12, 2024
7:00 P.M.

1. **CALL TO ORDER:** The monthly meeting of the Township Board of Trustees was opened at 7:00 p.m. by Clerk Sandi Whiteford with the Pledge of Allegiance. Clerk Whiteford then made a motion to appoint Ms. Blossom as meeting moderator in the absence of the Supervisor. Motion supported by Mr. Beishlag. Motion Approved.

ATTENDING: Board members present Trustees Eric Beishlag and Janet Blossom and Clerk Sandi Whiteford. Absent Treasurer Ron Chapman and Supervisor John Vron dran. Zoning Administrator Will Trute, Jim Slade and Hal Wolfe were also present.

2. **PUBLIC COMMENT REGARDING AGENDA ITEMS:** No comments received.
3. **AGENDA:** Mr. Beishlag made a motion supported by Mrs. Whiteford to accept the agenda as presented. Motion Approved
4. **MINUTES OCTOBER 8, 2024:** Mr. Beishlag made a motion to approve the minutes of October 8, 2024 as presented. Motion supported by Ms. Blossom. Motion approved.
5. **PAYMENT OF BILLS:** Ms. Blossom made a motion to approve payment of bills in the amount of \$52,893.19. Checks numbered 1710 to 1750 as well as tax payment to the IRS. Motion supported by Mr. Beishlag.

Upon roll call vote the following voted:

Aye: Mr. Beishlag, Mrs. Whiteford, Ms. Blossom

Nay: None

Absent: Mr. Chapman and Mr. Vron dran

Motion Approved.

6. **TREASURER'S REPORT:** As of October 31, 2024, the General Fund balance, including Michigan Class \$504,482.56, Horizon CD of \$1,043,331.86, 4Front CD \$1,085,595.13 and the General Fund Checking of \$46,594.24 is \$2,680,003.79. Road Fund Checking \$17,561.84, Michigan Class Road Fund \$479,258.42, Total Road Fund \$496,820.26. Fire and Ambulance Fund Checking \$30,688.90, Michigan Class Fire and Ambulance \$0.00, Total Fire/EMS \$30,688.90. Tax Account Checking \$23,341.44, Michigan Class Fund \$8,350.07, Total Tax Account \$31,691.51. Accounts balance with Clerk, supported by the balance sheet.

7. **CORRESPONDENCE:** None received.
8. **PLANNING COMMISSION REPORT:** Mr. Beishlag reported that STR Ordinance was amended to change all instances of the work permit change to license, and the Board of Trustees are to set the number of available licenses. Clerk will send information regarding Renewable Energy Ordinance provided by MTA to attorney for review. Clerk will also send amendment adding shared docks to 4.18, Access to Water Frontage to Attorney for review.
9. **SPLIT COMMITTEE REPORT:** No splits requested.
10. **ASSESSOR REPORT:** Just want to give a quick update of some things that are happening with the assessing process and Up North Assessing, Inc.
We are transitioning into the fall assessing season. Most of our general property inspections are wrapping up and we are starting to conduct property inspections for new construction that was incomplete last year or started new in 2024. We are also in the middle of conducting land and sales analysis for setting the 2025 assessments. Preliminary results show assessed values will continue to increase in 2025 using a two-year study.
The company continues to grow with new faces and contracts. As of right now, Up North Assessing, Inc is comprised of the following individuals.
Joe Lavender, MAAO
Nick Couture, MAAO
Jason Borowicz, MCAO
Bridget Brown, MCAO
In addition to the certified assessors, we have an additional three individuals that are certified MCAT's. (Michigan Certified Assessing Technicians) They are busy throughout the year conducting property inspections.
We utilize the Pivot Point application for conducting property inspections. This application allows an efficient process for conducting and assigning property inspections. It works seamlessly and integrates with BS&A software.
I am currently one month into the MMAO (Michigan Master Assessing Officer) program. This is a yearlong commitment with a rigorous schedule, many hours, and travel to downstate urban areas for case studies, appraisals and assignments. It is necessary to travel downstate due to lack of commercial and industrial sales activity in Northern Michigan. Obtaining this certification will be a positive step for myself and the company. It lends additional credibility to the work performed and also any future tax tribunal matters.
11. **ZONING REPORT:** Zoning Administrator Trute provided year to date zoning activity report.

12. APPOINTMENT TO BOARD OF REVIEW AND SPLIT COMMITTEE: Mrs. Whiteford made a motion to appoint Howard Colthurst to 2-year terms to both Board of Review and Split Committee. Motion supported by Mr. Beishlag. Motion Approved.

13. PUBLIC COMMENT REGARDING NON-AGENDA ITEMS: Mr. Slade inquired as to the status of the Mobile Home Park zoning request. Mr. Beishlag responded that there has been no further interaction since the Board of Trustee Public Hearing. He also inquired as to the “Tommie’s” development status. Mr. Beishlag responded that nothing was ever presented to consider.

Hal Wolfe stated he has a non-conforming property. He is having issues with the HOA and the Health Department due to his rustic lifestyle. He is withholding his property taxes until the issues are resolved. He is considering a lawsuit against his HOA.

14. BOARD COMMENTS. Ms. Blossom stated that John Nagle’s Tree Service did a good job with the tree trimming, preventing branches from scraping the roof of the Township Hall. She installed the florescent address sign. She reported that the new Township sign and posting boards should be installed within two weeks. Ms. Blossom thanked the board members for their extra time and efforts during the time the board was short a member due to illness. Mr. Beishlag thanked Ms. Blossom for her years of service to the township. Mrs. Whiteford and Mr. Trute also expressed appreciation for all her time and efforts above and beyond statutory responsibilities as a Township Board Member.

15. ADJOURNMENT: There being no further business before the board at 8:45 p.m. Ms. Blossom adjourned the meeting.

Respectfully,

Sandi Whiteford, Clerk