

APPROVED

Eveline Township Board of Trustees
Regular Meeting Minutes
Eveline Township Hall
8525 Ferry Road
East Jordan, MI 49727
Charlevoix County
May 13, 2025
7:00 P.M.

- 1) **Call to Order:** The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance at the Eveline Township Hall by Chairman Pellegrino.
Board members present Trustees Eric Beishlag and Rob Reynolds, Supervisor Marc Pellegrino and Treasurer Ron Chapman. Board Member Absent: Clerk Sandi Whiteford. Zoning Administrator Will Trute, Attorney Bryan Graham, Residents Howard and Pat Colthurst and Bill Borland were also present.
- 2) **Public Comment Regarding Agenda Items:** No comments received.
- 3) **Agenda:** Mr. Beishlag made a motion, supported by Mr. Reynolds to accept the agenda as presented. Motion approved.
- 4) **Minutes – April 8, 2025:** Mr. Reynolds made a motion to approve the April 8, 2025 minutes as presented, supported by Mr. Beishlag. Motion approved.
- 5) **Closed Session:** Mr. Beishlag made a motion, supported by Mr. Pellegrino, to go into closed session pursuant to Section 8(h) of the Open Meetings Act, being MCL 15.268(h), to consider the written memo from our attorney dated May 8, 2025, which is exempt from disclosure by Section 13(1)(g) of the Michigan Freedom of Information Act, being MCL 15.243(1)(g), since the memo is subject of the attorney-client privilege. The motion was unanimously approved by roll call of the four Board members present. Meeting was adjourned to closed session at 7:04.

Meeting was resumed from closed session at 7:20 P.M.

- 6) **Correspondence:** Mr. Pellegrino received an email regarding the availability of a new County Plat Book and the availability of a new map of the Township, showing parcel numbers etc. The Township maps are available for \$199 plus shipping. After discussion,

Mr. Reynolds made a motion, supported by Mr. Beishlag, to purchase a new map for the Township Hall. Upon a unanimous roll call vote of the Board Members present, the purchase of a new map was approved.

Chairman Pellegrino and Treasurer Chapman both received calls from residents seeking assistance or a place to dump storm damage tree debris. It was noted that the DNR had designated several places to accommodate the issue. Though not within the Township boundaries, they were free of charge.

Trustee Reynolds noted he had received a call about debris at the Township Hall, which he picked up for disposal.

- 7) **Payment of Bills:** Mr. Beishlag made a motion, supported by Mr. Reynold's to pay bills in the total amount of \$22,211.92. This total represented check numbers 1880 to 1910, as well as a payroll tax payment to the U.S. Treasury. Motion approved by rollcall vote. All four members present voted in favor.
- 8) **Treasurer Report:** Mr. Chapman reviewed the potential to work with Mercantile Bank, through their branch in Petoskey. They have favorable money market rates, comparable to Michigan Class rates, and offer an additional opportunity to diversify where the Township funds are invested. It would provide some FDIC coverage and the Bank is a Michigan Bank and has the highest Bauer rating of 5. Mr. Beishlag made a motion, supported by Mr. Reynolds, to approve using Mercantile Bank. Motion approved.

Township funds at the end of April, consist of General Fund cash and equivalents of \$2,884,242.42, Road Fund cash and equivalents of \$856,733.58, Fire and Ambulance cash and equivalents of \$379,851.09, Tax Fund cash and equivalents of \$35,785.10 and Escrow account cash of \$6,003.59. All amounts balance with the Clerk's records, as evidenced in the Balance Sheet as of April 30, 2025.

- 9) **Planning Commission Report:** The commissioners continue to work on reviewing various ordinances, working with our planner where necessary.
- 10) **Split Committee Report:** No recent split, two thus far this year.
- 11) **Assessor Report:** No specific report. The Assessor is beginning the season of site visits to confirm assessment records with current conditions.

- 12) **Assessor Contract:** The Board reviewed a new contract with our current Assessor, Joe Lavender, to become effective July 1, 2025. The total annual fees, \$37,200, would be payable monthly.

After discussion, noting that the fee is inclusive of all expenses, other than the BS & A software support fees. It was noted that Joe provided high quality service and was diligent about continuing education to stay at a high certification level for Assessing. It was further noted that this is approximately a \$5-6,000 increase, however, the only increase over at least the past six years. Mr. Reynolds made a motion, supported by Mr. Beishlag, to approve the new assessor contract. The motion was approved unanimously by roll call vote of all attending Board members.

- 13) **Zoning Report:** Will Trute presented a calendar to date 2025 zoning activity report.

Following his zoning report, Will reported that he had sent over 800 letters to lake front property owners regarding how many boats allowed according to our ordinance. He has received a few back for wrong addresses, but a very high percentage appear to have been received.

Will reported he has received a subpoena to appear in court regarding the non-conforming Holy Island property owner proposing to build on his property. A zoning permit has been issued subject to the restrictions of our Ordinance, however, neighbors are unhappy with a new structure next door. He will keep us informed of further developments.

Chris Bearrs inquired about how many short-term rentals we have in the Township. Mr. Trute noted we are in the low 40's, though he is pursuing a few advertising rentals without a license and one application in process. It was noted there was a cap limiting the number in the Township to 80, subject to Board review. After discussion, it was deemed that 80 may be too high and perhaps as a beginning point, the Board should consider lowering the cap to 50 or 60. After further discussion Mr. Beishlag made a motion, supported by Mr. Reynolds to lower the cap from 80 to 60. Motion approved.

- 14) **Ordinance 4.6:** Mr. Beishlag explained that an amendment to Section 4.6 A. 5 D and E, had previously been brought to the Board, but was taken back to the Planning Commission for minor wording changes. The amendment basically expands the Zoning Administrator's authority to act upon Waterfront Greenbelt applications for all submissions, not just those pertaining to lake frontage of 100 feet or less. Mr. Beishlag made a motion, supported by Mr. Reynolds, to approve the amendments to Section 4.6 A. 5 D and E. Motion approved.

- 15) **Roads:** Two road projects pursued by the Township with the County came back with Engineer estimates from the County for consideration by the Board. One project was for repaving Birch Terrace Rd., the entire length of approx. 1,352 feet, at an estimated cost of \$169,790. The other, a graveling of a seasonal road, a portion of Sequanota Rd from Phelps Rd. South to seasonal road sign. A total of 3,350 ft. The County indicated they would not be able to do that job this year. After discussion, it was agreed the gravel road could wait until next year, rather than have an independent contractor to the gravel. It was agreed to send the Terrace Rd project back to the County for bidding and Mr. Chapman made a motion, seconded by Mr. Pellegrino, to send the Terrace Rd. project out for bid. Motion was unanimously approved by roll call vote of the Board members present.

Mr. Reynolds reported that he had met with the County Road Commissioner Mr. Weeks, the Road Commissioner agreed to address two of Mr. Reynolds concerns, Porter Creek guard rail and East Jordan Advance Rd at the Olstrom Rd corner. He also discussed the addition of a bike path, in conjunction with future paving plans for Lakeshore Rd. It appears that a bike lane would be more appropriate, given the land complications and underground utilities. Mr. Reynolds encouraged us to begin now to identify potential grant opportunities, to help with funding. These types of grants can take time/involve a long process. Mr. Reynolds may pursue an individual with experience in the process to perhaps attend a meeting and share his knowledge and experience.

- 16) **Cemetery Property Cleanup Proposal:** We received a revised proposal from ABC Landscape to clean up the property across the street, remove the berm and generally excavate and prepare the property for use as a Cemetery. After discussion, Mr. Beishlag made a motion, seconded by Mr. Pellegrino, to approve the proposal from ABC Landscape. Motion was unanimously approved by roll call vote of the four Board members present. There followed a discussion of how to proceed after the excavating. Mr. Reynolds offered to pursue other cemetery experiences through contact with the MTA blog.
- 17) **Buoys:** The barge service in Ironton has graciously placed our no wake buoys in the spring and taken them out in the fall. It was noticed this spring that one of the buoys was damage beyond repair/run over by a boat. We need approval to purchase a replacement, probably bigger than the ones with bought originally. It was agreed that I would get a quote for a new buoy.
- 18) **STR CAP:** Covered above during Zoning discussions.
- 19) **ICE STORM DAMAGE:** Covered above during correspondence discussions.

20) **Jordan Valley EMS:** Budgets for the upcoming period reflect a positive balance and the Board is working hard to maintain budget parameters.

It was further noted that Lake Charlevoix EMS had recently discontinued their reciprocal agreement with Jordan Valley. We will continue to monitor their status/progress through meeting presence of our Clerk.

21) **2025/2026 Budget Information:** The Clerk included year to date budget and actual information, a 2025/26 budget worksheet, a proposed meeting schedule for 2025/26 and the current salary/wage and fee schedule. All should be reviewed and/or completed in preparation for our May 27, 2025 budget workshop.

22) **Public Comment Non-Agenda Items:** No comments received.

23) **Board Comments:** Mr. Reynolds would like to see the agenda and the minutes available on our website prior to our meeting. He noted the Clerk was dealing with some personal issues but wanted to reemphasize that we work toward making them available more ahead of time.

24) **Adjournment:** There being no further business before the Board, the meeting was adjourned by Mr. Pellegrino at 9:20 P.M.

Recording Secretary
Ron Chapman