

PENINSULA TOWNSHIP

13235 Center Road, Traverse City
MI 49686

www.peninsulatownship.com

Township Board Special Meeting

February 24, 2026, 1:00 p.m.

Township Hall

Minutes - Corrected

1. **Call to Order** by Sanders at 1:00 p.m.

2. **Pledge**

3. **Roll Call**

Present: Sanders, Alexander, Sanger, Chown

Absent excused: Clark, Milliken, Wunsch

4. **Governmental Updates:** none

5. **Conflict of Interest:** none

6. **Consent Agenda:**

A. Minutes from February 10, 2026, Township Board Regular Meeting

B. State Tax Commission 2026 Property Tax, Collections, and Equalization Calendar

C. Tobin & Co. Extension through 2029

D. PTP Newsletter – “Five Amicus Briefs Filed in Winery Lawsuit Appeal” in Support of Peninsula Township

E. Article – “Global Wine Giant Closes Major California Winery, Lays Off Dozens”

F. Correspondence

1. Old Mission Citizens’ Coalition

2. Jim Carruthers

3. Eric Dreier

4. Brad Niergarth

Motion by Alexander to approve the consent agenda, seconded by Sanger.

Roll Call: Alexander: yes, Chown: yes, Sanders: yes, Sanger: yes;

Motion Carried

7. **Approve Agenda:**

A. MTA’s Principles of Governance (Sanders)

B. Offer from Marty Lagina to Purchase Land for Fire Station No. 1 (Sanders)

C. Assessing Office Budget Amendment (Murray)

D. Appointment for alternate Board of Review (BOR) Member (Murray)

E. Initial Old Mission Peninsula Building Emergency Action Plan (BEAP) meeting (Sanders)

Sanders requests that Business Item 9e be relocated to the top of the business agenda. No objection.

Motion by Sanders to approve the agenda as amended, seconded by Sanger.

Motion Carried

8. **Brief Citizen Comments (for agenda items only):** none

9. **Business:**

A. **Initial Old Mission Peninsula Building Emergency Action Plan (BEAP) meeting (Sanders)**

Gregg Bird, Grand Traverse County Emergency Management Coordinator, along with Assistant Emergency Management Coordinator, Brandon Perry, addresses board regarding update to Peninsula

Township's building emergency action plans. Explains that while the Township is covered under the County's all-hazards Emergency Operations Plan, OSHA requires municipalities to maintain building-specific Emergency Action Plans for publicly accessible facilities. He provides simplified templates and recommends adopting Standard Response Protocol to align terminology with local schools and county agencies. Emphasizes plans should be concise, practical, and regularly practiced. Highlights ongoing collaboration with Old Mission Peninsula School, noting its strong preparedness efforts, and encourages coordination with local partners such as the library and fire department. Offers continued guidance and review support.

B. MTA's Principles of Governance (Sanders)

Members express support for formal adoption of document as a statement of shared expectations and standards for board members, committee members, and appointed officials.

Motion by Chown to approve MTA's Principles of Governance, seconded by Alexander. Motion Carried

C. Offer from Marty Lagina to Purchase Land for Fire Station No. 1 (Sanders)

The board reviews a same-day written communication from Marty Lagina, owner of the proposed flat site, indicating continued openness to a property trade involving the current Fire Station #1 parcel and flexibility regarding the communications tower, potentially reducing or eliminating a Township cash outlay. ~~Milliken~~ Sanger recommends revisiting the trade concept considering the updated appraisal and conducting a detailed evaluation of the tower asset, including lease terms (Verizon and AT&T), revenue trends, maintenance and inspection costs, contractual obligations, long-term viability, and decommissioning considerations. It is noted that the 2025 appraisal of the Lagina property as vacant A-1 land was \$265,000, while the recent valuation is substantially higher, raising concerns about paying a premium for undeveloped agricultural property. The board acknowledges that construction on flat land may reduce site development costs compared to the Township-owned parcel but emphasizes fiscal responsibility and transparency. Discussion also includes approximately \$60,000 already expended on engineering and architectural services for the Township-owned site, potential interim housing costs during construction, prior offer terms (including non-refundable deposits and carrying costs), recent tower lease renewals, and possible grant funding. Recognizing the complexity of the decision and the need to balance total project cost, asset management, and taxpayer impact, Supervisor Sanders directs Trustees Milliken and Sanger to conduct a comprehensive financial and asset analysis and report back at the March 10 meeting. No formal action is taken.

D. Assessing Office Budget Amendment (Murray)

Murray reports that annual assessment change notices were recently mailed and that an error occurred in the estimated tax impact field due to an inversion of homestead and non-homestead millage rates. Although the tax estimate is not statutorily required, it is commonly included as a courtesy and relied upon by property owners for budgeting. Recommends issuing corrected notices prior to the March 9–10 Board of Review to prevent confusion and preserve residents' appeal rights. Failure to correct the notices could result in taxpayers relying on inaccurate figures and losing the opportunity to appeal. A budget amendment of \$3,720 (GL 101-257-905) is requested to cover printing, processing, and postage costs. Time is noted as critical, as the vendor requires payment before processing. Board confirms the amendment impacts the Assessing Department budget within the general fund and does not increase the overall township budget. The cost will be offset by using available funds within the Clerk's elections budget.

Motion by Chown to approve budget amendment as presented and authorize issuance of the corrected notices, seconded by Alexander.

Roll Call: Alexander: yes, Chown: yes, Sanders: yes, Sanger: yes;

Motion Carried

E. Appointment for alternate Board of Review (BOR) Member (Murray)

Murray advises that due to the unavailability of both current alternate members during the March Board of Review, and the absence of one regular member, the Board risks operating with only two members. To ensure proper function and voting capacity, she recommends appointing Elena Dritsas as an alternate member, noting her familiarity with local properties and real estate experience. Bill Walsh has agreed to step down from the alternate position.

Motion by Alexander to appoint Elena Dritsas as alternate member to the Board of Review, seconded by Chown.

Roll Call: Alexander: yes, Chown: yes, Sanders: yes, Sanger: yes;

Motion Carried

10. Citizen Comments: none

11. Board Comments: none

12. Adjournment

Motion by Alexander to adjourn, seconded by Sanger.

Motion Carried

Meeting Adjourned at 1:59 p.m.