

Packet Addition

Correspondence



Outlook

Re: You Chose

From Randy Hall <rh@hallrelaw.com>

Date Mon 3/9/2026 9:02 AM

To Amanda Danielson <amanda@stellatc.com>

Cc Maura Sanders <supervisor@peninsulatownship.com>; Fred Swaffer <Fswaffer@gmail.com>; Molly Stretten <Mkstretten@mac.com>; chris@2lwinery.com <chris@2lwinery.com>; Todd Anson <anson.todd@gmail.com>

Please remove me from this email chain.

Thank-you.

- Randy Hall

Sent from my iPhone

On Mar 8, 2026, at 11:01 AM, Amanda Danielson <amanda@stellatc.com> wrote:

Maura,



Outlook

Fwd: Todd Wilson Email and Agenda Packet

From Julie Alexander <jualexanptpc@gmail.com>

Date Sun 3/8/2026 6:12 PM

To Maura Sanders <supervisor@peninsulatownship.com>; Fred Woodruff <fmwoodruff@gmail.com>

Fred, I am forwarding this along to you and Maura so you will have her correct address in the future.

Thank you

Julie Alexander

----- Forwarded message -----

From: **Fred Woodruff** <fmwoodruff@gmail.com>

Date: Sat, Mar 7, 2026 at 8:52 AM

Subject: Todd Wilson Email and Agenda Packet

To: Maura Sanders <~~Maura.a.sanders~~@gmail.com>, Becky Chown Peninsula Township

<clerk@peninsulatownship.com>, Katie Clark

<treasurer@peninsulatownship.com>, Isaiah Wunsch

<wunschis23@gmail.com>, David Sanger

<dave.peninsulatruster@gmail.com>, jp Milliken

<jp.peninsulatruster@gmail.com>, Julie Alexander Trustee

<jualexanptpc@gmail.com>

Ladies and Gentlemen:

It is the intention of the Citizens Coalition of Old Mission Peninsula to find, evaluate, and disseminate accurate, truthful, and pertinent information to the citizenry.

Our plan had been to pursue a more systematic process through open dialogue at Township Board meetings, public sessions, and through FOIA requests. My error, however, has brought these matters into the public forum sooner than intended. Given that, the better course now is not to dwell on how that happened, but to address the questions themselves.

The concerns reflected in the JDA timeline and the OMCC Action Plan are not personal attacks. They are legitimate questions about matters of public importance: how PTP has

operated, whether its relationships with certain Township elected officials raise concerns about impartiality, and whether some public statements by elected officials call into question their ability to act objectively and in the best interests of all Township residents. These questions are especially relevant in light of PTP's position that it may hold meaningful leverage through a JDA with respect to any settlement between WOMP and the Township Board.

Although Judge Maloney has now entered a Stay of Execution, that stay was not in place when the Citizens Coalition sent Letter 1 and Letter 2. At that time, the prospect of the Township confronting a judgment exceeding \$49 million required urgent public attention. After the Stay was entered on March 2, the Coalition intended to slow down and seek a more orderly

path for discussing the concerns raised in Letter 4 and Letter 5.

Instead, my mistake has accelerated that timeline. The only unfortunate consequence is that it has distracted from a discussion that deserves far more energy than accusatory public rants.

So now that these questions are in the open, why not answer them?

If the questions are unfair, they should be easily answered. If they are fair, they should be fully addressed.

Fred Woodruff
4824 Forest Avenue
Secretary and Director, Citizens
Coalition of Old Mission Peninsul



Outlook

WOMP controversy

From Jim Carruthers <jccarruthers@gmail.com>

Date Sun 3/8/2026 1:22 PM

To Maura Sanders <supervisor@peninsulatownship.com>; Becky Chown <clerk@peninsulatownship.com>

Maura & Becky,

Just a quick note to share my concerns for the behind the scenes coordinated campaign to derail the Townships goals toward maintaining zoning regulations that help protect the agricultural integrity, viewsheds, and rural character of OMP, long supported by our residents.

It's surprising to see this new citizens group (CCOM), the one that has been pointing fingers at PTP and actively accusing them of the same practices, organizing to manipulate the process by producing an action plan to co-opt local officials, news media and social media venues with their information and maligning the hard work that PTP has done for years.

They tell us they are a non-bias citizen based group that advocates for mediated talks to satisfy both sides of the

WOMP drama, all while creating an action plan showing how to force their agenda and manipulate the public process. Not very transparent if you ask me.

PTP, a long established peninsula based citizen group, has been transparent and upfront for decades supporting the peninsula's general mission of maintaining the integrity of local agriculture, its viewsheds and open space protections on OMP.

Our citizen's have long advocated support for these shared goals and PTP's efforts have long backed that support over decades based on township strategic planning, helping preserve the agricultural and rural character of OMP.

I understand zoning needs to be flexible to an extent but that does not mean we should throw out the baby with the bath water and do away with zoning regulations meant to protect us from the over development of our agricultural assets and undermining the existing built infrastructure that can't be expanded to accommodate projected growth potentials.

Tweaks to our zoning regulations to allow for expanded food services, low impact ag-tourism operations, and the sales of swag are one thing, but expansion of ag zoning to allow for large scale event centers, non farm related operations, hotels and concert venues, with expanded hours of operation, are non starters for many who live on OMP.

I guess I'm writing to say I support the peninsula township staff and trustees who are working hard (through all the noise) to find common ground based on existing zoning with opportunities to change some regulation while not ruining the rural character or challenges to our built infrastructure that is already showing weaknesses (traffic, over crowding & road maintenance).

Nothing is easy in our ever changing world and I continue to pinch myself knowing that I get to live in such a beautiful part of this country. Please don't ruin what is so special about OMP and hang in there as we rumble it out and try to read between the lines of all the rhetoric.

Jim Carruthers

To: Clerk Becky Chown
Peninsula Township
Via email: clerk@peninsulatownship.com
cc: Shaina: adminam@peninsulatownship.com

Re: Letter for inclusion PTB meeting packet Tuesday 3/10/2026 regarding Fred Woodruff /CCOM's email mistakenly sent to Todd Wilson when meant for Todd Anson

Dear Township Board Members,

I recently read the CCOM email included in the 3.10.2026 Board meeting packet. My initial reaction was outrage, and I even began drafting an outraged response. However, after taking time to reflect, I want to share some sincere and personal thoughts that I hope will help you continue your important work with confidence and pride.

I have practiced litigation-related law since 1972. In 1975, my family moved to the Old Mission Peninsula, where we raised our children and found peace in this unique community. Over those years, I have gained valuable life experiences in both the public and private sectors, I have learned to distinguish good government from bad government. I can recognize the difference between people who genuinely serve the public and those who seek to mislead it. I have seen the positive effects of building up communities and the harm caused by tearing them down. The Fred Woodruff / CCOM email mistakenly sent to the wrong recipient—and which you have transparently included in the meeting packet—demonstrates a troubling current political mindset. CCOM is an organization, as stated in its Articles seeking “*****limited regulation of their activities on their property*” which effectively means doing whatever is necessary to undermine the common community good for self-centered personal and monetary exploitation. With specific regards to the Township it necessarily means upending good government.

The content of the CCOM email, involving Fred Woodruff, Amanda Damielson, Bern Kroupa, Kent Wood (WOMP's paid PR person), and Todd Anson as its messenger, outlines a strategy to "take out" opponents on the Peninsula, launch a "strategically sequenced" campaign, potentially use PDR farmland preservation funds to pay wineries, terminate the Township's Joint Defense Agreement, and pressure Board members to resign by targeting their families. There is not a single constructive idea presented in the email nor in its Strategic Plan attachments.

You should set aside the content of that email and continue the excellent work you have been doing. You were elected to serve all residents of the Peninsula—including those who seek to disrupt and undermine your efforts. You are upholding decades of thoughtful zoning and planning that have shaped our unique residential-farming community. Your perseverance and commitment, despite constant pressure, are recognized and valued by the vast majority of township residents

Recent amicus briefs filed in federal court by organizations such as the Michigan Township Association, Michigan Municipal League, American Farmland Trust, Michigan State Bar Government Law Section, and the International Municipal Lawyers Association speak volumes about the Township's accomplishments and your role in sustaining them. In contrast, CCOM, by exposing its intent via the Woodruff email, has birthed itself as a fringe group engaged in nothing more than sophistry.

CCOM's mistake in sending its email to the wrong Todd, while it might seem comical, its attached Strategic Planning document is not a joke. It reeks with truth that the members of CCOM are unwilling to engage thoughtfully through constructive ideas nor do they trust the legal system to resolve the WOMP case through due process and the application of the Rule of Law. Their efforts are not directed "for" anything positive, but rather "against" progress and

effective governance. Their primary goal seems to be making your lives and those of your loved ones more difficult.

During my time in government service, I encountered groups like CCOM. As my experience grew, so did my resilience. The key lessons I learned about leadership are: 1) Accept the ineptitude of fringe groups at face value and trust the public to see them for what they are; 2) Do not waste energy responding point-by-point to those whose only intent is to tear down, as logic or law will not change their minds; and 3) Stand firm on your principles and avoid engaging with such groups, as that is exactly what they seek—to distract and vex you.

We, the people, elected you because we trusted your vision and ideas. Now, with the support of respected organizations such as the Michigan Bar, the Farmland Trust, and municipal governments associations, our faith in you is affirmed. As Township residents, we have also now seen CCOM's so-called "strategic plan." It is a damaging and misguided effort, reminiscent of slapstick rather than strategy. You should trust that the public knows you have our best interests at heart, just as we trust and support you.

Michael Dettmer
7003 Leorie Dr.
Traverse City



Outlook

You Chose

From Amanda Danielson <amanda@stellatc.com>

Date Sun 3/8/2026 11:01 AM

To Maura Sanders <supervisor@peninsulatownship.com>

Cc Fred Swaffer <Fswaffer@gmail.com>; Molly Stretten <mkstretten@mac.com>; chris@2lwinery.com <chris@2lwinery.com>; Todd Anson <anson.todd@gmail.com>; rh@hallrelaw.com <rh@hallrelaw.com>

Maura,

In answer to your question, whether anything I have sent you, including this, finds its way into a Township Board packet is entirely up to you and whether you think it adds value. I simply wanted to reach out to you directly because this feels like a moment that calls for steadiness and clarity above all else, and I believe your leadership is capable of providing both.

I am over the vitriolic and often non sequitur public replies coming from elected officials. We are all going

to disagree, but surely there is still some expectation of conduct. Once the tone slips, it becomes much harder to have the kind of serious conversation this moment actually requires. Those in positions of leadership, whether elected or through community involvement, need to stay out of the muck.

What I wrote in my op-ed was meant simply to offer perspective on Old Mission agriculture more broadly, not just wine grapes, and to place the present moment in historical context. Part of that context is that this Board did not create the lawsuit, nor is it solely responsible for the long-running inconsistencies in approvals, zoning, and PDR matters. But those problems do exist, and we need a way forward that fixes what is broken and helps the Township remain whole, resilient, and dependable in a landscape of inevitable change.

I also think it may be helpful to clarify the lenses through which I am engaged.

With CCOM, I do much of the writing and stay actively involved in conversations with winery representatives, farmers, and others connected to

agriculture on the Peninsula. My understanding of that group's purpose is not as a counterweight to PTP, but as a standalone group of stakeholders trying to engage in healthy, intelligent discourse toward a collaborative future. Part of that work has also involved looking carefully at public spending and at the costs, financial and otherwise, of inconsistency, conflict, and weak process. Those are not abstract concerns; they affect public confidence and the Township's ability to move forward. Fred Swaffer could certainly speak more fully to the group's purpose and activities as Board President.

Through Intentional Agriculture, my work is centered on strengthening farming, wine quality, and market reach in ways that preserve agricultural integrity and rural character. In simple terms, I care about better farming, better wine, and broader—even global—recognition of Michigan's real quality potential. Done well, that supports tourism that is lower-impact and higher-return.

As a local business owner and restaurateur, I have been buying from area farmers since 2004. That hospitality-agriculture intersection matters deeply to

me because it is often where people are reminded that what they eat and drink are agricultural products first. From there, perspective can shift. People become more connected to place, to producers, and to the value of regional food systems.

That is the spirit in which I wrote. Not to inflame, but to add perspective and to ask how we move forward constructively. That path is not going to be found on Nextdoor, in the Old Mission Gazette, or on social media. However, those are potentially powerful platforms that might showcase sound governance, transparent process, and serious dialogue--when we get there.

(I have also shared this with Randall Hall, whom I discussed much of this with yesterday; Fred Swaffer, because I mentioned him as CCOM Board President; Molly Stretten, as an OMP farmer, Board Member and Treasurer of Intentional Agriculture; Chris Baldyga, the value of whose contribution to the process and the narrative cannot be overstated; and Todd Anson, as a highly informed and active voice.)

A



AMANDA DANIELSON

Owner, Trattoria Stella

830 Cottageview Dr. | Suite G01 | Traverse City,
MI 49684

231-929-8989 | StellaTC.com



March 7, 2026

Dear Town Board Members,

First, thank you for all the hard work you do! Board members have a tremendous amount of responsibility and it can be challenging at the best of times.

I have reviewed the proposed budget for next fiscal year, and I was a little taken aback to see that it appears to be “business as usual” with no obvious lessening of expenses. I would think in this political climate the Board would strive to make the budget as thin and tight as possible, even if that results in hard choices. I have put some suggestions on the following pages - I’m sure there are other areas for improvement.

Please note that these suggestions are NOT to fund the winery lawsuit, but to tighten operations and lessen the burden on the Enterprise Funds. As we all know, the Enterprise Funds carry a heavy load for our Parks, as well as supplementing the General Fund as needed. Data shown below has been gathered either from FOIA requests or from budgets presented by the town board in meeting packets.

Parks

1. The Dougherty House, Replica Log Church, and the Hessler Log Home: The township might want to consider selling or donating (if allowed under statute) to the non-profit groups that are already taking care of these properties. This would free up monies from the Enterprise funds, along with the time associated in the Clerk’s office to process bills, write checks, and reconcile each of the individual bank reconciliations.

Here are the expenses associated with each property, including monies from the Enterprise Funds that have been used to offset these expenses.

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>YTD</u>	<u>Proposed Budget</u>
<u>Hessler Log Home</u>									
All Rev	\$ 752	\$ 702	\$ 766	\$ 1,886	\$ 1,432	\$ 1,625	\$ 1,622	\$ 1,911	\$ 1,175
All Expenses	\$ 184	\$ 856	\$ 993	\$ 6,634	\$ 674	\$ 795	\$ 2,271	\$ 1,506	\$ 1,500
Total	\$ 568	\$ (154)	\$ (227)	\$ (4,748)	\$ 758	\$ 830	\$ (649)	\$ 405	\$ (325)
Appropriations IN	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ 1	\$ -	\$ -
Net	\$ 568	\$ (154)	\$ (227)	\$ 3,252	\$ 758	\$ 830	\$ (648)	\$ 405	\$ (325)
<u>Dougherty House & Log Church Replica</u>									
All Revenue	\$ 44	\$ 19	\$ -	\$ -	\$ 151	\$ 3,446	\$ 181	\$ 364	\$ 250
All Expenses	\$ 1,979	\$ 3,681	\$ 4,345	\$ 7,295	\$ 5,400	\$ 12,968	\$ 7,953	\$ 7,715	\$ 26,125
Total	\$ (1,935)	\$ (3,662)	\$ (4,345)	\$ (7,295)	\$ (5,249)	\$ (9,522)	\$ (7,772)	\$ (7,351)	\$ (25,875)
Appropriations IN	\$ -	\$ 1,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Net	\$ (1,935)	\$ (2,662)	\$ 5,655	\$ (2,295)	\$ 4,751	\$ 478	\$ 2,228	\$ 2,649	\$ (25,875)

2. Fund 208 for Parks (Archie, BH, Haserot) shows estimated revenues at \$59,200 with no appropriations in from the Enterprise Funds, yet expenses for this fund are estimated to be \$280,075. Last year, there was \$110,000 from the Enterprise Funds supporting the parks. How are the parks being funded in this upcoming year?
3. In the past, the Clerk has received a stipend of \$1500 to sit on the Parks Committee as the Township Board representative. Adding in 13% pension and payroll taxes, the costs of this stipend are about \$1800. The Clerk’s Office has a tremendous amount of responsibility. The Town Board might want to reconsider having the 3 elected officials not sit on ad hoc committees and leave those jobs to the 4 at large trustees. This would free up the Clerk’s time to focus solely on the duties of the Clerk’s Office and may also reduce the expense of \$32,000 in temporary employees budgeted for the Clerk’s office.

4. Kelley Park boat launch. Plans have been underway for several years to construct a boat launch at this park and now the township has received notice from EGLE that the permit has been denied. There is \$63,000 in proposed expenses for next year. In the interests of conserving money from the Enterprise Funds, it might be wise at this point to put the project on hold until a final determination from EGLE is received and excess funds through donations/grants/park millage are available.

Kelley Park

	2018-2019	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>YTD</u>	<u>Proposed Budget</u>
Grant/Donations Received	\$ -	\$ 11,173	\$ -	\$ -	\$ 539	\$ 31,444	\$ -	\$ -
Grant Expenses	\$ -	\$ -	\$ 5,797	\$ 4,458	\$ 12,015	\$ 97,419	\$ 73,233	\$ 63,304
Net	\$ -	\$ 11,173	\$ (5,797)	\$ (4,458)	\$ (11,476)	\$ (65,975)	\$ (73,233)	\$ (63,304)
							Total Net	\$ (213,070)

5. Several months ago, I asked for clarification from the Parks Committee on several items from the current budget that were overspent and was told that these items were to be reclassified. I still see the following on the current budget YTD, so I am assuming these numbers are valid and that Parks are grossly overspent?

	<u>Budget</u>	<u>YTD</u>
Grant cost – Kelley Park	0	\$73,233
Grant Cost – BHNA	0	\$21,415
Grant Cost – Non motorized trail	0	\$59,589
Capital Outlay	\$75,000	\$95,331

6. I am excited to hear discussions that a millage dedicated to Parks could be in the foreseeable future. This would definitely free up money in the Enterprise Funds.

Lighthouse/Gift Shop

The Lighthouse & Gift Shop were not included in the meeting packet that was emailed on Thursday, March 5th.

Currently, the lighthouse manager is full-time, with all the related benefits which include: medical/dental/vision insurance, 13% township pension match, health savings account, as well as vacation/sick days.

Here are the expenses for the manager position:

Mgr Salary & Related	Part Time	Part Time	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time?
	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>YTD</u>	<u>Proposed Budget</u>
Manager Salary	\$ 28,309	\$ 32,834	\$ 38,260	\$ 38,258	\$ 40,192	\$ 44,563	\$ 46,037		
Pension	\$ -	\$ -	\$ 4,782	\$ 4,972	\$ 5,453	\$ 5,793	\$ 5,988		
Medical/Life	\$ -	\$ 2,482	\$ 13,752	\$ 14,377	\$ 13,686	\$ 14,671	\$ 16,344		
Health Savings Acct	\$ -	\$ 650	\$ 650	\$ 750	\$ 750	\$ 800	\$ 825		
Social Security	\$ 2,166	\$ 2,512	\$ 2,927	\$ 2,927	\$ 3,075	\$ 3,409	\$ 3,522		
Total	\$ 30,475	\$ 38,478	\$ 60,371	\$ 61,284	\$ 63,156	\$ 69,236	\$ 72,716		
LH & LG Total Expenses	\$ 170,159	\$ 154,902	\$ 147,840	\$ 169,248	\$ 183,971	\$ 185,809	\$ 230,261		
Salaries & Related as a % of Total Expenses	18%	25%	41%	36%	34%	37%	32%		
Salaries & Related as a % Ord Rev	17%	18%	90%	30%	31%	29%	28%		

missing from packet emailed out on Thursday, March 5th

Here is total revenue & expense data for the lighthouse & gift shop:

Lighthouse & Gift Shop Actual Revenue
(excludes grants & donations)

	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>Actuals</u>	<u>YTD</u>	<u>Proposed Budget</u>
Revenue									
Keeper Program	\$ 7,400	\$ 6,020	\$ 6,900	\$ 9,600	\$ 5,700	\$ 9,050	\$ 6,600		
Tours	\$ 84,305	\$ 99,113	\$ 42	\$ 92,698	\$ 98,744	\$ 123,009	\$ 123,242		
Gift Shop Sales, tax, disc.	\$ 89,045	\$ 105,088	\$ 60,439	\$ 100,094	\$ 101,007	\$ 110,057	\$ 128,968		
Total	\$ 180,750	\$ 210,221	\$ 67,381	\$ 202,392	\$ 205,451	\$ 242,116	\$ 258,810		
% increase		16%	covid	-4%	2%	18%	7%	Missing from packet emailed on Thursday, March 5th	
Total Salaries & Related Expenses	\$ 30,475	\$ 38,478	\$ 60,371	\$ 61,284	\$ 63,156	\$ 69,236	\$ 72,716		
Total Other Expenses	\$ 139,684	\$ 116,424	\$ 87,469	\$ 107,964	\$ 120,815	\$ 116,573	\$ 157,545		
Net	\$ 10,591	\$ 55,319	\$ (80,459)	\$ 33,144	\$ 21,480	\$ 56,307	\$ 28,549		

The township might want to consider putting the manager position back to part time. This would:

- Save expenses for the lighthouse & gift shop, allowing more cash to accumulate in the bank for needed repairs in the future for these historic structures;
- Allow the lighthouse to repay the monies that were loaned from the Enterprise Funds in previous years, thereby increasing the cash balances of the Enterprise Funds which support the township General Fund, as well as the Parks Fund.
 - It would be helpful to include in the budget packet a schedule of how much money was lent to the lighthouse and how much has been paid back.

Newsletter

For the last 7 out of 8 years, expenses for the township newsletter have been overbudget. The proposed budget for next year is again \$17,000. Adding in the stipend the Clerk receives to work on the newsletter, the real cost for this is closer to \$20k.

	<u>Orig. Budget Amt</u>	<u>Actual Amt Spent</u>	<u>B/(W) Budget</u>	<u>Clerk Stipend*</u>	<u>EST Cost of Time Spent**</u>	<u>Employer Payroll Taxes</u>	<u>13% Twp Contribution to Pension</u>	<u>Total Costs of Twp Magazine</u>
Fiscal Year 2018-2019	\$ 10,000	\$ 10,750	\$ (750)	\$ -	\$ 460.33	\$ 35	\$ 60	\$ 11,305
Fiscal Year 2019-2020	\$ 10,000	\$ 12,480	\$ (2,480)	\$ -	\$ 501.28	\$ 38	\$ 65	\$ 13,085
Fiscal Year 2020-2021	\$ 12,000	\$ 15,380	\$ (3,380)	\$ -	\$ 540.97	\$ 41	\$ 70	\$ 16,033
Fiscal Year 2021-2022	\$ 12,000	\$ 10,051	\$ 1,949	\$ -	\$ 541.58	\$ 41	\$ 70	\$ 10,704
Fiscal Year 2022-2023	\$ 6,000	\$ 11,840	\$ (5,840)	\$ 1,500	\$ 603.86	\$ 161	\$ 274	\$ 14,378
Fiscal Year 2023-2024	\$ 12,000	\$ 13,197	\$ (1,197)	\$ -	\$ 642.62	\$ 49	\$ 84	\$ 13,972
Fiscal Year 2024-2025	\$ 14,000	\$ 16,350	\$ (2,350)	\$ 1,500	\$ 666.00	\$ 166	\$ 282	\$ 18,963
Fiscal Year 2025-2026**	\$ 17,000	\$ 17,767	\$ (767)	\$ 1,500	\$ 699.10	\$ 168	\$ 286	\$ 20,420
Total	\$ 83,000	\$ 97,065	\$ (14,065)	\$ 4,500	\$ 4,195	\$ 665	\$ 1,130	\$ 107,556

*The budget data in Town Board packets is unclear as to whether the Clerk has received a stipend in each year. Only values that are easily viewed in budget packets for stipends are shown
 ** Estimated 1 hour/week for 20 weeks (for both newsletters) x (Clerk salary/hours)

Suggestions to save money are:

- Eliminate postage & printing costs by putting the newsletter online in a web-based format or distribute to residents via email. This would reduce impacts on the environment for printing;
- Create a newsletter committee - there are many talented people on the peninsula. The Clerk's Office has a tremendous amount of responsibility. This way, all the Clerk's efforts can be focused on tasks in the Clerk's Office. Perhaps this would eliminate some of the \$32,000 in the proposed budget for temporary employees in this department. This would also eliminate the costs of the stipend the Clerk receives for the newsletter;
- Eliminate all articles that are not strictly related to township government.

Salaries & Pensions

There are 3 types of full-time employees that work at the township in the General Fund expense category:

- Professionals (ie Assessor, Planner, Zoning) – specialized college education, certifications, or other continuing education is required to fill these positions. These positions are harder to fulfill, and no residency requirement is needed;
- Other full time (ie Office Manager, Deputy Treasurer, Deputy Clerk) – while no specific college degree is required, certain skills such as proficiency with computers & software, basic bookkeeping, communication skills, etc are needed. These positions are easier to fulfill, and no residency requirement is needed;
- Elected Officials (Supervisor, Treasurer, Clerk) – no skills are required, but person's holding these positions are required to be 18 years of age and a registered voter in the township. A person may only be elected (or appointed if there is a vacancy).

All these categories are important and the employees in these positions work hard. However, salaries, in my opinion, are running high for the Elected Officials. If one of these elected offices were to become vacant, then anyone who would fill that job would start work with a salary of upwards of \$70,000, plus full time benefits, and yet be expected to function as CEO, COO, CTO, and CFO of our township.

Elected Officials Salaries	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	YTD	Proposed Budget
Supervisor	\$ 46,935	\$ 53,558	\$ 55,558	\$ 55,619	\$ 62,593	\$ 62,907	\$ 64,939	\$ 67,481	\$ 70,271
Clerk Salary	\$ 47,276	\$ 53,558	\$ 55,558	\$ 55,619	\$ 62,016	\$ 65,997	\$ 71,137	\$ 70,634	\$ 75,574
Clerk Non Statutory Pay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,665	\$ 2,745
Treasurer Salary	\$ 46,833	\$ 54,791	\$ 55,558	\$ 55,619	\$ 62,227	\$ 62,907	\$ 64,936	\$ 62,898	\$ 70,270

All full-time employees may also receive a pension contribution match.

Pension Costs

13% Twp Contribution	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	Total
	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	YTD	Proposed Budget	
Township Board	\$ 1,216	\$ 1,141	\$ 857	\$ 990	\$ 408	\$ 117	\$ 127	\$ 35	\$ -	\$ 4,891
Supervisor	\$ 8,523	\$ 9,253	\$ 9,628	\$ 9,760	\$ 6,961	\$ 8,178	\$ 6,457	\$ 8,773	\$ 11,565	\$ 79,098
Clerk's Office	\$ 9,119	\$ 13,030	\$ 13,953	\$ 14,057	\$ 16,247	\$ 17,789	\$ 19,287	\$ 19,420	\$ 23,799	\$ 146,701
Treasurer's Office	\$ 12,558	\$ 15,358	\$ 15,813	\$ 15,870	\$ 14,538	\$ 17,878	\$ 15,147	\$ 14,634	\$ 8,819	\$ 130,615
Assessor	\$ 7,962	\$ 9,812	\$ 10,031	\$ 10,042	\$ 11,010	\$ 11,158	\$ 11,524	\$ 16,158	\$ 22,670	\$ 110,367
Office Manager	\$ 5,431	\$ 5,835	\$ 5,872	\$ 6,044	\$ 6,668	\$ 6,821	\$ 7,032	\$ 7,048	\$ 7,800	\$ 58,551
Planner	\$ -	\$ 10,518	\$ 11,114	\$ 2,599	\$ 10,021	\$ 13,063	\$ 13,212	\$ 103	\$ 2,080	\$ 62,710
Zoning	\$ 7,467	\$ 7,229	\$ 7,356	\$ 7,486	\$ 8,826	\$ -	\$ -	\$ 103	\$ 2,080	\$ 40,547
Board of Review	\$ -	\$ -	\$ -	\$ -	\$ 72	\$ 68	\$ 10	\$ -	\$ -	\$ 150
Elections	\$ 1,321	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ 1,352
Planning Commission	\$ 62	\$ 98	\$ 73	\$ 83	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ 326
Zoning Board of Appeals	\$ 62	\$ 93	\$ 42	\$ 73	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ 332
Lighthouse Manager	\$ -	\$ -	\$ 4,782	\$ 4,972	\$ 5,453	\$ 5,793	\$ 5,988	Data not included in packet		\$ 26,988
Total	\$ 53,721	\$ 72,367	\$ 79,521	\$ 71,976	\$ 80,276	\$ 80,896	\$ 78,784	\$ 66,274	\$ 78,813	\$ 662,628

The Town Board may want to consider reducing salaries for the Elected Officials and reducing overall pension contributions from 13% to 8% and use these cost savings to hire a professional business manager. Key elements of this position could include:

- No residency requirement would be needed so a larger pool of qualified candidates would be available;
- Create/update SOP's for each department;
- Work on Emergency Action Plans with county or other officials;
- Review liability insurance, make sure each property is properly valued, create & maintain a fixed asset spreadsheet;
- Work with the Clerk & Treasurer at audit time;
- Work with the Supervisor at budget time and prepare quarterly reports for the Town Board;
- Review the General Ledger monthly and submit adjusting journal entries to the Clerk;
- Implement Board policies and procedures;
- Provide continuity and education over the years to incoming officials/trustees.

Capital Improvement Plan

It is a reality that big ticket items such as HVAC systems, roofs, asphalt etc will need replacing. The township should have a CIP with estimated costs over 10 years. CIP costs can be combined with annual buildings & grounds upkeep and put to a vote for a millage increase. A restricted millage for these items will reduce expenses in the General Fund and relieve pressure on the Enterprise Funds.

Road Brining

Currently, the township pays the County to put a brine solution on the dirt roads twice per summer. Unfortunately, the solution the County uses does not last more than 3 weeks. The brine solution performs better on shady roads with little to no traffic. On the dirt roads in the village of Old Mission for example, not only do we have the usual garbage & post office vehicles, but UPS and Fed Ex use these dirt roads to cut through the neighborhood. Additionally, summer boat trailer traffic and tourists going to the trail head also use these dirt roads. Some residents in the area have contracted a private company to apply other (DNR approved) solutions to the roads.

Additionally, does it make sense to pay to have roads with no housing brined? For example, Brinkman Rd between Woodland and Tompkins. Further study by the township in this area might net some cost savings.

Paper Meeting Packets

Is the township still printing off paper packets for board meetings? The packet for the meeting on March 5th is over 340 pages. That is almost an entire case of paper. In this day and age, packets could be emailed to all board members and they can print off selected portions of the packet that are easier to have in printed form.

HR & Payroll Software

The township uses BS&A software for a variety of functions and there is a software component for Payroll. Other companies such as Paycor also offer payroll components. If the township does not already utilize a payroll software, then I would strongly recommend researching some options.

Payroll software can offer the following electronic efficiencies, freeing up time and saving money:

- Eliminate the need for in person contact to fill out new hire employment forms – employees are given a link to set up access to their personal information, W-4's and I-9's. DocuSign contracts can also be included;
- Employees can change their marital status, exemptions, etc on the portal;
- Employees can enter time worked manually or supervisors can set up shifts;
- Employees submit time off requests to supervisors for approval;
- At the end of a pay period, employees submit their time to supervisors for approval. Once all supervisors have approved payroll, then an office Admin is notified and the Admin (ie Clerk or Deputy Clerk), clicks a button to submit payroll;
- Payroll taxes are automatically entered into the accounting software and paid to State & Federal agencies electronically;
- Employees can access their own W-2 forms at year end – no need to print and mail out.

Zero Budget Line Items

On the proposed budget, I see a few line items with zero budget dollars, yet these had activity for last year. I'm sure the budget will be reviewed again, so just pointing these discrepancies out:

- 101-702-607 Zoning Permits and Fees Revenue
- 101-701-818.ENG Planning, Engineering Services Expense
- 213-806-710.LIB Hessler Liability Insurance
- 216-807-710.LIB Dougherty Liability Insurance
- 298-261-807 Cable Audit Fees

The expenses page for Tower Fund is also missing from the packet.

David D Taft
952 Neahtawanta Road
Traverse City, MI 49686

March 7, 2026

Maura Sanders, Supervisor, Becky Chown, Clerk, Township Trustees
Peninsula Township
13235 Center Road
Traverse City, MI 49686

The Old Mission Citizens Coalition Statement:

The Old Mission Citizens Coalition (OMCC) seeks to work Collaboratively with farmers, neighbors, businesses, and local government officials to ensure that Old Mission Peninsula continues to prosper while maintaining its historic character. The group's vision for the future emphasizes respect for the region's agricultural roots, vibrant tourism, and enduring sense of community.

On February 26, Fred Woodruff, Secretary of OMCC inadvertently sent an email to Todd Wilson instead of its intended recipient, Todd Anson, with a CC to Fred Swaffer, President of OMCC, Bern Kroupa, Treasurer and Amanda Danielson, owner of Stella Restaurant. By this inadvertent slip up on address names, Mr Woodruff became the Whistleblower on the true mission of OMCC.

OMCC is nothing more than a front organization to support the WOMP Wineries – not the open organization they claim to be. In this email was detailed an "***Action Plan:Letter Deliveries***" for support of OMCC attack of the Township Board. I will abbreviate their actions:

- ***February 9 - Letter 1 & 2:*** Through Fred Swaffer emails in the packet, Mr Swaffer focuses on how the financial/administrative treatment is handled in the budget and demands board level accountability thereof.
- ***February 10- Letter 3*** – Propose aligning WOMP settlement Framework, "take out PTP", ask WOMP to consider a reduction in damages tied to a Consent Judgment.
- ***February 20- Letter 4*** – Terminate Joint Defense Agreement with PTP—as noted in this weeks Nextdoor/OMG article. A JDA is a common agreement among legal firms supporting the same side of a legal case. So what's new?
- ***February 20 - Letter 5*** – Expose potential conflict of interests by three Township Board Members to force their recusal on the WOMP case discussions. In other words, attack the reputations of three Township Board members.
- ***Early March – Letter 6*** – Planning Commission Pathway for Mansfield Ag Ordinance Rewrite- Now, seriously, our residents rewrote zoning that led to Amendment 201. The wineries were invited to participate but did not. Do you really want Mr Mansfield - a land use consultant, who developed the 81 Subdivision Plan, the Vineyard Ridge Development Plan and the Bonobo Winery SUP development plan – to develop a new zoning ordinance for Peninsula Township?
- ***Mid-Late March- Follow-up Letter*** – "No Plan=No Confidence – Directed to Board – Demand accountability on OMCC demands.

- **March 27 – Final Pre-Approval Letter** – *To entire Board. Request to place WOMP judgment handling on meeting agenda before adoption. Note risk of judgment bond millage impacts, including potential hardship and community destabilization.*

It is very clear from their secretive approach they are willing to degrade, defame, humiliate, threaten members of our Township Board and frighten the residents of Old Mission Peninsula into a settlement favorable to WOMP before the Appeals Court process starts at the 6th District Court in Cincinnati. Judge Maloney threw a wrench in their plan of many letters with his stay of any enforcement action, without bond, pending final disposition on appeal.

I recommend that OMCC retitle itself as a support, pressure and propaganda arm of WOMP or abandon its threat to the township Board individuals.

Residents, be wary of letters from OMCC officers and members—like the recent Danielson and the many Todd Anson letters. Their intent is to fight on WOMP's behalf even to attacking personally Township Board members -- as noted in their 'Action Plan:Letter Deliveries' schedule.

And, Supervisor Sanders, thank you for publishing this disgraceful action plan in the packet for the March 10 Township Board meeting.



DDT-3/7/2026

DRAFT
Capital Improvement Plans

Capital Improvement Plan Township Office

Project Description	Cost of Project	Funding Source	Year Installed	Condition	Useful Life	Maintenance History	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	Comments
Air Conditioner - Northend	\$6,600-\$12,000		2000?	Good	15-20 yrs.	Serviced yearly							
Air Conditioner - Southend	\$6,600-\$12,000		2019	Good	15-20 yrs.	Serviced yearly							
Carpet	\$3- \$111 per sq. ft.		2019	Good	12-15 yrs.	Cleaned every 2-4 yrs.							
Copyier	\$200-\$10,000		2021 refurbished	Good	3-7 yrs.	On a service agreement							
Electrical	\$6-\$13 per sq. ft.		2000?	Good	20-30 yrs./40 yrs. with proper maintenance	As needed							
Furnace - Northend	\$25-\$200+ per sq. ft./ \$500-\$1,800		2000?	Will need replacing in the near future	15-20 yrs.	Serviced yearly							
Furnace - Southend	\$25-\$200+ per sq. ft./ \$500-\$1,800		2000?	Will need replacing in the near future	15-20 yrs.	Serviced yearly							
Generator	\$7,500-\$25,000+		2017	Good	15-30 yrs.	Serviced yearly							
Parking Lot	\$25,000- \$150,000+		2000? - recoated 2025	Will need replacing in the near future	20-30 yrs.	Recoated as needed							
Plumbing	\$15,000- \$150,000		2000?	Good	25-50 yrs.	As needed							
Refrigerator/Freezer	\$600-\$3,000		2022	Good	8-15 yrs.	None							

Capital Improvement Plan Township Office

Project Description	Cost of Project	Funding Source	Year Installed	Condition	Useful Life	Maintenance History	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	Comments
Roof*/Gutters	\$5,600-\$22,000 Roof/\$650- \$2,000 Gutters		2000?	Fair- gutters need attention	15-30 yrs.	None							
Septic System	\$5,000-\$20,000		2000?	Good	20-40 yrs.	Serviced yearly							
Server	\$5,000- \$20,000+		2023	Good	3-5 yrs.	On a service agreement							
Lifting*	\$3.87-\$15+ per sq. ft.		2000?	Good	20-50+ yrs.	As needed							
Sidewalks	\$10-\$25 per sq. ft.		2000? - front section 2023	Fair	20-30 yrs.	As needed							
Water Heater	\$1,600 and \$4,000+		2000?	Good	8-12 yrs.	As needed							
Water Softener	\$6,000-\$20,000		2026	New	10-15 yrs.	As needed							
Windows	\$300-\$1,500 per unit		2000?	Fair-some of the seals are broken	15-30 yrs.	As needed							

Any dates marked 2000? in the Year Installed column are guesstimated to be original to the building when built in 2000
: August 2, 2015 storm damage was repaired/replaced, west side only

20/27 → site planning for potential lift + more elsewhere on
property to make gully functional.
(this will/could provide the land for new fire station #1)
(\$ 25,000 : planning + design)

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Capital Improvement Plan Township Hall

Project Description	Cost of Project	Funding Source	Year Installed	Condition	Useful Life	Maintenance History	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	Comments
Air Conditioner	\$6,600-\$12,000		2025	New	15-20 yrs.	Serviced yearly							
Electrical	\$6-\$13 per sq. ft.		?	Old	20-30 yrs./40 yrs. with proper maintenance	As needed							
Furnace	\$25-\$200+ per sq. ft./ \$500-\$1,800		**	Fair	15-20 yrs.	Serviced yearly							
Handicap Ramp	\$3,000-\$20,000+		?	Needs replaced	10-15 yrs.	Has been repaired in the past							'26/'27 \$ 5000
Parking Lot	\$25,000-\$150,000+		?	Will need replacing in the near future	20-30 yrs.	Recoated as needed							
Plumbing	\$15,000-\$150,000		?	Old	25-50 yrs.	As needed							
Roof*/Gutters	\$5,600-\$22,000 Roof/\$650-\$2,000 Gutters		?	Old	15-30 yrs	None							
Septic System	\$5,000-\$20,000		?	Old	20-40 yrs.	Serviced yearly							
Siding	\$3.87-\$15+ per sq. ft.		?	Old	20-50+ yrs.	As needed							
Sidewalks	\$10-\$25 per sq. ft.		?	Fair	20-30 yrs.	As needed							
Video Equipment - Camera	\$250-\$600		2018	Good	3-10 yrs	As needed							

Capital Improvement Plan Township Hall

Project Description	Cost of Project	Funding Source	Year Installed	Condition	Useful Life	Maintenance History	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	Comments
Video Equipment - Speakers/Sound Board	\$300-\$2,000 Speakers/ \$3,500+ Sound Board		?	Old	5-15+ yrs.	As needed							
Video Equipment - Microphones	\$200-\$300		Various	Good	5-10 yrs.	Replaced when malfunctioning							
Video Equipment - Digital Audio	\$5,000-\$15,000		?	Good	3-10 yrs.	As needed							
Video Equipment - Streaming Encoder	\$400-\$1,500		2021	Good	3-5 yrs.	As needed							
Water Heater	\$1,600 and \$4,000+		?	Good	8-12 yrs.	As needed							
Windows	\$300-\$1,500 per unit		?	Poor	15-30 yrs.	As needed							
Wood Floors	\$6-\$25 per sq. ft.		?	Fair to Good	25-100 yrs.	As needed							

Any dates marked ? in the Year Installed column are unknown.

* August 2, 2015 storm damage was repaired/replaced, west side only

** This furnace was purchased sometime after 2012.

2/6/21 → site planning for removal (\$25,000)

PETER DOUGHERTY SOCIETY

CIP

2026-2030

DOUGHERTY MISSION HOUSE

18459 Mission Road

	MAINTENANCE					
	Year 1-2026	Year 2-2027	Year 3-2028	Year 4-2029	Year 5-2030	Grand Total
Painting (House and Outbuildings)	6,000	6,000	6,000	6,000	6,000	30,000
HVAC Replacement	3,000	3,000	3,000	3,000	3,000	15,000
Roof Replacement	8,000	8,000	8,000	8,000	8,000	40,000
Grand Total	17,000	17,000	17,000	17,000	17,000	85,000

CAPITAL PROJECTS

Nothing planned at this time

Created-2/21/26-Chris Rieser for
crieser99@sbcglobal.net
269-330-0026

Old Mission Peninsula Historical Society

2026-2027 Historical Structure Budget

Capital Budgeting

Op/Cape

Facility

X

26-27 Exp

OMPHS Exp Terminal year Terminal Amt

Pen Twp Exp

Capital Expense Items

Log Chn Line Item

1)	Roof Replace Capital	\$2,000	\$1,000	2040	\$30,000	\$1,000
2)	Log Replace Capital	\$1,000	\$500		\$6,000	\$500
3)	Steeple Renov Capital	\$4,000	\$2,000	2026	\$4,000	\$2,000
Total Log Church Capital Budget		\$7,000	\$3,500		\$40,000	\$3,500

Hessler Line Item

1)	Roof Replace Capital	\$2,000	\$1,000	2045	40,000	\$1,000
2)	Log Replace Capital	\$1,000	\$500	2035	\$10,000	\$500
Total Hessler Capital Budget		\$3,000	\$1,500			\$1,500
Total 2026-2027 OMPHS Capital Budget		\$10,000	\$5,000			\$5,000

Capital Budget Notes:

Key Working Assumption: 50/50 Attribution of Cap Ex pending MOU resolution

Log Church:

- 1). Roof was inspected in 2024. Some individual shingles were missing and need replacement. No interior damage or leakage noted. Singles will be repaired as part of 2026 steeple project. Church has tree encroachment that will be addressed in steeple project. Useful remaining life estimated at 15 years. Cost of replacement estimated at \$30,000.
- 2) Some log deterioration is noted. No records exist of any log replacement ever on the 87 year old structure erected in 1939. Estimate is entirely speculative: but likely some remediation required by 2031.
- 3). Steeple renovation project has been long deferred. Steeple and bell rest on a frame of 2x4's and weather proof shielding that is degrading. Plan is to remove the steeple unit and rebuild at Dougherty House then reinstall refurbished unit when complete. \$2000 of cost is for lift, lower and conveyance of steeple.

Hessler Cabin:

- 1). Roof was inspected in 2024 and found to be in good condition. Cabin sits in shaded, windy environment that fosters fungal and mold growth. Roof is larger and more steeply pitched than log church. Estimate a 20

year remaining useful life with a current replacement cost of \$40,000.
 2) Minor log deterioration was noted in 2025 inspection. No action required at this time but two bottom logs were replaced around 2015 and mid term replacement likely in next ten years.

Operating Costs by Site	Exp Amt	Month
Log Church		
1) Fungal treatme Operating	\$2,500	5/26
2) Egress Gate Operating	\$400	6/26
3) Window repair Operating	\$600	7/26
4) Tree trimming Operating	\$500	5/26
5) Roof repairs Operating	\$400	5/26
6) Landscaping Operating	\$250	5/26
8) Updated Signe Operating	TBD	TBD
Totals	\$4,650	

Hessler Cabin		
1) Fungal Treatm Operating	\$2,500	5/26
2) Gravel Refrest Operating	\$500	5/26
3) Termite Treatm Operating	\$230	6/26
4) Updated Signe Operating	TBD	TBD
Totals for Hessler	\$3,230	

Total Operating Expense for All OMPHS Structures 2026-2027 **\$7,880**

Log Church:

- Notes 1). Fungal treatments to be completed at a minimum every two years.
- 2). Add an egress gate on fence on north side for maintenance and upkeep ease.
- 3). South side windows are weathered from exposure and require rebuilding. Estimated repair costs of \$150 per window.
- 4). Trimming back neighboring trees will extend both the roof and walls of the church.
- 5). Isolated individual shingles need replacement to insure roof obtains maximum useful life.

- 6). Foliage and flowers to brighten the church site visually.
- 7). Materials for minor chinking repairs to seal holes and cracks.
- 8). Sign is peeling and does not meet park board signage standards for livery.

Hessler Cabin:

Notes 1). Fungal treatments to be completed every two years. Was due in 2025 but was deferred to address a carpenter ant infestation.

2). Gravel and stone pebbles around cabin base serve as insect and moisture barrier and require periodic replenishment.

3). Carpenter ants infested the cabin in 2024. Treatment addressed the situation successfully. Vendor recommended annual treatment to prevent recurrence.

4). Signage is not in compliance with park board signage standards for livery. Suggest added signage directing lighthouse visitors to Log Church and Dougherty House to better leverage Peninsula Township historical structures.