

MASTODON TOWNSHIP
REGULAR MEETING AGENDA
May 12, 2026

Call to Order/Pledge
Roll Call
Agenda Approval
Previous Board Meeting Minutes (April 14, 2026)
Accounts Payable & Payroll Review
Treasurer's Report
Clerk's Report
Supervisor's Report
Road Commission Report
Assessor's Report
Fire Chief's Report
Planning Commission Report – No Meeting
Zoning Administrator's Report
Recreational Committee Report
Village of Alpha Report
Maintenance Report

Guest:

Public Comment Agenda Items:

Unfinished Business

- Short Term Rental Discussion
- Agreement for Law Enforcement Services – UPSET Funding Commitment
- Reimbursement of Late Fees – Michael Borkowski

New Business:

- Dave Smith Update on Mastodon Township Property – Logging Discussion
- Buck Lake Special Assessment District

Other Business:

- Election Commission meeting date to appoint Election Inspectors

Public Comments:

Board Comments:

Details of Next Meeting: June 9, 2026

Adjournment:

Rules of Public Comment:

Members of the public shall have an opportunity, under Public Comment, to address the board for no more than 3 minutes on any matter. Members of the public may talk longer with the approval of a majority vote of the Township Board. Members of the public shall be recognized in the order in which they entered their name on the provided public comment sign in sheets indicating their desire to address the board. Any additional person desiring to address the board who did not use the sign in sheets shall be recognized following those who have signed in.

Minutes

Draft Minutes

April 14, 2026

Regular Board Meeting

Mastodon Township Regular Board Meeting Minutes

Tuesday, April 14, 2026

A regular meeting of the Mastodon Township Board was called to order at 5:30 pm by Supervisor Skinner. Pledge of Allegiance was said.

A moment of silence was held for the recent passing of Jeff Seppala former Fire Chief of Mastodon Township.

PRESENT BY ROLL CALL: Karen Mallon, Chad Skinner, Dave Smith. Mike Bjork and Stacey Watters were absent.

Department members present: Dan Kurtz, Andy Flemmin, Stu Creel

Public in attendance: Mark Leonhardt, Mike Webb, Julie Harp and Charyl McCole, Village of Alpha Rep.

APPROVAL OF AGENDA: Motion by Smith to approve agenda. Support: Skinner. Call to vote: All ayes; no nays. Motion carried.

APPROVAL OF MINUTES: Motion by Skinner to approve the minutes of the March 10, 2026 Regular Board meeting as presented. Support: Smith. All ayes; no nays. Motion Carried. Motion by Smith to approve the minutes of the March 24, 2026 Budget Hearing as presented. Support: Skinner. All ayes; no nays. Motion Carried.

ACCOUNTS PAYABLE & PAYROLL REVIEW: Mallon advised that more checks were processed during March were done so because it was the end of the fiscal year end. Motion by Skinner to approve payables, invoices and payroll as submitted. Support: Smith. Call to vote. All ayes; no nays. Motion carried.

REPORTS:

Treasurer: Written and submitted.

Clerk: Written and submitted. Advised that the date presented in Spring Newsletter for the May Planning Commission was incorrect. The Planning Commission meeting is slated for May 20, 2026. The July Board of Review meeting was listed for July 12, 2026. The Board of Review meeting is July 21, 2026 if there is business to conduct.

Supervisor: Skinner advised he signed letters of support for the City of Crystal Lake for grants the city is applying for. Skinner advised that the pipeline expansion with TC Energy will be holding open houses to update the community on the project. Skinner will post the dates of the open houses at the Township Hall. Skinner reported that the Road Commission will begin resurfacing work on US2 to CR424 beginning May 18, 2026 through November 14, 2026.

Road Commission Report: Smith advised he attended the April 14, 2026 Road Commission meeting. The Road Commission reported it is at the lowest level of salt it has ever had, further advising there is a shortage on salt, and that nearly all counties are currently out of salt. The Road Commission advised that they "lost" a heavy equipment operator, and that a mechanic will be leaving the Road Commission as well. The Road Commission is currently seeking applicants for summer employment to work on the road crew. The Road Commission reported that the State Legislature implemented new road funding, and currently the method on how the county will receive state funds is unclear. Highline internet services is continuing in the county. There are no current reports on washed out roads in the county. Smith advised that he requested monthly road reports from the Road Commission. Road work on US 2 may cause single lane traffic during the summer. Mallon advised Smith that the Township received a letter from Pas Kellogg asking for the Township to communicate his concerns about the County not plowing Mastodon Road to the Road Commission. Smith asked that Mr. Kellogg be advised that his concerns should be communicated directly to the Road Commission, which would have a greater effect than the Township doing so.

Assessor: Written and submitted.

Fire Chief: Written and submitted.

Planning Commission: No meeting.

Zoning Administrator: Written and submitted.

Recreation Committee: No meeting.

Village of Alpha: McCole advised the Board that the Village has received several calls and complaints about posted hours at the Township not being kept. She specifically said that these are Treasurer hours. Mallon advised that the Village can contact her if township residents go to the Village for township business. Mallon further advised that if a taxpayer comes to the Township to pay taxes during normal business hours, she will accept payment and give the taxpayer a copy of the check and bill marking the date payment received for posting by the treasurer. Mallon advised that she has requested

that the Deputy Treasurer work one day a week during tax season to process payments for taxpayers. McCole asked about office hours for the Treasurer and why is the Township paying a deputy to do work. Mallon advised that the Treasurer is required by law to have a deputy who is able to fulfill duties as required by law. The Treasurer is required by law to collect tax payments on the last day of the year and the last day of tax collection. The Treasurer is not required by law to keep certain office hours per week. She is only required to complete certain tasks of the Treasurer's Office as required by law.

Maintenance: Kurtz advised his maintenance report follows in Other Business as presented on the agenda. Smith asked Kurtz for an update on the electronic sign for the Township. Kurtz advised that CJ Graphics is working on a quote.

PUBLIC COMMENT: Agenda Items.

- Stu Creel asked how a winter tax bill charge is on the agenda for the Board of Trustees to act on. Creel advised the Board that only the Board of Review can review tax bill issues and the Board of Trustees has no statutory authority to hear taxpayer appeals. Mallon advised that the matter presented on the agenda is a correspondence issue for the Board of Trustees to consider. Skinner advised more information will be presented under New Business.
- Julie Harp asked if the Clerk by statute can collect tax payments. Mallon advised that she is receiving tax payments from taxpayers as if she were taking payments from the mailbox or night drop box, she is not receipting tax payments. This is a process similar to transfer of correspondence.

UNFINISHED BUSINESS:

- **Renewal Millages Resolutions**
 - **General Operating:** This is a renewal of the expiring 2026 millage. Motion by Skinner to adopt Resolution Number 2026-0414-001 General Operating Millage Ballot Language. Support: Mallon. Roll call vote: Mallon – yes; Skinner – yes; Smith – yes. Absent: Bjork, Watters. Resolution adopted.
 - **Road Maintenance:** This is a renewal of the expiring 2026 millage. Motion by Skinner to adopt Resolution Number 2026-0414-002 Road Millage Ballot Language. Support: Mallon. Roll call vote: Skinner – yes; Smith – yes; Mallon – yes. Absent: Bjork, Watters. Resolution adopted.
- **Legal Representation Resolution:** Motion by Mallon to adopt Resolution Number 2026-0414.003 Township Legal Representation. Roll call vote: Smith – yes; Mallon – yes; Skinner – yes. Absent: Bjork, Watters. Resolution adopted.

NEW BUSINESS:

- **Short Term Rental Discussion:** Skinner requested this matter to be tabled because Bjork and Watters are absent. Mallon advised that within the meeting packet is information regarding Short Term Rentals which is important to read. She further advised there is a sample resolution to be considered. Mallon requested that this matter be reviewed and consider at the May meeting as this is a concerning topic for many in the township.
- **Agreement for Law Enforcement Services – UPSET Funding Commitment:** Skinner advised that the Township received an agreement from MSP UPSET for non-specified funding for law enforcement services. Discussion regarding this matter was held. It was determined that this matter will be tabled to gather more information. Smith advised he will reach out to a law enforcement acquaintance to gather more information. Mallon advised she will also seek further information regarding this agreement from MSP.

OTHER BUSINESS:

- **Tree Cutting Quotes:** Discussion held regarding three quotes presented for tree cutting. Motion by Mallon to accept the Quintin Olson Enterprises LLC bid, number 1066, at \$4,500.00 without the chipping. Support: Smith. Roll call vote: Mallon – yes; Skinner – yes; Smith – yes. Motion carried.

The Board has stated that there is to be no removal of cut trees by residents due to liability reasons.

- **Law Tractor Discussion:** Two bids were presented for the purchase of a lawn mower. Motion by Smith to purchase the Husqvarna TS345XD lawn tractor at \$4,999.95. Support: Skinner. Roll call vote: Mallon – yes; Skinner – yes; Smith – yes. Motion carried.

- **Winter Tax Bill Charge – Michael Borkowski:** Mallon advised the Board she received correspondence from Michael Borkowski who purchased property in mid November 2025. Through correspondence he reported that he requested a tax bill from the Treasurer multiple times and did not receive a phone call back nor a tax bill. Subsequently he was charged interest and late fees. Mr. Borkowski is requesting reimbursement of fees he had to pay. Mallon further stated that she advised Borkowski that she will present his request to the Board. After further discussion, the Board made no decision on this matter and it is tabled for further discussion. Skinner wondered if the Township could even refund late fees/charges.

PUBLIC COMMENT:

Julie Harp commented on the discussion regarding refunding late charges to taxpayers. She stated that the taxpayer has personal responsibility to pay taxes. He could have gotten information at closing or called County Equalization and gotten the information there. She stated that the Township cannot refund charges as these are not Township fees, and stated she guarantees that the County would not refund the charges.

Stu Creel commented on the wage increases that occurred during the Budget Hearing. He stated he is perplexed on how the Board came to the decision to give a rate increase to a maintenance employee that he determines is a 50% rate increase. Creel advised that he did a survey on wage rates for maintenance with surrounding townships and that the going rate is \$19-\$21 per hour. He further cautioned the Board to be prepared to justify decisions to all constituents at church, in school and at the grocery store, stating "You better have some good reasons." Creel stated he would like to review the data the Board obtained and would like to listen to the recorded Budget Hearing.

BOARD COMMENTS:

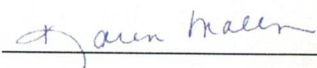
Mallon stated she was confident and secure about the decisions the Board made during the Budget Hearing. Mallon offered to remain after the meeting to discuss with those who have questions regarding decisions she made at the Budget Hearing. Several members of the public expressed interest in answers.

DETAILS OF NEXT MEETING: May 12, 2026 at the Township Hall.

ADJOURNMENT: Motion by Smith to adjourn the meeting at 6:34pm. Support: Skinner Call to vote. All ayes; no nays. Motion carried.

(Mallon remained after the meeting for 30 minutes to discuss matters of concern presented at the meeting. No public remained after the meeting for answers to questions presented at the meeting regarding wage increases or any other budget matter).

I hereby certify that the minutes contained herein are the draft minutes of the April 14, 2026, Regular Board meeting. Signed herein by the Mastodon Township Clerk, Karen Mallon on this the 18th day of April 2026.



Karen Mallon, Clerk

Invoices for Approval

For Board Approval

Invoices 14506 - 14532
General Fund \$25,353.46

Invoice 14516
Water Account \$34.13

TOTAL: 25,387.59

**INVOICE REGISTER REPORT FOR MASTODON TOWNSHIP
INVOICES FOR APPROVAL ON 05122026**

Inv Num	Vendor	Inv Date	Due Date	Inv Amt
Inv Ref#	Description	Entered By		
	GL Distribution			

04302026				
14506	ACE HARDWARE	04/30/2026	05/30/2026	\$ 41.99
	DUE ON ACCOUNT 04302026	KAREN		
	101-266.000-726.000 SUPPLIES			\$ 41.99

05112026				
14507	BRAD ANDERSON	05/11/2026	05/30/2026	\$ 75.00
	GARBAGE VOUCHER REIMBURSEMENT 3 OF 10 2026	KAREN		
	101-280.000-801.000 GARBAGE VOUCHER REIMBURSEMENT 3 OF 10 20			\$ 75.00

05112026				
14508	KATHY GUZOWSKI	05/11/2026	05/31/2026	\$ 100.00
	GARBAGE VOUCHERS 1-4 OF 10 2026	KAREN		
	101-280.000-801.000 GARBAGE VOUCHERS 1-4 OF 10 2026			\$ 100.00

05112026				
14509	BRUCE BENNETT	05/11/2026	05/31/2026	\$ 20.00
	GARBAGE VOUCHERS 1 OF 10	KAREN		
	101-280.000-801.000 CONTRACT SERVICES GARBAGE VOUCHERS			\$ 20.00

05112026				
14510	PAUL BLACK	05/11/2026	05/31/2026	\$ 75.00
	GARBAGE VOUCHERS 1-3 OF 10 2026	KAREN		
	101-280.000-801.000 GARBAGE VOUCHERS 1-3 OF 10 2026			\$ 75.00

167606				
14511	BS&A SOFTWARE	04/16/2026	05/13/2026	\$ 1,165.00
	AP AND GL SUPPORT	KAREN		
	101-201.000-801.000 AP AND GL SUPPORT 2026-2027			\$ 1,165.00

168472				
14512	BS&A SOFTWARE	05/05/2026	05/13/2026	\$ 8,550.00
	UPGRADE TO CLOUD	KAREN		
	101-201.000-984.000 CAPITOL OUTLAY			\$ 8,550.00

112299				
14513	CCI SYSTEMS, INC.	04/30/2026	05/13/2026	\$ 175.00
	MONTHLY AGREEMENT FOR APRIL 2026	KAREN		
	101-201.000-801.000 CONTRACTED SERVICES APRIL 2026			\$ 175.00

6728				
14514	CITY SALES INC	05/01/2026	05/13/2026	\$ 143.00
	2025-13714 CLOVER SALES 4302026	KAREN		
	101-336.000-726.000 HYDRO TESTED DRY CHEM AND VALVE STEMS			\$ 143.00

1664				
14515	CITY OF CRYSTAL FALLS	04/29/2026	05/13/2026	\$ 3,789.00
	CEMETERY AGREEMENT 2026	KAREN		
	101-201.000-801.000 CEMETERY AGREEMENT 2026			\$ 3,789.00

05012026				
14516	CITY OF CRYSTAL FALLS	05/01/2026	05/13/2026	\$ 34.13
	APRIL MAY SERVICE	KAREN		
	591-537.000-923.000 WATER/SEWER DUNN MINE			\$ 34.13

162294				

14517 PAUL DALPRA	04/22/2026	05/13/2026	\$	30.00
LIBRARY CARD REIMBURSEMENT 2026	KAREN			
101-285.000-801.000 CONTRACT SERVICES LIBRARY			\$	30.00

05112026				
14518 JACOB DAVIS	05/11/2026	05/13/2026	\$	75.00
GARBAGE VOUCHERS 1-3 OF 10 2026	KAREN			
101-280.000-801.000 GARBAGE VOUCHERS 1-3 OF 10 2026			\$	75.00

04302026				
14519 HOME DEPOT	04/27/2026	05/23/2026	\$	1,584.25
APRIL 2026 STATEMENT DUE ON ACCOUNT	KAREN			
101-266.000-937.000 TOOLS APPROVED AT BUDGET HEARING 2026			\$	1,283.41
101-209.000-726.000 SUPPLIES			\$	136.40
101-751.002-726.000 MATERIALS AND TOOLS FOR STAGER LK PARK			\$	164.44

05112026				
14520 KEANE'S AUTOMOTIVE SPECIALISTS	05/11/2026	05/13/2026	\$	125.00
GARBAGE VOUCHERS 4 OF 60 2026	KAREN			
101-280.000-801.000 GARBAGE VOUCHERS 4 OF 60 2026			\$	125.00

05112026				
14521 MIKE MICHELA	05/11/2026	05/13/2026	\$	107.11
GARBAGE VOUCHERS 5 OF 20 2026	KAREN			
101-280.000-801.000 GARBAGE VOUCHERS 5 OF 20 2026			\$	107.11

04302026				
14522 MICHIGAN ASSOCIATION OF PLANNING	04/20/2026	06/30/2026	\$	775.00
2026-2027 MEMBERSHIP DUES APAMI	KAREN			
101-410.000-850.000 2026-2027 MEMBERSHIP DUES APAMI			\$	775.00

.43664-322666				
14523 MULTI MEDIA CHANNELS LLC	04/30/2026	05/13/2026	\$	99.00
DUE ON ACCOUNT 322666	KAREN			
101-201.000-900.000 PRINTING AND PUBLISHING			\$	99.00

1066				
14524 QUINTIN OLSON, LLC	04/30/2026	05/13/2026	\$	4,500.00
PARK TREE REMOVAL	KAREN			
101-756.000-770.004 STAGER LAKE PARK - TREE WORK			\$	3,000.00
101-756.000-770.001 ALPHA PARKS - TREE WORK			\$	1,500.00

05112026				
14525 MICHELE REYNEN	05/11/2026	05/13/2026	\$	100.00
GARBAGE VOUCHERS 4 OF 10 2026	KAREN			
101-280.000-801.000 GARBAGE VOUCHERS 4 OF 10 2026			\$	100.00

05112026				
14526 BILL SCHOLZ	05/11/2026	05/13/2026	\$	100.00
GARBAGE VOUCHERS 4 OF 10 2026	KAREN			
101-280.000-801.000 GARBAGE VOUCHERS 4 OF 10 2026			\$	100.00

04302026				
14527 SLIVENSKY LUMBER	04/30/2026	05/13/2026	\$	256.59
DUE ON ACCOUNT	KAREN			
101-266.000-726.000 SHOP SUPPLIES INV 265902			\$	41.46
101-751.002-726.000 STAGER LAKE SUPPLIES INV 265774			\$	183.14
101-751.002-726.000 STAGER LAKE SUPPLIES INV 266440			\$	31.99

2515				
14528 NORTHWOODS CONVENIENCE	05/06/2026	05/13/2026	\$	556.97
APRIL FUEL PURCHASES	KAREN			
101-336.000-925.000 FUEL/GAS/OIL FD			\$	284.72

101-266.000-925.000	FUEL/GAS/OIL TWP			\$	272.25
6027					
14529 TTR, INC.		04/09/2026	05/13/2026	\$	420.00
TRUCK 1 MAINTENANCE	KAREN				
101-336.000-931.001	MAINTENANCE EXPENSE - C5			\$	420.00
04302026					
14530 COVANTAGE CREDIT UNION		04/30/2026	05/13/2026	\$	1,798.11
VISA ACCOUNT - STATEMENT APRIL 2026	KAREN				
101-201.000-900.000	PRINTING AND PUBLISHING TWP BUDGET			\$	206.25
101-247.000-900.000	PRINTING AND PUBLISHING BOR			\$	90.75
101-247.000-900.000	PRINTING AND PUBLISHING BOR			\$	90.75
101-201.000-900.000	PRINTING AND PUBLISHING TWP BUDGET			\$	99.00
101-201.000-900.000	PRINTING AND PUBLISHING SPECIAL RUN			\$	60.00
101-201.000-726.000	OFFICE SUPPLIES TONER			\$	128.18
101-201.000-726.000	OFFICE SUPPLIES PRINTER DRUMS			\$	72.18
101-201.000-922.000	TELEPHONE EXPENSE			\$	163.41
101-752.000-955.000	STARLINK SUBSCRIPTION			\$	65.00
101-215.000-719.000	CLERK TRAINING MTA			\$	525.00
101-265.000-801.000	GFL MONTHLY TWP			\$	125.98
101-265.000-921.000	DUNN MINE ELECTRICAL			\$	17.01
101-201.000-726.000	OFFICE SUPPLIES PRINTER PAPER			\$	154.60
05012026					
14531 WE ENERGIES		05/07/2026	05/13/2026	\$	647.44
ELECTRIC SERVICE APR-MAY 2026	KAREN				
101-265.000-921.000	TWP HALL OUTDOOR LIGHTING			\$	21.94
101-751.002-921.000	STAGER LAKE			\$	24.34
101-336.000-921.000	FIRE DEPT			\$	346.01
101-448.000-924.000	STREET LIGHTS			\$	28.93
101-751.006-921.000	ELECTRICAL EXPENSE			\$	24.34
101-265.000-921.000	TWP HALL ELECTRIC			\$	115.34
101-336.000-921.000	CAMP FIVE FD ELECTRIC			\$	86.54
3142027					
14532 KATHY CARLSON		04/01/2026	05/13/2026	\$	45.00
LIBRARY CARD REIMBURSEMENT 2026	KAREN				
101-285.000-801.000	CONTRACT SERVICES LIBRARY			\$	45.00
# of Invoices: 27 # Due: 27 Totals:				\$	25,387.59
# of Credit Memos: 0 # Due: 0 Totals:				\$	-
Net of Invoices and Credit Memos:				\$	25,387.59

Accounts Payable

General Fund

Checks 33032 - 33033 \$28,270.16

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank CVCU COVANTAGE CREDIT UNION					
04/29/2026	CVCU	33032	HANNULA	HANNULA AGENCY	27,599.00
04/29/2026	CVCU	33033	WE	WE ENERGIES	671.16
CVCU TOTALS:					
Total of 2 Checks:					28,270.16
Less 0 Void Checks:					0.00
Total of 2 Disbursements:					28,270.16

Payroll

April 2026

Checks 33015-33023

DD1374– DD1384

Total \$14, 249.85

05/11/2026

Check Register Report For
For Payroll ID: 259 Check Date: 04/15/2026 Pay Period End Date: 04/15/2026

Check Date	Check Number	Name		Physical Check Amount
04/15/2026	33015	BJORK, MICHAEL J	\$	246.31
04/15/2026	33016	CORNELIA, DAMION	\$	110.13
04/15/2026	33017	CORNELIA, WADE	\$	161.61
04/15/2026	33018	CREEL, STUART	\$	560.27
04/15/2026	33019	FLEMING, ANDREW C	\$	1,058.27
04/15/2026	33020	JENSEN, PAMELA	\$	69.27
04/15/2026	33021	SMITH, DAVE	\$	753.25
04/15/2026	33022	WHITE, DONALD E.	\$	189.41
04/15/2026	33023	WINGER, DOMINIC	\$	26.42
04/15/2026	DD1373	COURCHAINE, SHERRIE L.	\$	544.24
04/15/2026	DD1374	HENDRICKSON, TAMMY L.	\$	1,835.41
04/15/2026	DD1375	HOFFMAN, JENNIFER M	\$	26.42
04/15/2026	DD1376	KURTZ, DANIEL G	\$	1,558.82
04/15/2026	DD1377	KURTZ, MARY	\$	39.65
04/15/2026	DD1378	LUFT, ADAM D	\$	39.65
04/15/2026	DD1379	MALLON, KAREN M	\$	2,079.09
04/15/2026	DD1380	MALLON, KAREN M	\$	1,297.92
04/15/2026	DD1381	PICKART, JONATHON	\$	527.47
04/15/2026	DD1382	SKINNER, CHARLES	\$	1,644.63
04/15/2026	DD1383	WATTERS, STACEY	\$	1,305.41
04/15/2026	DD1384	WINGER, ADAM M	\$	176.20
Totals:			\$	14,249.85

Reports

MASTODON TOWNSHIP CLERK'S REPORT

PERIOD ENDING APRIL 30, 2026

- April 14, 2026 Regular Board Meeting Draft Minutes Submitted
- Financial report packet presented to the Board

CLERK'S OFFICE UPDATE

- Attended MTA's Annual Conference. Fantastic information regarding Zoning Ordinances, Zoning Case Law, ADA Website Compliance, legal advice from MTA.
- Met with township's attorneys while at MTA Conference regarding holding ZBA hearings for non-text interpretation of Zoning Ordinance. The ZBA cannot interpret language that does not exist in the ZO, nor can the ZBA offer suggestions for non-existent language. This is specifically a function of the Planning Commission.
- Met with Ean Brutte the County Commissioner for Mastodon Township to introduce myself and to discuss the county's road millage. Met with County Treasurer as well regarding millages.
- Met with Iron County Sheriff, Ryan Boehmke, to discuss UPSET financial support.
- Met with the Alpha 4th of July Committee. Discussed the need for the group to have a park use agreement on file with the Township for the use of township facilities and parks for this event.
- Met with Charyl McCole from the Village of Alpha to discuss intergovernmental relationships and village road conditions.
- I have a meeting scheduled with Par Plan to discuss our liability at the parks.
- Our annual audit is scheduled for late June 2026.
- BS&A Cloud transfer is being processed. We may be able to go live with the cloud either in September 2026 or October 2026.
- ADA Compliance has been moved out until April 2028. Will begin working towards having documents ADA compliant beginning this fiscal year.
- Will schedule website compliance with North Country Web once they receive our payment for services.
- County Clerk has scheduled training for inspectors on June 16 and 17, 2026.
- Will be presenting at the June 6, 2026 Iron County Lakes & Streams Partnership on Special Assessment District information from the township perspective.
- I will be out of town from June 8 through the 17th to escort my mother to my brother's home. Sherie Courchaine, Deputy Clerk, will be at the June 9, 2026 Board meeting to take minutes.



Karen Mallon, Clerk

May 7, 2026

Date

Mastodon Township

Assessor's Report

April 2026

Tasks completed by Assessor for the month of April 2026

- Compared all the monthly Deeds to GIS, Google Earth and realtor.com this helps find omitted property, Property Transfers, PREs, returned phone calls & emails
- Scanned in all Property Transfers, PREs, Survey's that were received in 2025.
- Double checked the last two years of building permits to make sure nothing was missed or needs to be revisited.
- Mapped out an area to visit – (including land improvements) added new building permits for the last 4 months and sketched out property and loaded to pivot point.
- Hoping to begin Fieldwork in the next week.

Please let me know if you have any questions or concerns.

Tammy Hendrickson

Mastodon Township Assessor

906-284-1555

Unfinished

Business



<https://michigantownships.org>

Short-Term Rentals

Protect your township's ability to zone for short-term rentals!

Local governments count on zoning to shape their communities and preserve the quality of life so important to their residents. Past legislative efforts—which may continue in the current legislative session—sought to eliminate your township's ability to do so. Those efforts would have preempted your township's local zoning authority to regulate short-term rentals.

Many communities across the state have enacted regulations to address detrimental impacts short-term rentals have had on the quality of life in neighborhoods. Each community has accomplished this in a manner that best meets the needs of residents and short-term rentals. These local efforts should not be undermined and replaced with a one-size-fits-all approach from the state.

Past legislative efforts threatened the ability for local municipalities to manage the number and location of rentals across Michigan, undermining local control and upsetting the delicate balance between property rights and the established, transparent process for local decision-making.

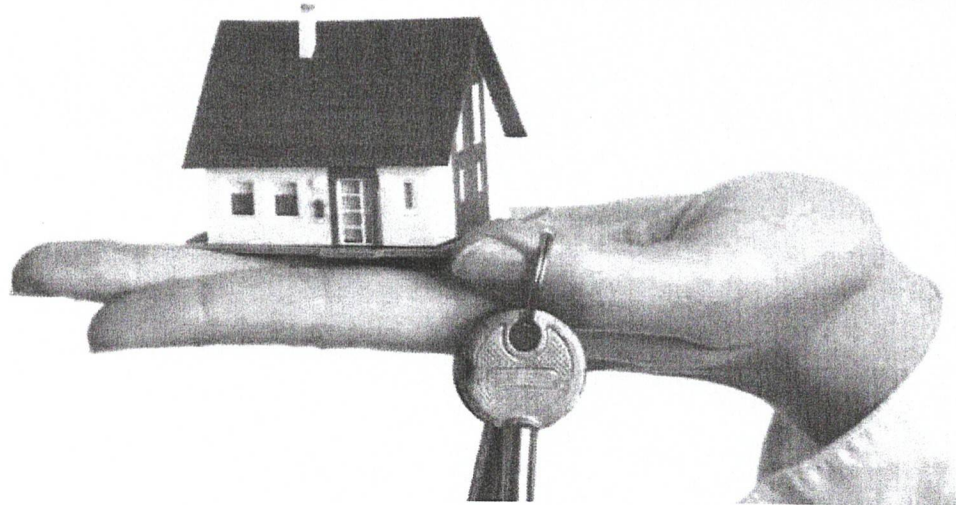
Many times, commercial interests purchase multiple homes in a community for the sole purpose of renting them on a short-term basis—daily, weekly or monthly—with no intent for the owner to ever occupy the residential property. MTA believes locally elected township boards are best positioned to balance the unique needs of their community when addressing zoning issues and to protect the health, safety and welfare of residents, vacation visitors and renters.

MTA opposes such attacks on local decision-making.

Michigan Township voice



A LEGISLATIVE UPDATE FOR TOWNSHIP OFFICIALS | MAY 2019



New short-term rental bills would allow local zoning

For the last few years, a battle has brewed over short-term rentals and where they should be allowed in communities.

As residents complain that their neighborhoods are being transformed into transient tourist communities, local units have turned to zoning for a solution. They've adopted ordinances to address the location and/or the registration of short-term rentals in their community. Both this year and last legislative session, lawmakers have proposed bills to essentially strip townships and other local governments of any ability to regulate vacation and short-term rentals in residential zones.

But this month, a package of bills was introduced to tackle the issue with a new approach. **House Bills 4554-4563**, under primary sponsor Rep. Jim Lilly (R-Park Twp.), would allow local zoning authority of short-term rentals while maintaining the statutory provision prohibiting exclusionary zoning. The package would create a state short-term rental registry, require properties to carry a certain level of liability insurance and subject properties to fines for violations.

While MTA has presented the bill sponsor with technical amendments, we support this package as it would continue to empower townships to respond to residents' needs and shape their community's needs.

Short-term and vacation rentals are nothing new along Michigan's picturesque lakeshores and lush forests. But in recent years, rental homes are increasing in areas where year-round residents live. In what's known as today's "sharing economy," a growing number of people are using Airbnb.com and other online services to rent houses, condos

or even a single room in their home. The result is homeowners now living side by side with short-term renters on vacation. While not the case in all situations, this has negatively impacted the quality of life of some residents due to noise, late-night parties, parking and other disturbances.

As local units have crafted ordinances that best suit their residents, both the real estate and rental industries have pushed for legislation to preempt local regulations. **HB 4046**, sponsored by Rep. Jason Sheppard (R-Bedford Twp.), tackles this issue by effectively stripping local units of their authority to regulate the location (zoning) of vacation and short-term rentals of 28 days or less. MTA vehemently opposes this bill, as townships must retain their authority to protect and preserve the atmosphere and nature of their communities and residential neighborhoods.

in this issue

- 2 Out-of-town military could return ballots electronically
- Bills tackle PFAS in firefighting foam
- 3 New alternative energy tax exemptions proposed

In recent weeks, Rep. Lilly proposed what's called the "Michigan Short-Term Rental Promotion Act" as an alternative approach. Under **HB 4554**, the primary bill in the package, all short-term rentals of no more than 30 consecutive days would be required to register their property with the state. The bill clarifies that personal information, such as the street address and owner's name, is exempt from the Freedom of Information Act. Additionally, the bill states local units cannot have any zoning ordinance that effectively prohibits short-term rentals in compliance with the Michigan Zoning Enabling Act.

The bill would require that anyone who owns a short-term rental to carry \$1 million in liability insurance, either on their own or through their hosting platform, such as Airbnb. The owner must also pay all taxes and assessments required by law. Any owner who violated the act would be subject to a fine of as much as \$15,000.

HB 4554 would also create a workgroup of stakeholders, including local units, the tourism industry and real estate professionals. The group would be tasked with assisting the state Department of Licensing and Regulatory Affairs (LARA) with developing best practices and model short-term rental zoning.

The other bills in the package have bipartisan sponsorship and would amend various statutes to reflect the changes, including **HB 4563**, sponsored by Rep. Joseph Tate (D-Detroit), which amends the Michigan Zoning Enabling Act. HB 4563 clarifies that a residential property that's rented out for no more than 14 days in a calendar year is a residential use and is permitted in all residential zones.

As written, the Zoning Enabling Act states that a local zoning ordinance or decision shall not have the effect of totally prohibiting a land use in a local unit with a demonstrated need for that land use either in that local unit or the surrounding area. HB 4563 proposes to add "including, but not limited to, a short-term rental" to the current statute.

MTA is working with Rep. Lilly on amendments to these bills, which have not yet been considered in committee, and is part of a workgroup to address legislative changes. We will update members on the progress.

Bills tackle PFAS in firefighting foam

The fight to protect Michigan's water resources took a major step backward with the discovery of PFAS in public water supplies. The insidious chemical, also called per- and polyfluoroalkyl substances, has increasingly been linked to negative health effects, including liver and testicular cancers.

Since the 1940s, PFAS was a common ingredient in commercial household products from water- and stain-repellant fabrics to cleaning products and even nonstick pots and pans. It was also a key ingredient in firefighting foams, especially at airports and military bases where firefighting training occurs.

Firefighting foam was identified as a major source of PFAS water contamination, especially at the former Wurtsmith Air Force Base in Oscoda, where it was used to douse fires sparked by flammable liquids. Three bills currently being considered in the House Natural Resources Committee were written to help curb future pollution from firefighting foam containing PFAS.

House Bill 4389, sponsored by Rep. Sue Allor (R-Wolverine Twp.), and HBs 4390-4391, sponsored by Rep. Jeff Yaroch (R-Richmond), would require fire chiefs to report any use of PFAS-containing foam to the state Department of Environment, Great Lakes and Energy (EGLE) within 48 hours. This would include the reason the foam was used, where it was used and any potentially affected bodies of water, as well as the quantity and name brand of the foam and practices used for cleanup.

Additionally, as introduced all firefighters would receive training about the chemical. This would include its proper use, handling and storage, as well as the best environmental and public health practices, including containment and proper disposal. The actual PFAS foam would be prohibited from use in training.

EGLE would be required to establish a collection program for firefighting foam containing PFAS chemicals with a carbon chain of more than six. Under the program, EGLE must accept the foam free of charge and take responsibility for its proper disposal. However, this program would be contingent on the Legislature providing the funds to cover costs.

One concern raised during discussion on the legislation is that some fire departments have already moved away from using PFAS-containing foam. Departments have argued they shouldn't be required to be trained on the chemical when their firefighters won't encounter it. On the other hand, smaller departments may not have the money to use PFAS-free foam for training procedures and would struggle with the cost this package would place on them.

To tackle this issue, House Natural Resources and Outdoor Recreation Committee Chair Rep. Gary Howell (R-North Branch) appointed a workgroup of stakeholders. This group includes the state fire marshal, fire chiefs, firefighters and environmental groups, as well as any other interested Natural Resources Committee members. Issues being discussed by the group include the definition of PFAS, and whether it includes all forms or only the chemical used in firefighting foam; training requirements for fire departments, and whether all firefighters must be trained in the use and cleanup of the foam, or only those that have it in stock or provide mutual aid to a department that uses it.

MTA has not taken a position on these bills but is monitoring them for their potential impact on township fire departments. We will update members as these bills move through the legislative process.

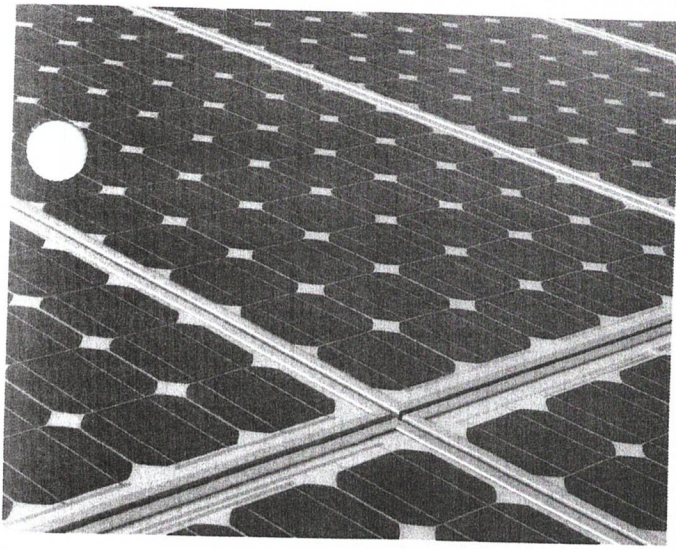
Out-of-town military could return ballots electronically

Members of the military may already vote by an absent voter ballot when their service requires them to be out of town on Election Day. Now, pending legislation in the Senate would allow their ballots to be returned electronically.

Senate Bill 117, sponsored by Sen. Ruth Johnson (R-Holly Twp.), and **SB 297**, sponsored by Sen. Paul Wojno (D-Warren), were recently reported by the Senate Elections Committee. Both bills are being monitored by MTA as they move to the full Senate for a vote.

Currently, townships and other local units are required, upon request, to send members of the military absent voter ballots, which are returned by mail to the proper location. Together, the tie-barred bills would allow the military member to skip the mailbox. Rules establishing policies and procedures for electronically returned ballots would be required to be established by the secretary of state, including reasonable steps to ensure integrity and secrecy. The latter could be an issue, as to how to maintain secrecy, if a ballot is returned to the local clerk as an attachment.

If enacted, the secretary of state must promulgate rules to implement the change by Jan. 1, 2020, and would have to allow for ballots to be electronically returned by eligible members no later than the August 2020 primary election.



New alternative energy tax exemptions proposed

As concerns over climate change grow, more homeowners and businesses alike are turning to alternative energy. Whether it's a rooftop solar panel or a wind turbine towering over a field, these environmentally friendly methods of producing energy are becoming more common.

While alternative energy systems were previously offered tax exemptions, none are currently on the books. Two sets of bills in the House and Senate, however, would effectively exempt small alternative energy systems from taxes.

House Bills 4069 and **4465**, sponsored by Reps. Bronna Kahle (R-Ann Arbor) and Youssef Rabhi (D-Ann Arbor), were introduced in the House, while **Senate Bills 47** and **48**, sponsored by Sen. Tom Barrett (R-Benton Twp.), were introduced in the Senate. Each set of bills would exempt alternative energy equipment (producing not more than 150 kilowatts) used residentially, commercially or industrially from taxes. While the bills could potentially reduce local revenue, MTA took a neutral position based on the negotiation of amendments on similar legislation last year that were incorporated in the bills. The legislation is a reintroduction of bills that received final passage last legislative session but were ultimately vetoed by former Gov. Rick Snyder.

Alternative energy equipment, particularly solar panels, have been assessed and interpreted differently over time. From 2003 to 2013, solar panels could be exempt from property taxes under a specific provision classifying the property as "alternative energy personal

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property." However, that exemption was not renewed. In June 2013, the State Tax Commission (STC) issued a memorandum classifying solar panels as industrial personal property, exempting them from the 6-mill state education tax and the 18-mill non-homestead levy earmarked for local schools.

Then, with the passage of personal property tax reform in 2014, solar panels could be tax-exempt under the small taxpayer exemption, as long as their true cash value was less than \$80,000. Last year, in February 2018, the STC classified residential solar panels as residential property, to be assessed as a component of the real property, meaning the value of residential solar panel installation would be included in a home's assessed and taxable values. Homeowners who installed solar panels most likely faced higher property taxes beyond the taxable value cap.

The House and Senate bills were introduced in an effort to encourage more people to install environmentally beneficial systems rather than make them more cost prohibitive.

Both HB 4069 and SB 47 address residential property. Currently, the General Property Tax Act states that a home's true cash value can't increase based on expenditures for normal repairs, replacement and maintenance until the property is sold. This section includes a list of maintenance and repair activities, such as inside and outside painting, gutters, furnaces or hot water heaters. The bills would add installing, replacing or repairing an alternative energy system to that list. This would be the case as long as the system had a generating capacity of no more than 150 kilowatts, the annual energy output of which does not exceed the home's annual energy consumption.

HB 4465 and SB 48 would eliminate the certification and resolution process that was once used to certify alternative energy personal property as eligible for an exemption. Instead, the personal property tax exemption already in effect would apply to alternative energy. This exemption would apply only if two conditions were met—the personal property had a generating capacity of no more than 150 kilowatts and was used solely to offset all or a portion of the commercial or industrial energy usage, and if installed after the bill's effective date, the personal property must have a true cash value of no more than \$80,000.

MTA will continue to update members as these bills are considered in the House and Senate.

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Short Term Rentals, Long Term Consequences

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You likely have been hearing quite a bit recently about short-term rentals in Michigan. What is a short-term rental and why does it matter?

There is no specific legal definition of a short-term rental. However, for purposes of the controversy raging regarding short-term rentals throughout Michigan, a short-term rental ("STR") is typically an otherwise single-family dwelling, cottage, cabin or condominium unit that is rented to someone other than the owner of the dwelling. In most cases, an STR involves only one family or couple renting a dwelling unit at one time. Such rentals can be for such disparate time periods as 30 days, two weeks, one week, a long four-day weekend or even two days. The shorter the rental time period, the more objectionable is the STR to many neighbors and other property owners in the community. Long-term rentals of a dwelling to a single family or couple (for example, a year or longer) are normally not objectionable.

Why do so many neighbors and community members often object to an STR? Typically, there are multiple reasons. First, the rental of a single-family dwelling to a family or couple for relatively short periods of time tends to have a commercial "feel" to such rentals. Long-term rentals to a couple or single family for a particular dwelling tend to have more characteristics of an owner-occupied property. The second objection is what has sometimes been referred to as the "rental car syndrome." Just as many people tend to treat a rental car with much less caution and care than their own vehicle that may also be the case with regard to short-term tenants. Finally, there is a general perception that an STR lowers the property values for the neighborhood or community involved.

Interestingly enough, until fairly recently, there were few municipal ordinances in Michigan that either regulate or prohibited STRs. Given the increase in the number of dwellings that are being leased for STRs and the rising controversy, an increasing number of municipalities have recently begun adopting STR ordinance provisions. While some municipalities prohibit STRs altogether or put a "cap" on the number allowed in certain areas, most municipalities have chosen to simply regulate STRs by means of registration, general rules and regulations and building or health codes. Typically, where a municipal zoning ordinance does not expressly address STRs, they are considered lawful single-family residential uses, so long as a dwelling is rented to only one family or couple at a time.

Given the increasing controversy regarding STRs, some rental and real estate groups have become alarmed at efforts by local municipalities to regulate or even ban STRs. Hence, legislation has been introduced in the Michigan Legislature to prohibit local municipalities from prohibiting or even significantly regulating STRs. As of the date that this article was written, the two bills involved are SB 329 and HB 4503. If enacted into law, such legislation would "preempt" or preclude local municipal prohibition and even significant regulation of STRs.

Unfortunately, preemption by legislation (i.e., taking away local zoning and ordinance controls over certain matters) is on the increase. Special interest groups have been able to enact legislation in Michigan that severely limits, and in some cases actually prevents, the ability of local governments (i.e., cities, townships, villages and counties) to regulate uses such as mining, intensive farm livestock operations, landfills, foster care group homes, neighborhood daycare operations, oil and gas wells and pipelines and commercial water withdrawals for bottling. Such loss of local control should alarm all property owners and taxpayers.

Why should any of this matter to riparian property owners? If legislation taking away local control of STRs is enacted into law, STRs could flourish in many lake neighborhoods. That could have a negative impact upon area property values, traffic, the intensity of use of waterfront dwellings and even noise levels. If you have any concerns about the proposed preemption legislation, you should contact your local Michigan senator or representative.

Recent News

Michigan Audubon Seeks Purple Martins

MEMORANDUM

To: Mastodon Township Zoning Board of Appeals

From: Stuart Creel, Zoning Administrator

Date: March 27 2026

Subject: Short-Term Rental (STR) Use in Resort Residential Districts – Zoning Interpretation and Recommended Enforcement Direction

Purpose

This memo provides a zoning interpretation regarding short-term rental (STR) use within the **Resort Residential (RR)** zoning district and outlines recommended actions for ZBA direction. The goal is to ensure consistent enforcement of the zoning ordinance, preserve residential character, and establish a clear process for property owners seeking to continue STR operations.

Background

The Mastodon Township Zoning Ordinance regulates land use by district. **Section 302 – Resort Residential District** identifies the following **Permitted Principal Uses**:

- Single-family dwelling
- Home occupations
- Public parks
- Fishing and trapping

Short-term rentals are **not listed** as a permitted principal use.

Michigan zoning practice generally does **not** classify STRs as home occupations because they involve:

- Advertising and commercial marketing
- Guest turnover and lodging activity
- Cleaning and maintenance services
- Revenue-generating business operations
- Impacts on traffic, noise, and neighborhood character

These characteristics exceed the “incidental and subordinate” nature required for a home occupation.

Zoning Interpretation

Based on our ordinance language and prevailing Michigan zoning standards:

1. STRs are *not* a permitted principal use in the Resort Residential district.

They do not fall under any listed use category in Section 302(B).

2. STRs do *not* qualify as home occupations.

Their commercial nature and operational characteristics exceed the scope of Section 1800 (Home Occupations).

3. STRs may only continue through a Special Use Permit (SUP).

Under Section 1501 – Special Land Uses, the Township may authorize uses not permitted by right if they meet standards for:

- Compatibility with surrounding uses
- Public health, safety, and welfare
- Traffic, noise, and environmental impacts
- Site plan and operational conditions

This provides a legally defensible pathway for STRs while preserving Township authority.

Recommended Township Action

A. Notify Existing STR Property Owners

Send written notice to all known STR operators in the Resort Residential district stating:

- STR use is not a permitted principal use under Section 302.
- Continued STR operation without approval constitutes a zoning violation.
- Property owners wishing to continue must apply for a **Special Use Permit** under Section 1501.
- Failure to apply will result in enforcement action.

B. Require SUP Applications for STR Continuation

Applications should include:

- Site plan showing parking, access, and dwelling layout
- Maximum occupancy and bedroom count
- Septic capacity documentation
- Emergency contact information

- Noise, parking, and guest management plan
- Proof of compliance with county and state health regulations

These materials allow the Township to impose reasonable conditions to protect neighborhood character.

C. Establish Standard STR Conditions

Conditions may include:

- Maximum occupancy limits
- On-site parking requirements
- Quiet hours
- Prohibition on events or large gatherings
- Local contact available 24/7
- Septic system verification
- Annual compliance review

These conditions are common in Michigan communities and help ensure predictable, enforceable standards.

Additional STR zoning ordinance considerations and permit applications are attached to this memo.

With regards to our Resort Residential district, in Michigan, short-term rentals **do not qualify as resorts** under proposed state law.

Short-Term Rentals vs. Resorts in Michigan

- **Short-Term Rental Definition:** under proposed Michigan House Bill 5438 defines a short-term rental as the rental of a single-family residence, a dwelling unit in a one-to-four-family house, or a unit in a condominium for up to 30 consecutive days.
- **Resort Exclusion:** The same bill explicitly states that short-term rentals **do not include** hotels, motels, hotel condominiums, or homes/condos located within a resort that offers amenities such as golf, skiing, restaurants, or group meeting accommodations.
- **Tax and Regulation Differences:** Resorts are subject to different regulatory and tax structures, including assessments for amenities and commercial operations. Short-term rentals, if rented more than 15 days per year, may be subject to a 6% tax but are not classified as resorts.

Zoning and Legal Interpretation

- Michigan courts have generally held that short-term rentals **violate residential use restrictions** in communities with deed covenants, classifying them as commercial activity in some cases.
- However, the Michigan Short-Term Rental Association argues that STRs should be considered residential use, not commercial, especially when operated without resort-style amenities.

Zoning Ordinance Considerations

In our proposed 2026 zoning ordinance under review, we should consider these:

- Define STRs as a **separate use category**, not a home occupation.
- Clarify allowable zones, permit requirements, and operational limits (e.g., occupancy, parking, quiet hours).
- Reference Michigan case law and local precedents to support enforcement and avoid ambiguity.

Section X: Short-Term Rental Use Classification

Definition:

A *Short-Term Rental (STR)* is the rental of a dwelling unit, or portion thereof, for a period of less than 30 consecutive days to transient guests for compensation. STRs may include single-family

homes, duplexes, or accessory dwelling units but shall not include hotels, motels, resorts, or bed-and-breakfast establishments.

Use Classification:

Short-term rentals shall be classified as a **transient lodging use**, distinct from:

- **Home Occupations**, which are incidental business activities conducted by a resident within their dwelling, subject to Section 302 of this ordinance.
- **Resorts**, which are commercial properties offering amenities such as golf, skiing, restaurants, or group meeting accommodations.

Permitting Requirements:

- STRs shall require a **Short-Term Rental Permit** issued by the Township Zoning Administrator.
- STRs shall comply with the following operational standards:
 - Maximum occupancy: [insert number based on septic capacity or fire code]
 - Off-street parking: Minimum [insert number] spaces per unit
 - Quiet hours: 10:00 PM to 7:00 AM
 - Fire safety: Smoke detectors, fire extinguishers, and emergency egress signage required
 - Sanitation: Proof of adequate waste disposal and septic capacity
 - Insurance: Proof of liability coverage

Exclusions:

- STRs shall not be considered a home occupation and may not operate under a home occupation permit.
- STRs shall not be permitted in zoning districts where transient lodging is prohibited.

Inspection and Enforcement:

- STR properties are subject to annual inspection by the Township Building Official or designee.
 - Violations may result in fines, permit revocation, or civil infraction proceedings.
-

Mastodon Township Short-Term Rental Permit Application

Applicant Information

- Full Name: _____
- Mailing Address: _____
- Phone Number: _____
- Email Address: _____

Property Information

- STR Address: _____
- Parcel ID: _____
- Zoning District: R-1 R-2 AG C-1 Other: _____
- Property Owner (if different): _____

Rental Details

- Type of Unit: Single-Family Duplex Accessory Dwelling
- Max Occupancy Requested: _____
- Number of Bedrooms: _____
- Number of Off-Street Parking Spaces: _____
- Rental Platform(s): Airbnb VRBO Direct Other: _____

Required Attachments

- Proof of ownership or lease agreement
- Site plan showing parking and dwelling layout
- Septic system capacity documentation
- Proof of liability insurance
- Fire safety plan (extinguishers, smoke/CO detectors, egress)
- Local contact person (within 30 miles):
Name: _____ Phone: _____

Acknowledgments

- I certify that the information provided is true and complete.
- I agree to comply with all applicable Township ordinances.
- I understand that violations may result in permit revocation.

Signature: _____ Date: _____

Short-Term Rental Compliance Checklist

Mastodon Township STR Compliance Checklist

To be completed by applicant and verified by Township staff

Requirement	Description	Applicant Initials	Verified by Township
Zoning Compliance	STR is permitted in zoning district	<input type="checkbox"/>	<input type="checkbox"/>
Septic Capacity	Supports proposed occupancy	<input type="checkbox"/>	<input type="checkbox"/>
Parking	Off-street parking meets minimum	<input type="checkbox"/>	<input type="checkbox"/>
Fire Safety	Smoke/CO detectors, extinguishers, egress	<input type="checkbox"/>	<input type="checkbox"/>
Quiet Hours	10 PM – 7 AM enforced	<input type="checkbox"/>	<input type="checkbox"/>
Trash Management	Weekly pickup or secure disposal	<input type="checkbox"/>	<input type="checkbox"/>
Local Contact	Available 24/7 within 30 miles	<input type="checkbox"/>	<input type="checkbox"/>
Insurance	Proof of liability coverage	<input type="checkbox"/>	<input type="checkbox"/>
Signage	No commercial signage visible	<input type="checkbox"/>	<input type="checkbox"/>
Rental Platforms	Registered with platforms (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>

STR Property Inspection Form

Mastodon Township – STR Annual Inspection Form

To be completed by Building Official or designee

Inspection Item	Pass Fail Notes	
Address clearly visible from road	<input type="checkbox"/>	<input type="checkbox"/>
Smoke detectors in all sleeping areas	<input type="checkbox"/>	<input type="checkbox"/>
CO detectors on each floor	<input type="checkbox"/>	<input type="checkbox"/>
Fire extinguisher (min. 1 per floor)	<input type="checkbox"/>	<input type="checkbox"/>
Emergency egress from all bedrooms	<input type="checkbox"/>	<input type="checkbox"/>
Electrical panel accessible and labeled	<input type="checkbox"/>	<input type="checkbox"/>
Heating system operational and safe	<input type="checkbox"/>	<input type="checkbox"/>
Septic system appears functional	<input type="checkbox"/>	<input type="checkbox"/>
Trash storage secure and animal-proof	<input type="checkbox"/>	<input type="checkbox"/>
General cleanliness and safety	<input type="checkbox"/>	<input type="checkbox"/>

Inspector Name: _____

Date of Inspection: _____

Signature: _____

MASTODON TOWNSHIP
SHORT TERM RENTAL ORDINANCE

ORDINANCE NUMBER _____

MASTODON TOWNSHIP HEREBY ORDAINS:

1) DEFINITIONS

- a) Caretaker - A caretaker is an individual, other than the license holder, who is responsible for the oversight and care of the short-term rental.
- b) License - A license is an annual short-term rental license duly issued by Mastodon Township.
- c) License Holder - The owner or authorized agent of the property, who applies for and receives a short-term rental license.
- d) Renter - As used in this Ordinance, a renter is an occupant or renter of a short-term rental pursuant to a rental agreement. The term "renter" as used herein does not include guests of the occupant or renter who are visiting between the hours of 7:00 am and 11:00 pm.
- e) Short-Term Rental - A short-term rental means a dwelling unit in which guests (transient) are provided lodging for a period less than 30 days in return for payment and which the dwelling is not occupied by the owner/caretaker in any way.
- f) Qualified Professional - means a person with experience and training with on-site sewage systems. The professional conducts field evaluations to determine soil types, ground water elevations, distances to surface waters and other site conditions that may affect the suitability for on-site sewage disposal.

2) LIMITS

The total number of short-term rental licenses available within Mastodon Township shall not be subject to a cap at this time. However, all license holders must remain in full compliance with applicable local, state, and federal regulations. The Mastodon Township Board of Trustees reserves the right to modify or establish licensing limits in the future based on their discretion and the evolving needs of the community.

3) LICENSE REQUIRED

An owner of any dwelling unit located anywhere within Mastodon Township shall not rent or allow to be rented, a dwelling unit or a portion thereof to another person for less than 30 nights at a time, unless the owner or the owner's authorized agent has obtained a short-

term rental license for that dwelling unit in accordance with the requirements of this ordinance. A License issued by the Mastodon Township Zoning Administrator or other authorized personnel is required prior to the rental of any dwelling for a period of less than 30 days. Provided, however, an accessory dwelling as defined in the Mastodon Township Zoning Ordinance shall not be eligible for a short-term rental license under this ordinance.

- a) A license shall expire on December 31 of the year in which it was issued, or upon a change of ownership in the year in which it was issued, whichever occurs sooner.
- b) A license is required for each dwelling to be rented on a short-term basis.
- c) A license will be issued within 30 days of receipt of a complete application.
- d) The license shall indicate the maximum number of guests that can be accommodated at the rental in accordance with the standards listed in this Ordinance.
- e) A license and license holder shall be subject to all of the standards and penalties of this Ordinance.
- f) Licenses will expire on December 31st of each calendar year. Applicants may apply for a license anytime for a license effective in the same calendar year. Applicants may apply for a license beginning no sooner than October 1st for the upcoming calendar year.

4) APPLICATION

An application provided by Mastodon Township for a short-term rental license shall include the following at a minimum:

- a) Property owner name
- b) Address of short-term rental property
- c) Owner phone number
- d) Notarized signature(s) of property owner(s) and caretaker
- e) A floor plan indicating the location and number of bedrooms in the dwelling.
- f) Contact information including: name, address, and 24-hour contact phone number for the owner of the property and the caretaker who must be available at any time during the tenure of an active short-term rental.
- g) A site plan indicating location of and number of parking spaces in the driveway and/or garage, as well as all structures on the property.

h) Copy of the Well and septic inspection report (due once every three years)- conducted by a qualified expert documenting the system is in good working order. If the structure is connected to a municipal wastewater system, the septic inspection is not necessary. The inspection report will also indicate the number of bedrooms that can be accommodated pursuant to the Iron County Health department regulations concerning tank sizes and bedrooms by the current septic system. This report will be good for three years or until such time that the system fails or there is a proposed change to the number of bedrooms.

i) This information must be kept up to date in the records of Mastodon Township.

j) It is the license holder's responsibility to inform Mastodon Township of any change in license or contact information for the license holder or caretaker.

k) An application fee as established and set forth in the Mastodon Township fee schedule. This fee schedule shall also establish an "after the fact" fee that must be paid when an otherwise lawful short-term rental is operated but without first complying with the procedural requirements of this Ordinance. This "after-the-fact" fee is not intended to be a penalty but shall consist of the normal application fee plus an amount equal to the legal and administrative costs incurred by the Township as the result of the applicant's failure to initially comply with the requirements of this Ordinance.

5) STANDARDS

a) Parking. No on-street parking of any motor vehicles or any trailered vehicles (including by way of example but not limited to boats, jet skis, trailers and snowmobiles) on any public or private roadways shall be permitted in association with a short-term rental. For purposes of this Ordinance, "roadway" includes the pavement, gravel road, shoulder, grass and full road easement or right-of-way.

b) Trash. Refuse and recyclables shall be stored in appropriate containers with tight-fitting lids and shall be regularly picked up by a licensed waste hauler weekly or taken to an appropriate disposal location.

c) Capacity Limit. The maximum number of renters to be accommodated shall be equal to two (2) people per legally conforming bedroom or studio apartment, plus two (2) persons per dwelling age 15 and under, or as permitted by the Iron County Health Department or third party well and septic report, regarding tank sizes and bedrooms whichever is less.

d) All applicable local, state and federal laws, rules, regulations and ordinances shall not be violated.

6) SEPTIC AND WELL STATUS REPORT/ INSPECTION

A well and septic inspection shall be conducted by a qualified expert documenting that the system is in good working order. The inspection will also indicate tank and drain field sizes. This inspection will be forwarded to the Iron County Health Department (ICHHD) by the property owner with the required well and septic status report form for determination by ICHHD regarding the number of bedrooms the system can accommodate.

The completed well and septic status report form will then be filed with the application for the annual short term rental license and be valid until such time that the system fails or there is a proposed change to the number of bedrooms.

- a) If a septic system malfunction occurs, short-term rental of the property shall be immediately discontinued and the Township notified of the malfunction. The use of the property as a short-term rental shall not resume until the malfunction is corrected in accordance with Iron County Health Department requirements and verification provided to the Township of same.

7) EMERGENCY RESPONSE

The license holder or a caretaker representing the property owner must be available by telephone at all times and must be physically located within 30-minute travel distance of the property in the event of an emergency or an issue that requires immediate attention.

8) REMEDY

When notified of an issue of immediate concern, (such issues may include, but are not limited to, noise or quiet hour violations) the license holder or a caretaker shall resolve the issue immediately. Issues of a non-immediate concern (such issues may include, but are not limited to, failure to include the license number in advertisements or incorrect guest capacity included in advertisements) shall be satisfactorily addressed within five (5) days.

9) LICENSE

- a) The unique short-term rental license number issued by Mastodon Township shall be included in any advertisement for the rental.
- b) The street address for the short-term rental shall be signed in accordance with the Iron County Street and Road Numbering Ordinance and clearly visible from the street.
- c) Quiet Hours. Short-term rentals shall observe quiet hours between 11:00 pm and 7:00 am.
- d) Pets. Pets shall be secured on the premises or on a leash at all times.

e) Campfires. Any campfires at a short-term rental property shall:

- i) Be contained within a fire ring or other comparable container
- ii) Be located no less than 10 feet from any structure or any combustible material and be located away from overhanging tree branches.
- ii) Be under the direct supervision of an adult at all times.
- iii) Be fully extinguished prior to leaving the fire.

10) APPLICABLE RULES

The license holder or caretaker shall provide written notification to an occupant and/or a guest, of all of the rules and that an occupant may be cited for a violation of this ordinance.

11) PENALTY

a) Any person who violates any provision of this Ordinance shall be responsible for a municipal civil infraction as defined in Public Act 12 of 1994, amending Public Act 236 of 1961, being Sections 600.101-600.9939 of Michigan Compiled Laws, and shall be subject to a fine of not more than Five Hundred and 00/100 (\$500.00) Dollars. Each day this Ordinance is violated shall be considered as a separate violation.

b) Any person providing false or misleading information on the application for a short-term rental license shall be deemed to be in violation of this ordinance and may be subject to the penalty provision in subsection a) above.

c) In addition, any person who knowingly files a fraudulent, false or fictitious complaint about a short-term rental shall be deemed to be in violation of this ordinance and may be subject to the penalty provision in subsection a) above.

12) ENFORCEMENT OFFICERS

The Mastodon Township Enforcement Officer and other individuals appointed by the Mastodon Township Board are hereby designated as the authorized township officials to issue municipal civil infraction citations directing alleged violators of this Ordinance to appear in court.

13) NUISANCE PER SE

A violation of this Ordinance is hereby declared to be a public nuisance or a nuisance per se and is declared to be offensive to the public health, safety and welfare.

14) INJUNCTIVE RELIEF

In addition to enforcing this Ordinance as a Civil Municipal Infraction, Mastodon Township may initiate proceedings in the Circuit Court to abate or eliminate the nuisance per se or any other violation of this Ordinance.

15) VALIDITY

If any section, provision or clause of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any remaining portions or application of this Ordinance which can be given effect without the invalid portion or application.

16) EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after being published in a newspaper of general circulation within the Township.

THE ORDINANCE WAS DECLARED ADOPTED.

Dated: _____

MASTODON TOWNSHIP SUPERVISOR
Chad Skinner

CLERK'S CERTIFICATE

I, the undersigned, the Clerk of the Mastodon Township, Iron County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Mastodon Township Board of Trustees of said municipality at its regular meeting held on the _____, that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: 5-30-25

Karen Mallon
Mastodon Township Clerk

Publish Date: _____
Effective Date: _____

Published on _____ in Iron County Report general circulation, Effective on

Karen Mallon, Clerk
Mastodon Township

Proposed

The Upper Peninsula Substance Enforcement Team (UPSET) is a multi-jurisdictional narcotics task force that serves all fifteen counties of Michigan's Upper Peninsula. UPSET readily collaborates and works with local, state, and federal agencies in an effort to combat narcotic use, distribution and sale across the Upper Peninsula. UPSET works with federal agencies, tribal communities and the State of Wisconsin to monitor and control drug distribution and use in the Upper Peninsula.

Services Provided by UPSET:

- Methamphetamine Response: UPSET is the only federally trained and certified Clandestine Lab Team (Meth Team) in the Upper Peninsula.
- Narcotics Investigation: UPSET conducts over 300 narcotics-related investigations each year across the UP.
- Fugitive Apprehension: UPSET readily provides assistance to any requesting state or local law enforcement agency.
- Drug Awareness Programs: UPSET is the only narcotics team in the UP with specialized training in narcotics education. UPSET conducts over 100 narcotics awareness presentations to local organizations.

Local Support: The following communities, while not a complete list, have been verified to the amount of support given to UPSET for 2026.

- Iron County: The IC Commissioners feel strongly about supporting UPSET. For the past 5 (five) years, the County Commissioners have supported UPSET with annual funding at \$10,000.00.
- City of Iron River: \$2,000.00 annually
- City of Crystal Falls: \$1,500.00 annually
- Bates Township: \$500.00 annually
- Segola Township: \$500.00 annually
- Delta County: \$20,000.00 annually
- Michigamme Township: \$1,500.00
- Ishpeming Township: \$1,000.00

Marijuana funding from the State was nearly \$94 million to townships, villages, cities, counties and tribe throughout the State. Mastodon Township received \$108,000.00 for 2025. This amounted to \$54,000.00 per each of the retail sites in the township. This is approximately a 3% decrease from previous years due to a decrease in marijuana sales.

While municipalities have discretion over how to spend these funds, it is common, and suggested by the State, for them to use the funds for public safety and road maintenance.

The current balance of the Mastodon Township Marijuana Savings Account is: **\$171,655.14**

Proposed funding: \$1,500.00

Why?

- Just last weekend, May 1, 2026 UPSET was in Mastodon Township working on drug related activities in the township and in the Village of Alpha.
- Drugs are streamed into Iron County from Milwaukee, Wisconsin.
- Funding from local municipalities defray the costs of rent, control buys, and general operations.
- The UPSET team is comprised of representatives from the Iron County Sheriff's Office.
- UPSET allows the Iron County Sheriff's Office to focus on local criminal and civil matters.
- Michigan reports that nearly 3,000 deaths annually occur due to drug overdoses.
- Carfentanil is resurfacing in Michigan. 11 deaths occurred in the first half of 2025. Other emerging compounds such as xylazine, medetomidine, and nitazenes were identified in fatal over does cases in 2025.

The State of Michigan reports that its **prevention goal** is to delay drug use, increase knowledge, and prevent generational impacts. The state's **harm reduction goal** is to increase use of harm reduction tools, improve community health and reduce overdose. The effective stopping of drugs entering into the State is not addressed.

For the 2026 fiscal year, Michigan is directing over **\$131 million** from the Opioid Healing and Recovery Fund toward statewide substance use prevention and reduction, with specific, targeted amounts for law enforcement initiatives, however, these amounts are not readily disclosed.

While the Michigan State Police focuses on drug enforcement and interdiction through teams like UPSET, the overall prevention, treatment, and recovery efforts are done by the Department of Health and Human Services (MDHHS). MDHHS is the predominant receiver of the \$131 million budgeted by the State.

This means, very little of the \$131 million allocated for drug prevention and education goes to law enforcement.

Participating Agencies

Michigan State Police
Marquette County Sheriff Department
Marquette City Police Department
Delta County Sheriff Department
Houghton County Sheriff Department
Houghton City Police Department
Escanaba Public Safety Department
Iron County Sheriff Department
Menominee City Police Department
Alcohol, Tobacco, Firearms and Explosives (ATF)
Drug Enforcement Administration (DEA)
Bureau of Indian Affairs (BIA)
U.S. Department of Homeland Security
U.S. Customs and Border Patrol



U.P.S.E.T.
Upper Peninsula Substance Enforcement Team
P.O Box 86 Marquette, MI 49855
(906) 228-1002 Fax (906) 228-0756

Mastodon Township Clerk
1371 Hwy US 2 South
Crystal Falls, MI 49920

February 4, 2026

Dear Board Members,

The Upper Peninsula Substance Enforcement Team (UPSET) is a multi-jurisdictional narcotics task force committed to the safety and well-being of the citizens in the Upper Peninsula of Michigan. UPSET is seeking funding to assist with operating expenses which greatly enhance investigative efforts in your community.

Established in 1988, UPSET started out as a small drug team which primarily arrested drug users and smaller dealers. Today, UPSET has become a driving force for narcotics education, awareness, and enforcement. UPSET consists of multiple federal, state, and local agencies and serves all 15 counties of the Upper Peninsula and by working together as one, the enforcement impact on a community is like no other. UPSET has the only clandestine methamphetamine lab team with specialized training in enforcement and education. This specialized training is essential to minimizing drugs that are distributed in communities that have limited police services. UPSET provides drug awareness in schools, to civic groups, law enforcement, fire departments, medical staff, and local businesses.

Unfortunately, UPSET does not receive operating expenses from state government. UPSET is primarily funded by local municipalities, grants, and private donors. Due to economic difficulty, many of these resources have either significantly decreased or ceased their funding. Like many other organizations, UPSET continually seeks additional funding avenues to carry on our mission.

The funding you provide can significantly assist UPSET to enhance our enforcement, awareness, and education services in your community. Thank you for your continued support.

Sincerely,

D/Lt. Tim Sholander
UPSET Commander



U.P.S.E.T.
Upper Peninsula Substance Enforcement Team
P.O Box 86 Marquette, MI 49855
(906) 228-1002 Fax (906) 228-0756

AGREEMENT FOR LAW ENFORCEMENT SERVICES

This agreement was made and entered into on the date set forth below and between the Upper Peninsula Substance Enforcement Team, hereinafter known as UPSET, its Board of Directors, and MASTODON Township, hereinafter known as Township, located in the County of IRON, State of Michigan by and through the Township officials.

WHEREAS the Township is desirous of contracting with UPSET for the performance of narcotics law enforcement functions within the Township and,

WHEREAS UPSET is agreeable to provide such services within the Township on the following terms and conditions:

1. UPSET agrees to provide enforcement of narcotics and/or controlled substance laws and the prevention and detection of related criminal activities, solution of crimes concerning these laws, and in apprehension of criminal suspects within the Township, including all Township owned properties and privately-owned properties within the Township.
2. UPSET agrees that such investigations shall be provided in a workmanlike and reasonable nature with similar professionalism to that now provided by UPSET.
3. UPSET agrees to provide drug awareness presentations as requested by the Township.
4. UPSET agrees that it should provide services for consideration as set forth in this contract.
5. In consideration for the above services, the Township agrees to pay UPSET the sum of \$_____ upon execution of this Agreement.
6. It is understood by the parties that the law enforcement officers shall be under the direct and sole control of UPSET and shall be responsible only to UPSET.

_____ Township

UPSET

Title: _____

Title: UPSET Commander

Signature: _____

Signature: _____

Date: _____

Date: _____

To: dcoonrod@ironmi.org <dcoonrod@ironmi.org>; clerk@mastodontownship.com
<clerk@mastodontownship.com>

Subject: Fw: 2025 Winter Tax

Danielle (County)
Karen (Mastodon Township)

I will pay this promptly. I kindly ask that Mastodon to assist with this late fee. I reached out to the treasurer to check on my responsibility and never received a bill. I have a 20 year history of no late fees on my other Iron County properties.

Thank you

Michael Borkowski

From: Danielle Coonrod <dcoonrod@ironmi.org>
Sent: Wednesday, April 1, 2026 11:02 AM
To: Borkmd123@gmail.com <Borkmd123@gmail.com>
Subject: 2025 Winter Tax

Good morning Michael,

Per your request I have attached the 2025 Winter Tax bill. The amount attached is good for the month of April.

Please send check or money order made payable to : Iron County Treasurer and mail to Iron County Treasurer 2 South Sixth Street Suite 12 Crystal Falls MI 49920.

If you have any questions please feel free to email me at dcoonrod@ironmi.org

Have a great week.

Danielle Coonrod
Accounting Clerk
Iron County Treasurer
2 South Sixth St. Suite 12
Crystal Falls, MI 49920
Ph.(906)-875-3362
www.ironmi.com

Pre-Settlement Payment



Parcel #: 006-279-005-00 Tax Year: 2025

Cashier: dcoonrod

Batch:

Owner: BORKOWSKI MICHAEL A & AMY K

Interest Date: 04/01/2026

Post Date: 04/30/2026

Received Of: BORKOWSKI MICHAEL A AMY K

Check #/Tender Item:

Tender Details

Notes:

Receipt #: [Next Available]
Print Window...

Class Type:

Real

History ***AMOUNTS READ FROM TAX BILLING***

	Billed	Paid	Due	Paying	
S Local Base Tax:	2965.87	2965.87	0.00	0.00	
S Loc Admin:				0.00	S Admin %: 1.00
S Loc Interest:				0.00	S Int %: 6.00 <input type="checkbox"/> Charge on Admin
W Local Base Tax:	7701.97	0.00	7701.97	7701.97	
W Loc Admin:				77.01	W Admin %: 1.00
V Local Base Tax:	0.00	0.00	0.00	0.00	
V Loc Admin:				0.00	V Admin %: 1.00
V Loc Interest:				0.00	V Int %: 0.00 <input type="checkbox"/> Charge on Admin
Base Tax Total:	10667.84	2965.87	7701.97	7778.98	
					County Interest Paying: 155.58 <input type="checkbox"/> Defer Interest/Fees
					County Admin Paying: 311.16
					Total Paying: 8245.72

If processing a partial payment, enter amount being paid in 'Total Paying' and the program will calculate fees.-->>>

HELP

Save

Cancel

0.00
155.58+
311.16+
466.74*

IMPORTANT MESSAGE

FOR Stacey
DATE 12/31/2005 TIME _____ A.M.
P.M.

M. _____
OF Tax payers unable to
PHONE pay taxes online.
AREA CODE NUMBER EXTENSION
 FAX
 MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		WILL FAX TO YOU	

MESSAGE 2 callers regarding
unable to pay taxes online
that EISA payment option
not loaded.

Could you check on this please
SIGNED _____

IMPORTANT MESSAGE

FOR Stacey
DATE 12/3/2005 TIME _____ A.M.
P.M.

M. Michael Borkowski
OF _____
PHONE 414-881-3762
AREA CODE NUMBER EXTENSION
 FAX
 MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		WILL FAX TO YOU	

MESSAGE Tax question
20551 Windsor Rd
Florida / Page 2000

Dep # 119 Magic Pass
SIGNED _____

IMPORTANT MESSAGE

FOR Stacey
DATE 12/10/25 TIME _____ A.M.
P.M.

M. Miss Brown
OF Smith Shore rd
PHONE 920-860-6481
AREA CODE NUMBER EXTENSION
 FAX
 MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		WILL FAX TO YOU	

MESSAGE Has not received
her tax bill

(R)
SIGNED _____

IMPORTANT MESSAGE

FOR Stacey
DATE 12/10/25 TIME _____ A.M.
P.M.

M. Michael Borkowski
OF _____
PHONE 414-881-3762
AREA CODE NUMBER EXTENSION
 FAX
 MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		WILL FAX TO YOU	

MESSAGE Has questions
about taxes

SIGNED _____

Re: 2025 Winter Tax

From Michael Borkowski <borkmd123@gmail.com>
Date Mon 4/27/2026 2:55 PM
To clerk@mastodontownship.com <clerk@mastodontownship.com>

Thank you for your communication.

Michael Borkowski

From: clerk@mastodontownship.com <clerk@mastodontownship.com>
Sent: Monday, April 27, 2026 1:47 PM
To: Michael Borkowski <borkmd123@gmail.com>
Subject: Re: 2025 Winter Tax

Hi Michael:

The Board wanted more information from the Treasurer. She did not attend the meeting on April 14, 2026. I have it rescheduled for the May 12, 2026, meeting.

I'll keep you posted.

I don't know of any chemical drop off date in the area. I believe June 13, 2026, is our cleanup day for the township. No chemicals. I am waiting on the contract from GFL to confirm that date.

Karen

Karen Mallon, Clerk
Mastodon Township

From: Michael Borkowski <borkmd123@gmail.com>
Sent: Monday, April 27, 2026 10:10 AM
To: clerk@mastodontownship.com <clerk@mastodontownship.com>
Subject: Re: 2025 Winter Tax

Hi Karen

I was hoping to get an update from you on my tax for 515 Kalla Walla trail. Also, do know when there is a household chemical drop off day and an electronic drop off day?

Michael Borkowski

From: Michael Borkowski <borkmd123@gmail.com>
Sent: Tuesday, April 7, 2026 2:40 PM

To: clerk@mastodontownship.com <clerk@mastodontownship.com>

Subject: Re: 2025 Winter Tax

I appreciate that Karen. By the way, the treasurer has still not returned my calls; this includes the ones in December and then the recent ones. I believe that I got my questions answered by working with you and Iron County, but getting that confirmed by the treasurer would be helpful. I paid the taxes and late fees/penalty in good faith.

Michael Borkowski

From: clerk@mastodontownship.com <clerk@mastodontownship.com>

Sent: Tuesday, April 7, 2026 11:09 AM

To: Michael Borkowski <borkmd123@gmail.com>

Subject: Re: 2025 Winter Tax

I will present this to our Board.

I'll be in touch.

Karen

From: Michael Borkowski <borkmd123@gmail.com>

Sent: Wednesday, April 1, 2026 2:07 PM

To: clerk@mastodontownship.com <clerk@mastodontownship.com>

Subject: Re: 2025 Winter Tax

Closing was 11/7

My calls to the treasurer would have been after I received tax statements for my other two properties in December

Michael Borkowski

From: clerk@mastodontownship.com <clerk@mastodontownship.com>

Sent: Wednesday, April 1, 2026 12:21 PM

To: Michael Borkowski <borkmd123@gmail.com>

Subject: Re: 2025 Winter Tax

I will look through what we have in accounts for a tax department and I ask to help.

Can you tell me when you purchased the property - the closing date, and how many times you called here.

Thank you.

Karen

From: Michael Borkowski <borkmd123@gmail.com>

Sent: Wednesday, April 1, 2026 10:19 AM

New Business

MASTODON TOWNSHIP

BUCK LAKE AQUATIC WEEDS - SPECIAL ASSESSMENT DISTRICT

RESOLUTION NO. 2026-0512-001

Act 188 Resolution 1 of 4 (Meeting 1 of -3)

At a meeting of the Township Board of Mastodon Township, Iron County, Michigan, held at the Mastodon Township Hall on May 12, 2026 at 5:30 pm Central Daylight/Standard Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____:

WHEREAS, pursuant to Act 188, Public Acts of Michigan of 1954, as amended (“Act 188”), the Township Board may proceed to initiate and carry out improvements to, among other things, eradicate and/or control aquatic weeds and plants as well as improve or maintain any inland lake including Buck Lake in Mastodon Township, Michigan by methods including by not limited to: (1) aquatic weeds and plant control and/or eradication; and (2) other lake improvements related to aquatic weed and plant control and/or eradication such as water quality testing, algae control, and general related lake improvements and education to the public (hereafter referred to as the “Buck Lake Improvements”). See MCL 41.722(1)(l) and (n). If approved, the cost of all expenses incident to special assessment proceedings shall be deemed part of the costs of the Buck Lake Improvements. MCL 41.721.; and

WHEREAS, the conditions of Buck Lake are impacted by nuisance aquatic weeds and plants and would benefit from lake improvements such as the Buck Lake Improvements; and

WHEREAS, information constituting a report for the Township Board’s consideration describing estimated costs of the Buck Lake Improvements and the scope of the Buck Lake

Improvements is included on the attached **Exhibit A**; and

WHEREAS, the Township Board tentatively determines that there is a need for the proposed Buck Lake Improvements described in **Exhibit A** to serve the properties within the proposed district described in the attached **Exhibit A**; and

WHEREAS, the Township Board desires to proceed with the proposed Buck Lake Improvements to benefit the properties within the proposed district described in the attached **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of Mastodon Township, Iron County, Michigan, as follows:

1. The Township Board tentatively declares its intent to make the proposed Buck Lake Improvements in the attached **Exhibit A**, together with the necessary work incidental thereto, within the proposed district described in the attached **Exhibit A**, all in accordance with the petitions submitted by benefitting property owners.

2. The Township Board tentatively designates the special assessment district against which the costs of the proposed Buck Lake Improvements are to be assessed as the proposed Buck Lake Improvements Special Assessment District, which shall include the lands and premises more particularly described in the attached **Exhibit A**.

3. Plans and estimates of costs for the proposed Buck Lake Improvements shall be retained by the Township Clerk and shall remain available for public examination during ordinary business hours and a public hearing. The Township Board accepts the information in **Exhibit A** as the proposed estimated costs and plans of the Buck Lake Improvements but authorizes the Supervisor to work with any property owners or other entities to include any further details

constituting estimated plans and costs to made available to the public prior and/or during the public hearing.

4. The Township Board shall conduct a public hearing to hear any objections to the proposed Buck Lake Improvements, to the estimate of costs, and to the special assessment district proposed to be established for the assessment of the costs of such improvements, on _____ 2026, at _____ .m., at the Mastodon Township Hall. The Township Board approves of the issuance of any public notice by the Township Supervisor and/or Clerk for such hearing in a form similar to the attached.

5. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Yeas: _____

Nays: _____

Absent / Abstain: _____

RESOLUTION DECLARED ADOPTED.

By: _____

Chad Skinner, Township Supervisor

CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF IRON)

I, the undersigned, the duly qualified and acting Clerk for Mastodon Township, Iron County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Mastodon Township Board at a meeting held May 12, 2026, and further certify that the above Resolution was adopted at said meeting.

Karen Mallon, Mastodon Township Clerk

Exhibit A (See Also Relevant Applicable Attachments)

1. Plans and Estimates of Project Costs (Project Information)

Plan: Provide routine nuisance aquatic plant control and associated lake improvements (which may include, but is not limited to, water quality testing, algae control, education to the public regarding lake impacts, among other things) for Buck Lake using qualified contractors/professionals.

Costs: The costs of the improvements above are estimated at approximately \$122,246.00 for the period of 5 (Five) years plus all ancillary expenses associated with creating the district (i.e., publication, mailing, and legal expenses).

2. Tentative Special Assessment District Description

All properties that have private legal access to Buck Lake (front lots and backlots).

**NOTICE OF PUBLIC HEARING (#1 of #2)
MASTODON TOWNSHIP, IRON COUNTY**

BUCK LAKE AQUATIC WEEDS - SPECIAL ASSESSMENT DISTRICT

TO: ALL RECORD OWNERS OF OR PARTIES IN INTEREST IN LAND IN THE SPECIAL ASSESSMENT DISTRICT DESCRIBED BELOW:

NOTICE IS HEREBY GIVEN that the Township Board of Mastodon Township, Iron County, Michigan ("Township"), will hold a public hearing at __ p.m. on _____, 2026 at the Mastodon Township Hall (1371 Hwy US 2 South, Crystal Falls, MI 49920), to hear objections to the proposed improvements, the proposed estimate of costs, and the proposed special assessment district for improvements related to improving Buck Lake by methods including but not limited to: (1) aquatic weeds and plant control and/or eradication; and (2) other lake improvements related to aquatic weed and plant control and/or eradication such as water quality testing, algae control, and general related lake improvements and education to the public (referred to as the "Buck Lake Lake Improvements").

At the public hearing, the Township Board will consider any objections, revisions, corrections, amendments, or changes to the plans, estimate of costs or special assessment district. The improvements and the proposed special assessment district to be established by the Township Board as the district against which the costs of the proposed improvements are summarized below.

Proposed Buck Lake Improvements: Aquatic weeds and plant control and/or eradication; and other lake improvements related to aquatic weed and plant control and/or eradication such as water quality testing, algae control, and general related lake improvements and education to the public.

Proposed Special Assessment District: All properties that have private legal access to Buck Lake (front lots and backlots). Periodic redeterminations of costs may be necessary for the project without a change to the special assessment district and such redeterminations may be made without further notice to record owners or parties in interest of properties.

PLEASE TAKE FURTHER NOTICE that the petitions and plans showing the proposed Buck Lake Improvements, locations and estimated costs, and the proposed special assessment district are on file with the Township Clerk, Karen Mallon, 1371 Hwy US 2 South, Crystal Falls, MI 49920, for public examination during ordinary business hours and at the public hearing. The special assessment proposal would assess the cost of the proposed improvements to the properties benefiting therefrom.

PLEASE TAKE FURTHER NOTICE that the owner or any person having an interest in property within the proposed district may file a written appeal with the Michigan Tax Tribunal within thirty (30) days after confirmation of the special assessment roll. However, appearance and protest at the public hearing on the special assessment roll are required in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or other party of interest or his or her agent may (1) appear in person at the hearing to protest the special assessment, or (2) file his or

her appearance or protest by letter before the close of the hearing.

The Township Board shall maintain a record of parties who appear to protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was recorded shall be considered to have protested the special assessment in person. Information as to how to submit an objection petition of written objections to the Buck Lake Lake Improvements under Act 188 can be found in MCL 41.723.

Mastodon Township will provide auxiliary aids or services to individuals with disabilities. Persons needing such services should contact the office of the Township Clerk by writing or calling the Clerk not less than four days before the public hearing.

BY ORDER OF THE TOWNSHIP BOARD
Karen Mallon, Clerk
1371 Hwy US 2 South,
Crystal Falls, MI 49920
Phone: 906-875-6232

(Publish _____, 2026 and _____, 2026)
(Mail _____, 2026)

AFFIDAVIT OF POSTING

STATE OF MICHIGAN)
) ss
COUNTY OF IRON)

I, Karen Mallon, Clerk of Mastodon Township, Iron County, Michigan, being first duly sworn, depose and state that I caused to be posted on _____, 2026, a copy of the attached Notice of Public Hearing (#1 of #2) at the Township Hall and on the Township website.

Karen Mallon, Mastodon Township Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF IRON)

On this ___ day of _____ 2025, personally appeared Karen Mallon, Mastodon Township Clerk, to me known to be the person described and who executed the foregoing instrument.

Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____

Sally Danner
930 Tayco Street
Menasha WI 54953
sdanner246@outlook.com

May 7, 2026

Mastodon Township
c/o Karen Mallon, Clerk
1371 S US 2
Crystal Falls, MI 49920

RE: Buck Lake Special Assessment District

Dear Ms. Mallon and Township Board

On behalf of the Buck Lake SAD Committee, I would like to thank the Township for its continued cooperation and support regarding efforts to address the increasing aquatic weed concerns affecting our lake. As requested, the Committee has obtained treatment cost proposals for consideration as part of the proposed Special Assessment District ("SAD").

The first proposal is in the approximate amount of \$89,000. This option would provide a more limited treatment plan intended to address the most problematic areas of weed growth while attempting to balance the financial impact on property owners. While this proposal is less comprehensive, the Committee believes it could be a workable solution if the Township decides to limit the duration of the SAD to a three-year term.

The second proposal is in the approximate amount of \$122,000. This proposal provides a significantly more comprehensive treatment program with a higher likelihood of long-term effectiveness and sustained improvement to the lake's overall health and usability. Although the upfront cost is greater, the Committee believes this option represents the better long-term investment for lake property owners and the community as a whole. We would request that this plan be implemented on a 5-year term. This is the proposal that our Committee favors.

Accordingly, the Committee respectfully requests that the Township consider the following:

1. If the Township intends to limit the SAD to a three-year period, the Committee proposes proceeding with the lower-cost treatment option in the approximate amount of \$88,000.

2. However, because the more comprehensive \$122,000 proposal offers substantially improved treatment outcomes and a greater likelihood of long-term success, the Committee respectfully requests that the Township approve a five-year SAD to allow implementation of this preferred option.

The Committee believes that investing in an effective long-term treatment plan will help preserve water quality, recreational use, property values, and the overall environmental health of the lake for years to come.

We appreciate the Township's consideration of these proposals and look forward to working collaboratively toward a solution that best serves both the lake community and the Township.

Please let us know if additional information or documentation is needed prior to the Township's review and consideration.

Sincerely,

Sally Danner
(250 Bara Road)



P.O. Box 230
 Berlin, WI 54923
 Phone: 920-361-4088
 Fax: 920-361-4086

www.CasonLand-Water.com

Projected Treatment Costs

FOR: Buck Lake
 LOCATION: Iron County, Michigan
 WATERBODY SIZE: 153 Acres
 PRODUCT: ProcellaCor (Florpyrauxifen-benzyl)
 TARGET CONCENTRATION: 6 pdu per acre foot

	Island	North Shore	East Shore
	2027	2028	2029
Setup	\$850	\$893	\$937
Application Labor	\$1,800	\$1,700	\$1,500
Product Cost	\$33,250	\$20,580	\$17,520
Fall Survey Cost	\$2,654	\$2,787	\$2,926
ANC Permit	\$550	\$550	\$550
Sub-total:	\$39,104	\$26,509	\$23,433
Total:		\$89,046	

These costs are based on past results of EWM, rate of spread, effectiveness of control, treatment area size pricing, etc... Materials and Service Costs are subject to increase with changes in the market. Treatment developed after an August survey of the lake is conducted, once those are developed, more accurate cost price be provided.



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Projected Treatment Costs

FOR: Buck Lake
 LOCATION: Iron County, Michigan
 WATERBODY SIZE: 153 Acres
 PRODUCT: ProcellaCor (Florpyrauxifen-benzyl)
 TARGET CONCENTRATION: 6 pdu per acre foot

	Island	North & East Shore	Remaining Beds
	2027	2028	2029
Setup	\$850	\$893	\$937
Application Labor	\$1,800	\$2,700	\$1,800
Product Cost	\$33,250	\$36,750	\$33,250
Fall Survey Cost	\$2,654	\$2,787	\$2,926
ANC Permit	\$550	\$550	\$550
Sub-total:	\$39,104	\$43,679	\$39,463
Total:	\$122,246		

These costs are based on past results of EWM, rate of spread, effectiveness of control, treatment area size pricing, etc... Materials and Service Costs are subject to increase with changes in the market. Treatment is developed after an August survey of the lake is conducted, once those are developed, more accurate cost price can be provided.

Other Business

Board of Election Commissioners

Commission Overview

The Township election commission is in charge of all Township elections. The Clerk, the Supervisor and the Treasurer are the members (MCL 42.4). The Clerk is the chairperson and calls the meetings as often as necessary. As with all other commission or board meetings, Election Commission meetings are subject to the Open Meetings and Freedom of Information Acts.

Members

- Clerk, Karen Mallon
- Supervisor, Chad Skinner
- Treasurer, Stacey Watters



Michigan's Elections System Structure Overview

Of the eight states that administer elections on the local level, Michigan is the largest state both in terms of its population and geography to do so. Involving 83 county clerks, 281 city clerks and 1,240 township clerks, Michigan's elections system is administered by 1,604 county and local election officials making it the most decentralized elections system in the nation.

The highly decentralized nature of Michigan's election system can be traced to the small town traditions of 17th century New England. The first organized local governments on the American continent, New England towns of the 17th century gave rise to town meetings and the election of citizens to locally controlled offices and boards. From New England, the concept of local self-governance spread south and west to a number of Mid-Atlantic States and most of the Midwest including Michigan. (The establishment of townships in Michigan, Ohio, Indiana, Illinois and Wisconsin is rooted in the county and township governments put in place in the region after the enactment of the Northwest Ordinance of 1787.) Today, Michigan is one of 20 states in the nation that maintains a township level of government. The following outlines the public officials, commissions and boards involved in the administration of elections in Michigan:

- **Secretary of State:** Michigan election law designates the Secretary of State as Michigan's "chief election officer" with supervisory control over local election officials in the performance of their election related duties.
- **Board of State Canvassers:** The Board of State Canvassers is currently composed of two Republican members and two Democratic members. The Board members are responsible for canvassing petitions filed by candidates seeking federal and state offices, minor parties, and groups that wish to place proposals on the statewide ballot. The Board members also arrange the ballot wording of the proposals, approve voting equipment for use in the state and certify the result of elections held statewide and in districts that cross county lines.
- **Bureau of Elections:** The Department of State's Bureau of Elections, located in Lansing, works under the direction of the Secretary of State and the Board of State Canvassers. The State Elections Director serves as the Director of the Elections Bureau. The Elections Bureau accepts and reviews petition filings, conducts statewide instructional programs on elections, assists local election officials with their administrative duties, oversees the operation of Michigan's Qualified Voter File system, publishes manuals and newsletters, and monitors legislation affecting the administration of elections. In addition, the Elections Bureau administers Michigan's Campaign Finance Act and Lobby Registration Act.
- **County Clerks:** The 83 county clerks in the state receive and canvass petitions for countywide and district offices which do not cross county lines and accept campaign finance disclosure reports from local candidates. In addition, the county clerks are responsible for training precinct inspectors and assisting with the administration of Michigan's Qualified Voter File system.
- **County Election Commissions:** Each of the 83 County Election Commissions in the state is composed of the county clerk, the chief judge of probate of the county or probate court district, and the county treasurer. The Commission members are responsible for furnishing

specified election supplies (including ballots) for statewide August primaries, statewide November general elections and special primaries and elections held to fill vacancies in federal, state and county offices. In addition, the Commission members are responsible for holding hearings to determine the clarity of the wording used on recall petitions.

- **Boards of County Canvassers:** Each of the 83 Boards of County Canvassers is currently composed of two Republican members and two Democratic members. The Board members are responsible for canvassing the votes cast within the county they serve. The Board members certify elections for local, countywide and district offices that are wholly contained within the county they serve. The Board members are also responsible for inspecting the county's ballot containers every four years.
- **City and Township Clerks:** City and township clerks maintain the registration records for their respective jurisdictions and are responsible for administering all federal, state, county and local elections. Many city and township clerks have direct online access to Michigan's Qualified Voter File system. The remaining clerks share the QVF resources available on the county level.
- **City and Township Election Commissions:** A City Election Commission is composed of the city clerk, the city attorney and the city assessor unless otherwise provided by charter. In a general law township, the Township Election Commission is composed of the township clerk, the township supervisor and the township treasurer. In a charter township, the Township Election Commission is composed of the township clerk and two township trustees. City and Township Election Commission members are responsible for establishing precincts, assessing voting equipment needs, providing election supplies (including ballots), appointing precinct inspectors and carrying out other election related duties for their respective jurisdictions.
- **City and Township Boards of Canvassers:** City and Township Boards of Canvassers, where established, are currently composed of two Republican members and two Democratic members. The Board members are responsible for canvassing elections conducted by the local jurisdiction.

Mastodon Township
Election Inspectors 2023

<u>Name:</u>	<u>Cell:</u>	<u>Party Affiliation</u>
Bjork, Linda 159 Bara Rd, CF 49920	906-367-6449	Dem
Bjork, Mary 164 Buck Lake Park Rd, CF 49920	703-282-2802	Dem
Carswell, Melissa 236 McClaren Rd, CF 49920	517-449-6777	Dem
Courchaine, Sherrie 371 Wilderness Tr, CF 49920	906-284-0333	No Party Aff
Divine, Gerald 104 Stager Lake Rd, CF 49920	906-284-1976	Rep
Lemke, Jan 411 McClaren Rd, CF 49920	906-875-3541	Rep
Neuman-Hayes, Terese 145 Armstrong Lake Rd, CF 49920	262-565-3021	Dem
Pierce, Sean 236 McClaren Rd, CF 49920	517-282-8203	Dem
Skinner, Terry 117 Hill Farm Rd, CF 49920	906-239-0104	No Party Aff
Vary, Roxanne POB 45, Alpha 49902	906-284-1182	Rep

Updated: 05/01/2026

Election Training

From Amy Donati <ADonati@ironmi.org>

Date Tue 4/14/2026 10:34 AM

To Amber Laturi (clerk@ironrivertownship.com) <clerk@ironrivertownship.com>; Barbara Benson-Stafford <clerk@batestownship.com>; Debra Tusa <gaastrac@fast-air.net>; Janet Lemke <mastodonclerk@att.net>; John Leutz <clerk@mansfieldtownship.org>; John Stokoski <jstokoski@caspiacity.org>; Margaret Christensen <clerk@stambaughtownship.org>; Nacny Niemi <clerk@crystalfallstownship.org>; Syndra Mottes <smottes@caspiacity.org>; Tammy Hendrickson (thendrickson@crystalfalls.org) <thendrickson@crystalfalls.org>; Tara Peltoma <tpeltoma@crystalfalls.org>; Tyana Elenbaas (clerk@ironriver.org) <clerk@ironriver.org>; Vanessa Warren <clerk@hematitetownship.org>

Good morning,

Thank you all for responding to my question about when to hold the training classes. I think everybody responded to having classes as close to the Election as possible. So, with that being said, I will be holding the Election classes on June 16th, June 17th and June 18th all at 9:00 a.m.. In 2024 I held five classes, this year I am scheduling three classes in June and if we need another in July, I can absolutely do that.

If we need another training I will hold it the week of July 13-17th. Early voting for the August election starts July 25th. With people taking vacations, I wanted to keep our options open.

Let your inspectors know about the training and if you could send me a list of people attending, I would appreciate it.

Let me know if you need anything from me or if I am missing anything.

Amy

Amy Donati

Iron County Clerk/Register of Deeds

2 South Sixth Street, Suite 9

Crystal Falls, MI 49920

906-875-0610

