


Grand Traverse Sheriff's Office Citation, Accident & Arrest Statistics

January 2024

| Location | Citations | Traffic Crashes | | | Arrests | | | Traffic Crash Totals |
|--------------------------|--------------|-----------------|--------------|--------------|--------------|--------------|--------------|----------------------|
| | | Fatal | PIA | PDA | OWI | Criminal | | |
| | | | | | | | | |
| 01 Acme | 5 | 0 | 2 | 17 | 1 | 7 | 19 | |
| 02 Blair | 16 | 0 | 1 | 25 | 1 | 14 | 26 | |
| 03 East Bay | 26 | 0 | 6 | 29 | 2 | 31 | 35 | |
| 04 Fife Lake | 5 | 0 | 0 | 4 | 0 | 1 | 4 | |
| 05 Garfield | 74 | 0 | 15 | 76 | 11 | 53 | 91 | |
| 06 Grant | 0 | 0 | 1 | 3 | 0 | 1 | 4 | |
| 07 Green Lake | 14 | 0 | 1 | 14 | 1 | 3 | 15 | |
| 08 Long Lake | 1 | 1 | 3 | 10 | 4 | 3 | 14 | |
| 09 Mayfield | 10 | 0 | 3 | 8 | 0 | 0 | 11 | |
| 10 Peninsula | 0 | 0 | 0 | 7 | 0 | 0 | 7 | |
| 11 Paradise | 5 | 0 | 1 | 3 | 0 | 6 | 4 | |
| 12 Union | 0 | 0 | 0 | 1 | 0 | 1 | 1 | |
| 13 Whitewater | 1 | 0 | 4 | 8 | 1 | 1 | 12 | |
| 29 Fife Lake Vlg | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 30 Kingsley Vlg | 0 | 0 | 0 | 0 | 0 | 6 | 0 | |
| 66 Traverse City | 1 | 0 | 0 | 1 | 0 | 43 | 1 | |
| 84 Out of County | 0 | 0 | 0 | 0 | 0 | 10 | 0 | |
| Totals | 158 | 1 | 37 | 206 | 21 | 180 | 244 | |
| % of Garfield Twp | 46.8% | 0.0% | 40.5% | 36.9% | 52.4% | 29.4% | 37.3% | |

Ticket stats are based on what District Court has entered as of 2/05/24.

Arrest stats are as of 2/02/24.

| | | | |
|--|--|--------------|--------------------------|
|  Charter Township of Garfield Planning Department Report No. 2024-14 | | | |
| Prepared: | February 6, 2024 | Pages: | 2 |
| Meeting: | February 13, 2024 Township Board | Attachments: | <input type="checkbox"/> |
| Subject: | Planning Department Monthly Report – February 2024 | | |

PURPOSE:

Staff provides a monthly report to the Township Board on activities of the Planning Department and the Planning Commission. The presentation of this report also provides a venue for the Township Board to have a dialog with staff about any of the activities or planning-related issues facing the Township.

DEVELOPMENTS:

The Planning Commission is currently conducting the following development review activity:

Lederer Rezoning – Zoning Map Amendment

- *Location:* 4220 Eastward Drive, adjacent to South Airport Road south of Silver Lake Road
- *Development Description:* Rezoning from A-Agricultural to R-1 One-Family Residential
- *Status:* The Planning Commission introduced the application at the 11/8/2023 meeting, held a public hearing at their 12/13/2023 meeting, and reviewed Findings of Fact at their 1/10/2024 meeting and recommended the approval of the application to the Township Board. The Township Board introduced the application at their 1/23/2024 meeting and scheduled a public hearing for their 2/13/2024 meeting.

Culver Meadows Senior Living – Conditional Rezoning

- *Location:* 1611 N West Silver Lake Road, south of intersection with Secor Road
- *Development Description:* Proposed adult foster care facility for no more than 20 adults and childcare center for no more than 12 children adjacent to the existing Culver Meadows Senior Living facility
- *Status:* The Planning Commission introduced this application at their 1/10/2024 meeting and scheduled a public hearing for their 2/14/2024 meeting.

3066 North Garfield Road – Special Use Permit Review

- *Location:* Southeast corner of North Garfield Road and Duell Road, south of South Airport Road
- *Development Description:* Commercial district housing development with 20 apartment units
- *Status:* The project was introduced at 10/11/2023 Planning Commission meeting. Commissioners generally supported the concept of the project, but the project as presented would not meet one of the standards within Section 725 of the Zoning Ordinance. Commissioners tabled the application at their 11/8/2023 meeting. The Planning Commission is scheduled to un-table the application at their 2/14/2024 meeting after the Township Board holds a public hearing on 2/13/2024 regarding a proposed amendment to Section 725.

PLANNING:

Other Planning Department activities include the following:

- The Planning Commission held an introduction at their 12/13/2023 meeting for a proposed amendment to Section 725 of the Zoning Ordinance, which proposes some changes to the standards for Commercial District Housing Developments. The amendment includes removing the requirement for parking areas to be located outside of the setback, which is not a general requirement for other uses. It would also include removing the requirement for open space to be designed to provide a rear yard along the longest building length of a given structure.

The Planning Commission held a public hearing on the proposed amendment at their 1/10/2024 meeting and recommended approval of the proposed amendment to the Township Board. The Township Board introduced the amendment at their 1/23/2024 meeting and scheduled a public hearing for their 2/13/2024 meeting.

- On 1/24/2024, Staff held an open house to receive public feedback on the draft Master Plan. The purpose of the event was to provide an overview of the draft Master Plan to the community and to gauge public opinion and to gather feedback. Staff presented information highlighting how the community survey responses and preferences supported and directed goals and objectives in the draft Plan document.
- The Planning Commission reviewed the complete Master Plan draft at their 1/24/2024 study session and gave feedback to Staff. Staff are working on including this feedback in an edited draft. The Planning Commission is anticipated to review an edited Master Plan draft at their 2/28/2024 study session and to forward this draft to the Township Board. The Planning Commission and Township Board are anticipated to conduct a joint meeting on 3/27/2024 to review a final draft and to begin the process of adopting the Master Plan.
- The Master Plan draft and other information on the Master Plan adoption process is available on the Township website at the following link: <https://www.garfield-twp.com/masterplan.asp/>.
- Staff has worked on several annual reports for 2023 which have been forwarded to the Township Board for receiving and filing, including the following:
 - Township Strategic Plan – 2023 Year End Report
 - 2023 Planning Commission Annual Report
 - 2023 Parks and Recreation Commission Annual Report

STAFF:

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Charter Township of Garfield Parks Report

Silver Lake Recreation Area

We have blocked off the parking lot at the south end of the multi-purpose field to save on snow removal.

Steve Duell mowed an area behind the tennis courts that has made for a nice sledding hill.

The suspect from the vehicle larcenies was arrested this week in Chicago after running from Livonia PD the day before. It sounds like he was wanted in multiple states for similar crimes. Park security cameras helped to identify.

Three new kiosk posters of park and trails have been ordered.

Commons

We have a meeting planned for mid-February with some of the lead tenants at Copper Ridge regarding trail head options that suit everyone.

River East

Staff is working with Jennifer at Gourdie-Fraser to move the bathroom addition to the park along as soon as the weather breaks.

Boardman Valley

When the weather breaks, we will be starting to replace some rotting guard rail along the trail.

Miller Creek

The heavy snow limited access to the trails but the thawing is starting to bring the hikers and dog walkers back.

Kid's Creek

We are looking at replacing the split rail fence at the east end of the pond when the weather breaks as the current one is rotting and falling apart.

A member of the Brook Trout Coalition (who is also a Conservation Resource Alliance biologist) reached out to us to see what volunteer jobs they might be able to help with around the trout pond.

Buffalo Ridge Trail

We have heard from the Conservation Resource Alliance, and we will be receiving some tribal funds to replant some of the trees that didn't make it through the drought early last summer. We just have to go out and identify which trees need replacing.

We are looking at ordering a brush bar to assist with the removal of the autumn olive bushes along the trail.

Additional Information

We have created a winter kiosk poster regarding animal tracks that will hopefully get park users to become a little more interactive with the wildlife that uses the park by trying to identify some of the critters. We are having one printed for each park right now. Shortly we will be working on a summer kiosk poster so that we can rotate outdoor information to our users.

Submitted January 30, 2024

Derek Morton

Sean Kehoe



**Charter Township of Garfield
Treasurer's Report
Ending December 31st, 2023**

| ACCT. | UNRESTRICTED FUNDS | TYPE | 09/30/23 | 12/31/23 | DIFFERENCE | MATURITY | RATE |
|--|---|-------------|----------------------|----------------------|---------------------|----------|-------|
| 7118 | General Fund | Checking | \$ 1,569,613 | \$ 1,683,224 | \$ 113,611 | N/A | |
| 0001 | General Fund - MI CLASS | Invest.Pool | \$ 2,077,494 | \$ 2,106,638 | \$ 29,144 | N/A | 5.55% |
| 401 | ARPA Fund - State Savings Bank | MM/ICS | \$ 1,903,807 | \$ 1,917,926 | \$ 14,119 | N/A | 3.00% |
| 4670 | <u>Managed Account</u> - General Fund | Invest | \$ 3,908,700 | \$ 4,084,088 | \$ 175,388 | N/A | |
| 1330 | Huntington - TCF Bank | CD | \$ 141,306 | \$ 142,788 | \$ 1,482 | 6/3/24 | 4.15% |
| 330 | TBA Credit Union - Budget Stab. | CD | \$ 83,776 | \$ 83,986 | \$ 210 | 11/18/25 | 3.25% |
| 57 | Nicolet National Bank (Mbank) | CD | \$ 242,529 | \$ 243,573 | \$ 1,044 | 10/2/26 | 2.50% |
| 12316 | 4-Front Credit Union | CD | \$ 224,301 | \$ 227,190 | \$ 2,889 | 7/8/23 | 5.15% |
| 301 | NW Consumers CU | CD | \$ 174,725 | \$ 175,082 | \$ 357 | 11/29/24 | 1.75% |
| 302 | NW Consumers CU | CD | \$ 65,842 | \$ 66,113 | \$ 271 | 9/28/24 | 1.65% |
| 662 | Independent | CD | \$ 282,780 | \$ 283,027 | \$ 247 | 3/12/24 | 0.35% |
| 55 | 1st Community Bank | CD | \$ 226,947 | \$ 227,401 | \$ 454 | 8/2/24 | 2.00% |
| 1864 | West Shore Bank | CD | \$ 245,497 | \$ 246,480 | \$ 983 | 5/23/25 | 0.40% |
| 6015 | First National Bank of America | CD | \$ 243,867 | \$ 244,359 | \$ 492 | 7/14/24 | 0.80% |
| 1002 | Team One Credit Union | CD | \$ 268,290 | \$ 268,764 | \$ 474 | 3/2/24 | 0.70% |
| 212 | Credit Union One | CD | \$ 263,319 | \$ 263,647 | \$ 328 | 2/26/24 | 0.50% |
| 206 | Honor Bank | CD | \$ 262,987 | \$ 263,506 | \$ 519 | 12/2/25 | 0.20% |
| 41 | Lake Michigan Credit Union | CD | \$ 246,828 | \$ 249,433 | \$ 2,605 | 1/23/24 | 4.22% |
| 115 | State Savings Bank | CD | \$ 245,922 | \$ 247,045 | \$ 1,123 | 7/3/25 | 0.20% |
| 147 | MSU Credit Union | CD | \$ 247,471 | \$ 248,125 | \$ 654 | 10/29/25 | 1.05% |
| Total Unrestricted Funds - Available for Spending | | | \$ 12,926,001 | \$ 13,272,394 | \$ 346,393 | | |
| ACCT. | RESTRICTED FUNDS | TYPE | 09/30/23 | 12/31/23 | DIFFERENCE | MATURITY | RATE |
| 7118 | Park Fund | Checking | \$ 581,706 | \$ 505,314 | \$ (76,392) | | |
| 7118 | Roads | Checking | \$ 493,433 | \$ 503,360 | \$ 9,927 | | |
| 8728 | Fire Fund | Checking | \$ 380,659 | \$ 413,606 | \$ 32,947 | | |
| 4654 | <u>Managed Account</u> - Fire Fund | Invest | \$ 777,761 | \$ 805,691 | \$ 27,930 | | |
| 7134 | Receiving Fund - Water/Sewer | Checking | \$ 5,601,321 | \$ 2,675,127 | \$ (2,926,194) | | |
| 0002 | Receiving Fund - Water - MI CLASS | Invest.Pool | \$ 2,077,494 | \$ 3,118,237 | \$ 1,040,743 | | 5.55% |
| 0003 | Receiving Fund - Sewer - MI CLASS | Invest.Pool | \$ 2,077,494 | \$ 4,129,836 | \$ 2,052,342 | | 5.55% |
| 4662 | <u>Managed Account</u> - Receiving Fund | Invest | \$ 14,570,946 | \$ 15,281,327 | \$ 710,382 | | |
| 7940 | <u>Managed Account</u> - DPW Fund | Invest | \$ 120,955 | \$ 122,499 | \$ 1,545 | | |
| 7126 | Tax Fund | Checking | \$ 952,679 | \$ 1,356,970 | \$ 404,292 | | |
| 4750 | General Employee Flex (H.S.A) | Checking | \$ 42,152 | \$ 118,996 | \$ 76,844 | | |
| 3734 | Retirement Rec Fund | Checking | \$ 42,137 | \$ 41,181 | \$ (957) | | |
| 8681 | Trust & Agency | Checking | \$ 283,169 | \$ 257,855 | \$ (25,313) | | |
| 1726 | Specials Lights | Checking | \$ 6,280 | \$ 9,947 | \$ 3,667 | | |
| 1073 | Specials (Milfoil, Roads, Water, Sewer) | Checking | \$ 31,674 | \$ 36,412 | \$ 4,738 | | |
| Total Restricted Funds - Restricted Use | | | \$ 28,039,859 | \$ 29,376,360 | \$ 1,336,501 | | |
| TOTAL | | | \$ 40,965,861 | \$ 42,648,754 | \$ 1,682,894 | | |

5/3 Managed Accounts - See full breakdown of investments on the page (2) of report

Notes:

Moved \$3 Million from Water/Sewer checking account to MI Class (\$2 Million Sewer, \$1 Million Water)
Combined three Nicolet bank CDs to one CD

Respectfully Submitted By:

Chloe Macomber

Chloe Macomber, Treasurer
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Phone: (231) 225-3043



**Charter Township of Garfield
Treasurer's Report
Ending December 31st, 2023**

FIRE FUND MANAGAED ACCOUNT

| CUSIP | PAR AMT | ISSUER | SECURITY TYPE | COUPON | MATURITY | PURCHASE PRICE | TYPE | CALL DATE | CALL STRUCTURE | BOOK VALUE | MARKET VALUE | NET UNREALIZED GAIN/LOSS |
|--------------|------------|------------------------|---------------|--------|----------|----------------|-------|-----------|----------------|-------------------|-------------------|--------------------------|
| N/A | N/A | FEDERATED HERMS GOVT | MONEY MARKET | 5.12% | N/A | N/A | MM | N/A | N/A | \$ 265,019 | \$ 265,019 | \$ - |
| 3130AJN54 | \$ 600,000 | FEDERAL HOME LOAN BANK | AGENCY BOND | 1.07% | 6/8/2027 | 100.000 | FIXED | 3/16/2022 | Anytime | \$ 600,000 | \$ 540,672 | \$ (59,328) |
| TOTAL | | | | | | | | | | \$ 865,019 | \$ 805,691 | \$ (59,328) |

RECEIVING FUND (WATER/SEWER) MANAGED ACCOUNT

| CUSIP | PAR AMT | ISSUER | SECURITY TYPE | COUPON | MATURITY | PURCHASE PRICE | TYPE | CALL DATE | CALL STRUCTURE | BOOK VALUE | MARKET VALUE | NET UNREALIZED GAIN/LOSS |
|--------------|--------------|--------------------------|---------------|--------|------------|----------------|----------|------------|----------------------------|----------------------|----------------------|--------------------------|
| N/A | N/A | FEDERATED HERMS GOVT | MONEY MARKET | 5.12% | N/A | N/A | MM | N/A | N/A | \$ 916,690 | \$ 916,690 | \$ - |
| 3130AJR68 | \$ 2,684,211 | FEDERAL HOME LOAN BANK | AGENCY BOND | 0.92% | 6/30/2026 | 100.000 | FIXED | 3/16/2022 | Anytime - Partially Called | \$ 2,684,211 | \$ 2,468,615 | \$ (215,596) |
| 3133ELZ23 | \$ 1,000,000 | FEDERAL FARM CREDIT BANK | AGENCY BOND | 0.98% | 4/27/2027 | 99.850 | FIXED | 3/16/2022 | Anytime | \$ 998,500 | \$ 901,610 | \$ (96,890) |
| 3130AJN54 | \$ 5,000,000 | FEDERAL HOME LOAN BANK | AGENCY BOND | 1.07% | 6/8/2027 | 100.000 | FIXED | 3/16/2022 | Anytime | \$ 5,000,000 | \$ 4,505,600 | \$ (494,400) |
| 3130AJRF8 | \$ 649,351 | FEDERAL HOME LOAN BANK | AGENCY BOND | 1.05% | 6/24/2027 | 100.000 | FIXED | 3/16/2022 | Anytime - Partially Called | \$ 649,351 | \$ 583,948 | \$ (65,403) |
| 3130AMBH4 | \$ 2,000,000 | FEDERAL HOME LOAN BANK | AGENCY BOND | 1.00% | 5/12/2028 | 100.000 | STEP CPN | 5/12/2022 | Quarterly | \$ 2,000,000 | \$ 1,805,140 | \$ (194,860) |
| 3130AKNU6 | \$ 1,600,000 | FEDERAL HOME LOAN BANK | AGENCY BOND | 1.00% | 7/28/2028 | 100.000 | FIXED | 4/28/2022 | Quarterly | \$ 1,600,000 | \$ 1,393,664 | \$ (206,336) |
| 3130APM69 | \$ 1,200,000 | FEDERAL HOME LOAN BANK | AGENCY BOND | 1.00% | 11/16/2029 | 100.000 | STEP CPN | 11/16/2022 | Quarterly | \$ 1,200,000 | \$ 1,062,120 | \$ (137,880) |
| 3130AMBFB | \$ 2,000,000 | FEDERAL HOME LOAN BANK | AGENCY BOND | 1.00% | 5/19/2036 | 100.000 | STEP CPN | 5/19/2022 | Quarterly | \$ 2,000,000 | \$ 1,643,940 | \$ (356,060) |
| TOTAL | | | | | | | | | | \$ 17,048,752 | \$ 15,281,327 | \$ (1,767,424) |

GENERAL FUND MANAGED ACCOUNT

| CUSIP | PAR AMT | ISSUER | SECURITY TYPE | COUPON | MATURITY | PURCHASE PRICE | TYPE | CALL DATE | CALL STRUCTURE | BOOK VALUE | MARKET VALUE | NET UNREALIZED GAIN/LOSS |
|--------------|--------------|--------------------------|---------------|--------|-----------|----------------|-------|-----------|----------------|---------------------|---------------------|--------------------------|
| N/A | N/A | FEDERATED HERMS GOVT | MONEY MARKET | 5.12% | N/A | N/A | MM | N/A | N/A | \$ 193,965 | \$ 193,965 | \$ - |
| 3130AUZC1 | \$ 500,000 | FEDERAL HOME LOAN BANK | AGENCY BOND | 4.63% | 3/14/2025 | 99.656 | FIXED | N/A | N/A | \$ 498,278 | \$ 500,080 | \$ 1,802 |
| 3133EPCFO | \$ 500,000 | FEDERAL FARM CREDIT BANK | AGENCY BOND | 4.50% | 3/2/2026 | 100.000 | FIXED | N/A | N/A | \$ 500,000 | \$ 501,855 | \$ 1,855 |
| 3130AJN54 | \$ 1,400,000 | FEDERAL HOME LOAN BANK | AGENCY BOND | 1.07% | 6/8/2027 | 100.000 | FIXED | 3/16/2022 | Anytime | \$ 1,400,000 | \$ 1,261,568 | \$ (138,432) |
| 3134GWNX0 | \$ 2,000,000 | FREDDIE MAC | AGENCY BOND | 1.10% | 8/27/2030 | 100.000 | FIXED | 5/27/2022 | Quarterly | \$ 2,000,000 | \$ 1,626,620 | \$ (373,380) |
| TOTAL | | | | | | | | | | \$ 4,592,243 | \$ 4,084,088 | \$ (508,155) |

DPW FUND MANAGED ACCOUNT

| CUSIP | PAR AMT | ISSUER | SECURITY TYPE | COUPON | MATURITY | PURCHASE PRICE | TYPE | CALL DATE | CALL STRUCTURE | BOOK VALUE | MARKET VALUE | NET UNREALIZED GAIN/LOSS |
|--------------|---------|----------------------|---------------|--------|----------|----------------|------|-----------|----------------|-------------------|-------------------|--------------------------|
| N/A | N/A | FEDERATED HERMS GOVT | MONEY MARKET | 5.12% | N/A | N/A | MM | N/A | N/A | \$ 122,499 | \$ 122,499 | \$ - |
| TOTAL | | | | | | | | | | \$ 122,499 | \$ 122,499 | \$ - |

Par Value: The face value of a bond. It determines the maturity value as well as the dollar value of coupon payments. How much the issuer pays the holder at maturity.

Book Value: Par Value of the bond less any discount or plus any premium.

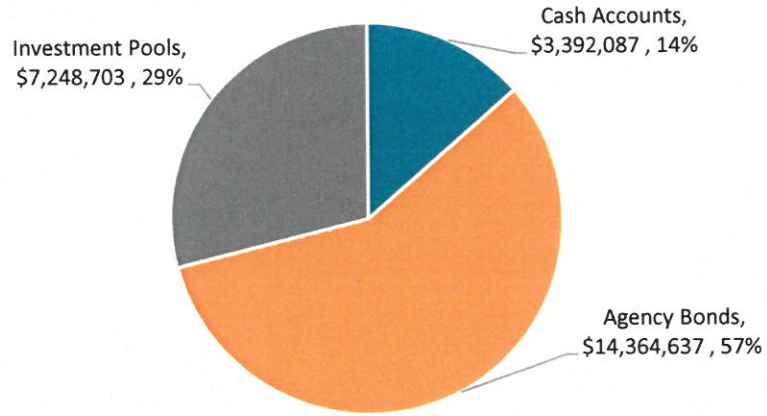
Market Value: The actual price that the bond is worth at a current point in time for trade on the market. What a bond is actually worth if sold before maturity.

Net Unrealized Gain/Loss: The Book Value - Market Value. Changes with the bond's value as it goes up and down with the market. Unrealized gains/losses are only 'realized' or occur when a bond is sold before maturity.

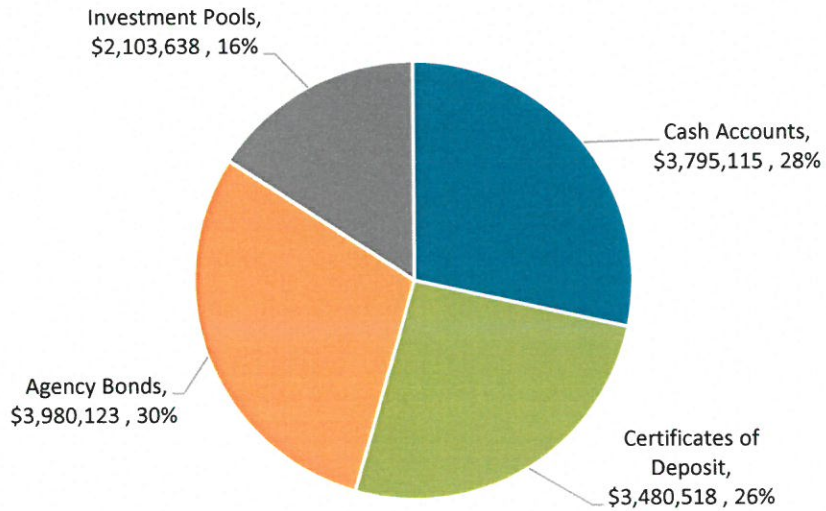


**Charter Township of Garfield
Treasurer's Report
Ending December 31st, 2023**

Receiving (water & sewer) Fund By Type



General Fund by Type



Clerk's Report

For January 31, 2024

Submitted 2/8/2024

To The Garfield Township Board,

On the following pages you will find a copy of the Revenue and Expenditure Report. This Report is an informational report that gives you an overview of what has happened in that particular month, along with what has happened for the whole year. It also compares what has happened for the year with the Budget and gives you a final figure of what is left in that budgeted line item. The Budget is a tool to go by for that year. Nothing is guaranteed in the Budget, it is your best estimate. The Township's Budget is also a Cost Center Budget not a Line-Item Budget, which means that what is important is the final figure. Some line items may run over if the final cost center total is not over. On this Report you will find the following captions on the top: Original and Amended Budget, Annual and Current Month, and finally Balance.

For the month of January in the General Fund, you will find that we had a total of \$759,540.01 Revenues and \$117,129.61 Expenditures. For the year we have a total of \$759,540.01 Revenues and \$117,129.61 Expenditures.

If you have any questions or would like further clarification, please feel free to contact me at: 231-941-1620.

Lanie McManus

Township Clerk

| GL NUMBER | DESCRIPTION | 2024 | | YTD BALANCE 01/31/2024 | ACTIVITY FOR MONTH 01/31/2024 | AVAILABLE BALANCE |
|------------------------------------|--------------------------------------|--------------------|----------------|---------------------------|-------------------------------------|----------------------|
| | | ORIGINAL BUDGET | AMENDED BUDGET | | | |
| Fund 101 - GENERAL OPERATING FUND | | | | | | |
| Revenues | | | | | | |
| Dept 000 | | | | | | |
| 101-000-402.000 | CURRENT REAL PROPERTY TAXES | 2,118,840.00 | 2,118,840.00 | 747,299.48 | 747,299.48 | 1,371,540.52 |
| 101-000-412.000 | DEL PERSONAL PROP TAXES | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 |
| 101-000-414.000 | Protsted PRE Interest | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 |
| 101-000-423.000 | TRAILER PARK FEES | 9,000.00 | 9,000.00 | 768.00 | 768.00 | 8,232.00 |
| 101-000-445.000 | PENALTIES & INT. ON TAXES | 6,000.00 | 6,000.00 | 0.00 | 0.00 | 6,000.00 |
| 101-000-476.000 | BUILDING PERMITS | 200,000.00 | 200,000.00 | 4,569.00 | 4,569.00 | 195,431.00 |
| 101-000-476.001 | PLANNING FEES | 10,000.00 | 10,000.00 | 400.00 | 400.00 | 9,600.00 |
| 101-000-476.002 | MAINT INSPECTION FEES | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 |
| 101-000-476.003 | TREASURER FEES | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 |
| 101-000-476.005 | ZONING FEES | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 14,450.00 |
| 101-000-574.000 | STATE SHARED REVENUE | 2,135,776.00 | 2,135,776.00 | 0.00 | 0.00 | 2,135,776.00 |
| 101-000-574.001 | STATE SHARED REV. - LIQUOR LA | 20,000.00 | 20,000.00 | 68.75 | 68.75 | 19,931.25 |
| 101-000-574.002 | EVIP DISTRIBUTION | 72,024.00 | 72,024.00 | 0.00 | 0.00 | 72,024.00 |
| 101-000-665.000 | EARNED INTEREST | 70,000.00 | 70,000.00 | 149.22 | 149.22 | 69,850.78 |
| 101-000-668.002 | RENTS & ROYALTIES CABLE VIS | 250,000.00 | 250,000.00 | 0.00 | 0.00 | 250,000.00 |
| 101-000-668.003 | RENTS & ROYALTIES CABLE EQUIP | 22,000.00 | 22,000.00 | 0.00 | 0.00 | 22,000.00 |
| 101-000-673.000 | SALE OF FIXED ASSETS | 50.00 | 50.00 | 0.00 | 0.00 | 50.00 |
| 101-000-676.000 | REIMBURSEMENTS | 50,000.00 | 50,000.00 | 5,735.56 | 5,735.56 | 44,264.44 |
| 101-000-676.001 | Reimbursed Treasurer Legal Fees | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 |
| 101-000-676.003 | Reimburse Essential Services (PILOT) | 17,000.00 | 17,000.00 | 0.00 | 0.00 | 17,000.00 |
| Total Dept 000 | | 5,002,390.00 | 5,002,390.00 | 759,540.01 | 759,540.01 | 4,242,849.99 |
| TOTAL REVENUES | | | | | | |
| | | 5,002,390.00 | 5,002,390.00 | 759,540.01 | 759,540.01 | 4,242,849.99 |
| Fund 101 - GENERAL OPERATING FUND: | | | | | | |
| TOTAL REVENUES | | | | | | |
| | | 5,002,390.00 | 5,002,390.00 | 759,540.01 | 759,540.01 | 4,242,849.99 |

User: Lanie
DB: Garfield

PERIOD ENDING 01/31/2024

| GL NUMBER | DESCRIPTION | 2024 | | YTD BALANCE 01/31/2024 | ACTIVITY FOR MONTH 01/31/24 | AVAILABLE BALANCE | % BDC USED |
|---|-------------------------------|--------------------|-------------------|---------------------------|-----------------------------------|----------------------|---------------|
| | | ORIGINAL BUDGET | AMENDED BUDGET | | | | |
| Fund 101 - GENERAL OPERATING FUND | | | | | | | |
| Expenditures | | | | | | | |
| Dept 101 - TOWNBOARD | | | | | | | |
| 101-101-701.100 | WAGES - TRUSTEE | 13,450.00 | 13,450.00 | 800.00 | 800.00 | 12,650.00 | 5.95 |
| 101-101-701.101 | WAGES - FILE CLERK | 47,172.18 | 47,172.18 | 3,628.80 | 3,628.80 | 43,543.38 | 7.69 |
| 101-101-701.102 | WAGES - TRUSTEE | 13,450.00 | 13,450.00 | 800.00 | 800.00 | 12,650.00 | 5.95 |
| 101-101-701.103 | WAGES - TRUSTEE | 13,450.00 | 13,450.00 | 800.00 | 800.00 | 12,650.00 | 5.95 |
| 101-101-701.104 | WAGES - TRUSTEE | 13,450.00 | 13,450.00 | 925.00 | 925.00 | 12,525.00 | 6.88 |
| 101-101-701.105 | WAGES - OFFICE COORDINATOR | 43,927.26 | 43,927.26 | 2,640.00 | 2,640.00 | 41,287.26 | 6.01 |
| 101-101-726.000 | SUPPLIES | 6,500.00 | 6,500.00 | 578.73 | 578.73 | 5,921.27 | 8.90 |
| 101-101-726.001 | POSTAGE | 12,000.00 | 12,000.00 | 2,000.00 | 2,000.00 | 10,000.00 | 16.67 |
| 101-101-726.002 | SUPPLIES - COPIER MAINTENANCE | 7,500.00 | 7,500.00 | 0.00 | 0.00 | 7,500.00 | 0.00 |
| 101-101-801.000 | LEGAL SERVICES - TOWNBOARD | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-101-801.002 | LEGAL -Tax Tribunal | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-101-801.004 | AUDIT AND ACCOUNTING | 35,000.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0.00 |
| 101-101-802.000 | CONTRACTED AND OTHER SERVICES | 7,500.00 | 7,500.00 | 1,280.00 | 1,280.00 | 6,220.00 | 17.07 |
| 101-101-805.000 | MILEAGE | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-101-860.000 | PRINTING & PUBLISHING | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 101-101-900.000 | ADVERTISING | 7,500.00 | 7,500.00 | 0.00 | 0.00 | 7,500.00 | 0.00 |
| 101-101-901.000 | EDUCATION & TRAINING | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 101-101-960.000 | DUES & PUBLICATIONS -TOWNBOAR | 1,000.00 | 1,000.00 | 261.51 | 261.51 | 738.49 | 26.15 |
| 101-101-965.101 | DUES - MICHIGAN TOWNSHIP ASSO | 8,600.00 | 8,600.00 | 0.00 | 0.00 | 8,600.00 | 0.00 |
| 101-101-965.102 | | | | | | | |
| Total Dept 101 - TOWNBOARD | | 258,999.44 | 258,999.44 | 13,714.04 | 13,714.04 | 245,285.40 | 5.30 |
| Dept 171 - TOWNSHIP SUPERVISOR | | | | | | | |
| 101-171-701.201 | WAGES - SUPERVISOR | 95,140.91 | 95,140.91 | 7,318.54 | 7,318.54 | 87,822.37 | 7.69 |
| 101-171-860.200 | MILEAGE - SUPERVISOR | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-171-960.200 | EDUCATION - SUPERVISOR | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-171-965.000 | DUES & PUBLICATIONS | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| Total Dept 171 - TOWNSHIP SUPERVISOR | | 102,140.91 | 102,140.91 | 7,318.54 | 7,318.54 | 94,822.37 | 7.17 |
| Dept 215 - TOWNSHIP CLERK | | | | | | | |
| 101-215-701.300 | WAGES - CLERK | 95,140.91 | 95,140.91 | 7,318.54 | 7,318.54 | 87,822.37 | 7.69 |
| 101-215-701.302 | WAGES - DEPUTY CLERK | 61,447.59 | 61,447.59 | 4,726.74 | 4,726.74 | 56,720.85 | 7.69 |
| 101-215-701.303 | WAGES - ACCOUNTANT | 6,000.00 | 6,000.00 | 0.00 | 0.00 | 6,000.00 | 0.00 |
| 101-215-701.304 | WAGES - CLERK ASSISTANT | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-215-726.000 | SUPPLIES | 1,500.00 | 1,500.00 | 84.99 | 84.99 | 1,415.01 | 5.67 |
| 101-215-860.300 | MILEAGE - CLERK | 600.00 | 600.00 | 0.00 | 0.00 | 600.00 | 0.00 |
| 101-215-860.301 | MILEAGE - DEPUTY CLERK | 400.00 | 400.00 | 0.00 | 0.00 | 400.00 | 0.00 |
| 101-215-960.000 | EDUCATION & TRAINING | 7,500.00 | 7,500.00 | 0.00 | 0.00 | 7,500.00 | 0.00 |
| 101-215-965.000 | DUES & PUBLICATIONS | 500.00 | 500.00 | 150.00 | 150.00 | 350.00 | 30.00 |
| Total Dept 215 - TOWNSHIP CLERK | | 174,088.50 | 174,088.50 | 12,280.27 | 12,280.27 | 161,808.23 | 7.05 |
| Dept 228 - COMPUTER SUPPORT | | | | | | | |
| 101-228-726.000 | SUPPLIES | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| Total Dept 228 - COMPUTER SUPPORT | | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| Dept 247 - BOARD OF REVIEW | | | | | | | |
| 101-247-701.400 | WAGES - B OF R | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 101-247-701.401 | WAGES - B OF R | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

PERIOD ENDING 01/31/2024

User: Lanie
DB: Garfield

| GL NUMBER | DESCRIPTION | 2024 | | YTD BALANCE 01/31/2024 | ACTIVITY FOR MONTH 01/31/24 | AVAILABLE BALANCE | % BDTT USED |
|--|-------------------------------|--------------------|-------------------|---------------------------|-----------------------------------|----------------------|----------------|
| | | ORIGINAL BUDGET | AMENDED BUDGET | | | | |
| Fund 101 - GENERAL OPERATING FUND | | | | | | | |
| Expenditures | | | | | | | |
| 101-247-701.402 | WAGES - B OF R | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 101-247-701.403 | WAGES - B OF R | 1,500.00 | 1,500.00 | 250.00 | 250.00 | 1,250.00 | 16.67 |
| 101-247-960.000 | EDUCATION & TRAINING | 200.00 | 200.00 | 45.00 | 45.00 | 155.00 | 22.50 |
| Total Dept 247 - BOARD OF REVIEW | | 6,200.00 | 6,200.00 | 295.00 | 295.00 | 5,905.00 | 4.76 |
| Dept 253 - TOWNSHIP TREASURER | | | | | | | |
| 101-253-701.500 | WAGES - TREASURER | 95,140.91 | 95,140.91 | 7,318.54 | 7,318.54 | 87,822.37 | 7.69 |
| 101-253-701.501 | WAGES - ASSISTANT | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-253-701.502 | WAGES - DEPUTY TREASURER | 61,447.59 | 61,447.59 | 4,726.74 | 4,726.74 | 56,720.85 | 7.69 |
| 101-253-726.000 | SUPPLIES | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| 101-253-726.001 | POSTAGE | 7,700.00 | 7,700.00 | 0.00 | 0.00 | 7,700.00 | 0.00 |
| 101-253-801.000 | LEGAL SERVICES | 3,000.00 | 3,000.00 | 0.00 | 0.00 | 3,000.00 | 0.00 |
| 101-253-809.000 | Bank Fees | 300.00 | 300.00 | 0.00 | 0.00 | 300.00 | 0.00 |
| 101-253-860.500 | MILEAGE - TREASURER | 700.00 | 700.00 | 0.00 | 0.00 | 700.00 | 0.00 |
| 101-253-860.501 | MILEAGE - DEPUTY TREASURER | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-253-900.000 | PRINTING & PUBLISHING | 3,200.00 | 3,200.00 | 0.00 | 0.00 | 3,200.00 | 0.00 |
| 101-253-901.000 | ADVERTISING | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 101-253-960.000 | EDUCATION & TRAINING | 4,500.00 | 4,500.00 | 0.00 | 0.00 | 4,500.00 | 0.00 |
| 101-253-965.000 | DUES & PUBLICATIONS | 750.00 | 750.00 | 0.00 | 0.00 | 750.00 | 0.00 |
| Total Dept 253 - TOWNSHIP TREASURER | | 183,838.50 | 183,838.50 | 12,045.28 | 12,045.28 | 171,793.22 | 6.55 |
| Dept 257 - ASSESSING DEPARTMENT | | | | | | | |
| 101-257-701.202 | WAGES - APPRAISER II | 50,102.70 | 50,102.70 | 3,854.40 | 3,854.40 | 46,248.30 | 7.69 |
| 101-257-701.203 | WAGES - GIS | 10,000.00 | 10,000.00 | 1,005.00 | 1,005.00 | 8,995.00 | 10.05 |
| 101-257-701.204 | WAGES - APPRAISER III | 66,258.37 | 66,258.37 | 5,096.00 | 5,096.00 | 61,162.37 | 7.69 |
| 101-257-701.205 | WAGES - ASSESSOR | 117,468.87 | 117,468.87 | 9,036.06 | 9,036.06 | 108,432.81 | 7.69 |
| 101-257-726.000 | SUPPLIES | 1,800.00 | 1,800.00 | 0.00 | 0.00 | 1,800.00 | 0.00 |
| 101-257-726.001 | POSTAGE | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-257-805.000 | CONTRACTED AND OTHER SERVICES | 35,000.00 | 35,000.00 | 0.00 | 0.00 | 35,000.00 | 0.00 |
| 101-257-860.201 | MILEAGE - ASSESSOR | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-257-900.000 | PRINTING & PUBLISHING | 4,025.00 | 4,025.00 | 0.00 | 0.00 | 4,025.00 | 0.00 |
| 101-257-901.000 | ADVERTISING | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-257-960.000 | EDUCATION & TRAINING | 6,750.00 | 6,750.00 | 105.00 | 105.00 | 6,645.00 | 1.56 |
| Total Dept 257 - ASSESSING DEPARTMENT | | 297,904.94 | 297,904.94 | 19,096.46 | 19,096.46 | 278,808.48 | 6.41 |
| Dept 262 - ELECTIONS | | | | | | | |
| 101-262-701.000 | WAGES | 121,550.00 | 121,550.00 | 0.00 | 0.00 | 121,550.00 | 0.00 |
| 101-262-726.000 | SUPPLIES | 30,000.00 | 30,000.00 | 2,009.81 | 2,009.81 | 27,990.19 | 6.70 |
| 101-262-726.001 | POSTAGE | 1,000.00 | 1,000.00 | 1,440.00 | 1,440.00 | (440.00) | 144.00 |
| 101-262-860.000 | MILEAGE | 200.00 | 200.00 | 0.00 | 0.00 | 200.00 | 0.00 |
| 101-262-901.000 | ADVERTISING | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-262-935.010 | MACHINE MAINTENANCE | 8,000.00 | 8,000.00 | 0.00 | 0.00 | 8,000.00 | 0.00 |
| Total Dept 262 - ELECTIONS | | 161,250.00 | 161,250.00 | 3,449.81 | 3,449.81 | 157,800.19 | 2.14 |
| Dept 265 - TOWNSHIP HALL | | | | | | | |
| 101-265-701.011 | Maintenance Wages | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 101-265-726.003 | SUPPLIES-MAINTENANCE | 4,000.00 | 4,000.00 | 95.00 | 95.00 | 3,905.00 | 2.38 |
| 101-265-850.000 | TELEPHONE | 14,000.00 | 14,000.00 | 1,118.99 | 1,118.99 | 12,881.01 | 7.99 |

User: Lanie
 DB: Garfield
 PERIOD ENDING 01/31/2024

| GL NUMBER | DESCRIPTION | 2024 | | YTD BALANCE 01/31/2024 | ACTIVITY FOR MONTH 01/31/24 | AVAILABLE BALANCE | % BDTG USED |
|--|------------------------------|--------------------|----------------|---------------------------|-----------------------------------|----------------------|----------------|
| | | ORIGINAL BUDGET | AMENDED BUDGET | | | | |
| Fund 101 - GENERAL OPERATING FUND | | | | | | | |
| Expenditures | | | | | | | |
| 101-265-920.601 | HEATING / GAS | 14,500.00 | 14,500.00 | 0.00 | 0.00 | 14,500.00 | 0.00 |
| 101-265-920.602 | WATER / SEWER | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| 101-265-920.603 | LIGHTS BUILDING | 12,000.00 | 12,000.00 | 0.00 | 0.00 | 12,000.00 | 0.00 |
| 101-265-935.601 | SNOW PLOWING | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-265-935.602 | LAWN MAINTENANCE | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-265-935.603 | CLEANING SERVICE | 17,200.00 | 17,200.00 | 0.00 | 0.00 | 17,200.00 | 0.00 |
| 101-265-935.604 | RUBBISH REMOVAL | 1,400.00 | 1,400.00 | 135.92 | 135.92 | 1,264.08 | 9.71 |
| 101-265-935.605 | BUILDING REPAIR | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-265-935.608 | MAINTENANCE-OTHER | 15,000.00 | 15,000.00 | 1,620.00 | 1,620.00 | 13,380.00 | 10.80 |
| Total Dept 265 - TOWNSHIP HALL | | 112,200.00 | 112,200.00 | 2,969.91 | 2,969.91 | 109,230.09 | 2.65 |
| Dept 301 - POLICE SERVICES | | | | | | | |
| 101-301-830.000 | POLICE CONTRACT | 1,600,000.00 | 1,600,000.00 | 0.00 | 0.00 | 1,600,000.00 | 0.00 |
| Total Dept 301 - POLICE SERVICES | | 1,600,000.00 | 1,600,000.00 | 0.00 | 0.00 | 1,600,000.00 | 0.00 |
| Dept 321 - TOWNSHIP VEHICLES | | | | | | | |
| 101-321-862.000 | GAS & CAR WASHES | 4,000.00 | 4,000.00 | 86.27 | 86.27 | 3,913.73 | 2.16 |
| 101-321-863.000 | OIL CHANGES | 500.00 | 500.00 | 57.05 | 57.05 | 442.95 | 11.41 |
| 101-321-864.000 | MISCELLANEOUS | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 1,500.00 | 0.00 |
| Total Dept 321 - TOWNSHIP VEHICLES | | 6,000.00 | 6,000.00 | 143.32 | 143.32 | 5,856.68 | 2.39 |
| Dept 371 - TOWNSHIP BUILDING INSPECTOR | | | | | | | |
| 101-371-701.702 | WAGES BUILDING ASSISTANT | 19,872.83 | 19,872.83 | 1,560.34 | 1,560.34 | 18,312.49 | 7.85 |
| 101-371-701.703 | WAGES - BUILDING OFFICIAL | 98,316.14 | 98,316.14 | 7,562.78 | 7,562.78 | 90,753.36 | 7.69 |
| 101-371-701.704 | WAGES - BUILDING INSPECTOR | 28,930.13 | 28,930.13 | 1,288.71 | 1,288.71 | 27,641.42 | 4.45 |
| 101-371-701.705 | WAGES - CONSTRUCTION BOARD | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-371-701.706 | WAGES - BUILDING INTERN | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-371-701.707 | WAGES-SOIL & EROSION | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-371-726.000 | SUPPLIES | 1,000.00 | 1,000.00 | 79.99 | 79.99 | 920.01 | 8.00 |
| 101-371-960.000 | EDUCATION & TRAINING | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-371-965.000 | DUES & PUBLICATIONS | 2,000.00 | 2,000.00 | 160.00 | 160.00 | 1,840.00 | 8.00 |
| Total Dept 371 - TOWNSHIP BUILDING INSPECTOR | | 152,619.10 | 152,619.10 | 10,651.82 | 10,651.82 | 141,967.28 | 6.98 |
| Dept 448 - STREET LIGHTS - TOWNSHIP | | | | | | | |
| 101-448-920.005 | STREET LIGHTS TOWNSHIP | 70,000.00 | 70,000.00 | 0.00 | 0.00 | 70,000.00 | 0.00 |
| Total Dept 448 - STREET LIGHTS - TOWNSHIP | | 70,000.00 | 70,000.00 | 0.00 | 0.00 | 70,000.00 | 0.00 |
| Dept 701 - TOWNSHIP PLANNER | | | | | | | |
| 101-701-701.900 | WAGES - DIRECTOR OF PLANNING | 93,004.61 | 93,004.61 | 7,154.20 | 7,154.20 | 85,850.41 | 7.69 |
| 101-701-701.901 | WAGES - DEPUTY PLANNER | 66,363.39 | 66,363.39 | 5,104.88 | 5,104.88 | 61,258.51 | 7.69 |
| 101-701-701.902 | WAGES -PLANNER ASSISTANT | 15,418.44 | 15,418.44 | 1,170.27 | 1,170.27 | 14,248.17 | 7.59 |
| 101-701-701.903 | WAGES - GIS | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-701-726.000 | SUPPLIES | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-701-860.900 | MILEAGE - TOWNSHIP PLANNER | 300.00 | 300.00 | 0.00 | 0.00 | 300.00 | 0.00 |
| 101-701-860.901 | MILEAGE - DEPUTY PLANNER | 300.00 | 300.00 | 0.00 | 0.00 | 300.00 | 0.00 |
| 101-701-900.000 | PRINTING & PUBLISHING | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

User: Lanie
DB: Garfield

PERIOD ENDING 01/31/2024

| GL NUMBER | DESCRIPTION | 2024 | | YTD BALANCE 01/31/2024 | ACTIVITY FOR MONTH 01/31/24 | AVAILABLE BALANCE | % BDDT USED |
|---|-----------------------------------|--------------------|------------------------|---------------------------|-----------------------------------|----------------------|----------------|
| | | ORIGINAL BUDGET | 2024 AMENDED BUDGET | | | | |
| Fund 101 - GENERAL OPERATING FUND | | | | | | | |
| Expenditures | | | | | | | |
| 101-701-960.000 | EDUCATION & TRAINING | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |
| 101-701-965.000 | DUES & PUBLICATIONS | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| Total Dept 701 - TOWNSHIP PLANNER | | 189,386.44 | 189,386.44 | 13,429.35 | 13,429.35 | 175,957.09 | 7.09 |
| Dept 702 - ZONING ADMINISTRATOR | | | | | | | |
| 101-702-701.601 | WAGES - ZONING ADMINISTRATOR | 66,363.66 | 66,363.66 | 5,104.90 | 5,104.90 | 61,258.76 | 7.69 |
| 101-702-701.602 | WAGES - ZONING CODE ENFORCER | 31,241.60 | 31,241.60 | 2,403.20 | 2,403.20 | 28,838.40 | 7.69 |
| 101-702-701.603 | WAGES ZONING ASSISTANT | 15,418.44 | 15,418.44 | 1,170.19 | 1,170.19 | 14,248.25 | 7.59 |
| 101-702-701.604 | WAGES -ZONING CODE ENFORCER | 28,371.20 | 28,371.20 | 2,182.40 | 2,182.40 | 26,188.80 | 7.69 |
| 101-702-701.606 | WAGES -ZONING INTERN | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| 101-702-726.000 | SUPPLIES | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-702-860.601 | MILEAGE - ZONING ADMIN | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 0.00 |
| 101-702-860.602 | MILEAGE - DEPT ZONING | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 0.00 |
| 101-702-960.000 | EDUCATION & TRAINING | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-702-965.000 | DUES & PUBLICATIONS | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 0.00 |
| Total Dept 702 - ZONING ADMINISTRATOR | | 145,694.90 | 145,694.90 | 10,860.69 | 10,860.69 | 134,834.21 | 7.45 |
| Dept 704 - ZONING BOARD OF APPEALS | | | | | | | |
| 101-704-701.001 | WAGES - ZONING | 1,200.00 | 1,200.00 | 125.00 | 125.00 | 1,075.00 | 10.42 |
| 101-704-701.002 | WAGES - ZONING | 1,200.00 | 1,200.00 | 125.00 | 125.00 | 1,075.00 | 10.42 |
| 101-704-701.003 | WAGES - ZONING | 1,200.00 | 1,200.00 | 125.00 | 125.00 | 1,075.00 | 10.42 |
| 101-704-701.004 | WAGES - ZONING | 1,200.00 | 1,200.00 | 125.00 | 125.00 | 1,075.00 | 10.42 |
| 101-704-701.005 | WAGES - ZONING | 1,200.00 | 1,200.00 | 125.00 | 125.00 | 1,075.00 | 10.42 |
| 101-704-801.000 | LEGAL SERVICES | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 101-704-805.000 | CONTRACTED AND OTHER SERVICES | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-704-901.000 | ADVERTISING | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-704-960.000 | EDUCATION & TRAINING | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| Total Dept 704 - ZONING BOARD OF APPEALS | | 20,000.00 | 20,000.00 | 625.00 | 625.00 | 19,375.00 | 3.13 |
| Dept 707 - PLANNING COMMISSION | | | | | | | |
| 101-707-701.800 | WAGES - PLANNING | 3,200.00 | 3,200.00 | 125.00 | 125.00 | 3,075.00 | 3.91 |
| 101-707-701.801 | WAGES - PLANNING | 3,200.00 | 3,200.00 | 125.00 | 125.00 | 3,075.00 | 3.91 |
| 101-707-701.802 | WAGES - PLANNING | 3,200.00 | 3,200.00 | 125.00 | 125.00 | 3,075.00 | 3.91 |
| 101-707-701.804 | WAGES - PLANNING | 3,200.00 | 3,200.00 | 0.00 | 0.00 | 3,200.00 | 0.00 |
| 101-707-701.805 | WAGES - PLANNING | 3,200.00 | 3,200.00 | 125.00 | 125.00 | 3,075.00 | 3.91 |
| 101-707-701.806 | WAGES - PLANNING | 3,200.00 | 3,200.00 | 125.00 | 125.00 | 3,075.00 | 3.91 |
| 101-707-701.808 | WAGES - PLANNING | 3,200.00 | 3,200.00 | 125.00 | 125.00 | 3,075.00 | 3.91 |
| 101-707-801.000 | LEGAL SERVICES | 25,000.00 | 25,000.00 | 0.00 | 0.00 | 25,000.00 | 0.00 |
| 101-707-805.000 | CONTRACTED AND OTHER SERVICES | 6,000.00 | 6,000.00 | 0.00 | 0.00 | 6,000.00 | 0.00 |
| 101-707-900.000 | PRINTING & PUBLISHING | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-707-901.000 | ADVERTISING | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-707-960.000 | EDUCATION & TRAINING | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 2,000.00 | 0.00 |
| 101-707-965.000 | DUES & PUBLICATIONS | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| Total Dept 707 - PLANNING COMMISSION | | 59,400.00 | 59,400.00 | 750.00 | 750.00 | 58,650.00 | 1.26 |
| Dept 720 - COMMUNITY PROMOTIONS | | | | | | | |
| 101-720-880.003 | COM. PROM. - ECONOMIC DEVELOPMENT | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 101-720-880.004 | COM. PROM. - TC-TALUS | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 5,000.00 | 0.00 |

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

User: Lanie
DB: Garfield

PERIOD ENDING 01/31/2024

| GL NUMBER | DESCRIPTION | 2024 | | YTD BALANCE 01/31/2024 | ACTIVITY FOR MONTH 01/31/24 | AVAILABLE BALANCE | % BDC USED |
|--|-------------------------------|---------------------|------------------------|---------------------------|-----------------------------------|----------------------|---------------|
| | | ORIGINAL BUDGET | 2024 AMENDED BUDGET | | | | |
| Fund 101 - GENERAL OPERATING FUND | | | | | | | |
| Expenditures | | | | | | | |
| 101-720-880.007 | COM. PROM. - COMMUNITY AWAREN | 40,000.00 | 40,000.00 | 8,750.00 | 8,750.00 | 31,250.00 | 21.88 |
| 101-720-880.008 | COM. PROM. - CONTRACTED SERVI | 50.00 | 50.00 | 0.00 | 0.00 | 50.00 | 0.00 |
| 101-720-880.009 | COM. PROM. - TREE CARE | 50.00 | 50.00 | 0.00 | 0.00 | 50.00 | 0.00 |
| 101-720-880.011 | COM. PROM. - P.E.G. | 100,000.00 | 100,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 |
| Total Dept 720 - COMMUNITY PROMOTIONS | | 146,100.00 | 146,100.00 | 8,750.00 | 8,750.00 | 137,350.00 | 5.99 |
| Dept 851 - EMPLOYEE BENEFITS & INSURANCES | | | | | | | |
| 101-851-701.000 | WAGES | 9,100.00 | 9,100.00 | 750.12 | 750.12 | 8,349.88 | 8.24 |
| 101-851-701.027 | UNEMPLOYMENT | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 4,000.00 | 0.00 |
| Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES | | 13,100.00 | 13,100.00 | 750.12 | 750.12 | 12,349.88 | 5.73 |
| Dept 900 - CAPITAL OUTLAY | | | | | | | |
| 101-900-970.001 | CAPITAL OUTLAY - ELECTIONS | 30,000.00 | 30,000.00 | 0.00 | 0.00 | 30,000.00 | 0.00 |
| 101-900-970.002 | CAPITAL OUTLAY - TOWNSHIP HAL | 50,000.00 | 50,000.00 | 0.00 | 0.00 | 50,000.00 | 0.00 |
| 101-900-970.003 | CAPITAL OUTLAY - COMPUTER | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 15,000.00 | 0.00 |
| 101-900-970.004 | CAPITAL OUTLAY - VEHICLES | 60,000.00 | 60,000.00 | 0.00 | 0.00 | 60,000.00 | 0.00 |
| 101-900-970.005 | CAPITAL OUTLAY - LAND | 50.00 | 50.00 | 0.00 | 0.00 | 50.00 | 0.00 |
| Total Dept 900 - CAPITAL OUTLAY | | 155,050.00 | 155,050.00 | 0.00 | 0.00 | 155,050.00 | 0.00 |
| TOTAL EXPENDITURES | | 3,856,972.73 | 3,856,972.73 | 117,129.61 | 117,129.61 | 3,739,843.12 | 3.04 |
| Fund 101 - GENERAL OPERATING FUND: | | | | | | | |
| TOTAL EXPENDITURES | | 3,856,972.73 | 3,856,972.73 | 117,129.61 | 117,129.61 | 3,739,843.12 | 3.04 |

User: Lanie DB: Garfield

PERIOD ENDING 01/31/2024

| GL NUMBER | DESCRIPTION | 2024 | | YTD BALANCE 01/31/2024 | ACTIVITY FOR MONTH 01/31/24 | AVAILABLE BALANCE | % BDTG USED |
|---|-------------------------------|--------------------|----------------|---------------------------|-----------------------------------|----------------------|----------------|
| | | ORIGINAL BUDGET | AMENDED BUDGET | | | | |
| Fund 208 - PARK/RECREATION FUND | | | | | | | |
| Expenditures | | | | | | | |
| Dept 000 | | | | | | | |
| 208-000-701.905 | WAGES - REC BOARD | 7,000.00 | 7,000.00 | 750.00 | 750.00 | 6,250.00 | 10.71 |
| 208-000-701.906 | Parks Steward | 31,241.60 | 31,241.60 | 2,403.20 | 2,403.20 | 28,838.40 | 7.69 |
| 208-000-701.907 | Park Steward 2 | 28,371.20 | 28,371.20 | 2,182.40 | 2,182.40 | 26,188.80 | 7.69 |
| 208-000-711.010 | SOCIAL SECURITY - EMPLOYER | 32,000.00 | 32,000.00 | 402.80 | 402.80 | 31,597.20 | 1.26 |
| 208-000-711.030 | BENEFITS | 999.70 | 999.70 | 0.00 | 0.00 | 999.70 | 0.00 |
| 208-000-801.000 | LEGAL SERVICES | 1,000.00 | 1,000.00 | 0.00 | 0.00 | 1,000.00 | 0.00 |
| 208-000-805.000 | CONTRACTED AND OTHER SERVICES | 82,980.00 | 82,980.00 | (2,683.60) | (2,683.60) | 85,663.60 | (3.23) |
| 208-000-864.000 | MISCELLANEOUS | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-880.001 | COM. PROM. - SILVER LAKE PARK | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-880.006 | COM. PROM. - BVNP (YMCA) | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-880.008 | COM. PROM. - Cont. Serv GTCD | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 208-000-880.012 | COM. PROM. - GT COMMONS | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-880.013 | COM. PROM. - BOARDMAN RIVER | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-880.014 | COM. PROM. - MILLER CREEK | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-880.015 | COM. PROM. - PARK & TRAIL MAI | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-880.016 | COM. PROM. - KIDS CREEK PARK | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-880.019 | RIVER EAST RECREATION AREA | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-890.000 | CONTINGENCIES | 100.00 | 100.00 | 0.00 | 0.00 | 100.00 | 0.00 |
| 208-000-935.000 | MAINTENANCE - MISC, EQUIP | 25,000.00 | 25,000.00 | (49.87) | (49.87) | 25,049.87 | (0.20) |
| 208-000-970.000 | CAPITAL OUTLAY | 365,000.00 | 365,000.00 | 0.00 | 0.00 | 365,000.00 | 0.00 |
| Total Dept 000 | | 584,592.50 | 584,592.50 | 3,004.93 | 3,004.93 | 581,587.57 | 0.51 |
| Dept 851 - EMPLOYEE BENEFITS & INSURANCES | | | | | | | |
| 208-851-711.010 | SOCIAL SECURITY - EMPLOYER | 5,407.50 | 5,407.50 | 0.00 | 0.00 | 5,407.50 | 0.00 |
| Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES | | 5,407.50 | 5,407.50 | 0.00 | 0.00 | 5,407.50 | 0.00 |
| TOTAL EXPENDITURES | | 590,000.00 | 590,000.00 | 3,004.93 | 3,004.93 | 586,995.07 | 0.51 |
| Fund 208 - PARK/RECREATION FUND: | | | | | | | |
| TOTAL EXPENDITURES | | 590,000.00 | 590,000.00 | 3,004.93 | 3,004.93 | 586,995.07 | 0.51 |



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
 TRAVERSE CITY, MICHIGAN 49684
 PH: (231) 941-1620 • FAX: (231) 941-1588

CHUCK KORN
 SUPERVISOR

LANIE MCMANUS
 CLERK

CHLOE MACOMBER
 TREASURER

MOLLY AGOSTINELLI, TRUSTEE
 STEVE DUELL, TRUSTEE

CHRIS BARSHEFF, TRUSTEE
 DENISE SCHMUCKAL, TRUSTEE

To: Township Board
 From: Chris Barsheff (Personnel Committee)
 Ref: **Township Managers/Superintendents Data**
 Date: February 6, 2024

Included with this correspondence is a spreadsheet that contains information related to various townships and their leadership positions, salaries and population data for Michigan charter townships and townships with populations between 15,000 and 25,000. The information was obtained from the (MTA) Michigan Townships Association and their member resources along with the US Census Bureau.

There are 1240 total townships in Michigan, with 141 being charter townships (11%). MTA provided information related to charter townships with known managers or superintendents. The list consisted of 39 townships (28%) with 25 managers (64%) and 14 superintendents (36%). You will notice the spreadsheet contains additional townships, which include those with the above population range and ones that were not on the list originally provided by MTA. It should be noted MTA data showed that the overwhelming majority of townships with managers/superintendents are charter townships.

Research was completed on all townships included in the spreadsheet. Salary data was obtained from public records and available budgets for each township. (UTL) Unable to locate was included on the spreadsheet when salary information could not be located or verified.

The information is being provided for your knowledge as you consider changes to the township's administrative structure.

Respectfully,

Chris Barsheff

| Name | | Title | Township | County | Manager Salary | Supervisor Salary | 2020 Census |
|----------|---------------|----------------|-------------------------|----------------|----------------|-------------------|-------------|
| Eric | Strayer | Superintendent | Au Sable Chtr. Twp. | Iosco Co. | UTL | UTL | 2,016 |
| Karen | Hildebrant | Superintendent | Bath Chtr. Twp. | Clinton Co. | 105,000 | 19,230 | 13,292 |
| Dennis | McKinley | Superintendent | Bedford Chtr. Twp. | Calhoun Co. | UTL | UTL | 9,198 |
| Steve | Mulka | Superintendent | Breitung Chtr. Twp. | Dickinson Co. | UTL | UTL | 5,831 |
| Michelle | McGregor | Manager | Bridgeport Chtr. Twp. | Saginaw Co. | UTL | UTL | 10,104 |
| Brian | Vick | Manager | Brighton Chtr. Twp. | Livingston Co. | 138,710 | 37,460 | 19,144 |
| Brian | Peters | Manager | Brownstown Chtr. Twp. | Wayne Co. | 109,900 | 37,000 | 33,194 |
| Torrie | Lee | Superintendent | Buena Vista Chtr. Twp. | Saginaw Co. | UTL | UTL | 7,664 |
| Alison | Nugent | Manager | Caledonia Chtr. Twp. | Kent Co. | 118,500 | 32,410 | 15,811 |
| Ben | Swayze | Manager | Cascade Chtr. Twp. | Kent Co. | 165,075 | 26,595 | 19,667 |
| Bill | De Groot | Manager | Chocolay Chtr. Twp. | Marquette Co. | UTL | 20,398 (2023) | 5,899 |
| Scott | Hess | Superintendent | Comstock Chtr. Twp. | Kalamazoo Co. | 140,000 | 22,100 | 15,231 |
| Jim | Slezak | Supervisor | Davison Township | Genesee Co. | UTL | 29,836 | 20,433 |
| Tracy | Miller | Manager | Delhi Chtr. Twp. | Ingham Co. | UTL | 29,412 | 27,710 |
| Brian | Reed | Manager | Delta Chtr. Twp. | Eaton Co. | UTL | UTL | 33,119 |
| Andrew | Dymczyk | Manager | DeWitt Chtr. Twp. | Clinton Co. | 130,000 (2023) | 25,226 (2023) | 15,073 |
| Cynthia | Paparelli | Manager | East China Chtr. Twp. | St. Clair Co. | UTL | UTL | 3,509 |
| Thomas | Broecker | Manager | Fenton Chtr. Twp. | Genesee Co. | UTL | 33,400 | 16,843 |
| Alan | VanWashenova | Supervisor | Frenchtown Charter Twp. | Monroe Co. | UTL | UTL | 21,609 |
| Roderick | Weersing | Manager | Gaines Chtr. Twp. | Kent Co. | 167,500 | 87,500 | 28,812 |
| Kelly | VanMarter | Manager | Genoa Chtr. Twp. | Livingston Co. | 151,500 | 65,877 | 20,692 |
| Daniel | Eashoo | Supervisor | Genesee Charter Twp | Genesee Co. | UTL | UTL | 20,581 |
| Daniel | Carlton | Superintendent | Georgetown Chtr. Twp. | Ottawa Co. | 168,000 | 26,000 | 54,091 |
| Dennis | Limatta | Superintendent | Grand Blanc Chtr. Twp. | Genesee Co. | 173,089 | 35,550 | 39,846 |
| William | Cargo | Superintendent | Grand Haven Chtr. Twp. | Ottawa Co. | 150,240 | 28,620 | 18,004 |
| Michael | Devries | Supervisor | Grand Rapids Chtr. Twp. | Kent Co. | N/A | 90,610 | 18,905 |
| Mark | St. Charles | Supervisor | Green Oak Charter twp. | Livingston Co. | N/A | 79,680 (2023) | 19,539 |
| Patrick | Hohl | Supervisor | Hamburg Township | Livingston Co. | N/A | 80,453 | 21,259 |
| Kenneth | Verkest | Supervisor | Harrison Charter Twp. | Macomb | N/A | 84,292 | 24,314 |
| Robert | West | Manager | Hartland Township | Livingston Co. | 100,000 | 34,109 | 15,256 |
| Rick | Hamill | Supervisor | Highland Charter Twp. | Oakland Co. | N/A | 89,789 | 19,172 |
| Steven | Bulthuis | Superintendent | Holland Chtr. Twp. | Ottawa Co. | 112,375 | 70,025 | 38,276 |
| Karen | Carney | Finance & GM | Huron Chtr. Twp. | Wayne Co. | UTL | UTL | 16,944 |
| Dexter | Mitchell | Manager | Kalamazoo Chtr. Twp. | Kalamazoo Co. | 115,400 | 50,000 | 22,777 |
| John | Dolan | Supervisor | Lyon Charter Twp. | Oakland Co. | N/A | 93,000 | 23,271 |
| Jon | Kangas | Manager | Marquette Chtr. Twp. | Marquette Co. | 105,500 | 15,686 | 4,153 |
| Frank | Walsh | Manager | Meridian Chtr. Twp. | Ingham Co. | UTL | UTL | 43,916 |
| Jolena | Sims | Supervisor | Mount Morris Chtr. Twp. | Genesee Co. | UTL | UTL | 20,024 |
| Chad | Young | Manager | Mundy Chtr. Twp. | Genesee Co. | UTL | UTL | 15,281 |
| Jennifer | Hodgea | Supervisor | Muskegon Charter Twp. | Muskegon | N/A | 81,559 | 17,569 |
| Todd | Mutchler | Manager | Northville Chtr. Twp. | Wayne Co. | UTL | UTL | 31,758 |
| Adam | Kline | Manager | Oakland Chtr. Twp. | Oakland Co. | UTL | 13,500 | 20,067 |
| Tammy | Kline | Superintendent | Oscoda Chtr. Twp. | Iosco Co. | 93,775 | 16,959 | 7,152 |
| Cheri | Bell | Supervisor | Oshtemo Charter Twp. | Kalamazoo Co. | UTL | UTL | 23,747 |
| Jack | Curtis | Supervisor | Oxford Charter Twp. | Oakland Co. | UTL | UTL | 22,419 |
| Howard | Fink | Manager | Park Township | Ottawa Co. | 152,415 | 13,104 | 18,625 |
| Cameron | Van Wyngarden | Superintendent | Plainfield Chtr. Twp. | Kent Co. | UTL | 18,000 | 33,535 |
| Diane | Webb | Superintendent | Redford Chtr. Twp. | Wayne Co. | UTL | UTL | 49,504 |
| Ann | Capela | Manager | Royal Oak Chtr. Twp. | Oakland Co. | UTL | UTL | 2,374 |
| Brian | Rombalski | Manager | Saginaw Chtr. Twp. | Saginaw Co. | 114,811 (2022) | 21,215 | 41,679 |
| Joyce | Parker | Manager | Scio Township | Washtenaw | 165,000 | 40,000 | 17,552 |
| Denise | Cook | Manager | St. Joseph Chtr. Twp. | Berrien Co. | UTL | UTL | 9,993 |
| Todd | Emmons | Supervisor | Summit Township | Jackson County | UTL | UTL | 22,920 |
| Erik | Wilson | Superintendent | Texas Chtr. Twp. | Kalamazoo Co. | 134,160 | 23,220 | 17,691 |
| Mark | Stuhldreher | Manager | Union Chtr. Twp. | Isabella Co. | 40,250 | 6,250 | 11,699 |
| Jennifer | Tubbs | Manager | Watertown Chtr. Twp. | Clinton Co. | 122,200 | 26,675 | 5,563 |

- **Township of Brighton Charter 2022**

- **Census**

| Name | Value |
|----------------|---------------|
| Population | 19.3 thousand |
| Square Mileage | 34.6 |

- **Budget**

- Revenues
\$11.44 million
 Total Revenues

[Explore Revenues](#)

Revenues

- Expenditures
\$6.93 million
 Total Expenditures

[Explore Expenditures](#)

Expenditures

- **Data Snapshot**

| Name | Value | Chart |
|-----------------------------------|------------------|-------|
| Total Taxable Value | \$1.29 billion | |
| Unfunded Pension Liability | -\$0.645 million | |
| Total General Fund Expenditures | \$3.38 million | |
| Total General Fund Revenues | \$7.80 million | |
| General Fund Unrestricted Balance | 214.000% | |
| Long Term Debt | \$1.17 million | |
| General Fund Cash Ratio | 16510.000% | |
| General Fund Ratio | 255.000% | |
| Governmental Net Position Ratio | 405.000% | |
| Taxable Value Per Capita | \$67.0 thousand | |

[Explore other data](#)

- **Analytics**

Percentiles are calculated by ranking all local units of the same type that submitted data for the given year on a scale of 1-100, with a higher percentile value (or lower ranking) indicating a stronger position in that measurement.

- General Fund Health 126th of 1215 90th percentile
- General Fund Ratio 188th of 1214 85th percentile
- General Fund Cash Ratio 198th of 1077 82nd percentile
- Pension Health 6th of 103 94th percentile
- Taxable Value Per Capita 271st of 1240 78th percentile
- Debt Health 98th of 440 78th percentile
- Governmental Net Position Ratio 102nd of 1012 90th percentile

- **Township of Garfield Charter 2022**

- **Census**

| Name | Value |
|----------------|---------------|
| Population | 20.1 thousand |
| Square Mileage | 27.9 |

- **Budget**

- **Revenues**
\$12.72 million
 Total Revenues

[Explore Revenues](#)

Revenues

- **Expenditures**
\$11.02 million
 Total Expenditures

[Explore Expenditures](#)

Expenditures

- **Data Snapshot**

| Name | Value | Chart |
|-----------------------------------|------------------|-------|
| Total Taxable Value | \$1.12 billion | |
| Total General Fund Expenditures | \$4.74 million | |
| Total General Fund Revenues | \$5.33 million | |
| General Fund Unrestricted Balance | 196.000% | |
| Long Term Debt | \$270.0 thousand | |
| General Fund Cash Ratio | 11916.000% | |
| General Fund Ratio | 196.000% | |
| Governmental Net Position Ratio | 261.000% | |
| Taxable Value Per Capita | \$55.5 thousand | |

[Explore other data](#)

- **Analytics**

Percentiles are calculated by ranking all local units of the same type that submitted data for the given year on a scale of 1-100, with a higher percentile

value (or lower ranking) indicating a stronger position in that measurement.

- General Fund Health 332nd of 1215 73rd percentile
- General Fund Ratio 389th of 1214 68th percentile
- General Fund Cash Ratio 266th of 1077 75th percentile
- Taxable Value Per Capita 411st of 1240 67th percentile
- Debt Health 36th of 440 92nd percentile
- Governmental Net Position Ratio 444th of 1012 56th percentile



Julius Suchy was named to the newly created position of Township Manager in September 2020

The Manager is appointed by the Township Board of Trustees and serves as the Township's chief administrator. He is responsible for carrying out the policies and ordinances of the governing Board, overseeing the day-to-day operations of the Township, hiring and directing other Township officials and employees, coordinating activities and services involving other governmental agencies, and developing and administering the annual operating budget. He advises the Board of Trustees on matters relating to the planning, development, and continuing operation of Township activities and services.

Prior to being hired as the Ada Township Manager, Suchy held a number of local government positions including Sparta Village Manager, Dundee Village Manager, Vassar City Manager and Big Rapids Zoning Administrator.

Education:

Master of Public Administration, Grand Valley State University

Bachelor of Public Administration, Grand Valley State University

Supervisor's Office

Ada Township Supervisor:

The position of Supervisor in Ada Township is an elected position. The duties of the Supervisor include (but are not limited to):

1. Serves as the townships legal representative
2. Sets board agendas with the Township Manager.
3. Is a member of the Township Board and serves as chairman on that body.
4. Carries out tasks directed by Township Board
5. Appoints members of:
 - A. Planning Commission
 - B. Zoning Board of Appeals
 - C. Downtown Development Authority (DDA)
 - D. Parks, Recreation, and Land Preservation Advisory Board (PRLP)
 - E. Compensation Commission
 - F. Trail Committee
 - G. Brownfield Redevelopment Authority

In addition, Ross serves as a member of the following:

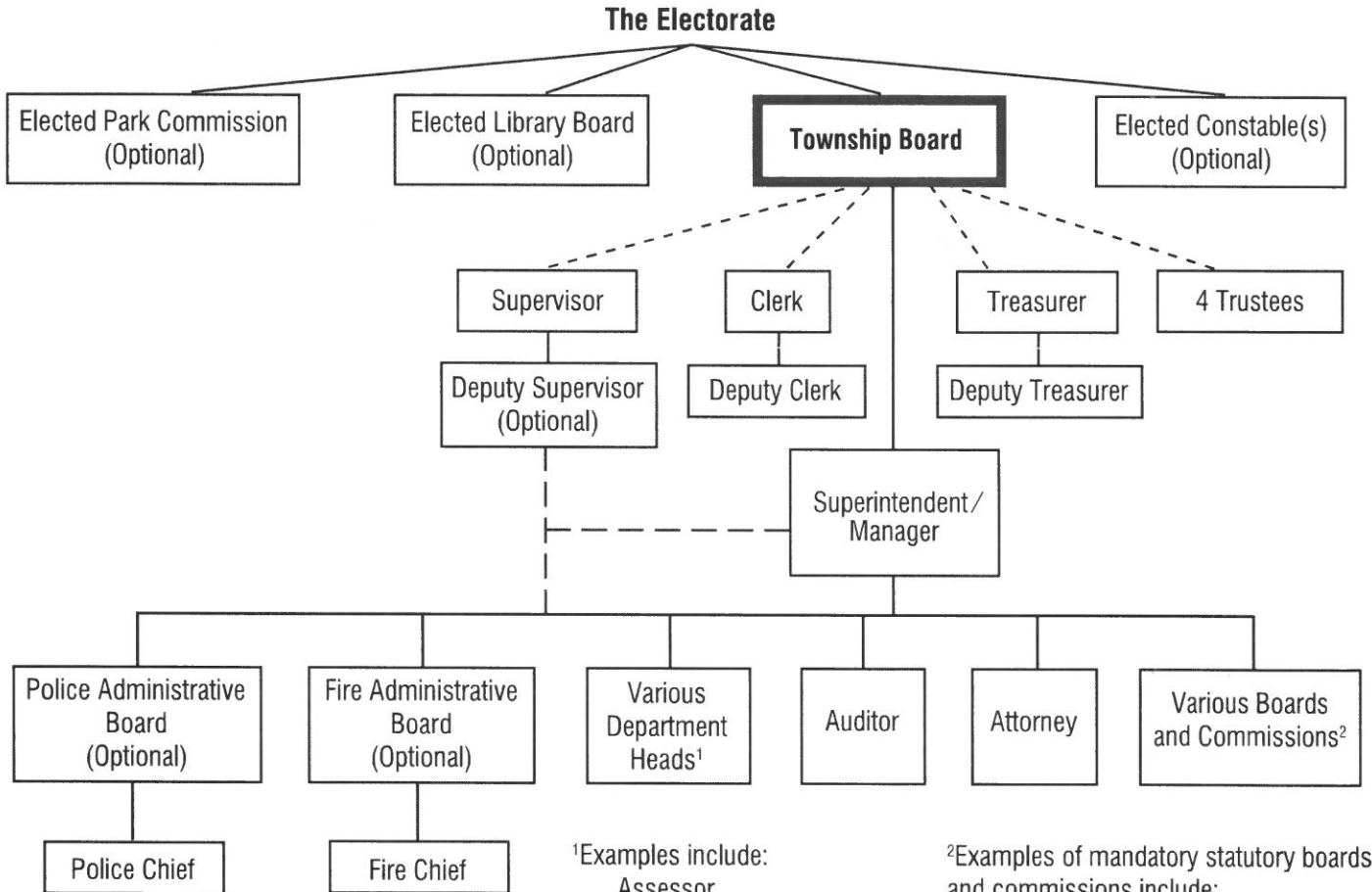
- Administrative Committee
- Personnel Committee
- Public Safety Committee
- Building, Grounds, and Utility Committee
- Elections Committee
- Capital Improvements Committee
- Township representative to Grand Valley Metro Council (GVMC)
 - Also a member of the GVMC executive committee

Legislative

The Ada Township Supervisor is a voting member of the seven person Township Board. This includes policy making, general township business decisions and zoning related issues.

Typical Organization Chart Charter Township


The Charter Township Act, Public Act 359 of 1947
MCL 42.1, *et seq.*



¹Examples include:
Assessor
Building Official
Fire Chief
Planning/GIS
Police Chief
Public Works Director
Zoning Administrator

²Examples of mandatory statutory boards and commissions include:
Board of Review (mandated)
Planning Commission
(if township plans or zones)
Zoning Board of Appeals
(if township zones)
Construction Board of Appeals
(if township enforces the State Construction Code)

Examples of optional statutory boards and commissions include:
Building Authority
Civil Service Commission
Downtown Development Authority
Salary Compensation Commission

| | | |
|--|---|--|
|  Charter Township of Garfield Planning Department Report No. 2024-13 | | |
| Prepared: | February 6, 2024 | Pages: 8 |
| Meeting: | February 13, 2024 Township Board | Attachments: <input checked="" type="checkbox"/> |
| Subject: | Lederer R-1 Rezoning – Public Hearing / Findings of Fact / Resolution | |
| File No.: | Z-2023-03 | |
| Parcel Number: | #05-020-004-10 | |
| Applicant / Owner: | Dan Lederer | |

PURPOSE OF APPLICATION:

The applicant has requested rezoning of their parcel (ID #05-020-004-10) at 4220 Eastward Drive from the A-Agricultural district to the R-1 One-Family Residential district via the Zoning Map Amendment process, without restriction. The application has been reviewed at the following meetings:

- November 8, 2023 Planning Commission (PC) – Introduction / Set Public Hearing
- December 12, 2023 PC – Public Hearing / Direct Staff to prepare Findings of Fact
- January 10, 2024 PC – Findings of Fact / Recommend approval to Township Board
- January 23, 2024 Township Board (TB) – Introduction / Set Public Hearing

SUBJECT PROPERTY:

This parcel is located at the corner of Eastward Drive and South Airport Road and is about 3.8 acres in size. The site contains a single-family home and has a single curb cut on Eastward Drive.

Google Street View image of subject property from Eastward Drive near South Airport Road intersection



Zoomed-out aerial view of the subject property (highlighted in blue)



Zoomed-in aerial view of the subject property (highlighted in blue)

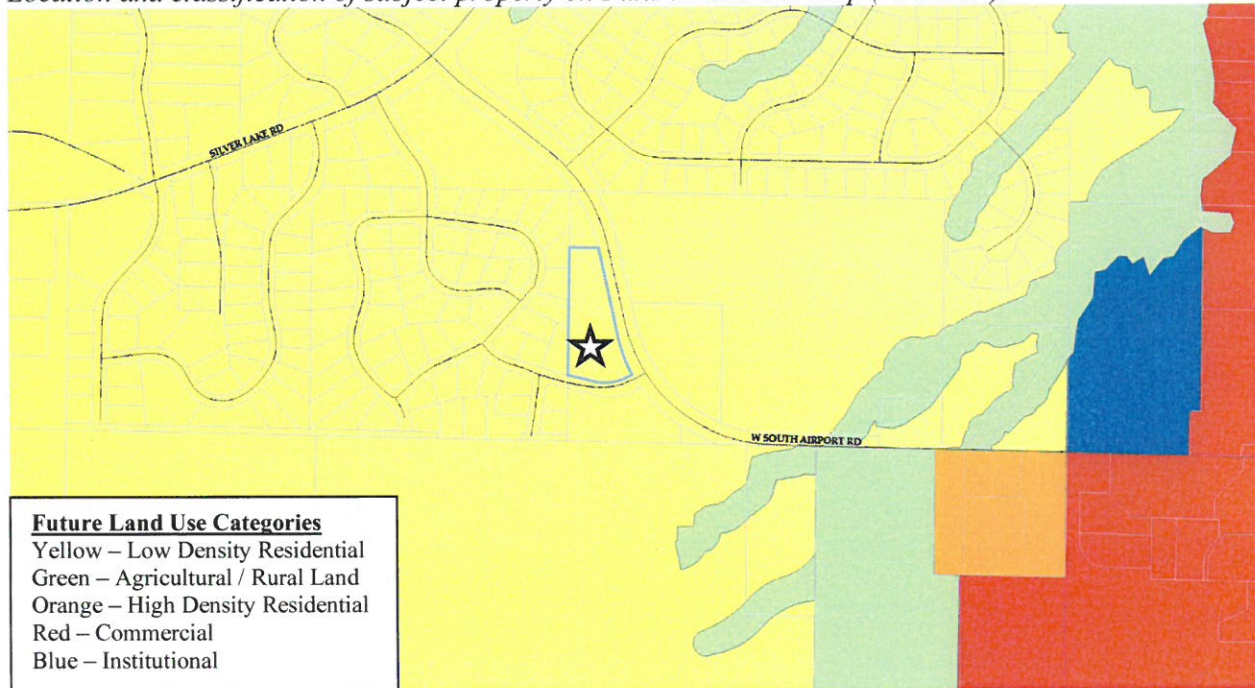


MASTER PLAN CONSIDERATIONS:

A key factor in considering rezoning requests is whether the request is consistent with the Master Plan. In this case, the Future Land Use Map shows the designation of Low Density Residential on the subject site. The Future Land Use category of Low Density Residential “provides area for traditional single-family residential dwelling units. This includes areas of existing single-family development as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the Township, with less intensive development moving outward towards the more rural and remote areas of the Township...” All adjacent surrounding properties to this subject parcel also have a Future Land Use designation of Low Density Residential.

The most compatible zoning district for the “Low Density Residential” Future Land Use designation is the R-1 One-Family Residential district, with R-R Rural Residential and A-Agricultural districts identified as potentially compatible. The proposed R-1 zoning matches the Future Land Use designation for this parcel.

Location and classification of subject property on Future Land Use Map (“FLUM”):



An excerpt from the Zoning Plan for the R-1 zoning designation is provided below.

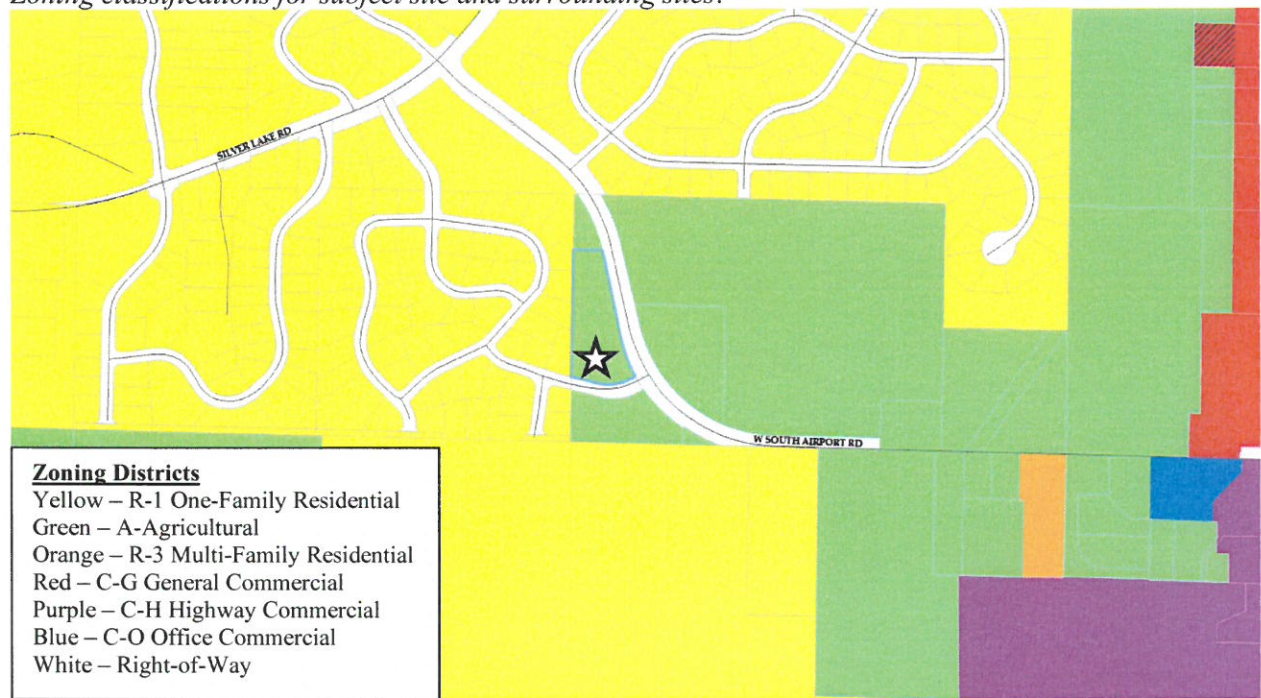
Excerpt from Zoning Plan matching proposed R-1 zoning for the subject property:

| | |
|---|---|
| Master Plan Designation | Low-Density Residential (1-3 U/A) |
| [Requested] Zoning | R-1 Multi-Family Residential |
| Zoning Ordinance District Intent | The R-1 (Single-Family Residential) districts provide areas for low- to medium-density single-family residential dwelling units. The districts include areas of existing single-family developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intense development in and near the core areas of the Township with less intense development moving outward towards the more rural and remote areas of the Township. The R-1 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality. |
| Potentially Compatible District | R-R (Rural Residential) / A (Agricultural) |
| Considerations for Downzoning (Less Density) | R-1 properties are intended to encourage traditional neighborhoods for families that prefer to be located outside mixed use and mixed residential areas. These areas are typically designed and located within walking distance to schools and park areas. Larger minimum lot sizes for this purpose would likely be supported and consistent with the Agricultural and Rural Land Zoning classifications. |
| Considerations for Upzoning (More Density) | A rezoning from R-1 should be discouraged as single family homes and neighborhoods are needed in the Township. A PURD would help increase density and encourage better design. |

ZONING FOR SUBJECT SITE AND SURROUNDING SITES:

The zoning for the existing site is A-Agricultural. Zoning for surrounding sites is as follows:

Zoning classifications for subject site and surrounding sites:



| Surrounding Properties | Surrounding Zoning |
|------------------------|------------------------------|
| North | A – Agricultural |
| East | A – Agricultural |
| South | A – Agricultural |
| West | R-1 – One-Family Residential |

USES OF SUBJECT SITE AND SURROUNDING SITES:

The subject site is currently used for single-family residential. Uses of surrounding sites are as follows:

| Surrounding Properties | Surrounding Uses |
|------------------------|---|
| North | Vacant parcel (Grand Traverse County Road Commission) |
| East | Two parcels: existing single-family home; vacant parcel |
| South | Vacant parcel |
| West | Several single-family homes (Horizons West No. 2 subdivision) |

FINDINGS OF FACT:

The Planning Commission adopted the following Findings of Fact at their January 10, 2024 meeting:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- According to the Garfield Township Master Plan, the Future Land Use designation for this parcel is Low Density Residential.
- The proposed zoning of R-1 is compatible with the Future Land Use designation of Low Density Residential.
- The Zoning Plan, within the Considerations for Upzoning for the Low Density Residential Future Land Use designation, states that a “rezoning from R-1 should be discouraged as single family homes and neighborhoods are needed in the Township...”

2. Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed zoning of R-1 is compatible with the Future Land Use designation of Low Density Residential.
- The Future Land Use designation on this site is Low Density Residential. Most parcels in the surrounding area also have a Future Land Use designation of Low Density Residential.
- No adverse impacts on neighboring lands are anticipated as part of this request.
- Any future parcel divisions on this site would need to meet the standards of the Township Zoning Ordinance, including dimensional requirements and access management standards.

3. Suitability as Presently Zoned

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The subject parcel is currently zoned A-Agricultural. The site currently contains a single-family home and is not known to be actively used for farming or agriculture.
- The proposed zoning of R-1 is compatible with the Future Land Use designation of Low Density Residential.
- The Future Land Use designation on this site is Low Density Residential. Most parcels in the surrounding area also have a Future Land Use designation of Low Density Residential.

4. **Changed Conditions**

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No changes in conditions are known which would prevent consideration of this rezoning.

5. **Health, Safety, and Welfare**

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- There are no anticipated adverse impacts on public health, safety, and general welfare.
- There does not appear to be any nearby historical or cultural places or areas.

6. **Public Policy**

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- According to the Garfield Township Master Plan, the Future Land Use designation for this parcel is Low Density Residential.
- The proposed zoning of R-1 is compatible with the Future Land Use designation of Low Density Residential.
- The Zoning Plan, within the Considerations for Upzoning for the Low Density Residential Future Land Use designation, states that a “rezoning from R-1 should be discouraged as single family homes and neighborhoods are needed in the Township...”

7. **Size of Tract**

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The parcel is approximately 3.8 acres in size, which meets the minimum lot area standard for the R-1 zoning district.
- Although the application is to rezone a single lot, the proposed zoning of R-1 is compatible with the Future Land Use designation of Low Density Residential.
- The subject parcel borders five parcels to the west which are all zoned R-1.
- No issues relating to the size of the tract are anticipated as part of this proposed rezoning.
- Any future parcel divisions on this site would need to meet the standards of the Township Zoning Ordinance, including dimensional requirements and access management standards.

8. *Other Factors*

The Township may consider any other factors relevant to a rezoning application under state law.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No other additional factors, besides those mentioned above, are anticipated to impact this proposed rezoning.

STAFF COMMENT:

During Planning Commission review of this application, Commissioners noted that the site survey included with the application showed two parcels, whereas the application is to rezone one parcel. According to the Township and County parcel maps, there is one current parcel which describes this site. The boundaries of this parcel correlate with the combined boundaries of the two (2) parcels shown in the survey. Staff have provided a map on the following page showing the current parcel as depicted on the Township and County parcel maps, and which is the subject of this rezoning application.

ACTION REQUESTED:

The item is placed on tonight's agenda to hold a public hearing on the application. If, following the public hearing, the Board is prepared to adopt the Planning Commission's recommended Findings of Fact included in this report and to adopt the attached resolution adopting the amendment to the Zoning Map, the following **three (3) separate motions** are suggested:

(1) First, to adopt the Findings of Fact:

MOTION THAT the Planning Commission's recommended Findings of Fact for the application Z-2023-02 as provided in PD Report 2024-13 and forming part of this motion, BE APPROVED.

(2) Second, to approve the Map Amendment:

MOTION THAT application Z-2023-03, submitted by Dan Lederer to rezone Parcel #05-020-004-10, located at 4220 Eastward Drive, from its current zoning of the A-Agricultural zoning district to the R-1 One-Family Residential zoning district and constituting Amendment No. 39 to Garfield Township Ordinance No. 68, BE APPROVED based on the adopted Findings of Fact and for the reasons set forth in PD Report 2024-13.

(3) Finally, to adopt the *attached* resolution adopting the Map Amendment:

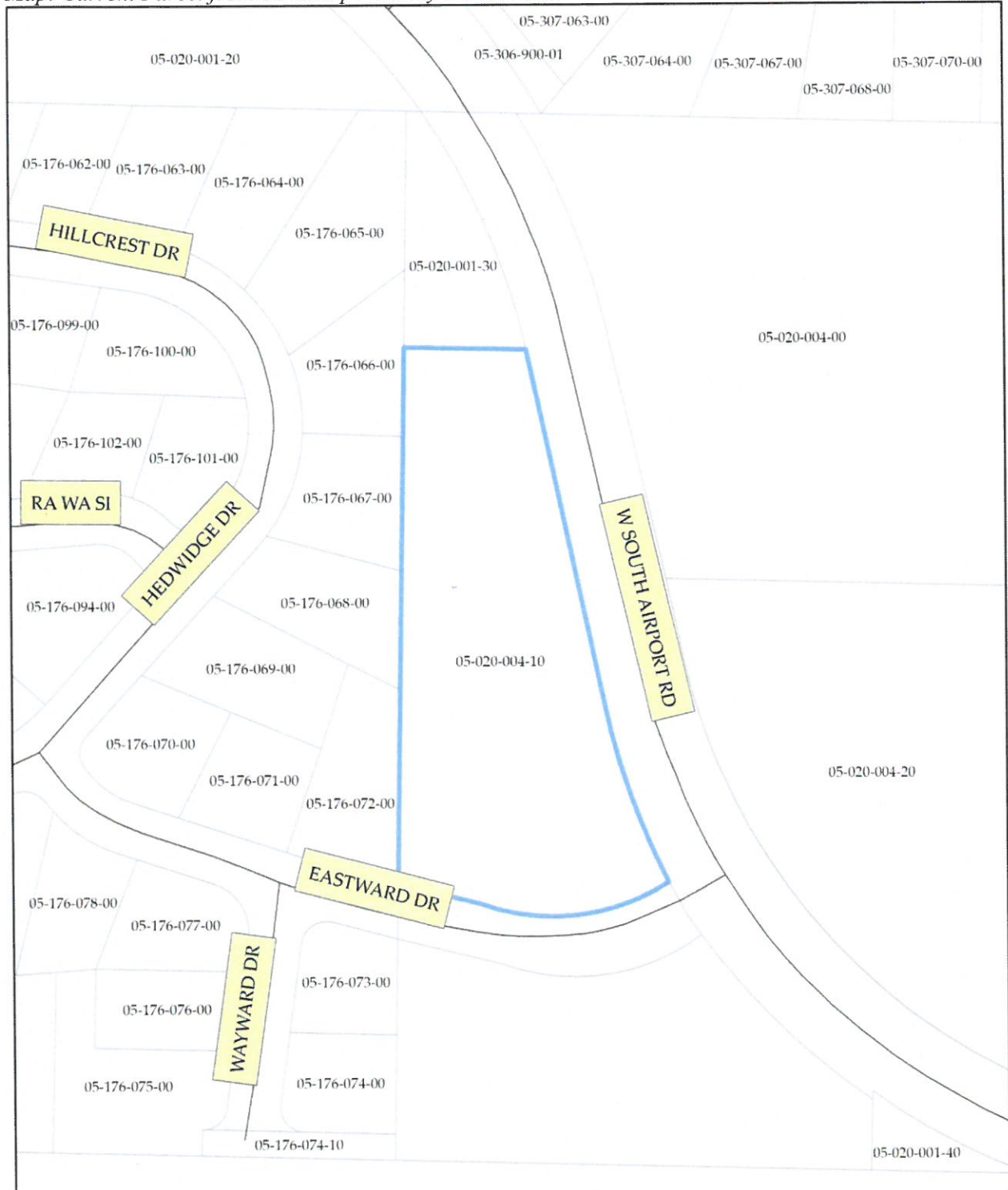
MOTION THAT Resolution 2024-3-T for adopting Amendment No. 39 to Garfield Township Ordinance No. 68, rezoning Parcel #05-020-004-10, located at 4220 Eastward Drive, from its current zoning of the A-Agricultural zoning district to the R-1 One-Family Residential zoning district, BE ADOPTED.

Any additional information that the Board determines to be necessary shall be added to these motions.

Attachments:

1. Resolution 2024-3-T
2. Application for Zoning Ordinance Map Amendment dated September 26, 2023
3. Cover Memo
4. Certificate of Survey

Map: Current Parcel from Township / County Parcel Data



**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 39

RESOLUTION #2024-3-T

A RESOLUTION TO AMEND GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

WHEREAS the Charter Township of Garfield regulates the use and development of land pursuant to the authority of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended; and

WHEREAS application Z-2023-03 has been received to rezone approximately 3.8 acres of land (“subject property”) at Parcel #05-020-004-10; and

WHEREAS the request has been found to be justified based on criteria in the Garfield Township Zoning Ordinance listed in Section 421.E: Approval Criteria of Zoning Map Amendment; and

WHEREAS the Garfield Township Planning Commission, after conducting a public hearing on December 12, 2023 and adopting Findings of Fact on January 10, 2024, recommended approval of the application to the Township Board; and

WHEREAS the Township Board, following a public hearing on February 13, 2024, and having adopted Findings of Fact in support of approval of the application to rezone the subject property.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 39 TO GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

At the request of the owners and their representatives of Parcel #05-020-004-10, situated in the Charter Township of Garfield, Grand Traverse County, Michigan, Parcel #05-020-004-10 has been rezoned by way of a map amendment from its current zoning of the A-Agricultural zoning district to the R-1 One-Family Residential zoning district.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

By:

Chuck Korn, Supervisor
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2024-3-T which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of February 2024. Amendment No. 39 to Garfield Township Ordinance No. 68 (Zoning Ordinance) shall take effect upon the expiration of seven (7) days following publication.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

Introduced: January 23, 2024
Adopted: February 13, 2024
Published: February 18, 2024
Effective: February 25, 2024



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING ORDINANCE AMENDMENT (ZOA) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- Map Amendment (Rezoning)
- Text Amendment
- Conditional Rezoning

PROJECT / DEVELOPMENT NAME

APPLICANT INFORMATION

Name:

Address:

Phone Number:

Email:

AGENT INFORMATION

Name:

Address:

Phone Number:

Email:

OWNER INFORMATION

Name:

Address:

Phone Number:

Email:

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

| | |
|------------|--------|
| Applicant: | |
| Agent: | |
| Owner: | DAN L. |

PROPERTY INFORMATION

| | |
|--|---------------------------|
| Property Address: | 4220 EASTWARD DRIVE |
| Property Identification Number: | 05-020-004-10 |
| Legal Description: | |
| Zoning District: | AGRICULTURAL |
| Master Plan Future Land Use Designation: | LOW DENSITY RESIDENTIAL |
| Area of Property (acres or square feet): | 3.77 |
| Existing Use(s): | SINGLE FAMILY RESIDENTIAL |
| Proposed Use(s): | SAMC |

REQUIRED SUBMITTAL ITEMS

A complete application for a Zoning Ordinance Amendment consists of the following:

Application Form:

- One original signed application
- One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

For Map (Rezoning) Amendment only, the following must be included:

Site Diagram

- Ten complete stapled 11"x17" paper sets
- One digital set (PDF) only

Supporting Information

- Ten paper copies of the Impact Statement for Map (Rezoning) Amendment
- One digital copy of the Impact Statement for Map (Rezoning) Amendment (PDP only)

For Text Amendment only, the following must be included:

- Ten paper copies of the Impact Statement for Text Amendment
- One digital copy of the Impact Statement for Text Amendment (PDF only)

For Conditional Rezoning only, the following must be included:

Site Development Plan

- Ten complete stapled 11"x17" paper sets
- Two complete bound 24"x36" paper sets
- One digital set (PDF only)

Supporting Information

- Ten paper copies of the Impact Statement for Conditional Rezoning
- One digital copy of the Impact Statement for Conditional Rezoning (PDF only)
- Ten paper copies of the Offer of Conditions for Conditional Rezoning
- One digital copy of the Offer of Conditions for Conditional Rezoning (PDF only)

Digital items to be delivered via email or USB flash drive

IMPACT STATEMENT FOR ZONING ORDINANCE MAP AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.
6. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. Size of Tract. The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no

intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

8. Other Factors. The Township may consider any other factors relevant to a rezoning application under state law.

IMPACT STATEMENT FOR ZONING ORDINANCE TEXT AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. A text amendment should be consistent with the intent and purpose of the adopted master plan.
2. Changed Conditions. The Township shall consider whether any conditions have changed since the zoning ordinance was adopted that might justify the amendment.
3. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas.
4. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
5. Other Factors. The Township may consider any other factors relevant to a zoning text amendment application under state law.

IMPACT STATEMENT FOR CONDITIONAL REZONING

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

6. **Public Policy.** Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. **Size of Tract.** The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.
8. **Other Factors.** The Township may consider any other factors relevant to a rezoning application under state law.

OFFER OF CONDITIONS FOR CONDITIONAL REZONING

A written offer of Conditions as described in § 422.B(3) of the Zoning Ordinance. An owner of land may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.

1. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
2. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
3. Any use or development, proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance, may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
4. Any use or development, proposed as part of an offer of conditions that would require a variance under the terms of this ordinance, may only be commenced if a variance for such development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this ordinance.
5. Any use or development, proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance, may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this ordinance.
6. The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Zoning Administrator in the case of a Site Diagram, or the Director of Planning in the case of an Administrative Site Plan or a Site Development Plan, the requirement to submit a Site Diagram, an Administrative Site Plan or a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

1. The Zoning Administrator may waive a particular element of information or data otherwise required for a Site Diagram upon a finding that the information is not necessary to determine compliance with this ordinance.
2. The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

| | <u>Yes</u> | <u>No</u> | <u>Not Applicable</u> |
|---|--------------------------|--------------------------|---------------------------|
| A. <u>Sanitary Sewer Service</u> | | | |
| 1. Does project require extension of public sewer line? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, has a Utility Agreement been prepared? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will a community wastewater system be installed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, has a Utility Agreement been prepared? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, provide construction plans and specifications | | | |
| 3. Will on-site disposal be used? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, is it depicted on plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. <u>Water Service</u> | | | |
| 1. Does project require extension of public water main? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, has a Utility Agreement been prepared? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will a community water supply be installed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, has a Utility Agreement been prepared? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, provide construction plans and specifications | | | |
| C. <u>Public utility easements required?</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, show on plan. | | | |
| D. <u>Stormwater Review/Soil Erosion</u> | | | |
| 1. Soil Erosion Plans approved by Soil Erosion Office? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If so, attach approval letter. | | | |
| If no, are alternate measures shown? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Stormwater Plans approved by Township Engineer? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If so, attach approval letter.

If no, are alternate measures shown?

Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

- 1. Are interior public streets proposed?
 If yes, has Road Commission approved (attach letter)?
- 2. Will public streets connect to adjoining properties or future streets?
- 3. Are private roads or interior drives proposed?
- 4. Will private drives connect to adjoining properties service roads?
- 5. Has the Road Commission or MDOT approved curb cuts?
 If yes, attach approved permit.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

1. Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
2. Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
3. Following the public hearing, the Planning Commission will make a recommendation on the application to the Township Board.
4. Prior to making a decision, the Township Board will hold a second public hearing on the application. Following the public hearing, the Township Board will make a decision to approve or deny the application.
5. If a Conditional Rezoning is approved or approved with conditions, the decision of the Township Board shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Date:

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Date:

Applicant Signature:

Date:

| Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP) | SD | ASP/ SDP |
|--|----------------------------|--------------------------|
| A. Basic Information | | |
| 1. Applicant's name, address, telephone number and signature | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Property owner's name, address, telephone number and signature | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Proof of property ownership | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Whether there are any options or liens on the property | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. A vicinity map showing the area and road network surrounding the property | | <input type="checkbox"/> |
| 8. Name, address and phone number of the preparer of the site plan | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Project title or name of the proposed development | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Statement of proposed use of land, project completion schedule, any proposed development phasing | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Land uses and zoning classification on the subject parcel and adjoining parcels | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number | | <input type="checkbox"/> |
| B. Site Plan Information | | |
| 1. North arrow, scale, and date of original submittal and last revision | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Boundary dimensions of natural features | | <input type="checkbox"/> |
| 3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features | | <input type="checkbox"/> |
| 4. Proposed alterations to topography and other natural features | | <input type="checkbox"/> |
| 5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18% | | <input type="checkbox"/> |
| 6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department. | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures | | <input type="checkbox"/> |
| 8. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities | | <input type="checkbox"/> |
| 9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i> | <input type="checkbox"/> * | <input type="checkbox"/> |
| 10. Existing and proposed driveways, including parking areas | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Neighboring driveways and other vehicular circulation features adjacent to the site | | <input type="checkbox"/> |
| 12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks | | <input type="checkbox"/> |
| 14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site | | <input type="checkbox"/> |
| 15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes | | <input type="checkbox"/> |
| 16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal | | <input type="checkbox"/> |
| 17. Location of water supply lines and/or wells | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Location of sanitary sewer lines and/or sanitary sewer disposal systems | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Location, specifications, and access to a water supply in the event of a fire emergency | | <input type="checkbox"/> |
| 20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems | | <input type="checkbox"/> |
| 21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam | | <input type="checkbox"/> |
| 22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections | | <input type="checkbox"/> |
| 23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used | | <input type="checkbox"/> |
| 24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown | | <input type="checkbox"/> |
| 25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. All vegetation to be retained on site must also be indicated, as well as, its typical size by general location or range of sizes as appropriate | | <input type="checkbox"/> |
| 26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site) | | <input type="checkbox"/> |
| 27. Changes or modifications required for any applicable regulatory agencies' approvals | | <input type="checkbox"/> |

DAN LEDERER
4220 EASTWARD DRIVE
TRAVERSE CITY MI. 49685-8926

THIS PROPERTY IS ZONED
AGRICULTURAL

(THIS IS PROBABLY NOT QUITE CORRECT)

[I AM TRYING TO RIGHT THIS WRONG]

I AM APPLYING FOR A ZONE
CHANGE FROM AGRICULTURAL
TO R1

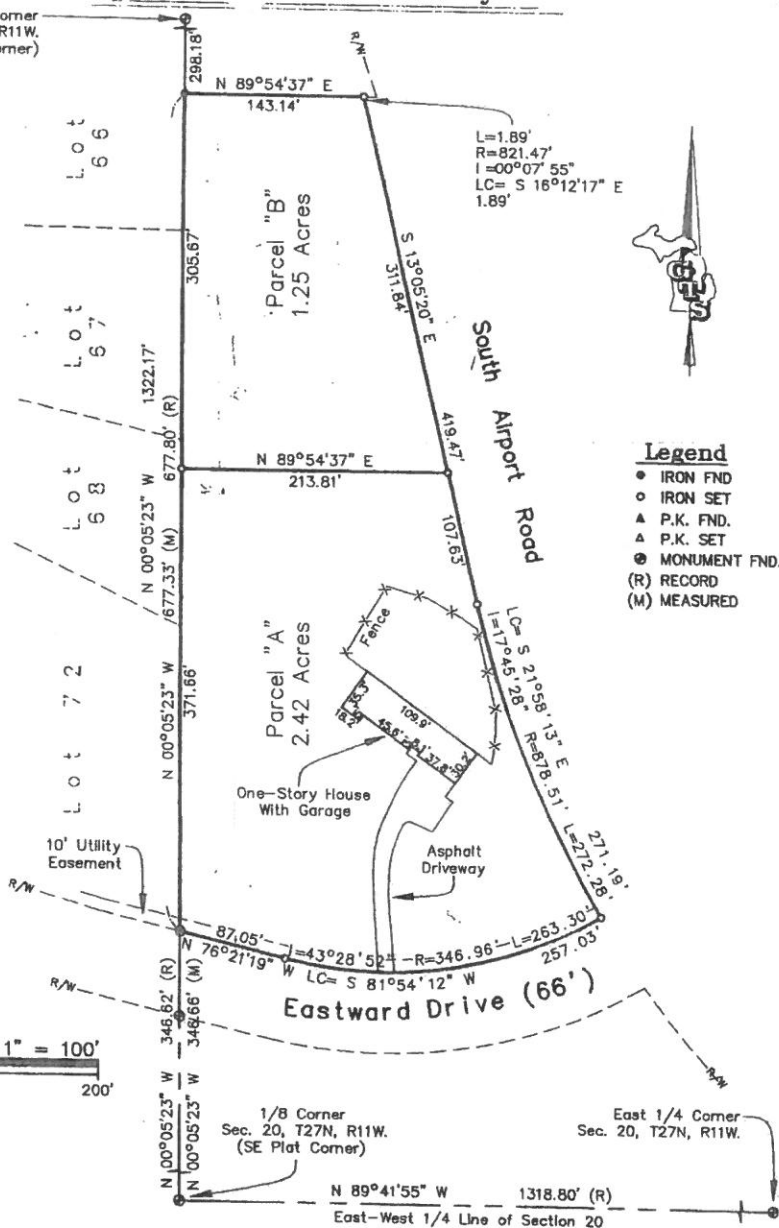
THANK YOU,

DAN L.

Certificate of Survey

1/8 Corner
Sec. 20, T27N, R11W.
(NE Plot Corner)


"HORIZONS WEST NO. 2"
(Liber 10, Page 108)




I, Neil B. Livasy, a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the herein described parcel(s) of land; that the ratio of closure of the unadjusted field observations is within the accepted limits; and that I have fully complied with the requirements of P.A. 192 of 1970, as amended.

Neil B. Livasy
Neil B. Livasy
Professional Surveyor Number: 31611

Ratio of Closure: 1/10,000
Basis of Bearing: Assumed

| | | |
|--|-------------------|---|
|  <p>GRAND TRAVERSE SURVEYING</p> <p>584 EAST EIGHTH STREET TRAVERSE CITY, MI. 49686 (231) 947-2555 Fax: 947-4771</p> <p>P.O. BOX 2 HONOR, MI 49640 (231) 326-2655 Fax: 326-2275 www.GrandTraverseSurveying.com</p> | For: | KELVIN SHAW |
| | | Part of the NE 1/4 of Section 20, T27N, R11W, Garfield Township, Grand Traverse County, Michigan. |
| | Date: May 8, 2006 | File No.: 06-5088 |
| | Drafted By: BLII | Sheet: 1 of 3 |

| | | | |
|--|--|--------------|-------------------------------------|
|  Charter Township of Garfield Planning Department Report No. 2024-12 | | | |
| Prepared: | February 6, 2024 | Pages: | 2 |
| Meeting: | February 13, 2024 Planning Commission | Attachments: | <input checked="" type="checkbox"/> |
| Subject: | Commercial District Housing Development Amendment – Public Hearing | | |

BACKGROUND:

Section 725 Commercial District Housing Development in the Zoning Ordinance is one way that residential dwellings are provided for in the C-G General Commercial, C-H Highway Commercial, and C-P Planned Shopping Center districts. Commercial District Housing Developments are not permitted in the C-L Local Commercial nor in the C-O Office Commercial districts. Other options for residential dwellings in commercial districts include Section 615 Limited Residential Uses in Commercial Districts, Live-Work Units, and Adult Foster Care, Large Group Home (a family home with residents).

The proposed amendment was introduced at the Planning Commission meeting on December 13, 2023. A public hearing for the proposed amendment was held at the January 10, 2024 Planning Commission meeting, and the Commissioners recommended adoption of the proposed amendment to the Township Board. At its meeting on January 23, 2024, the Township Board set a public hearing for February 13, 2024. The proposed amendment language is attached to this report.

PROPOSED AMENDMENT:

Currently, Section 725 has a setback requirement for parking areas in paragraph A.(1)(d). There are no other developments permitted in the Zoning Ordinance that require such a setback requirement. Such a provision has the potential to disrupt the efficient layout of a proposed site development plan. The amendment removes the setback requirement for parking areas and further clarifies the text with more direct, less confusing text regarding parking requirements and agreements. Proposed text is as follows:

A.(1)(d) Shared parking arrangements shall be encouraged between the residential and commercial uses.

The proposed amendment also clarifies the requirement and placement of open space in paragraph A.(2)(c). Proposed text is as follows:

A.(2)(c) For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.

ACTION REQUESTED:

The proposed text amendment is being placed on tonight’s agenda for public hearing and potential adoption by the Township Board. If, following discussion and the public hearing, the Township Board is satisfied with the proposed text amendment as presented, the next step is to adopt the proposed resolution attached to this report. The following motion is suggested:

MOTION THAT Resolution #2024-02-T adopting Amendment No. 38 to Ordinance No. 68, Garfield Township Zoning Ordinance, BE ADOPTED.

Any additional information deemed necessary by the Township Board should be added to this motion.

Attachments:

1. Resolution 2024-02-T
2. Current Zoning Text – Section 725 Commercial District Housing Development
3. Proposed Zoning Text – Section 725 Commercial District Housing Development

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 38

RESOLUTION #2024-02-T

A RESOLUTION TO AMEND GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

WHEREAS the Charter Township of Garfield regulates the use and development of land pursuant to the authority of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended; and

WHEREAS the Garfield Township Board of Trustees, following the February 13, 2024 public hearing, finds that an amendment to the Charter Township of Garfield Zoning Ordinance is necessary to incorporate the following changes:

- **Section 725 A.(1)(d) – Commercial District Housing Development**
 - Proposed text is as follows: Shared parking arrangements shall be encouraged between the residential and commercial uses.

- **Section 725 A.(2)(c) – Commercial District Housing Development**
 - Proposed text is as follows: For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 38 TO GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

- A. THAT **Section 725 A.(1)(d) Commercial District Housing Development** BE REPEALED AND REPLACED in its entirety with the following language: Shared parking arrangements shall be encouraged between the residential and commercial uses.

- B. THAT **Section 725 A.(2)(c) – Commercial District Housing Development** BE REPEALED AND REPLACED in its entirety with the following language: For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.

Moved: _____ Supported: _____

Ayes: _____

Nays: _____

Absent and Excused: _____

By: _____
Chuck Korn, Supervisor
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2024-02-T which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of February 2024. Amendment No. 38 to Garfield Township Ordinance No. 68 (Zoning Ordinance) shall take effect upon the expiration of seven (7) days following publication.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

Introduced: January 23, 2024

Adopted:

Published:

Effective:

SECTION 725 COMMERCIAL DISTRICT HOUSING DEVELOPMENT**A. REGULATIONS AND CONDITIONS****(1) Design.**

- (a) Multiple-family residential uses built within commercial zoning districts shall be designed to cohesively integrate with the surrounding commercial uses. For the purpose of making this determination, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.
- (b) Multi-family structures shall be abutted by open space on at least one side per building.
- (c) The baseline project density shall be as described in the R-3 Multiple Family Residential Zone. At its discretion, and based upon a determination that the project is designed to meet the intent of this Section, the Planning Commission may authorize increases in density over what is regularly allowable.
- (d) Parking requirements shall be as described in the R-3 Multiple Family District. Shared parking agreements as described in § 551 of this Ordinance are supported and encouraged. Parking areas shall not be located within any setback.
- (e) Landscaping shall be as required in Article 5, Table 531.1. In the event that the multi-family project does not sit on its own parcel, the application shall indicate a project boundary area which shall be used for the purpose of landscaping placement.
- (f) Pedestrian walkways shall be provided within the subject parcel or project boundary for the purpose of providing safe and convenient movement within the site and towards other walkable places of interest such as stores, restaurants, or entertainment.
- (g) The residential areas of an overall commercial development site shall be adequately, but not overly, lit at night. Applications shall demonstrate that commercial lighting in the vicinity meets the dark sky requirements of this Ordinance in order to minimize impact on the residential area. Where lighting is to be installed for a residential area, average illumination levels of 0.5 to 1.0 foot candle shall be maintained. Existing commercial lighting which illuminates the residential area of the site to this level may be used in lieu of installing additional residential lighting. Common entryways shall be adequately illuminated by wall-pack style lighting fixtures.

(2) Open Space Requirements.

- (a) A minimum of fifty square feet per unit of private outdoor space with a minimum dimension of four feet in any direction shall be provided. Private open space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, deck, or balcony.
- (b) A minimum of three hundred square feet per unit of common outdoor open space shall be provided. Required open space shall be consolidated to the extent reasonably possible to provide areas for the residents and/or to help buffer the residential structures from adjacent commercial uses.
- (c) Open space shall be designed to provide a rear yard along the longest building length of a given structure.
- (d) Required setback areas shall not be included towards required open space areas; however, placing required open space areas adjacent to setbacks is supported.

(3) Compatibility. Applications shall describe measures which will be taken to mitigate common commercial impacts such as noise, light, and nighttime operations on the multi-family project.

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- (d) Shared parking arrangements shall be encouraged between the residential and commercial uses.**
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- (c) For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.**
- (d) Required setback areas shall not be included towards required open space areas; however, placing required open space areas adjacent to setbacks is supported.

(3) Compatibility. Applications shall describe measures which will be taken to mitigate common commercial impacts such as noise, light, and nighttime operations on the multi-family project.



Garfield Township Town Hall

3848 Veterans Drive
Traverse City MI 49684

RE: Fire / Security & Card Access



The proposed Digital Alarm System will utilize a control equipment solution providing convenient arm/disarm operation. For ease of system set-up and identifying the cause of an alarm, your arming station will sound and identify the area of concern. The system will send alarm, trouble and restoral information to our 24-hour Monitoring Center facility in Grand Rapids, Michigan.

Security Equipment to be Installed

- 2 DMP Access Control Module
- 1 DMP Expander - 8-Zone
- 1 DMP Thinline Keypad
- 2 Battery 12v 7ah
- 1 Standard Document Box per NFPA Code
- 1 DMP Cell Communicator - LTE - AT&T W/18" Coax Cable
- 1 DMP Bus Splitter
- 1 Point of Connect Fire Panel A/T/S
- 200 Wire 18/4 Fire Solid
- 1 LABEL ALL DEVICES AND WIRING
- 200 Wire 18/4 Stranded
- 1 Battery for DMP Panels 12 Volt 10.5 Amps
- 1 Altronix AL400ULPD4 Power Supply/Charger, Four Fused Outputs, 12/24VDC at 4A, BC300 Enclosure
- 1 DMP XR550 Fire Alarm Panel and Annunciator Package
- 1 DMP Backbox 630F Keypad
- 1 9' Power Supply Cord
- 1 LABEL DEVICES AND WIRING
- 0 REMOVE OLD PANEL/EQUIPMENT
- 1 Conduit 10' Unit 1/2"
- 2 PDK STANDARD MULLION READER

Communication Path

Please be aware that all digital alarm systems lose their capability of transmitting signals whenever there is a telephone line failure.

Digital cellular communication - This unit is a cellular (GSM) connection that provides transmission of the system signals through cellular transmission to our EPS Monitoring Center. This unit provides LTE communication.

Connected Services allows you to utilize the Internet, PDA's, cell phones and other web-enabled devices to control your security system, receive information remotely and much more.

Security System Investment

One Time Installation Charge \$5,254.00 Plus Tax

Tax Exempt (If selected, Plus Tax above is void)

Monthly Services \$162.00

- Monitoring
- Internet Monitoring
- Cellular Monitoring
- Service Agreement
- Cellular Protection Plan
- Open & Closing Supervision
- Activity Reports
- Alarm Response
- Connected Services
- Inspection Type:

Installation and Proposal Terms

The installation charges in this proposal include all design, wiring, mounting of control equipment and detection devices, programming, final system testing and user training. You must provide 110 volt, unswitched duplex outlets for power. The detection devices listed herein are based on our best estimate of protection required. Additional protection to meet insurance requirements may be added by you at additional costs. The service agreement covers repair and replacement of any and all equipment that fault due to normal causes.

Pricing is valid for a period of 90 days from date of proposal. Sales tax is not included in the pricing and, if applicable, will be added at the time of invoicing.

EPS Recommends that all systems with fire protection be tested a minimum of once per year. Please speak with your Security Consultant for additional information.

Customer acknowledges and agrees permit fees will be billed direct to customer as a passthrough cost on the final invoice.

Additional Notes and Exclusions

| | |
|------------------------|----------|
| Current Monthly | \$125.46 |
| New Additional Monthly | \$ 36.54 |
| Total Monthly | \$162.00 |

Optional Annual Fire Testing: \$25.00

Existing Equipment: If EPS is connecting to existing equipment, the existing equipment will be tested and inspected by an EPS technician. If equipment is discovered to not be in good working order or is not compatible with the new EPS equipment EPS is installing, it will be the responsibility of the customer for the repair or replacement of the equipment.

Nathan Regier

Security Consultant

(231) 946-6072 ext.

nregier@epssecurity.com

12/13/2023



Proposal For:

Garfield Township

Garfield Township TC Security System Proposal

Project Location:

3848 Veterans Drive

Traverse City, MI 49684

Prepared For:

Chuck Korn

Prepared By:

TKS Security



**ACCESS
CONTROL**



VIDEO



FIRE



**BURGLAR
ALARM**

Chuck Korn

Garfield Township

3848 Veterans Drive

Traverse City, Michigan 49684

chuck@garfield-twp.com • 231-225-3041

11 / 17 / 2023

Hello Chuck. It is my pleasure to present this estimate for your Garfield Township TC Security System Proposal. Our proposals are pretty. Right? They're loaded with great information too. Let's be honest, though. I know what you are looking for... **THE PRICE!** Let me save you some time. Here it is: **\$7,747.00** (Don't worry, this number is at the end too - along with where it came from.)

Phew! That's done. Now you can see that TKS is not in the business of wasting your time. I would love the opportunity to tell you what we are in the business of: **Securing YOU - the right way.** When it comes to access control, video systems, burglar alarms and fire alarms; TKS Security is 100% committed to providing our customers with gold-standard products, installation and service! This starts with being a licensed, bonded and insured security integrator. Here is what that means for you:

- **Eliminate the unnecessary risk that comes with unqualified installers or poor quality equipment.**
- **We choose to be Licensed by the State of Michigan (It's true! Integrators are not required to be licensed to install alarms)**
- **Regular background checks on our employees**
- **Knowledgeable, expert installers**
- **Only NDAA Compliant Equipment**

Please review the included scope of work and related pricing. If you have any questions or need anything at all, do not hesitate to reach out. I am here to help!

Thank you very much for this opportunity. I am looking forward to going to work for you soon!

Sincerely,

Brett Byrnes

CTO, Co-Founder

(231) 631-5413

BByrnes@gotks.com

www.GoTKS.com



220 Cesar E. Chavez Ave SW, Grand Rapids, MI 49503 || 3077 N Garfield Rd, Traverse City, MI 49686

P: (888) 595-1115 || F: (888) 502-1651 || E: info@gotks.com || WWW.GOTKS.COM

Project Information

Project Name: Garfield Township Garfield Township TC Security System Proposal

Project Location(s): 3848 Veterans Drive, Traverse City, MI 49684

On-Site Contact Name/Info:

Customer Responsibilities: TKS Security will have access to the location above, Monday-Friday from 8a-5p. A 120V/AC power outlet and an internet connection must also be provided (can use existing when available). For projects containing a fire alarm, dedicated 120V/AC power with lockout must be provided at the panel location.

Scope of Work: See Orange Text Below

Access Control (AC): TKS Security will build your cloud-hosted AC account, provide and install any required equipment, and train your team. Authorized users will be able to control your system locally or remotely, from most devices with an internet connection. Your cloud hosted system eliminates the need for server updates, feature upgrades or additional licensing fees.

Video Management System (VMS): TKS Security will provide, install and program any required equipment for your VMS and train your team once complete. Your system along with remote video services (RVS) from TKS will give you the ability to easily view your system and search for security events locally and remotely from most devices with an internet connection.

Burglar Alarm (BA): TKS Security will provide, install and program any required equipment for your BA and train your team once complete. Authorized users will be able to control your system locally or remotely from most devices with an internet connection. Paired with our award winning central station monitoring you will have an easy to operate system that offers the best, most professional protection in the industry.

Fire Alarm (FA): TKS Security will provide, install and program any required equipment for your FA and train your team once complete. Paired with our award winning central station monitoring, you will have a state of the art system that offers the best, most professional protection available in the industry.

Locksmith Services (LS): TKS Security is one of the only security integrators in Michigan with multiple locksmiths on staff. In fact, our team installs the locks for ALL of the major security companies in the State. By eliminating the back and forth between lock and security integrators, we streamline the install and service processes, ultimately saving you time and money!

Add'l Notes:



220 Cesar E. Chavez Ave SW, Grand Rapids, MI 49503 || 3077 N Garfield Rd, Traverse City, MI 49686

P: (888) 595-1115 || F: (888) 502-1651 || E: info@gotks.com || WWW.GOTKS.COM

Access Control

Click [here](#) for detailed information about our access control solutions

| QTY | SKU | Name |
|-----|--------------|--|
| 1 | KT-2-M | Kantech KT-2 Two-Door IP Controller w/ Metal Cabinet |
| 2 | KT-MUL-MT-KP | Kantech Mullion MT Reader w/ Keypad |
| 1 | KT-PS4085 | KT-1 Power Supply Board (requires 123) |
| 1 | 321 | 40VA Plug-In Transformer |
| 1 | 1270 | 12V 7AH Battery |
| 100 | MFP-2KKEY | IOSMART KEY TAG |
| 4 | INSLBR | Install Labor - Programming, Installation, Testing |

Subtotal \$5,644.00

Total \$5,644.00



BURGLAR ALARM

Click [here](#) for detailed information about our burglar alarm solutions

| QTY | SKU | Name |
|-----|----------------|--|
| 1 | XR150DNFC-R | DMP XR-150 FIRE ALARM Control in RED Enclosure with Keypad on panel Door |
| 1 | CELLCOMF-LTE_V | DMP LTE Fire Alarm Communicator, Verizon |
| 1 | 1270 | 12V 7AH Battery |
| 1 | 321 | 40VA Plug-In Transformer |
| 4 | INSLBR | Install Labor - Programming, Installation, Testing |

Subtotal \$1,830.00

Total \$1,830.00



220 Cesar E. Chavez Ave SW, Grand Rapids, MI 49503 || 3077 N Garfield Rd, Traverse City, MI 49686

P: (888) 595-1115 || F: (888) 502-1651 || E: info@gotks.com || WWW.GOTKS.COM

INITIAL INVESTMENT

Parts, Installation, Programming Testing, Training

\$7,747.00

MONITORING/HOSTING

Click [here](#) for detailed information about our monitoring/hosting solutions

| Quantity | Description | Price | Subtotal |
|-----------------|--|---------|-----------------|
| 2 | *Kantech Hatrix by TKS - 2-4 Hosted AC | \$22.00 | \$44.00 |
| 1 | *Fire Alarm Monitoring UL Listed Central Station w/ Fire Rated Cellular Backup | \$75.00 | \$75.00 |
| Subtotal | | | \$119.00 |
| Total | | | \$119.00 |

RECOMMENDED SERVICES (OPTIONAL)

| Quantity | Description | Price | Subtotal |
|-----------------|--|---------|----------------|
| 1 | Quality Service Program <i>Price per Month, per Location. No Additional Cost for Service!</i> | \$99.00 | \$99.00 |
| Subtotal | | | \$99.00 |
| Total | | | \$99.00 |

Please select a QSP option:

If Declined: I accept service terms as outlined in contract.

If Accepted: No cost for future parts or labor as long as QSP is paid current. (Excludes physical damage. i.e. vandalism, acts of God, etc.)

I understand the parts/labor terms.



All-In-One Commercial Agreement
Kenneth Kirschenbaum, Esq., Tel. No. (516) 747-6700
KIRSCHENBAUM CONTRACTS©Copyright 1/1/2020

Licensed by the State of Michigan, License No.: 3601206063

TKS SECURITY
220 Cesar E. Chavez Ave SW,
Grand Rapids, MI 49503
(888) 595-1115

STANDARD COMMERCIAL SECURITY AGREEMENT

Date: 12-7-23

Subscriber's Name: Garfield Township

Telephone No.: 231-225-3041

Address: 3848 Veterans Drive, Traverse City, MI, USA

Email Address: chuck@garfield-twp.com

1. TKS SECURITY (hereinafter referred to as "TKS" or "ALARM COMPANY") agrees to sell, install, and program, at Subscriber's premises, and Subscriber agrees to buy an electronic security system consisting of the equipment and services described in the attached Schedule of Equipment and Services.

Total Purchase Price: \$7,747.00 + Tax if Applicable

Down Payment: \$3,737.00

Balance due upon completion of installation: \$3,737.00 + Tax if Applicable

2. DESCRIPTION OF EQUIPMENT AND SERVICES (Select Services Provided):

- Monitoring Center Services Repair Service Inspection Remote/Cloud Video Services Video System Access Control Access Control Administration
- Alarm Signal Verification Cellular Network Self-Monitoring Burglar Alarm Fire Alarm Other: (See Attached Schedule of Equipment and Services.)

3. **PASSCODE TO CPU SOFTWARE REMAINS PROPERTY OF TKS / TITLE TO EQUIPMENT:** Provided Subscriber performs this agreement for the full term, upon termination TKS shall at its option provide to Subscriber the passcode to the CPU software or change the passcode to the manufacturer's default code. Software programmed by TKS is the intellectual property of TKS and any unauthorized use of same, including derivative works, is strictly prohibited and may violate Federal Copyright Laws, Title 17 of the United States Code, and may subject violator to civil and criminal penalties. Upon installation the Equipment shall be deemed Subscriber's personal property and shall not be considered a fixture, or an addition to, alteration, conversion, improvement, modernization, remodeling, repair or replacement of any part of the realty, and Subscriber shall not permit the attachment thereto of any apparatus not furnished by TKS. TKS' signs and decals remain the property of TKS and must be removed upon termination of this agreement.

4. CHECK BOX FOR APPROPRIATE SERVICES: Only services selected are included:

SERVICES AND RECURRING CHARGES: All charges are billed in advance and are plus tax, if applicable (select one option):

Billing shall be: Monthly Quarter Annually Semi-Annually Annually

- (a) **MONITORING CHARGES:** Subscriber agrees to pay TKS the sum of \$60.00 per month for the monitoring of the Security System for the term of this agreement.
- (b) **SERVICE:** Unless a QSP is selected, subscriber agrees to pay TKS on a per call basis. If this agreement provides for service on a per call basis, Subscriber agrees to pay TKS for all parts and labor at time of service (Standard/Non-Emergency Rate: \$160.00/hour labor plus \$120 trip charge plus parts) . Subscriber is not obligated to call TKS for per call service and TKS is under no duty to provide service except its warranty service during warranty period. Service by anyone other than TKS during warranty period relieves TKS of any further obligations under the Limited Warranty.
Subscriber to initial for per call service option:
- (c) **INSPECTION AND TESTING:** Subscriber agrees to pay TKS \$N/A per month for the term of this agreement for inspection service. If this option is selected TKS will make 4 inspection(s) per year. Unless otherwise noted in the Schedule of Equipment and Services inspection service includes testing of all accessible components to insure proper working order. If the system is UL Certified, the inspection will comply with UL requirements. TKS will notify Subscriber 3 days in advance of inspection date. It is Subscriber's responsibility to reschedule or permit access. Testing at inspection tests only that components are in proper working order at time of inspection unless otherwise reported to Subscriber at time of inspection. Inspection does not include repair. If sprinkler alarm or other device monitoring water flow is inspected the inspection does not include inspection or testing of sufficiency of water supply, for which TKS has no responsibility or liability.
- (d) **ALARM SIGNAL VERIFICATION:** Subscriber agrees to pay TKS the sum of \$N/A per month for the term of this agreement. If Subscriber selects Alarm Signal Verification as a service to be provided, or if Alarm Signal Verification is required by law, TKS or its designated Monitoring Center shall verify the alarm signal by electronic telephone communication, video verification or such other verification system deemed appropriate by TKS or as required by local law and only verified alarm conditions shall be communicated to police or fire department.
- (e) **REMOTE VIDEO SERVICES (RVS) / CLOUD VIDEO SERVICES (CVS):** Subscriber agrees to pay TKS the sum of \$N/A per month for the term of this agreement. (Select Services Provided):
 Remote Video Services (RVS) Cloud Video Services (CVS)
- (f) **ACCESS CONTROL ADMINISTRATION SERVICES:** Subscriber agrees to pay TKS the sum of \$44.00 per month for the term of this agreement. (Select Services Provided):
 Hosted Access Control Managed Access Control
- (g) **CELLULAR NETWORK:** Subscriber agrees to pay TKS the sum of \$15.00 per month for the term of this agreement.
- (h) **SELF-MONITORING:** Subscriber agrees to pay TKS the sum of \$N/A per month for the term of this agreement, for self-monitoring services. Self-Monitoring is provided by third party vendors who facilitate signals and data from Subscriber's alarm system to Subscriber's Internet or Cellular connected device. Unless Subscriber has selected Monitoring Center Services, signals from Subscriber's security system will not be monitored by and no signals will be received by any professional Monitoring Center.
- (i) **CYBER SECURITY: COMPLIANT ENCRYPTION:** Subscriber agrees to pay TKS the sum of \$N/A per month for the term of this agreement for cyber security encryption services as specified in the Schedule of Equipment and Services. Cyber security compliance and conformance programs include guidelines in Underwriters Laboratory (UL), 2090 Cybersecurity Assurance Program or the National Institute of Standards and Technology (NIST) Cybersecurity Framework (CSF). Encryption services are currently available for installation, inspection and monitoring of Camera and Access Control equipment which meets Advanced Encryption Standard specifications for encryption of electronic data established by the US National Institute of Standards and Technology (NIST), UL or any other established criteria for encryption.



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IN LIEU OF SEPARATE RECURRING CHARGES IN PARAGRAPHS 4(a)-(f) ABOVE, SUBSCRIBER SHALL PAY \$119.00 PER MONTH WHICH INCLUDES ALL THE CHECKED SERVICES IN PARAGRAPHS 4(a)-(f).

5. TERM OF AGREEMENT / RENEWAL: The term of this agreement shall be for a period of 10 years and shall automatically renew month to month thereafter under the same terms and conditions, unless either party gives written notice to the other of their intention not to renew the agreement at least 30 days prior to the expiration of any term. After the expiration of one year from the date hereof TKS shall be permitted from time to time to increase all charges by an amount not to exceed nine percent each year and Subscriber agrees to pay such increase. TKS may invoice Subscriber in advance monthly, quarterly, or annually at TKS' option. Unless otherwise specified herein, all recurring charges for 4(a)-(f) services shall commence on the first day of the month next succeeding the date hereof, all payments being due on the first day of the month.

6. MONITORING CENTER SERVICES: Upon receipt of an alarm signal, video or audio transmission, from Subscriber's security system, TKS or its designee Monitoring Center shall make every reasonable effort to notify Subscriber and the appropriate municipal police or fire department (First Responders) depending upon the type of signal received. Not all signals or transmissions will require notification to the authorities and Subscriber may obtain a written response policy from TKS. No response shall be required for supervisory, loss of communication pathway, trouble or low battery signals. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments are not monitored by personnel of TKS or TKS' designee Monitoring Center and TKS does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals and transmissions are transmitted over telephone lines, wire, air waves, internet, VOIP, radio or cellular, or other modes of communication, and pass through communication networks wholly beyond the control of TKS and are not maintained by TKS except TKS may own the radio network, and TKS shall not be responsible for any failure which prevents transmission signals from reaching the Monitoring Center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish TKS with a written Call List of names and telephone numbers of those persons Subscriber wishes to receive notification of alarm signals. Unless otherwise provided in the Call List, TKS will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with TKS' notification obligation. All changes and revisions shall be supplied to TKS in writing. Subscriber authorizes TKS to access the control panel to input or delete data and programming. If the equipment contains video or listening devices permitting Monitoring Center to monitor video or sound then upon receipt of an alarm signal, Monitoring Center shall monitor video or sound for so long as Monitoring Center, in its sole discretion, deems appropriate to confirm an alarm or emergency condition. If Subscriber requests TKS to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay TKS \$90.00 for each such service. TKS may, without prior notice, suspend or terminate its services, in TKS' sole discretion, in event of Subscriber's default in performance of this agreement or in event Monitoring Center facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms or runaway signals. Monitoring Center is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Subscriber information and data shall be maintained confidentially by TKS.

7. REPAIR SERVICE: Repair service pursuant to paragraph 4(b)(ii), includes all parts and labor, and TKS shall service upon Subscriber's request the security system installed in Subscriber's premises between the hours of 9 a.m. and 5 p.m. Monday through Friday, within reasonable time after receiving notice from Subscriber that service is required, exclusive of Saturdays, Sundays and legal holidays. All repairs, replacement or alteration of the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, water, insects, vermin, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connected with the security system as originally installed without TKS' written consent.

8. SUBSCRIBER REMOTE ACCESS: If Remote Access is included in the Schedule of Equipment and Services to be installed and services provided by TKS, the equipment will transmit data via Subscriber's high speed Internet, cellular or radio communication service from remote device supplied by TKS or Subscriber's Internet or wireless connection device which is compatible with TKS' remote services. TKS will grant access to server permitting Subscriber to monitor the security system, access the system to arm, disarm and bypass zones on the system, view the remote video camera(s) and control other remote automation devices that may be installed or, when system design permits, connect the system to the Internet, over which TKS has no control. The remote services server is provided either by TKS or a third party. TKS shall install the camera(s) in a permissible legal location in Subscriber's premises to permit Subscriber viewing. TKS shall have no responsibility for failure of data transmission, corruption or unauthorized access by hacking or otherwise and shall not monitor or view the camera data. Electronic data may not be encrypted and wireless components of the alarm system may not meet Advanced Encryption Standard specifications for encryption of electronic data established by the US National Institute of Standards and Technology (NIST) or any other established criteria for encryption and TKS shall have no liability for access to the alarm system by others.

9. WIRELESS AND INTERNET ACCESS CAPABILITIES: Subscriber is responsible for supplying high-speed Internet access and/or wireless services at Subscriber's premises. TKS does not provide Internet service, maintain Internet connection, wireless access or communication pathways, computer, smart phone, electric current connection or supply, or in all cases the remote video server. In consideration of Subscriber making its monthly payments for remote access to the system, TKS will authorize Subscriber access. TKS is not responsible for Subscriber's access to the Internet or any interruption of service or down time of remote access caused by loss of Internet service, radio or cellular or any other mode of communication used by Subscriber to access the system. Subscriber acknowledges that Subscriber's security system can be compromised if the codes or devices used for access are lost or accessed by others and TKS shall have no liability for such third party unauthorized access. TKS is not responsible for the security or privacy of any wireless network system or router. Wireless systems can be accessed by others, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock out codes. TKS is not responsible for access to wireless networks or devices that may not be supported by communication carriers and upgrades to Subscriber's system will be at Subscriber's expense. If Subscriber is Self-Monitoring, no signals will be received unless Subscriber has access to the selected mode of communication pathway such as cellular, radio or Internet service.

10. ACCESS CONTROL SYSTEM OPERATION AND LIMITATIONS / ACCESS CONTROL ADMINISTRATION: If Access Control is selected as a service to be provided and included in the Schedule of Equipment and Services, Access Control equipment shall be connected to a computer supplied by the Subscriber and connected to Subscriber's computer network. If data storage or backup is a selected service TKS or its designee shall store and/or backup data received from Subscriber's system for a period of one year. TKS shall have no liability for data corruption or inability to retrieve data even if caused by TKS' negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Internet access is not provided by TKS and TKS has no responsibility for such access or IP address service. TKS shall have no liability for unauthorized access to the system through the Internet or other communication networks or data corruption or loss for any reason whatsoever. If Access Control Administration is selected as a service to be provided TKS will maintain the data base for the operation of the Access Control System. Subscriber will advise TKS of all change in personnel and/or changes in access levels of authorization and restrictions, providing access card serial numbers or biometric data and such information that Subscriber deems necessary to identify personnel. All communication by Subscriber to TKS regarding personnel access must be in writing via email or fax to addresses designated by TKS. TKS shall have remote Internet access to the Subscriber's designated access control computer to program and make data base updates to the system. Subscriber is responsible for maintaining its computer and computer network and Internet access.

11. AUDIO / VIDEO SYSTEM OPERATION AND LIMITATIONS: If Audio / Video System is selected as a service to be provided and included in the Schedule of Equipment and Services, and if video equipment is attached to a recorder, it shall not be used for any other purpose. TKS shall be permitted to access and make changes to the system's operation on site and over the internet. If data storage is selected service, TKS shall store data received from Subscriber's system for one year. TKS shall have no liability for data corruption or inability to retrieve data even if caused by TKS' negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Telephone or internet access is not provided by TKS and TKS has no responsibility for such access or IP address service. If system has remote access TKS is not responsible for the security or privacy of any wireless network system or router, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock outs. TKS shall have no liability for unauthorized access to the system through the internet or other communication networks or data corruption or loss for any reason whatsoever. If audio or video devices are installed, Subscriber has been advised to independently ascertain that the audio or video devices are used lawfully. TKS has made no representations and has provided no advice regarding the use of audio or video devices, and it is Subscriber's sole responsibility to use the camera and audio devices lawfully.

12. GUARD RESPONSE: If guard response is specified as a service to be provided, upon receipt of an alarm signal, TKS or its subcontractor shall as soon as may be practical send one or more of its guards to the Subscriber's premises. Unless the guard determines that the alarm is a false alarm and that no situation requiring police or fire department services exist, the guard shall notify the Monitoring Center or police or fire department directly that an emergency situation exists and wait up to 15 minutes for the municipal police or fire department personnel or Subscriber to arrive at the premises and if permitted by the police shall assist in making a search of the premises to determine the cause of the alarm condition. If provided with keys to the premises the guard shall endeavor to secure the premises and repair the security equipment. However, Subscriber acknowledges that the guard is not required to enter the premises or to render any service to the security equipment and shall not be required to remain stationed at Subscriber's premises for more than 15 minutes after initial arrival. Subscriber authorizes the guard to take such action the guard deems necessary to secure the premises and reset the alarm, though Subscriber acknowledges that the guard may not be able to or may not have sufficient time to secure the premises or reset the alarm and put same in working order. If Subscriber requests TKS to station its guard at the premises for more than 30 minutes, and TKS has sufficient personnel to provide such service, and TKS makes no such representation that its personnel will be available, then Subscriber agrees to pay TKS \$95.00 per half hour plus tax for such service. Subscriber agrees to confirm the request to TKS to provide extended guard service by email, text or recorded conversation to TKS at the time request is made and TKS is authorized to ignore any request not confirmed within 15 minutes.

LIMITED WARRANTY ON SALE

13. In the event that any part of the security equipment becomes defective, TKS agrees to make all repairs and replacement of parts without costs to the Subscriber for a period of ninety (90) days from the date of installation. TKS reserves the option to either replace or repair the alarm equipment, and reserves the right to substitute materials of equal quality at time of replacement or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components, and components exceeding manufacturer's useful life. TKS is not the manufacturer of the equipment and other than TKS' limited warranty Subscriber agrees to look exclusively to the manufacturer of the



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equipment for repairs under its warranty coverage if any. Except as set forth in this agreement, TKS makes no express warranties as to any matter whatsoever, including, without limitation to, unless prohibited by law, the condition of the equipment, its merchantability, or its fitness for any particular purpose and TKS shall not be liable for consequential damages. TKS does not represent nor warrant that the security system may not be compromised or circumvented, or that the system will prevent any loss by burglary, hold-up, or otherwise; or that the system will in all cases provide the protection for which it is installed. TKS expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose. The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than TKS. Subscriber acknowledges that any affirmation of fact or promise made by TKS shall not be deemed to create an express warranty unless included in this agreement in writing; that Subscriber is not relying on TKS' skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that TKS has offered additional and more sophisticated equipment for an additional charge which Subscriber has declined. Subscriber's exclusive remedy for TKS' breach of this agreement or negligence to any degree under this agreement is to require TKS to repair or replace, at TKS' option, any equipment which is non-operational. This Limited Warranty is independent of and in addition to service contracted under paragraph 4(b)(ii) of this agreement. This Limited Warranty gives you specific legal rights and you may also have other rights which vary from state to state. If required by law, TKS will procure all permits required by local law and will provide a Certificate of Workman's Compensation prior to starting work.

GENERAL PROVISIONS

14. DELAY IN DELIVERY / INSTALLATION / RISK OF LOSS OF MATERIAL: TKS shall not be liable for any damage or loss sustained by Subscriber as a result of delay in delivery and/or installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including TKS' negligence or failure to perform any obligation. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence. In the event the work is delayed through no fault of TKS, TKS shall have such additional time for performance as may be reasonably necessary under the circumstances. Subscriber agrees to pay TKS the sum of \$1,000 per day for each business day the work is re-scheduled or delayed by Subscriber or others engaged by Subscriber through no fault of TKS on less than 24 hour notice to TKS. If installation is delayed for more than one year from date hereof by Subscriber or other contractors engaged by Subscriber and through no fault of TKS, Subscriber agrees to pay an additional 5% of the contract Purchase Price upon installation. Subscriber assumes all risk of loss of material once delivered to the job site. Should TKS be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Subscriber agrees to pay TKS for such service or material.

15. TESTING OF SECURITY SYSTEM: The parties hereto agree that the security equipment, once installed, is in the exclusive possession and control of the Subscriber, and it is Subscriber's sole responsibility to test the operation of the security equipment and to notify TKS if any equipment is in need of repair. Service, if provided, is pursuant to paragraphs 4 and 7. TKS shall not be required to service the security equipment unless it has received notice from Subscriber, and upon such notice, TKS shall, during the warranty or repair service plan period, service the security equipment to the best of its ability within 36 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 9 a.m. and 5 p.m. Subscriber agrees to test and inspect the security equipment and to advise TKS of any defect, error or omission in the security equipment. In the event Subscriber complies with the terms of this agreement and TKS fails to repair the security equipment within 36 hours after notice is given, excluding Saturdays, Sundays, and legal holidays, Subscriber agrees to send notice that the security equipment is in need of repair to TKS, in writing, by certified or registered mail, return receipt requested, and Subscriber shall not be responsible for payments due while the security equipment remains inoperable. In any lawsuit between the parties in which the condition or operation of the security equipment is in issue, the Subscriber shall be precluded from raising the issue that the security equipment was not operating unless the Subscriber can produce a post office certified or registered receipt signed by TKS, evidencing that warranty service was requested by Subscriber.

16. CARE AND SERVICE OF SECURITY SYSTEM: Subscriber agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed. All repairs, replacement or alteration of the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life, are not included in warranty or service under paragraph 4(b) (i) and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connected with the security system as originally installed without TKS' written consent.

17. ALTERATION OF PREMISES FOR INSTALLATION: TKS is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in TKS' sole discretion for the installation and service of the security system, and TKS shall not be responsible for any condition created hereby as a result of such installation, service, or removal of the security system, and Subscriber represents that the owner of the premises, if other than Subscriber, authorizes the installation of the security system under the terms of this agreement.

18. SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND TELEPHONE SERVICE: Subscriber agrees to furnish, at Subscriber's expense, all 110 Volt AC power, electrical outlet, ARC Type circuit breaker and dedicated receptacle, Internet connection, high-speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by TKS.

19. LIEN LAW: TKS or any subcontractor engaged by TKS to perform the work or furnish material who is not paid may have a claim against purchaser or the owner of the premises if other than the purchaser which may be enforced against the property in accordance with the applicable lien laws.

20. INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS: Subscriber agrees to defend, advance expenses for litigation and arbitration, including investigation, legal and expert witness fees, indemnify and hold harmless TKS, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third-parties or by Subscriber, including reasonable attorneys' fees and losses, asserted against and alleged to be caused by TKS' performance, negligence or failure to perform any obligation under or in furtherance of this agreement. Parties agree that there are no third-party beneficiaries of this agreement. Subscriber on its behalf and any insurance carrier waives any right of subrogation Subscriber's insurance carrier may otherwise have against TKS or TKS' subcontractors arising out of this agreement or the relation of the parties hereto. Subscriber shall not be permitted to assign this agreement without written consent of TKS, which shall not unreasonably be withheld. TKS shall have the right to assign this agreement to a company licensed to perform the services and shall be relieved of any obligations herein upon such assignment.

21. EXCULPATORY CLAUSE: TKS and Subscriber agree that TKS is not an insurer and no insurance coverage is offered herein. The security system, equipment, and TKS' services are designed to detect and reduce certain risks of loss, though TKS does not guarantee that no loss or damage will occur. TKS is not assuming liability, and, therefore, shall not be liable to Subscriber or any other third party for any loss, economic or non-economic, business loss or interruption, consequential damages, in contract or tort, data corruption or inability to retrieve data, personal injury or property damage sustained by Subscriber or others as a result of equipment failure, human error, burglary, theft, hold-up, fire, smoke, water or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by TKS' breach of contract, negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this agreement or any other legal duty, except for gross negligence and willful misconduct.

22. INSURANCE / ALLOCATION OF RISK: Subscriber shall maintain a policy of Comprehensive General Liability and Property Insurance for liability, casualty, fire, theft, and property damage under which Subscriber is named as insured and TKS is named as additional insured and which shall on a primary and non-contributing basis cover any loss or damage TKS' services are intended to detect to one hundred percent of the insurable value or potential risk. The parties intend that the Subscriber assume all potential risk and damage that may arise by reason of failure of the equipment, system or TKS' services and that Subscriber will look to its own insurance carrier for any loss or assume the risk of loss. TKS shall not be responsible for any portion of any loss or damage which is recovered or recoverable by Subscriber from insurance covering such loss or damage or for such loss or damage against which Subscriber is indemnified or insured. Subscriber and all those claiming rights under Subscriber waive all rights against TKS and its subcontractors for loss or damages caused by perils intended to be detected by TKS' services or covered by insurance to be obtained by Subscriber, except such rights as Subscriber or others may have to the proceeds of insurance.

23. LIMITATION OF LIABILITY: SUBSCRIBER AGREES THAT, EXCEPT FOR TKS' GROSS NEGLIGENCE AND WILLFUL MISCONDUCT, SHOULD THERE ARISE ANY LIABILITY ON THE PART OF TKS AS A RESULT OF TKS' BREACH OF THIS CONTRACT, NEGLIGENT PERFORMANCE TO ANY DEGREE OR NEGLIGENT FAILURE TO PERFORM ANY OF TKS' OBLIGATIONS PURSUANT TO THIS AGREEMENT OR ANY OTHER LEGAL DUTY, EQUIPMENT FAILURE, HUMAN ERROR, OR STRICT PRODUCTS LIABILITY, WHETHER ECONOMIC OR NON-ECONOMIC, IN CONTRACT OR IN TORT, THAT TKS' LIABILITY SHALL BE LIMITED TO THE SUM OF \$250.00 OR 6 TIMES THE MONTHLY PAYMENT FOR SERVICES BEING PROVIDED AT TIME OF LOSS, WHICHEVER IS GREATER. IF SUBSCRIBER WISHES TO INCREASE TKS' AMOUNT OF LIMITATION OF LIABILITY, SUBSCRIBER MAY, AS A MATTER OF RIGHT, AT ANY TIME, BY ENTERING INTO A SUPPLEMENTAL AGREEMENT, OBTAIN A HIGHER LIMIT BY PAYING AN ANNUAL PAYMENT CONSONANT WITH TKS' INCREASED LIABILITY. THIS SHALL NOT BE CONSTRUED AS INSURANCE COVERAGE AND NOTWITHSTANDING THE FOREGOING, TKS' LIABILITY SHALL NOT EXCEED ITS AVAILABLE INSURANCE COVERAGE.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS EXCULPATORY CLAUSE, INDEMNITY, INSURANCE, ALLOCATION OF RISK AND LIMITATION OF LIABILITY PROVISIONS.

24. LEGAL ACTION / BREACH / LIQUIDATED DAMAGES / AGREEMENT TO BINDING ARBITRATION: The parties agree that due to the nature of the services to be provided by TKS, the payments to be made by the Subscriber for the term of this agreement form an integral part of TKS' anticipated profits; that in the event of Subscriber's default it would be difficult if not impossible to fix TKS' actual damages. Therefore, in the event Subscriber defaults in any payment or charges to be paid to TKS, Subscriber shall be immediately liable for any unpaid installation and invoiced charges plus 80% of the balance of all payments for the entire term of this agreement as LIQUIDATED DAMAGES and TKS shall be permitted to terminate all its services, including but not limited to terminating monitoring service, under this agreement and to remotely re-program or delete any programming without relieving Subscriber of any obligation herein.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE.

The prevailing party in any litigation or arbitration is entitled to recover its legal fees from the other party. In any action commenced by TKS against Subscriber, Subscriber shall not be permitted to interpose any counterclaim. SUBSCRIBER MAY BRING CLAIMS AGAINST TKS ONLY IN SUBSCRIBER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR ADMINISTERED BY ARBITRATION SERVICES INC., ITS SUCCESSORS OR ASSIGNS, PURSUANT TO ITS ARBITRATION RULES AT WWW.ARBTRATIONSERVICESINC.COM AND THE FEDERAL ARBITRATION ACT, EXCEPT THAT NO PUNITIVE OR CONSEQUENTIAL DAMAGES MAY BE AWARDED. The arbitrator shall be bound by the terms of this agreement, and shall on request of a party, conduct proceedings by telephone, video, submission of papers or in-person hearing. By agreeing to this arbitration provision the parties are waiving their right to a trial before a judge or jury, waiving their right to appeal the arbitration award and waiving their right to participate in a class action. Service of process or



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papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address designated in this agreement, on file with an agency of the state, or any other address provided by the party in writing to the party making service. The parties submit to the jurisdiction and laws of Michigan, except for arbitration which is governed by the FAA and the arbitration rules and agree that any litigation or arbitration between the parties shall be commenced and maintained in the county where TKS' principal place of business is located or Nassau County, New York. The parties waive trial by jury in any action between them unless prohibited by law. Any action between the parties must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings by either party must be based on the provisions of this agreement. Any other action that Subscriber may have or bring against TKS in respect to other services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS AN AGREEMENT TO ARBITRATE DISPUTES AND THAT ARBITRATION IS BINDING AND FINAL AND THAT SUBSCRIBER IS WAIVING SUBSCRIBER'S RIGHT TO TRIAL IN A COURT OF LAW AND OTHER RIGHTS.

25. TKS' RIGHT TO SUBCONTRACT SPECIAL SERVICES: Subscriber agrees that TKS is authorized and permitted to subcontract any services to be provided by TKS to third parties who may be independent of TKS, and that TKS shall not be liable for any loss or damage sustained by Subscriber by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties. Subscriber appoints TKS to act as Subscriber's agent with respect to such third parties, except that TKS shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to TKS' disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees, subcontractors, manufacturers, vendors and Monitoring Center of TKS.

26. MOLD, OBSTACLES AND HAZARDOUS CONDITIONS: Subscriber shall notify TKS in writing of any undisclosed, concealed or hidden conditions in any area where installation is planned, and Subscriber shall be responsible for removal of such conditions. In the event TKS discovers the presence of suspected asbestos or other hazardous material, TKS shall stop all work immediately and notify Subscriber. It shall be Subscriber's sole obligation to remove such conditions from the premises, and if the work is delayed due to the discovery of suspected asbestos or other hazardous material or conditions then an extension of time to perform the work shall be allowed and Subscriber agrees to compensate TKS for any additional expenses caused by the delay but not less than \$1000.00 per day until work can resume. If TKS, in its sole discretion, determines that continuing the work poses a risk to TKS or its employees or agents, TKS may elect to terminate this agreement on 3 day notice to Subscriber and Subscriber shall compensate TKS for all services rendered and material provided to date of termination. TKS shall be entitled to remove all its equipment and uninstalled equipment and material from the job site. Under no circumstances shall TKS be liable to Subscriber for any damage caused by mold or hazardous conditions or remediation thereof.

27. NON-SOLICITATION: Subscriber agrees that it will not solicit for employment for itself, or any other entity, or employ, in any capacity, any employee of TKS assigned by TKS to perform any service for or on behalf of Subscriber for a period of two years after TKS has completed providing service to Subscriber. In the event of Subscriber's violation of this provision, in addition to injunctive relief, TKS shall recover from Subscriber an amount equal to such employee's salary based on the average three months preceding employee's termination of employment with TKS, times twelve, together with TKS' counsel and expert witness fees.

28. FALSE ALARMS / PERMIT FEES / WITNESS FEES: Subscriber is responsible for all alarm permits and fees, agrees to file for and maintain any permits required by applicable law and indemnify or reimburse TKS for any fees or fines relating to permits or false alarms. TKS shall have no liability for permit fees, false alarms, false alarm fines, the manner in which police or fire department responds, or the refusal of the police or fire department to respond. In the event of termination of police or fire department response this agreement shall nevertheless remain in full force and Subscriber shall remain liable for all payments provided for herein. In the event Subscriber or any third party subpoenas or summons TKS requiring any services or appearances, Subscriber agrees to pay TKS \$160 per hour for such services and appearances. Subscriber shall reimburse TKS for any Monitoring Center charges for excessive, run-a-way or false alarm signals.

29. SECURITY INTEREST / COLLATERAL: To secure Subscriber's obligations under this agreement Subscriber grants TKS a security interest in the security equipment installed by TKS and TKS is authorized to file a financing statement.

30. CREDIT INVESTIGATION: Subscriber and any guarantor authorize TKS to conduct credit investigations from time to time to determine Subscriber's and guarantor's credit worthiness.

31. FULL AGREEMENT / SEVERABILITY: This agreement along with the Schedule of Equipment and Services constitute the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties. Subscriber acknowledges and represents that Subscriber has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Subscriber hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Subscriber's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent with any other document or agreement, whether executed prior to, concurrently with or subsequent to this agreement the terms of this agreement shall govern. This agreement shall run concurrently with and shall not terminate or supersede any existing agreement between the parties unless specified herein. Should any provision of this agreement be deemed void, the remaining parts shall be enforceable.

**SUBSCRIBER ACKNOWLEDGES RECEIVING A FULLY EXECUTED COPY
OF THIS AGREEMENT AND SCHEDULE OF EQUIPMENT AND SERVICES AT TIME OF EXECUTION.**

Turn Key Systems, LLC (DBA: TKS Security)

Garfield Township



TKS Security

Chuck Korn

CO Owner/CTO

Date Accepted: 12 / 07 / 2023

Date Accepted:



220 Cesar E. Chavez Ave SW, Grand Rapids, MI 49503 || 3077 N Garfield Rd, Traverse City, MI 49686

P: (888) 595-1115 || F: (888) 502-1651 || E: info@gotks.com || WWW.GOTKS.COM

WHY TKS

OUR MISSION is to protect people and property while providing our customers with the best security solutions and service.

OUR VISION is to become Michigan's best security company by being the leader in service, knowledge, design and delivery.

CORE VALUES AND GUIDING PRINCIPLES

- **CUSTOMER-FOCUSED** – We will be respectful, responsive, caring and consistent in all customer relations. We will always keep the customer at the forefront of our decisions and our actions.
- **TEAMWORK** – Every member of the TKS team will contribute their time & talent in a coordinated effort to ensure the company will consistently meet its' strategic goals. We will communicate our Vision, Mission and Values in a clear, consistent & transparent manner so that all team members understand their role & requirements in achieving these goals.
- **INTEGRITY** – In all facets of our business, our actions shall remain consistent. We will gain trust by honoring our commitments, exemplifying honesty and integrity to our customers, our employees and our community.
- **INNOVATIVE** – The products, systems and technologies that we deliver to our customers will represent the leading edge in our industry. We will partner with companies that are forward looking and that provide us with the highest quality custom security solutions available.
- **ACCOUNTABILITY** – Each member of our team agrees to be accountable for ownership of their actions in relation to other members of the team, our various partners and especially to our customers.

Turn Key Systems, LLC | dba: **TKS || SECURITY**

- *Founded in 2010*

- State of Michigan Licensed Security Alarm Contractor, License [#3601206063](#)
- State of Michigan Licensed Fire Alarm Contractor, License [#5103347](#)
- State of Michigan Bureau of Fire Services, Public Act 207 Certification [#A-1158](#)

- 24/7 Emergency Service
- Maintenance and Service Agreements Available in Certain Areas
- 24/7 UL Central Station Monitoring
- Intrusion Detection (Burglar Alarms)
- Fire Alarms
- Access Control
- Intercoms
- Security Video Management Systems (Replacement of CCTV)
- Integrated Systems



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