

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD STUDY SESSION
October 27, 2015 at 5:00 p.m.**

AGENDA

ORDER OF BUSINESS

Call meeting to order

Roll call of Board Members

1. **Business to come before the Board**
 - a. **Discussion regarding the 2016 Township Budget**
2. **Public Comment**
3. **Adjournment**

Lanie McManus, Township Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

October 22, 2015 TBSS

CHARTER TOWNSHIP OF GARFIELD TOWN BOARD MEETING

Tuesday, October 27, 2015 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Township Board, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures: a.) any person wishing to address the Board is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Township Board Member's questions.

Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

2. Review and approval of the Agenda - Conflict of Interest

3. Consent Calendar

The purpose of the Consent calendar is to expedite business by grouping non-controversial items together to be dealt with in one Board motion without discussion. Any member of the Board, staff or the public may ask that any item on the Consent Calendar be removed there from and placed elsewhere on the Agenda for full discussion. Such requests will be automatically respected. If any item is not removed from the Consent Calendar, the action noted in parentheses on the Agenda is approved by a single Board action adopting the Consent Calendar.

a. Minutes

October 13, 2015 Study Session (Recommend Approval)

October 13, 2015 Regular Session (Recommend Approval)

b. Bills -

General Fund (Recommend Approval)	\$ 289,259.21
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4. **Correspondence**

5. **Reports**

- a. County Commissioner's Report
- b. Treasurer's Report
- c. Clerk's Report
- d. Supervisor's Report

6. **Unfinished Business**

7. **New Business**

- a. Consideration of awarding of trail plowing bids for 2015-2016

8. **Public Comment**

9. **Other Business**

10. **Adjournment**

Lanie McManus, Clerk

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CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD STUDY SESSION MINUTES
October 13, 2015 Minutes

ORDER OF BUSINESS

Call meeting to order

Supervisor Chuck Korn called the Town Board Study Session to order on Tuesday, October 13, 2015, at 4:30 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Roll call of Board Members

Present: Lanie McManus, Bob Featherstone, Denise Schmuckal, Molly Agostinelli, Kit Wilson, Chuck Korn, Jeane Blood Law (5:30)

Absent: None

1. Business to come before the Board

a. Discussion regarding the 2016 Township Budget

The Board reviewed the 2016 Township Budget. The Board discussed the budget in great detail. Another study session on the budget was set for Tuesday, October 27, 2015 at 5:00 p.m.

2. Public Comment

There was no public comment

3. Adjournment

Schmuckal made a motion to adjourn the meeting at 5:50 p.m.

Chuck Korn, Supervisor
3848 Veterans Drive
Traverse City, MI 49684

Lanie McManus, Clerk
3848 Veterans Drive
Traverse City, MI 49684

Utility Receiving Fund	<u>\$ 93,968.50</u>
Grand Total	<u>\$ 93,968.50</u>

(Recommend Approval)

c. Application for Progress Payment #4 to Elmer’s Crane & Dozer, Inc. for Harris Road/Cedar Run Road Water Main Extension in the amount of \$159,217.68. (Recommend Approval)

d. MTT Update (Receive and File)

Wilson moved and Schmuckal seconded to approve the consent calendar as amended removing the September 22, 2015 Study Session Minutes.

*Yeas: Wilson, Schmuckal, Featherstone, Agostinelli, Blood Law, McManus, Korn
Nays: None*

Schmuckal moved and Wilson seconded to approve the minutes of the September 22, 2015 Study Session as amended noting that Agostinelli called the meeting to order since Korn was absent and Wilson “moved to” adjourn the meeting.

*Yeas: Schmuckal, Wilson, Featherstone, Agostinelli, Blood Law, McManus, Korn
Nays: None*

4. Correspondence (6:25)

a. Grand Traverse Conservation District – September Activity Report

b. Letters Regarding short term rentals from:

Kelly Kazmierski	Tim Hughes	Debra Kurtz
Jessica Torbet	Wayne Mueller	Trevis Gillow
David and Deanna Canon	Lynn Montroy	John Puetz
Keith and Sandra Barsheff	Vickie Hamilton	Lou Phillips
Michael Buell		

5. Reports

a. Construction Report (Gourdie-Fraser) (6:26)

No report

b. GT Metro Fire Department Report (6:26)

Lt. Terry Flynn said that September was a busy month and last week was Fire Prevention week. The departments will go into schools this week. A written report indicated 3,651 calls for service thus far in 2015.

c. Sheriff’s Report (6:27)

Chris Barsheff said that the Sheriff’s Department is down 264 calls from last year and 199 calls from last month. Department representatives met with Traverse Hills condo residents to create a relationship and establish a neighborhood

watch program. Shields of Hope, an organization that deals with cancer patients will be coming to the Great Wolf Lodge soon and the Sheriff's Department will be represented. The drug take back program at the mall was successful and 40 pounds of drugs were collected.

d. County Commissioner's Report (6:33)

No report at this time

e. Personnel Committee Report (6:33)

McManus moved and Wilson seconded that in accordance with the budget meeting, the Township should adjust wages for four employees.

Yeas: McManus, Wilson, Agostinelli, Featherstone, Blood Law, Korn

Nays: None

Abstentions: Schmuckal

f. Clerk's Report (6:34)

McManus said she submitted a report in writing and is getting candidate packets ready for next year. There will be no election in November for Garfield Township.

g. Supervisor's Report (6:35)

Korn said that TC Talus has completed reorganization and is headed in the right direction. The BPW has a new director, John Divosso. He spoke to members of the rental community, as well as, permanent residents who have reservations about the practice and said any ordinance changes can be a lengthy process. Schmuckal inquired about a time line for the rental owners. Brian VanDenBrand said the earliest any zoning ordinance amendment could be approved would be in late December or early January. Board members thought it was important to hear from the rest of the township's residents and not only the Silver Lake residents. Wilson mentioned that the Planning Commission is looking for direction from the Township Board. The general consensus is that the Township Board would like to begin the process of looking into the matter and asked that staff begin discussion on the matter and possibly draft some language for review by the Planning Commission. Board members also felt that weekly rentals should only be considered in the Silver Lake area, not the entire R-1 zoning district.

6. Unfinished Business (6:56)

None

7. New Business

a. Consideration of Resolution 2015-16-T, a resolution to amend the Township's DPW Maintenance and Operation budget for the current Year (6:56)

Agostinelli moved and Featherstone seconded to adopt Resolution 2015-16-T, a

resolution to amend the Township's DPW Maintenance and Operation budget for the current year.

*Yeas: Agostinelli, Featherstone, McManus, Wilson, Blood Law, Schmuckal, Korn
Nays: None*

b. Request to add Special Assessments to Winter Tax Roll (6:58)

Blood Law asked to add delinquent special assessments to the winter tax roll in the amount of \$5,677,60.

Wilson moved and McManus seconded to add delinquent Special Assesments in the amount of \$5,677.60 to the Winter Tax Roll.

*Yeas: Wilson, McManus, Blood Law, Agostinelli, Featherstone, Schmuckal, Korn
Nays: None*

c. Park Budget Amendment (6:59)

VanDenBrand asked the Township Board for approval to proceed with two construction projects this fall in the parks. The first is sidewalks at Silver Lake Park. Bids were received and the low bidder was Joe Cicchelli for \$15,470. The second project is a boardwalk at Boardman Valley Nature Preserve. They already have materials and Board approval is sought to authorize SEEDS to complete the project at a cost of \$3,630.

Schmuckal moved and Wilson seconded to approve year end park expenses for sidewalks at Silver Lake Park to be completed by Joe Cicchinelli for a cost of \$15,470; and the boardwalk at the Boardman Valley Nature Preserve to be completed by SEEDS for a cost of \$3,630 as outlined in PD 2015-58.

*Yeas: Schmuckal, Wilson, Blood Law, Agostinelli, Featherstone, McManus, Korn
Nays: None*

8. Public Comment: (7:05)

County Commissioner Alisa Kroupa said that the Grand Traverse Band, the City Commission and the County discussed the dams and an official request for financials was made. The County is reviewing a proposal for a vacant county owned building to house an addiction treatment services center. John Sych will discuss TC Talus with County Commissioners and Tom Menzel was hired as the new County Administrator. Central Dispatch and Emergency Services Manager Greg Byrd were recognized for their work on the August 2nd storm. Strategic planning is ongoing and a third meeting is scheduled for this month.

Kelly Kazmierski thanked the Board for the timeline and stressed that the SLIA is an organization concerned with water quality only.

9. Other Business: (7:20)

None

10. Adjournment

Korn adjourned the meeting at 7:20 pm.

Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN General						
10/08/2015	GEN	34294	0134	NORTHERN FIRE AND SAFETY	ANNUAL FIRE EXT. INSPECTION	53.00
10/08/2015	GEN	34295	0893	PERFECT FENCE COMPANY	PARK FENCE REPAIR	2,362.00
10/08/2015	GEN	34296	0054	SONDEE, RACINE, DOREN	LEGAL	64.00
10/13/2015	GEN	34297	0001	GARFIELD CHARTER TOWNSHIP	HSA	76.59
10/13/2015	GEN	34298	0082	GRAND TRAVERSE COUNTY	LAW ENFORCEMENT CONTRACT - DETECTIVE	245,620.75
10/13/2015	GEN	34299	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	24.83
10/13/2015	GEN	34300	0557	MAPLE RIVER DIRECT MAIL	SURVEY MAILING	467.59
10/13/2015	GEN	34301	0472	RUBY CLEANING SERVICE	CLEANING SVCS	1,150.00
10/13/2015	GEN	34302	0472	RUBY CLEANING SERVICE	CLEANING SVCS	315.00
10/13/2015	GEN	34303	0509	TEAMSTERS LOCAL 214	UNION DUES	203.00
10/13/2015	GEN	34304	0202	UNITED WAY	UNITED WAY	85.00
10/13/2015	GEN	34305	0006	VRIAC	DEFERRED COMP	1,893.00
10/13/2015	GEN	34306	0139	MICHIGAN TOWNSHIP ASSOCIATION	MTA CONFERENCE	298.00
10/14/2015	GEN	34307	MISC	ECKLER BUILDING SOLUTIONS, LLC.	CANOPY PROJECT FINAL	24,835.00
10/14/2015	GEN	34308	MISC	BATTERIES PLUS OF TRAVERSE CITY	LIGHT BULBS	72.98
10/14/2015	GEN	34309	MISC	CARRIE M. SCHAUB	RECORDING SECRETARY	118.00
10/14/2015	GEN	34310	0064	CITY OF TRAVERSE CITY	170975-98310	6.52
10/14/2015	GEN	34311	0100	GRAND TRAVERSE COUNTY DEP	PARK WATER	26.01
10/14/2015	GEN	34312	0100	GRAND TRAVERSE COUNTY DEP	WATER	1,389.91
10/14/2015	GEN	34313	0911	KLM LANDSCAPE	LAWN CARE	475.00
10/14/2015	GEN	34314	0911	KLM LANDSCAPE	LAWN CARE	1,125.00
10/14/2015	GEN	34315	0557	MAPLE RIVER DIRECT MAIL	POSTAGE 3RD QUARTER	146.25
10/14/2015	GEN	34316	0181	OLSON, BZDOK, & HOWARD	5816-09M	3,080.05
10/14/2015	GEN	34317	0142	VERIZON	783061263-00001	219.60
10/15/2015	GEN	34318	0906	POSTMASTER	PLANNING POSTAGE PERMIT #133	500.00
10/15/2015	GEN	34319	0906	POSTMASTER	PLANNING POSTAGE PERMIT #133	500.00
10/19/2015	GEN	34320	0093	AFLAC	BQ232	295.77
10/19/2015	GEN	34321	0313	GRAND TRAVERSE CONSERVATION DI	MILLER CREEK/TRASH/LABOR/FEES	956.56
10/19/2015	GEN	34322	0131	GRAND TRAVERSE COUNTY PLANNING	GTC PLANNING BANQUET	60.00
10/19/2015	GEN	34323	0498	NORTHERN MI JANITORIAL SUP	SUPPLIES	129.40
10/19/2015	GEN	34324	0021	PITNEY BOWES INC.	LEASING CHARGES	393.63
10/20/2015	GEN	34325	0906	POSTMASTER	PLANNING SURVEY POSTAGE	500.00
10/21/2015	GEN	34326	0375	FIFTH THIRD BANK	5473785478000162	42.55
10/21/2015	GEN	34327	0151	PALLET PAPERS	PAPER	169.72
10/21/2015	GEN	34328	0051	THE COPY SHOP	SURVEY COPIES/REPRINT/ENVELOPES	1,608.50
GEN TOTALS:						
Total of 35 Checks:						289,259.21
Less 0 Void Checks:						0.00
Total of 35 Disbursements:						289,259.21

October 21, 2015

Garfield Township Trustees
3848 Veterans Drive
Traverse City, MI. 49685

RE: Weekly Rentals in a R1-B Single Family Zoned Property

Dear Trustees,

Please do not take the comments presented to you at your last board meeting by a minority of potential "business" owners as a majority viewpoint as it relates to weekly rentals in a residential neighborhood.

As you know, your own Zoning Administrator has made a determination that weekly rentals are prohibited in R1-B zoning districts in Garfield Township (copy of interpretation is attached). Also, as pointed out in the document, the Michigan Supreme Court has determined that weekly rentals are not of "Residential Purpose" which makes that type of use commercial in nature.

Just because a buyer of real estate assumes they can conduct any type of business and/or activity on the property they purchase does not make it legal! If it is, you might as well throw out your entire zoning ordinance as it is written. As the old saying goes, "buyer beware." Lack of homework by a purchaser does not in itself create a hardship.

Residential zoning is for residential use, not commercial use. Please use common sense and stop this unfounded attempt to destroy the single family life style in our wonderful township.

Sincerely,

Handwritten signatures of Dave and Lisa Green in blue ink. The signature on the left is "Dave Green" and the signature on the right is "Lisa O'Hean".

Dave and Lisa Green
5324 Highland Drive
Traverse City, MI. 49685



Charter Township of Garfield

Grand Traverse County

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

To:

From: Sara Kopriva, Zoning Administrator

Date: December 11, 2013

Subject: Interpretation of Short Term/Weekly Rentals

I have been asked to provide my interpretation of the Zoning Ordinance regarding short term or weekly rentals in the Residential R-1B zoning district. Zoning is exclusionary, meaning that if the use is not listed as permitted use in the Zoning Ordinance than that use is not allowed. To determine if short term rentals were permitted in the current Zoning Ordinance, I reviewed the Zoning Ordinance to see if there were any uses listed that would apply to short term rentals.

Garfield Township Zoning Ordinance:

Short term rentals are not defined in the Zoning Ordinance and are not a permitted use listed specifically in any zoning district. Since short term rentals are not listed, we have to look at the allowable uses and if this use works within those parameters.

The Ordinance states:

- Dwelling, Single Family: “A dwelling unit designed for exclusive occupancy by a single family which may be detached or semi-detached.”
- Dwelling: “any building or structure or part thereof occupies as the home, residence or sleeping place of one or more persons either permanently or transiently including an attached garage, but except mobile homes and trailer coaches, whether or not mounted on wheels.”
- Family: “(1) An individual, or two (2) or more persons related by blood, marriage or adoption.... who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit, or (2) a collective number of individuals domiciled together in one dwelling unit whose relationship is of a continuing non-transient domestic character.... This definition shall not include any society, club, fraternity,....or other individuals whose domestic relationship is of a transitory or seasonable nature...”
 - Definition of “domicile,” according to Merriam-Webster Dictionary, “a person’s fixed, permanent, and principal home for legal purposes”

Short term rentals cannot be considered a single family dwelling because it appears that a single family dwelling is that of a non-transient nature. That is determined by the exclusion of the word “transient” in the definition of “Dwelling, Single Family” and specifically stated in the definition for “Dwelling”. In addition, short term rentals do not meet the definition of “Family” because short term rentals do not meet the definition of “domicile”.

We should also review a Bed & Breakfast since this allows for a more transient occupied use. This use allows for transients in an owner occupied dwelling, which is viewed as a less intrusive use than a non-owner occupied structure.

According to the Ordinance a “Bed and Breakfast” is “a private residence that offers sleeping accommodations to transient tenants, is the innkeeper’s residence in which the innkeeper resides while renting the rooms to transient tenants...”

Bed and breakfasts are a permitted use in the Residential (R-1) District but specifically listed as a prohibited use in the Residential R-1B District. Based on this finding, the Ordinance specifically prohibits any type of transient lodging in the Residential R-1B District.

Michigan Courts:

In addition to looking at the Zoning Ordinance, court decisions can provide guidance on how to treat a use not listed in the Zoning Ordinance.

- O’Conner v. Resort Custom Builder, Inc.
 - Michigan Supreme Court Decision
 - “The weekly owner has no right to be at the residence at anytime other than during their one week that they have purchased. That is not a residence. That is too temporary. There is no permanence to the presence, either psychologically or physically at that location, and so I deem that the division of the home into one-week timeshare intervals as not being for residential purposes...”

The Michigan Supreme Court has determined that weekly rentals are not of “residential purpose” which would make it commercial in nature.

Decision:

Based on the process of reviewing the zoning district and not finding a comparable use to short term rentals, finding that the definition of dwelling, single family and definition of family does not apply, as well as, the court decision that the Michigan Supreme Court finds that one-week rentals are not for residential purposes, I find that short term rentals or other transient uses are prohibited in the R-1B Zoning District.

Garfield Township Treasurer Report

Month Ending September 30, 2015

5. b.



Acct.	Unrestricted Funds	General Fund	06/30/15	09/30/15	Difference	Maturity Date	Rate
7118	General Fund	Checking	1,470,136	1,528,394	58,258	N/A	
5605	General Chase High Yield	Savings	168,404	168,416	12	N/A	
4670	General Fund Managed	Invest	1,237,375	1,267,346	29,971	N/A	
220	Bank of Northern Michigan	CD	253,765	253,765	-	2/4/16	0.75%
740	Huntington	CD	80,332	80,332	-	10/17/17	0.61%
740	Huntington <i>(Cashed in put into General 5/7/15)</i>	CD	-	-	-		* Cashed in purchased new CD from Honor
604	Mbank CD -	CD	-	95,000	95,000		1.00% * See Below
605	Mbank CD -	CD	-	95,000	95,000		1.00% * See Below
606	Mbank CD -	CD	-	60,000	60,000		1.00% * See Below
S101	4-Front Credit Union	CD	204,449	204,785	335	7/8/17	0.65%
725	Chemical <i>(cashed in put into General 8/12/15 purchased (3) Mbank CDS Total \$250K)</i>	CD	63,093	-	(63,093)	8/11/15	*
25	Chemical	CD	188,315	188,315	-	6/4/17	0.50%
300	NW Consumers CU	CD	163,928	164,259	-	2/23/17	0.80%
332	NW Consumers CU	CD	58,508	58,656	-	9/27/15	0.60%
662	Traverse City State Bank	CD	260,940	262,120	1,180	6/12/18	0.89%
55	1st Community Bank	CD	209,369	209,369	-	8/2/16	0.75%
72	Citizens Bank	CD	250,000	250,000	-	2/21/16	1.05%
15	First National Bank of America	CD	251,726	251,726	-	4/14/18	1.39%
	Ham 1 Credit Union	CD	250,000	250,000	-	3/2/18	1.35%
	Credit Union One	CD	251,245	252,197	952	2/25/18	1.50%
119	Honor Bank <i>(Purchased from General 5/5/15)</i>	CD	250,000	251,247	1,247	11/28/19	2.02%
Total Unrestricted Funds - Available for Spending			4,608,614	4,885,757	278,862		

Restricted Funds		Current Month	Current Month	Difference	Date	
7118	Park Fund	Checking	748,262	705,898	(42,364)	N/A
7118	Roads	Checking	1,093,031	686,483	(406,548)	N/A *
8728	Fire Fund	Checking	580,208	129,671	(450,537)	N/A *
4654	Fire Fund Managed	Invest	753,940	769,998	16,058	N/A
7134	Receiving Fund	Checking	6,106,709	5,223,499	(883,210)	N/A *
4662	Receiving Fund	Invest	5,017,623	5,118,646	101,023	N/A
7940	DPW	Invest	105,115	105,962	847	N/A
7126	Tax Fund	Checking	20,035	539,876	519,841	N/A
4750	General Employee Flex	Checking	52,030	1,726	(50,304)	N/A *
3734	Retirement Rec Fund	Checking	100,755	101,864	1,109	N/A
2343	Insurance Funding	Checking	395,775	389,858	(5,917)	N/A
923	Prescription Reimbnt	Checking	443	-	(443)	N/A
8681	Trust & Agency	Checking	56,289	57,018	729	N/A
1111	Special Lights	Checking	6,277	6,277	0	N/A
3801	Special Mill/Water/Sewer/Roads	Checking	14,863	28,688	13,825	N/A
Total Restricted Funds - Restricted Use			15,051,355	13,865,464	(1,185,891)	

TOTAL	\$ 19,659,969	\$ 18,751,221	\$ (907,029)	*
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* Cashed in (1) CD from Chemical for \$63k on 8/12/15 and purchased (3) CDS at Mbank for \$250k.

* Park Fund - Reduction in balance due to road and design cost for lafranier road.

* Receiving Fund - Reduction in balance tax distribution went back into general account (correction)

* Receiving Fund - Reduction in balance due to expenses from Harris and Cedar Run road water main extension.

* General Employee Flex - Reduction due to HSR expenses paid to Burnham & Flower Plan Fund.

Respectfully Submitted:

Jeane Blood Law, Treasurer

Double R Co.

Licensed and Insured
 1132 S Garfield Ave
 Traverse City MI 49686
 (231)929-0002 doublerco@att.r

SNOW 2015-16

Ron Ramoie

INVOICE

Customer		
Name	GARFIELD TWP	
Address		
City	State	ZIP
Phone		
Date		
Estimator	Ron	
Job Type		
Deposit		

Qty	Description	Unit Price	TOTAL
	2015 - 16 SNOW CONTRACTS		
	SILVER LAKE WALKING PATH		
	STAKE PATH FOR SNOW REMOVAL		
	SNOW BLOW PATH 2" TO 7"	\$ 128.00	
	8" +	\$ 248.00	
	 COMMONS WALKING PATH		
	STAKE PATH FOR SNOW REMOVAL		
	SNOW BLOW PATH 2" TO 7"	\$ 112.00	
	8" +	\$ 187.00	
	PLEASE SIGN AND RETURN ONE PAYMENTS BY THE TENTH OF EACH MONTH		
		SubTotal	\$0.00

Payment Details

Cash
 Check
 Credit Card

Name _____

CC # _____ Expires _____

TOTAL \$0.00

Office Use Only

LANDGREEN LAWNCARE

5361 Heritage Way Traverse City, Michigan 49685
Phone (231) 357-9968
Email chris@landgreenlawncare.com
landgreenlawncare.com

2015-16 Snow removal contract

Property: Barns Trail - Silver Drive to Wyatt

Contract to provide services as follows:

Snow blow walking path at 2"-8" accumulation	\$120
Snow blow walking path at 8" or more accumulation	\$160
Salt and sand application	\$270

Terms of Contract:

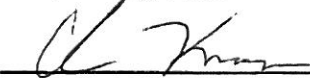
The trail shall be cleared Monday thru Friday before 7:00 am. Trail is to be plowed upon accumulation of two inches. Salt applied at owners discretion. Contractor is responsible for placing, maintaining and removing edge of pavement markers. Contract to repair damaged turf as soon as possible in the spring. Final payment will not be released.

Payment due 15 days from date issued. Past due balances will incur 1.5% monthly late fee. Payments not received within 30 days will result in cancelation of services until payment is received. 60 days past due balances will be turned over to small claims court. Landgreen Lawncare is not liable for damages to roadway surfaces.

I accept the above and authorize you to do the work specified. Payment will be made as outlined above.

Customer Signature

Date



10-6-2015

Contractor Signature

Date

Please sign and return to Landgreen Lawncare, 5361 Heritage Way, Traverse City, MI 49685

LANDGREEN --- LAWNCARE

5361 Heritage Way Traverse City, Michigan 49685
Phone (231) 357-9968
Email chris@landgreenlawncare.com
landgreenlawncare.com

2015-16 Snow removal contract

Property: Silver Lake Recreation Area

Contract to provide services as follows:

Snow blow walking path at 4"-8" accumulation	\$90
Snow blow walking path at 8" or more accumulation	\$135

Terms of Contract:

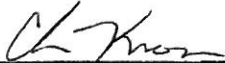
Paved walking path is to be cleared upon an accumulation of four inches. Path to be cleared by 9am

Payment due 15 days from date issued. Past due balances will incur 1.5% monthly late fee. Payments not received within 30 days will result in cancelation of services until payment is received. 60 days past due balances will be turned over to small claims court. Landgreen Lawncare is not liable for damages to roadway surfaces.

I accept the above and authorize you to do the work specified. Payment will be made as outlined above.

Customer Signature

Date



10-6-15

Contractor Signature

Date

Please sign and return to Landgreen Lawncare, 5361 Heritage Way, Traverse City, MI 49685