

# CHARTER TOWNSHIP OF GARFIELD TOWN BOARD MEETING

Tuesday, February 10, 2015 at 6:00pm  
Garfield Township Hall  
3848 Veterans Drive  
Traverse City, MI 49684  
Ph: (231) 941-1620

## AGENDA

### **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 Members' 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 – January 13, 2015 (Recommend Approval)

b. Bills -

General Fund (Recommend Approval)	\$ 495,784.66
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Gourdie-Fraser Utility Receiving Fund (Recommend Approval)	\$ 2,542.50
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Grand Traverse Metro Emergency Services Agency      \$ 12,453.00  
(Recommend Approval)

- c. MTT Update (Receive and File)
- d. Parks and Recreation Commission Annual Report (Receive and File)
- e. PD 2015-07 - Arbors of Traverse Major PUD Amendment - Introduction and schedule for public hearing on March 10, 2015
- f. PD 2015-08 - La Franier Road Rezoning Application - Introduction and schedule for public hearing on March 10, 2015

**4. Correspondence**

- a. Consumers Energy Smart Energy Program
- b. January 2015 Monthly Report for the Grand Traverse Conservation District

**5. Reports**

- a. Construction Report
- b. Sheriff's Report
- c. Metro Fire Report
- d. County Commissioner's Report
- e. Personnel Committee Report
- f. Clerk's Report
- g. Supervisor's Report
- h. Recreation Authority Report

**6. Unfinished Business**

- a. Update on NW Water Storage project

**7. New Business**

- a. Consideration of Resolution 2015-02-T, a resolution authorizing the Treasurer to collect all taxes for TCAPS, BATA, NMC and TBA per agreement.
- b. Garfield Road Sidewalks report from the Planning Department regarding an email from James A. Henderson, CPA regarding sidewalk on Garfield between Hammond and S. Airport
- c. Discussion of potential 2015 Trust Fund applications

**8. Public Comment**

**9. Other Business**

**10. Adjournment**

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Lanie McManus, Clerk

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 Kay Schumacher, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

**CHARTER TOWNSHIP OF GARFIELD  
TOWN BOARD MEETING  
January 13, 2015**

Molly Agostinelli, Trustee, called the Town Board Meeting to order on January 13, 2015 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

**Pledge of Allegiance**

**Roll call of Board Members**

Present: Bob Featherstone, Kit Wilson, Molly Agostinelli, Denise Schmuckal, Jeane Blood Law, and Kay Schumacher

Staff Present: Rob Larrea

Absent and Excused: Chuck Korn

**1. Public Comment (6:02)**

None

**2. Review and Approval of the Agenda - Conflict of Interest (6:02)**

Agostinelli asked Trustees to add item 7.b. – List of Financial Institutions with which the Township Does Business – Resolution 2015-01-T; item 5.h. - Road Commission Report; and item 7.c. - Personnel Policy for Non-Union Employees.

*Featherstone moved and Blood Law seconded to approve the agenda as amended.*

*Yeas: Featherstone, Blood Law, Schmuckal, Wilson, Agostinelli, Schumacher*

*Nays: None*

**3. Consent Calendar (6:03)**

**a. Minutes**

December 2, 2014 Special Meeting (Recommend Approval)  
December 9, 2014 Regular Meeting Minutes (Recommend Approval)  
December 10, 2014 Special Meeting (Recommend Approval)  
December 22, 2014 Special Meeting (Recommend Approval)

**b. Bills**

General Fund	\$561,946.78
(Recommend Approval)	

Gourdie-Fraser



Utility Receiving Fund                      \$26,984.01  
(Recommend Approval)

**c. Building Department 2014 Statement of Operations and Annual Report**  
(Recommend Approval)

**d. MTT Report** (Receive and File)

*Schmuckal moved and Wilson seconded to adopt the consent calendar as presented.*

*Yeas: Schmuckal, Wilson, Agostinelli, Featherstone, Blood Law, Schumacher*

*Nays: None*

**4. Correspondence (6:05)**

**a. Grand Traverse Conservation District – December Report**

**5. Reports**

**a. Construction Report (6:05)**

No report

**b. Sheriff's Report (6:06)**

Lieutenant Chris Barsheff reported that in December of 2014, 1,467 calls were answered in the township and added that calls were down from November because of the mild weather in December. At the next meeting, he will review his goals for 2015 and review and analyze the statistics for any trends. He discussed fraud and property crimes, the car larcenies at the Great Wolf Lodge, and the Public Safety event in the mall.

**c. County Commissioner's Report (6:09)**

Commissioner Christine Maxbauer has been elected as Chairman for the County Board of Commissioners. She discussed new Commissioner Ron Clous, the membrane issue that DPW is facing, and the Township CPO's. MERS has agreed to work with the county to allow them to discontinue two defined benefit pension plans through the circuit court. The Township resolutions regarding the Cass Road Bridge and the Hartman-Hammond Bridge will be on the Ways and Means agenda.

**d. Personnel Committee Report (6:11)**

Schmuckal would like to discuss her report under item 7.c.

**e. Treasurer's Report (6:12)**

Blood Law said the revenue sharing for the year was up 3.13% which is approximately \$50,000. She stated no major changes in her end of year report and will present the banking institutions under item 7.b.

**f. Clerk's Report (6:14)**

Schumacher submitted her report in writing and added that the Personnel Committee conducted interviews with Deputy Clerk candidates. She is asking that the Board approve a \$40,000 salary for the position so that an offer can be made.

*Schmuckal moved to allow Lanie McManus to offer a salary of \$40,000 for the 2015 year to a qualified Deputy Clerk candidate. Featherstone supported the motion.*

*Yeas: Schmuckal, Featherstone, Blood Law, Wilson, Agostinelli, Schumacher*

*Nays: None*

Agostinelli announced that this would be Clerk Kay Schumacher's last meeting before retirement and has very much enjoyed working with her. Kay returned the sentiment and stated that she enjoyed working with the Board.

**g. Supervisor's Report (6:20)**

Korn submitted his report in writing and asked that the board approve Schmuckal's attendance at the CPO meeting. He stated that the collective bargaining unit contract and letter of understanding was completed and signed. The circuit court denied the Township's request for an injunction against the South Airport Cannabis Collective. Several Townships have adopted resolutions in support of the Hartman-Hammond Bridge. The Personnel Committee discussed reducing the non-contract employees' personal time allowance. Korn recommends further discussion and decision by the Board. Korn recommends maintaining the current level and removing the pay-out for unused time.

*Featherstone moved and Schumacher seconded to allow Schmuckal to attend the CPO meeting with Supervisor Korn.*

*Yeas: Featherstone, Schumacher, Blood Law, Wilson, Agostinelli, Schmuckal*

*Nays: None*

**h. Road Commission Update (6:23)**

Mouser said he was selected as Chairman for the year 2015 and will now serve Long Lake Township and Garfield Township for the Road Commission. Bids for 2015 road projects are already out and the LaFranier bids will be opened this week. The LaFranier Road project will be a phased 3-4 month project. A budget was also approved for Capital Improvements and includes two new plow trucks and a force feed loader. Andy Marek was selected as a new Commissioner.

**6. Unfinished Business**

**a. PD Report No. 2015-01 – Premier Manor – Major PUD Amendment – SUP 2003-06-D, submitted by Woodmere Crossing LLC**

Larrea stated that the Major PUD Amendment is replacing an approved 72-unit multi-family building with a more modern and larger 72-unit multi-family building. Larrea addressed the conditions and added a sentence to condition #4 which reads, "Purchase of insurance shall be the sole liability of the Applicant and proof that insurance will be maintained shall be provided to the satisfaction of the Township Attorney prior to the occupancy of Premier Manor." He has contacted the developer regarding the concerns brought up by a resident and is satisfied that the developer will comply and concerns will be addressed.

*Blood Law moved and Schumacher seconded that the Planning Commission's Adopted Findings of Fact, in support of approval of application SUP 2003-06-D, BE APPROVED.*

*Yeas: Blood Law, Schumacher, Agostinelli, Featherstone*

*Nays: Wilson, Schmuckal*

*Blood Law moved and Featherstone seconded THAT Application SUP#2006-06-D, submitted by Woodmere Crossing LLC for a Major Amendment to the Premier Place PUD, BE APPROVED based on the Planning Commission's Adopted Findings of Fact, and subject to the following conditions as amended:*

*a. Concerning the private railroad crossing:*

- 1. Woodmere Crossing, LLC and Premiere Place LLC and Premiere Place Condominium Association have obtained a Private Crossing Agreement with Great Lakes Central Railroad Inc. (Agreement Number TC24.1 dated September 18, 2012) that provides access to the Development.*
- 2. The approval of the Special Use Permit is conditioned expressly on this access being open and available for the Development.*
- 3. The Applicant, or Applicant's successors or assigns, shall be responsible for ensuring that all terms of the Crossing Agreement shall be complied with, including but not limited to yearly payment of consideration and maintenance of required insurance policies.*
- 4. Garfield Township shall be named as an additional insured on all insurance policies required by the Crossing Agreement. Purchase of insurance shall be the sole liability of the Applicant and proof that insurance will be maintained shall be provided to the satisfaction of the Township Attorney prior to the occupancy of Premier Manor.*
- 5. The Applicant shall deposit \$5,000 in an escrow account that may be drawn on by the Condominium Association or the Township in the event that the payment obligations under the Crossing Agreement are not met. The Township may require that the escrow be replenished if drawn down to make any payment owed under the Crossing Agreement.*
- 6. In addition to the escrow above, the Township may (but is not obligated to)*

- pay any obligation that becomes due and/or correct any Default of the Crossing Agreement on behalf of the Applicant. The Township shall be entitled to reimbursement of all of its actual expenses in curing the default, including but not limited to its actual attorney's fees, along with a penalty payment in the amount of \$500 or an amount equal to the amount owed and not paid that caused the default, whichever is greater.*
- 7. The Applicant shall secure all necessary agreements to Assignment of the Crossing Agreement prior to the Applicant transferring its interest in the property/development that the Crossing Agreement serves.*
- b. The pedestrian pathway within the Conservation Easement shall use Best Management Practices to limit grading and damage to the vegetation and hillside.
    - 1. Prior to commencement of pathway construction, a separate grading plan for review of the northern pedestrian pathway by the township engineer shall be provided. Locations and fencing limiting the construction area within the easement shall be indicated on the plan and be approved by staff and the township engineer prior to grading.*
    - 2. The construction of the pedestrian pathway shall be constructed with the small scale equipment that will limit negative impact to the conservation easement.*
    - 3. The pathway shall be constructed as to not damage the large oak tree within the northern buffer area.**
  - c. Lighting compliance shall be maintained. Final review of lighting fixture acceptable and routine illumination levels, and photometric plans is subject to Staff review.*
  - d. Concerning the road and driveway network:
    - 1. Final completion of all existing Premier Place condominium and all proposed Premier Manor asphalt top coating shall be completed prior to the occupancy of the Premier Manor structure, including completion of Simsbury Street.*
    - 2. Future roads which are part of the final (northeast portion) of the condominium need not be completed at this time, with the exception of Simsbury Street.*
    - 3. A bond for the entire cost of final completion of all required paving, based on multiple valid estimates, plus an additional 10% shall be provided prior to issuance of a Land Use Permit. Occupancy of the building shall not take place until all asphalt is completed.*
    - 4. All construction traffic shall utilize the existing construction access drive from Woodmere road and shall not use streets within the existing residential portions of the development.**
  - e. A storm water management system maintenance plan shall be provided and accepted by the township engineer prior to the issuance of a Land Use Permit.*
  - f. The applicant shall install a split rail or chain link fence along the area of the Conservation Easement prior to the issuance of a grading and/or Land Use Permit to ensure protection.*

1. *The Conservation Easement shall not be graded or trespassed upon in any manner to support the grading or construction of the Premier Manor Building or project.*
  2. *The fence may be removed following completion of construction and prior to occupancy of the building with the written consent of the Planning Director.*
  3. *Trees within the Conservation Easement shall not be damaged during construction.*
- g. *The applicant shall work with Staff in good faith to identify trees which may be saved and protected, or otherwise relocated, throughout construction. Trees which are going to be saved shall be protected by temporary fencing prior to a grading permit.*
  - h. *The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township or within ninety (90) days of final approval by the Township or approval shall be considered to have expired.*
  - i. *No land use permits shall be issued until all required recorded documents have been provided to the Township.*
  - j. *The applicant shall provide two (2) full-sized plan sets, one (1) 11"x17" plan set, and one (1) electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval.*
  - k. *Any violation of a condition of approval shall immediately halt construction until a hearing before the Township Board has been scheduled and an agreement, if any, is reached. Failure to comply with this condition shall constitute a violation of the permit and grounds for revocation of the Special Use Permit following a public hearing.*

*Yeas: Blood Law, Schumacher, Agostinelli, Featherstone*

*Nays: Wilson, Schmuckal*

## **7. New Business**

### **a. PD Report No. 2015-02 – Consideration of bids for hazardous tree removal services at the Grand Traverse Commons (6:40)**

*Schmuckal moved and Featherstone seconded to recommend that Deering Tree Service be awarded the contract for tree removal at the Grand Traverse Commons at a cost of \$29,500.00 to come from the Parks budget.*

*Yeas: Schmuckal, Featherstone, Wilson, Schumacher, Agostinelli, Blood Law*

*Nays: None*

### **b. Resolution 2015-01-T Financial Institutions with which the Township does Business**

*Wilson moved and Schmuckal seconded to adopt Resolution 2015-01-T Financial Institutions with which the Township does Business.*

*Yeas: Wilson, Schmuckal, Schumacher, Blood Law, Featherstone, Agostinelli*

*Nays: None*

**c. Personnel Policy For Non-Union Employees**

Board members agreed that consistency in unused days should be consistent for Union and non-Union employees. There was discussion about whether or not to suspend the vote until further discussion is had and until the Supervisor is present.

*Schmuckal moved and Wilson supported to have the wording for Personnel Policy for the non-Union to reflect the same as the Union.*

*Yeas: Schmuckal, Wilson, Blood Law, Agostinelli*

*Nays: Featherstone, Schumacher*

**8. Public Comment: (6:53)**

None

**9. Other Business (6:53)**

Blood Law has been in contact with Gourdie-Fraser to obtain a list of projects to be completed in 2015 so that she can financially plan for investments.

**10. Adjournment**

*Agostinelli moved to adjourn the meeting at 6:55pm.*

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

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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						
01/14/2015	GEN	33509	MISC	FIRST NATIONAL BANK OF AMERICA	CD	250,000.00
01/14/2015	GEN	33510	MISC	SEARS HOLDING CORPORATION	MTT INTEREST REFUND 05-014-049-10	136.16
01/15/2015	GEN	33511	MISC	AI STAMPS.COM	DUE STAMP	100.20
01/15/2015	GEN	33512	0064	CITY OF TRAVERSE CITY	SERVICES	661.90
01/15/2015	GEN	33513	0158	DATAWAIL SERVICES	SERVICES - PROGRAM SET-UP	375.00
01/15/2015	GEN	33514	0100	GRAND TRAVERSE COUNTY DPW	SERVICES - SILVER LAKE PARK	11.50
01/15/2015	GEN	33515	0100	GRAND TRAVERSE COUNTY DPW	SERVICES	144.38
01/15/2015	GEN	33516	0086	GRAND TRAVERSE COUNTY TREAS	OCT - DEC 2014 MTT BOR ADJUSTMENTS	939.98
01/15/2015	GEN	33517	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	370.39
01/15/2015	GEN	33518	0176	KCI	ASSESSMENT NOTICES POSTAGE	3,396.80
01/15/2015	GEN	33519	0181	OLSON, BZDOK, & HOWARD	LEGAL	8,379.21
01/15/2015	GEN	33520	0193	PRINTING SYSTEM	VOTER ID CARDS	132.75
01/15/2015	GEN	33521	0184	SCHILLINGER FORESTRY, LLC	HAZARD TREE INVENTORY, COMMONS PROPERTY	2,340.00
01/15/2015	GEN	33522	0209	STATE OF MICHIGAN (P)	PAYROLL TAXES - 38-1915740	2,333.35
01/15/2015	GEN	33523	MISC	WILLIAM E. DELZER	MICHIGAN TAX TRIBUNAL	396.00
01/15/2015	GEN	33524	0211	STATE OF MICHIGAN	DOCKET # 14-00716	25.00
01/25/2015	GEN	33525	0053	AFLAC	INSURANCE - BQZ32	197.18
01/25/2015	GEN	33526	0064	CITY OF TRAVERSE CITY	SERVICES - ACCT #170975-98310	6.52
01/25/2015	GEN	33527	0124	ENGINEERED PROTECTION SYS.	SERVICES	354.75
01/25/2015	GEN	33528	0375	FIFTH THIRD BANK	EDUCATION	104.51
01/25/2015	GEN	33529	0061	GRAND TRAVERSE COUNTY REG DEED	DISCHARGE OF JEOPARDY TAX ASSESSMENT	14.00
01/25/2015	GEN	33530	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	15.90
01/25/2015	GEN	33531	0017	MAMC	MEMBERSHIP DUES	100.00
01/25/2015	GEN	33532	0498	NORTHERN MI JANITORIAL SUP	SUPPLIES	103.00
01/25/2015	GEN	33533	0568	NORTHERN OFFICE EQUIP	CONTRACT	393.80
01/25/2015	GEN	33534	0151	PALLET PAPERS	PAPER	322.22
01/25/2015	GEN	33535	0021	PITNEY BOWES INC.	POSTAGE	393.63
01/25/2015	GEN	33536	0145	PRIORITY HEALTH	INSURANCE	12,043.71
01/25/2015	GEN	33537	0167	STATE OF MICHIGAN	DOCKET #15-000071	25.00
01/25/2015	GEN	33538	0040	TEMPERATURE CONTROL	SERVICES	797.50
01/25/2015	GEN	33539	0034	TRAVERSE CITY CHAMBER	DUES	750.00
01/25/2015	GEN	33540	0414	KAY SCHUMACHER	NOVEMBER ELECTION MILEAGE	40.88
01/25/2015	GEN	33541	0557	MAPLE RIVER DIRECT MAIL	POSTAGE	20.19
01/25/2015	GEN	33542	0142	VERIZON	PHONE	17.19
01/25/2015	GEN	33543	MISC	WADE TRIM	PARK SERVICES	306.62
01/26/2015	GEN	33544	0051	THE COPY SHOP	LAMINATED SIGNS FOR THE COMMONS	47.30
01/27/2015	GEN	33545	0147	ALWAYSARE	INSURANCE - 2GFCT710	1,274.58
01/27/2015	GEN	33546	0019	JEANE BLOOD LAW	MILEAGE	55.78
01/27/2015	GEN	33547	0915	SUPERFLEET	GAS - 100 1675 303	78.55
01/27/2015	GEN	33548	0391	THE GUARDIAN	LIFE INSURANCE 00367813	819.62
02/03/2015	GEN	33549	0078	AMERICAN PLANNING ASSOCIATION	SARA KOPRIVA - MEMBERSHIP FEES	320.00
02/03/2015	GEN	33550	0128	B S & A SOFTWARE	ASSESSING & TAX SUPPORT	3,314.00
02/03/2015	GEN	33551	0395	CHARTER	SERVICES 8245 12 111 0096395	65.00
02/03/2015	GEN	33552	0048	CONSUMERS ENERGY	SERVICES 1000 1813 1597	22.61
02/03/2015	GEN	33553	0917	DOUBLE R CO.	TRAILS SNOW REMOVAL	5,250.00
02/03/2015	GEN	33554	0001	GARFIELD CHARTER TOWNSHIP	HSA	2,732.70
02/03/2015	GEN	33555	0111	GARFIELD CHARTER TWP FIRE	DISTRIBUTION #12	89,452.76
02/03/2015	GEN	33556	0905	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES	250.01
02/03/2015	GEN	33557	0050	INTEGRITY BUSINESS SOLUTIONS	OFFICE SUPPLIES	234.16
02/03/2015	GEN	33558	0015	JOHN HANCOCK	PENSION	80,876.03
02/03/2015	GEN	33559	0434	LAND INFORMATION ACCESS ASSOC	CONTRACT	23,441.34
02/03/2015	GEN	33560	0509	TEAMSTERS LOCAL 214	UNION DUES	190.00
02/03/2015	GEN	33561	0202	UNITED WAY	UNITED WAY	90.00
02/03/2015	GEN	33562	0006	VRIAC	DEFERRED COMP VF3202	1,521.00

GEN TOTALS:  
 Total of 54 Checks:



PH 231.946.5874

FAX 231.946.3703

[www.gfa.tc](http://www.gfa.tc)

January 31, 2015

**SUMMARY OF JANUARY BILLINGS FOR  
APPROVAL FROM GARFIELD TOWNSHIP**

**I. Developer's Escrow Fund**

I. Total	0.00
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**II. Utility Receiving Fund**

1. Engineering consulting services for		
<b>NW Service District Water System Infrastructure</b>		
Project# 15029C	Invoice No. 150293101	460.00
2. Engineering, survey and construction consulting services for		
<b>General Water &amp; Sewer Infrastructure</b>		
Project# 15029C	Invoice No. 150293102	920.00
	Invoice No. 150293103 Lafranier Road	1,162.50
III. Total		2,542.50

<b>GRAND TOTAL</b>	<b>\$2,542.50</b>
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**Invoice**

Gourdie-Fraser, Inc.  
123 West Front Street, PO Box 927  
Traverse City, MI 49685-0927  
Phone: 231-946-5874, Fax: 231-946-9634  
VISA/MASTERCARD Accepted, Due Upon Receipt  
A/R email: melanie@gfa.tc

MR CHUCK KORN  
CHARTER TWP OF GARFIELD  
3848 VETERANS DR  
TRAVERSE CITY, MI 49684

January 30, 2015  
Project No: 15029C  
Invoice No: 150293101

Re: NW Service District Water System Improvement Project  
Services Performed: Engineering and survey consulting services as detailed below.

**Professional Services from December 28, 2014 to January 24, 2015**

**Professional Personnel**

	<b>Hours</b>	<b>Amount</b>
Project Manager		
HODGES, JENNIFER	4.00	
Parcel research and communication with Twp. and owners for potential tank site.		
Totals	4.00	
<b>Total Labor</b>		<b>460.00</b>
	<b>Total this Invoice</b>	<b>\$460.00</b>

**Invoice**

**Gourdie-Fraser, Inc.**  
123 West Front Street, PO Box 927  
Traverse City, MI 49685-0927  
Phone: 231-946-5874, Fax: 231-946-9634  
VISA/MASTERCARD Accepted, Due Upon Receipt  
A/R email: melanie@gfa.tc

MR CHUCK KORN  
CHARTER TWP OF GARFIELD  
3848 VETERANS DR  
TRAVERSE CITY, MI 49684

January 30, 2015  
Project No: 15029C  
Invoice No: 150293102

Re: General Water & Sewer Infrastructure

Services Performed: Engineering and survey consulting services as detailed below.

**Professional Services from December 28, 2014 to January 24, 2015**

**Professional Personnel**

	<b>Hours</b>	<b>Amount</b>
Project Manager		
HODGES, JENNIFER	4.00	
GTCRC Harris Road and Garfield (Mitchell Creek) rehabilitation plan review.		
HODGES, JENNIFER	4.00	
Site inspection and coordination with DPW and pump supplier regarding repairs for sanitary pump station#1.		
Totals	8.00	
<b>Total Labor</b>		<b>920.00</b>
	<b>Total this Invoice</b>	<b>\$920.00</b>

**Invoice**

Gourdie-Fraser, Inc.  
123 West Front Street, PO Box 927  
Traverse City, MI 49685-0927  
Phone: 231-946-5874, Fax: 231-946-9634  
VISA/MASTERCARD Accepted, Due Upon Receipt  
A/R email: melanie@gfa.tc

MR CHUCK KORN  
CHARTER TWP OF GARFIELD  
3848 VETERANS DR  
TRAVERSE CITY, MI 49684

January 30, 2015  
Project No: 15029C  
Invoice No: 150293103

Re: General Water & Sewer Infrastructure

Services Performed: Engineering and survey consulting services as detailed below.

**Professional Services from December 28, 2014 to January 24, 2015**

**Professional Personnel**

	<b>Hours</b>	<b>Amount</b>
Project Manager HODGES, JENNIFER	6.00	
GTCRC - Lafranier Road Rehab - 2nd review of plans, record drawing research and bypass pumping plan.		
Design Engineer KOBYSKI, KYLE	5.25	
LaFranier plan review and letter.		
Totals	11.25	
<b>Total Labor</b>		<b>1,162.50</b>
	<b>Total this Invoice</b>	<b>\$1,162.50</b>

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# GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

897 Parsons Rd ~ Traverse City, MI 49686

Phone (231) 947-3000 Fax (231) 947-8728

E-mail: [Info@gtmetrofire.org](mailto:Info@gtmetrofire.org) Website: [www.gtmetrofire.org](http://www.gtmetrofire.org)

January 16, 2015

Inv. #: 751

The Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49684

### Invoice for the following charges:

2014 Township allocation of Metro's expenses over revenues	\$ 12,453.00
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(see also attached detail)

<b>Total Amount Due</b>	<b>\$12,453.00</b>
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Note: Please make check payable to "Grand Traverse Metro Emergency Services Authority"

**INVOICE DUE UPON RECEIPT!**

# GRAND TRAVERSE METRO FIRE DEPARTMENT

**31-Dec-14**

## TOWNSHIP ALLOCATION

	GARFIELD <small>48.72%</small>	EAST BAY <small>32.41%</small>	ACME <small>18.87%</small>	TOTAL
2014 Budgeted Township Allocations	\$ 71,938	\$ 47,855	\$ 27,863	\$ 147,656
2014 Actual Township Allocations	<b>\$ 12,453</b>	<b>\$ 8,284</b>	<b>\$ 4,823</b>	<b>\$ 25,560</b>

### Reconciliation of Township Portion:

	Budget	Actual
2014 Expenses over Revenues	(300,895.00)	<b>(559,478.67)</b>
less: E8 payment - cash rec'd in 2013/paid 2014	-	380,680.00
Net:	(300,895.00)	(178,798.67)
Less: Metro's portion of loss	(153,239.00)	(153,239.00)
<b>Owed by Townships</b>	<b>\$ (147,656.00)</b>	<b>\$ (25,559.67)</b>

**MTT Update**  
Prepared for Garfield Twp Board

By: Amy L DeHaan, MMAO(4) - Assessor  
As of: February 2, 2015


Docket #	Parcel No(s)	Owner	Property Address	Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences		Status Notes
					Assessed	Taxable	Assessed	Taxable	Assessed	Taxable	
1 14-003393	004-027-00	Physicians Realty Group LLC	3537 W Front St	2014	\$ 2,748,500	\$ 2,465,049	\$ 2,000,000	\$ 2,000,000	\$ (748,500)	\$ (465,049)	12/8/14 Received Judgment.
2 14-003392	006-001-50	Bay Meadows Family Golf LLC	5550 Bay Meadows Dr	2014	457,900	457,900	125,000	125,000	(\$32,900)	(\$32,900)	12/10/14 Received Judgment
3 14-005454	014-049-01	Sears Holding Corp - K-Mart	1712 S Garfield Ave	2014	\$ 1,130,400	\$ 1,015,593	600,000	600,000	(\$30,400)	(\$415,593)	1/8/15 Received judgment Offered to settle @ \$1,671,700 TCV. Based on recent sale of Mall.
4 14-001422	014-049-10	Sears Holding Corp - Sears	1212 W South Airport Rd	2014	\$ 1,976,500	\$ 1,522,341	1,000,000	1,000,000	(\$976,500)	(\$522,341)	1/8/15 Received judgment Offered to settle @ \$2,926,500 TCV. Based on recent sale of Mall.
7 14-003334	019-002-10	Green Hills Inc	2400 East Crown Dr	2014	\$ 938,700	\$ 937,463	500,000	500,000	(\$438,700)	(\$437,463)	1/6/14 Rec'd info from petitioner. will review ASAP.
8 14-004442	019-002-20	Hometown Hardware Inc	2701 Zimmerman Rd	2014	\$ 394,400	\$ 353,060	150,000	150,000	(\$244,400)	(\$203,060)	1/27/15 Made offer to settle @ \$410,000 (\$40,925/sf)
9 455929	021-015-00	Grand Traverse Mall LLC	3200 W South Airport Rd	2013 2014	\$ 29,511,400 \$ 30,706,900	\$ 29,511,400 \$ 29,983,582	\$ 11,385,000 \$ 11,385,000	\$ 11,385,000 \$ 11,385,000	(\$18,126,400) (\$19,321,900)	(\$18,126,400) (\$18,598,582)	*2012 Purchase for \$66,000,000 documents and interrogatories from the GT Mall's aty
	021-015-70	Grand Traverse Mall LLC	W South Airport Rd	2013 2014	\$ 64,300 \$ 75,900	\$ 64,300 \$ 65,328	\$ 15,000 \$ 15,000	\$ 15,000 \$ 15,000	(\$49,300) (\$60,900)	(\$49,300) (\$50,328)	1/27/15 Motions made re: uncapping.
				2014	\$ 29,575,700 \$ 30,782,800	\$ 29,575,700 \$ 30,048,910	\$ 11,400,000 \$ 11,400,000	\$ 11,400,000 \$ 11,400,000	(\$18,175,700) (\$19,382,800)	(\$18,175,700) (\$18,648,910)	
10 14-004216	021-047-00	Sam's Real Estate Business Trust	2401 N US 31 South	2014	\$ 3,666,600	\$ 3,414,552	3,042,990	3,042,990	(\$623,610)	(\$371,562)	1/27/15 Waiting for judgment returned - (\$48,36/sf)
12 14-007914	021-065-00	Charles Wentworth	N US 31 South	2014	\$ 221,100	\$ 221,100	85,000	85,000	(\$136,100)	(\$136,100)	12/18/14 Judgment Received.
15 14-003664	148-001-00	Community First Holdings	1621 Keane Dr	2014	\$ 864,400	\$ 864,400	364,400	364,400	(\$500,000)	(\$500,000)	12/4/14 Judgment Received.
16 451408	347-008-00	VanWagner & Goble LLC	5222 N Royal Dr	2013 2014	\$ 750,300 \$ 777,000	\$ 585,789 \$ 595,161	300,000 \$ 350,000	300,000 \$ 350,000	(\$450,300) (\$427,000)	(\$285,789) (\$245,161)	1/6/15 Prehearing held. Judge allowed their valuation smt as accepted and filed timely.
		Prehearing General Call: January 1-15, 2015		2014	\$ 115,200	\$ 115,200	559,000	559,000	(\$218,000)	(\$36,161)	1/27/15 Made offer to settle.
17 14-000002	900-385-18	Walgreen Company	3900 N US 31 South	2013 2012 2011 2010	\$ 119,900 \$ 107,850 \$ 103,300 \$ 115,200	\$ 119,900 \$ 107,850 \$ 103,300 \$ 115,200	102,303 \$ 92,580 \$ 87,584 \$ 101,420	102,303 \$ 92,580 \$ 87,584 \$ 101,420	(\$17,597) (\$15,270) (\$15,716) (\$13,780)	(\$17,597) (\$15,270) (\$15,716) (\$13,780)	11/12/14 MTT ruled against allowing GR cases to be the test cases, and that all others cantOT settle accordingly. Inspection completed.
18 14-008072	016-054-10	Northfield Restaurant Corp	3050 N US 31 South	2014 2013 2012 2011 2010 2009 2008 2007	\$ 203,443 \$ 200,240 \$ 195,547 \$ 190,406 \$ 187,224 \$ 187,788 \$ 179,874 \$ 175,830	\$ 203,443 \$ 200,240 \$ 195,547 \$ 190,406 \$ 187,224 \$ 187,788 \$ 179,874 \$ 175,830	191,800 \$ 186,780 \$ 184,356 \$ 179,510 \$ 176,510 \$ 177,050 \$ 169,590 \$ 165,780	191,800 \$ 186,780 \$ 184,356 \$ 179,510 \$ 176,510 \$ 177,050 \$ 169,590 \$ 165,780	- -\$ -\$ -\$ -\$ -\$ -\$ -\$	-\$ -\$ -\$ -\$ -\$ -\$ -\$ -\$	1/5/15 Rec'd appeal of 4% uncapping based on Merger Documents provided by Northfield. 1/7/15 Answered



**MTT Update**  
**Prepared for Garfield Twp Board**

By: Amy L DeHaan, MMAOC(4) - Assessor  
 As of: February 2, 2015

Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences		
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable	
2007		\$ 179,830		\$ 165,780	\$ (10,050)	\$ (10,050)	
2008		\$ 179,874		\$ 169,590	\$ (10,284)	\$ (10,284)	
2009		\$ 187,788		\$ 177,050	\$ (10,738)	\$ (10,738)	
2010		\$ 187,224		\$ 176,510	\$ (10,714)	\$ (10,714)	
<b>TOTALS:</b>	<b>\$ 103,300</b>	<b>\$ 293,706</b>	<b>\$ 87,584</b>	<b>\$ 267,094</b>	<b>\$ (15,716)</b>	<b>\$ (26,612)</b>	
2011		\$ 303,397		\$ 276,936	\$ (26,461)	\$ (26,461)	
2012		\$ 30,481,629		\$ 11,802,303	\$ (18,643,597)	\$ (18,490,546)	
2013		\$ 50,727,800		\$ 24,572,090	\$ (26,155,710)	\$ (24,104,582)	
2014				\$ 24,751,197	\$ (26,155,710)	\$ (24,104,582)	
<b>SETTLED VALUES:</b>							
				2011			
				2012			
				2013			
				2014	\$ (3,616,191)	\$ (3,881,481)	Garfield Potential Tax Loss
				2007	\$ (33,522)	\$ (33,522)	
				2008	\$ (27,500)	\$ (27,500)	
				2009	\$ (28,722)	\$ (28,722)	
				2010	\$ (28,653)	\$ (28,653)	
				2011	\$ (62,200)	\$ (62,200)	
				2012	\$ (61,844)	\$ (61,844)	
				2013	\$ (43,216.10)	\$ (43,216.10)	
				2014	\$ (56,337.23)	\$ (56,337.23)	
				2011			ACTUAL TWP TAX LOSS
				2012			
				2013			
				2014		\$ (9,071.80)	

		<b>Charter Township of Garfield</b>	
		<b>Planning Department Report #2015-03</b>	
Prepared:	February 5, 2015	Pages:	1 of 4
Meeting:	February 10, 2015 Township Board	Attachments:	<input type="checkbox"/>
Subject:	2014 Parks and Recreation Commission Annual Report		

**PURPOSE:**

The Parks and Recreation Commission is required to make an annual written report to the Township Board concerning its operations and the status of the parks and recreation activities, including recommendations regarding actions by the Township Board related to parks and recreation planning.

This report has been reviewed and recommended by the Parks Commission prior to forwarding such to the Township Board.

**SUMMARY OF 2014 ACTIVITIES:**

On the surface, 2014 was a relatively quiet year for our park network, in part because a lot of Staff time which could otherwise be devoted to parks was taken up by other work priorities. However, a lot of work did go on behind the scenes to set us up for a productive 2015.

The sprinkler system was expanded at the **Silver Lake Recreation Area (SLRA)** to cover the dog park area, and dog drinking water stations were also installed in each of the enclosures. Additionally, the Township came to a resolution with Elmer's Construction to fix a persistent ponding issue which came up after the 2013 improvements to the park were made. As this park grows and matures, we continue to learn as we go regarding appropriate levels of maintenance such as lawn care and snow removal.

Reservations for the pavilions within the SLRA remain in high demand. The Township has budgeted a significant amount to make additional improvements to this park in 2015, likely including additional sidewalks, lighting, and trees.

Two of three necessary easements have been secured for the construction of **Phase II of the Buffalo Ridge Trail**. A letter writing campaign was organized to petition Great Wolf Lodge to grant the remaining easement. That, combined with the persistence of Staff and other Township officials, has appeared to have paid off. The easement request has made its way up the GWL chain of command, and is under review by Great Wolf's legal and engineering departments as of this writing. Upon receipt of this easement, the Township's engineering consultant is prepared to quickly finalize drawings and permitting in hope of 2015 construction.

The Township, in partnership with the Grand Traverse Regional Land Conservancy, continued efforts to finalize **Phase III of the Boardman Valley Nature Preserve (BVNP)**. This grant-funded project will continue the momentum by acquiring an adjacent



parcel on Keystone Road which is suitable for trailhead and small community park development, and the rear acreage of the Verizon retail store to accommodate a future trail corridor. This project is nearly finalized. With the Conservancy now in possession of each of these parcels, it is and prepared to deed the titles over to the Township upon final DNR review and acceptance of appraisals.

The lease agreement for the property occupied by the Grand Traverse Bay YMCA, also within the Boardman Valley Nature Preserve, continues to be a topic of discussion as the Y transitions to their new facility. While not common knowledge, the Township owns the entirety of this facility, and the Y has operated since 2004 under a lease which was to expire in 2014. Following the summertime departure of the Y's long-time executive director, Staff reached out to the YMCA executive committee, resulting in recent productive discussion of how the Township and the YMCA may continue to partner into the future to provide great recreational opportunities for our residents and visitors.

As expected, the **Grand Traverse Commons** continues to grow in demand as a recreational race and events venue, including the second year of the Conquer the Commons mountain bike race event. Also at the Commons, and following up on the 2013 Forest Management Plan, in 2014 the Township contracted to have a Hazardous Tree Inventory prepared. The Township then issued a bid request for a tree service to address as many of these hazards as possible within a \$30,000.00 budget. The successful bidder proposed to remove each of the 358 trees which have been deemed hazardous, as well as to prune an additional 50 trees. It was unexpected and notable that this work will address the full scope of the hazardous tree report. This work will be completed in 2015.

At the **Miller Creek Nature Preserve**, work concentrated on trail maintenance, and the Grand Traverse Conservation District planned for the relocation of a certain trail segment to move it farther away from the backyards of some condominiums. A new sign was installed along W. South Airport Road, and efforts will commence in 2015 to establish some sort of park improvements along the "Hanson" parcel which was acquired in 2014.

Planning Staff and some Park Commissioner members also remained involved in a collaborative effort between the Township, Traverse City, the Grand Traverse Ski Club, and Preserve Hickory to complete a **Master Plan for the Hickory Hills Recreation Area**, which is owned and operated by Traverse City but located in Garfield Township. Now that the Master Plan has been completed, this team is considering opportunities and challenges in its implementation.

In late 2014 the Parks and Recreation Commission developed and recommended the **2015 Park Fund Budget**, which was approved as recommended by the Township Board.

Our parkland management agreement with the **Grand Traverse Conservation District** continues to flourish. In addition to routine park management items the following highlights were accomplished were accomplished by the District:


- Seasonal interns spent over 330 man hours in maintaining the trails and trailheads of Garfield Township Parks from May to October of 2014.
- In addition to maintenance, over 240 man hours were spent on continued invasive species control efforts on Garfield parklands. Species targeted were prioritized off the ISN top 20 list. Two additional populations of phragmites were discovered, one in Silver Lake Recreation Area and the other in the Miller Creek Nature Reserve.
- Aquatic vegetation was manually removed from Kids Creek Pond to facilitate fishing. Began preliminary discussions for fish stocking in 2015.
- Trail data was collected for the future establishment of a connector trail from Miller Creek to the Boardman Valley Nature Preserve.
- Installed removable barrier bollards at Miller Creek adjacent to Aldi Foods to prevent vehicle access into nature reserve.
- Collaborated with the Grand Traverse County Sherriff's Department in cleaning up and removing several illegal homeless camps on Miller Creek and the Commons property.
- Eroded trails at the Commons were repaired in preparation of the spring bike race.
- A self-guided informative loop tour was implemented at the Commons starting near the Greenspire trailhead.
- Permits were acquired for constructing a 120' timber boardwalk at Silver Lake Recreation Area that would connect an existing trail to the natural beach area.
- Erosion was repaired on the sledding hill at Silver Lake RA through composting, seeding, and installing cedar-log fence to deter any potential unwanted motorized traffic.
- Created a map of, and maintained the disk golf course at Silver Lake RA.
- District staff worked with the Watershed Center of Grand Traverse Bay to replace a perched culvert directly upstream (South) of Kids Creek Park to allow for aquatic organism passage. The perched culvert was replaced with a timber bridge. The property owner indicated interest of it becoming part of a greater future trail network.

Together, the above achievements reflect ongoing efforts of the Parks and Recreation Commission to implement the goals of the 5-Year Parks and Recreation Master Plan.

With a number of great parks now established, we continue the push to enhance these resources and to allow people to reach their parks by bike. Those interested in learning more about ongoing efforts are encouraged to visit the Planning Department, where we have a number of maps and documents to explore.

**ACTION REQUESTED**

Following review and amendment of the 2014 Parks and Recreation Commission Annual Report, the Park Commission is asked to approve this document and forward the same to the Township Board.

		<b>Charter Township of Garfield</b> Planning Department Report No. 2015-07	
Prepared:	February 4, 2015	Pages:	Page 1 of 5
Meeting:	February 10, 2015 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Major Amendment Request – Arbors at Traverse PUD		
File No.	SUP-2002-03-D	Parcel No.	05-022-017-10
Applicant/Owner:	Arbors of Traverse, LLC		
Agent:	Mark Oppenhuizen; Oppenhuizen Architects		

**PURPOSE OF APPLICATION:**

The application requests a major amendment to the Arbors at Traverse Planned Unit Development to expand the project boundary and to add 32 additional parking spaces.

**SUBJECT PROPERTY:**

The Arbors apartment complex is located along Hammond Road. The project was initially approved in 2002 and remains under construction, with 390 of 468 residential apartment units having been completed to date.

**STAFF COMMENT:**

The Arbors project was most recently before the Planning Commission in late 2013, when revisions to building design and unit configuration within the complex were approved. Subsequently, the applicant has expressed a need for additional parking spaces for residents and their guests, presumably as an overflow parking area. The applicant will be present at the Planning Commission meeting to further discuss the need for this additional parking area and impervious surface.

The proposed parking area is located to the southwest corner of the site along Hartman Road, on an adjacent parcel which is owned by the applicant but which is outside the boundary of the PUD. The parcel number of this property is #05-022-017-00, and it is located to the south of Building "K" and Loft/Garage "K" as approved in 2013. An expansion of a PUD legal boundary must be processed as a major amendment, which will allow an opportunity for comment from adjacent property owners who may be affected by the application.

Some minor site plan items do remain to be addressed, but Staff anticipates being able to work with the applicant to finalize these details prior to the Planning Commission's public hearing.

Maps illustrating existing and proposed boundaries, a parking lot detail map, and an overlay map of the 2013 approval along with the current request are shown on pages 3, 4, and 5 of this report.

**PLANNING COMMISSION ACTION**

Following a public hearing on February 11, 2015, the Township Planning Commission recommended that the application be approved.

**ACTION REQUESTED:**

As a major amendment, the Township Board must also hold a public hearing before taking action on the application.

THAT application SUP-2002-03-D be scheduled for a public hearing at the regular meeting of the Garfield Township Board to be held on March 11, 2015.

Any additional information that the Township Board determines to be necessary should be added to this motion. If the Board is not satisfied with the level of information provided to date, the above motion would be premature and should not be adopted.

*(See maps on following pages)*





**Arbors PUD Major Amendment Application - 2002-03-D**

**Legend**

**Name**

- Arbors of Traverse - Current Boundary
- Arbors of Traverse - Additional Parcel

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

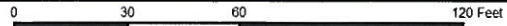
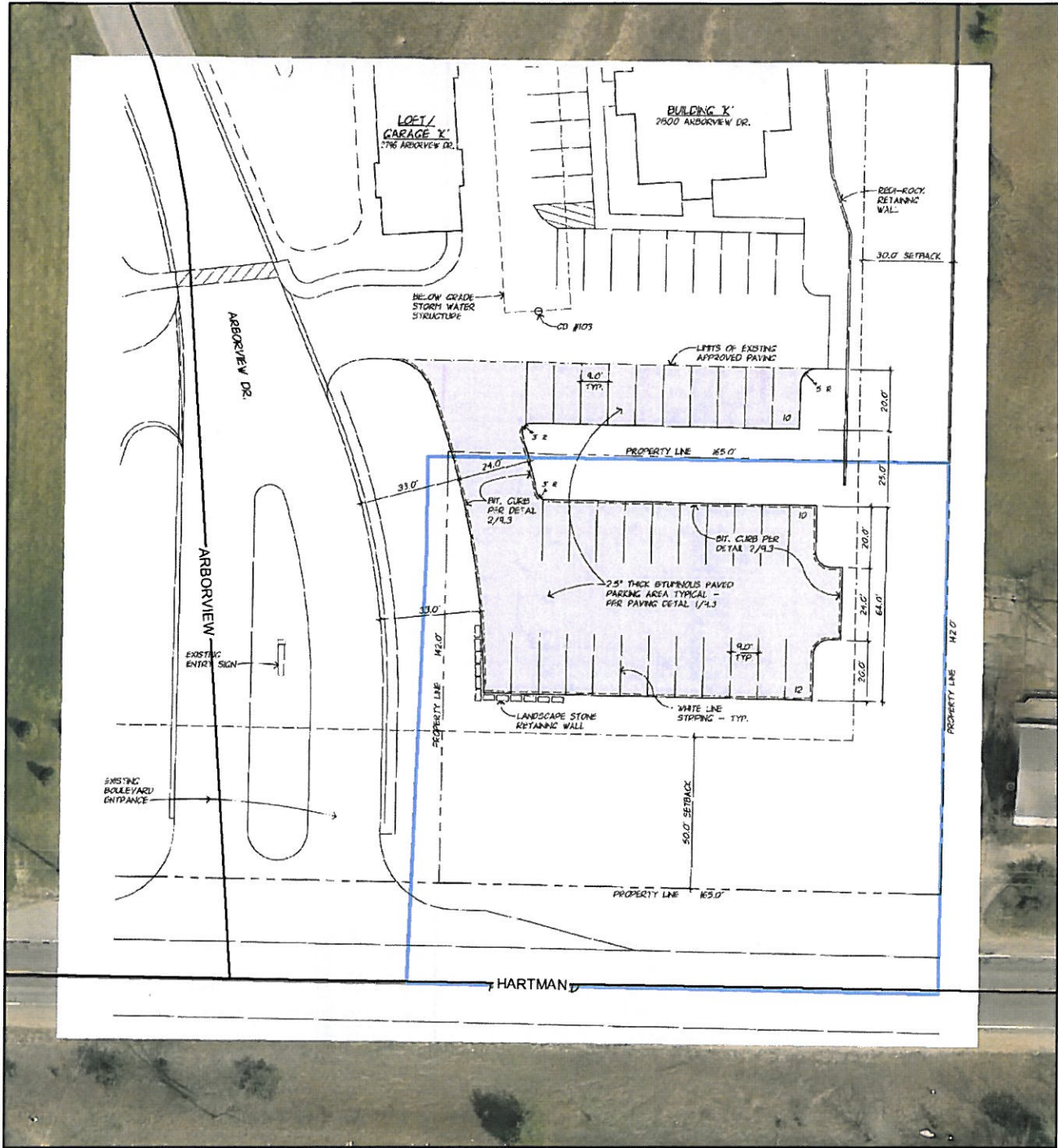
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**NOT A LEGAL SURVEY**

Garfield Township Planning Dept: 12/2/2014





**Arbors PUD Major Amendment Application - 2002-03-D**

**Parking Lot Detail**

**Legend**

**Name**

- Arbors of Traverse - Current Boundary
- Arbors of Traverse - Additional Parcel

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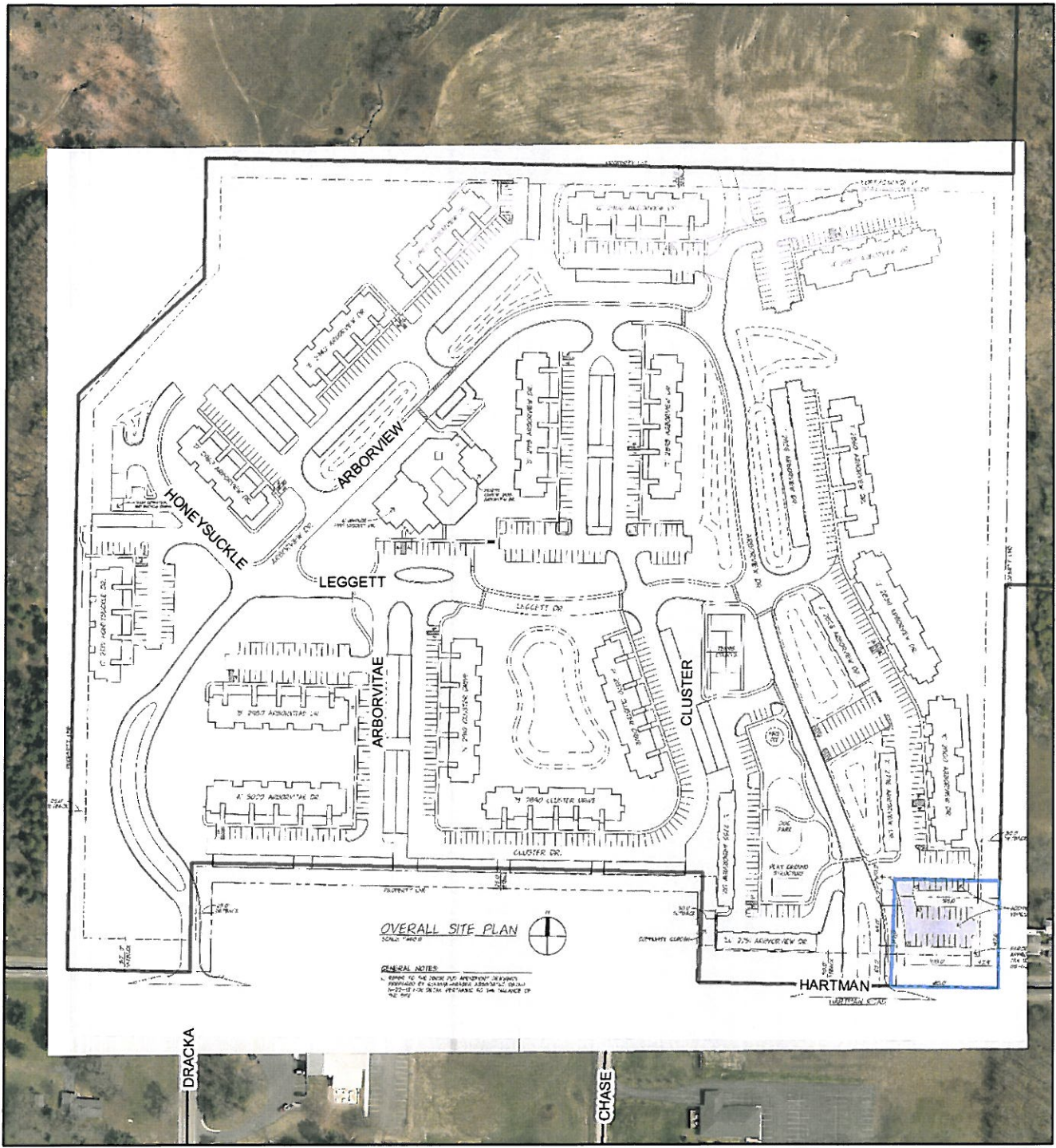
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**NOT A LEGAL SURVEY**

Garfield Township Planning Dept: 12/2/2014





# Arbors PUD Major Amendment Application - 2002-03-D

## Overall Site Plan

**Legend**

**Name**

- Arbors of Traverse - Current Boundary
- Arbors of Traverse - Additional Parcel

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**NOT A LEGAL SURVEY**

Garfield Township Planning Dept: 12/2/2014



		<b>Charter Township of Garfield</b>	
		<b>Planning Department Report No. 2015-08</b>	
Prepared:	February 4, 2015	Pages:	Page 1 of 4
Meeting:	February 10, 2015 Township Board	Attachments:	<input type="checkbox"/>
Subject:	Proposed Rezoning to R1-M Multi Family Residential		
File No.	Z-2014-02	Parcel No.	See below
Applicant:	Midwest MFD, LLC		
Agent:	Mark Oppenhuizen		
Owner(s):	Pamela Alexander; Clark Cole; Shawne Cole; Katrina Cole		

**SUBJECT PROPERTY:**

The application affects four properties along La Franier Road, roughly 1/4 mile north of Hammond Road. The subject parcel numbers are 05-023-025-40, 05-023-026-30, 05-023-026-20, and 05-023-025-20.

**PURPOSE OF APPLICATION:**

The application requests to rezone approximately 30-acres of land from the A-1 Agricultural District to the R1-M Multi-Family Residential District.

**STAFF COMMENT:**

The subject properties are each currently vacant. The parcels are abutted by medium to high density residential development to the north/northwest, and by vacant or low density residential uses on all other sides. The abutting parcels are zoned accordingly by use, including R1-M and R1-MH to the north/northwest and A-1 Agricultural elsewhere.

The applicant has indicated that the intent of the rezoning application is to allow the future construction of a development similar to the 232-unit project which was reviewed in concept in November. Upon a successful rezoning petition, the applicant would then need to file a special use permit request to allow such a development.

**MASTER PLAN CONSIDERATIONS:**

A primary factor in considering any rezoning request is the relationship between the application and the Master Plan. In this case, the Master Plan targets the northern half of this site for medium-density residential development, described for densities of 7-14 units per acre. The southern half of the property is targeted for the "La Franier Neighborhood Planned Development," which is described to include public-semi public, residential, institutional, and health uses. A future land use overlay map including the 2014 aerial photography and parcel lines is attached.

Based on the Future Land Use Plan and the fact that the La Franier Road corridor has been and remains a targeted corridor for medium to high density residential

development, Staff feels that the rezoning request may be determined to be consistent with the Master Plan.

**PLANNING COMMISSION RECOMMENDATIONS:**

Following a public hearing on January 14, 2015, the Township Planning Commission recommended that the rezoning application be approved.

At its meeting on January 20, 2015, in accordance with the Zoning Enabling Act and having considered neighboring zoning, the County Master Plan, and the analysis from Garfield Township Planning Department, the County Planning Commission concurs with the Township Planning Commission's proposed action.

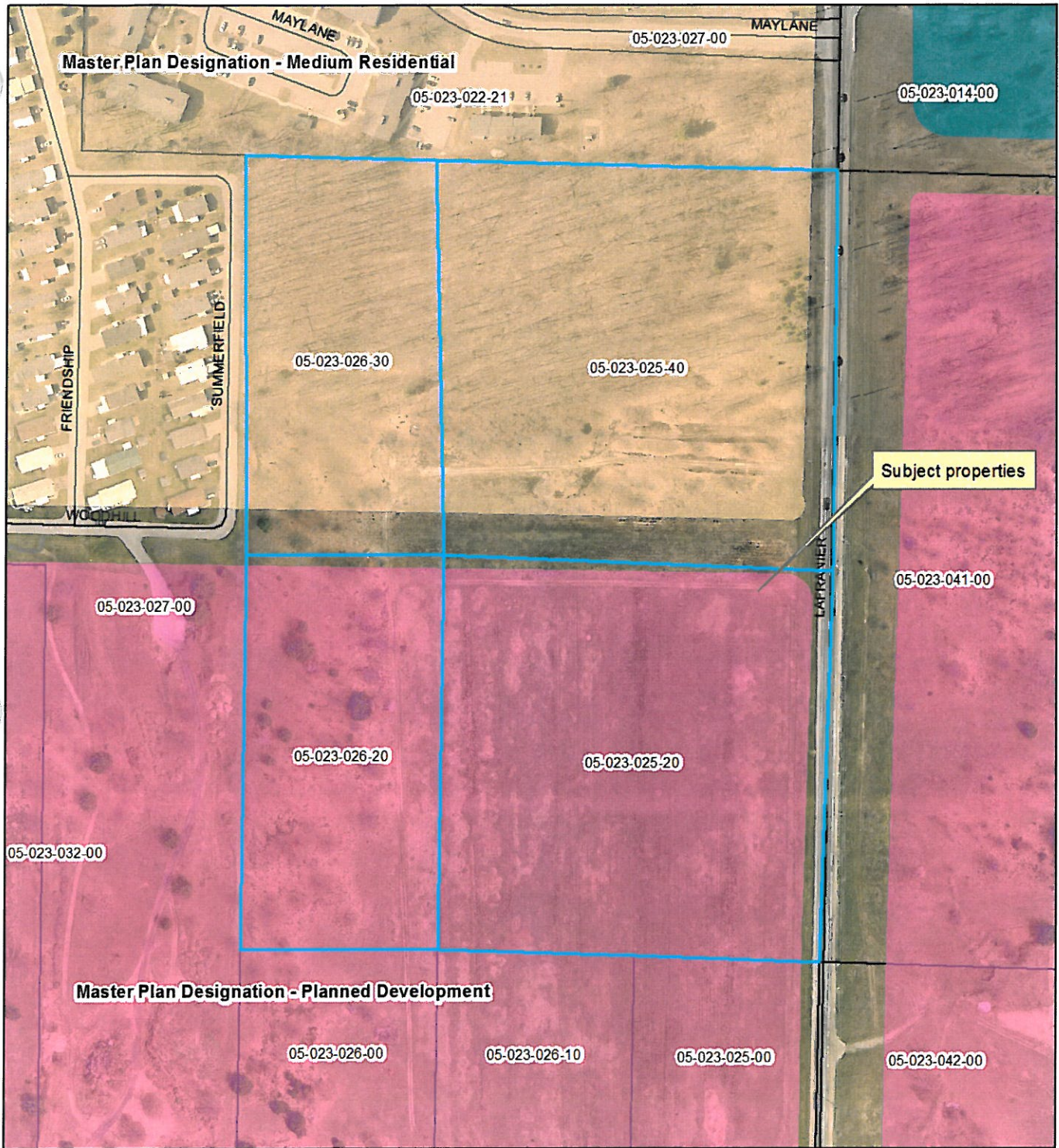
**ACTION REQUESTED:**

Prior to taking action on the application, the Township Board must also hold a public hearing. The following motion is offered to that effect:

THAT application Z-2014-02, submitted by Midwest MFD, LLC to rezone lands along La Franier Road to the R1-M Multiple Family Zoning District, BE SCHEDULED FOR A PUBLIC HEARING on March 10, 2015.

Any additional information that the Township Board determines to be necessary should be added to either motion. If the Board is not satisfied with the level of information provided, the above motion would be premature and should not be adopted.






### Parcel Map with master plan overlay

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#### Legend

 Prop\_Parcel\_2014

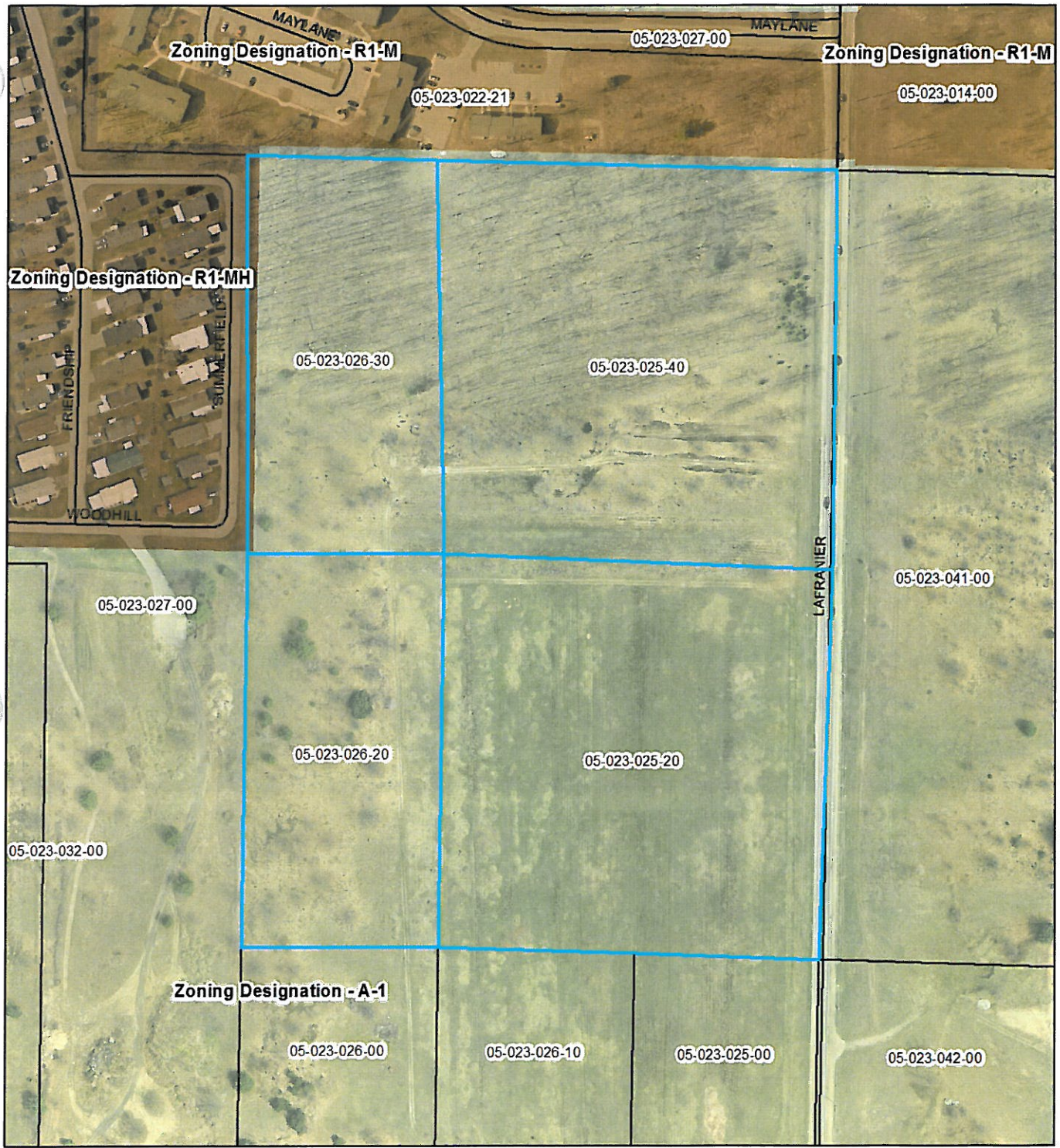
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**NOT A LEGAL SURVEY**

Garfield Township Planning Dept: 11/18/2014





### Parcel Map with zoning overlay

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


**NOT A LEGAL SURVEY**

Garfield Township Planning Dept. 11/18/2014

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### Legend

 Prop\_Parcel\_2014





# Consumers Energy Smart Energy™ Program

There are more than 65 million smart meters in the United States. The Consumers Energy Smart Energy™ program is installing meters through 2017. The information below provides insight into the benefits, facts about the program and where/when we will be installing meters.

## HOW YOU BENEFIT



Meters can be remotely read in any weather — no estimated bills



Energy use is sent daily to us, minimizing estimated bills or bill surprises.

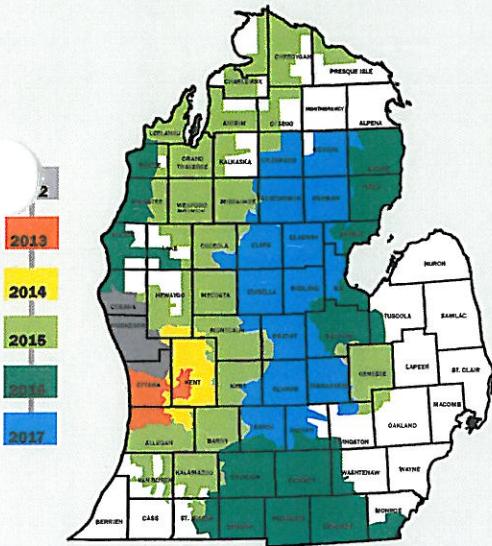


Track your energy use online via the Smart Energy Web Portal.



Better outage management - we will know when a customer's power is out  
*(Coming in the future)*

## INSTALLATION SCHEDULE



## THE FACTS

- The meter contains no customer information, only usage and operational status.
- All information transmitted to/from the meter is protected by a private, secure network.
- The meters do not identify specific devices or appliances – only total energy use is sent to Consumers Energy.
- The radio frequencies used to transmit the data are the equivalent of sending one text message a day. The frequency emissions are well below guidelines set by the Federal Communications Commission (FCC).

## INSTALLING THE METER: KEEPING YOU INFORMED

**30**  
DAYS  
BEFORE

POSTCARD



**7**  
DAYS  
BEFORE

PHONE CALL



**14**  
DAYS  
BEFORE

LETTER



**DAY**  
OF  
INSTALL

DOORHANGER



## HOW CAN WE HELP?

- Visit [www.ConsumersEnergy.com/smartenergy](http://www.ConsumersEnergy.com/smartenergy) to learn more
- Call our dedicated team at 888-862-2199
- Schedule us to speak at your civic meeting

**ENERGY THAT WORKS SMARTER FOR YOU.**  
THAT'S OUR PROMISE TO MICHIGAN.







# CONGRATULATIONS!

SOON YOU'LL RECEIVE AN UPGRADED METER FROM CONSUMERS ENERGY!



Sample A. Sample  
1234 Anystreet  
Anytown USA 12345-6789

Re: Installation at 1234 Anystreet  
Installation at 1234 Anystreet

Dear Sample A. Sample,

In the next few weeks, we'll be in your area to install upgraded meters. We're upgrading to enhance our customer service and provide new tools and information to help you make better-informed energy choices. The first step to help us serve you better is to install your smart meter. Already, more than 65 million state-of-the-art meters like the one you'll receive have been installed in homes and businesses nationwide. We'll be installing 1.8 million of them for our electric customers in Michigan by 2017.

Here's some important information about your installation:

- You only need someone present if your meter is being installed inside your home or office.
- If your current meter is outside, please make sure it's clear of any obstructions so our service technician can access it.
- If you operate sensitive medical or electronic equipment we should be aware of in your home or office, **or if you'd prefer to schedule an installation appointment**, please call 1-888-862-2199.
- Our technician will let you know when he or she arrives. At that time, you may power down your electronic devices. There will be a 5- to 10-minute interruption to your electric service during installation. We apologize for any inconvenience. The technician will leave a door hanger notifying you that your upgraded meter has been installed.
- Once installed, smart meters begin sending daily energy usage to Consumers Energy. To ensure accuracy, meter readers will continue to read meters for a period of time.

For more information, please contact us at 1-888-862-2199 or visit [ConsumersEnergy.com/smartenergy](http://ConsumersEnergy.com/smartenergy). Energy that works smarter for you. That's our Promise to Michigan.

Sincerely,

Garrick J. Rochow  
Vice President, Customer Operations & Quality

Para ayuda en español, llame al 1-888-862-2199.

## TAKE CHARGE OF YOUR ENERGY USE ONLINE

Thanks to your smart meter, now you can visit [ConsumersEnergy.com/smartenergy](http://ConsumersEnergy.com/smartenergy) and explore new tools that let you:

- Review your energy use by hour, day or month
- Discover energy-saving tips
- Receive automated alerts when your energy use is trending higher

## RECOGNIZING YOUR CONSUMERS ENERGY AUTHORIZED CONTRACTOR

The service technician installing your meter will be wearing a photo ID badge and safety vest and will be driving a vehicle displaying the Consumers Energy logo.



SAFETY VEST



ID BADGE



MARKED VEHICLE

**Monthly Parkland Responsibilities**

Coordinated trail steward activities, performed routine maintenance on all trails, and performed trailhead maintenance tasks where appropriate.

**Nature Center Visitation this Month 271**

Nature Center Visitation January 2014 264  
 Program Participants January 2014 226  
 Drop ins January 2014 38

Program Participants this month 250  
 Drop ins this month 21  
 Nature Center Visitation this year 271  
 Nature Center Visitation since 2008 57,187

Activity Detail	Conservation District Pillar	Location of activity	Property Owner	Staff Lead (initials)
Assisted growers as they work towards verification	Agriculture	On Farm	Private Property	JR/LS
Sampled winery wastewater per LEI contract	Agriculture	On Farm	Private Property	JR/LS
Conducted 8 on-farm risk assessments	Agriculture	On Farm	Private Property	JR/LS
Conducted 2 MAEAP re-verifications	Agriculture	On Farm	Private Property	JR/LS
Attended and worked MAEAP booth at the Orchard & Vineyard show at the Grand Traverse Resort	Agriculture	Community Event/Festival	N/A	JR/LS
Attended Forest*A*Syst training	Agriculture	Community Partner Location	N/A	JR/LS
Attended and worked MAEAP booth at the Northern Michigan Small Farm Conference at the Grand Traverse Resort	Agriculture	Community Event/Festival	N/A	JR/LS
Held free public well water screening event	Agriculture	Boardman River Nature Center	Grand Traverse County	JR/LS
Met with Brownwood Farms to discuss partnership	Agriculture	Community Partner Location	N/A	JR/LS
Attended Food and Farming Network meeting	Agriculture	Community Partner Location	N/A	JR/LS
Article in Record Eagle on January 31	Agriculture	Other	N/A	JR/LS
Attended groundwater related training	Agriculture	Other	N/A	LS
Attended sustainability certification meeting for wine industry	Agriculture	Community Partner Location	N/A	JR/LS
Attended Lakes to Land meeting	Agriculture	Community Partner Location	N/A	JR
Presented GTSI at the Master Gardeners meeting Jan 6	Education	Boardman River Nature Center	Grand Traverse County	KMG
Participated in 5 GTSI partner meetings	Education	Community Partner Location	N/A	KMG
Created 2 marketing products for GTSI to recruit teachers	Education	Boardman River Nature Center	Grand Traverse County	KMG
Started a GTSI Facebook page	Education	Boardman River Nature Center	Grand Traverse County	KMG
Support for MI Natural Features Inventory grant submission, GTSI partner	Education	Boardman River Nature Center	Grand Traverse County	KMG
Updated complete GTSI website	Education	Boardman River Nature Center	Grand Traverse County	KMG
1 school presentation and 3 GTSI teacher meetings for GTSI	Education	Boardman River Nature Center	Grand Traverse County	KMG
4 GTSI school recruit visits; talk to teachers and principals	Education	School	N/A	KMG
Participated in GLSI 2 day EPA Education Grant meeting in Lansing	Education	School	N/A	KMG
Assisted with full day HS teacher collaborative workshop with Inland Seas	Education	Lansing, MI	N/A	KMG
Attended Fishing Industry meeting for GTSI networking	Education	Community Partner Location	N/A	KMG
Met with Summer Professional Development partners for planning	Education	Community Partner Location	N/A	KMG



Annual GTCD Meeting	Education	other	Grand Traverse County	KMG
Worked on equipment including replacing the starter in the F250	Parklands (including Parklands-based ISN)	Other	N/A	SL
Presented Boardman update to the Kiwanis Club	Education	Boardman River and its tributaries	N/A	SL
Worked on Conservation Team 2015 work plan	Parklands (including Parklands-based ISN)	Other	N/A	SL
Met with MDNR Fisheries Chief Jim Dexter and Lake Michigan Basin Coordinator Todd Kalish regarding the draft Boardman River Assessment.	Stewardship (Boardman River and Non-parklands ISN)	Boardman River and its tributaries	N/A	SL
Reviewed annual workplans for Hickory Meadows property	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	SL/RR/TV
Created Invasive Species Treatment Timeline for all Twp Parklands	Parklands (including Parklands-based ISN)	Other	Garfield Township	RR
Reestablished contract with Poppas Excavating for snow removal of M 72 parking lot	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Coordinated and attended Hickory Meadows Advisory Committee meeting	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Prepared points of concern to HMAC for TCL&P utility corridor upgrades	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Proposed potential future projects at Hickory Meadows to HMAC	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Prepared quarterly report from Oct. thru Dec. for Rec Authority	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Repaired lock on dog bag dispenser at M 72 trailhead	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Submitted additional high priority invasive species waypoints to MISIN	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A	RR
Submitted MDOT permit applications for 2015 roadside treatments	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A	RR
Submitted a grant proposal to the Great Lakes Commission for the 11th Annual Boardman River Clean Sweep (river clean-up event)	Stewardship (Boardman River and Non-parklands ISN)	Boardman River and its tributaries	N/A	SL
Reviewed annual workplans for Garfield Township parklands	Parklands (including Parklands-based ISN)	Other	Garfield Township	SL, RR, TV
Monitored trails and trailheads on Garfield Township parklands	Parklands (including Parklands-based ISN)	Other	Garfield Township	TV,RR
Posted signs for hazard tree removal at all trailhead kiosk stations	Parklands (including Parklands-based ISN)	Commons Natural Area	Garfield Township	TV
NEST Program was given to 27 students from the Childrens House. The program was a combination of Winter Tracks and Animal Adaptation	Education	Boardman River Nature Center		TC/TF
Peepers Program Served 25 Peepers. We had two new peeper families join us	Education	Boardman River Nature Center		TC/TF
Winter Program Guide was created and printed along with website update.	Education	Boardman River Nature Center		TC
January Night at the Nature Center was canceled due to low attendance	Education	Boardman River Nature Center		TC



Camp Licensing is in progress. Finger printing is done and planning is almost complete. Application will be going into the state mid February	Education	Boardman River Nature Center	Garfield Township	TV	TC
Formed new partnership with GT Bug and Butterfly House. They will be doing programs at no charge for our Summer camp program	Education	Boardman River Nature Center	Garfield Township	TV	TC
Summer Camp is expanding programming for summer of 2015. We will have full day camps all summer for 7-10 year olds and half day camps for 4-6 year olds.	Education	Boardman River Nature Center	Garfield Township	TV	TC
Attended Michigan Foundation Directory Luncheon. Networked with area nonprofits and learned of new funding opportunities	Education	Community Event/Festival	Garfield Township	TV	TC
Met with D. Schillinger, forester, and Deering Tree Service at Commons in regards to expectations for hazard tree removal	Parklands (including Parklands-based ISN)	Commons Natural Area	Garfield Township	TV	TC
Removed trash from watertower trailhead at the Commons	Parklands (including Parklands-based ISN)	Commons Natural Area	Garfield Township	TV	TC
Contacted Heather Hettinger, DNR Fisheries Biologist, in regards to stocking Kid's Creek Pond	Parklands (including Parklands-based ISN)	Kid's Creek Park	Garfield Township	TV	TC
Prepared and submitted proposal, letter of agreement, and maps to Emerald Hills Condo Association for MC trail re-route	Parklands (including Parklands-based ISN)	Miller Creek Nature Reserve	Garfield Township	TV	TC
On-site forester visitations	Stewardship (Boardman River and Non-parklands ISN)	Other	Garfield Township	KR	KR
Written Forest Management Plan	Stewardship (Boardman River and Non-parklands ISN)	Other	Garfield Township	KR	KR
FAP Forester referrals to Private sector	Stewardship (Boardman River and Non-parklands ISN)	Other	Garfield Township	KR	KR
Attended and worked Forestry booth at the Orchard & Vineyard show at the Grand Traverse Resort	Stewardship (Boardman River and Non-parklands ISN)	Community Event/Festival	N/A	KR	KR
Held Timber and Taxes Workshop	Stewardship (Boardman River and Non-parklands ISN)	Community Event/Festival	N/A	KR	KR

**Grand Traverse Sheriff Department Calls for Service Statistics**

**Month** January  
**Year** 2015

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL	
	0	1	2	3	4	5	6	7	
Hour of Day	418	438	547	553	590	594	430	3,570	
	109	76	65	47	38	50	57	125	
	185	159	194	231	231	226	240	178	
Location	Citations							*Other	Total
	Traffic Crashes		Arrests		Criminal			Non-Criminal	Traffic Crashes
	Fatal	PIA	PDA	OWI	MIP	Criminal	Criminal		
01 Acme	32	0	2	15	0	0	8	167	
02 Blair	42	0	4	26	2	0	21	264	
03 East Bay	77	0	6	44	1	0	29	321	
04 Fife Lake	12	0	0	6	1	0	9	52	
05 Garfield	150	0	3	94	9	0	96	791	
06 Grant	0	0	1	1	0	0	0	10	
07 Green Lake	33	0	0	27	0	2	5	133	
08 Long Lake	11	0	0	12	3	0	2	72	
09 Mayfield	8	0	0	7	1	0	4	40	
10 Peninsula	7	0	0	7	0	0	3	59	
11 Paradise	13	0	2	15	0	0	5	85	
12 Union	3	0	1	2	1	0	1	7	
13 Whitewater	9	1	0	4	0	0	2	35	
29 Fife Lake Vlg	7	0	0	2	0	0	0	23	
30 Kingsley Vlg	13	0	1	1	0	0	9	69	
66 Traverse City	9	0	0	0	1	0	69	0	
84 Out of County	0	0	0	0	0	0	14	0	
<b>Totals</b>	426	1	20	263	19	2	277	2,128	
								503	
								655	
								284	
								3,570	

\*Other Calls for Service include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts  
Ticket stats are based on what District Court has entered as of 1/30/15.  
Arrest stats are as of 2/01/15.



# GRAND TRAVERSE METRO FIRE DEPARTMENT

From the Desk of ASSISTANT CHIEF TERRY FLYNN

5. c.

FIRE OFFICE 897 Parsons Road ~ Traverse City, MI 49686

Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: [www.gtfire.org](http://www.gtfire.org) Email: [Info@gtfire.org](mailto:Info@gtfire.org)

## GTMESA 2015 February Report

### Incidents of Interest for -

1. Vehicle accident w/injuries Three Mile/Vanderlip (East Bay Twp.)
2. Car Fire Cedar Run/North Long Lake Rd (Garfield Twp.)
3. Vehicle accident w/injuries Garfield/Voice Rd (Paradise Twp.)
4. Vehicle accident w/injuries Garfield /Three Mile Rd (East Bay Twp.)
5. Vehicle accident w/injuries 221 W South Airport Rd (Garfield Twp.)
6. Vehicle accident w/injuries McCrae Hill/US 31 S (Garfield Twp.)
7. Vehicle accident w/injuries Hammond/Four Mile Rd (East Bay Twp.)
8. Building Fire 1683 US 31 N (East Bay Twp.)
9. Vehicle accident w/injuries High Lake /Badger (East Bay Twp.)
10. Building Fire 1761 County Rd 633 (Blair Twp.)
11. Vehicle accident w/injuries US 31 S/ Marketplace Cir (Garfield Twp.)
12. Vehicle accident w/injuries Four Mile/Hammond (East Bay Twp.)
13. Building Fire 7111 Tobego Creek (Acme Twp.)
14. Snowmobile fire 4300 Lakeview Trail (East Bay Twp.)

### Mutual Aid/ Automatic Aid Given (2014) 37    Aid Received (2014) 6

Traverse City	4	Blair	1
GT Rural	21	Traverse City	1
Paradise	4	GT Rural	2
Whitewater	19	Elk Rapids	2
Peninsula	2		
Blair	12		

Total Calls            2014 YTD- 4622

Sta 11 -1751    Sta 1 -1035    Sta 8- 761    Sta 9- 143    Sta 12- 932

2013 YTD- 4228

Sta 11- 1573    Sta 1- 1000    Sta 8 – 671    Sta 9- 96    Sta 12- 888



# GRAND TRAVERSE METRO FIRE DEPARTMENT

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## 2014 Year end Totals

	<u>2013</u>	<u>2014</u>
Fire Calls (Not inc.Alarms)	101	109
Medical (Not vehicle accidents)	2931	3252
Hazardous Condition	81	102
Service calls	149	99
Good Intent Calls	490	548
False Alarms	250	279
Vehicle Accidents	214	225
Misc Calls	12	7



# Clerk's Report

For January 2015

Submitted 2/3/15

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 as long as 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 \$250,971.84 Revenues and \$125,244.40 Expenditures. For the year we have a total of \$250,971.84 Revenues and \$125,244.40 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

User: Lanie DB: Garfield PERIOD ENL 1/31/2015 2015 AMENDED BUDGET

GL NUMBER	DESCRIPTION	2015 ORIGINAL BUDGET	2015 AMENDED BUDGET	YTD BALANCE 01/31/2015	ACTIVITY FOR MONTH 01/31/2015	AVAILABLE BALANCE
<b>Fund 101 - GENERAL OPERATING FUND</b>						
<b>Revenues</b>						
Dept 000						
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,928,007.24	1,928,007.24	190,480.63	190,480.63	1,737,526.61
101-000-412.000	SWAMP TAX COLLECTIONS	40.68	40.68	0.00	0.00	40.68
101-000-414.000	Protested R/E Interest	0.00	0.00	867.75	867.75	(867.75)
101-000-423.000	TRAILER PARK FEES	6,203.70	6,203.70	0.00	0.00	6,203.70
101-000-445.000	PENALTIES & INT. ON TAXES	7,627.50	7,627.50	0.00	0.00	7,627.50
101-000-476.000	BUILDING PERMITS	175,000.00	175,000.00	53,216.00	53,216.00	121,784.00
101-000-476.001	PLANNING FEES	6,000.00	6,000.00	150.00	150.00	5,850.00
101-000-476.002	MAINT INSPECTION FEES	1,525.50	1,525.50	0.00	0.00	1,525.50
101-000-476.003	TREASURER FEES	915.30	915.30	75.00	75.00	840.30
101-000-476.004	PARK USE FEES	2,034.00	2,034.00	0.00	0.00	2,034.00
101-000-476.005	ZONING FEES	15,000.00	15,000.00	1,550.00	1,550.00	13,450.00
101-000-574.000	STATE SHARED REVENUE	1,220,400.00	1,220,400.00	0.00	0.00	1,220,400.00
101-000-574.001	STATE SHARED REV. - LIQUOR LA	20,340.00	20,340.00	0.00	0.00	20,340.00
101-000-575.000	Road Right of Way	17,859.54	17,859.54	0.00	0.00	17,859.54
101-000-612.000	CHARGES FOR TOWNSHIP SERVICES	15,000.00	15,000.00	3.00	3.00	14,997.00
101-000-627.000	TAX COLLECTION FEES	22,374.00	22,374.00	0.00	0.00	22,374.00
101-000-656.000	Ordinance Enforcement Fees	0.00	0.00	116.67	116.67	(116.67)
101-000-664.000	EARNED INTEREST	15,000.00	15,000.00	0.00	0.00	15,000.00
101-000-668.000	RENTS	40,680.00	40,680.00	4,512.79	4,512.79	36,167.21
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	14,238.00	14,238.00	0.00	0.00	14,238.00
Total Dept 000		3,758,245.46	3,758,245.46	250,971.84	250,971.84	3,507,273.62
<b>TOTAL Revenues</b>						
		3,758,245.46	3,758,245.46	250,971.84	250,971.84	3,507,273.62
<b>Fund 101 - GENERAL OPERATING FUND:</b>						
<b>TOTAL REVENUES</b>						
		3,758,245.46	3,758,245.46	250,971.84	250,971.84	3,507,273.62

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

PERIOD EN: 1/31/2015

2015 ORIGINAL BUDGET

2015 AMENDED BUDGET

YTD BALANCE 01/31/2015

ACTIVITY FOR MONTH 01/31/2015

AVAILABLE BALANCE

% BDDT USED

GL NUMBER	DESCRIPTION	2015 ORIGINAL BUDGET	2015 AMENDED BUDGET	YTD BALANCE 01/31/2015	ACTIVITY FOR MONTH 01/31/2015	AVAILABLE BALANCE	% BDDT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 101-TOWNBOARD							
101-101-701.100	WAGES - TRUSTEE	12,000.00	12,000.00	900.00	900.00	11,100.00	7.50
101-101-701.101	WAGES - FILE CLERK	22,352.00	22,352.00	1,914.25	1,914.25	20,437.75	8.56
101-101-701.102	WAGES - TRUSTEE	12,000.00	12,000.00	1,350.00	1,350.00	10,650.00	11.25
101-101-701.103	WAGES - TRUSTEE	12,000.00	12,000.00	1,050.00	1,050.00	10,950.00	8.75
101-101-701.104	WAGES - TRUSTEE	12,000.00	12,000.00	1,050.00	1,050.00	10,950.00	8.75
101-101-701.105	WAGES - OFFICE MANAGER	34,703.29	34,703.29	3,136.32	3,136.32	31,566.97	9.04
101-101-726.000	SUPPLIES	6,500.00	6,500.00	156.96	156.96	6,343.04	2.41
101-101-726.001	POSTAGE	12,000.00	12,000.00	3,790.43	3,790.43	8,209.57	31.59
101-101-726.002	SUPPLIES - COPIER MAINTENANCE	7,000.00	7,000.00	716.02	716.02	6,283.98	10.23
101-101-801.002	LEGAL SERVICES - TOWNBOARD	15,000.00	15,000.00	6,939.86	6,939.86	8,060.14	46.27
101-101-801.003	LEGAL - WATER & SEWER	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-101-801.004	LEGAL -Tax Tribunal	10,000.00	10,000.00	50.00	50.00	9,950.00	0.50
101-101-802.000	AUDIT AND ACCOUNTING	16,000.00	16,000.00	0.00	0.00	16,000.00	0.00
101-101-805.000	CONTRACTED AND OTHER SERVICES	3,000.00	3,000.00	634.00	634.00	2,366.00	21.13
101-101-900.000	PRINTING & PUBLISHING	3,500.00	3,500.00	695.25	695.25	2,804.75	19.86
101-101-901.000	ADVERTISING	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00
101-101-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	750.00	750.00	250.00	75.00
101-101-965.101	DUES & PUBLICATIONS -TOWNBOAR	6,500.00	6,500.00	0.00	0.00	6,500.00	0.00
101-101-965.102	DUES - MICHIGAN TOWNSHIP ASSO						
Total Dept 101-TOWNBOARD		195,555.29	195,555.29	23,133.09	23,133.09	172,422.20	11.83
Dept 171-TOWNSHIP SUPERVISOR							
101-171-701.201	WAGES - SUPERVISOR	70,472.81	70,472.81	5,391.45	5,391.45	65,081.36	7.65
101-171-701.202	WAGES - ASST. ASSESSOR	42,914.81	42,914.81	3,281.60	3,281.60	39,633.21	7.65
101-171-701.203	WAGES - ASSESSMENT CLERK	18,168.12	18,168.12	1,388.79	1,388.79	16,779.33	7.64
101-171-701.204	WAGES - APPRAISER	49,072.80	49,072.80	3,749.04	3,749.04	45,323.76	7.64
101-171-701.205	WAGES - ASSESSOR	86,252.81	86,252.81	6,586.38	6,586.38	79,666.43	7.64
101-171-726.000	SUPPLIES	1,000.00	1,000.00	108.02	108.02	891.98	10.80
101-171-805.000	CONTRACTED AND OTHER SERVICES	27,326.00	27,326.00	293.38	293.38	27,032.62	1.07
101-171-860.200	MILEAGE - SUPERVISOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-860.201	MILEAGE - ASSESSOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-900.000	PRINTING & PUBLISHING	5,700.00	5,700.00	10.00	10.00	5,690.00	0.18
101-171-960.000	EDUCATION & TRAINING	4,075.00	4,075.00	0.00	0.00	4,075.00	0.00
101-171-960.200	EDUCATION - SUPERVISOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-965.000	DUES & PUBLICATIONS	1,800.00	1,800.00	30.00	30.00	1,770.00	1.67
Total Dept 171-TOWNSHIP SUPERVISOR		309,782.35	309,782.35	20,838.66	20,838.66	288,943.69	6.73
Dept 191-ELECTIONS							
101-191-701.000	WAGES	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-191-726.000	SUPPLIES	6,000.00	6,000.00	132.75	132.75	5,867.25	2.21
101-191-726.001	POSTAGE	8,000.00	8,000.00	529.20	529.20	7,470.80	6.62
101-191-860.000	MILEAGE	400.00	400.00	0.00	0.00	400.00	0.00
101-191-901.000	ADVERTISING	300.00	300.00	0.00	0.00	300.00	0.00
101-191-935.010	MACHINE MAINTENANCE	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-191-935.015	COMPUTER SUPPORT SYSTEMS	3,500.00	3,500.00	0.00	0.00	3,500.00	0.00
Total Dept 191-ELECTIONS		36,200.00	36,200.00	661.95	661.95	35,538.05	1.83
Dept 215-TOWNSHIP CLERK							
101-215-701.300	WAGES - CLERK	70,472.81	70,472.81	5,391.45	5,391.45	65,081.36	7.65



EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

PERIOD ENL 1/31/2015

2015 AMENDED BUDGET

2015 ORIGINAL BUDGET

ACTIVITY FOR MONTH 01/31/2015

YTD BALANCE 01/31/2015

AVAILABLE BALANCE

% BODT USED

GL NUMBER	DESCRIPTION	2015 ORIGINAL BUDGET	2015 AMENDED BUDGET	ACTIVITY FOR MONTH 01/31/2015	YTD BALANCE 01/31/2015	AVAILABLE BALANCE	% BODT USED
<b>Fund 101 - GENERAL OPERATING FUND</b>							
<b>Expenditures</b>							
101-215-701.302	WAGES - DEPUTY CLERK	41,249.66	41,249.66	3,148.07	3,148.07	38,101.59	7.63
101-215-701.303	WAGES - ACCOUNTANT	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-215-726.000	SUPPLIES	500.00	500.00	223.60	223.60	276.40	44.72
101-215-860.300	MILEAGE - CLERK	400.00	400.00	0.00	0.00	400.00	0.00
101-215-860.301	MILEAGE - DEPUTY CLERK	400.00	400.00	0.00	0.00	400.00	0.00
101-215-956.016	MISCELLANEOUS	500.00	500.00	0.00	0.00	500.00	0.00
101-215-960.000	EDUCATION & TRAINING	5,500.00	5,500.00	104.51	104.51	5,395.49	1.90
101-215-965.000	DUES & PUBLICATIONS	650.00	650.00	100.00	100.00	550.00	15.38
<b>Total Dept 215-TOWNSHIP CLERK</b>		<b>129,672.47</b>	<b>129,672.47</b>	<b>8,967.63</b>	<b>8,967.63</b>	<b>120,704.84</b>	<b>6.92</b>
<b>Dept 247-BOARD OF REVIEW</b>							
101-247-701.400	WAGES - B OF R	1,500.00	1,500.00	100.00	100.00	1,400.00	6.67
101-247-701.401	WAGES - B OF R	1,500.00	1,500.00	100.00	100.00	1,400.00	6.67
101-247-701.402	WAGES - B OF R	1,500.00	1,500.00	100.00	100.00	1,400.00	6.67
101-247-701.403	WAGES - B OF R	500.00	500.00	0.00	0.00	500.00	0.00
101-247-960.000	EDUCATION & TRAINING	200.00	200.00	0.00	0.00	200.00	0.00
<b>Total Dept 247-BOARD OF REVIEW</b>		<b>5,200.00</b>	<b>5,200.00</b>	<b>300.00</b>	<b>300.00</b>	<b>4,900.00</b>	<b>5.77</b>
<b>Dept 253-TOWNSHIP TREASURER</b>							
101-253-701.500	WAGES - TREASURER	70,472.81	70,472.81	5,391.45	5,391.45	65,081.36	7.65
101-253-701.501	WAGES - ASSISTANT	18,168.12	18,168.12	833.29	833.29	17,334.83	4.59
101-253-701.502	WAGES - DEPUTY TREASURER	38,608.00	38,608.00	2,946.46	2,946.46	35,661.54	7.63
101-253-726.000	SUPPLIES	2,000.00	2,000.00	100.20	100.20	1,899.80	5.01
101-253-726.001	POSTAGE	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00
101-253-801.000	LEGAL SERVICES	3,000.00	3,000.00	14.00	14.00	2,986.00	0.47
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	55.78	55.78	644.22	7.97
101-253-860.501	MILEAGE - DEPUTY TREASURER	200.00	200.00	0.00	0.00	200.00	0.00
101-253-900.000	PRINTING & PUBLISHING	400.00	400.00	375.00	375.00	25.00	93.75
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	500.00	500.00	0.00	0.00	500.00	0.00
<b>Total Dept 253-TOWNSHIP TREASURER</b>		<b>145,948.93</b>	<b>145,948.93</b>	<b>9,716.18</b>	<b>9,716.18</b>	<b>136,232.75</b>	<b>6.66</b>
<b>Dept 258-COMPUTER SUPPORT</b>							
101-258-726.000	SUPPLIES	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-258-935.010	MACHINE MAINTENANCE	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-258-935.015	COMPUTER SUPPORT SYSTEMS	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00
101-258-935.016	COMPUTER NETWORK	3,500.00	3,500.00	65.00	65.00	3,435.00	1.86
<b>Total Dept 258-COMPUTER SUPPORT</b>		<b>31,500.00</b>	<b>31,500.00</b>	<b>65.00</b>	<b>65.00</b>	<b>31,435.00</b>	<b>0.21</b>
<b>Dept 265-TOWNSHIP HALL</b>							
101-265-701.011	Maintenance Wages	12,000.00	12,000.00	632.35	632.35	11,367.65	5.27
101-265-726.003	SUPPLIES-MAINTANCE	3,000.00	3,000.00	103.00	103.00	2,897.00	3.43
101-265-850.000	TELEPHONE	17,000.00	17,000.00	2,006.05	2,006.05	14,993.95	11.80
101-265-920.601	HEATING / GAS	12,000.00	12,000.00	2,101.59	2,101.59	9,898.41	17.51
101-265-920.602	WATER / SEWER	5,000.00	5,000.00	144.38	144.38	4,855.62	2.89
101-265-920.603	LIGHTS BUILDING	13,500.00	13,500.00	859.20	859.20	12,640.80	6.36

PERIOD END: 1/31/2015

2015  
 ORIGINAL BUDGET  
 AMENDED BUDGET

ACTIVITY FOR MONTH  
 01/31/2015

AVAILABLE BALANCE  
 % BGT USED

GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	AMENDED BUDGET	YTD BALANCE 01/31/2015	ACTIVITY FOR MONTH 01/31/2015	AVAILABLE BALANCE	% BGT USED
<b>Fund 101 - GENERAL OPERATING FUND</b>							
<b>Expenditures</b>							
101-265-935.601	SNOW PLOWING	8,000.00	8,000.00	1,018.00	1,018.00	6,982.00	12.73
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	15,000.00	15,000.00	1,150.00	1,150.00	13,850.00	7.67
101-265-935.604	RUBBISH REMOVAL	1,000.00	1,000.00	79.00	79.00	921.00	7.90
101-265-935.605	BUILDING REPAIR	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-265-935.606	ELECTRONIC PROTECTION SYSTEM	1,500.00	1,500.00	354.75	354.75	1,145.25	23.65
101-265-935.608	MAINTENANCE-OTHER	15,000.00	15,000.00	797.50	797.50	14,202.50	5.32
<b>Total Dept 265-TOWNSHIP HALL</b>		128,000.00	128,000.00	9,245.82	9,245.82	118,754.18	7.22
<b>Dept 301-POLICE SERVICES</b>							
101-301-830.000	POLICE CONTRACT	942,450.00	942,450.00	0.00	0.00	942,450.00	0.00
101-301-830.001	POLICE CONTRACT - DETECTIVE	82,915.00	82,915.00	0.00	0.00	82,915.00	0.00
<b>Total Dept 301-POLICE SERVICES</b>		1,025,365.00	1,025,365.00	0.00	0.00	1,025,365.00	0.00
<b>Dept 371-TOWNSHIP BUILDING INSPECTOR</b>							
101-371-701.703	WAGES - BUILDING	65,288.16	65,288.16	4,982.62	4,982.62	60,305.54	7.63
101-371-701.704	WAGES - BUILDING	22,000.00	22,000.00	890.96	890.96	21,109.04	4.05
101-371-701.705	WAGES - CONSTRUCTION BOARD	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-371-726.000	SUPPLIES	600.00	600.00	0.69	0.69	599.31	0.12
101-371-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-371-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	0.00	500.00	0.00
<b>Total Dept 371-TOWNSHIP BUILDING INSPECTOR</b>		90,388.16	90,388.16	5,874.27	5,874.27	84,513.89	6.50
<b>Dept 400-PLANNING COMMISSION</b>							
101-400-701.800	WAGES - PLANNING	2,000.00	2,000.00	100.00	100.00	1,900.00	5.00
101-400-701.801	WAGES - PLANNING	2,000.00	2,000.00	100.00	100.00	1,900.00	5.00
101-400-701.802	WAGES - PLANNING	2,000.00	2,000.00	100.00	100.00	1,900.00	5.00
101-400-701.804	WAGES - PLANNING	2,000.00	2,000.00	100.00	100.00	1,900.00	5.00
101-400-701.805	WAGES - PLANNING	2,000.00	2,000.00	100.00	100.00	1,900.00	5.00
101-400-701.806	WAGES - PLANNING	2,000.00	2,000.00	100.00	100.00	1,900.00	5.00
101-400-701.808	WAGES - PLANNING	2,000.00	2,000.00	100.00	100.00	1,900.00	5.00
101-400-801.000	LEGAL SERVICES	10,000.00	10,000.00	1,567.35	1,567.35	8,432.65	15.67
101-400-805.000	CONTRACTED AND OTHER SERVICES	5,000.00	5,000.00	177.00	177.00	4,823.00	3.54
101-400-900.000	PRINTING & PUBLISHING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-400-901.000	ADVERTISING	1,000.00	1,000.00	170.00	170.00	830.00	17.00
101-400-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-400-965.000	DUES & PUBLICATIONS	350.00	350.00	0.00	0.00	350.00	0.00
<b>Total Dept 400-PLANNING COMMISSION</b>		33,350.00	33,350.00	2,614.35	2,614.35	30,735.65	7.84
<b>Dept 401-TOWNSHIP PLANNER</b>							
101-401-701.900	WAGES - PLANNER	66,988.45	66,988.45	5,109.89	5,109.89	61,878.56	7.63
101-401-701.901	WAGES - DEPUTY PLANNER	51,120.63	51,120.63	3,901.60	3,901.60	47,219.03	7.63
101-401-726.000	SUPPLIES	1,000.00	1,000.00	6.78	6.78	993.22	0.68
101-401-860.900	MILEAGE - TOWNSHIP PLANNER	150.00	150.00	0.00	0.00	150.00	0.00
101-401-860.901	MILEAGE - DEPUTY PLANNER	150.00	150.00	0.00	0.00	150.00	0.00
101-401-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-401-960.000	EDUCATION & TRAINING	4,500.00	4,500.00	0.00	0.00	4,500.00	0.00
101-401-965.000	DUES & PUBLICATIONS	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00

PERIOD EN: 01/31/2015

ACTIVITY FOR MONTH

AVAILABLE BALANCE % B DGT USED

GL NUMBER	DESCRIPTION	2015 ORIGINAL BUDGET	2015 AMENDED BUDGET	YTD BALANCE 01/31/2015	ACTIVITY FOR MONTH 01/31/2015	AVAILABLE BALANCE	% B DGT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Total Dept 401-TOWNSHIP PLANNER		126,909.08	126,909.08	9,018.27	9,018.27	117,890.81	7.11
Dept 410-ZONING BOARD OF APPEALS							
101-410-701.001	WAGES - ZONING	1,200.00	1,200.00	100.00	100.00	1,100.00	8.33
101-410-701.002	WAGES - ZONING	1,200.00	1,200.00	100.00	100.00	1,100.00	8.33
101-410-701.003	WAGES - ZONING	1,200.00	1,200.00	100.00	100.00	1,100.00	8.33
101-410-701.004	WAGES - ZONING	1,200.00	1,200.00	100.00	100.00	1,100.00	8.33
101-410-701.005	WAGES - ZONING	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00
101-410-801.000	LEGAL SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00	1,000.00	151.00	151.00	849.00	15.10
101-410-901.000	ADVERTISING	1,000.00	1,000.00	111.60	111.60	888.40	11.16
101-410-960.000	EDUCATION & TRAINING	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 410-ZONING BOARD OF APPEALS		11,500.00	11,500.00	662.60	662.60	10,837.40	5.76
Dept 412-ZONING ADMINISTRATOR							
101-412-701.601	WAGES	40,640.00	40,640.00	3,100.00	3,100.00	37,540.00	7.63
101-412-701.602	WAGES ZONING	15,000.00	15,000.00	731.26	731.26	14,268.74	4.88
101-412-726.000	SUPPLIES	500.00	500.00	7.99	7.99	492.01	1.60
101-412-860.601	MILEAGE - ZONING ADMIN	150.00	150.00	0.00	0.00	150.00	0.00
101-412-860.602	MILEAGE - DEPT ZONING	150.00	150.00	0.00	0.00	150.00	0.00
101-412-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-412-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	0.00	500.00	0.00
Total Dept 412-ZONING ADMINISTRATOR		58,940.00	58,940.00	3,839.25	3,839.25	55,100.75	6.51
Dept 448-STREET LIGHTS - TOWNSHIP							
101-448-920.005	STREET LIGHTS TOWNSHIP	92,000.00	92,000.00	6,775.64	6,775.64	85,224.36	7.36
Total Dept 448-STREET LIGHTS - TOWNSHIP		92,000.00	92,000.00	6,775.64	6,775.64	85,224.36	7.36
Dept 747-COMMUNITY PROMOTIONS							
101-747-880.003	COM. PROM. - TRAVERSE BAY EDC	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-747-880.004	COM. PROM. - TC-TALUS	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-747-880.007	COM. PROM. - COMMUNITY AWAREN	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-747-880.009	COM. PROM. - TREE CARE	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00
101-747-880.011	COM. PROM. - P.E.G.	90,000.00	90,000.00	0.00	0.00	90,000.00	0.00
101-747-880.017	COM. PROM. - TV BOARD	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-747-880.018	COM. PROM. - MILFOIL	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00
Total Dept 747-COMMUNITY PROMOTIONS		135,500.00	135,500.00	0.00	0.00	135,500.00	0.00
Dept 806-TOWNSHIP VEHICLES							
101-806-862.000	GAS & CAR WASHES	3,000.00	3,000.00	78.55	78.55	2,921.45	2.62
101-806-863.000	OIL CHANGES	300.00	300.00	0.00	0.00	300.00	0.00
101-806-864.000	MISCELLANEOUS	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 806-TOWNSHIP VEHICLES		5,300.00	5,300.00	78.55	78.55	5,221.45	1.48



EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

PERIOD END: 01/31/2015

ACTIVITY FOR MONTH 01/31/2015

2015 ORIGINAL BUDGET 2015 AMENDED BUDGET

GL NUMBER	DESCRIPTION	2015 ORIGINAL BUDGET	2015 AMENDED BUDGET	YTD BALANCE 01/31/2015	AVAILABLE BALANCE	% BDCGT USED
Fund 101 - GENERAL OPERATING FUND						
Expenditures						
Dept 851-EMPLOYEE BENEFITS & INSURANCES						
101-851-701.000	WAGES	6,000.00	6,000.00	905.00	5,095.00	15.08
101-851-873.001	John Hancock 403B	80,000.00	80,000.00	0.00	80,000.00	0.00
101-851-873.010	SOCIAL SECURITY - EMPLOYER	80,000.00	80,000.00	5,332.01	74,667.99	6.67
101-851-873.020	VACATION & PERSONAL PAYOUT	2,500.00	2,500.00	1,275.40	1,224.60	51.02
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	240,000.00	240,000.00	13,121.11	226,878.89	5.47
101-851-873.040	INSURANCE - EMPLOYEE LIFE	10,000.00	10,000.00	819.62	9,180.38	8.20
101-851-912.001	INSURANCE - LIABILITY	13,000.00	13,000.00	2,000.00	11,000.00	15.38
101-851-912.002	INSURANCE - WORKMENS COMP.	7,000.00	7,000.00	0.00	7,000.00	0.00
Total Dept 851-EMPLOYEE BENEFITS & INSURANCES		438,500.00	438,500.00	23,453.14	415,046.86	5.35
Dept 900-CAPITAL OUTLAY						
101-900-970.002	CAPITAL OUTLAY - TOWNSHIP HAL	40,000.00	40,000.00	0.00	40,000.00	0.00
101-900-970.004	CAPITAL OUTLAY - VEHICLES	30,000.00	30,000.00	0.00	30,000.00	0.00
Total Dept 900-CAPITAL OUTLAY		70,000.00	70,000.00	0.00	70,000.00	0.00
TOTAL Expenditures		3,069,611.28	3,069,611.28	125,244.40	2,944,366.88	4.08
Fund 101 - GENERAL OPERATING FUND:						
TOTAL EXPENDITURES		3,069,611.28	3,069,611.28	125,244.40	2,944,366.88	4.08

## Recreational Authority Update

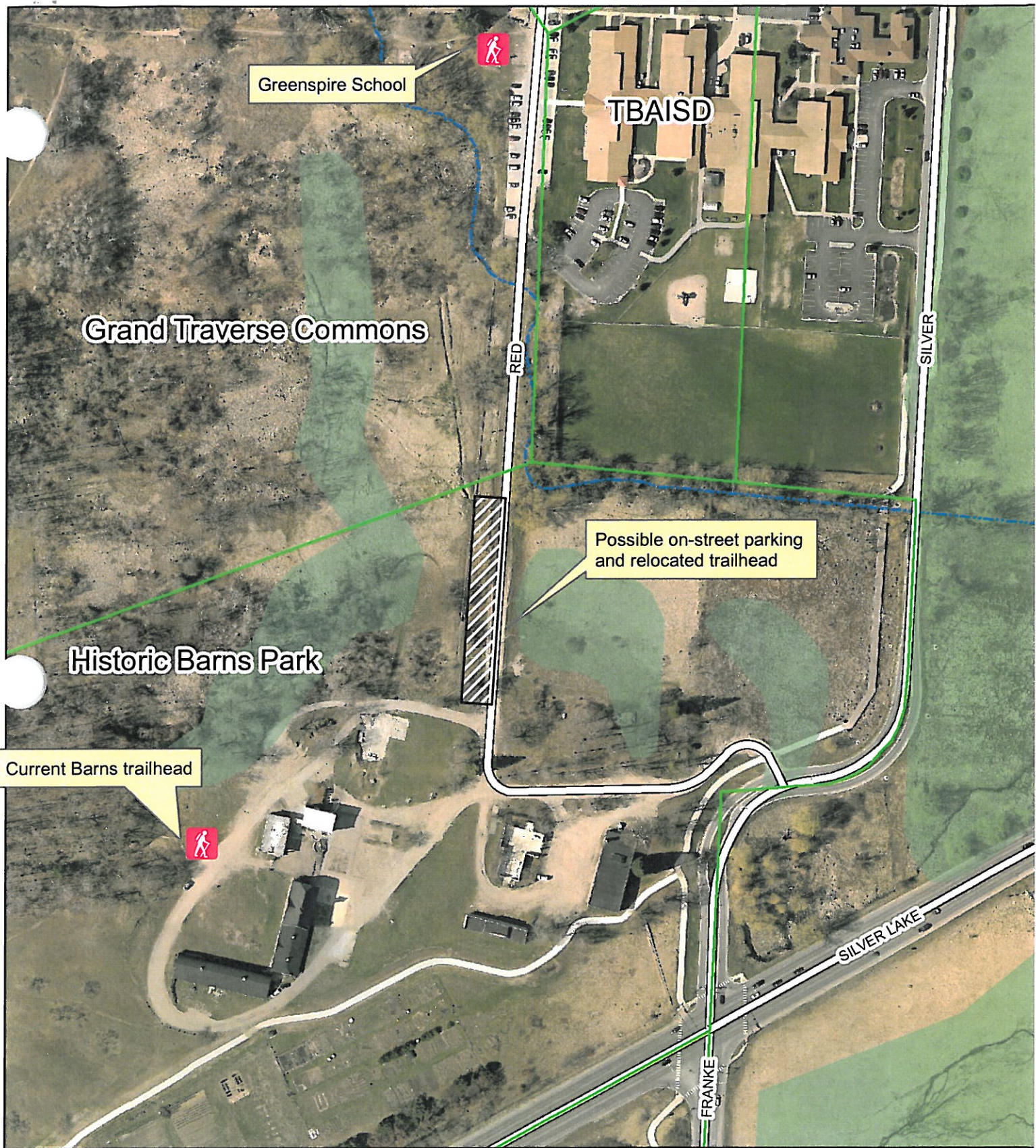
I have three issues to bring to your attention that we will need to deal with in the future. I am bringing them to your attention for discussion only. We will not be making any decisions on these issues until more information is available.

1. Historic Barns Park is part of the Recreational Authority, which was created in 2003 and is funded by a millage paid by residents in the City of Traverse City and Garfield Township. The millage will need to be voted on again in 2024 so that it can continue. It's likely that the voters will agree to continue to fund the Authority, but if for some reason the vote doesn't pass and there is no money, by state statute the land will revert back to the local unit where it is located. In this case, that would be Garfield Township. The Botanic Garden is a separate nonprofit organization located within the Barns Park. At this point the Garden has made a significant investment in the buildings and the grounds at the park and it is likely they will have millions of dollars invested by 2024 when the voters could send the property back to us. The Botanic Garden people are looking for some security for their investment and some comfort for their donors. At some point soon, they will be asking us to agree to some documentation that would provide that. At this point there is discussion with attorneys as to how to do that and what that might look like. I believe that it will be in the form of a very long-term lease.
2. Now that the Barns Park is being used as a more formal and more frequent setting, the Township needs to take a look at the entrance to the trails leading into the Township property. Currently that entrance is behind the two barns and pretty much in the middle of the park. We need to think about a place to relocate that.
3. Red Drive is a road that is located on Garfield Township property and is not claimed by anybody. It is not a county or city road. It is currently not in good condition and continuously needs repair which is being done by the Recreational Authority at the expense of the Authority. Traffic has become an increasing problem, with the properties to the north using Red Drive to cut through the park instead of using the new Silver Drive. I would like to explore the possibility of closing Red Drive at the TBA building and using it for parking for all of the adjoining properties including our park entrance.

Molly Agostinelli

Representative to the Recreational Authority





## Parcel Map

### Legend

 Prop. Parcel

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

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NOT A LEGAL SURVEY

Garfield Township Planning Dept. 2/5/2015



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**MEMO**

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**To:** Garfield Township Board of Trustees    **Re:** NW Infrastructure Improvements Project – Budget & Schedule  
**From:** Jennifer Hodges, GFA                      **Date:** February 4, 2015

Garfield Township and GFA have been aggressively moving forward on this project. With growth accelerating in the NW region of the Township and operational issues presenting themselves to existing users (Crown Development and Eaglehurst), the Garfield Township has made a commitment to provide the necessary improvements in the NW region of the Township to accommodate the growth and operational issues presenting themselves due to limited and undersized infrastructure. This project is being completed consistent with the 2011 Water Reliability Study as completed by GFA and approved by the Michigan Dept of Environmental Quality (MDEQ). To date, GFA has completed 75% of the survey for the watermain extensions and been coordinating with residents, MDEQ, GTCRC, and future developments to collaborate work and search for property / easements. At the request of the Township to help with planning, this memo was prepared to briefly define the scope of the project, budget, and construction schedule.



## **Phase I**

**Summary Scope of Work:** Construction of a Ground Storage Tank, onsite Booster Station and associated watermain. The watermain is intended to connect to the existing watermain that currently terminates at the intersection of Zimmerman Road / North Long Lake and Cedar Run (GrayHawk Development) and other tributaries along North Long Lake Road. This project will provide for the elimination of the existing Heritage elevated tank, GrayHawk Booster Station, Munson Booster Station and Herkner Booster Station. The new elevated tank will provide increased pressures of approximately 10 psi to all customers and necessary fire flow volumes that some areas previously did not have.

**Budget:** The price range for construction of this project is \$5,000,000 to \$6,200,000. This pricing is estimated and dependent upon the type and location of the ground storage tank. Once finalized, an updated cost estimated will be provided to the Township Board.

**Timeline for Completion:** It is the intention to have this project completed by December 2015 consistent with the date of occupancy required by the Brookside Development.

## **Phase II**

**Summary Scope of Work:** Construction of a secondary water source to fill the Ground Storage Tank from Phase I. Several possible options exist including construction of a new groundwater wellfield including treatment and piping, connection to the City of Traverse City at Munson including upgrades to the Munson Booster Station, and connection to the existing Elmwood Township water system (Timberlee) including piping.

**Budget:** The price range for construction of this project is \$500,000 to \$3,000,000. This pricing is estimated and dependent upon the type and location of the second water source and outcome of the negotiations with the City of Traverse City with respect to the Master Water Agreement to obtain more water. Once finalized, an updated cost estimated will be provided to the Township Board.

**Timeline for Completion:** It is the intention to have this project completed by December 2016.



**Sandra Low**  
Finance Manager

Ms. Jeane Blood Law, Treasurer  
CHARTER TOWNSHIP OF GARFIELD  
3848 Veterans Drive  
Traverse City, MI 49684

January 26, 2015

RE: Agreement for Collection of Summer Property Taxes

Dear Jeane,

Traverse City Area Public Schools (TCAPS) is seeking a two year extension of the summer tax collection agreement that is currently in place (through the 2014 tax year). The enclosed agreement states the collection fee for 2015 and 2016 will be \$2.50 per parcel. The fee includes the cost of collection of the summer tax levy for TCAPS, Bay Area Transportation Authority, TBA Intermediate School District, and Northwestern Michigan College.

Two copies of the agreement are enclosed for you to execute and **return one fully executed copy to our office**. Please feel free to contact me if you have any questions. Thank you.

Sincerely,

TRAVERSE CITY AREA PUBLIC SCHOOLS

A handwritten signature in cursive script, appearing to read "Sandra Low".

Sandra Low  
Finance Manager

Cc: BATA  
NMC  
TBAISD

Enclosures (2)

**TRAVERSE CITY AREA PUBLIC SCHOOLS  
And  
CHARTER TOWNSHIP OF GARFIELD**

**AGREEMENT FOR COLLECTION OF SUMMER PROPERTY TAXES**

AGREEMENT made this 26th day of January, 2015, by and between **TRAVERSE CITY AREA PUBLIC SCHOOLS**, with offices located at 412 Webster Street, Traverse City, MI 49686 (hereinafter "School District") and **CHARTER TOWNSHIP OF GARFIELD**, with office mailing address of 3848 Veterans Drive, Traverse City, MI 49684 (hereinafter "Township"), pursuant to 1976 PA 451, as amended, for the providing for the collection by Township of a summer levy all (100%) of School District property taxes for two (2) years (2015 & 2016). This agreement shall renew annually, unless notification is given by either party prior to December 1. Each year upon renewal, the base fee may reflect any increase over the prior year in postage and any additional cost incurred as a result of any new legislative mandates.

The parties agree as follows:

1. The Township agrees to collect all (100%) of the total school property taxes as certified by the School District for levy on July 1, of each year on property located within the Township.
2. The School District agrees to pay costs for preparation and collection of summer taxes for School District as follows:
  - a. The collection fee for 2015 & 2016 will be \$2.50 per parcel. This fee includes the cost of collection of Bay Area Transportation Authority, TBA Intermediate School District, and Northwestern Michigan College summer tax levy.
  - b. Township to submit billing for tax collection for total number of parcels with first remittance of tax collections and School District Business Office will remit to Township within 10 Business days upon receipt of billing.
3. No later than the second Wednesday in June the School District shall certify to the Township Clerk the school millage to be levied on property for summer tax collection.
4. The Township Treasurer shall account for and remit to the School District not later than 12 o'clock, noon, of the second Business Day following the dates as listed below. The Treasurer may retain a maximum of 10% of the taxes collected the last 15 days of February until the delinquent roll is reconciled by the county treasurer. Business Day is defined as a day, other than Saturday or Sunday, on which commercial banks in Traverse City are not required by law or executive order to remain closed.

July 15	October 1	January 1, 15	April 1
August 1, 15	November 1	February 1, 15	May 1
September 1, 15	December 1, 15	March 1	June 1

Remittance is the third business day, rather than the second, when the 1<sup>st</sup> or 15<sup>th</sup> is a Saturday or Sunday.

5. In consideration of the agreement, the Township shall retain the interest earned by the investment of the tax collections from the date of collection to the calendar day immediately preceding the due date of remittance of said taxes to the School District, in accordance with the schedule set forth in paragraph above.

CHARTER TOWNSHIP OF GARFIELD:

\_\_\_\_\_  
Jeane Blood Law, Treasurer

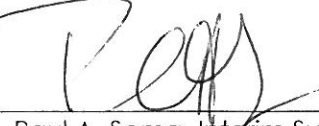
SIGNATURE AUTHORIZED BY CHARTER  
TOWNSHIP OF GARFIELD TRUSTEES RESOLUTION  
OF

\_\_\_\_\_, 2015.

\_\_\_\_\_  
Chuck Korn, Supervisor

\_\_\_\_\_  
Kay Schumacher, Clerk

TRAVERSE CITY AREA PUBLIC SCHOOLS:



\_\_\_\_\_  
Paul A. Soma, Interim Superintendent



\_\_\_\_\_  
Sandra Low, Finance Manager



**CHARTER TOWNSHIP OF GARFIELD**

**RESOLUTION 2015-02-T**

**AGREEMENT FOR COLLECTION OF PROPERTY TAXES FOR SUMMER  
PROPERTY TAXES FOR TRAVERSE CITY AREA PUBLIC SCHOOLS, BAY AREA  
TRANSPORTATION AUTHORITY, TBA INTERMEDIATE SCHOOL DISTRICT AND  
NORTHWESTERN MICHIGAN COLLEGE**

At a regular meeting of the Charter Township of Garfield Board of Trustees held on February 10, 2015 the Charter Township of Garfield Board of Trustees, on a Motion made by \_\_\_\_\_, and seconded by \_\_\_\_\_, passed the following Resolution by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed:

WHEREAS, Traverse City Area Public School is seeking a two year extension of the summer tax agreement that is currently in place for the 2014 tax year.

WHEREAS, the agreement states the collection fee for 2015 and 2016 will be \$2.50 per parcel.

WHEREAS, the fee includes the cost of collection of Bay Area Transportation Authority, TBA Intermediate School District, and Northwestern Michigan College summer tax levy.

NOW THEREFORE, the Charter Township of Garfield Board of Trustees authorizes the Treasurer to collect all taxes for TCAPS, BATA, NMC and TBA per agreement made on the 26<sup>th</sup> day of January 2015.

Upon roll call vote the following voted

Ayes:

Nays:

Absent:

The Supervisor declared Resolution 2015-02-T adopted.

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Chuck Korn, Supervisor

**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 2015-02-T which was adopted by the Township Board of the Charter Township of Garfield on the 10th day of February, 2015.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Lanie McManus, Clerk  
Charter Township of Garfield

		<b>Charter Township of Garfield</b>	
		Planning Department Report No. 2015-09	
Prepared:	February 2, 2015	Pages:	Page 1 of 2
Meeting:	February 10, 2015	Attachments:	<input type="checkbox"/>
Subject:	Garfield Road Sidewalks		

### Purpose

This report is intended to address an email sent by a resident to Board members regarding snow removal from the sidewalks located along a one-mile stretch of Garfield Road between South Airport Road and Hammond Road. A map is included on the second page of this report.

### Background

The subject walkways were installed as part of a Garfield Road reconstruction project in the early 1990s. The County Road Commission had secured grant funding to widen Garfield to its current five (5) lane width, also including installation of curbs and gutters as well as storm sewers to catch the water from the roadway and redirect it underground. The walkways are placed adjacent to the curb and gutter system rather than being a separated walkway.

In roadway design, a curb can be backed by either grass or a concrete apron. According to the engineer who designed the roadway, the latter approach was used for this design to eliminate the maintenance issues associated with having grass along that stretch of road. As such, the concrete is not truly a sidewalk, but an element of the roadway that could accommodate pedestrians on a seasonal basis.

### Maintenance

Although not a practical design by today's standards, the GTCRC planned for the concrete apron so that the cost would be covered by the grant. There does not appear to be an easy solution to the maintenance of this apron along Garfield Road, but it is safe to say that the Township is not responsible for its maintenance. In addition, a sidewalk maintenance ordinance that would deflect maintenance responsibility to adjacent property owners would not likely cover these areas as they are not technically sidewalks, pathways or trails.

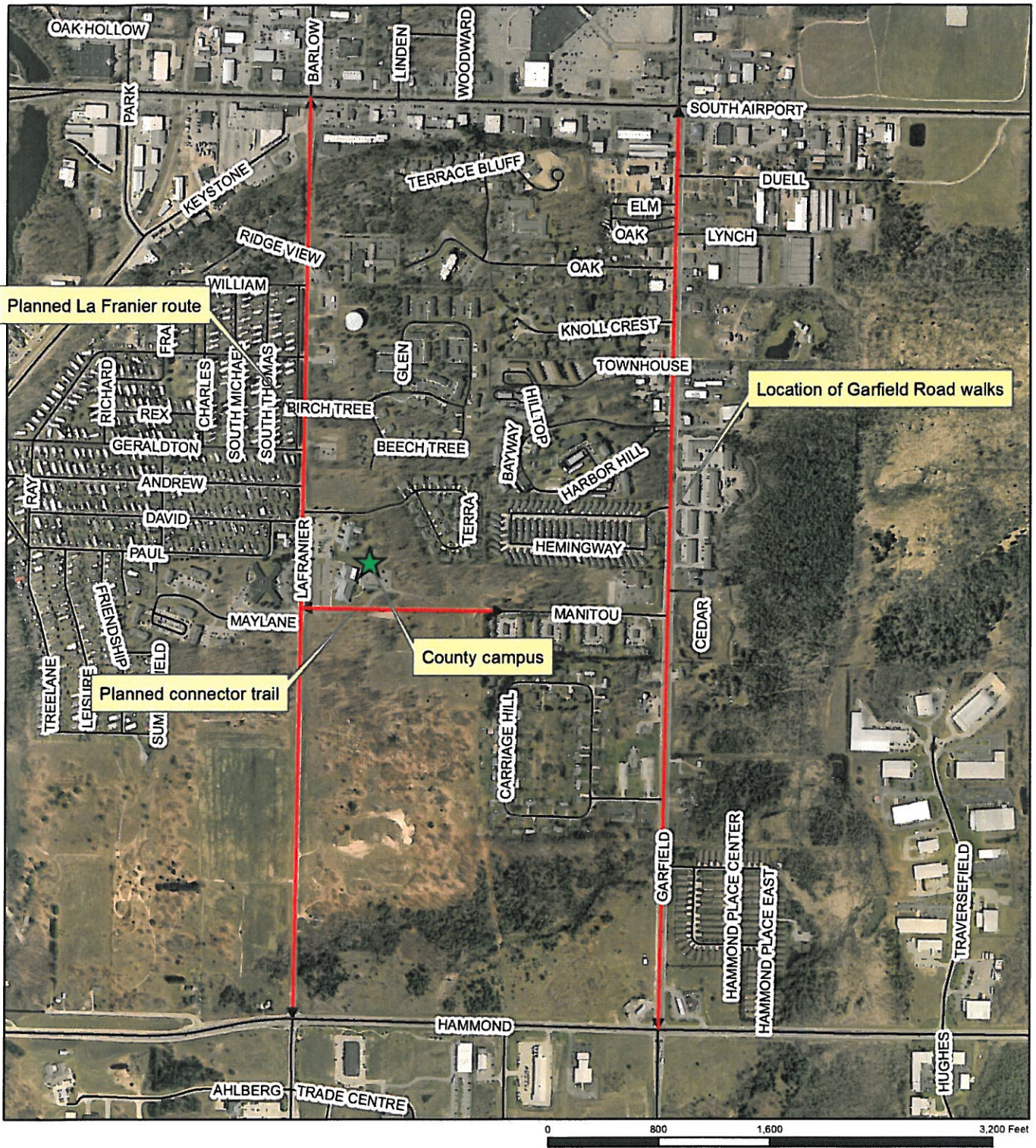
The Township Board could, of course, hire a contractor to clear the concrete apron if felt appropriate. However, once there was a reasonable public expectation that this walk would be clear, it would be necessary to clear it every time a snowplow passed. Even if the apron was reasonably clear, there could be substantial safety and liability concerns because of the lack of separation between the pedestrian area and vehicular travel lane.

### Conclusion

This is a difficult situation in which there is a definite need for proper, safe sidewalks which are separated from the road, but the built Garfield Road corridor is not conducive to their construction, due to a lack of road right-of-way, topographic issues, and utility easements.

For what it's worth, Staff has been pressing for the completion of sidewalks along La Franier Road as development applications are received. Without knowing exactly where the Garfield Road sidewalk users are coming from and going to, it's difficult to know if this parallel route will be of benefit to these residents.





## Parcel Map

Garfield Charter Township  
 3848 Veterans Drive  
 Traverse City, MI 49684  
 Phone: 231.941.1620  
 Fax: 231.941.1688  
[www.garfield-twp.com](http://www.garfield-twp.com)



**NOT A LEGAL SURVEY**

Garfield Township Planning Dept: 2/3/2015

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant expressly or impliedly or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.



**From:** Traverse City CPA [<mailto:traversecitycpa@gmail.com>]

**Sent:** Wednesday, January 14, 2015 8:42 AM

**To:** Chuck Korn; Kay Schumacher; Jeane Blood; [molly@mollyago.com](mailto:molly@mollyago.com); [RLF247@aol.com](mailto:RLF247@aol.com); [deeschmuckal@hotmail.com](mailto:deeschmuckal@hotmail.com); [kwilsonfortrustee@hotmail.com](mailto:kwilsonfortrustee@hotmail.com); [psullivan@northernexpress.com](mailto:psullivan@northernexpress.com)

**Subject:** Sidewalk on Garfield Avenue between Hammond and S. Airport

Dear Trustees

I have been a resident of Garfield township for over seven years. For the last five and a half years I have travelled daily down Garfield avenue on my way to and from my place of employment. I have long noticed that in winter the sidewalks on Garfield avenue, particularly those on both sides of the road between Hammond and S. Airport, are always covered in what can only be termed mountains of snow.


As a result of this, rarely a day passes where I do not see pedestrians dangerously walking in the road, putting their own lives at risk while also presenting a risk to motorists who must make way for them by veering into the other lane of traffic in order to provide some degree of safety. I am 100% certain that these individuals would prefer to use the existing sidewalk were it available.

I assume that these sidewalks were constructed at great cost. Therefore it is a mystery to me why they are not made available for their intended use for such a substantial period of the year. Clearing them, while definitely a burden to property owners, would not be an unsustainable burden for any of them individually. This would also increase the personal safety and quality of life for pedestrians, who are often working people of meager means who are trying to get to their places of employment without being killed.

I reviewed the ordinances of Garfield township on your website and I was unable to locate any specific enforceable ordinance that might compel property owners to clear the sidewalks located on their property. I do believe that such an ordinance would be in the public interest, popular with the public, consistent with ordinances passed in many other communities, and the right thing to do to protect the health and safety of the thousands of people who use Garfield Avenue everyday. Please consider implementing such an ordinance for the good of all the people who live and work in Garfield township.

Sincerely, James A. Henderson, CPA  
842 Cobalt Street  
Traverse City, MI 49696

231-620-6178

 <b>Charter Township of Garfield</b> Planning Department Report No. 2015-07			
Prepared:	February 4, 2015	Pages:	Page 1 of 5
Meeting:	February 10, 2015 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Potential 2015 Trust Fund Grant Opportunities		

**STAFF COMMENT:**

After taking a year off from grant applications to concentrate on completing other pending projects, the Parks Commission has requested that the Board consider support of two new grant opportunities for the 2015 funding cycle. Due to changes in the administration of the Trust Fund, this is likely one of the last "big" years in which tens of millions of dollars will be up for grabs.

Prior to Staff spending time in the preparation of these applications, this report is intended to gauge the Board's preliminary reaction to these potential projects. No formal action or commitment is requested at this time.

**BOARDMAN VALLEY NATURE PRESERVE - DEVELOPMENT GRANT:**

This application would entail the construction of an ADA-accessible kayak/canoe launch on the Boardman River, just to the north of the existing pickleball and tennis courts at the BVNP. The project would also include a new parking area and vehicle drop off points, a modern vault-style restroom and changing building, a picnic pavilion, trail maps and information, bike repair stations, and the reconstruction of the pickleball courts in part with funding raised by the local pickleball club.

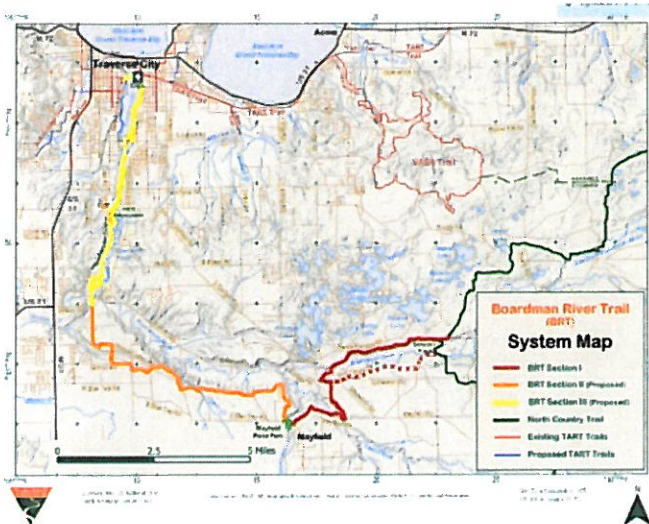
This project is structured to maximize potential points in the DNR's competitive application process. The primary purpose of the project is to establish a water and land trailhead to take advantage of the DNR's priority of establishing trail systems. The "water trailhead" would allow kayakers and canoeists to float the entirety of the newly restored Boardman River once the remaining two upstream dams come out, and take out before floating through the bug-infested culverts underneath South Airport Road and Boardman Lake.



The "land trailhead" will establish a starting point for the Boardman River Trail, a 24-mile trail that follows the Boardman River Valley from Traverse City to the North Country Trail (NCT). From the NCT users can continue on to connect with the VASA pathway and head back to Traverse City via the TART Trail, resulting in a 46-mile loop.



Or, for a combination of both experiences, a guide could offer a combination tour of bikes and boats. Users could start at the park on bikes and ride upriver along the trail as far as desired until they reached one of the river launches, where the guide would be waiting with kayaks and canoes. The tour would then float back down the river as far as desired. This would be a high-quality and unique recreational experience that would draw a lot of interest from both Township residents and our visitors.



As noted above, the Township has been approached by the local pickleball club, who hope to raise at least half of the \$60,000.00 it will take to completely reconstruct the pickleball courts. Pickleball (a hybrid of tennis and ping-pong) is increasingly popular among all age groups and was a top need identified when the Park Plan was developed. Including the pickleball construction project as part of the grant application will help us to leverage a greater local match ratio, which will help to increase grant points.

Other ways to maximize points will include native plantings, potentially solar lighting, and ADA accessibility. The development grants are increasingly difficult to come by, but by concentrating on maximizing points Staff feel that we can submit a competitive application.

#### **Preliminary funding structure:**

- MDNR: \$50,000.00 (small request to maximize "local match" point category)
- Donations, other grants: \$75,000.00 (pickleball group, TART, Rotary, etc).
- Township park fund: \$75,000.00

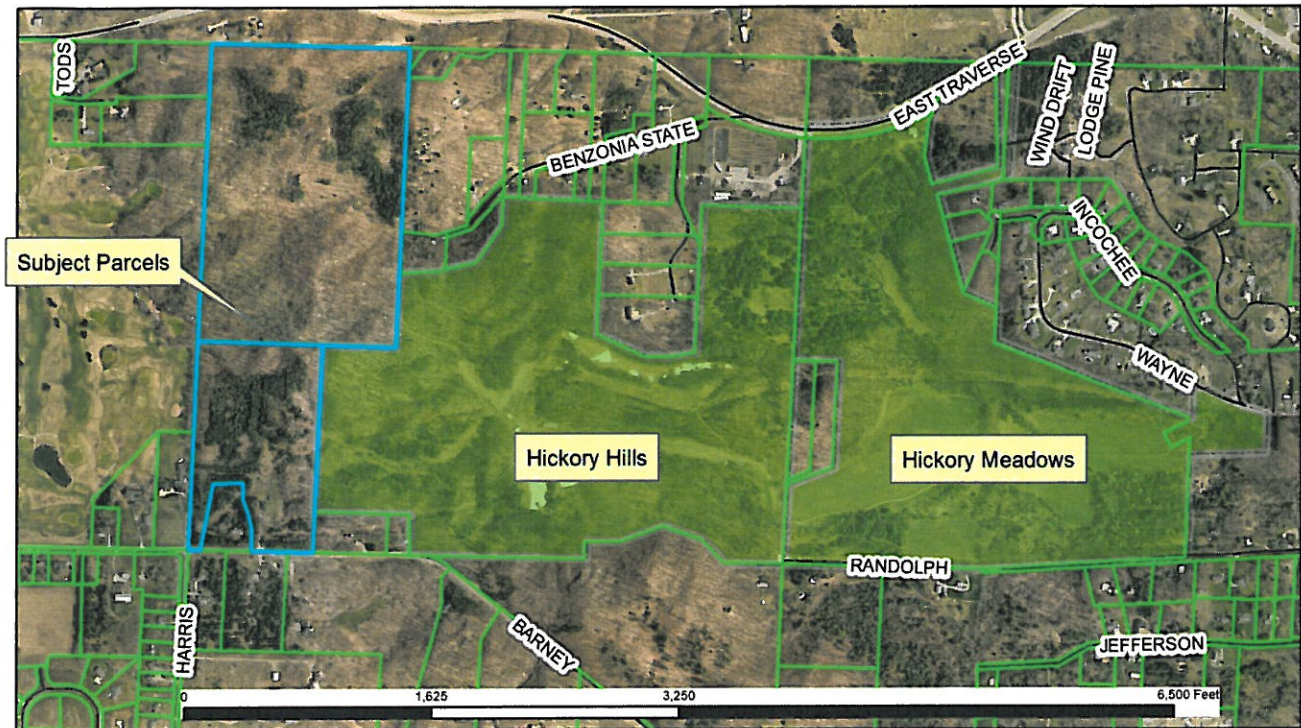
NOTE: As described above, development grants are increasingly harder to come by. Asking the DNR to fund a smaller portion or certain element of a project greatly improves our chances, and reflects a change in strategy from asking the DNR to fund the lion's share of a project budget.

#### **HICKORY HILLS - ACQUISITION GRANT:**

This is a potential project which is extremely preliminary in nature. If the Board is supportive of the possibility, then Staff will work with the Land Conservancy to begin discussions with the landowner to determine his interest in selling.



The subject properties total 82-acres and are heavily wooded, hilly lands adjacent to the Hickory Hills ski area. Backing up a bit, when the Board committed to help fund the recent Hickory Hills master plan study, two of the primary problems were that Township residents lacked good access to Hickory Hills (needing to drive down Division to Randolph), and secondly, that the park lacked 4-season recreation opportunities.



The proposed acquisition would seek to remedy each of those problems. If acquired, a "Township" trailhead and potentially a small parking area could be established on Barney Road, offering easy access to thousands of Township residents who live on the west side of town. This Township-owned acquisition would indirectly assist with the implementation of some goals of the Hickory Hills Master Plan.

Furthermore, in collaboration with existing Hickory Hills and Hickory Meadows lands, a truly world-class trail system could be developed to accommodate 4-season recreation, including hiking, nordic skiing, snowshoeing, mountain biking, and more. As such, this project is also structured to take advantage of the DNR's trail funding priorities.

The owner of property, Mr. Clarence Kroupa, is the namesake for the Northern Michigan Environmental Action Council's "Clarence Kroupa Award for Lifetime Achievement." Mr. Kroupa has maintained this property for high-quality, interesting vegetation and preservation purposes. In fact, even at 82 years young, Mr. Kroupa still



gives tours of the property in an old Jeep. This acquisition would be a great addition to our park system and would ensure that Mr. Kroupa's legacy remains.

Preliminary funding structure:

- Estimated and conservative purchase price: \$800,000.00
- MDNR: 50% match
- Fundraising/other outside sources: 15-25% match
- Township park fund: 25-35% match

**ACTION REQUESTED:**

No action is requested at this time. This report is intended to test the waters of the Board's support for these two potential grant applications prior to Staff expending time and energy on these projects.

If the Board is supportive of these projects, Staff will begin to write and refine the grant documentation, bringing it back for formal Board support in March through a resolution.