

CHARTER TOWNSHIP OF GARFIELD TOWN BOARD MEETING

Tuesday, February 9, 2016 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 Member's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

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

3. Consent Calendar

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

a. Minutes – January 26, 2016 (Recommend Approval)

b. Bills -

General Fund
(Recommend Approval)

\$ 273,977.36

Gourdie-Fraser	
Developer's Escrow Fund	\$ 250.00
<u>Utility Receiving Fund</u>	<u>1,265.00</u>
Total	\$ 1,515.00

(Recommend Approval)

- c. MTT Report (Receive and File)
- d. Oak Terrace Drive-GTCRC Opinion-SAD Cost Estimates (Receive & File)
- 4. **Items removed from the Consent Calendar**
- 5. **Correspondence**
- 6. **Reports**
 - a. Construction Report
 - b. Sheriff's Report
 - c. County Commissioner's Report
 - d. Treasurer's Report
 - e. Clerk's Report
 - f. Supervisor Report
- 7. **Unfinished Business**
 - a. Public Hearing - PD 2016-14 - Consideration of Resolution # 2016-01-T, Zoning Ordinance Amendment No. 1 to Ordinance No. 68
- 8. **New Business**
 - a. Presentation regarding Boardman Lake Trail project (Julie Clark)
 - b. Buffalo Ridge Trail Phase II-PD 2016-15- consideration of construction bids
 - c. PD 2016-16 TB Resolution # 2016-07-T, Budget Amendment
 - d. ZBA Appointment-Lynne Fricke-15 year resident-Facilities Manager-Chemical Bank
- 9. **Public Comment**
- 10. **Other Business**
- 11. **Adjournment**

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

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD SPECIAL MEETING
January 26, 2016**

Chuck Korn called the Town Board Meeting to order on January 26, 2016 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: Molly Agostinelli, Denise Schmuckal, Lanie McManus, Chuck Korn, Jeane Blood Law, Bob Featherstone, and Kit Wilson

Staff Present: Rob Larrea

1. Public Comment (6:01)

Wade Mariage commented on the vacation rentals and how the subject was handled by the Planning Commission.

Jack Nolan commented on the vacation rental home decision process.

Kelly Kazmierski commented on the vacation home rental decision.

Jim Bock commented on the vacation home rentals.

Don Pahl commented on the vacation home rental situation.

John LeJeune commented on the vacation home rentals.

Eileen Ganter commented on the speed limit on Randolph Street in Garfield Township.

2. Review and Approval of the Agenda - Conflict of Interest (6:27)

Korn added item 3 D - DPW Budget Amendment to the Consent Calendar.

Agostinelli moved and Featherstone seconded to approve the agenda as presented.

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

Nays: None

3. Consent Calendar (6:27)

a. Minutes

January 12, 2016 Regular Meeting (Recommend Approval)

b. Acceptance of Close-Out Documents for Carson Square water and sewer project and turn over to County DPW for operation and maintenance (Recommend Approval)

- c. **PD Report 2016-08 – Report from Planning Commission regarding Vacation Home Rentals in Silver Lake District (Recommend Approval)**
- d. **DPW Budget Amendment (Recommend Approval)**

Blood Law asked to remove consent calendar item C for more discussion.

Schmuckal moved and Blood Law seconded to adopt the consent calendar as amended.

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

Nays: None

4. Items Removed from the Consent Calendar

- a. **PD Report 2016-08 – Report from Planning Commission regarding Vacation Home Rentals in Silver Lake District**

Blood-Law questioned a letter provided by a member of the audience that was written by the former zoning administrator Jim Reardon, to homeowner James Bock, regarding weekly rentals on Silver Lake. Board members commented on the weekly rental issue and the process that the Planning Commission took in arriving at their decision. Board members concluded that weekly rentals were not geared towards neighborhoods and the residents who want a neighborhood feel. Wilson spoke about the process that the Planning Commission undertook and how they arrived at their decision. She said that no issue was neglected and that the Commission took its time and listened to everyone representing all sides of the matter. The Board asked for direction on the matter and received that direction from the Planning Commission.

Wilson moved and Schmuckal seconded to ACCEPT AND CONCUR with the Planning Commission’s recommendation to continue to prohibit vacation home rentals in Sections 30 and 31, as described by and for the reasons set forth in PD Report No. 2016-08.

Yeas: Wilson, Schmuckal, Featherstone, McManus, Korn

Nays: Blood Law, Agostinelli

5. Correspondence

- a. Email from Dave Cannon that was handed out by Kit Wilson

6. Reports**a. Sheriff's Report (6:51)**

Sheriff Tom Bensley reported that Judge Stanton would like to see more police officers in the courtroom. He added that this may result in some staffing issues. He said the department has a 2016 budget that he is comfortable with and there are no easy answers in the Animal Control issue. He also stated that the sidewalks along LaFranier hill needed to be addressed for snow removal. Agostinelli asked about the cost to the township for a new officer.

b. County Commissioner's Report (7:00)

County Commissioner Christine Maxbauer said the new Deputy Administrator is Jen DeHaan and she is already looking at reviewing purchasing policies in the county. She shared concerns with the possible passage of Senate Bill #679 which would result in compulsory arbitration for county corrections officers. She said it could be costly for counties. The county is also discussing software issues and the proposed millage to help fund the County Veteran's Administration.

c. Planning Commissioner's Report (7:11)

Wilson said that the Planning Commission discussed Larrea's report on the rentals.

f. Treasurer's Report (6:23)

Blood Law shared the report in the packet. She also asked for approval to sign the Summer School Property Tax Agreement with TBAISD.

Schmuckal moved to authorize the Township Treasurer to sign the Summer School Property Tax Agreement between Garfield Township and TBAISD. Wilson seconded the motion.

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

Nays: None

g. Clerk's Report (7:14)

McManus said that they have been busy with absentee ballots and will be sending them out. She added that if anyone is running for a local office in the township, the deadline to submit all paperwork to the Township Clerk is April 19th.

h. Supervisor's Report (7:15)

Korn reported that he spoke to the DPW and to the Road Commission and it would be very difficult to maintain the LaFranier sidewalk for a safe walking surface. After discussion, he said he would gather some prices for snow removal on that sidewalk. The speed machine was put on the

stretch of Randolph Street in question and data indicates that speed limit could drop to a lower level. He will talk to the Road Commission and the State Police. He indicated that there is still ongoing discussion of the Animal Control situation and the grand opening for the Boardman Lake complex and Brookside will be this Friday. He added that the MTA conference was useful.

7. **Unfinished Business**

8. **New Business**

9. **Public Comment: (7:24)**

Tom Bensley commented on the speed limit on Randolph Street in Garfield Township.

Kelly Kazmierski commented on the vacation home rentals.

Mike Groleau commented on the vacation rental home survey.

10. **Other Business (7:30)**

Schmuckal inquired about the process for changing the speed limit on Randolph Street and since it is near park land, it could be done without question. Korn asked to go through the process with the State Police since he did not want to set a precedent on automatically lowering a speed limit next to park lands.

11. **Adjournment**

Korn adjourned the meeting at 7:35pm.

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

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

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN General						
01/07/2016	GEN	34515	0064	CITY OF TRAVERSE CITY	170975-94720	653.75
01/07/2016	GEN	34516	0048	CONSUMERS ENERGY	1000 1813 1597	23.01
01/07/2016	GEN	34517	0102	DTE ENERGY	4591 568 0001 1	1,078.13
01/07/2016	GEN	34518	0001	GARFIELD CHARTER TOWNSHIP	HSA	309.29
01/07/2016	GEN	34519	0176	KCI	ASSESSING MAILING	1,406.88
01/07/2016	GEN	34520	0920	LANDGREEN LAWCARE	SNOW REMOVAL	295.00
01/07/2016	GEN	34521	0568	NORTHERN OFFICE EQUIP	SVC CONTRACT	313.55
01/07/2016	GEN	34522	0472	RUBY CLEANING SERVICE	CONTRACTED SVCS	290.00
01/07/2016	GEN	34523	0472	RUBY CLEANING SERVICE	CONTRACTED SVCS	1,150.00
01/07/2016	GEN	34524	MISC	SEDLACEK PLUMBING & HEATING INC	FIRE SUPPRESSION & IRRIGATION	425.00
01/07/2016	GEN	34525	0045	STAPLES	SUPPLIES	20.39
01/07/2016	GEN	34526	0209	STATE OF MICHIGAN (P)	SITW	2,429.40
01/07/2016	GEN	34527	0192	SVEC CONSTRUCTION	SNOW REMOVAL	70.00
01/07/2016	GEN	34528	0067	TRAVERSE CITY RECORD EAGLE	ADVERTISING	237.00
01/07/2016	GEN	34529	0182	TRAVERSE REPRODUCTION	PLOTTER INK	635.00
01/07/2016	GEN	34530	0202	UNITED WAY	UNITED WAY	285.00
01/07/2016	GEN	34531	0006	VIAC	DEFERRED COMP	5,666.00
01/07/2016	GEN	34532	MISC	WADE TRIM	CTG200201D - BVNP & MILLER CREEK	7,643.99
01/07/2016	GEN	34533	0148	AMERICAN WASTE	3394790 CONTRACTED SVCS	245.98
01/07/2016	GEN	34534	0148	AMERICAN WASTE	RESOURCE MGMT SVCS	79.00
01/07/2016	GEN	34535	0313	GRAND TRAVERSE CONSERVATION DI	012586 PHONES	7,451.50
01/07/2016	GEN	34536	0916	GRID4 COMMUNICATIONS, INC.	012586 PHONES	1,025.98
01/07/2016	GEN	34537	0557	MAPLE RIVER DIRECT MAIL	AV APP MAILING	1,159.31
01/07/2016	GEN	34538	0140	NORTHWEST MICH ASSESSORS	MEMBERSHIP	40.00
01/07/2016	GEN	34539	0193	PRINTING SYSTEM	SUPPLIES	114.55
01/07/2016	GEN	34540	0395	SPECTRUM BUSINESS	INTERNET	65.00
01/07/2016	GEN	34541	0919	TC OFFICE EXPRESS	ASSESSING SUPPLIES	163.92
01/07/2016	GEN	34542	0064	CITY OF MICHIGAN	170975-118688	8.15
01/13/2016	GEN	34543	0211	STATE OF MICHIGAN	CONVEYANCE OF LAND FOR PUB. PURPOSES	300.00
01/14/2016	GEN	34544	0022	ALPERS EXCAVATING	SNOW REMOVAL	105.00
01/14/2016	GEN	34545	0914	BAIRD, COTTER & BISHOP, P.C.	ACCOUNTING FEES	350.00
01/14/2016	GEN	34546	0048	CONSUMERS ENERGY	1000 0031 1801	5,803.99
01/14/2016	GEN	34547	0100	GRAND TRAVERSE COUNTY DPW	5105021	143.17
01/14/2016	GEN	34548	0100	GRAND TRAVERSE COUNTY DPW	5590511	11.50
01/14/2016	GEN	34549	0557	MAPLE RIVER DIRECT MAIL	4TH QUARTER POSTAGE	19.78
01/14/2016	GEN	34550	0124	ENGINEERED PROTECTION SYS.	CONTRACTED SVCS	354.75
01/14/2016	GEN	34551	0035	ESRI	QUOTATION #25711060	1,300.00
01/14/2016	GEN	34552	0435	ICC	CODE BOOKS	295.95
01/14/2016	GEN	34553	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	180.60
01/14/2016	GEN	34554	0557	MAPLE RIVER DIRECT MAIL	AV MAILING	1.14
01/14/2016	GEN	34555	0036	SMITH HAUGHY RICE & ROEGGE	#113542	1,790.52
01/14/2016	GEN	34556	0509	TEAMSTERS LOCAL 214	UNION DUES	203.00
01/14/2016	GEN	34557	0034	TRAVERSE CITY CHAMBER	MEMBERSHIP	750.00
01/18/2016	GEN	34558	0111	GARFIELD CHARTER TWP FIRE	DISTRIBUTION #11	56,473.29
01/25/2016	GEN	34559	0064	CITY OF TRAVERSE CITY	170975-98310	6.52
01/25/2016	GEN	34560	0375	FIFTH THIRD BANK	EDUCATION/DUES/SUPPLIES	87.69
01/25/2016	GEN	34561	0313	GRAND TRAVERSE CONSERVATION DI	SUPPLIES/TRASH	363.82
01/25/2016	GEN	34562	0087	GRAND TRAVERSE COUNTY ROAD	FOREST LANE DRIVE SAD	143,126.47
01/25/2016	GEN	34563	0142	VERIZON	PHONE 783061263-00001	836.66
01/25/2016	GEN	34564	0518	BRIGADE	ANNUAL SPRINKLER INSPECTION	235.00
01/25/2016	GEN	34565	0001	GARFIELD CHARTER TOWNSHIP	HSA	76.59
01/25/2016	GEN	34566	0569	GES INC	ELECTION SUPPLIES	1,131.03
01/25/2016	GEN	34567	0913	GRAND TRAVERSE DIESEL SERVICE, INC	BLOCK HEATER	444.69
01/25/2016	GEN	34568	0568	NORTHERN OFFICE EQUIP	CONTRACTED SVCS - COPIES	310.57
01/25/2016	GEN	34569	0151	PALLET PAPERS	PAPER	183.89
01/25/2016	GEN	34570	0021	PITNEY BOWES INC.	INK	524.51
01/25/2016	GEN	34571	0145	PRIORITY HEALTH	EMPLOYEE HEALTH	12,058.50

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
01/25/2016	GEN	34572	0184	SCHILLINGER FORESTRY	HAZARD TREE INVENTORY	280.00
01/25/2016	GEN	34573	0202	UNITED WAY	UNITED WAY	85.00
01/25/2016	GEN	34574	0006	VRIAC	DEFERRED COMP	1,911.00
01/25/2016	GEN	34575	0181	OLSON, BZDOK, & HOWARD	5816-02M	889.00
01/28/2016	GEN	34576	0557	MAPLE RIVER DIRECT MAIL	PRESIDENTIAL PRIMARY AV APP POSTAGE	631.26
01/28/2016	GEN	34577	0053	AFLAC	BQZ32	197.18
01/28/2016	GEN	34578	0147	ALWAYS CARE	INSURANCE	1,361.70
01/28/2016	GEN	34579	0375	FIFTH THIRD BANK	5473785400032465	273.76
01/28/2016	GEN	34580	0001	GARFIELD CHARTER TOWNSHIP	HEALTH INSURANCE	2,400.00
01/28/2016	GEN	34581	0103	GOURDIE-FRASER & ASSOC. INC	PROJECT #15029C	1,161.25
01/28/2016	GEN	34582	0019	JEANE BLOOD LAW	MILEAGE	59.40
01/28/2016	GEN	34583	0193	PRINTING SYSTEM	ELECTION SUPPLIES	244.34
01/28/2016	GEN	34584	0915	SUPERFLEET	FUEL 1001675303	95.01
01/28/2016	GEN	34585	0919	TC OFFICE EXPRESS	SUPPLIES	37.98
01/28/2016	GEN	34586	0008	NETWORKS NORTHWEST	2016 TC-TALUS DUES	3,000.00
01/28/2016	GEN	34587	0391	THE GUARDIAN	INSURANCE 00 367813	597.07

GEN TOTALS:

Total of 73 Checks:

Less 0 Void Checks:

Total of 73 Disbursements:

273,977.36
 0.00
 273,977.36



123 West Front Street
 Traverse City, Michigan 49684
 231 946 5874
 231 946 3703

January 31, 2016

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

I. Developer's Escrow Fund

- 1. Engineering services for plan review and construction services.

Carson Square (Originally Kensington Park - Phase II)

Project#	15012	Invoice No.	1501204	250.00
				Total
				<u>250.00</u>

Utility Receiving Fund

- 1. Engineering, survey and construction consulting services for Orchard View

General Water & Sewer Infrastructure

Project#	16029C	Invoice No.	160293101	460.00
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- 2. Engineering, survey and construction consulting services for Ashland Park

General Water & Sewer Infrastructure

Project#	16029C	Invoice No.	160293102	345.00
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- 3. Engineering, survey and construction consulting services for Oleson Service Drive

General Water & Sewer Infrastructure

Project#	16029C	Invoice No.	160293103	460.00
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Total	<u>1,265.00</u>
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GRAND TOTAL	<u><u>\$1,515.00</u></u>
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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 31, 2016
Project No: 16029C
Invoice No: 160293101

Re: General Utilities

Services Performed: General engineering consulting services as detailed below.

Professional Services from January 1, 2016 to January 30, 2016

Professional Personnel

	Hours	Amount
Project Manager		
HODGES, JENNIFER	4.00	
Orchard View - Water and sewer extension cost estimates.		
Totals	4.00	
Total Labor		460.00
	Total this Invoice	\$460.00



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 31, 2016
Project No: 16029C
Invoice No: 160293102

Re: General Utilities

Services Performed: General engineering consulting services as detailed below.

Professional Services from January 1, 2016 to January 30, 2016

Professional Personnel

	Hours	Amount
Project Manager		
HODGES, JENNIFER	3.00	
Ashland Park Meeting with Wade Trim and Peachtree to discuss proposed project and potential utility conflicts/adjustments.		
Totals	3.00	345.00
Total Labor		
	Total this Invoice	\$345.00



Invoice

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

January 31, 2016
Project No: 16029C
Invoice No: 160293103

Re: General Utilities

Services Performed: General engineering consulting services as detailed below.

Professional Services from January 1, 2016 to January 30, 2016

Professional Personnel

	Hours	Amount
Project Manager		
HODGES, JENNIFER	4.00	
Oleson Service Drive - Preliminary plan review .		
Totals	4.00	
Total Labor		460.00
Total this Invoice		\$460.00



Invoice

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123 West Front Street, PO Box 927
Traverse City, MI 49685-0927
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A/R email: melanie@gfa.tc

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

January 31, 2016
Project No: 15012
Invoice No: 1501204

Re: Carson Square. (Originally Kensington Park - Phase II)

Services Performed: Plan review, construction observation, inspection and project close out for the water and sewer extension.

Project Location: Intersection of Woodward and Linden Avenue, Traverse City, Garfield Township, Grand Traverse County, Michigan.

Professional Services from November 29, 2015 to January 30, 2016

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Plan Review	1,000.00	100.00	1,000.00	1,000.00	0.00
Construction Observation/Inspection	1,500.00	100.00	1,500.00	1,500.00	0.00
Close Out/Project Turnover	500.00	100.00	500.00	250.00	250.00
Total Fee	3,000.00		3,000.00	2,750.00	250.00
		Total Fee			250.00
		Total this Invoice			\$250.00

MTT Update
Prepared for Garfield Twp Board

By: Amy L DeHann, MMAO(4) - Assessor
As of: January 12, 2016

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 15-003935	004-035-00	Members Credit Union	3939 W Front St	2015	\$ 637,800	\$ 637,800	\$ 200,000	\$ 200,000	\$ (437,800)	\$ (437,800)	12/23/15 Judgment received.
2 15-001617	008-027-00 008-027-10 008-028-00 900-363-98	Baruch SIS Inc Baruch SIS Inc Baruch SIS Inc Cherry Hill Haven	4881 N Long Lake Rd. 4825 N Long Lake Rd 4885 N Long Lake Rd 4885 N Long Lake Rd	2015 2015 2015 2015	\$ 359,400 \$ 141,900 \$ 419,400 \$ 5,500	\$ 359,400 \$ 141,900 \$ 419,400 \$ 5,500	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -	\$ (359,400) \$ (141,900) \$ (419,400) \$ (5,500)	\$ (359,400) \$ (141,900) \$ (419,400) \$ (5,500)	12/9/15 Rec'd order to place case in abeyance abeyance until Supreme Court decides on the Sagshaw Co case.
3 15-002433	013-001-00	CMS Corp dba Lucky Jack's	1705 S Garfield Ave	2015	\$ 1,253,200	\$ 1,214,655	\$ 750,000	\$ 750,000	\$ (503,200)	\$ (464,655)	12/27/15 Exchanged emails with atty. 1/12/16 Sent email reminder to atty.
4 15-003935	016-016-52	Members Credit Union	3745 N US 31 South	2015	\$ 771,000	\$ 646,708	\$ 450,000	\$ 450,000	\$ (321,000)	\$ (196,708)	12/16/15 Case dismissed.
5 14-001336	016-027-50	Inland Western TC Bison Hollow Kohl's	3333 N US 31 South	2015	\$ 2,655,800	\$ 1,985,366	\$ 1,400,000	\$ 1,400,000	\$ (1,255,800)	\$ (585,366)	7/27/15 Judgment rec'd. Agreed to settle at \$42,394 of \$1,875,000.
6 14-001336	016-054-10	Northfield Restaurant Corp AKA Pizza Hut Valuation due: April 2, 2016	3050 N US 31 South Prehearing General Call: June 1-15, 2016	2015	\$ 278,700	\$ 206,698	\$ 150,000	\$ 150,000	\$ (780,800)	\$ (110,366)	12/3/15 Rec'd offer of \$325,000 (\$125/61) 12/3/15 rejected offer
7 14-003334	019-002-10	Green Hills Inc	2400 East Crown Dr	2014 2015	\$ 938,700 \$ 1,035,600	\$ 937,463 \$ 952,462	\$ 250,000 \$ 375,000	\$ 250,000 \$ 200,000	\$ (688,700) \$ (563,700)	\$ (687,463) \$ (562,463)	6/9/15 Settlement offer consider's income and sale of former clubhouse 6/29/15 Rec'd Judgment.
8 14-004442	019-002-20	Hometown Hardware Inc	2701 Zimmerman Rd	2014 2015	\$ 394,400 \$ 317,900	\$ 353,060 \$ 317,900	\$ 150,000 \$ 150,000	\$ 150,000 \$ 202,950	\$ (244,400) \$ (191,450)	\$ (203,060) \$ (150,110)	11/24/15 Judgment received.
9 15-003858	021-009-00	Wellington Real Estate, Inc Olive Garden	2691 N US 31 South	2015	\$ 903,500	\$ 775,533	\$ 450,000	\$ 450,000	\$ (453,500)	\$ (325,533)	11/18/15, 12/27/15, 1/12/16 left message for atty.
10 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 \$ 20,750,000	\$ (18,126,400) \$ (8,761,400)	\$ (18,126,400) \$ (8,761,400)	
11 15-001533	021-015-00	Grand Traverse Mall LLC	W South Airport Rd	2013 2014	\$ 64,300 \$ 75,900	\$ 64,300 \$ 65,328	\$ 15,000 \$ 15,000	\$ 64,300 \$ 15,000	\$ (49,300) \$ (60,900)	\$ (49,300) \$ (50,328)	10/13/15 Judgment received.
12 15-001623	021-015-20	Macy's Inc	3400 W South Airport Rd	2015	\$ 2,457,500	\$ 2,359,250	\$ 1,269,737	\$ 1,369,737	\$ (1,187,763)	\$ (1,089,513)	12/16/15 Rec'd Judgment.
13 15-003409	021-025-00	Halle Properties LLC Discount Tire Co	2669 N US 31 South	2015	\$ 947,600	\$ 750,344	\$ 437,500	\$ 437,500	\$ (510,100)	\$ (312,844)	9/17/15 Judgment received
14 15-004009	021-028-00	Red Lobster Restaurants LLC	2691 N US 31 South	2015	\$ 567,700	\$ 567,700	\$ 350,000	\$ 350,000	\$ (217,700)	\$ (217,700)	11/18/15, 12/27/15, 1/12/16 left message for atty.

MTT Update
Prepared for Garfield Twp Board

By Amy L Dehaan, MMAO(I), Assessor
As of January 12, 2016

Parcel ID	Owner	Address	Year(s) in Contention	Assessor's Values	Petitioner's Values	Value Differences	Notes
15 15-003053	347-008-00 VanWagner & Gobles LLC	5222 N Royal Dr	2015	\$ 363,200	\$ 250,000	\$ (113,200)	1/1/16 Judgment received.
16 14-000002	900-385-18 Walgreen Company	3900 N US 31 South	2010-2012	\$ 119,900 \$ 107,850 \$ 103,300	\$ 102,303 \$ 92,580 \$ 87,584	\$ (17,597) \$ (15,270) \$ (15,250)	5/21/15 Rec'd Judgment.
17 14-008072	016-054-10 Northfield Restaurant Corp	3050 N US 31 South	2007-2014	\$ 203,443 \$ 200,240 \$ 195,547 \$ 190,406 \$ 187,224 \$ 187,788 \$ 179,874 \$ 175,830	\$ 191,800 \$ 188,780 \$ 184,356 \$ 179,510 \$ 176,510 \$ 177,050 \$ 169,590 \$ 165,780	\$ (11,643) \$ (11,460) \$ (11,191) \$ (10,896) \$ (10,714) \$ (10,738) \$ (10,284) \$ (10,050)	1/5/15 Rec'd appeal of 4% uncapping based on Merger Documents provided by Northfield. 1/7/15 Answered
			2015	\$ 42,167,135	\$ 24,564,226	\$ (17,602,909)	
			TOTALS:	\$ 103,300	\$ 92,580	\$ (10,716)	
			TOTALS:	\$ 29,695,600	\$ 11,502,303	\$ (18,193,297)	
			TOTALS:	\$ 32,115,900	\$ 11,800,000	\$ (20,315,900)	
			TOTALS:	\$ 44,210,000	\$ 25,195,207	\$ (19,014,793)	
				SETTLED VALUES:			
			2007	\$ 175,830	\$ 165,780	\$ (10,050)	
			2008	\$ 179,874	\$ 169,590	\$ (10,284)	
			2009	\$ 187,788	\$ 177,050	\$ (10,738)	
			2010	\$ 302,424	\$ 277,930	\$ (24,494)	
			2011	\$ 293,706	\$ 267,094	\$ (26,612)	
			2012	\$ 107,850	\$ 92,580	\$ (15,270)	
			2013	\$ 29,695,600	\$ 11,502,303	\$ (18,193,297)	
			2014	\$ 31,399,433	\$ 11,800,000	\$ (20,315,900)	
			2015	\$ 42,167,135	\$ 24,564,226	\$ (17,602,909)	
				SETTLED VALUES:			
			2007	\$ (13,800)	\$ (13,800)	\$ (0)	
			2008	\$ (15,700)	\$ (15,700)	\$ (0)	
			2009	\$ (15,250)	\$ (15,250)	\$ (0)	
			2010	\$ (8,779,000)	\$ (8,779,000)	\$ (0)	
			2011	\$ (10,396,250)	\$ (9,614,155)	\$ (782,095)	
			2012	\$ (12,114,600)	\$ (10,354,154)	\$ (1,760,446)	
			2013	\$ (33,521)	\$ (33,521)	\$ (0)	
			2014	\$ (27,500)	\$ (27,500)	\$ (0)	
			2015	\$ (28,721)	\$ (28,721)	\$ (0)	
			2010	\$ (65,511)	\$ (65,511)	\$ (0)	
			2011	\$ (62,200)	\$ (62,200)	\$ (0)	
			2012	\$ (61,840)	\$ (61,840)	\$ (0)	
			2013	\$ (42,521,371)	\$ (42,521,371)	\$ (0)	
			2014	\$ (45,667,561)	\$ (45,667,561)	\$ (0)	
			2015	\$ (35,205,821)	\$ (35,205,821)	\$ (0)	
			2010	\$ (36,911)	\$ (36,911)	\$ (0)	
			2011	\$ (36,691)	\$ (36,691)	\$ (0)	
			2012	\$ (35,641)	\$ (35,641)	\$ (0)	
			2013	\$ (20,518,281)	\$ (20,518,281)	\$ (0)	
			2014	\$ (22,470,201)	\$ (22,470,201)	\$ (0)	
			2015	\$ (20,648,311)	\$ (20,648,311)	\$ (0)	
				ACTUAL TWP TAX LOSS			
				Garfield Potential Tax Loss			



*"Our mission is to upgrade and maintain
a safe and efficient road system"*

DATE: October 26, 2015

TO: Chuck Korn
Township Supervisor
3848 Veterans Drive
Traverse City, MI 49684

RE: Oak Terrace Drive
Garfield Township
Opinion of Probable Construction Cost

Dear Mr. Korn:

Due to our staff being busy with finishing up 2015 construction projects we asked our consultant (KPM) to provide a summary of services with a construction cost estimate for Oak Terrace Drive. Please find attached their proposal for your use.

As defined in their proposal they outline two options based on the scope of work. It appears that the approved scope could be somewhere between the options or more closer to option 1 depending if concrete sidewalks are warranted. Note that these options do not include design or construction oversight fees. Design fees are outlined within KPM's proposal under the fee section. The total cost would be estimated as follows:

Option 1 – Construction Cost (\$383,000.00) + Design fees (\$27,000.00) + Construction oversight (\$20,000.00)

Option 1 = \$430,000.00 +/-

Option 2 - Construction Cost (\$206,000.00) + Design fees (\$22,000.00) + Construction oversight (\$20,000.00)

Option 2 = \$248,000.00 +/-

Please note the attached estimates are subject to the following conditions:

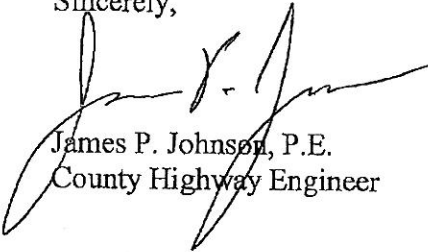
- The attached cost estimates are based on preliminary information. The actual site conditions may result in variation of the unit prices or items.
- Actual construction bids may vary significantly from the attached estimates (opinion of probable construction cost) due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the Grand Traverse County Road Commission.
- It is assumed that soils below the existing roadway surface are adequate.
- It is assumed all utilities (gas, phone, cable and electric) would be relocated as needed at no cost to this

project.

- It is assumed that no upgrades to water or sewer would be required, including but not limited to depth requirements.

We appreciate the continued communication with the Township and look forward to working with you in the future. If you have any questions or concerns please contact me anytime.

Sincerely,



James P. Johnson, P.E.
County Highway Engineer

**Cost Allocation Estimates for
Oak Terrace - Proposed Special Assessment (RECONSTRUCTION with Curb&Gutter,
storm sewer & sidewalks)**

Parcel #	Owner	Per Unit Allocation		Per Living # of Units
		Class	10% Cost ea. Unit of Units \$	
05-014-073-00	ASPEN HILLS	Com'l	7 \$ 48,548.39	70
05-014-087-00	AESCHLIMAN FLORENCE P TRUST		1 \$ 6,935.48	1
05-014-088-00	KING BRENDA		1 \$ 6,935.48	1
05-014-089-00	STALBAUM JOHN H		1 \$ 6,935.48	1
05-014-090-00	LONGCOR CHRISTOPHER A		1 \$ 6,935.48	1
05-014-091-00	MILLER JACKIE H & ANNIE F		1 \$ 6,935.48	1
05-014-092-00	PARKER TERRI & KING BRENDA		1 \$ 6,935.48	1
05-014-093-00	BECKER KIM	Com'l	1 \$ 6,935.48	6
05-014-094-10	OAK TERRACE APARTMENTS	Com'l	5 \$ 33,290.32	48
05-014-095-00	HARRIS FREDERICK & CAROLYN A		1 \$ 6,935.48	1
05-014-096-00	FRITZ DONALD & SUSAN		1 \$ 6,935.48	1
05-014-097-00	LYNCH ALBERTA M TR-Commercial	Com'l	1 \$ 6,935.48	4
05-014-098-00	KING BRENDA		1 \$ 6,935.48	1
05-014-099-00	MCPHERSON STEVEN M & KERRY L		1 \$ 6,935.48	1
05-014-100-00	MARTINDALE JARED A ESTATE		1 \$ 6,935.48	2
05-014-101-00	CHIMNER JONATHAN C		1 \$ 6,935.48	1
05-014-102-00	WEATHERS CARL D		1 \$ 6,935.48	1
05-014-103-00	COBALT LLC		1 \$ 6,935.48	1
05-014-104-00	CLOUS KEITH		1 \$ 6,935.48	1
05-014-105-00	LAKE HOWARD L & HELEN L		1 \$ 6,935.48	1
05-014-106-00	RINCON LLC		1 \$ 6,935.48	1
05-014-107-00	TIERRA FOUR PROPERTIES LLC		1 \$ 6,935.48	1
22 Parcels in District			31 \$ 220,548.39	147
\$ 430,000.00 TOTAL Est. Cost of Improving Road		Cost per alloc:		
\$ (107,500.00) - 25% Pd by Garfield		\$ 6,935.48		
\$ (107,500.00) - 25% Pd by GT County				
<u>\$ 215,000.00</u> TOTAL EST COST TO PROPERTY OWNERS				

Cost Allocation Estimates for Oak Terrace - Proposed Special Assessment (CRUSH & SHAPE ONLY)

Parcel #	Owner	Per Unit Allocation			# of Units
		Class	10% of Units	Cost ea. \$ 3,949.04	
05-014-073-00	ASPEN HILLS	Com'l	7	\$ 27,643.31	70
05-014-087-00	AESCHLIMAN FLORENCE P TRUST		1	\$ 3,949.04	1
05-014-088-00	KING BRENDA		1	\$ 3,949.04	1
05-014-089-00	STALBAUM JOHN H		1	\$ 3,949.04	1
05-014-090-00	LONGCOR CHRISTOPHER A		1	\$ 3,949.04	1
05-014-091-00	MILLER JACKIE H & ANNIE F		1	\$ 3,949.04	1
05-014-092-00	PARKER TERRI & KING BRENDA		1	\$ 3,949.04	1
05-014-093-00	BECKER KIM	Com'l	1	\$ 2,369.43	6
05-014-094-10	OAK TERRACE APARTMENTS	Com'l	5	\$ 18,955.41	48
05-014-095-00	HARRIS FREDERICK & CAROLYN A		1	\$ 3,949.04	1
05-014-096-00	FRITZ DONALD & SUSAN		1	\$ 3,949.04	1
05-014-097-00	LYNCH ALBERTA M TR	Com'l	1	\$ 3,949.04	4
05-014-098-00	KING BRENDA		1	\$ 3,949.04	1
05-014-099-00	MCPHERSON STEVEN M & KERRY L		1	\$ 3,949.04	1
05-014-100-00	MARTINDALE JARED A ESTATE		1	\$ 3,949.04	2
05-014-101-00	CHIMNER JONATHAN C		1	\$ 3,949.04	1
05-014-102-00	WEATHERS CARL D		1	\$ 3,949.04	1
05-014-103-00	COBALT LLC		1	\$ 3,949.04	1
05-014-104-00	CLOUS KEITH		1	\$ 3,949.04	1
05-014-105-00	LAKE HOWARD L & HELEN L		1	\$ 3,949.04	1
05-014-106-00	RINCON LLC		1	\$ 3,949.04	1
05-014-107-00	TIERRA FOUR PROPERTIES LLC		1	\$ 3,949.04	1
22 Parcels in District			31	\$ 124,000.00	147
\$ 248,000.00 TOTAL Est. Cost of Improving Road \$ (62,000.00) - 25% Pd by Garfield \$ (62,000.00) - 25% Pd by GTC Rd Commission \$ 124,000.00 TOTAL EST COST TO PROPERTY OWNERS				Cost per alloc: \$ 3,949.04	

Grand Traverse Sheriff Department Calls for Service Statistics

Month Year
January 2016

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL				
		383	348	410	407	473	429	436	2,886			
Hour of Day	0	1	2	3	4	5	6	7	8	9	10	11
	71	50	54	29	31	36	38	95	131	163	142	172
	12	13	14	15	16	17	18	19	20	21	22	23
	156	146	136	168	169	183	195	159	148	163	156	95
Location	Traffic Crashes				Arrests			*Other	Criminal	Non-Criminal	Traffic Crashes	Total
	Fatal	PIA	PDA	OWI	MIP	Criminal						
01 Acme	24	0	1	20	4	0	4	77	17	32	21	147
02 Blair	39	0	5	20	4	0	16	186	63	65	25	339
03 East Bay	40	0	0	47	5	1	22	212	68	85	47	412
04 Fife Lake	9	0	0	5	1	0	1	49	3	7	5	64
05 Garfield	87	0	5	103	9	0	64	561	291	277	108	1,237
06 Grant	1	0	0	2	0	0	0	9	3	3	2	17
07 Green Lake	16	0	1	21	1	1	10	98	25	29	22	174
08 Long Lake	9	0	2	12	1	0	3	56	21	40	14	131
09 Mayfield	6	0	0	5	1	0	1	34	6	10	5	55
10 Peninsula	3	0	0	4	1	0	2	23	11	21	4	59
11 Paradise	13	0	0	16	1	0	7	49	14	19	16	98
12 Union	9	0	1	3	0	0	0	7	4	0	4	15
13 Whitewater	9	0	1	8	0	0	3	40	8	13	9	70
29 Fife Lake Vlg	1	0	0	0	0	0	0	9	6	2	0	17
30 Kingsley Vlg	6	0	0	2	0	0	4	26	7	16	2	51
66 Traverse City	7	0	0	0	4	0	95	0	0	0	0	0
84 Out of County	0	0	0	0	1	0	9	0	0	0	0	0
Totals	279	0	16	268	33	2	241	1,436	547	619	284	2,886

*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 2/01/16.
 Arrest stats are as of 2/01/16.

Clerk's Report

For January 31, 2016

Submitted 2/2/16

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 \$730,916.37 Revenues and \$103,785.53 Expenditures. For the year we have a total of \$730,916.37 Revenues and \$103,785.53 Expenditures.

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

Lanie McManus

Township Clerk

GL NUMBER	DESCRIPTION	2016 ORIGINAL BUDGET	2016 AMENDED BUDGET	YTD BALANCE 01/31/2016	ACTIVITY FOR MONTH 01/31/2016	AVAILABLE BALANCE
Fund 101 - GENERAL OPERATING FUND						
Revenues						
Dept 000						
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,683,700.00	1,683,700.00	504,233.35	504,233.35	1,179,466.65
101-000-423.000	TRAILER PARK FEES	6,000.00	6,000.00	604.50	604.50	5,395.50
101-000-445.000	PENALTIES & INT. ON TAXES	5,000.00	5,000.00	0.00	0.00	5,000.00
101-000-476.000	BUILDING PERMITS	175,000.00	175,000.00	6,944.00	6,944.00	168,056.00
101-000-476.001	PLANNING FEES	2,500.00	2,500.00	100.00	100.00	2,400.00
101-000-476.002	MAINT INSPECTION FEES	500.00	500.00	0.00	0.00	500.00
101-000-476.003	TREASURER FEES	500.00	500.00	0.00	0.00	500.00
101-000-476.004	PARK USE FEES	2,000.00	2,000.00	0.00	0.00	2,000.00
101-000-476.005	ZONING FEES	15,000.00	15,000.00	1,850.00	1,850.00	13,150.00
101-000-574.000	STATE SHARED REVENUE	1,200,000.00	1,200,000.00	216,923.00	216,923.00	983,077.00
101-000-574.001	STATE SHARED REV. - LIQUOR LA	18,000.00	18,000.00	0.00	0.00	18,000.00
101-000-575.000	Road Right of Way	17,000.00	17,000.00	0.00	0.00	17,000.00
101-000-612.000	CHARGES FOR TOWNSHIP SERVICES	7,000.00	7,000.00	0.00	0.00	7,000.00
101-000-627.000	TAX COLLECTION FEES	22,000.00	22,000.00	0.00	0.00	22,000.00
101-000-656.000	Ordinance Enforcement Fees	500.00	500.00	108.34	108.34	391.66
101-000-664.000	EARNED INTEREST	23,000.00	23,000.00	28.18	28.18	22,971.82
101-000-668.000	RENTS	55,000.00	55,000.00	0.00	0.00	55,000.00
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	14,000.00	14,000.00	0.00	0.00	14,000.00
101-000-673.000	SALE OF FIXED ASSETS	1,000.00	1,000.00	125.00	125.00	875.00
Total Dept 000		3,497,700.00	3,497,700.00	730,916.37	730,916.37	2,766,783.63
TOTAL Revenues		3,497,700.00	3,497,700.00	730,916.37	730,916.37	2,766,783.63
Fund 101 - GENERAL OPERATING FUND:						
TOTAL REVENUES		3,497,700.00	3,497,700.00	730,916.37	730,916.37	2,766,783.63

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

PERIOD ENDING 01/31/2016


GL NUMBER	DESCRIPTION	2016 ORIGINAL BUDGET	2016 AMENDED BUDGET	YTD BALANCE 01/31/2016	ACTIVITY FOR MONTH 01/31/2016	AVAILABLE BALANCE	% EDGT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 101-TOWNBOARD							
101-101-701.100	WAGES - TRUSTEE	12,000.00	12,000.00	500.00	500.00	11,500.00	4.17
101-101-701.101	WAGES - FILE CLERK	22,575.52	22,575.52	2,069.04	2,069.04	20,506.48	9.16
101-101-701.102	WAGES - TRUSTEE	12,000.00	12,000.00	500.00	500.00	11,500.00	4.17
101-101-701.103	WAGES - TRUSTEE	12,000.00	12,000.00	600.00	600.00	11,400.00	5.00
101-101-701.104	WAGES - TRUSTEE	12,000.00	12,000.00	600.00	600.00	11,400.00	5.00
101-101-701.105	WAGES - OFFICE MANAGER	35,050.32	35,050.32	1,964.01	1,964.01	33,086.31	5.60
101-101-701.106	WAGES - RECEPTIONIST	15,793.26	15,793.26	1,968.38	1,968.38	13,824.88	12.46
101-101-726.000	SUPPLIES	5,000.00	5,000.00	158.13	158.13	4,841.87	3.16
101-101-726.001	POSTAGE	15,000.00	15,000.00	524.51	524.51	14,475.49	3.50
101-101-726.002	SUPPLIES - COPIER MAINTENANCE	7,500.00	7,500.00	494.46	494.46	7,005.54	6.59
101-101-801.002	LEGAL SERVICES - TOWNBOARD	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-101-801.004	LEGAL -Tax Tribunal	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-101-802.000	AUDIT AND ACCOUNTING	16,500.00	16,500.00	0.00	0.00	16,500.00	0.00
101-101-805.000	CONTRACTED AND OTHER SERVICES	5,000.00	5,000.00	280.00	280.00	4,720.00	5.60
101-101-860.000	MILEAGE	500.00	500.00	0.00	0.00	500.00	0.00
101-101-900.000	PRINTING & PUBLISHING	3,500.00	3,500.00	0.00	0.00	3,500.00	0.00
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	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00
101-101-965.101	DUES & PUBLICATIONS -TOWNBOAR	1,500.00	1,500.00	750.00	750.00	750.00	50.00
101-101-965.102	DUES - MICHIGAN TOWNSHIP ASSO	6,500.00	6,500.00	0.00	0.00	6,500.00	0.00
Total Dept 101-TOWNBOARD							
		215,419.10	215,419.10	10,408.53	10,408.53	205,010.57	4.83
Dept 171-TOWNSHIP SUPERVISOR							
101-171-701.201	WAGES - SUPERVISOR	71,177.54	71,177.54	5,448.09	5,448.09	65,729.45	7.65
101-171-701.202	WAGES - ASST. ASSESSOR	49,562.72	49,562.72	3,768.01	3,768.01	45,794.71	7.60
101-171-701.203	WAGES - ASSESSMENT CLERK	12,131.63	12,131.63	843.62	843.62	11,288.01	6.95
101-171-701.204	WAGES - APPRAISER	49,562.72	49,562.72	3,793.84	3,793.84	45,768.88	7.65
101-171-701.205	WAGES - ASSESSOR	87,115.34	87,115.34	6,668.01	6,668.01	80,447.33	7.65
101-171-726.000	SUPPLIES	2,000.00	2,000.00	163.92	163.92	1,836.08	8.20
101-171-805.000	CONTRACTED AND OTHER SERVICES	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00
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	0.00	0.00	5,700.00	0.00
101-171-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	0.00	0.00	6,000.00	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	40.00	40.00	1,760.00	2.22
Total Dept 171-TOWNSHIP SUPERVISOR							
		308,049.95	308,049.95	20,725.49	20,725.49	287,324.46	6.73
Dept 191-ELECTIONS							
101-191-701.000	WAGES	40,000.00	40,000.00	0.00	0.00	40,000.00	0.00
101-191-726.000	SUPPLIES	12,000.00	12,000.00	1,131.03	1,131.03	10,868.97	9.43
101-191-726.001	POSTAGE	8,500.00	8,500.00	1,791.71	1,791.71	6,708.29	21.08
101-191-860.000	MILEAGE	400.00	400.00	0.00	0.00	400.00	0.00
101-191-901.000	ADVERTISING	400.00	400.00	0.00	0.00	400.00	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	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 191-ELECTIONS							
		69,300.00	69,300.00	2,922.74	2,922.74	66,377.26	4.22
Dept 215-TOWN CLERK							

GL NUMBER	DESCRIPTION	2016 ORIGINAL BUDGET	2016 AMENDED BUDGET	YTD BALANCE 01/31/2016	ACTIVITY FOR MONTH 01/31/2016	AVAILABLE BALANCE	% BDT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-215-701.300	WAGES - CLERK	71,177.54	71,177.54	5,448.09	5,448.09	65,729.45	7.65
101-215-701.301	WAGES - FILE CLERK	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00
101-215-701.302	WAGES - DEPUTY CLERK	40,400.00	40,400.00	3,092.31	3,092.31	37,307.69	7.65
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	1,000.00	1,000.00	358.89	358.89	641.11	35.89
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	6,000.00	6,000.00	14.08	14.08	5,985.92	0.23
101-215-965.000	DUES & PUBLICATIONS	700.00	700.00	0.00	0.00	700.00	0.00
Total Dept 215-TOWNSHIP CLERK		138,577.54	138,577.54	8,913.37	8,913.37	129,664.17	6.43
Dept 247-BOARD OF REVIEW							
101-247-701.400	WAGES - B OF R	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
101-247-701.401	WAGES - B OF R	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
101-247-701.402	WAGES - B OF R	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
101-247-701.403	WAGES - B OF R	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
101-247-960.000	EDUCATION & TRAINING	200.00	200.00	0.00	0.00	200.00	0.00
Total Dept 247-BOARD OF REVIEW		6,200.00	6,200.00	0.00	0.00	6,200.00	0.00
Dept 253-TOWNSHIP TREASURER							
101-253-701.500	WAGES - TREASURER	71,177.54	71,177.54	5,448.09	5,448.09	65,729.45	7.65
101-253-701.501	WAGES - ASSISTANT	9,185.75	9,185.75	0.00	0.00	9,185.75	0.00
101-253-701.502	WAGES - DEPUTY TREASURER	40,400.00	40,400.00	3,092.31	3,092.31	37,307.69	7.65
101-253-726.000	SUPPLIES	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00
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	0.00	0.00	3,000.00	0.00
101-253-809.000	Bank Fees	300.00	300.00	0.00	0.00	300.00	0.00
101-253-860.500	MILEAGE - TREASURER	700.00	700.00	59.40	59.40	640.60	8.49
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	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-253-901.000	ADVERTISING	100.00	100.00	0.00	0.00	100.00	0.00
101-253-960.000	EDUCATION & TRAINING	4,500.00	4,500.00	0.00	0.00	4,500.00	0.00
101-253-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	0.00	500.00	0.00
Total Dept 253-TOWNSHIP TREASURER		141,563.29	141,563.29	8,599.80	8,599.80	132,963.49	6.07
Dept 258-COMPUTER SUPPORT							
101-258-726.000	SUPPLIES	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00
101-258-935.015	COMPUTER SUPPORT SYSTEMS	22,000.00	22,000.00	1,300.00	1,300.00	20,700.00	5.91
101-258-935.016	COMPUTER NETWORK	4,000.00	4,000.00	65.00	65.00	3,935.00	1.63
Total Dept 258-COMPUTER SUPPORT		32,000.00	32,000.00	1,365.00	1,365.00	30,635.00	4.27
Dept 265-TOWNSHIP HALL							
101-265-701.011	Maintenance Wages	12,000.00	12,000.00	99.47	99.47	11,900.53	0.83
101-265-726.003	SUPPLIES-MAINTANCE	3,500.00	3,500.00	0.00	0.00	3,500.00	0.00
101-265-850.000	TELEPHONE	17,000.00	17,000.00	826.98	826.98	16,173.02	4.86
101-265-920.601	HEATING / GAS	12,000.00	12,000.00	0.00	0.00	12,000.00	0.00
101-265-920.601	WATER / SEWER	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00

GL NUMBER	DESCRIPTION	2016 ORIGINAL BUDGET	2016 AMENDED BUDGET	YTD BALANCE 01/31/2016	ACTIVITY FOR MONTH 01/31/2016	AVAILABLE BALANCE	% BDT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-265-920.603	LIGHTS BUILDING	13,500.00	13,500.00	0.00	0.00	13,500.00	0.00
101-265-935.601	SNOW PLOWING	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-265-935.602	LAWN MAINTENANCE	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-265-935.603	CLEANING SERVICE	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
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	100,000.00	100,000.00	444.69	444.69	99,555.31	0.44
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	235.00	235.00	14,765.00	1.57
Total Dept 265-TOWNSHIP HALL		215,500.00	215,500.00	2,039.89	2,039.89	213,460.11	0.95
Dept 301-POLICE SERVICES							
101-301-830.000	POLICE CONTRACT	1,025,365.00	1,025,365.00	0.00	0.00	1,025,365.00	0.00
Total Dept 301-POLICE SERVICES		1,025,365.00	1,025,365.00	0.00	0.00	1,025,365.00	0.00
Dept 371-TOWNSHIP BUILDING INSPECTOR							
101-371-701.703	WAGES - BUILDING	65,941.04	65,941.04	5,047.27	5,047.27	60,893.77	7.65
101-371-701.704	WAGES - BUILDING	22,000.00	22,000.00	750.00	750.00	21,250.00	3.41
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	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
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	700.00	700.00	295.95	295.95	404.05	42.28
Total Dept 371-TOWNSHIP BUILDING INSPECTOR		91,641.04	91,641.04	6,093.22	6,093.22	85,547.82	6.65
Dept 400-PLANNING COMMISSION							
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	1,219.48	1,219.48	8,780.52	12.19
101-400-805.000	CONTRACTED AND OTHER SERVICES	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
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	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
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	500.00	500.00	0.00	0.00	500.00	0.00
Total Dept 400-PLANNING COMMISSION		34,500.00	34,500.00	1,919.48	1,919.48	32,580.52	5.56
Dept 401-TOWNSHIP PLANNER							
101-401-701.900	WAGES - PLANNER	67,658.33	67,658.33	5,176.20	5,176.20	62,482.13	7.65
101-401-701.901	WAGES - DEPUTY PLANNER	51,631.84	51,631.84	3,896.80	3,896.80	47,735.04	7.55
101-401-726.000	SUPPLIES	1,000.00	1,000.00	52.96	52.96	947.04	5.30
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

GL NUMBER	DESCRIPTION	2016		YTD BALANCE 01/31/2016	ACTIVITY FOR MONTH 01/31/2016		AVAILABLE BALANCE	% BDT USED
		ORIGINAL BUDGET	AMENDED BUDGET					
Fund 101 - GENERAL OPERATING FUND								
Expenditures								
Total Dept 401-TOWNSHIP PLANNER		128,090.17	128,090.17	9,125.96		9,125.96	118,964.21	7.12
Dept 410-ZONING BOARD OF APPEALS								
101-410-701.001	WAGES - ZONING	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00	0.00
101-410-701.002	WAGES - ZONING	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00	0.00
101-410-701.003	WAGES - ZONING	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00	0.00
101-410-701.004	WAGES - ZONING	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00	0.00
101-410-701.005	WAGES - ZONING	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00	0.00
101-410-801.000	LEGAL SERVICES	10,000.00	10,000.00	571.04	571.04	9,428.96	5.71	5.71
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00
101-410-901.000	ADVERTISING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00
101-410-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00	0.00
Total Dept 410-ZONING BOARD OF APPEALS		19,000.00	19,000.00	571.04	571.04	18,428.96	3.01	3.01
Dept 412-ZONING ADMINISTRATOR								
101-412-701.601	WAGES	55,550.00	55,550.00	4,251.92	4,251.92	51,298.08	7.65	7.65
101-412-701.602	WAGES ZONING	15,000.00	15,000.00	582.55	582.55	14,417.45	3.88	3.88
101-412-726.000	SUPPLIES	1,000.00	1,000.00	7.49	7.49	992.51	0.75	0.75
101-412-860.601	MILEAGE - ZONING ADMIN	150.00	150.00	0.00	0.00	150.00	0.00	0.00
101-412-860.602	MILEAGE - DEPT ZONING	150.00	150.00	0.00	0.00	150.00	0.00	0.00
101-412-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00	0.00
101-412-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	0.00	500.00	0.00	0.00
Total Dept 412-ZONING ADMINISTRATOR		74,350.00	74,350.00	4,841.96	4,841.96	69,508.04	6.51	6.51
Dept 448-STREET LIGHTS - TOWNSHIP								
101-448-920.005	STREET LIGHTS TOWNSHIP	92,000.00	92,000.00	0.00	0.00	92,000.00	0.00	0.00
Total Dept 448-STREET LIGHTS - TOWNSHIP		92,000.00	92,000.00	0.00	0.00	92,000.00	0.00	0.00
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	0.00
101-747-880.004	COM. PROM. - TC-TALUS	3,000.00	3,000.00	3,000.00	3,000.00	0.00	100.00	100.00
101-747-880.007	COM. PROM. - COMMUNITY AWAREN	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00	0.00
101-747-880.008	COM. PROM. - CONTRACTED SERVI	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00	0.00
101-747-880.011	COM. PROM. - P.E.G.	95,000.00	95,000.00	0.00	0.00	95,000.00	0.00	0.00
101-747-880.017	COM. PROM. - TV BOARD	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00	0.00
101-747-880.018	COM. PROM. - MILFOIL	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00	0.00
Total Dept 747-COMMUNITY PROMOTIONS		163,500.00	163,500.00	3,000.00	3,000.00	160,500.00	1.83	1.83
Dept 806-TOWNSHIP VEHICLES								
101-806-862.000	GAS & CAR WASHES	4,000.00	4,000.00	95.01	95.01	3,904.99	2.38	2.38
101-806-863.000	OIL CHANGES	500.00	500.00	0.00	0.00	500.00	0.00	0.00
101-806-864.000	MISCELLANEOUS	3,500.00	3,500.00	0.00	0.00	3,500.00	0.00	0.00
Total Dept 806-TOWNSHIP VEHICLES		8,000.00	8,000.00	95.01	95.01	7,904.99	1.19	1.19

GL NUMBER	DESCRIPTION	2016 ORIGINAL BUDGET	2016 AMENDED BUDGET	YTD BALANCE 01/31/2016	ACTIVITY FOR MONTH 01/31/2016	AVAILABLE BALANCE	% BDT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 851-EMPLOYEE BENEFITS & INSURANCES							
101-851-701.000	WAGES	16,000.00	16,000.00	482.37	482.37	15,517.63	3.01
101-851-873.001	John Hancock 403B	90,000.00	90,000.00	0.00	0.00	90,000.00	0.00
101-851-873.010	SOCIAL SECURITY - EMPLOYER	80,000.00	80,000.00	5,196.72	5,196.72	74,803.28	6.50
101-851-873.020	VACATION & PERSONAL PAYOUT	10,000.00	10,000.00	1,293.64	1,293.64	8,706.36	12.94
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	250,000.00	250,000.00	15,721.61	15,721.61	234,278.39	6.29
101-851-873.040	INSURANCE - EMPLOYEE LIFE	11,000.00	11,000.00	469.70	469.70	10,530.30	4.27
101-851-912.001	INSURANCE - LIABILITY	13,000.00	13,000.00	0.00	0.00	13,000.00	0.00
101-851-912.002	INSURANCE - WORKMENS COMP.	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00
Total Dept 851-EMPLOYEE BENEFITS & INSURANCES		477,500.00	477,500.00	23,164.04	23,164.04	454,335.96	4.85
Dept 900-CAPITAL OUTLAY							
101-900-970.001	CAPITAL OUTLAY - ELECTIONS	110,000.00	110,000.00	0.00	0.00	110,000.00	0.00
101-900-970.002	CAPITAL OUTLAY - TOWNSHIP HAL	40,000.00	40,000.00	0.00	0.00	40,000.00	0.00
101-900-970.003	CAPITAL OUTLAY - COMPUTER	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-900-970.004	CAPITAL OUTLAY - VEHICLES	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00
Total Dept 900-CAPITAL OUTLAY		190,000.00	190,000.00	0.00	0.00	190,000.00	0.00
TOTAL Expenditures							
		3,430,556.09	3,430,556.09	103,785.53	103,785.53	3,326,770.56	3.03
Fund 101 - GENERAL OPERATING FUND:							
TOTAL EXPENDITURES		3,430,556.09	3,430,556.09	103,785.53	103,785.53	3,326,770.56	3.03

		Charter Township of Garfield Planning Department Report No. PD 2016-14	
Prepared:	February 3, 2016	Pages:	1 of 3
Meeting:	February 9, 2016 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance Amendment - Public Hearing		

BACKGROUND:

The "new" Zoning Ordinance was adopted in early 2015 after years of preparation. At this time, the Planning Commission has identified a number of amendments to the zoning ordinance. These amendments entail new zoning ordinance requirements, as well as housekeeping items to correct oversights or errors which were included in the adopted zoning ordinance

A public hearing has been scheduled for February 9, 2016 to invite public comment prior to consideration of adoption of a number of proposed zoning ordinance amendments. The proposed amendments are summarized in this report, and the full text, presented as Township Board Resolution 2015-26-T, is attached to this report for further review if necessary.

PROPOSED AMENDMENTS:

These amendments include, in brief, the following:

- a. The establishment of Section 725 (Commercial District Housing Developments) and amendments to existing Sections 320, 321, and 322, to allow multiple-family residential developments as a Special Use Permit within the C-G General Commercial, C-H Highway Commercial, and C-P Planning Shopping Center zoning districts. *Currently, multi-family developments in commercial zoning districts are not permitted. This change is intended to broaden opportunities for the development community to provide much-needed rental housing in practical locations near employment centers.*
- b. An amendment to Section 313 (R-1 Residential) and to Section 325 (A - Agricultural) to allow Child Care facilities which provide care for up to 12 children as a use permitted subject to Special Conditions in the R-1, R-2, R-3, and R-R Residential Districts and in the A - Agricultural District. This amendment also includes changes to the review and approval criteria included in Section 719 (Child Care, Small Group Home (7-12)) of the Zoning Ordinance. *Currently, small group childcare homes are required to obtain Special Use approval, which is overly burdensome and time consuming. This amendment will provide neighbors with notice of an application and the opportunity to weigh in with comment, but negate the requirement for Special Use Approval.*
- c. An amendment to Section 777 (Supplemental Setbacks for PUD's, Mobile Home Developments and other Group Housing or Multi-Family Developments) to repeal multi-family developments and group housing developments from the list of uses which are subject to supplemental setback requirements. *Group Housing is*

an outdated development technique which leaves little control to the Township; the intent is to eliminate this as an allowable use in its entirety. Requiring multi-family developments (apartment buildings) to meet this higher setback standard was an oversight in the new zoning ordinance, so this is intended to correct that oversight.

- d. An amendment to Section 315, (R-3 Multi-Family Residential), and to Section 312, Table 3-3 Dimensional Standards Note "B," to amend the required minimum lot area from 5,000 square feet to 4,000 square feet of overall lot area per dwelling unit. *The new zoning ordinance simplified how density is calculated for multi-family developments. However, it inadvertently reduced allowable density from roughly 10 to 8 or 9 units per acre. The proposed amendment is intended to correct this.*
- e. An amendment to Section 315 (R-3 Multi-Family Residential) to eliminate Group Housing Developments as a use permitted by Special Use Permit in this district; an amendment to Section 551 (Parking), Table 5-47 to eliminate Group Housing parking standards; and an amendment to Section 201 (Definitions) to eliminate the definition of "Group Housing"; and to repeal Section 430 (Group Housing) in its entirety. *As noted above, this change is to eliminate the dated concept of Group Housing as an allowable use to encourage more modern multi-family development and to eliminate all cross-references and to-be-unnecessary standards.*
- f. An amendment to Section 321.D.2 (C-H Highway Commercial) to establish the Planning Commission as the review authority (rather than the Zoning Board of Appeals) for the purpose of determining traffic safety. *This is a housekeeping matter to correct the dated requirement that the ZBA act as a review authority.*
- g. An amendment to Section 315, (R-3 Multi-Family Residential), and to Section 312, Table 3-3 Dimensional Standards Note "B," to amend the required minimum setbacks in the R-3 District from 25-10-30 (front-side-rear) to 25-20-20 (front-side-rear).
- h. An amendment to Section 322 (C-P Planned Shopping Center) to add Restaurants to the list of uses permitted in this Zoning District and to clarify that Financial Institutions may include drive-through lanes in this district. *This amendment is intended to correct the inadvertent omission of these uses in the C-P District when Zoning Ordinance No. 10 was repealed and Ordinance No. 68 was adopted.*

PLANNING COMMISSION RECOMMENDATIONS:

At its meeting on December 9, 2015, the Planning Commission held a public hearing regarding the first amendment to the Garfield Township Zoning Ordinance. Following the opportunity for public comment, the Planning Commission recommended that the Township Board adopt the proposed amendment. At a meeting on December 15, 2015, the County Planning Commission concurred with this recommendation.

ACTION REQUESTED:

1. The first requested action is to invite public comment on the proposed amendment.
2. If, following the opportunity for public comment and for Board member discussion, the Board is prepared to adopt the amendments, the following motion is offered for consideration:

(RECOMMENDED MOTION) *THAT Resolution 2016-01-T, to amend Charter Township of Garfield Zoning Ordinance No. 68, BE APPROVED.*

If the Board is not yet prepared to adopt the Zoning Ordinance amendment, the above motion would be premature and should not be adopted.

Attachments:

Draft Amendment No. 1 to Garfield Township Zoning Ordinance No. 68 (Res. 2016-01-T)

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

ORDINANCE NO. 68 : AMENDMENT NO. 1

RESOLUTION #2016-01-T

A RESOLUTION TO AMEND GARFIELD TOWNSHIP ZONING ORDINANCE NO. 68, in accordance with the provisions of Act 110 of the Public Acts of 2006, as amended.

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

WHEREAS the Township finds that an amendment to the Garfield Township Zoning Ordinance is necessary to: establish new regulations related to allowable residential uses within commercial zones; to address allowable child-care uses within residential and agricultural zones; to revise setback and maximum density requirements for multiple-family residential projects; to eliminate "group housing" residential projects as a permitted use in all districts and to amend the quasi-judicial review authority for projects located within the C-H Highway Commercial Zone;

NOW THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 1 TO CHARTER TOWNSHIP OF GARFIELD ZONING ORDINANCE NO. 68:

1. THAT Section 725 be adopted as follows:

DRAFT SECTION 725 COMMERCIAL DISTRICT HOUSING DEVELOPMENTS

A. REGULATIONS AND CONDITIONS

1. Design.

- a. Multiple-family residential uses built within commercial zoning districts shall be designed to cohesively integrate with the surrounding commercial uses. For the purpose of making this determination, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.
- b. Multi-family structures shall be abutted by open space on at least one side per building.
- c. The baseline project density shall be as described in the R-3 Multiple Family Residential Zone. At its discretion, and based upon a determination that the project is designed to meet the intent of this Section, the Planning Commission may authorize increases in density over what is regularly allowable.
- d. Parking requirements shall be as described in the R-3 Multiple Family District. Shared parking agreements as described in § 551 of this Ordinance are supported and encouraged. Parking areas shall not be located within any setback.
- e. Landscaping shall be as required in Article 5, Table 531.1. In the event that the multi-family project does not sit on its own parcel, the application shall indicate a project boundary area which shall be used for the purpose of landscaping placement.
- f. Pedestrian walkways shall be provided within the subject parcel or project boundary for the purpose of providing safe and convenient movement within the site and towards other walkable places of interest such as stores, restaurants, or entertainment.

- g. The residential areas of an overall commercial development site shall be adequately, but not overly, lit at night. Applications shall demonstrate that commercial lighting in the vicinity meets the dark sky requirements of this Ordinance in order to minimize impact on the residential area. Where lighting is to be installed for a residential area, average illumination levels of 0.5 to 1.0 foot candle shall be maintained. Existing commercial lighting which illuminates the residential area of the site to this level may be used in lieu of installing additional residential lighting. Common entryways shall be adequately illuminated by wall-pack style lighting fixtures.
- 2. Open Space Requirements.
 - a. A minimum of fifty square feet per unit of private outdoor space with a minimum dimension of four feet in any direction shall be provided. Private open space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, deck, or balcony.
 - b. A minimum of three hundred square feet per unit of common outdoor open space shall be provided. Required open space shall be consolidated to the extent reasonably possible to provide areas for the residents and/or to help buffer the residential structures from adjacent commercial uses.
 - c. Open space shall be designed to provide a rear yard along the longest building length of a given structure.
 - d. Required setback areas shall not be included towards required open space areas; however, placing required open space areas adjacent to setbacks is supported.
 - 3. Compatibility. Applications shall describe measures which will be taken to mitigate common commercial impacts such as noise, light, and nighttime operations on the multi-family project.

- 2. THAT Sections 320, 321, and 322 (C-G General Commercial, C-H Highway Commercial, and C-P Planning Shopping Center Districts) be amended by adding "Commercial District Housing Developments - Subject to §725" as a use permitted by Special Use Permit in each district.
- 3. THAT Section 313 (R-1 One Family Residential District) be amended by adding "Child Care, Small Group Home (7-12) - See §719" as a use permitted subject to Special Conditions under Section 313.B, and by eliminating the same as a use permitted subject to Special Use Permit Section 313.C. This amendment also has the effect of permitting this use by Special Conditions, rather than by Special Use Permit, in the R-2, R-3, and R-R Residential Districts.
- 4. THAT Section 325 (A Agricultural District) be amended by adding "Child Care, Small Group Home (7-12) - See §719" as a use permitted subject to use permitted subject to Special Conditions under Section 325.B, and by eliminating the same as a use permitted subject to Special Use Permit Section 325.C.
- 5. THAT Section 719, Child Care, Small Group Home (7-12), be amended to read in its entirety as follows (note, as used in this resolution, **bold text** indicates new text, and ~~struckthrough~~ text indicates eliminated text):
 - DRAFT Section 719 - Child Care, Small Group Home (7-12)
 - A. REGULATIONS AND CONDITIONS
 - (1) **A Planning Commission hearing is required.**
 - (2) Facility shall maintain all valid state and local licenses.
 - (3) Facility shall be operated within the primary residence of the caregiver.
 - (4) All outdoor areas used for the care and supervision of patrons shall have appropriate

fencing for the safety of the children in the group day-care home of no less than 4 feet in height or in accordance with State regulations.

- (5) Such facilities shall at all times be maintained in a manner consistent with the character of the surrounding neighborhood.
- (6) Hours of operation shall not exceed sixteen (16) hours during a 24-hour period. The Planning Commission shall not prohibit evening operations completely, but may establish limitations on hours of operation and/or activities between the hours of 10PM and 6AM.
- (7) **The Planning Commission shall determine that the facility will be safe to enter and exit via motor vehicle. This determination may rely upon the Planning Director's recommendation, following a site inspection, and, if necessary, the Planning Director's discussions with the Grand Traverse County Road Commission and/or other professional traffic impact consultant.**
- (8) **The Planning Commission shall determine that the site is properly designed and capable of safely accommodating the proposed facility.**
- (9) **The Township Planning Commission may deny the request if any of the following facilities exist within 1,500 feet of the subject property:**
 - (a) A licensed or pre-existing operating group day-care home.
 - (b) An adult care small group home (1-12 adults).
 - (c) An adult foster care large group home (13-20 adults).
 - (d) A facility offering substance abuse treatment and rehabilitation service to 7 or more people.
 - (e) A community correction center, resident home, halfway house, or similar facility under jurisdiction of the Department of Corrections.

B) PROCEDURE

- (1) **Applications shall be submitted to the Planning Department for completeness review. All applications shall include sufficient site plans or site diagrams, and written information to adequately describe the application as it relates to the conditions of approval. Upon determination that the application is complete, the Planning Department shall forward the application to the Planning Commission for review.**
- (2) **The Planning Department shall notify the owners of all real property within 300-feet of the subject property that an application for a Child Care, Small Group Home has been received. This notice shall inform the recipient that an opportunity for public comment on the application is available, but shall not be considered a public hearing for the purposes of the Michigan Zoning Enabling Act. The notice shall include a description of the proposed application, the mailing address where written comment may be sent, and the date, time, and address where the Planning Commission hearing will occur.**
- (3) **The Planning Commission, in its review, shall consider the standards of § 719.A as well as any public comment made in writing or made verbally at the Planning Commission's hearing. After this consideration, the Planning Commission may approve, approve with conditions, or deny the request.**

6. THAT Section 777 (Supplemental Setbacks for PUD'S, Mobile Home Developments Mobile Home Developments and other Group Housing or Multi-Family Developments) be amended to read in its entirety as follows:

DRAFT SECTION 777 SUPPLEMENTAL SETBACKS FOR PUD'S, AND MOBILE HOME DEVELOPMENTS, ~~AND OTHER GROUP HOUSING or MULTI-FAMILY DEVELOPMENTS~~

A. REGULATIONS AND CONDITIONS.

It is the intent of this Ordinance that residential developments other than conventional subdivisions be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the Township in which they are located, and that such a use will not change the essential character of the area in which it is proposed. Inasmuch as planned unit developments, mobile home parks and other group housing developments may involve higher densities of land use or building types which distinctly differ from the single family conventionally built dwellings which predominate through the Township, periphery setbacks for such developments are established as follows.

All buildings, including single family homes within a planned unit development, ~~group housing, or other Multi-Family development~~ and mobile homes within a mobile home park development shall be placed at least fifty (50) feet from any public right of way line for existing roadways bordering a site and at least thirty (30) feet from a development boundary line which is not a public road right of way. Setback spaces shall be occupied by plant materials and appropriately landscaped.

7. THAT Section 315 (R-3, Multiple-Family Residential District) be amended by eliminating "Group Housing Developments" as a use permitted subject to Section 315.C., Uses Permitted By Special Use Permit.
8. THAT Section 315.E (R-3 Multiple-Family Residential District Dimensional Standards) and Section 312, Table 3-3 Dimensional Standards - Note "B," be amended by changing the required minimum lot area per multi-family dwelling unit from 5,000 square feet to 4,000 square feet of overall lot area per dwelling unit.
9. THAT Section 315.E (R-3 Multiple-Family Residential District Dimensional Standards) and Section 312, Table 3-3 Dimensional Standards, be amended by changing the required minimum yard setbacks in the R-3 District from 25-10-30 (front-side-rear) to 25-20-20 (front-side-rear).
10. THAT Section 430, Group Housing Developments, be eliminated in its entirety, and that Article 2, Section 201 be amended by eliminating the definition of "Group Housing."
11. THAT Section 551 (Parking), Table 5-47, be amended by eliminating "Group Housing" parking standards.
12. THAT Section 321.D.2 (C-H Highway Commercial) be amended to read in its entirety as follows:

All site plan proposals submitted under the requirements of the Highway Commercial District shall provide for the proper handling of traffic on the highway, frontage road, or street giving access to the district. No access by motor vehicles other than stated herein shall be permitted to a minor or residential street. All points of entrance or exit for motor vehicles shall be no closer than fifty (50) feet

from the intersection of the right-of-way lines of two streets. When a Highway Commercial District is located adjoining or within one-half (1/2) mile of an existing or proposed state or interstate limited access highway interchange, the ~~Zoning Board of Appeals~~ **Planning Commission** shall determine that an acceptable traffic safety relationship exists between the owner's or lessee's site plan and the design of the state or interstate facility. The proposed site development within the Highway Commercial District shall not be so located and designed so that unsafe traffic congestion results on the interchange facilities of the limited access highway.

- 13. THAT Section 322.A (Planned Shopping Center) be amended by adding "Restaurants - not including drive-in or drive through" to the list of uses permitted in the district, and to amend Section 322.A(2) to read "Financial Institutions - with or without drive-through lanes."

Moved: Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2016-01-T DECLARED ADOPTED.

By: _____

Chuck Korn, Supervisor
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2016-01-T which was adopted by the Township Board of the Charter Township of Garfield on the 9th day of February, 2016.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield


Introduced: January 12, 2016

Adopted:

Published:

Effective:

DRAFT

		Charter Township of Garfield	
		Planning Department Report No. 2016-15	
Prepared:	February 2, 2016	Pages:	1 of 3
Meeting:	February 9, 2016 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Buffalo Ridge Trail Phase II		

Staff Comment:

This report is presented as a request to the Township Board to approve a construction bid to build the long-awaited Phase II of the Buffalo Ridge Trail.

Phase I of the Buffalo Ridge Trail begins in the Grand Traverse Commons and currently extends south, across Silver Lake Road, to reach West Middle School. Phase II will pick up where this trail leaves off, extending further south from the school to reach the new "Y" on Silver Lake Road as well as Kid's Creek Park. Future phases will continue southwest along Silver Lake Road, eventually leading to the Silver Lake Recreation Area.

In 2013, the Township received a Michigan Natural Resources Trust fund to fund 74% of the anticipated construction cost of \$269,000.00. Over the following years, we have worked diligently to make this trail a reality, including easement negotiations, significant public outreach, preliminary trail design, and then preparation of final construction documents.

After securing the final required easement, the trail was bid out for construction in 2015. However, due to the late stage of the construction season and because we only received two bids, both of which were significantly higher than anticipated, a decision was made to rebid the project for spring/summer 2016 construction.

Bid Results:

As hoped for, after the rebidding process we received more interest as well as construction costs which are much closer to what had been anticipated.

With assistance from our engineering consultant, Wade Trim, we have reviewed the bids and qualifications received from the four lowest bidders for Phase II of the Buffalo Ridge Trail Project. Following our review of the bids, qualifications, and references, we do not see any reason not to award the contract to the low bidder, AJ's Excavating.

Each of the references we contacted regarding AJ's representative projects were satisfied with the performance, quality, and professionalism of their company and crews. All representative projects were completed on time and within budget. Although they do not have the vast project experience that a large company will have, they appear to be qualified to complete this project based on their past experience.

The full rebid tabulation is attached for review if necessary.

Base Bids:

- F&V Construction: \$356,224.75.00
- AJ's Excavating: \$309,113.46
- Molon Excavating: \$404,095.00
- Elmer's Crane and Dozer: \$404,907.00

Bid Alternates:

All bidders were required to provide costs for the following bid alternates, which the Township may or may not accept.

1. Place a galvanized steel culvert box over a creek crossing, rather than a concrete culvert box. This was a potential cost-saving alternate with not much more than an aesthetic impact. For the low bidder, this resulted in a cost savings of \$40,056.50. *Staff recommend acceptance of alternate.*
2. Pour the asphalt in "one lift," rather than pouring a base course, letting it cure, and then pouring the final, second course. This was a potential cost-saving alternate but comes with the sacrifice of potentially less long-lasting trail surface. For the low bidder, this resulted in a cost savings of \$6,943.23. *Due to minimal up-front cost savings at the expense of long-term maintenance requirements, Staff do not recommend acceptance of this alternate.*
3. Pour concrete rather than asphalt. While more expensive, concrete is a longer-lasting surface. This alternate was requested as an option for the Board to consider if the concrete was not substantially more expensive than asphalt. Due to the low cost of petroleum at this time, this option proved significantly more expensive. For the low bidder, this would increase cost by \$104,371.00. *Staff do not recommend acceptance of this alternate.*
4. Contractor requested to provide landscaping along the trailway in the vicinity of Traverse Hills. The Traverse Hills community played a substantial role in public comment, and requested consideration of landscaping to help provide shielding between the trail and the neighborhood. For the low bidder, the additional cost to install this landscaping is \$5,130.00. *Staff recommend acceptance of this alternate.*

Action Requested:

For the reasons stated above, Staff requests that the Township Board accept the AJ's Excavating bid for construction of Phase II of the Buffalo Ridge Trail, as follows:

- AJ's Excavating Base Bid: \$309,113.46
 - Less Alt. 1: - \$40,056.50
 - Plus Alt. 4: + \$5,130.00
- **Total:** \$274,186.96

This expense has will be borne by the Park Fund, and following completion of trail, the Township will be reimbursed \$199,000.00 by the Michigan DNR.

Recommended Motion:

If the Board is prepared to follow the Staff recommendation and approve the AJ's Excavating bid, the following motion is offered for consideration:

THAT the Township Board accept the AJ's Excavating Bid for construction of Phase II of the Buffalo Ridge Trail, including Alternates Nos. 1 and 4, for a total contract price of \$274,186.96.

Attachments;
Rebid Tabulation
Trail Map

Tabulation of Bids

I hereby certify that this is a true and correct copy of the bids received, read and tabulated for this project.

Project: **Buffalo Ridge Trail Phase II - Rabiid**
 Charter Township of Garfield
 Received at: **Charter Township of Garfield, 3848 Veterans Drive**
 Traverse City, Michigan 49684

Wade Tim, Inc.

Bids opened: **Thursday, January 21, 2016, at 2:00 p.m.**

BASE BID ITEMS

Item No.	Description	Quantity	Units	F&V Construction		A1's Excavating		Molon Excavating, Inc.		Elmer's Crane and Dorer, Inc.		D.J. McQuestion & Sons, Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1.00	Mobilization, Maximum \$15,000	1.0	LSUM	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
2.00	Soil Erosion & Sedimentation Control	1.0	LSUM	\$ 3,500.00	\$ 3,500.00	\$ 6,700.00	\$ 6,700.00	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
3.00	Fence Removal	2,147.0	FT	\$ 2.50	\$ 5,367.50	\$ 4.50	\$ 9,661.50	\$ 2.50	\$ 5,367.50	\$ 3.35	\$ 7,192.45	\$ 4.00	\$ 8,588.00
4.00	Pasture Fence (New)	536.0	FT	\$ 8.25	\$ 4,422.00	\$ 8.00	\$ 4,288.00	\$ 6.00	\$ 3,216.00	\$ 7.90	\$ 4,234.40	\$ 7.50	\$ 4,020.00
5.00	Remove & Relocate Pasture Fence	100.0	FT	\$ 12.00	\$ 1,200.00	\$ 7.50	\$ 750.00	\$ 6.00	\$ 600.00	\$ 15.85	\$ 1,585.00	\$ 7.00	\$ 700.00
6.00	Remove & Relocate Chain Link Fence	246.0	FT	\$ 9.00	\$ 2,214.00	\$ 10.00	\$ 2,460.00	\$ 8.00	\$ 1,968.00	\$ 12.65	\$ 3,111.90	\$ 9.50	\$ 2,337.00
7.00	Remove & Relocate Entrance Gate	1.0	LSUM	\$ 1,500.00	\$ 1,500.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00	\$ 1,035.00	\$ 1,035.00	\$ 600.00	\$ 600.00
8.00	Tree Removal	2.0	EA	\$ 1,700.00	\$ 3,400.00	\$ 350.00	\$ 700.00	\$ 1,620.00	\$ 3,240.00	\$ 455.00	\$ 910.00	\$ 975.00	\$ 1,950.00
9.00	Shared Use Trail Grading	4,920.0	FT	\$ 9.00	\$ 44,280.00	\$ 8.84	\$ 43,492.80	\$ 31.00	\$ 152,520.00	\$ 22.00	\$ 108,240.00	\$ 40.07	\$ 197,144.40
10.00	Subgrade Undercut, Excavation and Backfill	300.0	CYD	\$ 120.00	\$ 36,000.00	\$ 48.00	\$ 14,400.00	\$ 17.83	\$ 5,349.00	\$ 24.00	\$ 7,200.00	\$ 0.01	\$ 3.00
11.00	Sidewalk, Conc. 4 inch	2,315.0	SFT	\$ 6.75	\$ 15,626.25	\$ 3.60	\$ 8,334.00	\$ 5.00	\$ 11,575.00	\$ 4.50	\$ 10,417.50	\$ 4.18	\$ 9,676.70
12.00	Shared Use Trail, HMA, 2 1/2 inch, Two Lifts	721.0	TON	\$ 85.00	\$ 61,285.00	\$ 97.46	\$ 70,268.66	\$ 70.00	\$ 50,470.00	\$ 88.60	\$ 63,880.60	\$ 75.42	\$ 54,377.82
13.00	Aggregate Base, 6 inch, CIP	7,145.0	SVD	\$ 5.00	\$ 35,725.00	\$ 4.19	\$ 29,937.55	\$ 5.75	\$ 41,083.75	\$ 6.50	\$ 46,442.50	\$ 8.36	\$ 59,732.20
14.00	Subbase, CIP	1,205.0	CYD	\$ 32.00	\$ 38,560.00	\$ 18.99	\$ 22,882.95	\$ 9.35	\$ 11,266.75	\$ 16.10	\$ 19,400.50	\$ 0.01	\$ 12.05
15.00	Culvert, S/CPP, 18 inch	52.0	FT	\$ 110.00	\$ 5,720.00	\$ 34.00	\$ 1,768.00	\$ 39.50	\$ 2,054.00	\$ 35.50	\$ 1,846.00	\$ 80.00	\$ 4,160.00
16.00	Culvert, S/CPP, 12 inch	90.0	FT	\$ 96.00	\$ 8,640.00	\$ 24.00	\$ 2,160.00	\$ 27.50	\$ 2,475.00	\$ 23.80	\$ 2,142.00	\$ 43.00	\$ 3,870.00
17.00	Culvert, Box, 8 ft x 4 ft	20.0	FT	\$ 2,650.00	\$ 53,000.00	\$ 2,790.00	\$ 55,800.00	\$ 3,500.00	\$ 70,000.00	\$ 3,495.00	\$ 69,900.00	\$ 4,545.00	\$ 90,900.00
18.00	Restoration, Natural Area / Lawn	4,780.0	SVD	\$ 2.00	\$ 9,560.00	\$ 3.00	\$ 14,340.00	\$ 3.50	\$ 16,730.00	\$ 2.70	\$ 12,906.00	\$ 3.03	\$ 14,483.40
19.00	Restoration, Wetland / Drain	470.0	SVD	\$ 10.00	\$ 4,700.00	\$ 6.00	\$ 2,820.00	\$ 4.00	\$ 1,880.00	\$ 2.70	\$ 1,269.00	\$ 4.72	\$ 2,218.40
20.00	Pavement Markings	1.0	LSUM	\$ 4,300.00	\$ 4,300.00	\$ 1,450.00	\$ 1,450.00	\$ 400.00	\$ 400.00	\$ 5,000.00	\$ 5,000.00	\$ 1,325.00	\$ 1,325.00
21.00	Traffic Signs & Posts	8.0	EA	\$ 250.00	\$ 2,000.00	\$ 125.00	\$ 1,000.00	\$ 400.00	\$ 3,200.00	\$ 375.00	\$ 3,000.00	\$ 345.00	\$ 2,760.00
22.00	Gate Valve Structure Cover, Adj	1.0	EA	\$ 225.00	\$ 225.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 195.00	\$ 195.00	\$ 400.00	\$ 400.00
TOTAL BASE CONTRACT PRICE (Items 1 through 22)				\$ 356,224.75	\$ 309,113.46	\$ 404,095.00	\$ 404,907.85	\$ 494,257.97					

DEDUCTIVE ALTERNATE BID NO. 1

The following item replaces Item No. 17, Culvert, Box, 8 ft x 4 ft from the Base Bid:

17a	Culvert, 112" Span x 75" Rise CMPA (3" x 1" Corr., 10 Gauge with Beveled Ends)	37.0	FT	\$ 1,010.00	\$ 37,370.00	\$ 425.50	\$ 15,743.50	\$ 540.00	\$ 19,980.00	\$ 1,255.00	\$ 46,435.00	\$ 1,345.00	\$ 49,765.00
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TOTAL ALTERNATE BID NO. 1 CONTRACT PRICE (Items 1 - 16, 17a, 18-22)				\$ 340,594.75	\$ 269,056.96	\$ 354,075.00	\$ 381,442.85	\$ 453,122.97					
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The following item replaces Item No. 12, Shared Use Trail, HMA, 2-1/2 inch, from the Base Bid:

Item No.	Description	Quantity	Units	F&V Construction		A1's Excavating		Molon Excavating, Inc.		Elmer's Crane and Dozer, Inc.		D.J. McQuestion & Sons, Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
12a	Shared Use Trail, HMA, 2-1/2 inch, One Lift	721.0	TON	\$ 75.00	\$ 54,075.00	\$ 87.83	\$ 63,325.43	\$ 63.59	\$ 45,848.39	\$ 79.85	\$ 57,571.85	\$ 70.42	\$ 50,772.82
TOTAL ALTERNATE BID NO. 2 CONTRACT PRICE (Items 1-11, 12a, 13-22)				\$	374,574.75	\$	302,170.23	\$	399,473.39	\$	398,599.10	\$	490,652.97

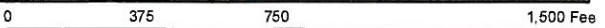
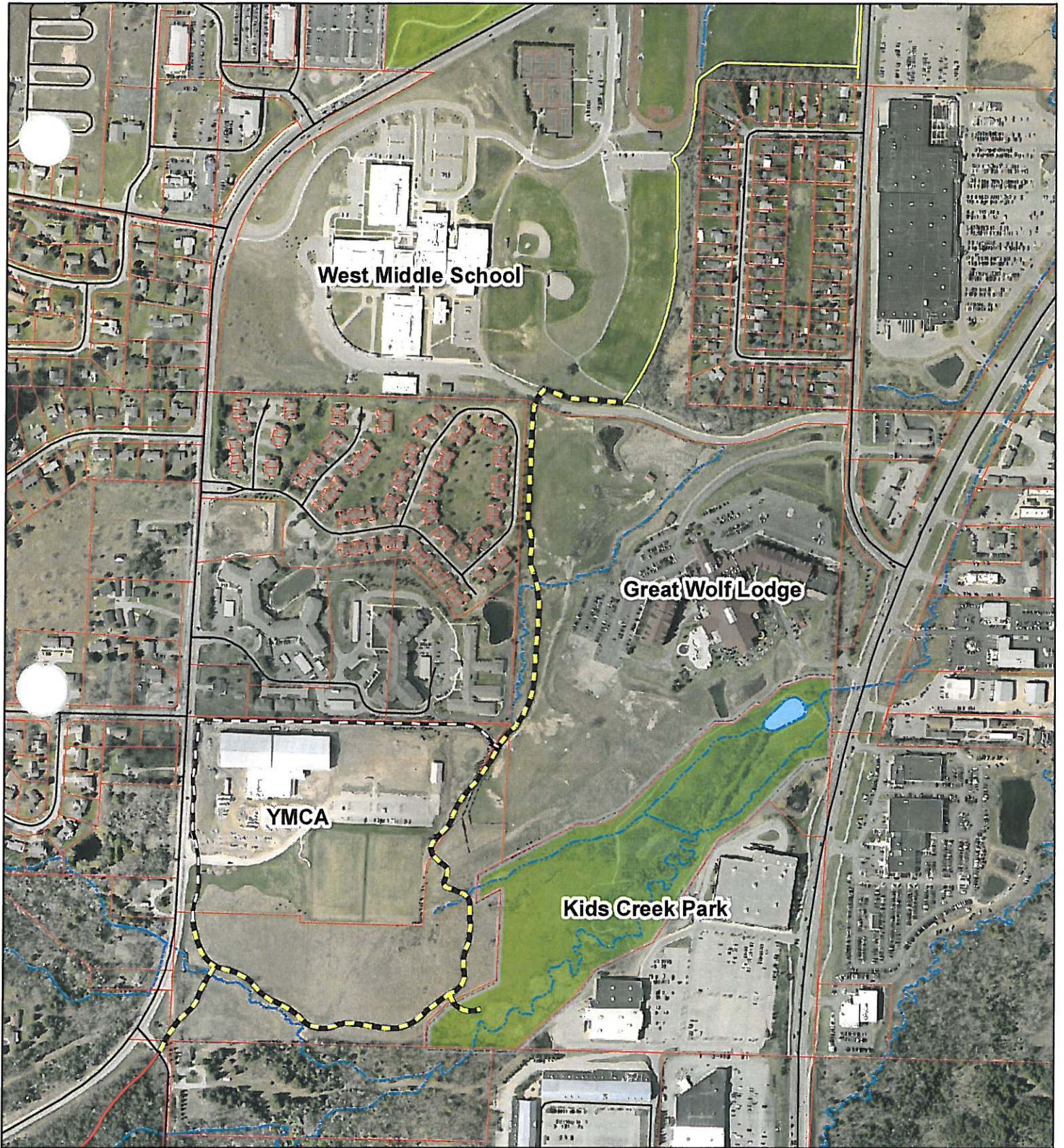
DEDUCTIVE ALTERNATE BID NO. 3

The following item replaces Item No. 12, Shared Use Trail, HMA, 2-1/2 inch, Two Lifts, Item No. 13, Aggregate Base, 6 inch, CIP, and Item No. 14, Subbase, CIP, from the Base Bid:

Item No.	Description	Quantity	Units	F&V Construction		A1's Excavating		Molon Excavating, Inc.		Elmer's Crane and Dozer, Inc.		D.J. McQuestion & Sons, Inc.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
12b	Shared Use Trail, Conc, 4 inch	4,910.0	SYD	\$ 38.00	\$ 186,580.00	\$ 36.00	\$ 176,760.00	\$ 33.58	\$ 164,877.80	\$ 32.00	\$ 157,120.00	\$ 32.06	\$ 157,414.60
14a	Subbase, CIP	2,535.0	CYD	\$ 32.00	\$ 81,120.00	\$ 20.00	\$ 50,700.00	\$ 9.35	\$ 23,702.25	\$ 12.00	\$ 30,420.00	\$ 0.01	\$ 25.35
TOTAL ALTERNATE BID NO. 3 CONTRACT PRICE (Items 1-11, 12b, 14a, 15-22)				\$	488,354.75	\$	413,484.30	\$	489,854.55	\$	462,724.25	\$	537,575.85

ADDITIVE ALTERNATE BID NO. 4

23.00	Shrubbs, Ceanothus Americanus, 3 Gal	114.0	EA	\$ 15.00	\$ 1,710.00	\$ 45.00	\$ 5,130.00	\$ 60.00	\$ 6,840.00	\$ 44.10	\$ 5,027.40	\$ 75.00	\$ 8,550.00
TOTAL ALTERNATE BID NO. 2 CONTRACT PRICE (Item 25)				\$	1,710.00	\$	5,130.00	\$	6,840.00	\$	5,027.40	\$	8,550.00



Buffalo Ridge Trail

Legend


- Prop_Parcel
- Stream
- Buffalo Ridge Trail Phase I (Complete)
- Buffalo Ridge Trail Phase II
- Buffalo Ridge Trail Phase III
- YMCA Phase

Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
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NOT A LEGAL SURVEY

Garfield Township Planning Dept: 11/12/2014

 Charter Township of Garfield Planning Department Report No. 2016-16		
Prepared:	February 2, 2016	Pages: 1 of 1
Meeting:	February 9, 2016 Township Board	Attachments: <input checked="" type="checkbox"/>
Subject:	Resolution to amend the budget	

Staff Comment:

The purpose of this request is for the Township Board to consider a budget amendment to acquire a small parcel of land related to construction of the Buffalo Ridge Trail.

The history of this parcel is somewhat complicated. In Cliff's Notes form, the southern end of Buffalo Ridge Trail Phase II will need to cross it in order to reach Creekside Drive, rather than dead-ending about 75-feet of that road (property map attached).

In attempting to secure an easement over the property, it was discovered that the property was erroneously left off of the tax rolls for a number of years. (Prior to that, it was thought to be a non-taxable, condominium "common element.") Compounding the problem, despite repeated attempts, we were unable for months to contact the property owner.

After realizing the mistake, the property was put back on the tax rolls. Finally, upon notice of a letter notifying the owner of back taxes which were due, we were able to get in touch with him.

This property is a relic from the construction of the Stoneridge and Creekside subdivisions, and Creekside still uses it as a private road to reach Silver Lake Road. As such, there is not much value to the property owner, and he has offered to deed the property to the Township in exchange for the Township covering the back taxes, which are due in the amount of \$689.56.

The benefit to the Township in this acquisition is completing the connection of the Buffalo Ridge Trail to Creekside Drive, as well as providing legal access for Stoneridge residents to reach the new bike trail. This will also be the starting point for subsequent phases of the Buffalo Ridge Trail moving farther to the southwest.

Therefore, attached Resolution 2016-07-T is a budget amendment request to transfer \$690.00 from the Fund Balance to the Capital Outlay to pay for back taxes which are due for Parcel #05-017-061-00.

Attachments;

Resolution 2016-07-T

Property Map

RESOLUTION TO AMEND THE BUDGET

RESOLUTION # 2016-07-T

TO THE BOARD OF GARFIELD TOWNSHIP,

ON THE FOLLOWING PAGES YOU WILL FIND **RESOLUTION 2016-07-T**. THIS IS A PROPOSED AMENDMENT FOR THIS BUDGET YEAR. THIS AMENDMENT IS FOR THE PURCHASE OF PROPERTY LOCATED IN STONERIDGE COURT, PROPERTY ID# 28-05-017-061-00 THAT HAS BEEN DEEDED BACK TO THE TOWNSHIP AND THE TOWNSHIP IS RESPONSIBLE FOR THE BACK TAXES IN THE AMOUNT OF \$689.56.

THANK YOU,

LANIE MCMANUS
TOWNSHIP CLERK

Budget Amendments to Increase Expenditure Budgets in Fund 101

1. To increase cost center Capital Outlay-Land (900) by \$690.00 and take it from Fund Balance.

Moved:

Supported:

Yeas:

Nays:

Absent and excused:

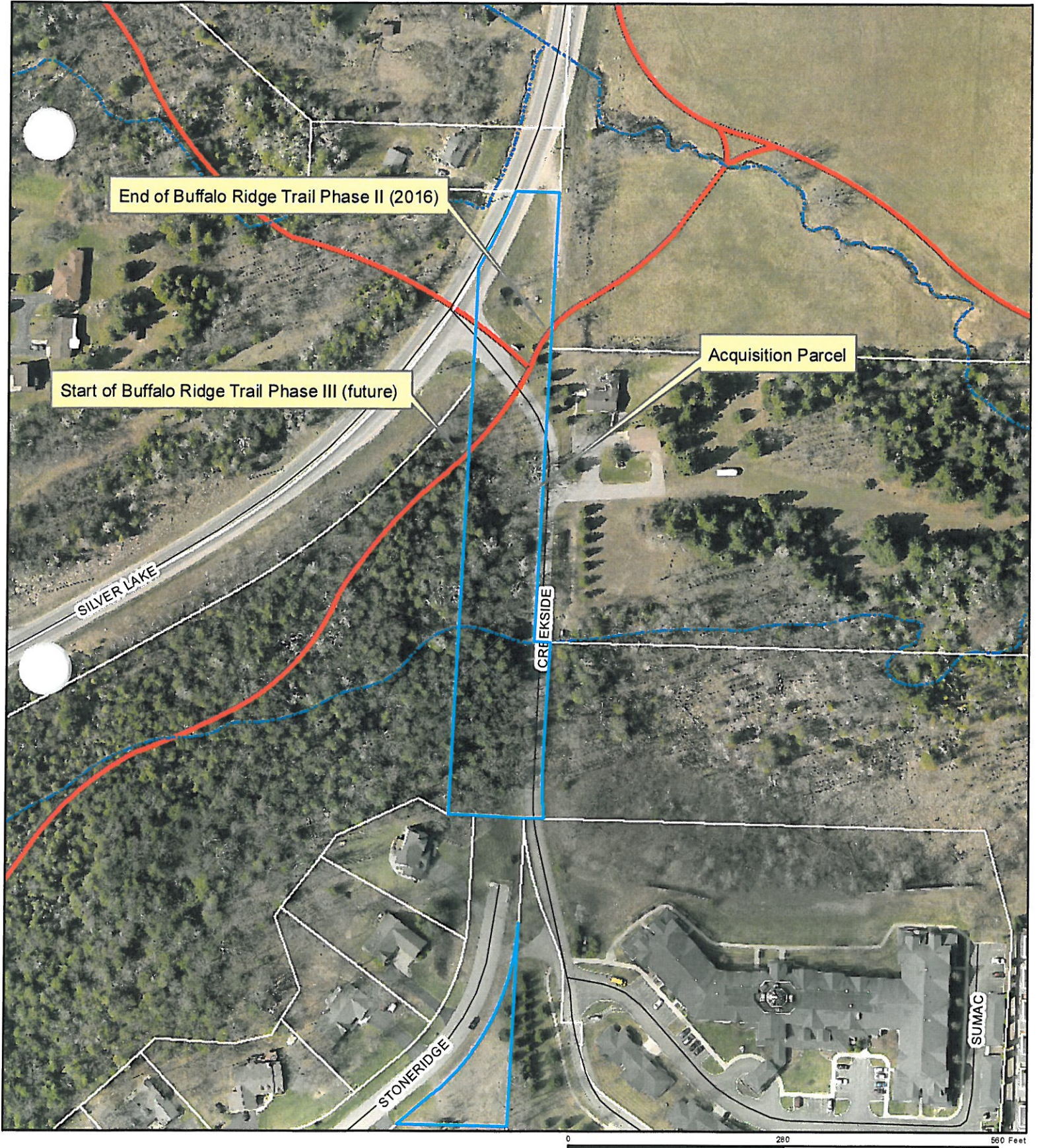
The Chairman declared the motion carried and Resolution 2016-07-T adopted this ____ day of February, 2016.

Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2016-07-T which was adopted by the Township Board of the Charter Township of Garfield on the ____ day of February, 2016.

Lanie McManus, Clerk



Parcel Map

Legend

□ Parcel 2015

This map is based on digital databases prepared by Garfield Township. The Township does not warrant expressly or impliedly that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

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Garfield Township Planning Dept: 2/4/2016