

CHARTER TOWNSHIP OF GARFIELD TOWN BOARD MEETING

Tuesday, March 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 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 – February 24, 2015 (Recommend Approval)

b. Bills -

General Fund
(Recommend Approval)

\$ 819,635.77

Gourdie-Fraser	
Developer's Escrow Fund	\$ 1,000.00
Utility Receiving Fund	<u>15,252.00</u>
Total	\$ 16,252.50
(Recommend Approval)	

- c. PD 2015-25 - Premier Manor – Major PUD Amendment – RDO (Recommend Approval)
- d. MTT Update (Receive and file)
- e. Application for Progress Payment #3 with Change Orders #1 and #2 for Team Elmers for Zimmerman Road Watermain Extension in the amount of \$54,557.51 (Recommend Approval)

4. Correspondence

- a. February 2015 Monthly Report for the Grand Traverse Conservation District

5. Reports

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

6. Unfinished Business

- a. Public Hearing – PD 2015-22 - Rezone approximately 30 acres of property along LaFranier Road from A-1 Agricultural District to the R-1M Multiple-Family Residential District
- b. Public Hearing – PD 2015-23 - Major Amendment to the Arbors of Traverse Planned Unit Development
- c. Public Hearing – PD 2015-24 - Proposed Second Amendment to 5-Year Parks and Recreation Plan – Consideration of Resolution 2015-03-T, a resolution adopting Amendment #2 to the 5-Year Parks and Recreation Master Plan

7. New Business

- a. Consideration of a contract agreement with Grand Traverse County for tax mapping services
- b. Consideration of Resolution 2015-04-T, a resolution proclaiming April 2015 as Social Host Awareness Month
- c. Request from Tim Hinkley of the TC Boom Boom Club for Garfield Township to contribute \$3,500 for the 2015 Fourth of July fireworks performance
- d. Zoning Administrator Report/Update

8. **Public Comment**

9. **Other Business**

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

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
February 24, 2015

Chuck Korn called the Town Board Meeting to order on February 24, 2015 at 6:04 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, Lanie McManus, and Chuck Korn

Staff Present: Rob Larrea

1. Public Comment (6:05)

None

2. Review and Approval of the Agenda - Conflict of Interest (6:07)

Korn asked to add "Building Committee Report" under Reports as item 5.f.

Agostinelli moved and Schmuckal seconded to approve the agenda as amended.

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

Nays: None

Since there was no one there from LIAA to record the meeting, Korn recommended that the Board go into closed session at this time to discuss item 6.a. – Discussion of Purchases of Real Estate for Parks and Water Infrastructure Projects.

Agostinelli moved and Schmuckal seconded that the Board go into closed session at 6:08 p.m. to discuss agenda item 6.a.

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

Nays: None

The LIAA representative arrived at 6:30 p.m. and began videotaping.

The closed session ended and the meeting was brought back to order by Korn at 6:59 p.m.

Schmuckal moved Wilson seconded to enter into an agreement with the Grand Traverse Land Conservancy to purchase the Templeton property and reimburse the Conservancy for its purchase price.

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

Nays: None

Schmuckal moved and Agostinelli seconded to pursue NorthWest Tank Option #2 for Water Tank Property and Easement Acquisition.

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

3. Consent Calendar (7:04)

a. Minutes

February 10, 2015
(Recommend Approval)

b. Bills

General Fund \$460,352.79
(Recommend Approval)

**c. PD 2015-16 – Frank Hayes – Proposed Conditional Rezoning from C-2 General Commercial District to MUIBD-G General Mixed-Use Industrial Business District subject to a conditional rezoning agreement. Introduce and schedule for public hearing on March 24, 2015.
(Recommend Approval)**

d. PD 2015-18 – 2014 Annual Report (Receive and File)

Agostinelli moved and Featherstone seconded to adopt the consent calendar as presented.

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

4. Correspondence (7:06)

McManus received a letter from MDOT which she shared with the board members. The letter announced a Transportation Planning Meeting on March 3, 2015 at 10:00 a.m.

5. Reports

a. Construction Report (7:10)

Jennifer Hodges from Gourdie Fraser thanked the Board for approving the motion to proceed with Option #2 for acquiring property for a water tank. She will provide an updated cost estimate at the next meeting. Hodges will attend a meeting regarding the LaFranier Road project and is still working on pump replacement costs with the DPW. She will bring updated cost analysis on both items to the next meeting.

b. County Commissioner's Report (7:11)

Commissioner Alisa Kroupa said that the county is looking for a part-time

soil erosion person. A soil erosion ad-hoc committee has been put into place to rewrite the soil erosion ordinance and handle the hiring of a new inspector. Budgeting for Outcomes will be presented to the County in March and more than two dozen county departments will be studied. The county hopes to achieve better output and service and come up with some new structural ideas. The Commission on Aging is looking into moving into the basement of the county building. Kroupa has also met with the Dam Implementation Team and the fundraising part of the team and received some answers regarding the cost of a Cass Road bridge and is disappointed at cost estimates that will need to be borne by the County and Township. The County contract that was in place expires in August if substantial progress has not been made on a bridge. She is thankful that the Township acted now on the bridge resolutions and did not wait to begin a dialogue regarding the bridge. No one has stepped up thus far to help fund any bridge project.

c. Personnel Committee Report (7:20)

No report

d. Clerk's Report (7:20)

McManus reported that she is getting ready to send out 2,500 absentee ballots for a May election. RFP's have been posted for new elections equipment by the state. She is unsure how much it will cost the township to replace its old election equipment since there will be some federal money made available, but she said that it may be \$7,000 - \$10,000 per precinct and the board should plan to budget for this item. She will keep the Board updated on the cost.

e. Supervisor's Report (7:01)

Korn said that TC Talus is reorganizing itself and hoping to become a true Transportation Planning organization. Metro Fire has accepted a new RFQ for a new legal firm. He also commented on the Cass Road bridge project and the contract that was signed by the former County Commission.

f. Building Committee Report (7:03)

Bill Mouser said the second bidder has been contacted in regards to the parking lot project which was not started last year by the lowest bidder. They agreed to honor their contract in the amount of \$25,580 and will complete the project this spring. He has a letter of confirmation from that bidder. He also stated that the whole parking lot should be looked at for general maintenance due to frost heave in addition to the planned striping.

6. Unfinished Business

a. Discussion of Purchases of Real Estate for Parks and Water Infrastructure Projects (Recommend to go into Closed Session)

b. Emergency Exit Access (7:08)

Agostinelli said that the Building Committee met with Eckler Building Solutions regarding canopies over two exits and they bid \$31,400 for both entrances and an extra \$4,300 to heat the sidewalk near a third lower level exit and an extra \$11,800 for a canopy over that same exit. The structures would be steel and would not be attached to the building. The entire process would take approximately 10-12 weeks from Board approval. Board members discussed what work to do at this time.

Schmuckal moved and Blood Law seconded to complete the two canopies and the heated sidewalk at a total cost of \$35,700 to be completed by Eckler Building Solutions.

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

7. New Business**a. Public Hearing – PD Report No. 2015-19 – Proposed Second Amendment to 5-Year Parks and Recreation Plan. (7:20)**

Larrea said that there are two elements of the amendment. The first is to recognize TART Trails' planned Boardman River Trail and to incorporate the river itself into the plan as a "water trail." The second is to update the Township's land acquisition plan to identify properties near to Hickory Meadows. Incorporation of these two goals into the park plan will greatly improve funding chances. Korn opened the public hearing at 7:22 pm and seeing no one wishing to speak, closed the public hearing.

Featherstone moved and Agostinelli seconded to adopt Resolution 2015-03-T Resolution Adopting Amendment #2 to the Five Year Parks and Recreation Plan.

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

b. Consideration of Contract for Community Police Officers (7:25)

Korn said that this new agreement is for all 13 positions in the Township. The difference this year is approximately 2% and in the future, the difference will be a cost of living or a 5% cap. It just needs to be taken to the County Commission for their approval as well. Board members asked questions and discussed the new contract and agreed that this agreement worked out well for both the County and for the Township.

Schmuckal moved and Blood Law seconded to authorize Supervisor Korn to sign the Interlocal Agreement for Supplemental Sheriff Law Enforcement Services on behalf of the Township.

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

8. Public Comment: (7:39)

None

9. Other Business (7:39)

10. Adjournment

Korn moved to adjourn the meeting at 7:40

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						
02/23/2015	GEN	33607	0053	AFLAC	INSURANCE	197.18
02/23/2015	GEN	33608	0147	ALWAYS CARE	INSURANCE	1,274.58
02/23/2015	GEN	33609	0714	BETTY TEZAK	DUES	10.00
02/23/2015	GEN	33610	0951	MELANIE MCMANUS	EXPENSES	382.60
02/23/2015	GEN	33611	0568	NORTHERN OFFICE EQUIP	SUPPLIES	150.00
02/23/2015	GEN	33612	0045	STAPLES	SUPPLIES	123.99
02/23/2015	GEN	33613	0391	THE GUARDIAN	INSURANCE	996.68
02/25/2015	GEN	33614	0004	ACCIDENT FUND OF MICHIGAN	INSURANCE	103.00
02/25/2015	GEN	33615	MISC	CREDIT UNION ONE	CD	250,000.00
02/25/2015	GEN	33616	0375	FIFTH THIRD BANK	EDUCATION, SUPPLIES	1,687.85
02/25/2015	GEN	33617	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	406.45
02/25/2015	GEN	33618	0139	MICHIGAN TOWNSHIP ASSOCIATION	PUBLICATIONS	103.50
02/25/2015	GEN	33619	0915	SUPERFLEET	FUEL	58.84
02/25/2015	GEN	33620	MISC	TEAM ONE CREDIT UNION	CD	250,000.00
02/25/2015	GEN	33621	0377	U.S. POSTAL SERVICE	ACCT., #36771079 POSTAGE	2,000.00
02/25/2015	GEN	33622	MISC	WADE TRIM	DESIGN & CONSTRUCTION BUFFALO RIDGE TRA	3,795.04
02/26/2015	GEN	33623	0568	NORTHERN OFFICE EQUIP	SERVICE CONTRACT	387.21
02/26/2015	GEN	33624	0006	VRTAC	DEFERRED COMP VF3202	1,271.00
03/02/2015	GEN	33625	0130	ANNE WENDLING	SERVICES	334.50
03/02/2015	GEN	33626	0048	CONSUMERS ENERGY	SERVICES #100018131597	22.61
03/02/2015	GEN	33627	0001	GARFIELD CHARTER TOWNSHIP	HSA	1,530.51
03/02/2015	GEN	33628	0176	KCI	PRINTING	232.70
03/02/2015	GEN	33629	0601	MARISA KORN	SERVICES	125.62
03/02/2015	GEN	33630	0202	UNITED WAY	UNITED WAY	85.00
03/02/2015	GEN	33631	0006	VRTAC	DEFERRED COMP VF3202	1,521.00
03/04/2015	GEN	33632	0395	CHARTER	SERVICES #8245 12 111 0096395	65.00
03/04/2015	GEN	33633	0917	DOUBLE R CO.	SNOW REMOVAL - SILVER LAKE / COMMONS	4,770.00
03/04/2015	GEN	33634	0569	GBS INC	SUPPLIES - AV APPS & WINDOWS	381.61
03/04/2015	GEN	33635	0916	GRID4 COMMUNICATIONS, INC.	TELEPHONE SERVICES	976.85
03/04/2015	GEN	33636	MISC	NMREC	2143 KEYSTONE APPRAISAL	3,250.00
03/04/2015	GEN	33637	0151	PALLET PAPERS	SUPPLIES - PAPER	169.72
03/04/2015	GEN	33638	0472	RUBY CLEANING SERVICE	CLEANING SERVICES - PARK	140.00
03/04/2015	GEN	33639	0472	RUBY CLEANING SERVICE	CLEANING TOWNSHIP HALL	1,175.00
03/04/2015	GEN	33640	0192	SVEC CONSTRUCTION	SNOW REMOVAL TOWNSHIP HALL PARKING LOT	630.00
03/04/2015	GEN	33641	0111	GARFIELD CHARTER TWP FIRE	DISTRIBUTION #14	291,277.73

GEN TOTALS:

Total of 35 Checks: 819,635.77
 Less 0 Void Checks: 0.00
 Total of 35 Disbursements: 819,635.77



PH 231.946.5874

FAX 231.946.3703

www.gfa.tc

February 28, 2015

SUMMARY OF FEBRUARY 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. 1501201	1,000.00
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	I. Total	1,000.00
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II. Utility Receiving Fund

1. Engineering consulting services for

NW Service District Water System Infrastructure

Project#	15029C	Invoice No. 150293104	3,220.00
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2. Engineering, survey and construction consulting services for

General Water & Sewer Infrastructure

Project#	15029C	Invoice No. 150293107	690.00
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3. Engineering, survey and construction consulting services for

Zimmerman Road Watermain Extension

Project#	14283	Invoice No. 1428304	9,782.50
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4. Engineering services for

Coordination of Utilities w/GT County Road Commission

Project#	15029c	Invoice No. 150293105 Lafranier Road	1,100.00
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5. Engineering services for utility agreement review.

Brookside Development (WODA)

Project#	15029C	Invoice No. 150293106	460.00
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	III. Total	15,252.50
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	GRAND TOTAL	\$16,252.50
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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

PH 231.946.5874

FAX 231.946.3703

WWW.gourdiefraser.com

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

March 2, 2015
Project No: 15012
Invoice No: 1501201

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 January 1, 2015 to February 28, 2015

Fee

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

Invoice



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

March 2, 2015
Project No: 15029C
Invoice No: 150293104

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

Professional Services from February 1, 2015 to February 28, 2015
Professional Personnel

Table with 3 columns: Personnel, Hours, Amount. Includes entries for Project Manager HODGES, JENNIFER (24.25 hours) and Design CAD Technician II TAYLOR, JERRY (5.75 hours). Totals: 30.00 hours, 3,220.00. Total this Invoice: \$3,220.00.

Invoice



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

March 2, 2015
Project No: 15029C
Invoice No: 150293107

Re: General Water & Sewer Infrastructure

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

Professional Services from February 1, 2015 to February 28, 2015
Professional Personnel

	Hours	Amount
Project Manager		
HODGES, JENNIFER	4.00	
Finalizing memo and quotes for sanitary pump station #1.		
HODGES, JENNIFER	2.00	
Water/sewer costs to service 1772 Keystone		
Totals	6.00	
Total Labor		690.00
	Total this Invoice	\$690.00

Invoice



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

March 2, 2015
Project No: 14283
Invoice No: 1428304

Re: Zimmerman Road Watermain Extension
Services Performed: Engineering, survey and construction services for design, site inspections, final plans, construction administration and close out for the extension of the existing 16" watermain along Zimmerman Road that currently terminates at Panorama Lane and extend to the north side of North Long Lake Road.

Professional Services from October 26, 2014 to February 28, 2015
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Preliminary Design	16,000.00	100.00	16,000.00	16,000.00	0.00
Final Design	22,000.00	100.00	22,000.00	22,000.00	0.00
Coordination / Negotiations	3,000.00	100.00	3,000.00	3,000.00	0.00
Construction Staking	3,200.00	52.00	1,664.00	1,664.00	0.00
Construction Observation	43,000.00	55.00	23,650.00	22,360.00	1,290.00
Construction Administration	15,000.00	100.00	15,000.00	8,007.50	6,992.50
Close Out	3,000.00	50.00	1,500.00	0.00	1,500.00
Total Fee	105,200.00		82,814.00	73,031.50	9,782.50
		Total Fee			9,782.50
				Total this Invoice	\$9,782.50

Invoice



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

March 2, 2015
Project No: 15029C
Invoice No: 150293105

Re: Coordination of Utilities with Grand Traverse County Road Commission
Services Performed: Engineering and survey consulting services as detailed below.

Professional Services from February 1, 2015 to February 28, 2015
Professional Personnel

	Hours	Amount
Project Manager		
HODGES, JENNIFER	8.00	
Lafranier Road rehabilitation 3rd plan review and pre-construction meeting.		
Design Engineer		
KOBYLSKI, KYLE	2.00	
Assist with LaFranier Road 3rd plan review and letter.		
Totals	10.00	
Total Labor		1,100.00
Total this Invoice		\$1,100.00

Invoice



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

March 2, 2015
Project No: 15029C
Invoice No: 150293106

Re: Coordination of Utilities with Brookside Development (WODA)
Services Performed: Engineering and survey consulting services as detailed below.

Professional Services from February 1, 2015 to February 28, 2015
Professional Personnel

	Hours	Amount
Project Manager HODGES, JENNIFER Developers/Township utility agreement review.	4.00	
Totals	4.00	
Total Labor		460.00
	Total this Invoice	\$460.00

 Charter Township of Garfield Planning Department Report No. 2015-25		
Prepared:	March 4, 2015	Pages: 1 of 1
Meeting:	March 10, 2015 – Township Board	Attachments: <input checked="" type="checkbox"/>
Subject:	Premier Manor – Major PUD Amendment	
File No.	SUP #2003 – 06 - D	Parcel No. 05-014-108-00
Applicant:	Mansfield Land Use Associates	
Owner:	Woodmere Crossing LLC	

STAFF COMMENT:

A public hearing was held on the Premier Manor Major PUD Amendment application on January 13, 2015. Following approval of Findings in support of its decision, the Township Board adopted a motion to approve the application, subject to a number of conditions.

Following approval, Staff was directed to prepare the Report and Decision Order (RDO) for Board adoption to finalize the project. Upon receipt of necessary and final application materials in late February, this document was prepared and is attached to this report for the Board's consideration. This document may be adopted as a consent calendar item.

RECOMMENDED MOTION:

THAT the Report and Decision Order for Special Use Permit #2003-06-D, Premier Place PUD ("Premier Manor"), be adopted.

Attachment:

Report and Decision Order for Special Use Permit #2003-06-D

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

CHARTER TOWNSHIP OF GARFIELD
PLANNING DEPARTMENT
3848 VETERANS DRIVE
TRAVERSE TOWNSHIP, MI 49686

Above Space for Recorder's Use

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

REPORT and DECISION ORDER

for

Special Use Permit #2003-06-D

Woodmere Crossing, LLC – Premier Place PUD - "Premier Manor"

Owner: Woodmere Crossing LLC
Steve Nicolas
P.O. Box 155
Ada, MI 49301

WHEREAS, application having been made by the above named for a Major Amendment to the Premier Place Planned Unit Development, original SUP #2003-06 and incorporated in Special Use Permit Report and Decision Order #2003-06; and

WHEREAS, except as specifically modified by the current Major Amendment approval, each of the original terms and conditions of Special Use Permit Report and Decision Order #2003-06 shall remain in full force and effect; and

WHEREAS, the Planning Commission has adopted Findings of Fact for Special Use Permit and Planned Unit Development Amendment #2003-06-D, dated October 8, 2014, attached hereto and incorporated herein by reference; and

WHEREAS, it has been demonstrated that the standards and conditions for approval as set forth in the Garfield Township Zoning Ordinance have been met through the proposed site development plan and the Findings of Fact adopted by the Township Board; and

WHEREAS, due notices have been given and public hearings have been held on said Application at the Planning Commission and Township Board level, and following a recommendation of the Planning

Commission to approve the project, the Township Board has determined that the requested Special Use Permit amendment is appropriate; and

WHEREAS, the Township Board has determined that the project meets the specific and special standards as set forth in the Zoning Ordinance and as required by Sections 125.3501 – 125.3504 of Public Act 110 of 2006, as amended; and

WHEREAS, the Township Board has determined that certain conditions upon the use of the premises are necessary to protect the health, safety, and welfare of Township residents, to uphold the spirit and intent of the Zoning Ordinance, and to ensure that the development is harmonious and appropriate:

NOW, THEREFORE, the Township Board does hereby enter this Report and Decision Order for the development and use of the above referenced property as a planned unit development, subject to the following requirements:

1. Development Plan. Subject to the requirements set forth in this Report and Decision Order, the Applicant's Development Plan, comprised of the drawings set out in the Schedule below, shall constitute the development and use allowed by this Special Use Permit.

DEVELOPMENT PLAN

Drawing Name	Original Issue Date	Latest Revision Date	Sheet	Scale
Site Plan	2-26-14	1-09-15	C-1	1"=30'
Existing Conditions Plan & Boundary	2-26-14	1-09-15	C-1a	1"=30'
Demolition Plan	2-26-14	1-09-15	C-1b	1"=30'
Drainage Plan	2-26-14	1-09-15	C-2	1"=30'
Grading Plan	2-26-14	06-23-14	C-2a	1"=30'
Site Utility Plan	2-26-14	1-09-15	C-3	1"=30'
Construction Details	2-26-14	1-09-15	C-4	NTS
Construction Details	2-26-14	1-09-15	C-4a	NTS
Overall Site Plan	2-26-14	1-09-15	C-5	Varies
Survey Plan	9-21-11		3A	1"=30'
Patio Cross Section Detail	6-20-14	6-24-14	1 of 3	1" = 20'
Cross Section - A	6-20-14	6-23-14	2 of 3	1" = 10'
Cross Section - B	6-20-14	6-23-14	3 of 3	1" = 10'
Landscape Plan	1-22-13	1-09-15	L-100	1" = 20'
Photometric / Site Lighting Plan	4-10-14		1 of 1	1" = 20'
Site Plan - Alternate Pedestrian Path	9-5-14		1 of 1	NTS
Building Height Sketch	8-12-14		1 of 1	NTS

2. Documentation. The representations made by the Applicant in its Application dated April 16, 2014 and clarified through February 14, 2015, by the documents appearing in the Schedule below, and by the Development Plan as referenced above, have been relied upon by the Township in making its determination in this matter. It is a condition of this Report and Decision Order that the Applicant shall abide by all representations in these documents and may not deviate from these documents

without the prior written consent of Garfield Township unless otherwise provided for in the Zoning Ordinance. The Schedule of Documents follows:

SCHEDULE OF DOCUMENTS

Document Name	Date
Application for Special Use Permit /PUD Amendment	4-16-14
Application Binder – RDO Exhibit February 19, 2015	2-19-15
Project Team	
Section 8.10.1 Statement of Intent (PUD Narrative)	
Regulations Summary	
Requested Relief from Standards	
Section 8.10.2 Objectives	
Section 8.10.3 Dimensional & Use Restrictions	
Section 8.10.4 Qualifying Conditions	
Architectural Elevations and Floorplans	
Civil Plan Set	
Landscape Plan	
Traffic Analysis	
Rail Road Crossing Agreement	
Photometric Plan	
Sign Detail	
Exhibits	
Regulatory Agency Reviews	
Supplemental exhibits presented at the Public Hearing	
Jozwiak Consulting Stormwater Review	9-8-14
Planning Commission Adopted Finding of Fact	10-8-14
Township Board Adopted Finding of Fact	1-13-15

3. Further Conditions. This Report and Decision Order is subject to the following conditions:

a. Concerning the private railroad crossing:

1. Woodmere Crossing, LLC and Premier Place LLC and Premier 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 Occupancy of Premier Manor.

5. The Applicant shall deposit \$5,000.00 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 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 fixtures, acceptable and routine illumination levels, and photometric plans is subject to Staff approval.
 - 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 stormwater 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 full east line of the Conservation Easement prior to the issuance of a grading and/or Land Use Permit to ensure protection of the easement area.
 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 to be saved shall be protected by temporary fencing prior to issuance of 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 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 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.
4. Violations and Notice Requirements. Any violation of these conditions shall serve as grounds for revocation of the Special Use Permit issued by the Township. In the event of any such violation, the Township shall give written notice to the Applicant by ordinary mail addressed to the Applicant at the last address furnished to the Township by the Applicant. The Notice shall state that unless the violation is corrected or resolved to the satisfaction of the Township within 30 days from the date of the Notice, then the Township may revoke the Special Use Permit after hearing. In the event a hearing becomes necessary, the Township shall establish the notice requirements, and such other conditions with respect to the hearing, as the Township may deem appropriate. After the hearing, if the Township revokes the Special Use Permit, then enforcement of the revocation may be made by application for appropriate relief in Grand Traverse County Circuit Court and the Township may recover all of the costs, including attorney fees, associated with or resulting from such violation or noncompliance.
5. Fees and Expenses. All fees and expenses charged to the Applicant, pursuant to Township ordinance, shall be paid before the Special Use Permit becomes effective.
6. Non-vesting. The approval of this Report and Decision Order, and the issuance of the Special Use Permit by the Charter Township of Garfield, shall not operate to vest in the Applicant any right to rely upon any permission given herein until written acceptance and compliance has been had with all stated conditions herein.
7. Alteration, Amendment or Cancellation of Special Use Permit. By compliance with the same procedures requiring for the issuance of the Permit, including a public hearing, the Township may alter, amend or cancel the Special Use Permit to the extent permitted by law.

The undersigned hereby certifies that he is the Supervisor of the Charter Township of Garfield, Grand Traverse County, Michigan, and that the foregoing Report and Decision Order reflects the approval granted by the Township Board of the Charter Township on January 13, 2015, and the approval of this Order on March 10, 2015.

Chuck Korn, Supervisor
Charter Township of Garfield

STATE OF MICHIGAN)
)ss
COUNTY OF GRAND TRAVERSE)

The foregoing instrument was acknowledged before me this day of , 2015, by Chuck Korn, Supervisor of the Charter Township of Garfield.

Notary Public
Grand Traverse County, State of Michigan
Acting in Grand Traverse County

My Commission expires: _____

Owner, Woodmere Crossing, LLC (Steve Nicolas), does hereby acknowledge receipt of the Report and Decision Order, and has read and understands all of the terms and conditions of the Report and Decision Order. The Owner agrees to comply with all of the terms and conditions thereof, and further agrees that all of the terms and conditions of said Report and Decision Order shall be binding upon all other owners or occupants of the subject property.

Steve Nicolas
Woodmere Crossing LLC

STATE OF MICHIGAN)
)ss
COUNTY OF GRAND TRAVERSE)

The foregoing instrument was acknowledged before me this day of , 2015, by Steve Nicolas.

MTT Update
Prepared for Garfield Twp Board

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	Physicians Realty Group LLC	3537 W Front St	2014	\$ 2,748,500	\$ 2,465,049 SETTLED:	\$ 2,000,000	\$ 2,000,000	\$ (748,500)	\$ (465,049)	12/8/14 Received Judgment.
2	14-003392	Bay Meadows Family Golf LLC	5550 Bay Meadows Dr	2014	\$ 457,900	\$ 457,900 SETTLED:	\$ 125,000	\$ 125,000	\$ (332,900)	\$ (332,900)	12/10/14 Received Judgment
3	14-003454	Sears Holding Corp - K-Mart	1712 S Garfield Ave	2014	\$ 1,130,400	\$ 1,015,593 SETTLED:	\$ 600,000	\$ 835,850	\$ (530,400)	\$ (415,593)	1/8/15 Received judgment Offered to settle @ \$1,671,700 TCV. Based on recent sale of Mall.
4	14-001422	Sears Holding Corp - Sears	1212 W South Airport Rd	2014	\$ 1,976,500	\$ 1,522,341 SETTLED:	\$ 1,000,000	\$ 1,463,259	\$ (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	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	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 (\$40,92/sf)
9	455929	Grand Traverse Mall LLC	3200 W South Airport Rd	2013	\$ 29,511,400	\$ 29,511,400	\$ 11,385,000	\$ 11,385,000	\$ (18,126,400)	\$ (18,126,400)	* 2012 Purchase for: \$66,000,000
				2014	\$ 30,706,900	\$ 29,983,582	\$ 11,385,000	\$ 11,385,000	\$ (19,321,900)	\$ (18,598,582)	11/12/14 Rec'd answers to documents and interrogatories from the GT Mall's atty
				2013	\$ 64,300	\$ 64,300	\$ 15,000	\$ 15,000	\$ (49,300)	\$ (49,300)	
				2014	\$ 75,900	\$ 65,328	\$ 15,000	\$ 15,000	\$ (60,900)	\$ (50,328)	
				2013	\$ 29,575,700	\$ 29,575,700	\$ 11,400,000	\$ 11,400,000	\$ (18,175,700)	\$ (18,175,700)	1/27/15 Motions made re: uncapping.
				2014	\$ 30,782,800	\$ 30,048,910	\$ 11,400,000	\$ 11,400,000	\$ (19,382,800)	\$ (18,648,910)	
10	14-004216	Sam's Real Estate Business Trust	2401 N US 31 South	2014	\$ 3,666,600	\$ 3,414,552 SETTLED:	\$ 3,042,990	\$ 3,042,990	\$ (623,610)	\$ (371,562)	2/9/15 Judgment received.
12	14-007914	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	Community First Holdings	1621 Keane Dr	2014	\$ 864,400	\$ 864,400 SETTLED:	\$ 364,400	\$ 364,400	\$ (500,000)	\$ (500,000)	12/4/14 Judgment Received.
16	451408	VanWagner & Goble LLC	5222 N Royal Dr	2013	\$ 750,300	\$ 585,789	\$ 300,000	\$ 300,000	\$ (450,300)	\$ (285,789)	1/6/15 Prehearing held. Judge allowed their valuation strmt as accepted and filed timely.
				2014	\$ 777,000	\$ 595,161 OFFERED: OFFERED:	\$ 350,000	\$ 350,000	\$ (427,000)	\$ (245,161)	2/19/15 Made another offer to settle.
17	14-000002	Walgreen Company	3900 N US 31 South	2013	\$ 119,900	\$ 119,900	\$ 102,303	\$ 102,303	\$ (17,597)	\$ (17,597)	11/12/14 MTT ruled against allowing GR cases to be the test cases, and that all others canNOT settle accordingly. Inspection completed.
				2012	\$ 107,850	\$ 107,850	\$ 92,580	\$ 92,580	\$ (15,270)	\$ (15,270)	
				2011	\$ 103,300	\$ 103,300	\$ 87,584	\$ 87,584	\$ (15,716)	\$ (15,716)	
				2010	\$ 115,200	\$ 115,200	\$ 101,420	\$ 101,420	\$ (13,780)	\$ (13,780)	
18	14-008072	Northfield Restaurant Corp	3050 N US 31 South	2014	\$ 203,443	\$ 203,443	\$ 191,800	\$ 191,800	\$ (11,643)	\$ (11,643)	1/5/15 Rec'd appeal of 4% uncapping based on Merger Documents provided by Northfield.
				2013	\$ 200,240	\$ 200,240	\$ 188,780	\$ 188,780	\$ (11,460)	\$ (11,460)	
				2012	\$ 195,547	\$ 195,547	\$ 184,356	\$ 184,356	\$ (11,191)	\$ (11,191)	
				2011	\$ 190,406	\$ 190,406	\$ 179,510	\$ 179,510	\$ (10,896)	\$ (10,896)	
				2010	\$ 187,224	\$ 187,224	\$ 176,510	\$ 176,510	\$ (10,714)	\$ (10,714)	
				2009	\$ 187,788	\$ 187,788	\$ 177,050	\$ 177,050	\$ (10,738)	\$ (10,738)	
				2008	\$ 179,874	\$ 179,874	\$ 169,590	\$ 169,590	\$ (10,284)	\$ (10,284)	
				2007	\$ 175,830	\$ 175,830	\$ 165,780	\$ 165,780	\$ (10,050)	\$ (10,050)	

MTT Update
Prepared for Garfield Twp Board

Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
2007		\$ 175,830		\$ 165,780		\$ (10,050)
2008		\$ 179,874		\$ 169,590		\$ (10,284)
2009		\$ 187,788		\$ 177,050		\$ (10,738)
2010		\$ 187,224		\$ 176,510		\$ (10,714)
2011	TOTALS: \$ 103,300	\$ 293,706	\$ 87,584	\$ 267,094	\$ (15,716)	\$ (26,612)
2012	TOTALS: \$ 107,850	\$ 303,397	\$ 92,580	\$ 276,936	\$ (15,270)	\$ (26,461)
2013	TOTALS: \$ 30,445,900	\$ 30,481,629	\$ 11,802,303	\$ 11,991,083	\$ (18,643,597)	\$ (18,490,546)
2014	TOTALS: \$ 50,727,800	\$ 48,855,779	\$ 24,572,090	\$ 24,751,197	\$ (26,155,710)	\$ (24,104,582)
SETTLED VALUES:						
				2011		
				2012		
				2013		
				2014	\$ (3,977,091)	\$ (4,009,781)
				2007	\$ (33,521)	\$ (33,521)
				2008	\$ (27,501)	\$ (27,501)
				2009	\$ (28,721)	\$ (28,721)
				2010	\$ (28,651)	\$ (28,651)
				2011	\$ (62,201)	\$ (62,201)
				2012	\$ (61,841)	\$ (61,841)
				2013	\$ (43,216,101)	\$ (43,216,101)
				2014	\$ (56,337,231)	\$ (56,337,231)
				2011		
				2012		
				2013	\$ -	\$ -
				2014	\$ (9,371,661)	\$ (9,371,661)
				ACTUAL TWP TAX LOSS		
				Garfield Potential Tax Loss		



123 W Front St
P.O. Box 927
Traverse City, MI 49684
313-842-5763 Fax
www.gfa.com

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

ENGINEER
Gourdief-Fraser
123 W. Front Street
Traverse City, MI 49684

CONTRACTOR
Team Elmers
3600 Rennie School Road
Traverse City, MI 49684

CONTRACT AMOUNT
ORIGINAL: \$597,960.00
REVISED: \$366,200.96

COMPLETION DATE
ORIGINAL: 11/01/14
REVISED: 05/30/15

DATES OF ESTIMATES
FROM: 11/01/14
TO: 02/12/15

APPLICATION FOR PROGRESS PAYMENT

Payment No. 3

Project: Zimmerman Road Watermain Extension GFA Project No: 14283

Item	Description of Item	CONTRACT ITEMS (Original)			CONTRACT ITEMS (Revised)			THIS PERIOD			TOTAL TO DATE			
		Unit	Qty.	Cost/Unit	Item Cost	Qty.	Cost/Unit	Item Cost	Qty.	Item Cost	Item Cost	Qty.	%	
1	Water Main, 16" C-905	LF	4,900	\$65.00	\$318,500.00	2,084	\$65.00	\$135,460.00		\$0.00	0%	2,084	\$135,460.00	100%
2	Gate Valve & Box, 16"	EA	6	\$6,200.00	\$37,200.00	4	\$6,200.00	\$24,800.00		\$0.00	0%	4	\$24,800.00	100%
3	Connection to Existing	EA	2	\$5,850.00	\$11,700.00	1	\$5,850.00	\$5,850.00		\$0.00	0%	1	\$5,850.00	100%
4	Tapping Sleeve & Valve, 16"	EA	1	\$19,200.00	\$19,200.00	1	\$19,200.00	\$19,200.00		\$0.00	0%	1	\$19,200.00	100%
5	Fire Hydrant Assembly	EA	8	\$4,850.00	\$38,800.00	8	\$4,850.00	\$29,100.00		\$0.00	0%	8	\$29,100.00	100%
6	Tree Replacement	EA	5	\$500.00	\$2,500.00	0	\$500.00	\$0.00		\$0.00	0%	0	\$0.00	100%
7	Drive Replacement	SY	560	\$32.00	\$18,560.00	471.4	\$32.00	\$15,084.80	471.4	\$15,084.80	81%	471.4	\$15,084.80	100%
8	Concrete Curb & Guser Removal & Replacement	LF	65	\$32.00	\$2,080.00	0	\$32.00	\$0.00		\$0.00	0%	0	\$0.00	100%
9	Traffic Control	LS	1	\$39,100.00	\$39,100.00	0.525	\$39,100.00	\$20,527.50		\$3,910.00	10%	0.525	\$20,527.50	100%
10	Restoration	LS	1	\$14,500.00	\$14,500.00	0.42	\$14,500.00	\$6,090.00		\$0.00	0%	0.42	\$6,090.00	100%
11	Water Service Lead, 1"	LF	1,360	\$40.50	\$55,080.00	948	\$40.50	\$38,394.00		\$0.00	0%	948	\$38,394.00	100%
12	Corporation, 1"	EA	42	\$695.00	\$28,190.00	31	\$695.00	\$21,545.00		\$0.00	0%	31	\$21,545.00	100%
13	Curb Stop and Box, 1"	EA	42	\$275.00	\$11,550.00	31	\$275.00	\$8,525.00		\$0.00	0%	31	\$8,525.00	100%
14	Change Order #1					1	\$41,624.66	\$41,624.66		\$41,624.66	100%	1	\$41,624.66	100%
15	Change Order #2 - Firing Balancing/Time Extension									\$60,619.46			\$366,200.96	
										\$597,960.00			\$366,200.96	
													\$60,619.46	
													\$366,200.96	

APPLICATION FOR PROGRESS PAYMENT

Payment No. 3

Project: Zimmerman Road Watermain Extension

GFA Project No: 14283

Original Contract Amount	597,960.00		
Change Orders	-731,759.04		
Adjusted Contract Amount to Date	366,200.96		
Total Cost of Work Performed to date	366,200.96	100%	
MINUS Retainage in Accordance with the Contract	36,620.10	10%	
MINUS Additional Retainage		0%	
Net Amount Earned on Contract and Extra Work to Date	329,580.86		
PLUS Value of Materials Stored at Close of This Period	329,580.86		
Subtotal	275,023.35		
MINUS Amount of Previous Payments			
BALANCE DUE THIS PAYMENT	54,557.51		
Balance to Finish, Retainage	36,620.10		

Payment No.	Amount
1	92,920.50
2	182,102.85
TOTAL	275,023.35

CHANGE ORDERS	No./Date	Amount
	1/02-13-2015	\$41,624.66
	2/02-13-2015	-\$273,383.70
TOTAL		-\$231,759.04

Payment No. 3

GFA Project No: 14283

Project: Zimmerman Road Widening Extension

Fifty thousand five hundred and fifty seven dollars and fifty-one cents
Payment of the above AMOUNT DUE THIS APPLICATION is recommended

The undersigned CONTRACTOR certifies that: (1) Any previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment; (2) title to all Work, materials, and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interest and encumbrances (except such as are covered by Bond acceptable to OWNER indemnifying OWNER against any such lien, claim, security interest, or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the contract Documents and not defective as that term is defined in the Contract Documents

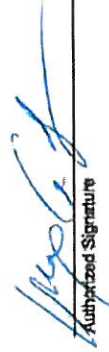
Dated: 2/25/15

GOURDIE-FRASER
(ENGINEER)


Authorized Signature

Date: 2/25/15

Team Emers
(CONTRACTOR)


Authorized Signature

CONTRACT CHANGE ORDER #1 SUMMARY

DATE OF ISSUANCE: February 17, 2015
 OWNER: Charter Township of Garfield
 CONTRACTOR: Elmers' Crane & Dozer
 Project Name: Zimmerman Road Watermain Extension
 Project No: 14283
 ENGINEER: Gourdie-Fraser, Inc.

You are directed to make the following changes in the Contract Documents:

Description: Work Change Directives #1, #2, #3, #4 & #5

Reason for Change Order: Field conditions & weather encountered created installation conflicts requiring investigation & installation adjustments

Attachments: Refer to individual attached Work Change Directives & cost estimates from Elmers.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$597,960.00	Original Contract Times: Substantial Completion: <u>October 2, 2014</u> Ready for Final Payment: <u>November 1, 2014</u> (days or dates)
Net Increase (Decrease) from Previous: Change Orders _____ To _____	Contract Times prior to this Change Order: Substantial Completion: <u>October 2, 2014</u> Ready for Final Payment: <u>November 1, 2014</u> (days or dates)
Contract Price Prior to this Change Order: \$597,960.00	Net Increase this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ (days or dates)
Net Increase of this Change Order: \$41,624.66	Contract Times with all Approved Change Orders: Substantial Completion: <u>October 2, 2014</u> Ready for Final Payment: <u>November 1, 2014</u> (days or dates)
Contract Price with all Approved Change Order: \$639,584.66	

RECOMMENDED

By: Jay Hodge
 ENGINEER (Authorized Signature)
 Date: 2-25-15

APPROVED:

By: _____
 OWNER (Authorized Signature)
 Date: _____

ACCEPTED

By: [Signature]
 CONTRACTOR (Authorized Signature)
 Date: 2/25/15

**CONTRACT CHANGE ORDER #1
(ATTACHMENT)**

PROJECT: Zimmerman Road Water Main Extension

CHANGE ORDER: 1

The following items summarize changes being made to the Contract Documents:

ITEM NO.	COMPLETE DESCRIPTION OF CHANGES	DECREASE CONTRACT	INCREASE CONTRACT
WCD #1	Adjust location of 16" live tap to approximately station 0+25.		\$ 3,805.00
WCD #2	Exploration to investigate ability to install watermain at a minimum depth of 5' and include 2" blue board insulation to avoid fiberoptic. From Station 0+00 to 14+00.		\$ 4,095.00
WCD #3	Purchase of materials (pipe, valves, saddles) to be used on future project. Approximately 2,800 LF of pipe was eliminated from project due to fiberoptic conflict & time constraints.		\$ 26,884.66
WCD #5	Additional restoration & drainage corrections performed at request of GTC Road Commission.		\$ 6,840.00
	Total Decrease	\$0.00	
	Total Increase		\$41,624.66
	Net Increase (Decrease)		\$41,624.66

The sum of **\$41,624.66** is hereby ~~deducted~~ **added** to the total Contract Price and the total adjusted Contract Price to date thereby is **\$639,485.66**. The time provided for completion in the Contract is unchanged. This document shall become an amendment to the Contract and all provisions of the Contract will apply hereto.

Accepted by Contractor



Date:

2-25-15

CONTRACT CHANGE ORDER #2 FINAL BALANCING & TIME EXTENSION SUMMARY

DATE OF ISSUANCE: February 17, 2015
 OWNER: Charter Township of Garfield
 CONTRACTOR: Elmers' Crane & Dozer
 Project Name: Zimmerman Road Watermain Extension
 Project No: 14283
 ENGINEER: Gourdie-Fraser, Inc.

You are directed to make the following changes in the Contract Documents:

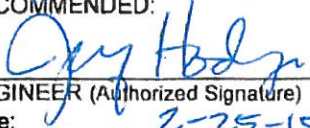
Description: Final Balancing & Time Extension to Allow for Spring 2015 Restoration

Reason for Change Order: Project was substantially complete in late Fall 2014. Weather conditions & installation Field adjustments required delay in restoration & quantity adjustments.

Attachments: See Breakdown on Page 2.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$597,960.00	Original Contract Times: Substantial Completion: <u>October 2, 2014</u> Ready for Final Payment: <u>November 1, 2014</u> (days or dates)
Net Increase from Previous: Change Orders <u>1</u> To <u>1</u> \$41,624.66	Contract Times prior to this Change Order: Substantial Completion: <u>October 2, 2014</u> Ready for Final Payment: <u>November 1, 2014</u> (days or dates)
Contract Price Prior to this Change Order: \$639,584.66	Net Increase this Change Order: Substantial Completion: <u>October 14, 2014</u> Ready for Final Payment: <u>May 30, 2015</u> (days or dates)
Net Increase Decrease of this Change Order: -\$273,383.70	Contract Times with all Approved Change Orders: Substantial Completion: <u>October 14, 2014</u> Ready for Final Payment: <u>May 30, 2015</u> (days or dates)
Contract Price with all Approved Change Order: \$366,200.96	


RECOMMENDED:

By: 
 ENGINEER (Authorized Signature)
 Date: 2-25-15

APPROVED:

By: _____
 OWNER (Authorized Signature)
 Date: _____

ACCEPTED

By: 
 CONTRACTOR (Authorized Signature)
 Date: 2/25/15

**CONTRACT CHANGE ORDER #2 - FINAL BALANCING & TIME EXTENSION
(ATTACHMENT)**

PROJECT: Zimmerman Road Water Main Extension

CHANGE ORDER: #2 - Final Balancing

The following items summarize changes being made to the Contract Documents:

ITEM NO.	COMPLETE DESCRIPTION OF CHANGES	DECREASE CONTRACT	INCREASE CONTRACT
1	Deduct 2,816 LF of Water Main, 16" C-905 @ \$65.00 LF	\$183,040.00	
2	Deduct 2 Gate Valve & Box, 16" @ \$6,200.00 EA	\$12,400.00	
3	Deduct 1 Connection to Existing @ \$5,850.00 EA	\$5,850.00	
5	Deduct 2 Fire Hydrant Assembly @ \$4,850.00 EA	\$9,700.00	
6	Deduct 5 Tree Replacments @ \$500.00 EA	\$2,500.00	
7	Deduct 108.6 SY Drive Replacements @ \$32.00 SY	\$3,475.20	
8	Deduct 65 LF of Concrete Curb & Gutter Removal & Replacement @ \$32.00 LF	\$2,080.00	
9	Deduct 47.5% of Traffic Control @ \$39,100.00 LS	\$18,572.50	
10	Deduct 58% of Restoration @ \$14,500.00 LS	\$8,410.00	
11	Deduct 412 LF Water Service Lead, 1" @ \$40.50 LF	\$16,686.00	
12	Deduct 11 Corporation, 1" @ \$695.00 EA	\$7,645.00	
13	Deduct 11 Curb Stop & Box, 1" @ \$275.00 EA	\$3,025.00	
	Total Decrease	\$273,383.70	
	Total Increase		\$0.00
	Net-Increase Decrease	-273,383.70	

The sum of **-\$277,293.70** is hereby ~~deducted~~ added to the total Contract Price and the total adjusted Contract Price to date thereby is **\$366,200.96**. The time provided for completion in the Contract is unchanged. This document shall become an amendment to the Contract and all provisions of the Contract will apply hereto.

Accepted by Contractor



Date:

2/25/15

Monthly Parkland Responsibilities

Nature Center Visitation this Month 179

e Center Visitation January 2014 179

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

Program Participants January 2014 133
Drop ins January 2014 46

Program Participants this month 170
Drop ins this month 9

Nature Center Visitation this year 450
Nature Center Visitation since 2008 57366

Activity Detail	Conservation District Pillar	Location of activity	Property Owner	Staff Lead (initials)
ISN received \$298,900 from Michigan Invasive Species Grand Program for ISN's FY 2015-2016 (not yet signed)	Stewardship (Boardman River and Non-parklands)	Benzie/Leelanau/Manistee Counties	n/a	KEG
ISN's <i>Go Beyond Beauty</i> welcomed a new landscaper participant, Perennial 2/3 - Presented <i>Habitat Matters</i> to Looking Glass Garden Club; ~30 attendees	Stewardship (Boardman River and Non-parklands)	Benzie/Leelanau/Manistee Counties	n/a	KEG
Created FAQ page on ISN website	Stewardship (Boardman River and Non-parklands)	Benzie/Leelanau/Manistee Counties	n/a	KEG
Created ISN Case Statement	Stewardship (Boardman River and Non-parklands)	Benzie/Leelanau/Manistee Counties	n/a	KEG
Created new native tree/shrub signs	Stewardship (Boardman River and Non-parklands)	Benzie/Leelanau/Manistee Counties	n/a	KEG
Ordered more door hangers, mower guides, and <i>Plan Before You Plant</i> brochure	Stewardship (Boardman River and Non-parklands)	Benzie/Leelanau/Manistee Counties	n/a	KEG
Assisted growers as they work towards verification	Agriculture	On Farm	Private Property	JR/LS
Completed 7 on-farm Risk Assessments	Agriculture	On Farm	Private Property	JR/LS
Completed 13 re-verifications	Agriculture	On Farm	Private Property	JR/LS
Completed 2 new Verifications	Agriculture	On Farm	Private Property	LS
2/19 Attended & presented at Buckley Farm Show ~80 attendees	Agriculture	Other	N/A	JR/LS
Met with USDA District Conservationist	Agriculture	Community Partner	N/A	JR/LS
Attended Leelanau LEPC meeting	Agriculture	Location	N/A	JR
Attended Food and Farming Network meeting	Agriculture	Other	N/A	JR/LS
Attended TBA ISD agro-forestry discussion	Agriculture	Other	N/A	LS
Attended Preschool fair at the Holy Angels Preschool. Was able to network with area preschools and has resulted in a new NEST program	Education	Community	N/A	TC
25 peepers participated in February Peepers	Education	Event/Festival	N/A	TC
Attending a Marketing seminar on how to target Market different groups. Served as great info for Summer Camps	Education	Boardman River Nature Center	N/A	TC/TF
State of Michigan Day Camp program and site license application completed and sent into the state	Education	Community	N/A	TC
American Farm Bureau Foundation for Agriculture Grant Received for farm camp in summer 2015. This is a national grant and we are 1 of 4 awarded in the state.	Education	Event/Festival	N/A	TC
E-news sent out to over 2000 recipients highlighting happenings at the district	Education	Boardman River Nature Center	N/A	TC
Three EE Internships posted for summer of 2015	Education	Community	N/A	TC
Provided list of concerns on proposed TCL&P utility upgrade for Hickory Meadows Advisory Committee (HMAC) to incorporate into letter to Rec Authority	Parklands (including Parklands-based ISN)	Event/Festival	N/A	TC
GPS'ed and mapped sensitive area along TCL&P utility line corridor	Parklands (including Parklands-based ISN)	Boardman River Nature Center	N/A	TC
Attended meeting with TCL&P, Rec Authority, and HMAC to address concerns for utility line upgrade at Hickory Meadows	Parklands (including Parklands-based ISN)	Other	N/A	TC
Attended Rec Authority meeting	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Prepared for and coordinated HMAC meeting	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV

Worked on budget and work plan for 2015/16 fiscal year for Rec Authority	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Assessed hazard trees along trails at the Commons on Rec Authority property	Parklands (including Parklands-based ISN)	Commons Natural Area	Joint Recreational Authority	TV/KR
Attended Garfield Twp Parks and Rec meeting	Parklands (including Parklands-based ISN)	Other	Garfield Township	TV
Posted warning signs in kiosk stations in preparation of hazard tree removal on Garfield Twp property	Parklands (including Parklands-based ISN)	Commons Natural Area	Garfield Township	TV
Scheduled for fish stocking of Kids Creek Pond	Parklands (including Parklands-based ISN)	Kid's Creek Park	Garfield Township	TV
	Education	Community Partner	N/A	KMG
presented GTSI at 2 partner teacher workshops	Education	Community Partner	N/A	KMG
presented GTSI for 2 community partners	Education	Location	N/A	KMG
created GTSI partnerships with 2 new community groups	Education	other	N/A	KMG
facilitated 3 teacher meetings with GTSI schools	Education	Schools	N/A	KMG
visited 2 potentially new GTSI schools in Leelanau County	Education	Schools	N/A	KMG
participated in 3 community partner events to represent GTSI	Education	Other	N/A	KMG
produced video to advertise program (filmed and edited)	Education	Community Partner	N/A	KMG
		Location	N/A	KMG
Forester made 5 on-site visits and 1 office visit with private landowners	Stewardship (Boardman River and Non-parklands IS GT County		Private Property	KR
Forester made 1 FAP referral to private sector	Stewardship (Boardman River and Non-parklands IS GT County		Private Property	KR
3 Promotions of Forestry program-2 newspaper, 1 TV	Stewardship (Boardman River and Non-parklands IS GT County		n/a	KR

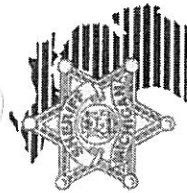
408

Grand Traverse Sheriff Department Calls for Service Statistics

Month Year
February 2015

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL
	0	1	2	3	4	5	6	7
	12	13	14	15	16	17	18	19
Hour of Day	449	561	563	527	566	536	446	3,648
	95	62	73	40	33	55	62	113
	155	188	172	257	212	222	209	184
Location	Citations							
	Traffic Crashes							
	Fatal	PIA	PDA	OWI	MIP	Criminal	*Other	
01 Acme	21	0	3	34	1	1	8	164
02 Blair	76	0	3	43	1	0	56	279
03 East Bay	49	0	3	68	4	8	23	291
04 Fife Lake	7	0	3	8	1	0	3	62
05 Garfield	180	0	9	110	6	3	81	826
06 Grant	1	0	0	4	0	0	7	13
07 Green Lake	19	0	1	19	3	0	12	111
08 Long Lake	8	0	0	12	0	0	1	94
09 Mayfield	11	0	4	12	1	0	0	57
10 Peninsula	3	0	0	3	0	0	0	37
11 Paradise	9	1	1	15	0	0	3	63
12 Union	14	0	1	6	0	0	0	20
13 Whitewater	11	1	0	7	0	0	6	49
29 Fife Lake Vlg	3	0	0	1	0	0	1	16
30 Kingsley Vlg	10	0	1	2	0	0	5	71
66 Traverse City	12	0	0	0	0	0	61	0
84 Out of County	0	0	0	0	0	0	13	0
Totals	434	2	29	344	17	12	280	2,153
								510
								610
								375
								3,648

*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 2/27/15.
Arrest stats are as of 3/01/15.



Call For Service By Call Type Report

Print Date/Time: 03/02/2015 02:27
Login ID: hmiller
Layer: Beat
Areas: Garfield

From Date: 02/01/2015 00:00(Continuous)
To Date: 02/28/2015 23:59
Agency Type: Police

CALL FOR SERVICE TYPE	CALLS FOR SERVICE	PERCENT OF TOTAL
<NEW CALL>	1	0.07
Abandoned Vehicle	8	0.54
Alarm	51	3.42
ALS Intercept	1	0.07
Assault	5	0.34
Assist	109	7.31
B&E	1	0.07
BOL	39	2.61
C911 Hangup	75	5.03
Civil	17	1.14
CSC/Rape	2	0.13
DHS Referral	1	0.07
Disorderly	9	0.6
Domestic - Physical Assault	11	0.74
Drunkenness	2	0.13
DWLS	16	1.07
E911 hangup	35	2.35
Embezzlement	1	0.07
EMS	191	12.8
F - Assist	4	0.27
F - Carbon Monoxide	1	0.07
F - Commercial Fire	2	0.13
F - Fire Alarm	15	1.01
F - Hazard	2	0.13
F - Residential Fire	7	0.47
F - Vehicle Fire	1	0.07



Call For Service By Call Type Report

Print Date/Time: 03/02/2015 02:27
Login ID: hmiller
Layer: Beat
Areas: Garfield

From Date: 02/01/2015 00:00(Continuous)
To Date: 02/28/2015 23:59
Agency Type: Police

CALL FOR SERVICE TYPE	CALLS FOR SERVICE	PERCENT OF TOTAL
F - Water Flow Alarm	4	0.27
Family Offense	2	0.13
Follow Up	8	0.54
Fraud	4	0.27
FU	25	1.68
Harassment	5	0.34
Health and Safety	8	0.54
K9 Assist	2	0.13
Larceny	17	1.14
Lockdown - Drill	1	0.07
Lost/Found	9	0.6
LSPDA	11	0.74
MA	19	1.27
MDOP	7	0.47
Mental	2	0.13
Missing Person	1	0.07
Motorist Assist	2	0.13
Natural Death	1	0.07
Obstruction of Justice	91	6.1
Ordinance Violation	4	0.27
OWI	5	0.34
PDA	90	6.03
PDA Private Property	20	1.34
PIA	9	0.6
PPON/O	21	1.41
Property Inspection	7	0.47



Call For Service By Call Type Report

Print Date/Time: 03/02/2015 02:27
Login ID: hmiller
Layer: Beat
Areas: Garfield

From Date: 02/01/2015 00:00(Continuous)
To Date: 02/28/2015 23:59
Agency Type: Police

CALL FOR SERVICE TYPE	CALLS FOR SERVICE	PERCENT OF TOTAL
Public Relations	2	0.13
Retail Fraud	19	1.27
SLP	8	0.54
Suicidal Person	6	0.4
Suicide - Committed	1	0.07
Suspicious	39	2.61
TEST	1	0.07
Threats	8	0.54
Traffic	95	6.37
Traffic Violation	11	0.74
Trespass	3	0.2
TS	287	19.24
VCSA	6	0.4
VIN Inspection	3	0.2
Warrant Attempt	4	0.27
Welfare Check	4	0.27
WRNT	13	0.87
Total Calls For Service:	1492	



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 Email: info@gtfire.org

GTMESA 2015 March 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.)
15. Vehicle accident w/injuries Trade Center/LaFranier (Garfield Twp.)
16. Building Fire 4721 Buckhorn Dr. (Garfield Twp.)
17. Vehicle accident requiring extrication US 31N/Shaw Rd (Acme Twp.)
18. Vehicle Fire US 31 /Chicory Lane (Garfield Twp.)

Mutual Aid/ Automatic Aid Given (2015) 4 Aid Received (2015) 1

GT Rural	3		
Paradise	1		
Whitewater	2	Elk Rapids	1
Blair	1		

Total Calls 2015 YTD- 765

Sta 11 -282 Sta 1 -178 Sta 8- 132 Sta 9- 25 Sta 12- 146

2014 YTD- 811

Sta 11- 302 Sta 1- 194 Sta 8 – 129 Sta 9- 18 Sta 12- 168

Clerk's Report

For February 2015

Submitted 3/2/15

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 February in the General Fund, you will find that we had a total of \$671,657.44 Revenues and \$217,659.37 Expenditures. For the year we have a total of \$932,009.48 Revenues and \$313,874.49 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	AMENDED BUDGET 2015	YTD BALANCE 02/28/2015	ACTIVITY FOR MONTH 02/28/2015	AVAILABLE BALANCE	% BDDT USED
Fund 101 - GENERAL OPERATING FUND						
Revenues						
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,928,007.24	749,575.02	581,643.49	1,178,432.22	38.88
101-000-407.000	DEL PERSONAL PROP TAXES	0.00	0.00	0.00	0.00	0.00
101-000-412.000	SWAMP TAX COLLECTIONS	40.68	0.00	0.00	40.68	0.00
101-000-414.000	Protested R/E Interest	0.00	867.75	0.00	(867.75)	100.00
101-000-423.000	TRAILER PARK FEES	6,203.70	603.00	603.00	5,600.70	9.72
101-000-445.000	PENALTIES & INT. ON TAXES	7,627.50	0.00	0.00	7,627.50	0.00
101-000-476.000	BUILDING PERMITS	175,000.00	58,006.00	4,790.00	116,994.00	33.15
101-000-476.001	PLANNING FEES	6,000.00	550.00	400.00	5,450.00	9.17
101-000-476.002	MAINT INSPECTION FEES	1,525.50	90.00	90.00	1,435.50	5.90
101-000-476.003	TREASURER FEES	915.30	150.00	75.00	765.30	16.39
101-000-476.004	PARK USE FEES	2,034.00	80.00	80.00	1,954.00	3.93
101-000-476.005	ZONING FEES	15,000.00	3,220.00	1,670.00	11,780.00	21.47
101-000-477.000	STATE GRANT	0.00	0.00	0.00	0.00	0.00
101-000-566.000	STATE SHARED REVENUE	0.00	0.00	0.00	0.00	0.00
101-000-574.000	STATE SHARED REV. - LIQUOR LA	1,220,400.00	0.00	0.00	1,220,400.00	0.00
101-000-574.001	STATE SHARED REV.	20,340.00	0.00	0.00	20,340.00	0.00
101-000-574.002	EVIP DISTRIBUTION	0.00	0.00	0.00	0.00	0.00
101-000-575.000	Road Right of Way	17,859.54	0.00	0.00	17,859.54	0.00
101-000-612.000	CHARGES FOR TOWNSHIP SERVICES	15,000.00	46.30	43.30	14,953.70	0.31
101-000-627.000	TAX COLLECTION FEES	22,374.00	0.00	0.00	22,374.00	0.00
101-000-656.000	Ordinance Enforcement Fees	0.00	184.67	68.00	(184.67)	100.00
101-000-664.000	EARNED INTEREST	15,000.00	21.30	0.00	14,978.70	0.14
101-000-668.000	RENTS	40,680.00	9,025.58	4,512.79	31,654.42	22.19
101-000-668.001	RENTS & ROYALTIES LAND RESERV	0.00	0.00	0.00	0.00	0.00
101-000-668.002	RENTS & ROYALTIES CABLE VIS	250,000.00	67,747.96	67,747.96	182,252.04	27.10
101-000-668.003	RENTS & ROYALTIES CABLE EQUIP	14,238.00	4,303.50	4,303.50	9,934.50	30.23
101-000-670.000	UNREALIZED LOSS ON INVESTMENT	0.00	31,908.00	0.00	(31,908.00)	100.00
101-000-673.000	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00
101-000-676.000	REIMBURSEMENTS	0.00	5,630.40	5,630.40	(5,630.40)	100.00
101-000-676.001	Reimbursed Treasurer Legal Fees	0.00	0.00	0.00	0.00	0.00
101-000-695.370	TRANFERS FROM 370	0.00	0.00	0.00	0.00	0.00
101-000-695.999	TRANSFER FROM	0.00	0.00	0.00	0.00	0.00
Total Dept 000		3,758,245.46	932,009.48	671,657.44	2,826,235.98	24.80
TOTAL Revenues		3,758,245.46	932,009.48	671,657.44	2,826,235.98	24.80
Fund 101 - GENERAL OPERATING FUND:						
TOTAL REVENUES		3,758,245.46	932,009.48	671,657.44	2,826,235.98	24.80
TOTAL REVENUES - FUND 101						
		3,758,245.46	932,009.48	671,657.44	2,826,235.98	24.80

User: BETTY
DB: Garfield

PERIOD ENDING 08/2015

2015

GL NUMBER	DESCRIPTION	AMENDED BUDGET	YTD BALANCE 02/28/2015	ACTIVITY FOR MONTH 02/28/2015	AVAILABLE BALANCE	% B DGT USED
Fund 101 - GENERAL OPERATING FUND						
Expenditures						
Dept 101-TOWNBOARD						
101-101-701.100	WAGES - TRUSTEE	12,000.00	1,400.00	500.00	10,600.00	11.67
101-101-701.101	WAGES - FILE CLERK	22,352.00	3,646.38	1,732.13	18,705.62	16.31
101-101-701.102	WAGES - TRUSTEE	12,000.00	2,250.00	900.00	9,750.00	18.75
101-101-701.103	WAGES - TRUSTEE	12,000.00	1,700.00	650.00	10,300.00	14.17
101-101-701.104	WAGES - TRUSTEE	12,000.00	1,650.00	600.00	10,350.00	13.75
101-101-701.105	WAGES - OFFICE MANAGER	34,703.29	6,122.71	2,986.39	28,580.58	17.64
101-101-701.106	WAGES - RECEPTIONIST	7,000.00	69.96	69.96	6,930.04	1.00
101-101-726.000	SUPPLIES	6,500.00	380.31	223.35	6,119.69	5.85
101-101-726.001	POSTAGE	12,000.00	1,282.73	889.10	10,717.27	10.69
101-101-726.002	SUPPLIES - COPIER MAINTENANCE	7,000.00	1,403.23	687.21	5,596.77	20.05
101-101-801.001	LEGAL RETAINER	0.00	0.00	0.00	0.00	0.00
101-101-801.002	LEGAL SERVICES - TOWNBOARD	15,000.00	0.00	0.00	15,000.00	0.00
101-101-801.003	LEGAL - WATER & SEWER	3,000.00	0.00	0.00	3,000.00	0.00
101-101-801.004	LEGAL -Tax Tribunal	10,000.00	50.00	0.00	9,950.00	0.50
101-101-801.005	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00
101-101-801.006	OTHER LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00
101-101-802.000	AUDIT AND ACCOUNTING	16,000.00	0.00	0.00	16,000.00	0.00
101-101-805.000	CONTRACTED AND OTHER SERVICES	3,000.00	1,490.00	1,490.00	1,510.00	49.67
101-101-860.000	MILEAGE	0.00	0.00	0.00	0.00	0.00
101-101-900.000	PRINTING & PUBLISHING	3,000.00	0.00	0.00	3,000.00	0.00
101-101-901.000	ADVERTISING	3,500.00	73.50	73.50	3,426.50	2.10
101-101-956.002	MISC. CABLE VISION RESERVE	0.00	0.00	0.00	0.00	0.00
101-101-960.000	EDUCATION & TRAINING	4,000.00	0.00	0.00	4,000.00	0.00
101-101-965.101	DUES & PUBLICATIONS -TOWNBOARD	1,000.00	750.00	0.00	250.00	75.00
101-101-965.102	DUES - MICHIGAN TOWNSHIP ASSO	6,500.00	0.00	0.00	6,500.00	0.00
101-101-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 101-TOWNBOARD		202,555.29	22,268.82	10,801.64	180,286.47	10.99
Dept 171-TOWNSHIP SUPERVISOR						
101-171-701.099	WAGES - ASSESSING LEVEL FOUR	0.00	0.00	0.00	0.00	0.00
101-171-701.201	WAGES - SUPERVISOR	70,472.81	10,812.43	5,420.98	59,660.38	15.34
101-171-701.202	WAGES - ASST. ASSESSOR	42,914.81	6,800.00	3,518.40	36,114.81	15.85
101-171-701.203	WAGES - ASSESSMENT CLERK	18,168.12	2,630.57	1,241.78	15,537.55	14.48
101-171-701.204	WAGES - APPRAISER	49,072.80	7,523.92	3,774.88	41,548.88	15.33
101-171-701.205	WAGES - ASSESSOR	86,252.81	13,221.22	6,634.84	73,031.59	15.33
101-171-726.000	SUPPLIES	1,000.00	230.99	122.97	769.01	23.10
101-171-805.000	CONTRACTED AND OTHER SERVICES	27,326.00	0.00	0.00	27,326.00	0.00
101-171-860.200	MILEAGE - SUPERVISOR	1,000.00	0.00	0.00	1,000.00	0.00
101-171-860.201	MILEAGE - ASSESSOR	1,000.00	0.00	0.00	1,000.00	0.00
101-171-860.202	MILEAGE - ASST. ASSESSOR	0.00	0.00	0.00	0.00	0.00
101-171-860.203	MILEAGE - APPRAISER	0.00	0.00	0.00	0.00	0.00
101-171-860.204	MILEAGE - ASSESSMENT CLERK	0.00	0.00	0.00	0.00	0.00
101-171-860.205	SUPERVISOR MISC	0.00	0.00	0.00	0.00	0.00
101-171-900.000	PRINTING & PUBLISHING	5,700.00	10.00	0.00	5,690.00	0.18
101-171-901.000	ADVERTISING	0.00	0.00	0.00	0.00	0.00
101-171-960.000	EDUCATION & TRAINING	4,075.00	32.19	32.19	4,042.81	0.79
101-171-960.200	EDUCATION - SUPERVISOR	1,000.00	0.00	0.00	1,000.00	0.00
101-171-960.201	EDUCATION - SUPERVISOR	0.00	0.00	0.00	0.00	0.00
101-171-960.202	EDUCATION - APPRAISER	0.00	0.00	0.00	0.00	0.00
101-171-960.203	EDUCATION - APPRAISER	0.00	0.00	0.00	0.00	0.00
101-171-960.204	EDUCATION - APPRAISER	0.00	0.00	0.00	0.00	0.00
101-171-960.205	EDUCATION - ASSESSOR	0.00	0.00	0.00	0.00	0.00
101-171-965.000	DUES & PUBLICATIONS	1,800.00	249.50	219.50	1,550.50	13.86

GL NUMBER	DESCRIPTION	2015 AMENDED BUDGET	YTD BALANCE 02/28/2015	ACTIVITY FOR MONTH 02/28/2015	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL OPERATING FUND						
Expenditures						
101-171-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 171-TOWNSHIP SUPERVISOR		309,782.35	41,510.82	20,965.54	268,271.53	13.40
Dept 191-ELECTIONS						
101-191-701.000	WAGES	15,000.00	0.00	0.00	15,000.00	0.00
101-191-726.000	SUPPLIES	6,000.00	999.41	999.41	5,000.59	16.66
101-191-726.001	POSTAGE	8,000.00	1,110.90	1,110.90	6,889.10	13.89
101-191-860.000	MILEAGE	400.00	0.00	0.00	400.00	0.00
101-191-901.000	ADVERTISING	300.00	0.00	0.00	300.00	0.00
101-191-935.010	MACHINE MAINTENANCE	3,000.00	0.00	0.00	3,000.00	0.00
101-191-935.015	COMPUTER SUPPORT SYSTEMS	3,500.00	0.00	0.00	3,500.00	0.00
Total Dept 191-ELECTIONS		36,200.00	2,110.31	2,110.31	34,089.69	5.83
Dept 215-TOWNSHIP CLERK						
101-215-701.300	WAGES - CLERK	70,472.81	8,101.94	2,710.49	62,370.87	11.50
101-215-701.301	WAGES - FILE CLERK	0.00	0.00	0.00	0.00	0.00
101-215-701.302	WAGES - DEPUTY CLERK	41,249.66	9,252.77	6,104.70	31,996.89	22.43
101-215-701.303	WAGES - ACCOUNTANT	10,000.00	1,655.00	1,655.00	8,345.00	16.55
101-215-726.000	SUPPLIES	500.00	345.73	235.59	154.27	69.15
101-215-860.300	MILEAGE - CLERK	400.00	0.00	0.00	400.00	0.00
101-215-860.301	MILEAGE - DEPUTY CLERK	400.00	0.00	0.00	400.00	0.00
101-215-860.302	MILEAGE - ACCOUNTANT	0.00	0.00	0.00	0.00	0.00
101-215-956.016	MISCELLANEOUS	500.00	0.00	0.00	500.00	0.00
101-215-960.000	EDUCATION & TRAINING	5,500.00	1,186.55	1,082.04	4,313.45	21.57
101-215-960.301	EDUCATION - CLERK	0.00	0.00	0.00	0.00	0.00
101-215-960.302	EDUCATION - DEP. CLERK	0.00	0.00	0.00	0.00	0.00
101-215-960.303	EDUCATION - ACCOUNTANT	0.00	0.00	0.00	0.00	0.00
101-215-965.000	DUES & PUBLICATIONS	650.00	255.00	155.00	395.00	39.23
101-215-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 215-TOWNSHIP CLERK		129,672.47	20,796.99	11,942.82	108,875.48	16.04
Dept 247-BOARD OF REVIEW						
101-247-701.400	WAGES - B OF R	1,500.00	100.00	0.00	1,400.00	6.67
101-247-701.401	WAGES - B OF R	1,500.00	100.00	0.00	1,400.00	6.67
101-247-701.402	WAGES - B OF R	1,500.00	100.00	0.00	1,400.00	6.67
101-247-701.403	WAGES - B OF R	500.00	0.00	0.00	500.00	0.00
101-247-960.000	EDUCATION & TRAINING	200.00	0.00	0.00	200.00	0.00
101-247-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 247-BOARD OF REVIEW		5,200.00	300.00	0.00	4,900.00	5.77
Dept 253-TOWNSHIP TREASURER						
101-253-701.500	WAGES - TREASURER	70,472.81	10,812.43	5,420.98	59,660.38	15.34
101-253-701.501	WAGES - ASSISTANT	18,168.12	1,935.16	1,101.87	16,232.96	10.65
101-253-701.502	WAGES - DEPUTY TREASURER	38,608.00	5,916.30	2,969.84	32,691.70	15.32
101-253-726.000	SUPPLIES	2,000.00	313.18	212.98	1,686.82	15.66
101-253-726.001	POSTAGE	7,000.00	0.00	0.00	7,000.00	0.00
101-253-801.000	LEGAL SERVICES	3,000.00	14.00	0.00	2,986.00	0.47
101-253-809.000	Bank Fees	300.00	0.00	0.00	300.00	0.00

PERIOD ENDIN: 28/2015

2015

ACTIVITY FOR
 MONTH
 02/28/2015

YTD BALANCE
 02/28/2015

AVAILABLE
 BALANCE

% BDDT
 USED

GL NUMBER	DESCRIPTION	AMENDED BUDGET	YTD BALANCE 02/28/2015	ACTIVITY FOR MONTH 02/28/2015	AVAILABLE BALANCE	% BDDT USED
Fund 101 - GENERAL OPERATING FUND						
Expenditures						
101-253-860.500	MILEAGE - TREASURER	700.00	55.78	0.00	644.22	7.97
101-253-860.501	MILEAGE - DEPUTY TREASURER	200.00	0.00	0.00	200.00	0.00
101-253-900.000	PRINTING & PUBLISHING	400.00	375.00	0.00	25.00	93.75
101-253-901.000	ADVERTISING	100.00	0.00	0.00	100.00	0.00
101-253-956.015		0.00	0.00	0.00	0.00	0.00
101-253-960.000	EDUCATION & TRAINING	4,500.00	0.00	0.00	4,500.00	0.00
101-253-960.500	EDUCATION - TREASURER	0.00	0.00	0.00	0.00	0.00
101-253-960.501	EDUCATION - DEPUTY TREASURER	0.00	0.00	0.00	0.00	0.00
101-253-965.000	DUES & PUBLICATIONS	500.00	0.00	0.00	500.00	0.00
101-253-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 253-TOWNSHIP TREASURER		145,948.93	19,421.85	9,705.67	126,527.08	13.31
Dept 258-COMPUTER SUPPORT						
101-258-726.000	SUPPLIES	5,000.00	1,193.76	1,193.76	3,806.24	23.88
101-258-935.010	MACHINE MAINTENANCE	3,000.00	0.00	0.00	3,000.00	0.00
101-258-935.015	COMPUTER SUPPORT SYSTEMS	20,000.00	11,844.00	11,844.00	8,156.00	59.22
101-258-935.016	COMPUTER NETWORK	3,500.00	65.00	65.00	3,435.00	1.86
101-258-960.020	COMPUTER TRAINING - GENERAL	0.00	0.00	0.00	0.00	0.00
Total Dept 258-COMPUTER SUPPORT		31,500.00	13,102.76	13,102.76	18,397.24	41.60
Dept 265-TOWNSHIP HALL						
101-265-701.011	Maintenance Wages	12,000.00	1,158.13	525.78	10,841.87	9.65
101-265-726.003	SUPPLIES-MAINTANCE	3,000.00	353.01	250.01	2,646.99	11.77
101-265-850.000	TELEPHONE	17,000.00	1,117.12	1,117.12	15,882.88	6.57
101-265-920.601	HEATING / GAS	12,000.00	2,433.04	2,433.04	9,566.96	20.28
101-265-920.602	WATER / SEWER	5,000.00	143.17	143.17	4,856.83	2.86
101-265-920.603	LIGHTS BUILDING	13,500.00	838.16	838.16	12,661.84	6.21
101-265-935.601	SNOW FLOWING	8,000.00	1,048.00	1,048.00	6,952.00	13.10
101-265-935.602	LAWN MAINTENANCE	10,000.00	0.00	0.00	10,000.00	0.00
101-265-935.603	CLEANING SERVICE	15,000.00	1,250.00	1,250.00	13,750.00	8.33
101-265-935.604	RUBBISH REMOVAL	1,000.00	158.00	79.00	842.00	15.80
101-265-935.605	BUILDING REPAIR	15,000.00	403.00	403.00	14,597.00	2.69
101-265-935.606	ELECTRONIC PROTECTION SYSTEM	1,500.00	354.75	0.00	1,145.25	23.65
101-265-935.608	MAINTENANCE-OTHER	15,000.00	797.50	0.00	14,202.50	5.32
Total Dept 265-TOWNSHIP HALL		128,000.00	10,053.88	8,087.28	117,946.12	7.85
Dept 301-POLICE SERVICES						
101-301-830.000	POLICE CONTRACT	942,450.00	0.00	0.00	942,450.00	0.00
101-301-830.001	POLICE CONTRACT - DETECTIVE	82,915.00	0.00	0.00	82,915.00	0.00
Total Dept 301-POLICE SERVICES		1,025,365.00	0.00	0.00	1,025,365.00	0.00
Dept 371-TOWNSHIP BUILDING INSPECTOR						
101-371-701.701	WAGES - BUILDING	0.00	0.00	0.00	0.00	0.00
101-371-701.702	WAGES	0.00	0.00	0.00	0.00	0.00
101-371-701.703	WAGES - BUILDING	65,288.16	10,004.78	5,022.16	55,283.38	15.32
101-371-701.704	WAGES - BUILDING	22,000.00	1,978.28	1,087.32	20,021.72	8.99
101-371-701.705	WAGES - CONSTRUCTION BOARD	1,000.00	0.00	0.00	1,000.00	0.00
101-371-726.000	SUPPLIES	600.00	183.47	182.78	416.53	30.58

2015
 AMENDED BUDGET
 YTD BALANCE
 02/28/2015
 ACTIVITY FOR
 MONTH
 02/28/2015

AVAILABLE BALANCE
 \$ BDDT USED

GL NUMBER	DESCRIPTION	AMENDED BUDGET	YTD BALANCE 02/28/2015	ACTIVITY FOR MONTH 02/28/2015	AVAILABLE BALANCE	\$ BDDT USED
Fund 101 - GENERAL OPERATING FUND						
Expenditures						
101-371-850.000	TELEPHONE	0.00	0.00	0.00	0.00	0.00
101-371-860.701	MILEAGE - BUILDING OFFICIAL	0.00	0.00	0.00	0.00	0.00
101-371-860.702	MILEAGE - DEPUTY BUILDING OFF	0.00	0.00	0.00	0.00	0.00
101-371-860.703	MILEAGE - BUILDING INSPECTOR	0.00	0.00	0.00	0.00	0.00
101-371-860.704	MILEAGE - BUILDING INSPECTOR	0.00	0.00	0.00	0.00	0.00
101-371-956.017	BUILDING COMPUTER FORMS	0.00	0.00	0.00	0.00	0.00
101-371-960.000	EDUCATION & TRAINING	1,000.00	0.00	0.00	1,000.00	0.00
101-371-960.701	EDUCATION - BUILDING OFFICIAL	0.00	0.00	0.00	0.00	0.00
101-371-960.702	EDUCATION - DEPUTY BUILDING O	0.00	0.00	0.00	0.00	0.00
101-371-960.703	EDUCATION - BUILDING INSPECTO	0.00	0.00	0.00	0.00	0.00
101-371-960.704	EDUCATION - BUILDING INSPECTO	0.00	0.00	0.00	0.00	0.00
101-371-965.000	DUES & PUBLICATIONS	500.00	301.85	301.85	198.15	60.37
101-371-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 371-TOWNSHIP BUILDING INSPECTOR		90,388.16	12,468.38	6,594.11	77,919.78	13.79

Dept 400-PLANNING COMMISSION						
101-400-701.800	WAGES - PLANNING	2,000.00	200.00	100.00	1,800.00	10.00
101-400-701.801	WAGES - PLANNING	2,000.00	200.00	100.00	1,800.00	10.00
101-400-701.802	WAGES - PLANNING	2,000.00	200.00	100.00	1,800.00	10.00
101-400-701.804	WAGES - PLANNING	2,000.00	200.00	100.00	1,800.00	10.00
101-400-701.805	WAGES - PLANNING	2,000.00	200.00	100.00	1,800.00	10.00
101-400-701.806	WAGES - PLANNING	2,000.00	200.00	100.00	1,800.00	10.00
101-400-701.808	WAGES - PLANNING	2,000.00	100.00	0.00	1,900.00	5.00
101-400-801.000	LEGAL SERVICES	10,000.00	0.00	0.00	10,000.00	0.00
101-400-805.000	CONTRACTED AND OTHER SERVICES	5,000.00	81.00	81.00	4,919.00	1.62
101-400-900.000	PRINTING & PUBLISHING	1,000.00	0.00	0.00	1,000.00	0.00
101-400-901.000	ADVERTISING	1,000.00	455.50	455.50	544.50	45.55
101-400-960.000	EDUCATION & TRAINING	2,000.00	0.00	0.00	2,000.00	0.00
101-400-965.000	DUES & PUBLICATIONS	350.00	0.00	0.00	350.00	0.00
101-400-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 400-PLANNING COMMISSION		33,350.00	1,836.50	1,136.50	31,513.50	5.51

Dept 401-TOWNSHIP PLANNER						
101-401-701.900	WAGES - PLANNER	66,988.45	10,257.81	5,147.92	56,730.64	15.31
101-401-701.901	WAGES - DEPUTY PLANNER	51,420.63	7,834.40	3,932.80	43,286.23	15.33
101-401-701.902	WAGES - GIS PLANNER ASSIT	0.00	0.00	0.00	0.00	0.00
101-401-726.000	SUPPLIES	1,000.00	42.45	39.96	957.55	4.25
101-401-860.900	MILEAGE - TOWNSHIP PLANNER	150.00	0.00	0.00	150.00	0.00
101-401-860.901	MILEAGE - DEPUTY PLANNER	150.00	0.00	0.00	150.00	0.00
101-401-900.000	PRINTING & PUBLISHING	2,000.00	0.00	0.00	2,000.00	0.00
101-401-912.900	INSURANCE - HEALTH	0.00	0.00	0.00	0.00	0.00
101-401-960.000	EDUCATION & TRAINING	4,500.00	0.00	0.00	4,500.00	0.00
101-401-965.000	DUES & PUBLICATIONS	1,000.00	0.00	0.00	1,000.00	0.00
101-401-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 401-TOWNSHIP PLANNER		126,909.08	18,134.66	9,120.68	108,774.42	14.29

Dept 410-ZONING BOARD OF APPEALS						
101-410-701.001	WAGES - ZONING	1,200.00	200.00	100.00	1,000.00	16.67
101-410-701.002	WAGES - ZONING	1,200.00	200.00	100.00	1,000.00	16.67
101-410-701.003	WAGES - ZONING	1,200.00	200.00	100.00	1,000.00	16.67

PERIOD ENDIN: 28/2015
 2015 AMENDED BUDGET
 YTD BALANCE 02/28/2015
 ACTIVITY FOR MONTH 02/28/2015
 AVAILABLE BALANCE
 BUDGET USED

GL NUMBER	DESCRIPTION	2015 AMENDED BUDGET	YTD BALANCE 02/28/2015	ACTIVITY FOR MONTH 02/28/2015	AVAILABLE BALANCE	BUDGET USED
Fund 101 - GENERAL OPERATING FUND						
Expenditures						
101-410-701.004	WAGES - ZONING	1,200.00	200.00	100.00	1,000.00	16.67
101-410-701.005	WAGES - ZONING	1,200.00	100.00	100.00	1,100.00	8.33
101-410-801.000	LEGAL SERVICES	2,000.00	0.00	0.00	2,000.00	0.00
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00	0.00	0.00	1,000.00	0.00
101-410-901.000	ADVERTISING	1,000.00	0.00	0.00	1,000.00	0.00
101-410-960.000	EDUCATION & TRAINING	1,500.00	0.00	0.00	1,500.00	0.00
101-410-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 410-ZONING BOARD OF APPEALS		11,500.00	900.00	500.00	10,600.00	7.83
Dept 412-ZONING ADMINISTRATOR						
101-412-701.601	WAGES	40,640.00	6,223.08	3,123.08	34,416.92	15.31
101-412-701.602	WAGES ZONING	15,000.00	1,365.40	634.14	13,634.60	9.10
101-412-726.000	SUPPLIES	500.00	184.21	176.22	315.79	36.84
101-412-860.601	MILEAGE - ZONING ADMIN	150.00	0.00	0.00	150.00	0.00
101-412-860.602	MILEAGE - DEPT ZONING	150.00	0.00	0.00	150.00	0.00
101-412-960.000	EDUCATION & TRAINING	2,000.00	0.00	0.00	2,000.00	0.00
101-412-960.601	EDUCATION - ZONING ADMINISTRATION	0.00	0.00	0.00	0.00	0.00
101-412-960.602	EDUCATION - DEPT ZONING	0.00	0.00	0.00	0.00	0.00
101-412-965.000	DUES & PUBLICATIONS	500.00	320.00	320.00	180.00	64.00
101-412-968.000	OTHER & DEPRECIATION	0.00	0.00	0.00	0.00	0.00
Total Dept 412-ZONING ADMINISTRATOR		58,940.00	8,092.69	4,253.44	50,847.31	13.73
Dept 448-STREET LIGHTS - TOWNSHIP						
101-448-920.005	STREET LIGHTS TOWNSHIP	92,000.00	6,925.84	6,919.32	85,074.16	7.53
101-448-920.006	STREET LIGHTS AIRPORT ROAD	0.00	0.00	0.00	0.00	0.00
101-448-920.007	STREET LIGHT CONSTRUCTION	0.00	0.00	0.00	0.00	0.00
Total Dept 448-STREET LIGHTS - TOWNSHIP		92,000.00	6,925.84	6,919.32	85,074.16	7.53
Dept 747-COMMUNITY PROMOTIONS						
101-747-880.001	COM. PROM. - SILVER LAKE PARK	0.00	0.00	0.00	0.00	0.00
101-747-880.002	COM. PROM. - SENIOR CENTER	0.00	0.00	0.00	0.00	0.00
101-747-880.003	COM. PROM. - TRAVERSE BAY EDC	15,000.00	0.00	0.00	15,000.00	0.00
101-747-880.004	COM. PROM. - TC-TALUS	3,000.00	0.00	0.00	3,000.00	0.00
101-747-880.005	COM. PROM. - PARK USE	0.00	0.00	0.00	0.00	0.00
101-747-880.006	COM. PROM. - BVNP (YMCA)	0.00	0.00	0.00	0.00	0.00
101-747-880.007	COM. PROM. - COMMUNITY AWAREN	15,000.00	0.00	0.00	15,000.00	0.00
101-747-880.008	COM. PROM. - CONTRACTED SERVI	0.00	0.00	0.00	0.00	0.00
101-747-880.009	COM. PROM. - TREE CARE	2,500.00	0.00	0.00	2,500.00	0.00
101-747-880.010	COM. PROM. - CABLE COUNCIL CV	0.00	0.00	0.00	0.00	0.00
101-747-880.011	COM. PROM. - P.E.G.	90,000.00	22,981.34	22,981.34	67,018.66	25.53
101-747-880.017	COM. PROM. - TV BOARD	2,000.00	460.00	460.00	1,540.00	23.00
101-747-880.018	COM. PROM. - MILFOIL	8,000.00	0.00	0.00	8,000.00	0.00
Total Dept 747-COMMUNITY PROMOTIONS		135,500.00	23,441.34	23,441.34	112,058.66	17.30
Dept 751-PARKS AND REC COMM						
101-751-801.000	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00
101-751-805.000	CONTRACTED AND OTHER SERVICES	0.00	0.00	0.00	0.00	0.00
101-751-900.000	PRINTING & PUBLISHING	0.00	0.00	0.00	0.00	0.00

EXPENDITURE REPORT FOR PERIOD ENDING 28/2015

GL NUMBER	DESCRIPTION	2015 AMENDED BUDGET	YTD BALANCE 02/28/2015	ACTIVITY FOR MONTH 02/28/2015	AVAILABLE BALANCE	% BDDT USED
Fund 101 - GENERAL OPERATING FUND						
Expenditures						
101-751-901.000	ADVERTISING	0.00	0.00	0.00	0.00	0.00
Total Dept 751-PARKS AND REC COMM						
		0.00	0.00	0.00	0.00	0.00
Dept 806-TOWNSHIP VEHICLES						
101-806-862.000	GAS & CAR WASHES	3,000.00	137.39	58.84	2,862.61	4.58
101-806-863.000	OIL CHANGES	300.00	0.00	0.00	300.00	0.00
101-806-864.000	MISCELLANEOUS	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 806-TOWNSHIP VEHICLES						
		5,300.00	137.39	58.84	5,162.61	2.59
Dept 851-EMPLOYEE BENEFITS & INSURANCES						
101-851-701.000	WAGES	6,000.00	1,810.00	905.00	4,190.00	30.17
101-851-701.027	UNEMPLOYMENT	0.00	0.00	0.00	0.00	0.00
101-851-873.001	John Hancock 403B	80,000.00	80,876.03	80,876.03	(876.03)	101.10
101-851-873.002	RETIREMENT BENEFITS	0.00	0.00	0.00	0.00	0.00
101-851-873.010	SOCIAL SECURITY - EMPLOYER	80,000.00	10,293.02	4,961.01	69,706.98	12.87
101-851-873.020	VACATION & PERSONAL PAYOUT	2,500.00	1,275.40	0.00	1,224.60	51.02
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	240,000.00	14,198.51	1,077.40	225,801.49	5.92
101-851-873.040	INSURANCE - EMPLOYEE LIFE	10,000.00	1,816.30	996.68	8,183.70	18.16
101-851-873.050	INSURANCE - VEHICLES	0.00	0.00	0.00	0.00	0.00
101-851-873.062	ADMINISTRATION FLEX EXP	0.00	0.00	0.00	0.00	0.00
101-851-912.001	INSURANCE - LIABILITY	13,000.00	2,000.00	0.00	11,000.00	15.38
101-851-912.002	INSURANCE - WORKMENS COMP.	7,000.00	103.00	103.00	6,897.00	1.47
Total Dept 851-EMPLOYEE BENEFITS & INSURANCES						
		438,500.00	112,372.26	88,919.12	326,127.74	25.63
Dept 890-CONTINGENCIES						
101-890-890.000	CONTINGENCIES	0.00	0.00	0.00	0.00	0.00
Total Dept 890-CONTINGENCIES						
		0.00	0.00	0.00	0.00	0.00
Dept 900-CAPITAL OUTLAY						
101-900-970.001	CAPITAL OUTLAY - ELECTIONS	0.00	0.00	0.00	0.00	0.00
101-900-970.002	CAPITAL OUTLAY - TOWNSHIP HAL	40,000.00	0.00	0.00	40,000.00	0.00
101-900-970.003	CAPITAL OUTLAY - COMPUTER	0.00	0.00	0.00	0.00	0.00
101-900-970.004	CAPITAL OUTLAY - VEHICLES	30,000.00	0.00	0.00	30,000.00	0.00
101-900-970.005	CAPITAL OUTLAY - LAND	0.00	0.00	0.00	0.00	0.00
101-900-970.006	Capital Outlay - Historic Barns	0.00	0.00	0.00	0.00	0.00
Total Dept 900-CAPITAL OUTLAY						
		70,000.00	0.00	0.00	70,000.00	0.00
Dept 965-TRANSFERS TO OTHER FUNDS						
101-965-990.246	TRANSFER TO #246 PUBLIC IMPRO	0.00	0.00	0.00	0.00	0.00
101-965-990.308	TRANSFERS TO #308 PARK SYS	0.00	0.00	0.00	0.00	0.00
101-965-990.470	TRANSFERS TO #470 BUILDING	0.00	0.00	0.00	0.00	0.00
101-965-990.740	TRANSFER TO #740 INSURANCE	0.00	0.00	0.00	0.00	0.00
Total Dept 965-TRANSFERS TO OTHER FUNDS						
		0.00	0.00	0.00	0.00	0.00

PERIOD ENDIN 28/2015

ACTIVITY FOR MONTH 02/28/2015

YTD BALANCE 02/28/2015

2015 AMENDED BUDGET

AVAILABLE BALANCE

% BDGT USED

GL NUMBER DESCRIPTION

Fund 101 - GENERAL OPERATING FUND Expenditures

TOTAL Expenditures


3,076,611.28 313,874.49 217,659.37 2,762,736.79 10.20

Fund 101 - GENERAL OPERATING FUND: TOTAL EXPENDITURES

3,076,611.28 313,874.49 217,659.37 2,762,736.79 10.20

TOTAL EXPENDITURES - FUND 101

3,076,611.28 313,874.49 217,659.37 2,762,736.79

		Charter Township of Garfield	
		Planning Department Report No. 2015-22	
Prepared:	March 4, 2015	Pages:	Page 1 of 4
Meeting:	March 10, 2015 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Rezoning to R1-M Multi Family Residential		
File No.	Z-2014-02; Amendment #312 to Zoning Ordinance	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, the Planning Commission has determined that the rezoning request is consistent with the Master Plan.

STANDARDS OF REVIEW / FINDING OF FACT:

The standards for review of a proposed rezoning are included within the Planning Commission's adopted Findings of Fact document, which is attached. The Planning Commission's findings should be reviewed and approved by the Township Board prior to any final action on the request.

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 concurred with the Township Planning Commission's proposed action.

PUBLIC COMMENT:

At the Planning Commission's meeting on January 14, 2015, Kathleen Ruin of Garfield Township expressed concern that there was no fencing proposed on the lands to be rezoned. Chairman Racine noted that this request is only for the rezoning of the land, and that no building is proposed at this time.

Other than the above, no other public comment has been made.

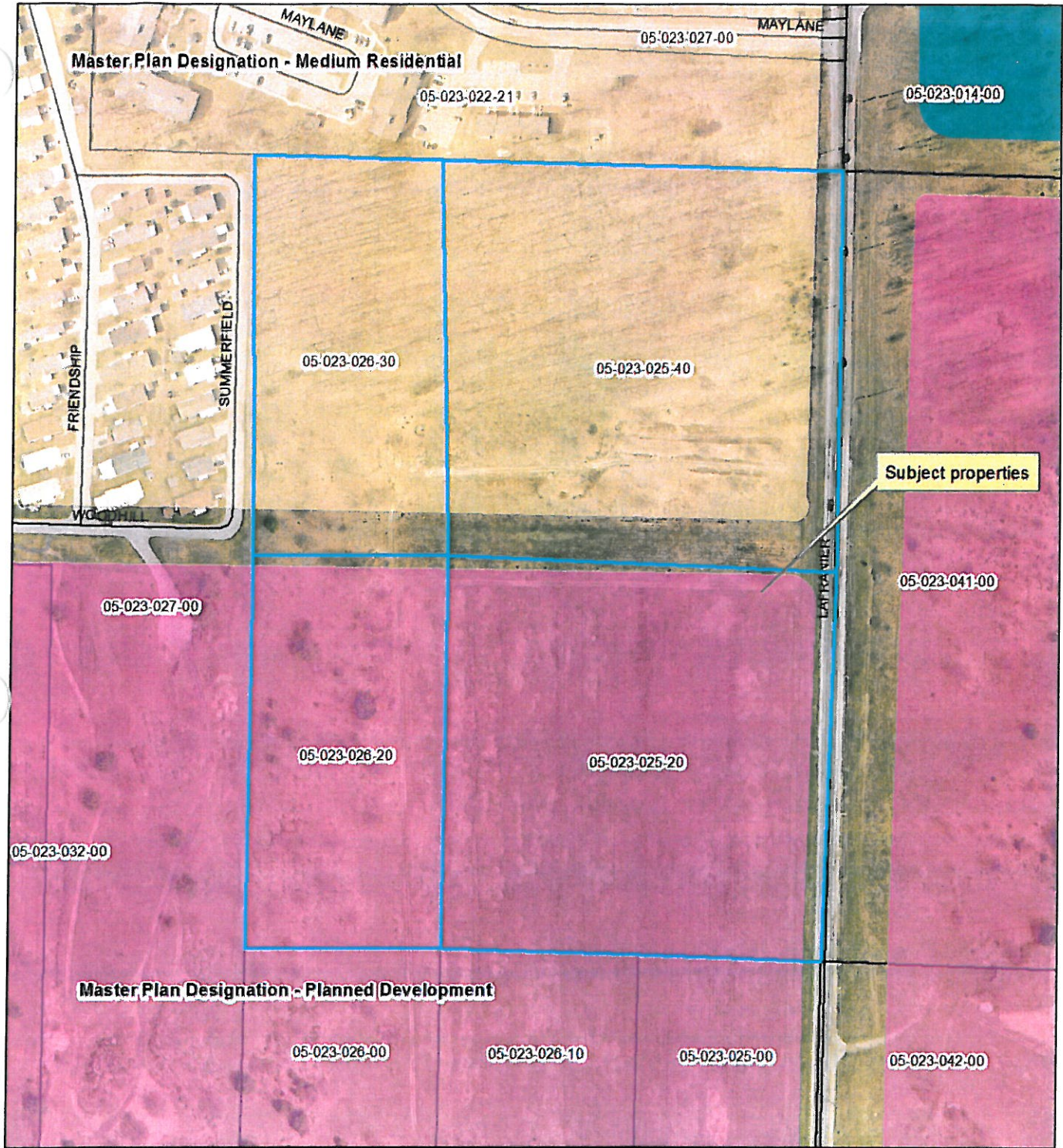
ACTION REQUESTED:

Following an opportunity for applicant presentation, public comment, and Board discussion, the following separate motions in support of approval are offered for consideration:

(MOTION) THAT the Planning Commission's adopted Findings of Fact for Application Z-2014-02, attached to PD Report 2015-22 and forming part of this motion, BE APPROVED *(to be adopted only after review of the finding of fact document)*.

The following motion would be appropriate to adopt the zoning map amendment:

(MOTION) 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, and constituting amendment No. 312 to the Garfield Township Zoning Ordinance, BE APPROVED.



Parcel Map with master plan overlay

This map is based on digital data and prepared by the Charter Township of Garfield. The Township does not warrant the purity or applicability or accept any responsibility to users for omissions or that the information contained in the map or the digital database is currently or permanently accurate.

Legend

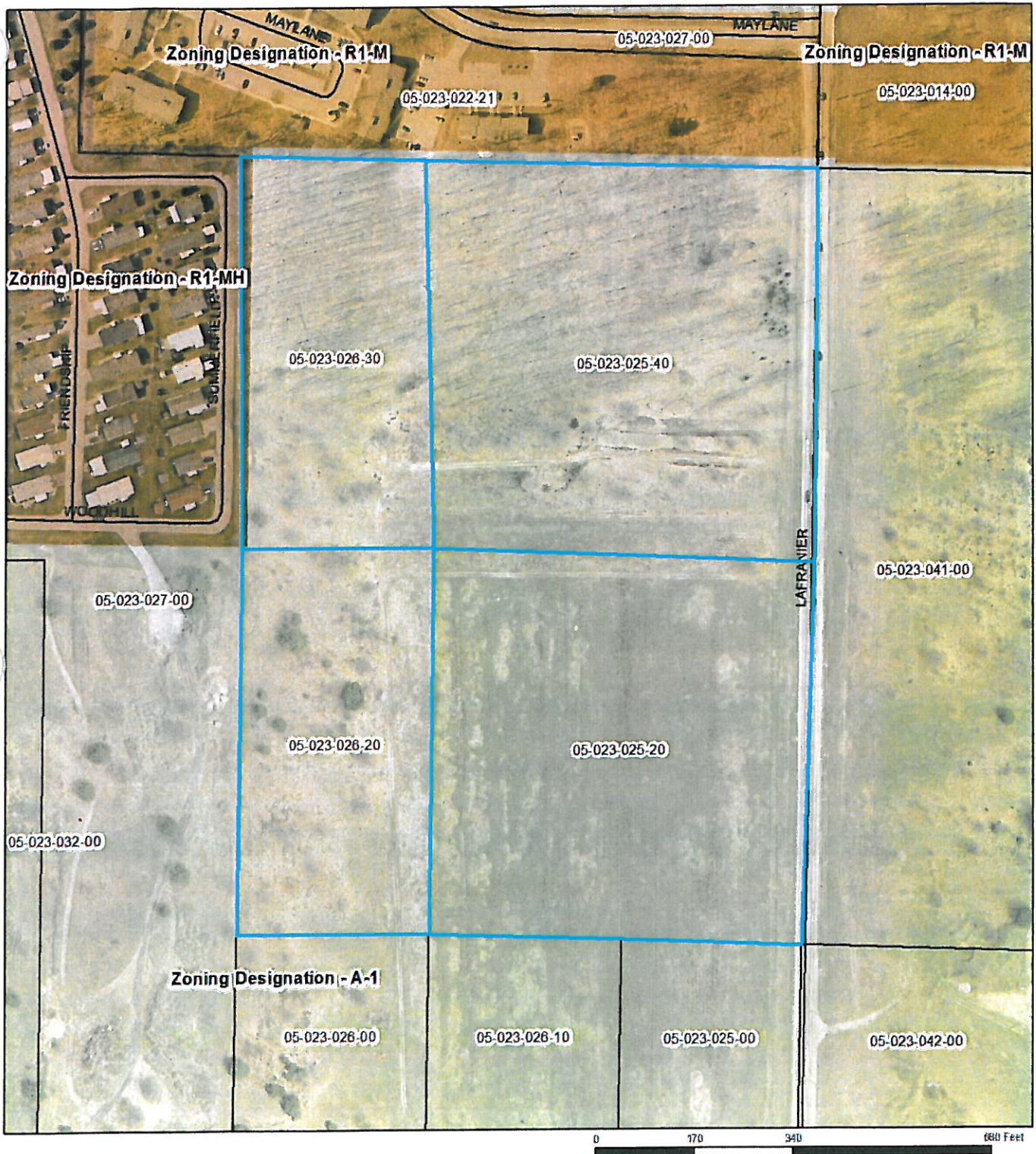
Prop_Parcel_2014

Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1820
 Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY


Garfield Township Planning Dept. 11/18/2014

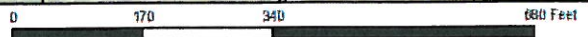


Parcel Map with zoning overlay

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not make any express or implied warranty or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is in any way in any way accurate.

Legend

 Prop_Parcel_2014



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Garfield Township Planning Dept: 11/18/2014



Charter Township of Garfield

Grand Traverse County

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

Findings of Fact for Zoning Map Amendment Application #Z-2014-02

General Findings:

- Subject Properties: The application affects four properties along La Franier Road, roughly 1/4 mile north of Hammond Road.
- Parcel Numbers: 05-023-025-40, 05-023-026-30, 05-023-026-20, and 05-023-025-20.
- Current Zoning: A-1 Agricultural
- Request: To rezone approximately 30-acres of land from the A-1 Agricultural District to the R1-M Multi-Family Residential District
- Owners: Pamela Alexander; Clark Cole; Shawne Cole; Katrina Cole
- Applicant: Midwest MFD, LLC
- Agent: Mark Oppenhuizen; Oppenhuizen Architects

Overall Combined Legal Description (Rezoning Parcel):

THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH-SOUTH $\frac{1}{4}$ LINE NORTH $00^{\circ}57'31''$ EAST 1317.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH $88^{\circ}19'03''$ WEST 657.41 FEET (RECORDED AS 657.64 FEET); THENCE SOUTH $00^{\circ}57'40''$ WEST 1.66 FEET; THENCE NORTH $88^{\circ}13'33''$ WEST 328.96 FEET (RECORDED AS 328.81 FEET); THENCE NORTH $00^{\circ}57'35''$ EAST 1317.31 FEET; THENCE ALONG THE EAST-WEST $\frac{1}{4}$ LINE SOUTH $88^{\circ}24'55''$ EAST 986.32 FEET; THENCE ALONG SAID NORTH-SOUTH $\frac{1}{4}$ LINE SOUTH $00^{\circ}57'31''$ WEST 1317.86 FEET TO THE POINT OF BEGINNING. CONTAINING 29.83 ACRES AND SUBJECT TO RESTRICTIONS OR EASEMENTS OF RECORD, IF ANY.

Standards of Review:

1. The application for rezoning shall be consistent with the Comprehensive Plan.
 - a. The Comprehensive Plan targets the northern half of this site for medium-density residential development, described for densities of 7-14 units per acre in areas which are served by sewer and water and which are accessible by collector and arterial thoroughfares. The Master Plan describes multiple-family developments located in areas so as to discourage urban sprawl as objectives of this district. The Planning Commission finds that the proposed rezoning to R1-M Multiple Family Residential meets the intent of this land use designation.

CHARTER TOWNSHIP OF GARFIELD

ORDINANCE NO. 10

AMENDMENT NO. 312

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF GARFIELD ZONING ORDINANCE, Grand Traverse County, Michigan, in accordance with the provisions of Act 110 of the Public Acts of 2006, as amended.

WHEREAS application Z-2014-02 has been received to rezone approximately 30 acres of land from A-1, Agricultural to R1-M Multiple Family Residential;

AND WHEREAS the Master Plan targets the northern half of this site for medium-density residential development, described for densities of 7-14 units per acre;

AND WHEREAS 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;

AND WHEREAS based on the Future Land Use Plan and because the LaFranier Road corridor has been and remains a targeted corridor for medium to high density residential development, the rezoning request has been determined to be consistent with the Master Plan;

AND WHEREAS the uses permitted within the R1-M district are considered to be appropriate and consistent with the current goals and policy of the Comprehensive Plan;

AND WHEREAS the Township and County Planning Commissions having each recommended approval of the application;

AND WHEREAS the Township Board having adopted Findings of Fact in support of approval of the application and the proposed zoning map amendment;

NOW THEREFORE:

THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 312 TO GARFIELD TOWNSHIP ZONING ORDINANCE NO. 10:

At the request of Midwest MFD, LLC, Pamela Alexander, Clark Cole, Shawne Cole, and Katrina Cole, the following described property situated in the Township of Garfield, Grand Traverse County, Michigan has been rezoned from A-1 Agricultural to R-1 M Multiple-Family Residential:

THAT PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD

TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH-SOUTH ¼ LINE NORTH 00°57'31" EAST 1317.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°19'03" WEST 657.41 FEET (RECORDED AS 657.64 FEET); THENCE SOUTH 00°57'40" WEST 1.66 FEET; THENCE NORTH 88°13'33" WEST 328.96 FEET (RECORDED AS 328.81 FEET); THENCE NORTH 00°57'35" EAST 1317.31 FEET; THENCE ALONG THE EAST-WEST ¼ LINE SOUTH 88°24'55" EAST 986.32 FEET; THENCE ALONG SAID NORTH-SOUTH ¼ LINE SOUTH 00°57'31" WEST 1317.86 FEET TO THE POINT OF BEGINNING. CONTAINING 29.83 ACRES AND SUBJECT TO RESTRICTIONS OR EASEMENTS OF RECORD, IF ANY.

Amendment 312 to the Charter Township of Garfield Zoning Ordinance shall take effect upon the expiration of 7 days after publication.

MOVED:

SECONDED:

YEAS:

NAYS:

ABSENT AND EXCUSED:

ORDINANCE AMENDMENT DECLARED ADOPTED.

By:

Charles S. Korn, Supervisor
Charter Township of Garfield

CERTIFICATION

I hereby certify that the above is a true copy of an ordinance amendment adopted by the Garfield Township Board at a regular meeting held on March 10, 2015, pursuant to the required statutory procedures.


Lanie McManus, Clerk
Charter Township of Garfield

Introduced: February 10, 2015

Adopted:

Published:

Effective:

		Charter Township of Garfield	
		Planning Department Report No. 2015-23	
Prepared:	March 4, 2015	Pages:	Page 1 of 5
Meeting:	March 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 roughly 400 of 468 residential apartment units having been completed to date.

STAFF COMMENT:

The Arbors project was most recently amended 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 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 provides an opportunity for comment from adjacent property owners who may be affected by the application.

The recommended motion for approval is conditioned upon the applicant working with the Township to address two minor concerns. One entails installing bollards along a north property line to prevent vehicles from driving onto the Miller Creek Nature Preserve via an existing two-track. The other is a requirement that the applicant obtain building permits for a retaining wall which was constructed along the southeast property line, but for which required permits were never requested or issued.

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 January 14, 2015, the Township Planning Commission recommended that the application be approved.

PUBLIC COMMENT:

None made or received.

ACTION REQUESTED:

Following an opportunity for public comment and Board discussion, the following motions are offered for consideration:

THAT the Findings of Fact originally adopted for Special Use Permit #2002-03 do not require modification as they remain current and valid for major amendment application #SUP-2002-03-D; and further

THAT application #SUP-2002-03-D be APPROVED, subject to the following conditions:

1. The applicant shall secure all necessary agency review and approvals prior to the issuance of a land use permit.
2. The applicant shall work with Staff to come to an acceptable solution to inhibit vehicular trespass on lands to the north of the project area.
3. Approval is subject to final stormwater review by the Township Engineer.
4. Regarding the existing retaining wall:
 - a. Approval is subject to receipt of as-built construction drawings as certified by an architect or engineer;
 - b. An architect or engineer shall verify that the existing retaining wall is structurally adequate; and
 - c. A building permit is required.
5. Approval is subject to issuance of a building permit for the proposed retaining walls prior to construction.
6. The applicant shall provide two (2) full-sized plan sets, one (1) 11"x17" plan set, and one electronic plan set copy (in PDF format) with all updates as required by the conditions of this approval.

(See maps on following pages)



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

Garfield Charter Township
3848 Veterans Drive
Traverse City, MI 49684
Phone: 231.941.1620
Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY

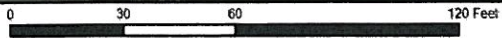
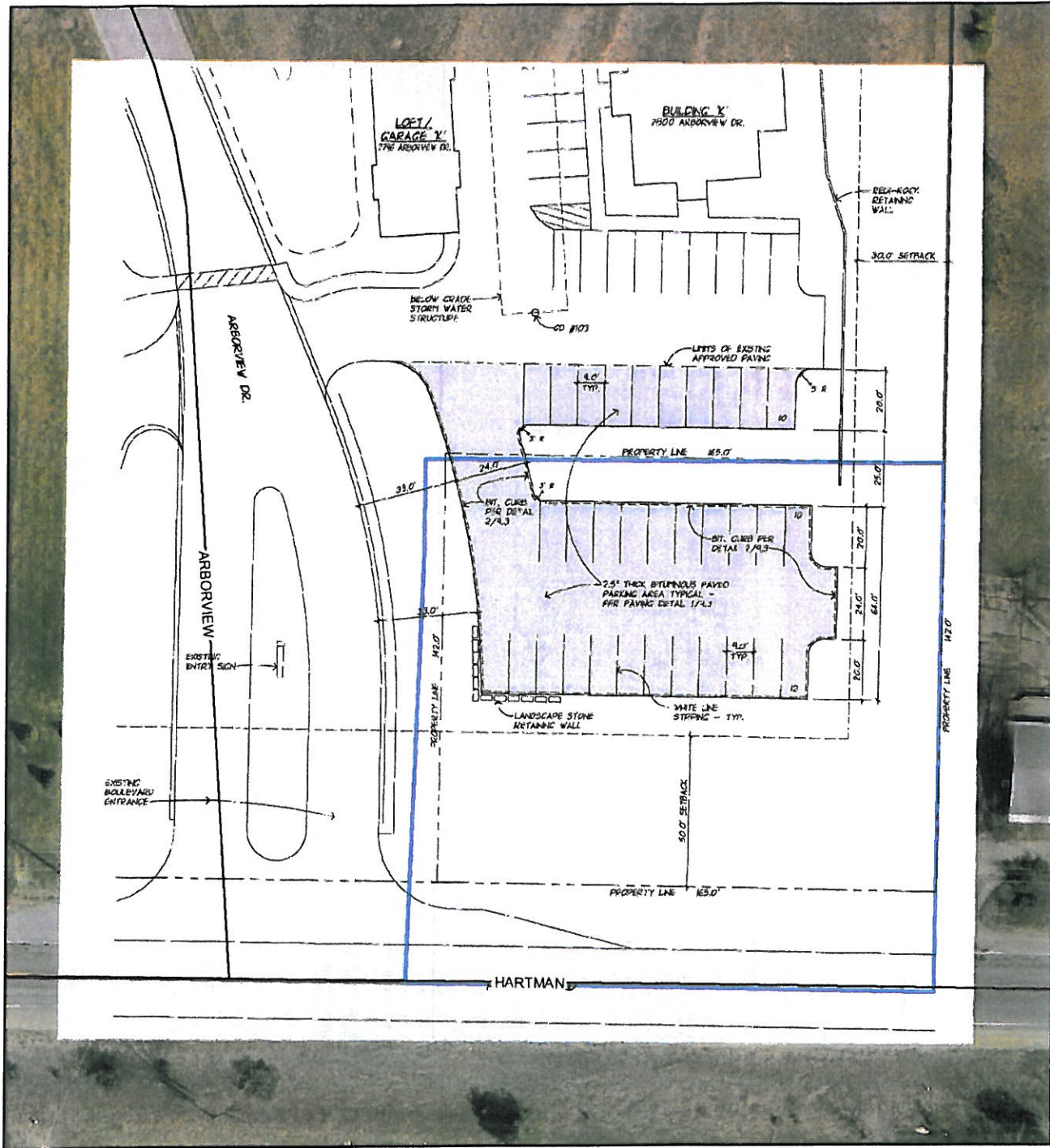
Garfield Township Planning Dept: 12/2/2014

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 timely, or positionally accurate.



Arbors PUD Major Amendment Application - 2002-03-D

Parking Lot Detail

- Legend**
- Name**
- Arbors of Traverse - Current Boundary
 - Arbors of Traverse - Additional Parcel

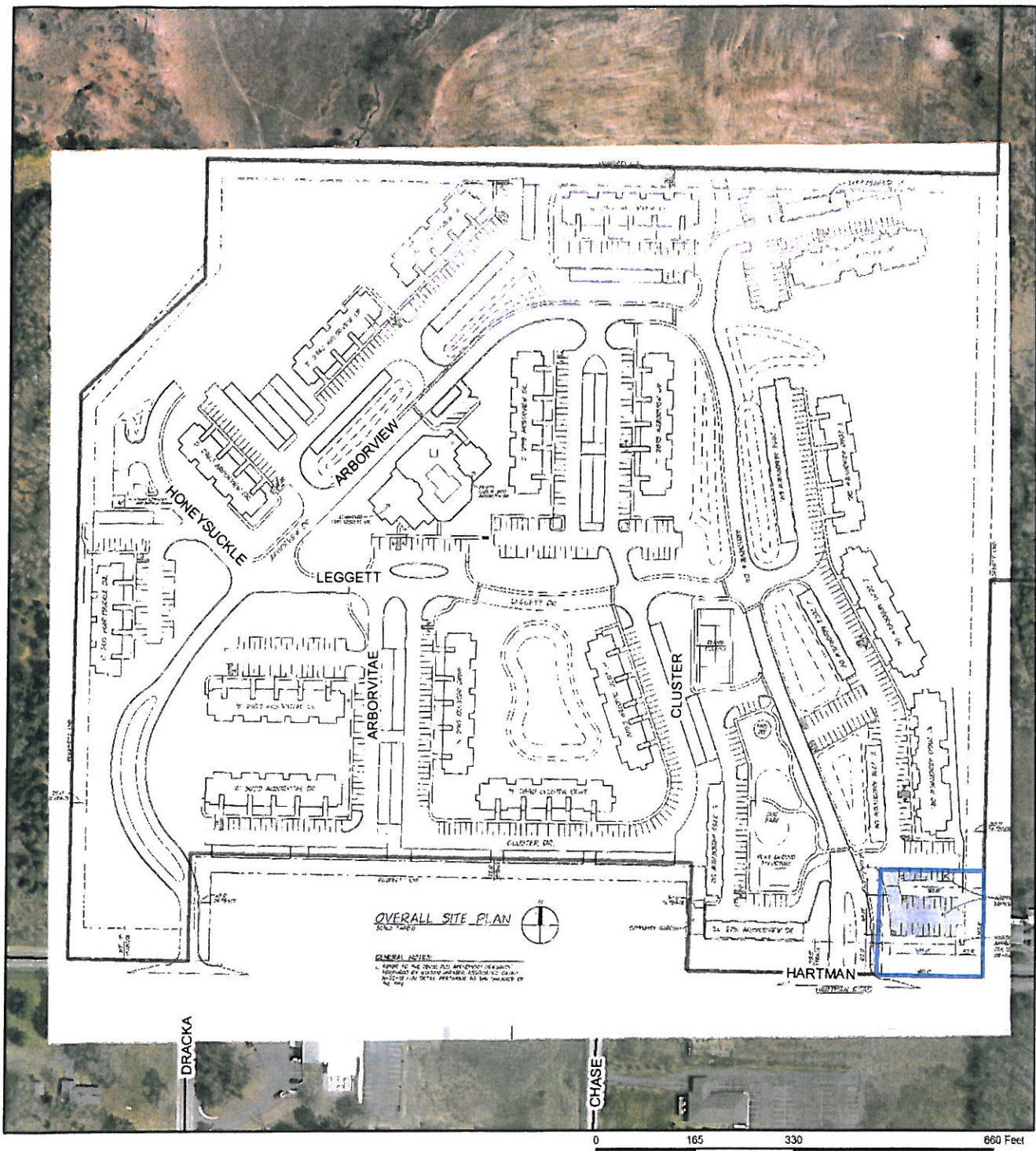
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Garfield Township Planning Dept: 12/2/2014



Arbors PUD Major Amendment Application - 2002-03-D

Overall Site Plan

Legend

Name

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


This map is based on right-of-way plans provided by the Charter Township of Garfield. The Township does not warrant exhaustive or complete or accept any responsibility for any errors or omissions or that the information contained in this map or the digital databases is current, accurate, or otherwise reliable.

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Garfield Township Planning Dept: 12/2/2014

 Charter Township of Garfield Planning Department Report No. 2015-24			
Prepared:	March 4, 2015	Pages:	Page 1 of 1
Meeting:	March 10, 2015 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Second Amendment to 5-Year Parks and Recreation Master Plan		

STAFF COMMENT:

At its meeting on February 24, 2015 the Board adopted Resolution 2015-03-T to adopt the second amendment to the Parks and Recreation Plan.

Unfortunately, we subsequently discovered an error in the printed legal notice for that public hearing (an incorrect public hearing date was listed).

As such, the public hearing has been re-noticed for March 10, 2015 and the Board is asked to make a new motion to adopt Resolution 2015-03-T now that the public hearing has been correctly noticed.

ACTION REQUESTED:

Following an opportunity for members of the public to comment on the proposed amendment, the Board is requested to adopt the plan amendment by way of adopting Resolution 2015-03-T.

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

RESOLUTION # 2015-03-T

**RESOLUTION ADOPTING AMENDMENT #2 TO THE 5-YEAR PARKS AND
RECREATION MASTER PLAN**

WHEREAS, the Charter Township of Garfield adopted a Five Year Parks and Recreation Plan on February 14, 2012 which describes the physical features, existing recreational facilities, and the desired actions to be taken to improve and maintain recreation facilities during the period between January 1, 2012 and December 31, 2016; and

WHEREAS, a First Amendment to the Parks and Recreation Plan was adopted by the Township Board on February 12, 2013; and

WHEREAS, this Second Amendment to the adopted Parks and Recreation Plan is intended to recognize the Boardman River Trail as a land and water trail and to amend the Township's parkland acquisition plan to improve access to and public enjoyment of Hickory Hills; and

WHEREAS, a public review and comment period on the Second Amendment was noticed and held from February 11, 2014 until February 24, 2015; and

WHEREAS, a public comment session was held at the Garfield Township Hall on February 24, 2015 to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Recreation Plan; and

WHEREAS, the Charter Township of Garfield has developed the plan for the benefit of the entire community and to adopt the amended plan as a document to assist in meeting the recreation needs of the community; and

WHEREAS, the Township Parks and Recreation Commission having recommended adoption of this Second Amendment to the Township Board; and

WHEREAS, the Charter Township of Garfield Board of Trustees voted to adopt said Second Amendment to the adopted Recreation Plan:

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Garfield Board of Trustees hereby adopts the Second Amendment to the Charter Township of Garfield 5-Year Parks and Recreation Plan.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2015-03-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 2015-03-T which was adopted by the Township Board of the Charter Township of Garfield on the 10th day of March, 2015.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

CONTRACT AGREEMENT BETWEEN

GRAND TRAVERSE COUNTY AND GARFIELD TOWNSHIP

GRAND TRAVERSE COUNTY

AGREEMENT

DEPARTMENT: GIS

COUNTY PROJECT MANAGER: Ernest Cacciaglia, GIS Director

WITH: Garfield Township

ADDRESS: 3848 Veterans Drive, Traverse City, MI49684

GRAND TRAVERSE COUNTY AND GARFIELD TOWNSHIP AGREE AS FOLLOWS:

Section 1. Description of Services

1. A cadastral framework has been completed in Garfield Township to assist Grand Traverse County in integrating the township's current parcel data into the existing GIS system. Global Positioning System (GPS) technology was utilized in Garfield Township to accurately locate the township's existing Section Corners, 1/4 corners, meander corners, and center posts for the development of the cadastral framework. From the obtained coordinates, a north-south, east-west bisection of quarter sections was performed to create a breakdown of all sections, to the 1/8 line. The result is 10 cm (4-inch) accuracy cadastral framework on which to construct parcel lines. (Currently, the parcel fabric in Garfield Township is based on a cadastral framework utilizing MIRIS data, which may vary as much as +/- 40-feet.) The intent of this project is to *move* all GIS layers necessary for tax mapping purposes to the new cadastral framework thus making it possible to create a high accuracy digital mapping system.
2. Garfield Township agrees that Grand Traverse County will be provided with all property splits in a timely manner, so that the County staff can incorporate the splits into ownership layer and prior to tax map production.
3. A tax map sample section or quarter section will be agreed upon by both Grand Traverse County and Garfield Township as a standard to use in tax map production prior to commencing the project.
4. Grand Traverse County agrees that the County will pay for the cost of the first maps produced by this project. Subsequent (maintenance) maps production during the duration of this Agreement as provided in Section 2 of this agreement will be charged to Garfield Township.
5. Grand Traverse County agrees that County staff will do future maintenance of splits for mapping updates during the duration of this Agreement as provided in Section 2 of this Agreement.
6. Grand Traverse County agrees that during the duration of this Agreement as provided in Section 2 of this Agreement, digital data and tax maps will be produced within a reasonable amount of time upon completion of all database edits, and upon receipt of current tax map request.
7. Garfield Township agrees that a permanent parcel numbering system will be used in the future assessment roll maintenance by the Township assessor.

8. Digital data transfer. Grand Traverse County agrees that digital parcel data will be provided to the Garfield Township GIS Administrator under the terms of this agreement. Data will be shared as a feature class within an ESRI file geodatabase projected in the NAD 1983 Michigan Central FIPS 2112 International Feet coordinate system. If during the duration of the Agreement as provided in Section of this Agreement, the parcel data is updated by either the County or the Township and new data is available, the full revised feature class shall be provided.
9. For edits occurring in 2015, and for the duration of this Agreement as provided in Section 2 of this Agreement, a "last edited" date shall be provided for all parcels which have undergone spatial changes. This date will be provided as an attribute to the record within the parcel feature class.
10. Grand Traverse County agrees to include Garfield Township approved parcel changes occurring prior to December 31 of the previous year in its annual digital parcel data product.

Section 2. Duration of Agreement

Beginning Date: April 2015

Ending Date: 180 days after signing by both parties

Section 3. Compensation

Payment of the \$9,528 shall be made by Garfield Township to Grand Traverse County prior to commencing the project

Signatories: The signatories warrant that all statements contained in this agreement are complete and accurate and that they are empowered to enter into this contract.

THIS AGREEMENT IS HEREBY ACCEPTED: IN
WITNESS THEREOF, we sign our names:

Chuck Korn, Garfield Township Supervisor / Date

Christine Maxbauer, Grand Traverse County Chair / Date



January 5, 2015

At your next official meeting, **please proclaim April as Social Host Awareness Month**. A proclamation is attached, with a self-enclosed envelope to return a copy for our records. This is a 14-County Northern Michigan effort, inviting municipalities, school boards and all units of law enforcement to take a position on underage drinking and social host activities within our communities. This is the fourth year in promoting this effort and the participation continues to gain momentum and support, our goal is 100% participation this year, reinforcing to parents and community members that as community leaders and decision makers the safety and protection of our youth is a priority. We are coordinating our proclamation to occur in April which is also Alcohol Awareness Month and will focus our efforts on reducing/eliminating underage drinking.

This call to action will create a strengthened framework of public officials and community leaders around illegal underage alcohol use and decrease social host activities based on the following facts:

- Alcohol is a factor in the four leading causes of death among persons ages 10-24: motor vehicle crashes, unintentional injuries, homicide and suicide.
- Social Host Liability Law holds homeowners legally responsible for allowing underage drinking on their property. This can result in criminal liability if that youth is killed or injured or if that youth kills or injures someone else. Homeowner insurance does not cover claims where illegal acts are the cause for the claim.
- Teens aged 13-18 report that they can obtain alcohol easily – and often from familiar, non-retail sources (parents, friends of parents, graduation parties, weddings, etc.).
- Despite extreme negative consequences of underage alcohol use, alcohol is viewed as a right of passage and not a big deal in many Northern Michigan communities.
- Tolerating underage alcohol use sends a mixed message to those under 21 – it's ok to break this law!
- 2014 Michigan Profile for Healthy Youth report, of 14 counties of northern Michigan who participated, an average of 23.8% of 9th grader and 49.6% of 11th graders have been drunk in their lifetime.

As a community leader or public official, underage drinking affects the bottom line. Increased utilization of taxpayer services such as emergency services, law enforcement, child protective services and property damage are a few examples.

In April 2015, on our website www.upnorthprevention.com, will indicate all who have proclaimed April as Social Host Awareness Month, with a feature article on the harms and dangers of underage drinking and social host liability. Your participation will increase the effectiveness of this campaign and reinforce a parent's decision to *not* host or turn a cheek to an underage drinking party, an adult not purchasing alcohol for a minor and most importantly and quite possibly - save a life. Deadline for submission of your proclamation is March 20th. This campaign will also include participation with local retailers and churches. Local restaurants will be promoting the message with the use of message stickers for take-out orders and churches will be asked to present the message during the month of April in church bulletins and inserts.

As prom, graduation and summer-time approach, risks heighten for the young people in our communities. Please take action at your next meeting. If you have any questions, please contact me, your designated substance abuse prevention specialist, at (231) 929-7070 mnovak@catholichumanservices.org.

Sincerely,

Marybeth Novak

Substance Abuse Prevention Specialist

Grand Traverse County

CHARTER TOWNSHIP OF GARFIELD

RESOLUTION 2015-04-T

PROCLAIMING APRIL 2015 AS SOCIAL HOST AWARENESS MONTH

WHEREAS, adults who provide alcohol to those below the legal drinking age of 21 are placing those youth at risk for health, safety and legal problems, and

WHEREAS, alcohol is the drug of choice among America's adolescents and is used by more young people than tobacco or illicit drugs. More than one fifth of youth begin drinking before age 13; and

WHEREAS, underage drinking contributed to a wide range of costly health and social problems, including motor vehicle crashes (the greatest single mortality risk for underage drinkers); suicide; interpersonal violence (e.g. homicides, assaults, rapes); unintentional injuries such as burns, falls, and drowning; brain impairment; alcohol dependence; risky sexual activity; academic problems; and alcohol and drug poisoning; and

WHEREAS, on average, alcohol is a factor in the deaths of approximately 4,700 young people in the United States per year, shortening their lives by an average of 60 years; and

WHEREAS, research shows that young people's brains keep developing well into their 20s. Alcohol can alter this development, potentially affecting both brain structure and function. This may cause cognitive or learning problems and/or make the brain more prone to alcohol dependence. This is especially a risk when people start drinking young and drink heavily; and

WHEREAS, according to the 2014 Michigan Profile for Healthy Youth report, of 14 counties of northern Michigan who participated, an average of 23.8% of 9th graders and 49.6% of 11th graders have been drunk in their lifetime. Of these reporting students, who drank recently, 58.9% reported that they usually drank alcohol at another person's home during the past 30 days.

WHEREAS, one-hundred percent of any alcohol consumed by a minor came from an adult. At one time, an adult over the age of 21 was in control of the alcohol and a minor gained access to it, and

WHEREAS, it is illegal for adults to knowingly allow their child's friends to drink alcohol in their home, even with the permission of the friend's parents, and adults have the authority and should have the responsibility to take steps to reduce the likelihood that their homes will become venues for underage drinking.

NOW, THEREFORE BE IT RESOLVED, we the Township Board of the Charter Township of Garfield of the county of Grand Traverse, do hereby proclaim that April 2015 is Social Host Awareness Month. We also call upon all parents, citizens, homeowners and property owners to host gatherings responsibly and take measures to eliminate access of alcohol to persons under the age of 21.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2015-04-T DECLARED ADOPTED.

By:

Lanie McManus, Deputy Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Deputy Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 10th day of March, 2015.

Dated: _____

Lanie McManus, Deputy Clerk
Charter Township of Garfield

From: ! [<mailto:tmhtcmi07@aol.com>]
Sent: Wednesday, February 25, 2015 12:56 PM
To: Chuck Korn
Subject: July 4th Fireworks

Hello Chuck! Happy 2015!

On behalf of the TC Boom Boom Club Board of Directors, a big THANK YOU to you and Garfield Township for supporting our annual 4th of July fireworks production! We could not do it without support such as yours!

That being said, we respectfully request the same \$3,500 level of contribution as in years past. Our aim is to provide a consistent, enjoyable product.

We appreciate your consideration and look forward to working with you once again!

Respectfully,

Tim Hinkley
President
TC Boom Boom Club



Charter Township of Garfield

Grand Traverse County

7. d.

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

MEMORANDUM

TO: Township Board

FROM: Rob Larrea – Director of Planning

DATE: March 4, 2015

SUBJECT: Zoning Administrator

A requested by the Personnel Committee, I have researched our current Zoning Administrator's salary as it relates to the duties and experience of comparable positions in Grand Traverse County.

Attached to this memo is a summary sheet detailing the salary, efficiency (in terms of the number permits and citations issued), and qualifications of zoning administrators in other townships throughout the county. I have found that in 2014, our Zoning Administrator issued more permits and violations than the Townships of East Bay and Long Lake combined, yet Sara was compensated less. Sara also holds advanced degrees in Planning and is accredited by the National Planning Certification (AICP). As such, in addition to her routine duties, Sara also frequently functions with and assists the Planning Department in developing new ordinances or conducting site plan reviews on our behalf.

At the time Sara was hired she had several years of experience in Zoning Administration, but was hired in at \$20.00 per hour, which was based on her predecessor's wage at the time he was hired into the position without experience. Furthermore, according to the 2005 union contract the Deputy Zoning Administrator was being compensated at \$20.00 per hour. For reference, in 2009, I was hired into the position at \$57,000.00 due to experience and qualifications.

Sara has fit in very well and is an excellent Zoning Administrator. Based on the County salary survey and in consideration of Sara's extensive responsibilities and experience, and as requested by the Personnel Committee, my opinion is that increasing Sara's salary to a range between \$50,000.00 and \$57,000.00 would be appropriate.

Community	Acme Township	Blair Township	East Bay Twp	Garfield Twp	Green Lake Twp	Long Lake Twp	Paradise Twp	Peninsula
Zoning Admin Salary	\$17.50/hr	\$38,000	\$42,435	\$40,000	\$43,434	\$22.00/hr (3day)was \$23.88	\$39,376	\$18/hr
Permits Issued 2014	60	99	143	333	101	167	32	N/A*
Violation Letters	6	32	6	234	8	N/A	35-40	N/A*
Civil Infraction Citations	1	2	3	30	0	N/A	1	N/A*
Office Assistant	N/A	N/A	N/A	N/A	N/A	YES	N/A	YES
Code Enforcement Officer	N/A	N/A	YES	YES	N/A	YES	N/A	N/A
Planning Degree	N/A	N/A	N/A	YES	N/A	N/A	N/A	YES
Masters degree in Planning	N/A	N/A	N/A	YES	N/A	N/A	N/A	N/A
National Planning Certification (AICP)	N/A	N/A	N/A	YES	N/A	N/A	N/A	No

Notes:

Charter Township of Garfield

Building Department

3848 Veterans Drive

Traverse City, MI 49684

Telephone (231) 941-1620 FAX (231) 941-5783

Memorandum

March 3, 2015

To: Personnel Committee

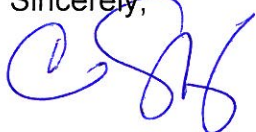
It has been brought to my attention that our Zoning Administrator, Sara Kopriva, has a potential opportunity with another employer. It should come as no surprise, as qualified individuals are always desired and in demand for any employer. Recognizing this reality, and the realization of future recurrences, I am of the opinion that Garfield Township should make every effort to retain Ms.Kopriva's unique skill set.

Throughout her employment here, she has been a valuable and key employee. College educated, with a Masters degree, her knowledge she brings to this office cannot be overstated. Garfield Township's work load, numerous commercial zones, and difficulty of various projects, unlike many local municipalities, require this knowledge. In addition, this job requires the ability to deal with numerous people and personalities in a professional, friendly, humble, and fair manner. These inherent customer service traits often cannot be taught. Knowledge, social skills, and personality are essential for a good employee, and it seems to be more difficult than ever to find them.

In addition, she is able to fit in with all her co-workers creating a positive team atmosphere at work, which was lacking here in certain years. She understands the value of working as a team, and understands that proper teamwork produces better results than individual pursuits. This is illustrated by her assistance to the Building and Planning Department whenever called upon.

In closing, Garfield Township should attempt to keep Sara. Losing a reliable, upbeat, competent, and organized employee will effect our productivity, efficiency, and the synergies that we have worked hard to create. As always, do not hesitate to contact me if you require further insights into her skills or character.

Sincerely,



Carl Studzinski
Building Official