

CHARTER TOWNSHIP OF GARFIELD TOWN BOARD MEETING

Tuesday, June 28, 2016 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Township Board, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures: a.) any person wishing to address the Board is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Township Board Member's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

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

3. Consent Calendar

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

a. Minutes June 14, 2016 Regular Meeting (Recommend Approval)

b. Bills

General Fund

\$ 25,597.58

(Recommend Approval)

Gourdie-Fraser

Developer's Escrow Fund	\$ 375.00
Utility Receiving Fund	10,053.61
<hr/>	
Grand Total	\$ 10,428.61
(Recommend Approval)	

- c. Acceptance of Close-out documents for Chelsea Park/Avon Drive water and sewer project and turnover to Grand Traverse County for Operation and Maintenance. (Recommend Approval)
- d. Acceptance of Close-out Documents for Lone Tree Parcel 122 and Parcel 123. (Recommend Approval)
- e. 2015 FYE Audit (Recommend Approval)

4. Items Removed from Consent Calendar

5. Correspondence

6. Reports

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

7. Unfinished Business

- a. Public Hearing – PD 2016-45 – King Court Rezoning to R-M Mobile Home Residential-Amendment 3 to Ordinance 68 Zoning Map Amendment
- b. PD 2016-46 – Consideration of Bids for Demolition at 2143 Keystone Road
- c. Consideration of Resolution 2016-21-T, a resolution to adopt the Annual health Exemption Option as set forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act.

8. New Business

- a. Consideration of approval of Private Road Name submitted by applicant Dan Walters
- b. Consideration of Bids received for Copy machine purchase.

9. Public Comment

10. Other Business

11. Adjournment

Lanie McManus, Clerk

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

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
June 14, 2016**

Chuck Korn called the Town Board Meeting to order on June 14, 2016 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Pledge of Allegiance

Roll call of Board Members

Present: Molly Agostinelli, Denise Schmuckal, Jeane Blood Law, and Chuck Korn

Absent and Excused: Kit Wilson, Lanie McManus and Bob Featherstone

1. Public Comment (6:01)

None

2. Review and Approval of the Agenda - Conflict of Interest (6:01)

Schmuckal asked to remove item 8d from the agenda since 2/3 vote of the governing body is required. Board members asked that it be added to next agenda.

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

Yeas: Schmuckal, Agostinelli, Blood Law, Korn

Nays: None

3. Consent Calendar (6:05)

a. Minutes

May 24, 2016 Meeting (Recommend Approval)

b. Bills

General Fund	\$49,449.89
(Recommend Approval)	

c. MTT Update (Receive and File)

d. PD 2016-39 – Reappointment of Molly Agostinelli, as the Garfield Township Board member, to City of Traverse City and Charter Township Of Garfield Recreational Authority for a term of three (3) years to expire June 30, 2019. (Recommend Approval)

- e. **Application for progress payment – Watermain reimbursement request – Brookside Commons & Zimmerman Road – The WODA Group, Inc. in the amount of \$230,031.17 (Recommend Approval)**

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

Yeas: Agostinelli, Schmuckal, Blood Law, Korn

Nays: None

4. **Items removed from the Consent Calendar**

None

5. **Correspondence**

- a. Grand Traverse Conservation District Report – Activity for May 2016
- b. Email from Julie Clark re: Joint study session for West Boardman Lake Trail

6. **Reports**

- a. **Traverse Area District Library – Gail Parsons, Director (6:04)**
Gail Parsons, Director of TADL, briefed board members on an upcoming ten year millage request on August 2nd and the status of the Library in Traverse City. She added that the library offers many free digital downloads as well as physical books.
- b. **Construction Report (6:09)**
Jennifer Hodges from Gourdie Fraser reported that pump station #1 has been completed and turnover documents will be forthcoming. The Crown booster station will getting underway and Ridges at 45 is moving forward. Chelsea Park is getting ready to close out and an RFP will be going out for the new tank on the northwest side of town.
- c. **Sheriff's Report**
No report
- d. **GT Metro Fire Report (6:13)**
Lt. Terry Flynn submitted a report in writing which showed 1,880 calls year to date. He added that there was an open house at Station 12 and a new rescue boat was purchased for use on Silver Lake. He thanked board members since this will be his last meeting before retirement.
- e. **County Commissioner's Report (6:23)**
Commissioner Christine Maxbauer reported that Jody Lundquist was named as the new Financial Director for the county and will begin on July 5th. Maxbauer met with MERS representatives and said meetings were

very productive and a solution to the pension debt issue may be forthcoming after a July meeting. An IT audit was recently conducted and the county is searching for ways to update its IT infrastructure. Commissioner Alisa Kroupa added that a Pension Board will be created and seven people will be appointed. She also attended a Venture North meeting where economic development was discussed and she found the information useful.

f. Personnel Committee Report (6:15)

Schmuckal said that the committee is still working on the personnel policy manual and may meet again next week.

g. Treasurer's Report (6:15)

Blood Law said that Jennifer Hodges from Gourdie Fraser gave her a budget pertaining to projects and expenses for 2016 which has aided greatly in planning for future monetary investments. She added at this point, all money is on hand to pay for the upcoming sewer/water projects in the township.

h. Clark's Report (6:18)

Korn said that the report was submitted in writing since McManus is attending the Clerk's conference this week.

i. Supervisor's Report (6:18)

Korn reported that the West Boardman Lake Trail would like to meet with the City and Garfield Township board to discuss the water supply. They were looking at a July 6 meeting. Board members asked if another date could be looked at as it is Cherry Festival week and Board members will be out of town. Korn indicated he attended the Venture North luncheon where discussion focused on the economic development in the area. In addition Korn stated that the Grand Traverse Mall has filed an appeal with the tax tribunal.

7. Unfinished Business

8. New Business

a. PD 2016-40 – Consideration of Resolution 2016-19-T, a resolution of support for a new micro brewer and outdoor service area liquor license for Earthen Ales at 1371 Gray Drive, Suite 200, Traverse City, MI 49684 (6:42)

Andrew Kidwell-Brix of Earthen Ales was present and is seeking approval for a new microbrewery and taproom at the Grand Traverse Commons. He said that the business will open later this summer and have 74 seats indoors and 30 outdoors. They will only serve beer that is brewed on site. Limited ready to eat food will be served and people will be encouraged to bring in food from surrounding establishments.

Agostinelli moved and Schmuckal seconded to adopt Resolution 2016-19-T, a resolution of support for a new micro brewer and outdoor service area liquor license for Earthen Ales at 1371 Gray Drive, Suite 200, Traverse City, MI 49684

*Yeas: Agostinelli, Schmuckal, Blood Law, Korn
Nays: None*

b. PD Report 2016-41 – Consideration of Resolution 2016-20-T a resolution in support of Tribal Council 2% grant request (6:47)

The City of Traverse City and Garfield Township Joint Recreation Authority, specifically the Botanic Garden Society at the Historic Barns Park is asking Garfield Township to act as the applicant and fiduciary for a 2% grant request to the Grand Traverse Band of Ottawa and Chippewa Indians. The grant would support new interpretive and educational projects in the botanical gardens.

Schmuckal moved and Blood Law seconded to adopt Resolution 2016-20-T, a resolution in support of Tribal Council 2% grant request.

*Yeas: Schmuckal, Blood Law, Agostinelli, Korn
Nays: None*

c. Consideration of bids for demolition of Keystone Road Structure (6:51)

The board is asked to consider a bid to demolish two structures within the Boardman Valley Nature Preserve. The Board had questions about the removal of trees and the recycling of concrete in the bids. Staff will handle the questions and bring this item back for consideration at the next meeting. Board members expressed an interest in walking the property with the parks director.

d. Consideration of Resolution 2016-21-T, a resolution to adopt the Annual Exemption Option as set forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act

Item removed from agenda.

e. PD Report 2016-43 – Consideration of Resolution 2016-22-T, a resolution adopting a revised Fee Schedule covering various Planning, Zoning, Land Use Mapping and License Fees. (6:55)

Korn said that this item is housekeeping in nature and ensured that costs were being covered.

Schmuckal moved and Blood Law seconded to adopt Resolution 2016-22-T, a resolution adopting a revised Fee Schedule covering various

Planning, Zoning, Land Use Mapping and License Fees.

Yeas: Schmuckal, Blood Law, Agostinelli, Korn

Nays: None

f. Consideration of a Sewer and Water Benefits Deferral Agreement between Copper Ridge at Copper Village, LLC and Garfield Township. (6:56)

Agostinelli moved and Schmuckal seconded to approve the Sewer and Water benefits Deferral Agreement between Copper Ridge at Copper Village, LLC and Garfield Township subject to attorney review.

Yeas: Agostinelli, Schmuckal, Blood Law, Korn

Nays: None

9. Public Comment: (7:00)

Kimberly Conaghan, spoke regarding the Traverse City Community Garden.

10. Other Business (7:03)

Census information shows that the township continues to grow.

11. Adjournment 7:06

Korn adjourned the meeting at 7:06pm.

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						
06/09/2016	GEN	34993	0172	EAST BAY TOWNSHIP	SUMMER DEFERRMENT PUBLIC NOTICE	11.08 V
06/09/2016	GEN	34994	0375	FIFTH THIRD BANK	5473785400027192	73.26 V
06/09/2016	GEN	34995	0158	IDS.COM	POSTAGE PRE-PAYMENT	3,055.00 V
06/09/2016	GEN	34996	MISC	LEONARDO'S TREE SERVICE, INC	TREE REMOVAL	930.00 V
06/09/2016	GEN	34997	0568	NORTHERN OFFICE EQUIP	SVC CONTRACT	75.00 V
06/09/2016	GEN	34998	MISC	SOURCE ONE DIGITAL	PARK SIGNAGE	868.32 V
06/09/2016	GEN	34999	0067	TRAVERSE CITY RECORD EAGLE	ADVERTISING	756.00
06/09/2016	GEN	35000	0172	EAST BAY TOWNSHIP	SUMMER DEFERRMENT PUBLIC NOTICE	11.08
06/09/2016	GEN	35001	0375	FIFTH THIRD BANK	5473785400027192	73.26
06/09/2016	GEN	35002	0158	IDS.COM	POSTAGE PRE-PAYMENT	3,055.00
06/09/2016	GEN	35003	MISC	LEONARDO'S TREE SERVICE, INC	TREE REMOVAL	930.00
06/09/2016	GEN	35004	0568	NORTHERN OFFICE EQUIP	SVC CONTRACT	75.00
06/09/2016	GEN	35005	MISC	SOURCE ONE DIGITAL	PARK SIGNAGE	868.32
06/13/2016	GEN	35006	0064	CITY OF TRAVERSE CITY	170975-99310	6.52
06/13/2016	GEN	35007	0087	GRAND TRAVERSE COUNTY ROAD	DUST CONTROL	323.81
06/13/2016	GEN	35008	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	19.57
06/13/2016	GEN	35009	0040	TEMPERATURE CONTROL	PARK DRINKING FOUNTAIN	485.00
06/21/2016	GEN	35010	0071	86TH DISTRICT COURT	THORPE LEHMAN COMPANIES	15.00
06/21/2016	GEN	35011	0071	86TH DISTRICT COURT	GRAND TRAVERSE AUTOGLASS	15.00
06/21/2016	GEN	35012	0053	AFLAC	BQZ32	453.14
06/21/2016	GEN	35013	0921	BATTERIES PLUS OF TRAVERSE CITY	LIGHT BULBS	66.84
06/21/2016	GEN	35014	0848	CLUFF WELL DRILLING COMPANY	SILVER LAKE PARK WELL	11,432.00
06/21/2016	GEN	35015	0375	FIFTH THIRD BANK	5473785478000162	339.96
06/21/2016	GEN	35016	0001	GARFIELD CHARTER TOWNSHIP	HSA	151.15
06/21/2016	GEN	35017	0140	NORTHWEST MICH ASSESSORS	EDUCATION - A. DEHAAN	60.00
06/21/2016	GEN	35018	0181	OLSON, BZDOK, & HOWARD	LEGAL SVCS	2,202.00
06/21/2016	GEN	35019	0151	PALLET PAPERS	PAPER	168.00
06/21/2016	GEN	35020	0036	SMITH HAUGHY RICE & RORGE	90758-113542	1,568.53
06/21/2016	GEN	35021	0509	TEAMSTERS LOCAL 214	UNION DUES	208.00
06/21/2016	GEN	35022	0202	UNITED WAY	UNITED WAY	85.00
06/21/2016	GEN	35023	0142	VERIZON	PHONES	225.40
06/21/2016	GEN	35024	0006	VIAC	DEFERRED COMP	1,854.00
06/22/2016	GEN	35025	0690	FIRST CHRISTIAN CHURCH	PRESIDENTIAL PRIMARY	150.00

GEN TOTALS:

Total of 33 Checks:

Less 6 Void Checks:

Total of 27 Disbursements:

30,610.24

5,012.66

25,597.58



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

June 23, 2016

SUMMARY OF MAY & JUNE BILLINGS FOR APPROVAL FROM GARFIELD TOWNSHIP

I. Developer's Escrow Fund

1. Engineering services for plan review and construction services.

Chelsea Park

Project# 15208 Invoice No. 1520805 Final 375.00

Total 375.00

II. Utility Receiving Fund

1. Engineering, survey and construction consulting services for

Crown Temporary Water Booster Station

Project# 14416 Invoice No. 1441604 3,507.21

2. Engineering and construction services for

Pump Station #3 Upgrades

Project# 15107 Invoice No. 1510705 2,891.40

3. Engineering consulting services for

Meadowlane Mobile Home park

Project# 16029C Invoice No. 160293111 480.00

4. Engineering consulting services for

Brookside (WODA) Watermain Reimbursement / NW Tank Project

Project# 16029C Invoice No. 160293112 295.00

5. Engineering consulting services for

City/Township Water Agreement

Project# 16029C Invoice No. 160293113 1,920.00

6. Engineering consulting services for

Copper Ridge / Mt. Zion

Project# 16029C Invoice No. 160293114 240.00

7. Engineering consulting services for

Sewer Pump Station #1 Rehabilitation

Project# 16029C Invoice No. 160293115 240.00

8. Engineering consulting services for

Arbors

Project# 16029C Invoice No. 160293116 240.00

9. Engineering consulting services for

Cass Road Drainage District

Project# 16029C Invoice No. 160293117 240.00

Total 10,053.61

GRAND TOTAL \$10,428.61

Invoice



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

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

June 22, 2016
Project No: 15208
Invoice No: 1520805

Re: Chelsea Park

Services Performed: Plan review, construction observation, review record drawings and turnover documentation the water main and sanitary sewer extension to service the existing Chelsea Park development.

Project Location: Hartman Road, Traverse City, Garfield Township, Grand Traverse County, Michigan.

Professional Services from October 18, 2015 to June 18, 2016
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Plan Review	1,500.00	100.00	1,500.00	1,500.00	0.00	
Construction	3,000.00	100.00	3,000.00	3,000.00	0.00	
Observation/Inspection						
Close Out/Project Turnover	500.00	100.00	500.00	125.00	375.00	
Total Fee	5,000.00		5,000.00	4,625.00	375.00	
		Total Fee				375.00
				Total this Invoice		\$375.00

Invoice



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 3848 VETERANS DR
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June 22, 2016
 Project No: 14416
 Invoice No: 1441604

Re: Crown Temporary Water Booster Station
 Services Performed: Engineering, survey and construction services for design, topographic survey, bidding, construction administration & observation and close out services of a new temporary water booster station to service the existing Crown development.
 Project Location: Garfield Township, Grand Traverse County, Michigan.

Professional Services from May 1, 2016 to June 18, 2016
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Preliminary Design	5,500.00	100.00	5,500.00	5,500.00	0.00
Final Design	9,000.00	100.00	9,000.00	9,000.00	0.00
Bidding	2,000.00	100.00	2,000.00	2,200.00	-200.00
Construction Administration	2,500.00	80.00	2,000.00	1,200.00	800.00
Construction Observation	5,500.00	50.00	2,750.00	0.00	2,750.00
Close Out	1,000.00	0.00	0.00	0.00	0.00
Total Fee	25,500.00		21,250.00	17,900.00	3,350.00
Total Fee					3,350.00

Reimbursable Expenses

Reproduction					
4/30/2016	TRAVERSE CITY RECORD EAGLE	LEGAL NOTICE REQUEST FOR BIDS			96.40
5/5/2016	MITA	WEBSITE BID ADVERTISEMENT			50.00
Postage/Freight					
4/30/2016	UNITED PARCEL SERVICE	MDEQ/BRIAN THURSTON			10.81
	Total Reimbursables				157.21
Total this Invoice					\$3,507.21

Invoice



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 3848 VETERANS DR
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June 22, 2016
 Project No: 15107
 Invoice No: 1510705

Re: Pump Station #3 Upgrades
 Services Performed: Engineering and construction services for design, bidding, observation, administration and closeout services to upgrade existing pumping station to replace the existing pumps, mechanical, electrical and SCADA telemetry.

Professional Services from May 1, 2016 to June 18, 2016
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Preliminary Design	4,500.00	100.00	4,500.00	4,500.00	0.00
Final Design	7,000.00	100.00	7,000.00	7,000.00	0.00
Bidding Services	2,500.00	100.00	2,500.00	2,500.00	0.00
Construction Observation	3,500.00	50.00	1,750.00	0.00	1,750.00
Construction Administration	4,000.00	50.00	2,000.00	1,000.00	1,000.00
Close Out	2,000.00	0.00	0.00	0.00	0.00
Total Fee	23,500.00		17,750.00	15,000.00	2,750.00
		Total Fee			2,750.00

Reimbursable Expenses

Reproduction					
4/28/2016	MITA		WEBSITE BID ADVERTISEMENT		50.00
4/30/2016	TRAVERSE CITY RECORD EAGLE		LEGAL NOTICE REQUEST FOR BIDS		91.40
	Total Reimbursables				141.40
			Total this Invoice		\$2,891.40

Invoice



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3848 VETERANS DR
TRAVERSE CITY, MI 49684

June 23, 2016
Project No: 16029C
Invoice No: 160293111

Re: General Utilities - Meadowlane Mobile Home Park
Services Performed: General engineering consulting services as detailed below.

Professional Services from May 1, 2016 to June 18, 2016

Professional Personnel

	Hours	Amount
Sr. Project Manager		
HODGES, JENNIFER	4.00	
Meadowlane Mobile Home Park - Water extension cost estimate and DEQ refusal letter to accept existing water system.		
Totals	4.00	
Total Labor		480.00
Total this Invoice		\$480.00



Invoice



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MR CHUCK KORN
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3848 VETERANS DR
TRAVERSE CITY, MI 49684

June 23, 2016
Project No: 16029C
Invoice No: 160293112

Re: General Utilities - Brookside (WODA) / NW Tank Project Watermain Installation Reimbursement

Services Performed: General engineering consulting services as detailed below.

Professional Services from May 1, 2016 to June 18, 2016

Professional Personnel

	Hours	Amount
Sr. Project Manager		
HODGES, JENNIFER	2.00	
Review of invoices / Memo to township.		
Administrative Assistant		
SMITH, VICTORIA	1.00	
Create pay application for WODA reimbursements.		
Totals	3.00	
Total Labor		295.00
		Total this Invoice \$295.00

Invoice



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TRAVERSE CITY, MI 49684

June 23, 2016
Project No: 16029C
Invoice No: 160293113

Re: General Utilities - City/Township Water Agreement Review

Services Performed: General engineering consulting services as detailed below.

Professional Services from May 1, 2016 to June 18, 2016

Professional Personnel

	Hours	Amount
Sr. Project Manager		
HODGES, JENNIFER	16.00	
Compilation of historical water meter usage, create charts, comparison with customer billings. Meeting with city to discuss contract, meters, future improvements and DEQ follow up.		
Totals	16.00	
Total Labor		1,920.00
	Total this Invoice	\$1,920.00



Invoice



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3848 VETERANS DR
TRAVERSE CITY, MI 49684

June 23, 2016
Project No: 16029C
Invoice No: 160293114

Re: General Utilities - Copper Ridge / Mt. Zion Reimbursement

Services Performed: General engineering consulting services as detailed below.

Professional Services from May 1, 2016 to June 18, 2016

Professional Personnel

	Hours	Amount
Sr. Project Manager HODGES, JENNIFER Review of PUD changes and impact on existing utilities.	2.00	
Totals	2.00	
Total Labor		240.00
Total this Invoice		\$240.00

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TRAVERSE CITY, MI 49684

June 23, 2016
Project No: 16029C
Invoice No: 160293115

Re: General Utilities - Sewer Pump Station #1 Rehabilitation

Services Performed: General engineering consulting services as detailed below.

Professional Services from May 1, 2016 to June 18, 2016

Professional Personnel

	Hours	Amount
Sr. Project Manager HODGES, JENNIFER Startup pump #1 on site meeting.	2.00	
Totals	2.00	
Total Labor		240.00
Total this Invoice		\$240.00

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June 23, 2016
Project No: 16029C
Invoice No: 160293116

Re: General Utilities - Arbors

Services Performed: General engineering consulting services as detailed below.

Professional Services from May 1, 2016 to June 18, 2016

Professional Personnel

	Hours	Amount
Sr. Project Manager		
HODGES, JENNIFER	2.00	
Sending Phase I, II and III record drawings to fire dept.		
Totals	2.00	
Total Labor		240.00
		Total this Invoice \$240.00

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Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

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

June 23, 2016
Project No: 16029C
Invoice No: 160293117

Re: General Utilities - Cass Road Drainage District Improvements

Services Performed: General engineering consulting services as detailed below.

Professional Services from May 1, 2016 to June 18, 2016

Professional Personnel

	Hours	Amount
Sr. Project Manager		
HODGES, JENNIFER	2.00	
Drain Commission / Twp. Meeting		
Totals	2.00	
Total Labor		240.00
Total this Invoice		\$240.00



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231.946.5874 
231.946.3703 

June 22, 2016

Charter Township of Garfield
Attn: Chuck Korn
2848 Veterans Drive
Traverse City, MI 49684

RE: Chelsea Park/Avon Drive - Close-out Documents
GFA #15208

Dear Chuck:

The project for Chelsea Park has been completed. Enclosed please find the following items submitted by the contractor in compliance with the contract documents.

- 1) One-Year Maintenance Bond
- 2) Letter of Guarantee
- 3) Affidavit of Completion/Consent of Surety
- 4) Copy of Recorded Easement from 2008. The Bill of Sale would have been executed in 2008 by the Township with aide of your attorney.

The Record Drawings are completed and both paper and CD copies will be delivered to the Grand Traverse County Department of Public Works.

Gourdie-Fraser, Inc. has provided oversight construction observation for this project and hereby verifies that to the best of our knowledge, the contractor has installed the facilities according to the plans and specifications. Based on this information, we recommend that the Township accept the facilities.

If you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,
Gourdie-Fraser, Inc.

Jennifer Hodges, P.E.
Project Manager

Enclosures

cc: John Divozzo, Grand Traverse County DPW

MAINTENANCE BOND

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR (Name and Address):

Elmer's Crane and Dozer, Inc
3600 Rennie School Road
Traverse City, MI 49685

SURETY (Name and Address of Principal Place of Business):

The Cincinnati Insurance Company
6200 S Gilmore Road
Fairfield, OH 45014

OWNER (Name and Address):

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

CONTRACT

Date: May 29, 2015
Amount: \$24,154.00
Project Description (Name and Location): Chelsea Park-Avon Drive Sewer Extension

BOND

Date (1 year from date of Acceptance by the Municipality): June 13, 2016
Amount: \$12,077.00
Bond Number: B1223522

Surety and Contractor, intending to be legally bound hereby, subject to the following terms, to each cause this Maintenance Bond to be duly executed on its behalf by its authorized officer, agent or representative.

KNOW ALL MEN BY THESE PRESENTS,
That we, Elmer's Crane and Dozer Inc

Broad Condos
entered into a Contract with ~~Said Oblige~~ for
Chelsea Park-Avon Drive Sewer Extension--Sewer & Water
in accordance with the General Conditions, the Drawings and Specifications, which Contract is by reference incorporated herein, and made a part hereof, and is referred to as the Contract..

The Cincinnati Insurance Company
as Principal, (hereinafter called Principal), and
as Surety (hereinafter called
Surety), are held and firmly bound into
Charter Township of Garfield

as Oblige (hereinafter called Oblige), in the
penal sum of ^{Twelve Thousand Sevenly} ~~Seven~~ and no/100--
Dollars \$12,077.00 for the
payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents

NOW, THEREFORE, the condition of this obligation is such that, if said Principal shall maintain and remedy any defects due to faulty materials or workmanship, and pay for any damage to other Work resulting therefrom, and additional expense which shall appear within a period of one year(s) from the date of acceptance by the municipality of the Work provided for in the Contract, then this obligation

WHEREAS, said Principal has by written Agreement, dated May 29, 2015

to be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that said Obligee shall give Principal and Surety notice of observed defects with reasonable promptness.

Signed and sealed this 13th day of June, 2016

CONTRACTOR AS PRINCIPAL

Company: (Corp. Seal)
Elmer's Crane and Dozer Inc

SURETY

Company: (Corp. Seal)
The Cincinnati Insurance Company

Signature: [Handwritten Signature]
Name and Title: max ALBETT
Division Manager

Signature: [Handwritten Signature]
Name and Title: Robert G Chapman, attorney-in-fact
(Attach Power of Attorney)

(Space is provided below for signatures of additional parties, if required).

CONTRACTOR AS PRINCIPAL

Company: (Corp. Seal)

SURETY

Company: (Corp. Seal)

Signature: _____ Signature: _____
Name and Title: _____ Name and Title: _____

NOTE: Date of Bond must not be prior to date of Substantial Completion. If Contractor is a Partnership, all partners should execute Bond.

IMPORTANT: Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.

THE CINCINNATI INSURANCE COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY, a corporation organized under the laws of the State of Ohio, and having its principal office in the City of Fairfield, Ohio, does hereby constitute and appoint

David G. Chapman; Robert G. Chapman; Nathan G. Chapman; Marcia J. Miller and/or Cloyd W. Barnes

of Lansing, Michigan its true and lawful Attorney(s)-in-Fact to sign, execute, seal and deliver on its behalf as Surety, and as its act and deed, any and all bonds, policies, undertakings, or other like instruments, as follows: Any such obligations in the United States, up to

Twenty Five Million and No/100 Dollars (\$25,000,000.00)

This appointment is made under and by authority of the following resolution passed by the Board of Directors of said Company at a meeting held in the principal office of the Company, a quorum being present and voting, on the 6th day of December, 1958, which resolution is still in effect:

"RESOLVED, that the President or any Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 7th day of December, 1973.

"RESOLVED, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

IN WITNESS WHEREOF, THE CINCINNATI INSURANCE COMPANY has caused these presents to be sealed with its corporate seal, duly attested by its Vice President this 10th day of May, 2012.



THE CINCINNATI INSURANCE COMPANY

Stephan A. Justice

Vice President

STATE OF OHIO) ss:
COUNTY OF BUTLER)

On this 10th day of May, 2012, before me came the above-named Vice President of THE CINCINNATI INSURANCE COMPANY, to me personally known to be the officer described herein, and acknowledged that the seal affixed to the preceding instrument is the corporate seal of said Company and the corporate seal and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporation.



Mark J. Huller

MARK J. HULLER, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date. Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Secretary of THE CINCINNATI INSURANCE COMPANY, hereby certify that the above is a true and correct copy of the Original Power of Attorney issued by said Company, and do hereby further certify that the said Power of Attorney is still in full force and effect.

GIVEN under my hand and seal of said Company at Fairfield, Ohio.
this 13th day of June, 2016

Scott R. Bolan

Assistant Secretary





LETTER OF GUARANTEE

Date: June 13, 2016

450173-230

Owner: Charter Township of Garfield
3848 Veterans Drive
Traverse City MI 49684

PROJECT NO.

Project: Chelsea Park-Avon Drive Sewer Extension

Gentlemen:

As the Contractor for this Project, I hereby guarantee all materials and equipment furnished and all Work performed on this Project including any restoration Work necessary to be repaired or replaced.

With respect to this Project, to our personal knowledge, all payments have been made and there are no Liens on said system.

This guarantee will remain in effect for a period of one (1) year from the date of acceptance by the Municipality.

Signature:


(Contractor)

Title:

Max A. Bott Division Manager
(Please Print or Type)

Company Name:

Elmer's Crane and Dozer, Inc.
(Please Print or Type)

Address:

P.O. Box 6150 / 3600 Rennie School Rd
Traverse City MI 49696-6150

AFFIDAVIT OF COMPLETION/CONSENT OF SURETY

Elmer's Crane and Dozer, Inc.

Name of Contractor

3600 Rennie School Road, Traverse City, MI 49685

Address of Contractor

being duly sworn, deposes and says that they entered into a Contract with Broad Condos on 05/29/2015, for the Chelsea Park-Avon Dr Sewer Extension Project.

Contractor further says that the said Contract has been completed and all indebtedness incurred by him to Subcontractors, Suppliers, and laborers in their employ has been paid in full. Contractor further says that there are no outstanding or pending Claims, Liens or actions in Law involving this Contract. Contractor further says this affidavit is furnished as an inducement to the Owner to make final payment on said Contract.

WITNESSES:

Kirsten L Bott

Kirsten L. Bott

Print

SIGNED:

Max A. Bott

Max A. Bott

Print

Subscribed and sworn to before me this 13th day of June, 2015.

Marynell Ripmaster

Print Name

Marynell Ripmaster
Notary Public Sign

SEAL

My commission expires: 02/04/2017

CONSENT OF SURETY

We, as Surety on the above-described Contract, hereby give our consent to the payment to the Contractor as indicated.

NAME OF SURETY COMPANY: _____

PERFORMANCE AND PAYMENT BOND NO.: _____

Date: _____

Signed: _____

Name: _____



2008R-04778
 STATE OF MICHIGAN
 GRAND TRAVERSE COUNTY
 RECORDED
 03/18/2008 09:52:02AM
 PAGE 1 OF 11 TXID 74228
 PEGGY HAINES
 REGISTER OF DEEDS

**AMENDMENT TO EASEMENT AGREEMENT RE STORM WATER DRAINAGE
 AND SANITARY SEWER AND WATER SERVICE**

This AMENDMENT TO EASEMENT AGREEMENT is made this 3 day of March, 2008 by and between GT DEVELOPMENT CO., L.L.C., a Michigan limited liability company, whose address is P. O. Box 473, Petoskey, Michigan 49770 ("GT Development"), as the owner of certain land located in Garfield Township, Grand Traverse County, Michigan, and CHELSEA PARK CONDOMINIUM ASSOCIATION, a Michigan non-profit corporation, whose address is 4144 U.S. 31, Petoskey, Michigan 49770 (the "Association") and GT Development in its capacity as the developer of a certain condominium known as "Chelsea Park Condominium".

RECITALS:

A. The Association has been established by GT Development as a Michigan non-profit association for the purpose of administering the common affairs and common elements of Chelsea Park Condominium, a residential condominium (the "Condominium") located in Garfield Township, Grand Traverse County, Michigan and created by the recording of a certain Master Deed of Chelsea Park Condominium as Instrument No. 2004C-00027 (73 pages), Grand Traverse County Records; said Condominium being identified as Grand Traverse County Condominium Subdivision Plan No. 238. GT Development caused the recording of the aforesaid Master Deed and is the "developer" of the Condominium as that term is defined in the Michigan Condominium Act, P.A. 59 of 1978, as amended (the "Condominium Act"). GT Development has expanded the Condominium by the recording of a certain First Amendment to Master Deed (the "First Amendment") as Instrument No. 2005C-00029 (16 pages), Grand Traverse County Records. The Condominium and the land included therein is legally described in the attached Exhibit A.

B. On April 6, 2005, GT Development and the Association caused a certain Easement Agreement re Storm Water Drainage and Sanitary Sewer and Water Service (the "Original Easement Agreement") to be recorded as Instrument No. 2005R-07056 (13 pages), Grand Traverse County Records, for purposes of creating easements for the benefit of the Condominium over, across and under land then owned by GT Development for the use and maintenance of certain storm water drainage facilities (including detention basins) and water mains and sanitary sewer lines and related facilities. The land burdened by the easements established by the Original Easement Agreement comprised two parcels of land, both of which were designated as land that could be added to the Condominium pursuant to the above described Master Deed, with the two parcels being referred to in the Original Easement Agreement as the "Burdened Parcel", including "Parcel A" comprising 25.97 acres and "Parcel B" comprising 24.39 acres.

C. With the recording of the above referenced First Amendment to Master Deed, GT Development expanded the Condominium to include 2.71 acres of the "Burdened Parcel" referred to in the Original Easement Agreement as "Parcel A", with the remainder of "Parcel A" comprising 23.26 acres of land located adjacent to the Condominium; said land being legally described in the attached Exhibit B and referred to therein as "Burdened Parcel A".

A owned by GT Development. The portion of Burdened Parcel A previously encumbered by the replaced and superseded portion of the Sanitary Sewer Easement Area shall no longer be encumbered by said easement.

3. Continuing Effect of Original Easement Agreement. Except for the modifications to the Water System Easement Areas and the modifications and correction to the Sanitary Sewer Easement Areas effected by this Amendment to Easement Agreement, the Original Easement Agreement and all of the rights, benefits, obligations and encumbrances therein established and provided for shall remain in full force and effect. This Amendment to Easement Agreement does not change or in any way affect the easements granted and conveyed over Burdened Parcel B in the Original Easement Agreement.

IN WITNESS WHEREOF, the parties have executed this Amendment to Easement Agreement as of the day and year first above written.

WITNESSES:

"GT Development"

GT DEVELOPMENT CO., L.L.C., a Michigan limited liability company

Anne Hawkins

By:

John R. Watson

John R. Watson, Trustee of The John R. Watson Revocable Inter Vivos Trust u/a/d April 23, 1997, as amended
Its: Member

"Association"

CHELSEA PARK CONDOMINIUM ASSOCIATION, a Michigan non-profit corporation

Anne Hawkins

By:

John R. Watson

John R. Watson
Its: President

[Notaries contained on next page.]

EXHIBIT A¹

THE "CONDOMINIUM"

Land located in Garfield Township, Grand Traverse County, Michigan and described as follows:

Units 1 through 48, both inclusive, Chelsea Park Condominium, a residential condominium established by the recording of the Master Deed thereof at Instrument Number 2004C-00027 (73 pages), Grand Traverse County Records and designated as Grand Traverse County Condominium Subdivision Plan No. 238, and all of the common elements appurtenant thereto; with the aforesaid Master Deed being amended by the recording of the First Amendment to Master Deed at Instrument Number 2005C-00029 (16 pages), Grand Traverse County Records.

The land included in the aforesaid Condominium is described by metes and bounds as follows:

Land located in Garfield Township, Grand Traverse County, Michigan and described as follows:

Part of the South half of the Southeast 1/4 of Section 21, Township 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the Southeast Corner of said Section 21; thence along the South line of said section and centerline of Hartman Road N88°27'21"W 1318.82 feet to the East 1/8 line of said section and the Point of Beginning; thence continuing along said line N88°27'21"W 489.48 feet; thence N01°16'27"E 33.00 feet; thence S88°27'21"E 79.96 feet; thence N01°38'09"E 102.78 feet; thence N49°05'11"E 140.06 feet; thence N02°15'46"E 84.50 feet; thence N49°15'42"W 67.13 feet; thence N30°04'58"E 47.32 feet; thence North 47.22 feet; thence S89°45'06"E 317.60 feet; thence 195.71 feet along the arc of a 354.00 foot radius curve to the left, the chord of which bears N74°24'38"E 193.22 feet; thence N58°34'21"E 242.64 feet; thence 29.47 feet along the arc of a 275.00 foot radius curve to the right, the chord of which bears N61°38'35"E 29.46 feet; thence N64°42'49"E 13.53 feet; thence S28°13'19"E 247.02 feet to a traverse line along the North side of an existing creek; thence along said traverse line S63°37'03"W 216.06 feet; and S82°18'11"W 346.62 feet to the East 1/8 line of said Section 21; thence along said 1/8 line S00°59'08"W 291.71 feet to the Point of Beginning, containing 275,484 square feet or 6.32 acres of land, more or less. The sidelines of the parcel herein described extend to the center thread of the existing unnamed creek with full riparian rights thereon. AND

Part of the South half of the Southeast 1/4 of Section 21, Township 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the Southeast Corner of said Section 21; thence along the South line of said section and centerline of Hartman Road N88°27'21"W 1318.82 feet to the East 1/8 line of said section; thence along said 1/8 line N00°59'08"E 291.71 feet; thence N82°18'11"E 346.62 feet; thence N63°37'03"E 216.06 feet to the Point of Beginning; thence N28°13'19"W 247.02 feet; thence N08°25'19"W 123.55 feet; thence N01°42'25"E 167.13 feet; thence S88°36'13"E 280.32 feet; thence S28°42'17"E 97.68 feet; thence 182.85 feet along the arc of a 535.00 foot radius curve to the right, the chord of which bears S51°09'55"W 181.96 feet; thence S28°13'19"E 244.65 feet to a traverse line along the North side of an existing creek; thence

¹ The legal description of the Condominium and the land included therein has been revised from the description attached as Exhibit A to the Original Easement Agreement to reflect the subsequent expansion of the Condominium by the recording of the First Amendment to Master Deed.

EXHIBIT B**"BURDENED PARCEL A"²**

Land located in Garfield Township, Grand Traverse County, Michigan and described as follows:

Part of the South half of the Southeast 1/4 of Section 21, Township 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the South 1/4 Corner of said Section 21; thence along the North-South 1/4 line of said section N00°58'14"E 1323.32 feet to the South 1/8 line of said section; thence along said 1/8 line S88°27'27"E 1145.58 feet to the Point of Beginning; thence continuing along said 1/8 line S88°27'27"E 1492.75 feet to the East line of said section; thence along said East line S01°00'01"W 149.81 feet to a traverse line along the North side of an existing creek; thence along said traverse line on the following five (5) courses: S57°23'17"W 102.19 feet; S43°20'28"W 212.63 feet; S16°36'54"W 210.47 feet; S56°30'52"W 304.86 feet; and S63°37'03"W 279.39 feet; thence N28°13'19"W 244.65 feet; thence 182.85 feet along the arc of a 535.00 foot radius curve to the left, the chord of which bears N51°09'55"E 181.96 feet; thence N28°42'17"W 97.68 feet; thence N88°36'13"W 280.32 feet; thence S01°42'25"W 167.13 feet; thence S08°25'19"E 123.55 feet; thence S64°42'49"W 13.53 feet; thence 29.47 feet along the arc of a 275.00 foot radius curve to the left, the chord of which bears S61°38'35"W 29.46 feet; thence S58°34'21"W 242.64 feet; thence 195.71 feet along the arc of a 354.00 foot radius curve to the right, the chord of which bears S74°24'38"W 193.22 feet; thence N89°45'06"W 317.60 feet; thence NORTH 520.96 feet; thence N66°03'20"E 237.01 feet; thence N23°56'40"W 117.55 feet; thence N01°32'33"E 148.37 feet to the Point of Beginning, containing 23.26 acres of land, more or less. Subject to all applicable building and use restrictions, and easements, if any, affecting the premises.

Note: Excluded from the real property included in Burdened Parcel A is an undivided fifty percent of all oil, gas and minerals in and to the land included in said parcels; said interest in oil, gas and minerals having been retained by Francis W. McManus as Trustee of the Francis W. McManus Trust dated May 9, 1994 and by Leona M. McManus as Trustee of the Leona M. McManus Trust dated May 9, 1994 pursuant to and subject to the limitations set forth in a certain Warranty Deed dated May 3, 2004 from the aforesaid Francis and Leona McManus as Trustees of their respective Trusts to the Developer, said Warranty Deed being recorded as Instrument No. 2004R-05308 (Pages 1 through 3), Grand Traverse County Records.

Further Note: Also excluded from the real property included in Burdened Parcel A is all right, title and interest in (a) all of the mineral estate, including all oil, gas and other hydrocarbons, and (b) all of the subsurface strata, formations and horizons more than fifty (50') feet below the surface to the top of the precambrian formation in and underlying the parcel of land described above, all of said right, title and interest being reserved to and by GT Development to the extent said mineral estate and subsurface strata, formations and horizons are not included in the undivided 50% of all oil, gas and minerals reserved in the above described McManus Deed. The mineral estate and right, title and interest to the subsurface hereby reserved to GT Development is limited to the extent that neither GT Development nor any successor or assign of the GT Development with respect to such subsurface rights shall have any right to use any part of the surface of said land described down to a depth of fifty feet to exploit, make use of, or otherwise exercise any of the subsurface rights

² The legal description of Burdened Parcel A has been revised from the description of the same parcel set forth in Exhibit B to the Original Easement Agreement to reflect the expansion of the Condominium by the recording of the First Amendment to Master Deed.

EXHIBIT D

THE "WATER SYSTEM EASEMENT AREAS"

Land located in Garfield Township, Grand Traverse County, Michigan, described as follows:

Part of the South half of the Southeast 1/4 of Section 21, Township 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the Southeast Corner of said Section 21; thence along the East line of said section N01°00'01"E 1288.72 feet to the Point of Beginning; thence 10.00 feet each side of and coincident with the following described centerline: N88°39'50"W 275.93 feet; thence S45°00'00"W 166.37 feet; thence S82°09'33"W 77.95 feet; thence N88°30'00"W 21.35 feet to Reference Point "A"; thence continuing along the same line N88°30'00"W 20.00 feet to the Point of Ending.

ALSO: Beginning at Reference Point "A"; thence 10.00 feet each side of and coincident with the following described centerline: S01°30'00"W 66.95 feet to Reference Point "B"; thence continuing along the same line S01°30'00"W 100.49 feet; thence S31°55'53"W 66.27 feet; thence S39°30'31"W 52.75 feet; thence S47°05'10"W 162.33 feet; thence 19.31 feet along the arc of a 179.98 foot radius curve to the right, the chord of which bears S53°56'02"W 19.30 feet to Reference Point "C"; thence continuing 10.56 feet along the arc of the same 179.98 foot radius curve to the right, the chord of which bears S58°41'17"W 10.56 feet; thence S64°11'35"W 202.91 feet; thence S58°32'07"W 167.47 feet to Reference Point "D"; thence continuing along the same line S58°32'07"W 15.27 feet to Reference Point "E"; thence continuing along the same line S58°32'07"W 125.79 feet; thence 200.07 feet along the arc of a 363.19 foot radius curve to the right, the chord of which bears S74°37'19"W 197.55 feet; thence N87°04'02"W 93.68 feet to Reference Point "F"; thence N86°49'48"W 41.05 feet to Reference Point "G"; thence S01°22'50"W 68.23 feet; thence S50°18'00"W 89.99 feet; thence SOUTH 93.00 feet; thence S43°57'50"W 80.74 feet to Reference Point "H"; thence continuing along the same line S43°57'50"W 70.96 feet; thence WEST 133.00 feet to Reference Point "J"; thence SOUTH 86.72 feet to the Point of Ending.

ALSO: Beginning at Reference Point "B"; thence 10.00 feet each side of and coincident with the following described centerline: N88°01'45"W 16.26 feet to the Point of Ending.

ALSO: Beginning at Reference Point "C"; thence 10.00 feet each side of and coincident with the following described centerline: N31°13'20"W 16.34 feet to the Point of Ending.

ALSO: Beginning at Reference Point "D"; thence 10.00 feet each side of and coincident with the following described centerline: N05°13'56"E 44.35 feet; thence N03°08'23"E 95.29 feet; thence N13°00'45"E 102.33 feet; thence N00°19'34"W 132.13 feet; thence N03°04'24"E 46.85 feet to the Point of Ending.

ALSO: Beginning at Reference Point "E"; thence 10.00 feet each side of and coincident with the following described centerline: N31°27'53"W 16.28 feet to the Point of Ending.

ALSO: Beginning at Reference Point "F"; thence 10.00 feet each side of and coincident with the following described centerline: N02°41'51"E 15.21 feet to the Point of Ending.

ALSO: Beginning at Reference Point "G"; thence 10.00 feet each side of and coincident with the following described centerline: N01°22'50"E 45.16 feet to the Point of Ending.

ALSO: Beginning at Reference Point "H"; thence 10.00 feet each side of and coincident with the following described centerline: S46°02'10"E 20.00 feet to the Point of Ending.

EXHIBIT E

THE "SANITARY SEWER EASEMENT AREAS"

Land located in Garfield Township, Grand Traverse County, Michigan, described as follows:

Part of the South half of the Southeast 1/4 of Section 21, Township 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the Southeast Corner of said Section 21; thence along the East line of said section N01°00'01"E 1300.72 feet to the Point of Beginning; thence 10.00 feet each side of and coincident with the following described centerline: N88°39'50"W 281.00 feet; **thence S45°00'00"W 152.11 feet; thence S79°56'27"W 89.74 feet** to Reference Point "A"; thence N88°30'00"W 20.00 feet to the Point of Ending.

ALSO: Beginning at Reference Point "A"; thence 10.00 feet each side of and coincident with the following described centerline: S01°30'00"W 198.46 feet; thence S31°30'00"W 87.82 feet; thence S47°02'07"W 239.15 feet; thence S64°11'35"W 219.06 feet; thence S58°32'07"W 201.42 feet to Reference Point "B"; thence S63°03'47"W 348.05 feet to the Point of Ending.

ALSO: Beginning at Reference Point "B"; thence 10.00 feet each side of and coincident with the following described centerline: **N06°15'42"W 39.49 feet; thence N08°35'24"E 239.17 feet; thence N00°45'49"E 192.54 feet to the Point of Ending.**

Note: The metes and bounds set forth in bold type in the first of the three descriptions set forth above represents a correction to the easement area description as set forth in Exhibit E to the Original Easement Agreement to bring the description into conformance with the intended location of the easement area. The metes and bounds set forth in bold type in the third of the three descriptions set forth above reflect modifications to the location of the easement area.



June 23, 2016

Mr. Chuck Korn, Supervisor
The Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Re: Lone Tree Site Condominium Parcels 122 & 123 sanitary sewer closeout

Dear Mr. Korn:

Per your request, we have completed a review of closeout documentation for the above referenced project provided to our office by Gourdie Fraser (GFA). Enclosed please find the following documents submitted by GFA:

1. Copies of permits including Part 41, NPDES notice of coverage, and GT County SESC permit.
2. Construction daily reports and density tests
3. Manhole checklist reports
4. Sewer service lead reports
5. TV inspection DVD and reports from 5-13-2016
6. Affidavit of Completion (copy of recorded)
7. Information for Bill of Sale
8. Grant of Easement (copy of recorded)
9. Record drawings

As you know, this is an old project that was constructed in 2006 but never formally turned over to Garfield Township. It is our understanding that because of this, the Township, Department of Public Works, and GFA agreed that the above items were required for close out documentation. Given the period of time between construction and now, the typical Maintenance Bond and Letter of Guarantee would not be required.

Paper copies of each of the above noted items will be delivered to the Garfield Township offices and the Grand Traverse County Department of Public Works.

Our review of the provided documentation finds that it appears to be in order and acceptable. It is also noted that cleaning and televising of the sewer and leads was completed on June 10, 2016. Copies of the reports and DVD's from that operation were provided directly to the DPW and Mr. Sam Tyson has indicated he reviewed the videos and reports and the sewer and leads were clean and acceptable.

Based on the information provided and discussed in this letter, Garfield Township acceptance of the sanitary sewer facilities constructed for Lone Tree Site Condominium Parcels 122 & 123 is recommended.

Mr. Korn
June 23, 2016
Page 2

Please feel free to contact our office if you have any questions or we can be of further assistance.

Sincerely,

GOSLING CZUBAK



Robert M. Verschaeve, P.E.
Project Manager

Cc: John Divozzo, GT Co. DPW
Jennifer Hodges, GFA
Dan Stoudt
Sean McCardel

P:\2016115001.01\Docs\Sewer closeout review.docx



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



STEVEN E. CHESTER
DIRECTOR

July 29, 2005

Mr. Ronald Walters
Lone Tree Development, L.L.C.
830 East Front Street
Suite #3
Traverse City, Michigan 49686

SUBJECT: MIR108917 Lone Tree Site Condominium
Authorization to discharge Storm Water from Construction Activities under the
National Pollutant Discharge Elimination System (NPDES).

This is to acknowledge that the Michigan Department of Environmental Quality received your complete Notice of Coverage form and \$400 fee. On **July 18, 2005**, you became authorized, under NPDES, to discharge storm water from your construction activities at **Lone Tree Site Condominium**. The NPDES number for this site is **MIR108917**. Please refer to this number in all future correspondence with the Department of Environmental Quality concerning this permit.

Please be advised that the authorization to discharge requires that the soil erosion and sedimentation controls be under the supervision of a state certified storm water operator. A copy of Michigan's Permit-by-Rule can be found on the DEQ website at www.michigan.gov/deq, click on **Water** (left hand side), then click on **Surface Water**, and then click on **Storm Water**. These requirements must be followed during the entire period of your storm water discharge authorization.

This authorization to discharge storm water under Michigan's Permit-by-Rule terminates five years from the Notice of Coverage date or when the Soil Erosion and Sedimentation Control (Act 451, part 91) permit for the site is terminated or revoked, or for an Authorized Public Agency, when the construction site has been stabilized in accordance with the approved plan for that agency. A **Notice of Termination** form must be submitted to terminate coverage under permit-by-rule. The Notice of Termination form cannot be submitted until the permit issued under Act 451, part 91 has been expired, revoked, or terminated. A copy of this form can also be accessed at the website indicated above.

If you have any questions about your authorization to discharge storm water, please contact me at: Water Bureau, P.O. Box 30438, Lansing, MI, 48909; or call me.

Sincerely,

Mark Fife, Storm Water Coordinator
Water Bureau
517-241-8993

Enclosures

cc: Grand Traverse County Drain Commissioner

P E R M I T

SOIL EROSION & SEDIMENTATION CONTROL (Part 91, 1994 PA 451, as amended)
GTC SOIL EROSION & STORMWATER RUNOFF CONTROL ORDINANCE OF 2003

GRAND TRAVERSE COUNTY
DRAIN COMMISSIONER'S OFFICE
2650 LAFRANIER RD
TRAVERSE CITY MI 49686
Phone # (231) 995-6042

Permit #: 18379
Issued: 5/26/2005
Expires: 5/18/2006
Fee: 960
Receipt #: 30228

Owner:
LONE TREE SITE CONDO
830 E FRONT, #3 ST
TRAVERSE CITY MI 49686

Applied: 5/18/2005

Contractor/On-Site responsible person:

DEQ Permit #:

Issue Date:

Under the provisions of Part 91 of Act 451 of 1994 and/or the GTC Stormwater Ordinance of 1992, authority is hereby granted to make the following earth changes:

RESIDENTIAL DEVELOPMENT

Located at: NORTH LONG LAKE RD OFF NORTH LONG LAKE RD
In GARFIELD Township, Section 7 Town 27 Range 11 Lot #
Sub:
Property Tax #: 28 - 05 - 007 - 022 - 00

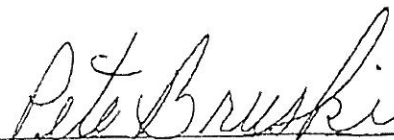
Work to be done under authority of this permit is subject to the following special instructions and requirements:

The submitted site drainage/stormwater detention plans (5/20/2005) have been approved by this office. Follow all specific erosion control measures shown on the plans. Pay particular attention to erosion control notes. Install drainage system components as detailed on the plan and be sure all basins meet or exceed required volumes. Upon completion of system construction your design engineer must check the work and provide written verification it meets or exceeds the minimum plan specifications and runoff is properly directed to each basin.

Stabilize all bare disturbed soil areas per plan notes.

A stormwater system maintenance agreement must be included in the master deed and drainage easements shown on its exhibits. Provide a recorded copy of these sections to this office before this permit can be closed.

Call this office for a final inspection when all the above items have been completed.



Signature

THIS PERMIT MUST BE POSTED AT THE PROJECT SITE



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER DIVISION

PERMIT APPLICATION FOR WASTEWATER SYSTEMS
(CONSTRUCTION - ALTERATION - ADDITION OR IMPROVEMENT) AS DESCRIBED HEREIN
Required under the Authority of Part 41, Act 451, PA 1994 as amended

This application becomes a Part 41 Permit only when signed and issued by authorized DEQ Staff.
See instructions below for completion of this application.

Permit Number (DEQ use only) 043035		Date of Issuance (DEQ use only) July 1, 2004	
1. Municipality or Organization, and Address which will own the wastewater facilities to be constructed. This permit is to be issued to: Mr. Lee Wilson - Supervisor Charter Township of Garfield 3848 Veterans Dr. Traverse City, MI, 49684		Permit Stamp Area (DEQ use only) WASTEWATER CONSTRUCTION PERMIT AUTHORIZED IN ACCORDANCE WITH ACT 451 PA, 1994, PART 41 PERMIT NUMBER 043035 JUL 01 2004	
2. Owner's Contact Person (provide name for questions): Contact: <u>Lee Wilson</u> Phone: <u>231-941-1620</u>		MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY	
3. Project Name (Provide phase number if project is segmented) Lone Tree Site Condominium Parcels 122 & 123	4. Project Location Township of Garfield	5. County (location of project) Grand Traverse County	

ISSUED UNDER THE AUTHORITY OF THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY

Enclosed: Plans & Specs
Gd. Traverse County Health Dept.
Gourdie Fraser Associates, w/enc.

Reviewed and
Issued by: Brian W. Jankowski
Brian W. Jankowski, P.E.

~~Reviewed by:~~ _____

If this box is marked see attached special conditions.

Instructions: Complete items 1 through 5 below and 6 through 27 on the following pages of this application. Print or type all information except for signatures. Mail completed application, plans and specifications, and any attachments to the Michigan Department of Environmental Quality District Office having jurisdiction in the area of the proposed construction.

Please Note:

- this PERMIT only authorizes the construction, alteration, addition or improvement of the wastewater system described herein and is issued solely under the authority of Part 41 of Act 451, PA 1994, as amended. Depending on the specific conditions of the project other permits from this Department or other governmental agencies may be required.
- this PERMIT expires two (2) years after the date of issuance in accordance with rule 299.2939(2) of the General Rules of Michigan Department of Environmental Quality unless construction has been initiated prior to expiration.
- noncompliance with the conditions of this permit and the requirements of the Act constitutes a violation of the Act.
- applicant must give notice to public utilities in accordance with Act No. 53 of the Public Acts of 1974 (MISS DIG), being Section 460.701 to 460.718 of the Michigan Compiled Laws, and comply with each of the requirements of that Act;
- all earth changing activities must be conducted in accordance with the requirements of the Soil Erosion and Sedimentation Control Act, Part 91 of Act 451, PA 1994, as amended;
- all construction activity impacting wetlands shall be conducted in accordance with the Wetland Protection Act, Part 303 of Act 451, PA 1994, as amended;
- intentionally providing false information in this application constitutes fraud which is punishable by fine and/or imprisonment.

Continue application on following pages



Michigan Department of Environmental Quality
 Permit Application for Wastewater Systems (Continued)

Facilities Description – In the space below provide a detailed description of the proposed project. Applications without adequate facilities descriptions will be returned. SEE EXAMPLES BELOW. Use additional sheets if needed.

Installation of approximately 305 lineal feet of 8-inch sanitary sewer truss pipe and associated leads. Commencing at the existing manhole No. 1481 along Lone Pine Drive approximately 50 feet north of the intersection of Rosewood Drive, running easterly and terminating at a new manhole No.1481A.

EXAMPLES – EXAMPLES – EXAMPLES – EXAMPLES – EXAMPLES – EXAMPLES

Sanitary Sewers and/or Force Mains	250 feet of 10-inch sanitary sewer in Mark Avenue between John and Lincoln Streets. OR 250' of 10" sewer in an easement from the intersection of Mark Avenue and John Street to the north.
Pumping Stations	A submersible (wetwell/drywell, suction lift, etc.) station rated for 250 gpm at a TDH of 34' located at the northeast corner of Mark Avenue and Lincoln Street, and equipped with two pumps, backup power, pump around capability, and all other equipment as required for proper operation.
Wastewater Treatment Facilities	A 10 million gpd (avg. flow) facility located at the north end of Ronald Street including a 2.0 million gallon equalization basin, six 0.5 million gallon primary clarifiers, four 0.75 million gallon aeration basins with fine bubble aerators, four 0.8 million gallon circular secondary clarifiers, ultraviolet disinfection, and all necessary appurtenances and piping as shown on the plans and described in the specifications for the proper operation of the treatment facility and to provide a discharge quality in compliance with the facility's discharge permit.



Michigan Department of Environmental Quality
Permit Application for Wastewater Systems (Continued)

General Project Information – Complete all boxes below.

<p>7. Design engineer's name, engineering firm, address, phone number, and email address: <u>Joseph H. Elliott, P.E. jelliott@gourdiefraser.com</u> <u>Gourdie-Fraser, Inc. 231-946-5874</u> <u>123 W. Front St., Traverse City, MI 49684</u></p>	<p>8. Indicate who will prepare "as-built" plans for this project: <input checked="" type="checkbox"/> Design Engineer in Box 7. <input type="checkbox"/> Name, organization, address, and phone number: _____</p>
<p>9. Indicate who will provide project construction inspection: <input checked="" type="checkbox"/> Engineering firm listed in Box 7. <input type="checkbox"/> Name, organization, address, and phone number: _____</p>	<p>10. Is ground water dewatering expected for this project? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, provide dewatering specifications. If YES, will water wells or water bodies be impacted? <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>11. To which wastewater collection system will the project connect? <u>Garfield Township</u></p>	<p>12. To which wastewater treatment system will the project connect? <u>Traverse City</u> The discharge is to <input type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Surface Water</p>
<p>13. Will this project be within 50 ft. of a private water well? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, locate on plans.</p>	<p>14. Will this project be within 200 ft of a public water well? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, locate on plans.</p>
<p>15. Is the project construction activity within a wetland (as defined by 30301(d) of Part 303 of Act 451, PA 1994)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, attach a copy of wetland permit.</p>	<p>16. Is the project construction activity within a 100 year flood plain (as defined by Part 31 of Act 451, PA 1994 and the associated Administrative Rules)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, attach a copy of flood plain permit.</p>
<p>17. Is the project construction activity below the ordinary high water mark of an inland lake or stream (as defined by 30101(e) of Part 301 of Act 451, PA 1994)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, describe the location and identify which facilities are below the ordinary high water mark: _____</p>	<p>18. Is the project construction activity within 500 ft. of a lake, reservoir, or stream? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, either attach a copy of the Soil and Erosion Control Permit <u>or</u> indicate if the owner listed in box 2 of this application is an Authorized Public Agency (section 10 of Part 91, act 451, PA 1994) <input type="checkbox"/> Owner is APA.</p>
<p>19. Will the proposed construction activity be part of a project involving the disturbance of five (5) or more acres of land? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, is this activity regulated by the National Pollutant Discharge Elimination System storm water regulations? <input type="checkbox"/> YES: Attach a copy of the NPDES Authorization to discharge storm water from construction activities. <input type="checkbox"/> NO: Describe why activity is not regulated: _____ Please contact 517-241-8993 with questions regarding the applicability of the storm water regulations.</p>	
<p>20. Is the project in or adjacent to a site of soil or groundwater contamination? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, attach a copy of a plan acceptable to the DEQ for handling contaminated soils and/or groundwater disturbed during construction. Contact the local DEQ office for listings of Michigan sites of environmental contamination.</p>	

Receiving Sewer System Capacity – Enter flow rates and select units (for sewer system projects).

21. What is the total capacity of the existing outlet sewer?	<u>1,596</u>	(gpm)
22. What is the current peak hour flow into the existing outlet sewer?	<u>166.9</u>	(gpm)
23. What is the design capacity (capacity with largest pump out of service) of the existing downstream pumping station?	<u>6,200</u>	(gpm)
24. What is the current peak hour flow into the existing downstream pumping station?	<u>1,371.9</u>	(gpm)

Overflows and Basement Flooding – For proposed sewer system projects mark all boxes that apply

<p>25. Has the downstream collection system overflowed or flooded basements in the past five years? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, attach a listing of such events in the past five years including date, location, cause, and corrective action taken.</p>
<p>26. Has the downstream collection system owner entered into an agreement satisfactory to the Department to address sanitary sewer overflows and basement floodings? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, enter agreement name and number: _____.</p>



Michigan Department of Environmental Quality
Permit Application for Wastewater Systems (Continued)

27. **Owner's Certification** The owner of the proposed facilities or the owner's authorized representative shall complete the owner's certification.

OWNER'S CERTIFICATION

I, Lee F. Wilson (name), acting as the Supervisor (title/position) for Charter Township of Garfield (entity owning proposed facilities) certify that the information provided in this application is true and accurate to the best of my knowledge. Also, I certify that this proposed project as detailed in the Plans and Specifications submitted under this application is in compliance with the requirement of Part 41 of Act 451 (PA 1994, as amended) Rule 41(a) which states that "Proper devices are or will be available and are in satisfactory operation for the collection, transportation and treatment before discharge into any public watercourse, lake, drain, ditch or groundwater, of the sewage or wastes collected or conveyed by such systems, or a definite program or agreement satisfactory to the Department leading to the construction and operation of such collection, transportation or treatment devices shall have been officially adopted by the applicant for such permit and filed in the offices of the Department."

Signature

Date

Phone

28. **NON GOVERNMENTAL OWNERSHIP** If the owner of the proposed facilities is **not a governmental agency** this application must be accompanied by a program to ensure continued proper operation and maintenance of the system. The program may be one of the following:

- A. A resolution from the local governmental agency stating that the local governmental agency shall assume responsibility for the effective and continued operation and maintenance of the proposed sewerage system if the owner of the proposed sewerage system in any way fails to perform in this capacity; and a copy of contractual or other arrangements between the owner of the proposed sewerage system and the local governmental agency which provides for the continuity of service.
- B. A program that includes establishment of a legal entity to own the proposed facilities, a perpetual operation and maintenance fund in escrow, and a covenant running with the land for each parcel in the development which establishes a financial land owner responsibility for continued proper operation and maintenance. Please contact the local DEQ office to obtain a copy of the policy and guidance for non-governmentally owned wastewater facilities.

Please confirm your application is complete by using the following CHECKLIST. Your cooperation will reduce DEQ review time and speed permit issuance. INCOMPLETE OR INADEQUATE APPLICATIONS WILL BE RETURNED.

<input type="checkbox"/> Boxes 1 to 27 of the application have been completed.	<input type="checkbox"/> Owner's certification is signed and dated (box 27).
<input type="checkbox"/> Submit project final plans and specifications sealed by a Professional Engineer licensed in Michigan	<input type="checkbox"/> If project is in a contaminated area provide a copy of the plan for the proper handling of contamination (box 20)
<input type="checkbox"/> Attach a detailed basis of design. Use form EQP 4600A (page 5) or a document providing same as required by Rule 35(3) of the Rules of Part 41 of Act 451, PA 1994.	<input type="checkbox"/> Attach a copy of the resolution for non-governmental projects (see 27 A).
<input type="checkbox"/> Attach other DEQ and other governmental permits (boxes 15, 16, 18 and 19).	<input type="checkbox"/> Attach a copy of the program for continued operation and maintenance of non-governmental projects (see 28).

REMINDER: Upon completion of the project, a construction certification statement must be submitted to the DEQ office which issued the permit. A sample certification statement is attached to this application (Form EQP4600B - page 6)



Gourdie-Fraser

Municipal | Development | Transportation

123 W. Front St.
Traverse City, MI 49684
231-946-5874 Ph
231-946-3703 Fax
www.gourdiefrazier.com

CONSTRUCTION DAILY REPORT

PROJECT Lone Tree JOB NUMBER 04565
 CONTRACTOR Molon WEATHER SUNNY
 SUBCONTRACTOR PCS TEMP: HIGH 60 LOW _____

<u>Marty Alley</u>	<u>Joe Elliott</u>	<u>Thursday</u>	<u>9-14-06</u>	
Representative's Signature	Project Engineer	Day	Date	Report No.

Sketches, Computations, Remarks, Etc.:

Arrived onsite @ 7:30 AM
 Molon and PCS onsite for video taping
 and mandrel on SAN. SLUR from man hole
 # 1481A to # 1481. Rosewood dr.



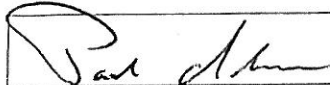
Gourdie-Fraser

Municipal | Development | Transportation

123 W. Front St.
Traverse City, MI 49684
231-946-5874 Ph
231-946-3703 Fax
www.gourdiefraser.com

CONSTRUCTION DAILY REPORT


PROJECT Lone Tree JOB NUMBER 04565
 CONTRACTOR Molon WEATHER Sunny - 80°
 SUBCONTRACTOR X TEMP: HIGH 80° LOW 55°

	<u>Joe Elliott</u>	<u>Wednesday</u>	<u>8-16-06</u>	<u>3</u>
Representative's Signature	Project Engineer	Day	Date	Report No.

Sketches, Computations, Remarks, Etc.: Office 7:30 A.M. Discussed site with Marty. Randy wants to know elevation of hub, and cuts for 6" sewer leads. Marty to call me on site. Crew started 69' out of existing manhole # 1481 working East toward # 1481 A. Molon using trench box for trench safety. Computing pipe and using clean fill 4' over pipe. Finding good sand in trench. Crew again installing SDR 35, not truss pipe as shown on plans. Randy Weber said they changed grades lower. Marty called 11:45 A.M. Grades on prints for finished floor are good. Randy will figure to leave 11' below F.F. at end of lead. Took 2nd set of samples

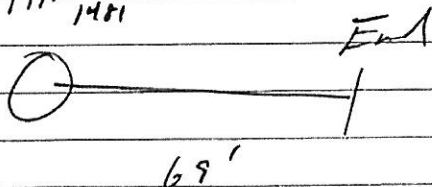
CONSTRUCTION DAILY REPORT

PROJECT Lone Tree Site Condo's JOB NUMBER 04565
 CONTRACTOR Molon WEATHER Sunny ☉
 SUBCONTRACTOR X K&H Coring TEMP: HIGH 80° LOW 66°

	Joe Elliott	Tuesday	8-15-06	2
Representative's Signature	Project Engineer	Day	Date	Report No.

Sketches, Computations, Remarks, Etc.: Office 8:00 A.M. Discussed job with Marty over my CO duties for water extensions. I am not to witness water extensions only san sewer extension. 9:00 George on site to turn valves down for water crossing. Molon removing asphalt for pipe crossing. Randy shooting grades for coring guy for 10:30 A.M. Core starting at 10:05 A.M. Randy shot 2' above flow line 10:30 A.M. Using sand for bedding. Setting 1st pipe & laser up. Randy wants to take water sample from over at T.C. West. I told him we have to wait until after lunch. Crew exposed existing 8" w.m. to run san sewer underneath. Stopped 69' out of 1481 to get road back together. Randy Weber checking grade & alignment. 2:00 Removing level & tree off main. Marty on site - Pal back at office 3:00 p.m. Marty watched over back fill for roads.

MH #
1481



8" SDR 35

69'

MOISTURE AND DENSITY DETERMINATION-ROADS

DATE <i>8-14-02</i>	PROJECT NAME <i>hone Tree</i>	PROJECT NUMBER <i>04565</i>	REPORT NUMBER <i>1</i>	GAUGE NUMBER <i>27659</i>
INSPECTOR <i>Paul Sanderson</i>		ENGINEER <i>Joe Elliott</i>		ROUTE NO. OR STREET <i>Gallagher St.</i>

DETERMINATION OF IN-PLACE DENSITY

TEST NO.		WET DENSITY			MOISTURE			DRY DENSITY			LOCATION OF TEST					
Original	Recheck	Test Reading	Test Depth	Density Wet PCF	Test Reading	Moisture PCF	Moisture %	Dry Density PCF	Max. Density PCF	Percent of Compaction	Station	Distance From Centerline		Depth Below Plan Grade	Item of Work	
1	2	3	4	5	6	7	8	9	10	11	12	Left	Right	15	16	
<i>1</i>		<i>1681</i>	<i>8"</i>	<i>122.2</i>	<i>77</i>	<i>5.9</i>	<i>5.1</i>	<i>116.3</i>	<i>122.2</i>	<i>95.1</i>				<i>5'</i>	<i>4'</i>	<i>Sand</i>
<i>2</i>		<i>1628</i>	<i>8"</i>	<i>123.4</i>	<i>76</i>	<i>5.8</i>	<i>4.9</i>	<i>117.6</i>	<i>122.2</i>	<i>96.3</i>		<i>7'</i>		<i>3'</i>	<i>1</i>	<i>Strips</i>
<i>3</i>		<i>1557</i>	<i>8"</i>	<i>125.2</i>	<i>79</i>	<i>6.1</i>	<i>5.1</i>	<i>119.1</i>	<i>122.2</i>	<i>97.5</i>				<i>2'</i>		
<i>4</i>		<i>1388</i>	<i>8"</i>	<i>129.6</i>	<i>118</i>	<i>9.8</i>	<i>8.2</i>	<i>119.8</i>	<i>122.2</i>	<i>98.0</i>				<i>3'</i>	<i>1'</i>	

Determination of Maximum Density (Soils & Bituminous)

Test No. or Mix Temp.	Moisture %	Dip Stick Reading (cu Feet)	Volume Mold or Sample (cu Feet)	Density Determination				Max Density PCF	Chart Standards	
				Wet Soil Mold lbs.	Mold lbs.	Wet Soil lbs.	Compacted Soil Wet PCF		Density	Moisture
1	2	3	4	5	6	7	8	9		
	<i>5.1</i>		<i>.0425</i>	<i>9.91</i>	<i>4.51</i>	<i>5.40</i>	<i>127.1</i>	<i>122.2</i>		
									<i>2597</i>	<i>689</i>
									Operating Standard	
									<i>2617</i>	<i>644</i>
									Bituminous Mix Design PCF	

arks

Water & Sewer crossing Gallagher Rd Near TC West.

MANHOLE CHECKLIST

PROJECT Lone Tree JOB NO. 04565 STREET Rosewood

DATE 9-14-06

REPRESENTATIVE Marty Alley

MH #	<u>1481</u>
TYPE	

GENERAL CONDITION/REPAIRS NEEDED		DATE CORRECTED & INSPECTED
PIPE IN MH	<u>OK</u>	
PIPE UPSTREAM	<u>8" OK</u>	
PIPE DOWNSTREAM	<u>8" OK</u>	
DROP (IF ANY)	<u>Yes</u>	
CHANNEL	<u>PVC</u>	
BENCH	<u>Concrete</u>	
STEPS	<u>Aligned</u>	
LIFT HOLES	<u>Sealed</u>	
JOINTS	<u>Sealed</u>	
WATER STOP	<u>OK</u>	
ADJUSTMENT RINGS: THICKNESS <u>NO</u>		
NUMBER _____ (2 MAXIMUM)		
RIM TO INVERT: <u>10.54</u>	BOLTED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FINISH GRADE
FRAME		<input type="checkbox"/> HIGH <input checked="" type="checkbox"/> O.K. <input type="checkbox"/> LOW _____
OTHER		

OVER BOLTED & FINALED _____ REPRESENTATIVE _____

FIRST OBSERVATION DATE _____ REPRESENTATIVE _____

MANHOLE CHECKLIST

PROJECT Lone Tree JOB NO. 04565 STREET Rosewood dr.

DATE 9-14-06

MH # 1481A

REPRESENTATIVE Marty Alley

TYPE

GENERAL CONDITION/REPAIRS NEEDED		DATE CORRECTED & INSPECTED
PIPE IN MH	OK	
LINE UPSTREAM	OK	
LINE DOWNSTREAM	OK	
DROP (IF ANY)	NO	
CHANNEL	PVC	
BENCH	concrete OK	
STEPS	Aligned	
LIFT HOLES	Sealed	
JOINTS	Sealed	
WATER STOP	OK	
ADJUSTMENT RINGS: THICKNESS <u>NONE</u>		
NUMBER <u>1</u> (2 MAXIMUM)		
RIM TO INVERT: <u>10.10</u>	BOLTED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FINISH GRADE
FRAME		<input type="checkbox"/> HIGH <input checked="" type="checkbox"/> O.K. <input type="checkbox"/> LOW
OTHER		

OVER BOLTED & FINALED _____ REPRESENTATIVE _____

FIRST OBSERVATION DATE _____ REPRESENTATIVE _____

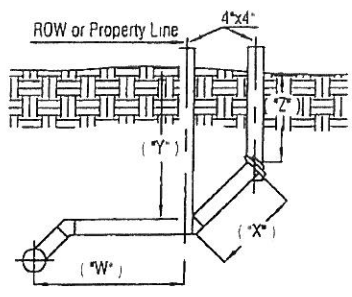
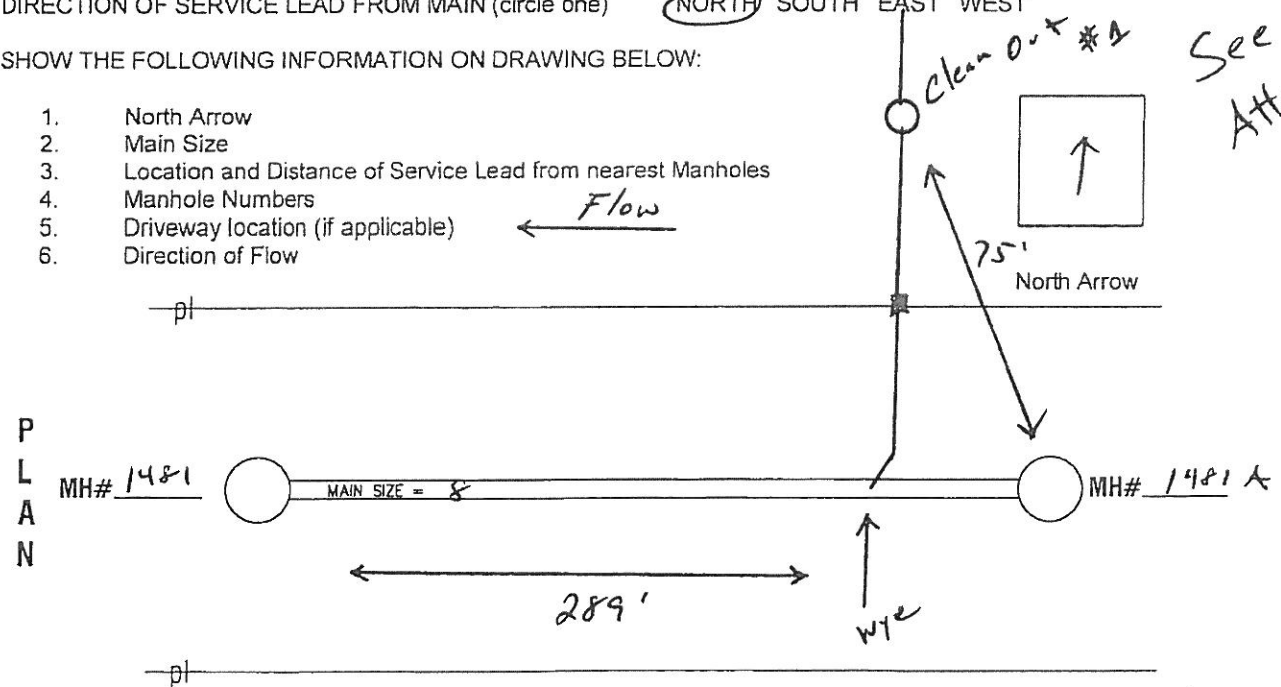
SEWER SERVICE LEAD REPORT

PROJECT NAME AND NUMBER: Lone Tree 04565 DATE: 8-16-06
 STREET ADDRESS: _____ SERVICE LEAD NO.: 4
 SUBDIVISION AND LOT NUMBER: _____ PLAN SHEET NO.: 1.1
 CONTRACTOR: Molon R.P.R.: Paul S.

DIRECTION OF SERVICE LEAD FROM MAIN (circle one) **NORTH** SOUTH EAST WEST

SHOW THE FOLLOWING INFORMATION ON DRAWING BELOW:

1. North Arrow
2. Main Size
3. Location and Distance of Service Lead from nearest Manholes
4. Manhole Numbers
5. Driveway location (if applicable)
6. Direction of Flow



Contractor shall excavate and verify depth of the existing lead prior to the building service installation.

Length "W" of 6 (in.) Sch 40 pipe = 75 L.F. 12" C.O.
 (pipe diameter) (pipe type)
 Length "X" of riser = _____ L.F.
 Depth "Y" below grade at right-of-way or property line = _____ L.F.
 Depth "Z" below grade at end of riser = _____ L.F.
 Inspector Remarks: Paul S.

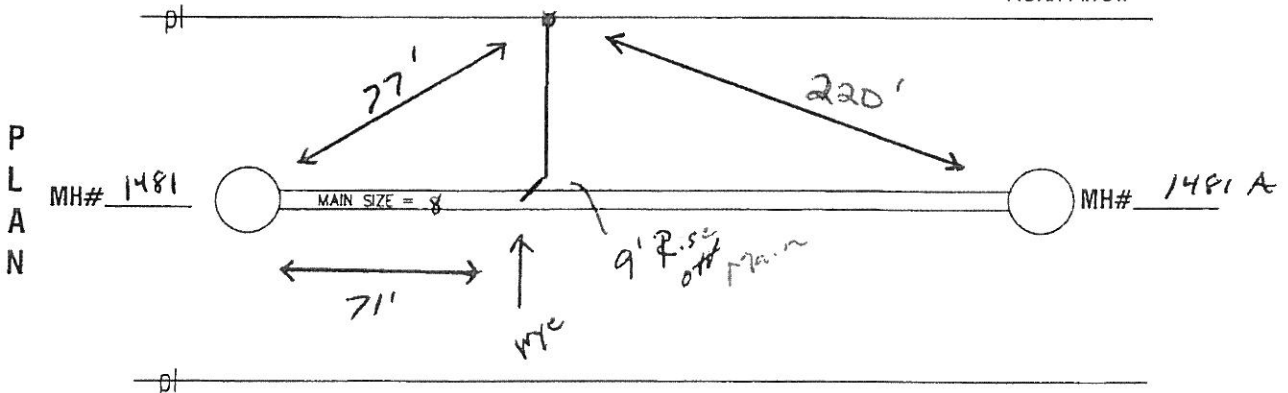
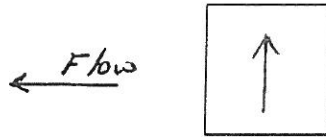
SEWER SERVICE LEAD REPORT

PROJECT NAME AND NUMBER: Lone Tree 04565 DATE: 8-15-06
STREET ADDRESS: _____ SERVICE LEAD NO.: 1
SUBDIVISION AND LOT NUMBER: _____ PLAN SHEET NO.: 1.1
CONTRACTOR: Molon R.P.R.: Paul S.

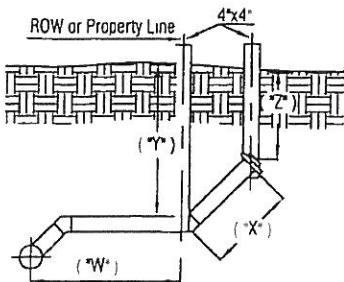
DIRECTION OF SERVICE LEAD FROM MAIN (circle one) **(NORTH)** SOUTH EAST WEST

SHOW THE FOLLOWING INFORMATION ON DRAWING BELOW:

1. North Arrow
2. Main Size
3. Location and Distance of Service Lead from nearest Manholes
4. Manhole Numbers
5. Driveway location (if applicable)
6. Direction of Flow



G:\MASTERS\NEW FORMS\SEWER LEAD REPORT.DWG (03-19-04 10:41 AM) KLOVELAND



Length "W" of 6 (in.) sc40 pipe = 17 L.F.
(pipe diameter) (pipe type)
Length "X" of riser = 6 L.F.
Depth "Y" below grade at right-of-way or property line = 11 L.F.
Depth "Z" below grade at end of riser = 4 L.F.
Inspector Remarks: Paul S.

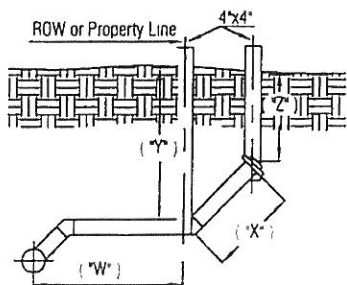
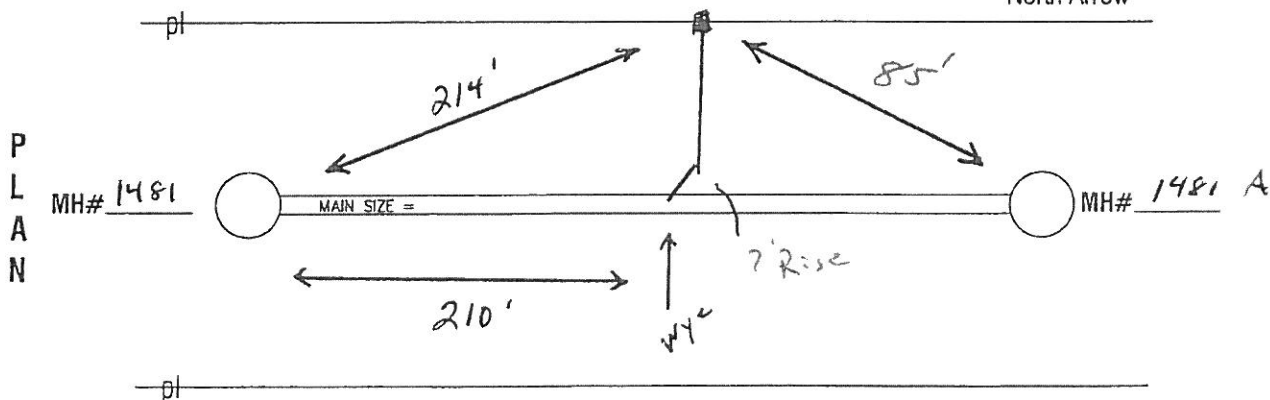
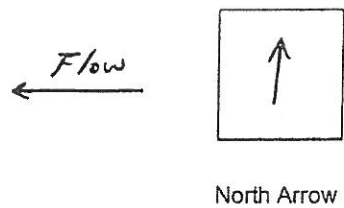
SEWER SERVICE LEAD REPORT

PROJECT NAME AND NUMBER: Love Tree 04565 DATE: 8-15-06
STREET ADDRESS: _____ SERVICE LEAD NO.: 2
SUBDIVISION AND LOT NUMBER: _____ PLAN SHEET NO.: 1.1
CONTRACTOR: Molo R.P.R.: Paul S.

DIRECTION OF SERVICE LEAD FROM MAIN (circle one) NORTH SOUTH EAST WEST

SHOW THE FOLLOWING INFORMATION ON DRAWING BELOW:

1. North Arrow
2. Main Size
3. Location and Distance of Service Lead from nearest Manholes
4. Manhole Numbers
5. Driveway location (if applicable)
6. Direction of Flow



Contractor shall excavate and verify depth of the existing lead prior to the building service installation.

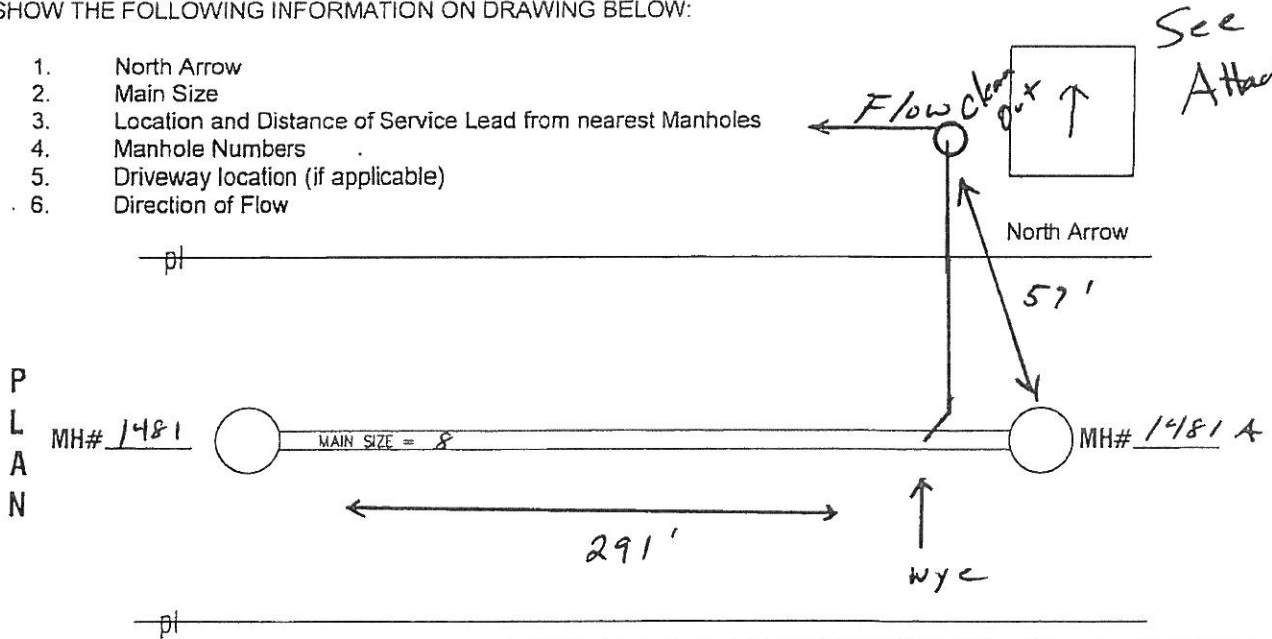
Length "W" of 6 (in.) ^{sch 40} pipe = 19 L.F.
(pipe diameter) (pipe type)
Length "X" of riser = 9 L.F.
Depth "Y" below grade at right-of-way or property line = 11 L.F.
Depth "Z" below grade at end of riser = 3 L.F.
Inspector Remarks: Paul S.

SEWER SERVICE LEAD REPORT

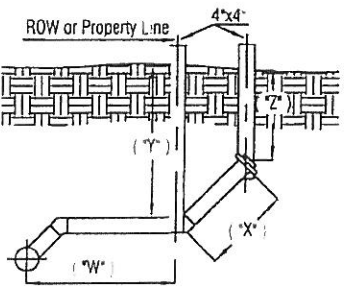
PROJECT NAME AND NUMBER: hone Tree 04565 DATE: 8-16-06
 STREET ADDRESS: _____ SERVICE LEAD NO.: - 3
 SUBDIVISION AND LOT NUMBER: _____ PLAN SHEET NO.: 1.1
 CONTRACTOR: Molon R.P.R.: Paul S
 DIRECTION OF SERVICE LEAD FROM MAIN (circle one) NORTH SOUTH EAST WEST

SHOW THE FOLLOWING INFORMATION ON DRAWING BELOW:

1. North Arrow
2. Main Size
3. Location and Distance of Service Lead from nearest Manholes
4. Manhole Numbers
5. Driveway location (if applicable)
6. Direction of Flow



G:\MASTERS\VIEW FORMS\SEWER LEAD REPORT.DWG (03-19-04 10:41 AM) KLOVELAND



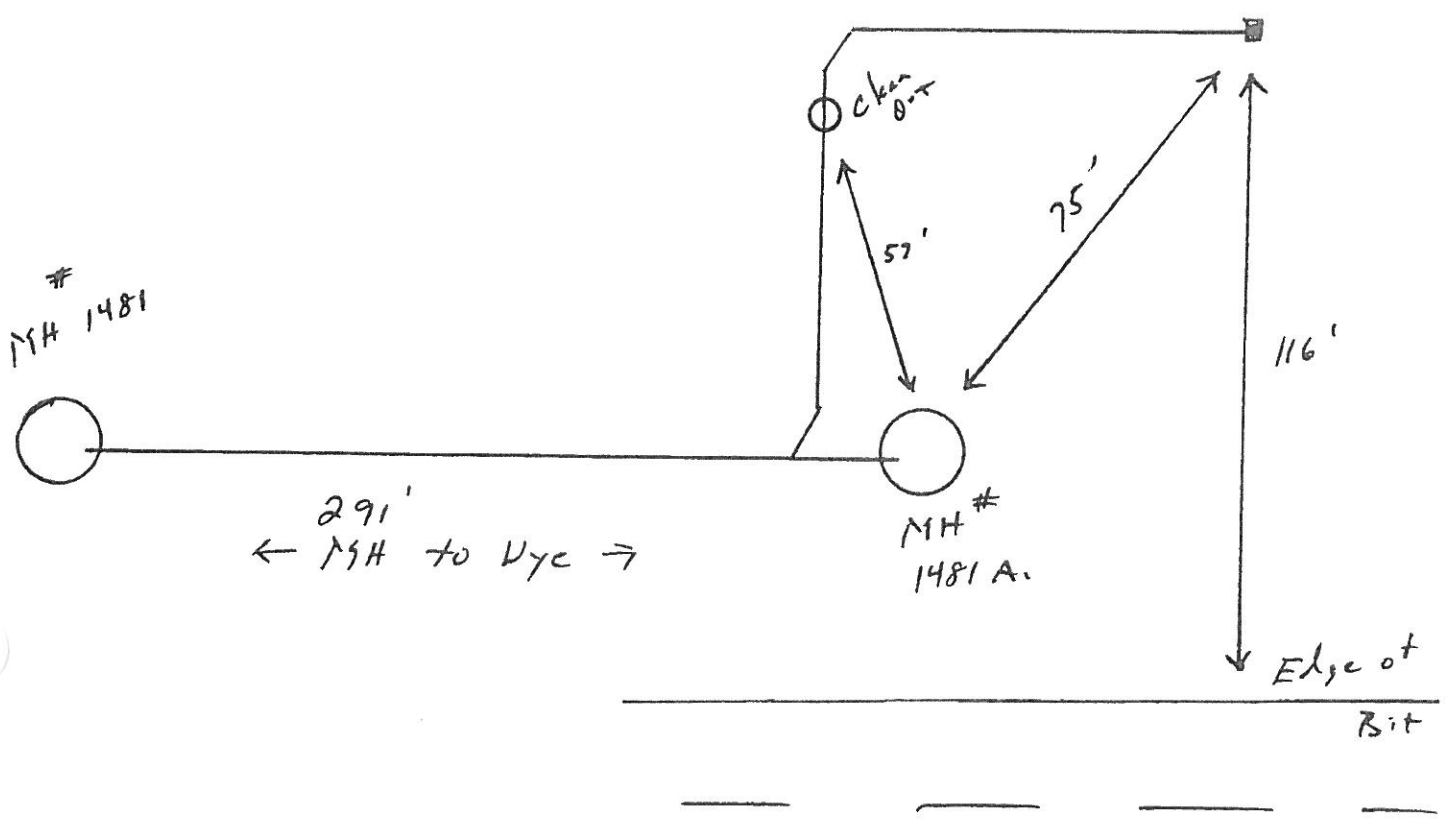
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Length "W" of 6 " (in.) sch 40 pipe = 57 L.F. 1st C.O.
 (pipe diameter) (pipe type)
 Length "X" of riser = _____ L.F.
 Depth "Y" below grade at right-of-way or property line = _____ L.F.
 Depth "Z" below grade at end of riser = _____ L.F.
 Inspector Remarks: Paul S.

Parcel 122 & 123 Lone Tree Site
04565 Condo's

San Sewer Lead Form

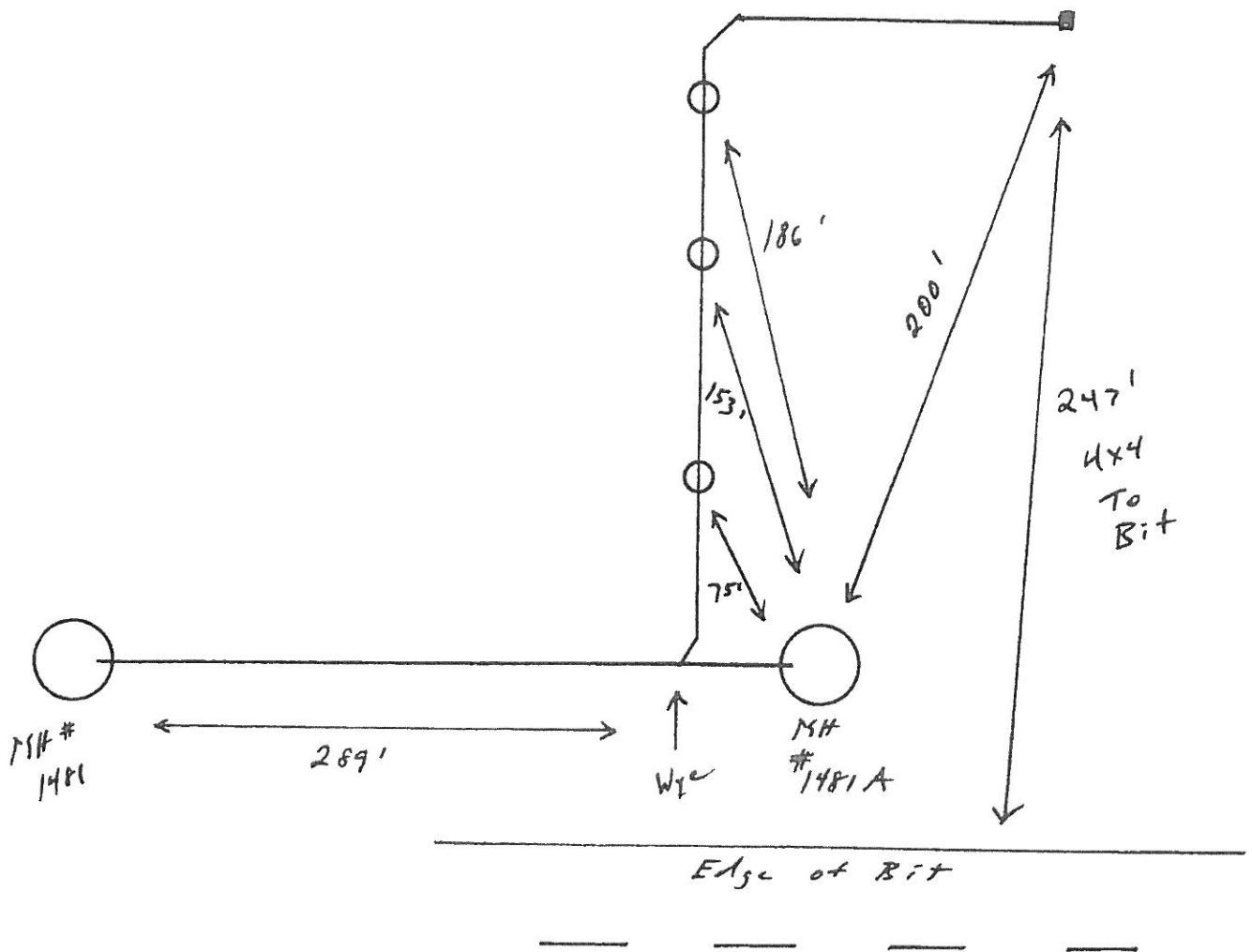
Building C



Lone Tree Site Condo

Parcel # 122 & # 123 04565

Building D Sewer lead sheet



**INFORMATION FOR BILL OF SALE
FOR SEWER MAIN DEDICATION
LONETREE SITE CONDOMINIUM – PARCELS 122 AND 123
RON WALTERS
CHARTER TOWNSHIP OF GARFIELD**

DESCRIPTION OF SEWER MAIN

Approximately 293 linear feet of 8” sanitary sewer beginning at manhole #1481A commencing west to existing manhole #1481 within an easement along the north side of Rosewood Drive



2016R-07552
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 9:49:43 AM
05/06/2016 PAGE 1 OF 3
PEGGY HAINES REGISTER OF DEEDS

GRANT OF EASEMENT

Daniel G STAUDT
IEA

KNOW ALL MEN BY THESE PRESENTS: that Daniel G STAUDT TRUST & (Grantor), whose address is 7748 Peninsula Dr TRAVERSE CITY MI and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to Grand TRAVERSE COUNTY, DPW, a Michigan municipal corporation, (Grantee), whose address is 2650 LAFRANIER TC, MICH 49686, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and/or private utilities, through, along and across the following described property:

Situated in the Township of Garfield, County of Grand Traverse, State of Michigan, to wit:

20' WIDE PUBLIC UTILITY EASEMENT

A 20 foot wide easement for the installation and maintenance of PUBLIC WATER AND/OR SEWER and appurtenances in part of Section 7, Town 27 North, Ftange 11 West, GARFIELD Township, Grand Traverse County, Michigan, said Easement being the _____, of Tax Parcel# 28-05-223-055-00 28-05-223-056-00 which is more fully described as; 28-05-223-037-00 28-05-223-058-00

Legal Description: UNITS 55, 56, 57, 58 LONE TREE II
SITE CONDOMINIUM GRAND TRAVERSE
COUNTY CONDOMINIUM SUBDIVISION
PLAN NO 292 SEC 7 T 27N R 11W

Subject to other easements or restrictions, if any.

Together with the right of ingress and egress to, from and over said lands, and subject to other easements or restrictions, if any.

The Grantee shall replace and restore the property to the extent practicable whenever any construction or maintenance occurs within the easement area. Grantee shall not be responsible for replacing any trees or vegetation in the easement area that are disturbed as a result of construction or maintenance. Grantor agrees that no buildings, fences or other structures of any kind will be placed within the boundaries of said easement, and Grantor shall not plant any trees or vegetation in the easement that interfere with Grantee's rights under this easement. Grantee shall have the right to remove any buildings, fences, structures, trees or vegetation placed within the easement and Grantor shall be responsible for the cost of such removal.

This easement and associated rights and restrictions are granted in perpetuity.

Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so, and shall include the heirs, successors and assigns of the parties hereto.

The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assigns of Grantors.

Dated this 5th day of MAY, 2016

Daniel G. Stoudt Grantor
DANIEL G. STODT TRUST
DANIEL G. STODT I.R.A.
STATE OF MICHIGAN
COUNTY OF Grand Traverse (32)

Acknowledged before me in on the 5 day of May, 2016
by Daniel G. Stoudt Grantors

Susan A. Lelito
Notary Public: SUSAN A. LELITO
Grand Traverse County, Michigan
acting in Grand Traverse County, Mich
My Commission Expires: 3/7/2018

PREPARED BY:
GOURDIE FRASEN
123 W. FRONT ST STE A.
TRAVERSE CITY, MICH
49684

PLANS PREPARED FOR: RON WALTERS

PARCEL 122 & 123 - LONE TREE SITE CONDOMINIUM

CLIENT / AGENCY

RON WALTERS
LONE TREE DEVELOPMENT LLC
830 EAST FRONT ST. #3
TRAVERSE CITY, MI 49686
(231) 941-0327

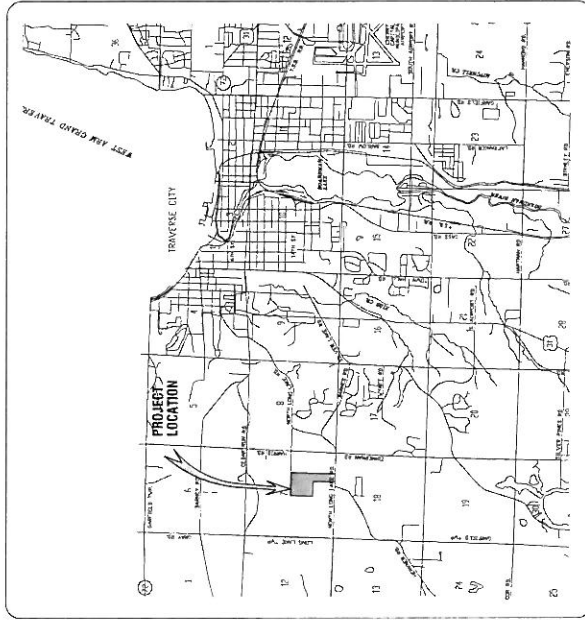
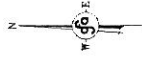
ENGINEER

gfo Gourdie-Fraser

GOURDIE-FRASER
123 WEST FRONT STREET
TRAVERSE CITY, MICHIGAN 49684
1.800.900.5874

SHEET INDEX

- CS COVER SHEET
- 1.1 SANITARY PLAN
- 1.2 GRADING AND DRAINAGE PLAN
- 1.3 ROAD PROFILES
- 1.4 SANITARY PROFILE
- 2.1 CONSTRUCTION DETAILS AND NOTES-
- 2.2 D.P.W. WATER MAIN DETAILS
- 2.3 D.P.W. SANITARY DETAILS



LOCATION MAP

NO SCALE

PUBLIC AGENCIES AND UTILITIES

PUBLIC AGENCIES

- CHARTER TOWNSHIP OF GARFIELD
Telephone: 231 941 1620
- GRAND TRAVERSE COUNTY D.P.W.
Telephone: 231 922 4856
Telephone: 231 922 4848
- GRAND TRAVERSE COUNTY ROAD COMMISSION
Telephone: 231 995 6942
- MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT)
Telephone: 231 941 1886

UTILITY AGENCIES

- CHERRYLAND ELECTRIC COOPERATIVE
Telephone: 231 943 8377
- CONSUMERS ENERGY
Telephone: 231 923 6242
- TRAVERSE CITY LIGHT & POWER
Telephone: 231 922 4942
- DTE ENERGY (MICHIGAN)
Telephone: 231 592 3244

EMERGENCY SERVICES

- EMERGENCY CALLS
911
- EMERGENCY AMBULANCE SERVICE
911
- POLICE AGENCIES
EMERGENCY SERVICE 911
City of Traverse City Telephone: 231 941 2200
Grand Traverse County Sheriff Telephone: 231 941 2225
Michigan State Police Telephone: 231 946 4646
- EMERGENCY SERVICES
FIRE DEPARTMENTS
EMERGENCY SERVICE 911
City of Traverse City Telephone: 231 941 2340
Grand Traverse County Telephone: 231 941 2238
- MISS DCE
Telephone: 1 800 482 7171



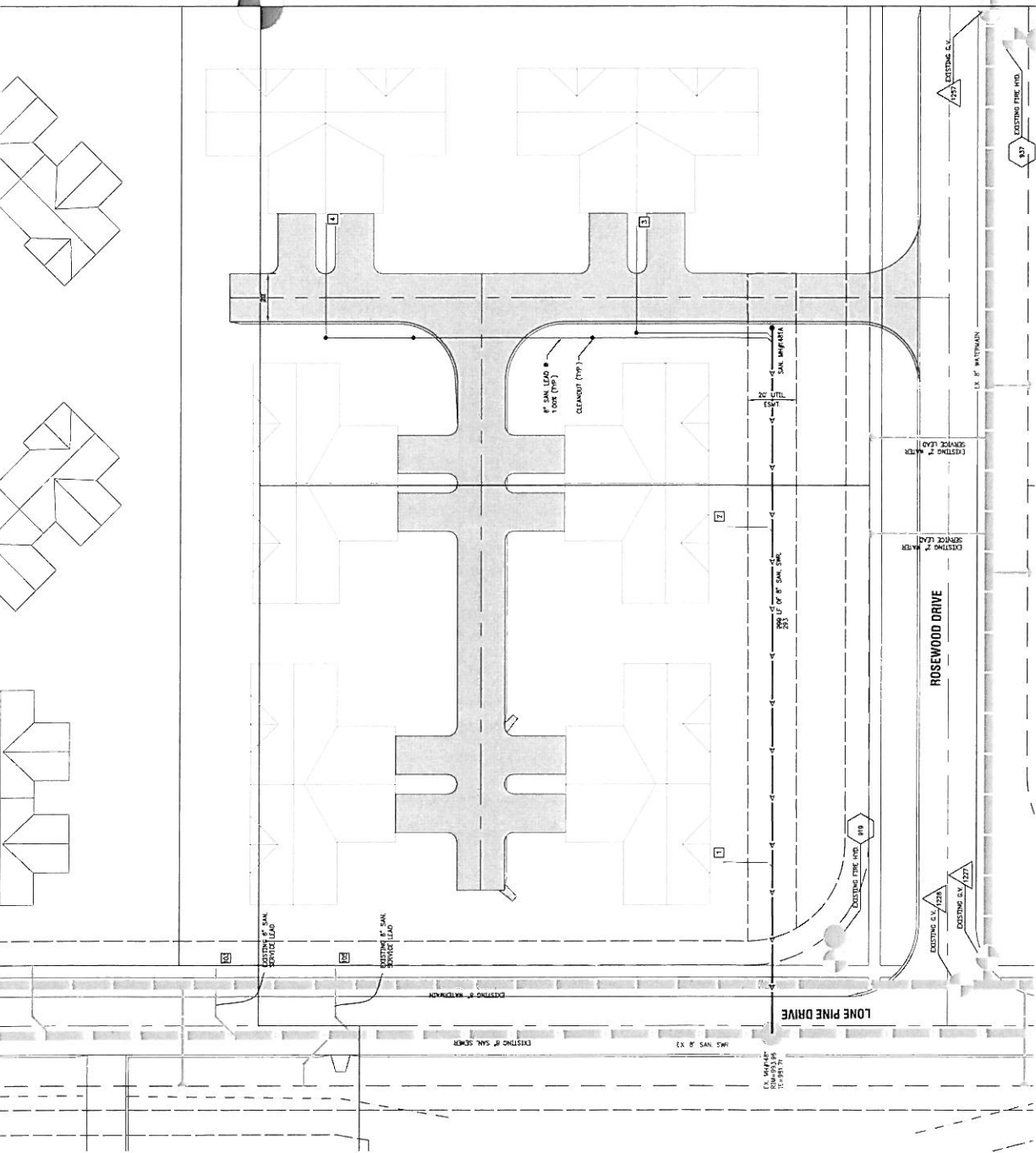
PARCEL 122 & 123 - LONE TREE SITE CONDOMINIUM

04565

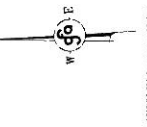
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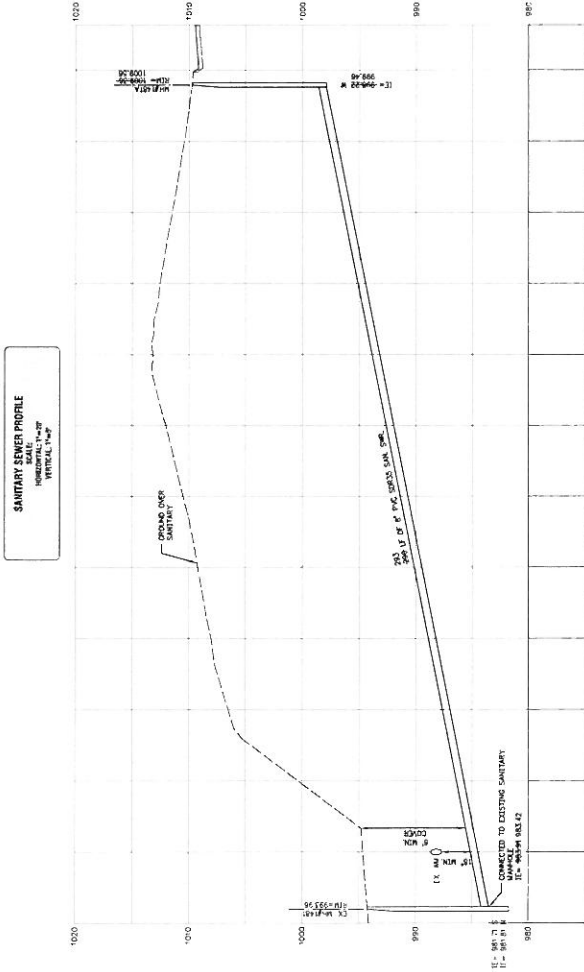
"RECORD DRAWINGS" 04/28/2016

These documents are prepared in accordance with the contractual terms and conditions for this project.



"RECORD DRAWINGS" 04/28/2016





SANITARY SEWER PROFILE
 HORIZONTAL TYPED
 VERTICAL MAP

RON WALTERS
 SANITARY PROFILE
 PARCEL 122 & 123 - LONE TREE SITE CONDOMINIUM
 SECTION 7, T27N, R11W
 GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

"RECORD DRAWINGS" 04/28/2016

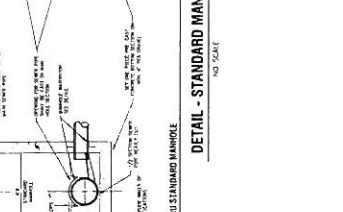
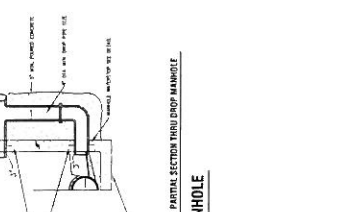
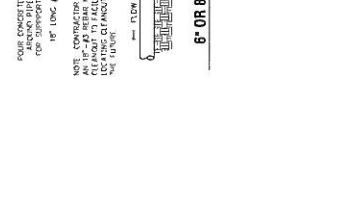
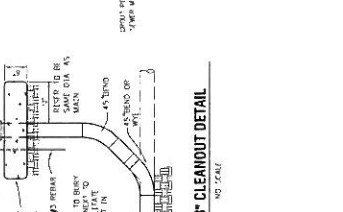
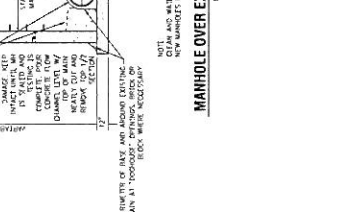
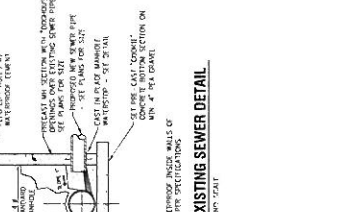
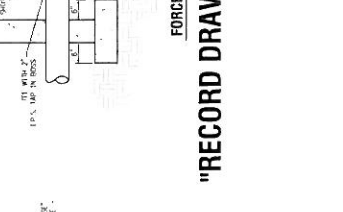
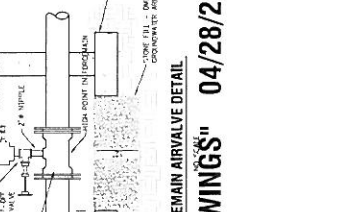
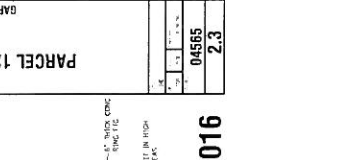
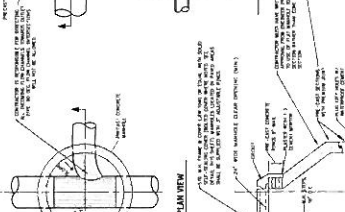
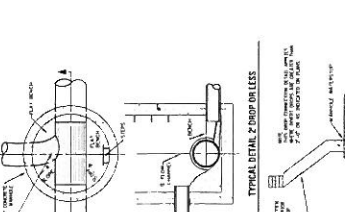
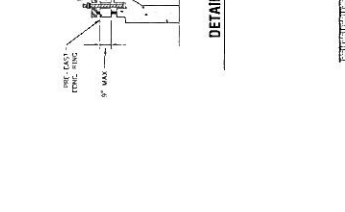
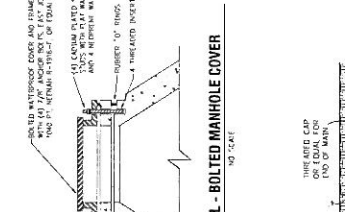
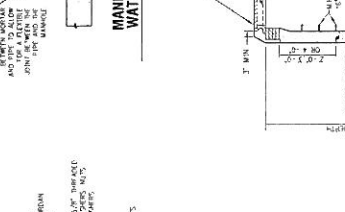
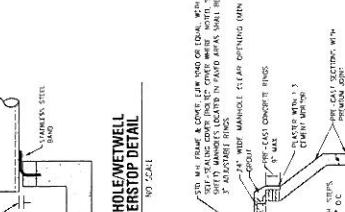
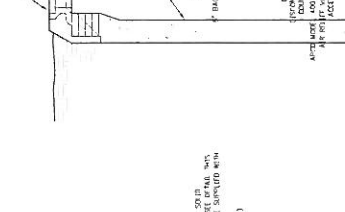
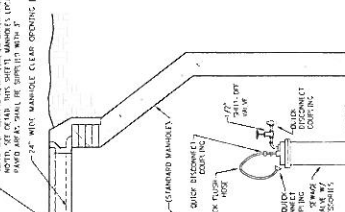
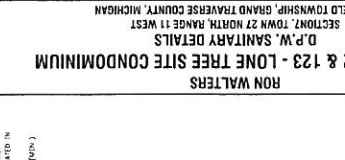
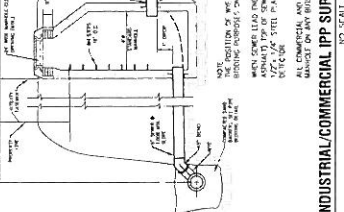
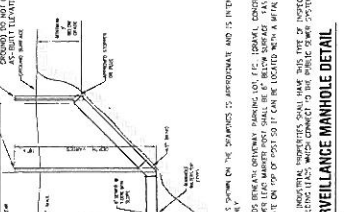
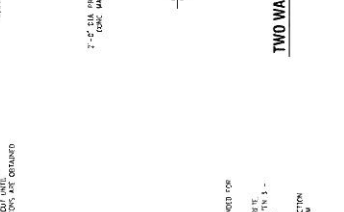
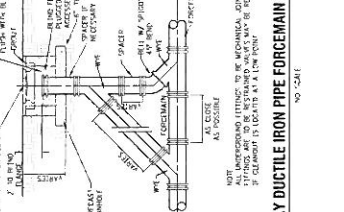
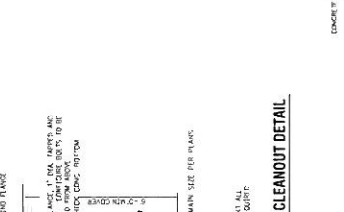
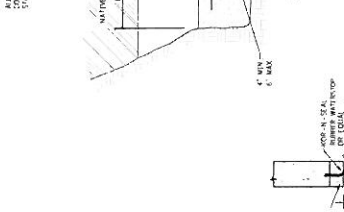
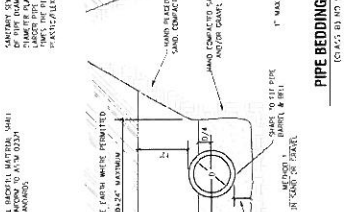
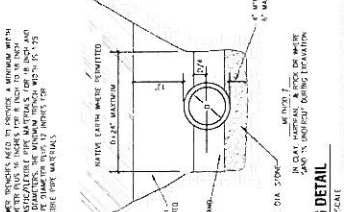
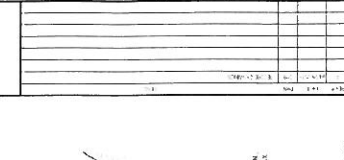
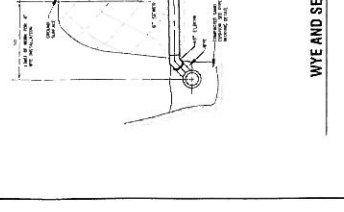
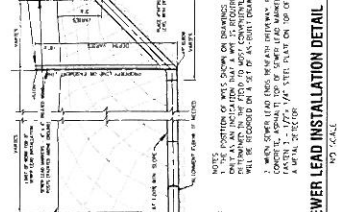
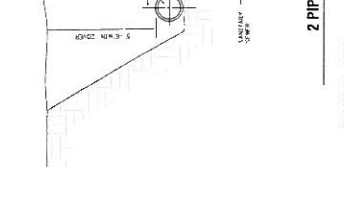
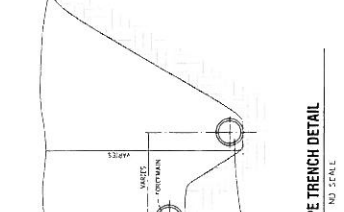
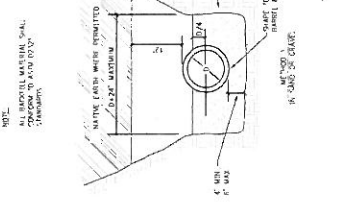
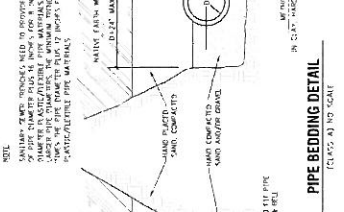
DATE	04/28/2016
SCALE	AS SHOWN
PROJECT	04565
DRAWING	1.4



PROJECT NO. 04565
 DRAWING NO. 1.4
 DATE 04/28/2016
 DRAWN BY [Name]
 CHECKED BY [Name]
 PROJECT LOCATION

NO.	REVISION	DATE

This drawing and project is prepared in accordance with the contract terms and conditions for this project.





Charter Township of Garfield

Grand Traverse County

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

CHUCK KORN
SUPERVISOR

LANIE MCMANUS
CLERK

JEANE BLOOD
TREASURER

MOLLY AGOSTINELLI, *TRUSTEE*
ROBERT L. FEATHERSTONE, *TRUSTEE*

DENISE SCHMUCKAL, *TRUSTEE*
KIT WILSON, *TRUSTEE*

June 23, 2016

Dear Town Board:


The Auditor's are unable to attend the June 28, 2016 Board Meeting. If you have any questions regarding the Audit, please submit your questions in writing by Monday and the Auditor's will provide answers to be addressed at the Board Meeting.

Thank you,

Lanie McManus, Clerk

The 2015 Fiscal yearend audit will be available online by clicking on the following link:

<https://treas-secure.state.mi.us/LAFDocSearch/>

		Charter Township of Garfield Planning Department Report 2016-45	
Prepared:	June 21, 2016	Pages:	Page 1 of 7
Meeting:	June 28, 2016 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Rezoning to R-M Mobile Home Residential		
File No.	Z-2016-02 - King's Court Rezoning	Parcel No.	See below
Applicant:	Atwell, LLC		
Agent:	Atwell, LLC		
Owner(s):	Sun Secured Financing, LLC; Frederick C. Clous		

PURPOSE OF APPLICATION:

The application is a request to rezone approximately 30 acres of property from the A-Agricultural District to the R-M Mobile Home Residential District. The southernmost area of the parent parcels, consisting of approximately 6 acres of combined land, would remain A-Agricultural.

A request to amend the zoning map requires a Planning Commission recommendation and final approval by the Township Board.

SUBJECT PROPERTIES:

The application affects two properties to the north of Lloyd Lane, to the west of LaFranier Road and to the east of Keystone Road. (Lloyd Lane was formerly a dead-end of Hammond Road, and was renamed when Hammond Road was extended to Keystone Road in 2010).

One parcel, #05-023-027-00, is already partially zoned R-M and which (together with an adjacent parcel also zoned R-M) is the site of the existing King's Court manufactured home park which has frontage on LaFranier Road. The other parcel, #05-023-032-00, is vacant except for a single-family home which exists on the south of the site.

If the rezoning is approved, the applicant intends to expand the King's Court community via Section 760 of the Zoning Ordinance, as a use permitted provided that certain conditions are met. At that point, the primary review authority would be the State of Michigan and no further Township review would be required.

SURROUNDING PROPERTIES:

The subject properties are abutted by the existing King's Court to the north, and by low-density single family uses to the west, south, and east. Also to the east is a 232-unit apartment development which was recently approved by the Planning Commission (Maple Ridge / "The Ridges at 45.")

TOWNSHIP PLANNING COMMISSION RECOMMENDATION:

This application was introduced on March 9, 2016, and a public hearing was held on April 13, 2016.

Initially, the rezoning area was proposed to extend all of the way south to Lloyd Lane. However, this raised concerns about compatibility with the single-family, lower density homes in that vicinity. After consulting with Staff, the applicant proposed the following changes:

- Moving the southernmost boundary of the proposed rezoning area to the north, away from the single-family property's north property line by 200-feet and to the north of Lloyd Lane by 500-feet. This would result in a split zoning, with the southern portion of the parent parcels to remain zoned A-1 Agricultural. (A map which helps visualize this is included on page 3 of this report).
- Within this south agricultural zone, a large multi-purpose detention and recreation area is proposed. Even though this area will not technically be a part of the mobile home park, the use of this area for stormwater containment can be permitted subject to Section 325.B.7 of the Zoning Ordinance. The design of the stormwater area must incorporate Low Impact Design standards, and will be subject to Planning Commission review in the future.

On May 11th, following review of the revised plans, the Planning Commission felt that the initial concern has been resolved and recommended approval of the request to the Township Board with the following motions:

1. John Nelson made a motion THAT the Findings of Fact for application Z-2016-02, as presented in Planning Department Report 2016-32, BE ADOPTED. Terry Clark seconded the motion and it carried unanimously.
2. John Nelson made a motion THAT Application Z-2016-02 to rezone certain lands from the A-1 Agricultural District to the R-M Mobile Home District, BE RECOMMENDED FOR APPROVAL to the Township Board. Gil Uithol seconded the motion and it carried unanimously.

COUNTY PLANNING COMMISSION RECOMMENDATION:

At a meeting on Tuesday, June 21, 2016, the Grand Traverse County Planning Commission concurred with the Township Planning Commission's recommendation.

RECOMMENDED FINDINGS OF FACT:

If the Township Board is prepared to act on this application, it must first review and accept a Finding of Fact in support of the decision.

As recommended by the Planning Commission, those findings are as follows:

Section 421.E Approval Criteria of Zoning Map Amendment

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

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

(1) Master Plan Consistency

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

- *The standard is found to be met for the following reasons:*
 - The master plan indicates Planned Development as a potential future land use of this property. The "LaFranier Neighborhood" planned development area calls for a mix of public-semi public, residential, institutional, and health uses.

(2) Adverse Impacts on Neighboring Lands

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

- *The standard is found to be met for the following reasons:*
 - The proposed rezoning is generally consistent with that of surrounding uses in the project area. The rezoning property is abutted by R-M zoning to the north, R-3 zoning to the east, and vacant (and likely unbuildable due to steep slopes) land to the west.
 - The southern 500-feet of the parent parcels (approximately 6-acres) would remain A-agricultural to maintain compatibility with the agriculturally zoned, low-density residential uses to the west, south, and east. The use of this 6-acre area for stormwater management in the future may be permissible subject to Planning Commission review pursuant to Section 325.B(7) of the Zoning Ordinance. The design of the stormwater area must incorporate Low Impact Design standards.
 - Initially, the rezoning area was proposed to extend all of the way south to Lloyd Lane. However, this raised concerns about compatibility with the single-family,

lower density homes in that vicinity. After consulting with Staff, the applicant proposed the following changes:

- Moving the southernmost boundary of the proposed rezoning area to the north, away from the single-family property's north property line by 200-feet and to the north of Lloyd Lane by 500-feet. This would result in a split zoning, with the southern portion of the parent parcels to remain zoned A-1 Agricultural. (A map which helps visualize this is included on page 3 of this report).
- Within this south agricultural zone, a large multi-purpose detention and recreation area is proposed. Even though this area will not technically be a part of the mobile home park, the use of this area for stormwater containment can be permitted subject to Section 325.B.7 of the Zoning Ordinance. The design of the stormwater area must incorporate Low Impact Design standards, and will be subject to Planning Commission review in the future.

(3) Suitability as Presently Zoned

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

- *The standard is found to be met for the following reasons:*
 - The subject property is presently zoned A-Agriculture, and may continue to be used as allowed in that zoning district. Alternately, higher intensity development patterns are developing in the vicinity providing a variety of housing choices, which is a known public need in the Grand Traverse region.
 - In general, Garfield Township has supported higher density residential uses in this neighborhood, including a recent rezoning of 30-acres of adjacent property to R-3 Multi-Family Residential.

(4) Changed Conditions

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

- *The standard is found to be met for the following reasons:*
 - The area of the request has been planned for higher intensity residential development and support services in the general vicinity of the request.

(5) Health, Safety, and Welfare

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

- *The standard is found to be met for the following reasons:*
 - The need for a variety of residential housing opportunities is a known public welfare issue in Grand Traverse County.
 - No historic or cultural places and areas exist on the subject property.

(6) Public Policy

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

- *The standard is found to be met for the following reasons:*
 - The Master Plan calls for a mix of uses in this area, including a variety of residential housing types. While a manufactured housing development is not guaranteed to be "affordable," there is a known need for a variety of residential housing opportunities in the region.

(7) Size of Tract

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when

there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

- *The standard is found to be met for the following reasons:*
 - The portions of the rezoning site are generally compatible with surrounding properties.
 - In the course of review, the applicant has modified the request to move the area of rezoning to the north, away from a single-family home area along Lloyd Lane.
 - Some areas in the general vicinity have recently been rezoned to accommodate an increase in density and future uses,

(8) Other Factors

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

ACTION REQUESTED:

Following an opportunity for public comment, if the Board is prepared to act on the application, the following separate motions are offered for consideration:

(MOTION) THAT the Findings of Fact for application Z-2016-02, as presented in Planning Department Report 2016-45, BE ADOPTED. (Motion to be made only following review and modification as necessary.)

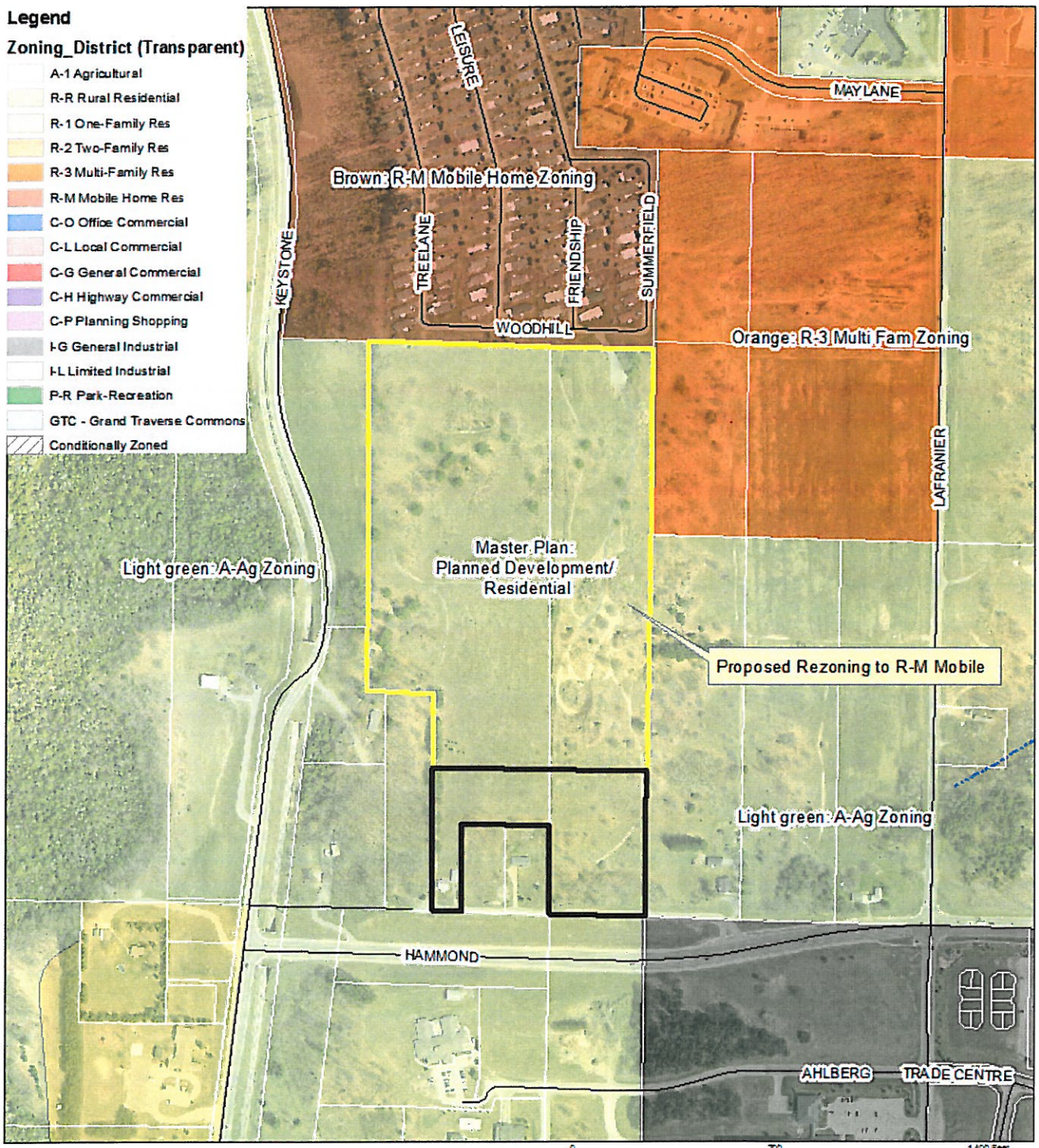
The following motion would be appropriate to approve the application:

(MOTION) THAT Application Z-2016-02 to rezone certain lands from the A-1 Agricultural District to the R-M Mobile Home District, and constituting attached Amendment No. 3 to Garfield Township Ordinance No. 68 (Zoning Ordinance) BE APPROVED.

Attached:

Amendment No. 3 to Garfield Township Ordinance No. 68 (Zoning Ordinance)

- Legend**
- Zoning_District (Transparent)**
- A-1 Agricultural
 - R-R Rural Residential
 - R-1 One-Family Res
 - R-2 Two-Family Res
 - R-3 Multi-Family Res
 - R-M Mobile Home Res
 - C-O Office Commercial
 - C-L Local Commercial
 - C-G General Commercial
 - C-H Highway Commercial
 - C-P Planning Shopping
 - I-G General Industrial
 - I-L Limited Industrial
 - P-R Park-Recreation
 - GTC - Grand Traverse Commons
 - Conditionally Zoned



Kings Court Rezoning Request

- Legend**
- To remain A-Ag
 - Rezoning Parcel
 - Parcel_2016

The information on this map was prepared by Garfield Township. The Township does not warrant, express or implied, the accuracy or completeness of the information shown on this map. Aerial photos are used, and details of these photos may have been changed.

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: 5/18/2016

CHARTER TOWNSHIP OF GARFIELD

ORDINANCE NO. 68

AMENDMENT NO. 3

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-2016-02 has been received to rezone approximately 30 acres of land from A - Agricultural to R-M Mobile Home Residential;

AND WHEREAS the subject property is identified by the Garfield Township Future Land Use Plan 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 R-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. 3 TO GARFIELD TOWNSHIP ORDINANCE NO. 68
(Zoning Ordinance):

At the request of Atwell, LLC, Sun Secured Financing, LLC, and Frederick C. Clous, 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 WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER (SW ¼) OF SECTION 23, T27N, R11W, DESCRIBED AS COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE N89° 47' 25"W 986.37 FEET ALONG THE SOUTH LINE OF SAID SECTION 23 TO THE

EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AS MONUMENTED; THENCE ALONG SAID EAST LINE N00° 36' 22" W 500.00 FEET TO THE POINT OF BEGINNING; THENCE N89° 46' 34"W 728.93 FEET; THENCE N00° 35' 28"W 245.92 FEET PARALLEL TO THE WEST EIGHTH LINE AS MONUMENTED; THENCE N89° 59' 13"W 225.00 FEET; THENCE N00° 35' 28"W 1200.79 FEET PARALLEL TO SAID WEST EIGHTH LINE TO A POINT ON THE SOUTH LINE OF A PARCEL DESCRIBED AS THE NORTH 15 ACRES OF THE PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 23, LYING EAST OF THE RAILROAD RIGHT-OF-WAY; THENCE S89° 59' 13"E 953.52 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AS MONUMENTED; THENCE S00° 36' 22"E 1449.39 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 30.43 ACRES OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD IF ANY.

Amendment No.3 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 _____, pursuant to the required statutory procedures.

Lanie McManus, Clerk
Charter Township of Garfield

Introduced: May 24, 2016
Adopted:
Published:
Effective:



Proposed rezoning to R-M

Parcel Map

Legend

- Rezoning Parcel
- Parcel 2015

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

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: 6/8/2016

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING

**TO: THE RESIDENTS AND PROPERTY OWNERS OF GARFIELD CHARTER TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN, AND ANY OTHER INTERESTED
PERSONS:**

PLEASE TAKE NOTICE that the Garfield Township Board of Trustees will conduct a public hearing during its regular meeting on June 28, 2016 commencing at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, 49684, as required under the provisions of the Michigan Zoning Enabling Act.

PLEASE TAKE FURTHER NOTICE that the items to be considered at the public hearing include, in brief, the following:

1. **An application to amend the Zoning Ordinance and Zoning Map of the Charter Township of Garfield, Grand Traverse County, Michigan, by rezoning the lands described below from the A (Agricultural) District to the R-M (Mobile Home Residential) District.**

DESCRIPTION OF COMBINED PARCEL:

A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF GARFIELD, COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER (SW ¼) OF SECTION 23, T27N, R11W, DESCRIBED AS COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE N89° 47' 25"W 986.37 FEET ALONG THE SOUTH LINE OF SAID SECTION 23 TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AS MONUMENTED; THENCE ALONG SAID EAST LINE N 00° 36' 22" W 500.00 FEET TO THE POINT OF BEGINNING; THENCE N 89° 46' 34"W 728.93 FEET; THENCE N 00° 35' 28"W 245.92 FEET PARALLEL TO THE WEST EIGHTH LINE AS MONUMENTED; THENCE N 89° 59' 13"W 225.00 FEET; THENCE N 00° 35' 28"W 1200.79 FEET PARALLEL TO SAID WEST EIGHTH LINE TO A POINT ON THE SOUTH LINE OF A PARCEL DESCRIBED AS THE NORTH 15 ACRES OF THE PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 23, LYING EAST OF THE RAILROAD RIGHT-OF-WAY; THENCE S 89° 59' 13"E 953.52 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AS MONUMENTED; THENCE S 00° 36' 22" E 1449.39 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 30.43 ACRES OF LAND MORE OR LESS. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD IF ANY.

The parcels affected by the application and subject to the zoning map amendment request are located at 1617 Woodhill Court (parcel number 05-023-027-00) and 1816 Lloyd Lane (parcel 05-

023-032-00). The general location of the proposed rezoning area is to the west of LaFranier Road and to the north of Lloyd Lane.

2. Such other and further matters as may properly come before the Township Board at the public hearing.

Additional information regarding this application may be obtained without charge by contacting the Garfield Township Board of Trustees at the Township Hall at the above address during the Township's regular hours of 7:30am to 6:00pm Monday through Thursday.

All interested persons are invited to attend this meeting. If you are unable to attend, written comment may be submitted to the Garfield Township Board of Trustees at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, 49684, up to the date of the hearing and may be further received by the Township Board at said hearing. In addition, all materials relating to these requests may be examined at the Garfield Township Planning Department office at the above address during the Township's regular hours of 7:30am to 6:00pm, Monday through Thursday.


Garfield Township 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 Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412

GARFIELD CHARTER TOWNSHIP BOARD OF TRUSTEES
(231) 941 – 1620

RECORD EAGLE:

Please publish one (1) time: Sunday, June 12, 2016
Send affidavit and bill to: Garfield Township
Received by the Record Eagle
VIA E-MAIL

Date: _____ By: _____

 Charter Township of Garfield Planning Department Report 2016-46			
Prepared:	June 22 2016	Pages:	Page 1 of 2
Meeting:	June 28, 2016 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Demolition 2143 Keystone Road		
File No.	Trust Fund Grant TF13-118	Parcel No.	See below

BACKGROUND:

This is a request for approval of a bid to demolish two structures within the Boardman Valley Nature Preserve. The subject property is located at 2143 Keystone Road, commonly known as the Templeton property.

Additional background on the purpose of the demolition was provided in report PD-2016-42.

STAFF COMMENT:

Staff contacted three (3) contractors to seek a bid for the demolition. Three bids were requested and the township received two written bids and one verbal bid. It should be noted that the verbal bid received was from Molan Excavating. Molan Excavating visited the site and indicated they were unable to fulfill the bid requirements, however indicated that the cost should come in somewhere in the neighborhood of \$25,000 to \$30,000. Staff received two written bids. The bids are attached, with Popp Excavating bidding \$24,717.00 and Elmers bidding \$26,918.00.

At its meeting on June 14th, the Board postponed acceptance of a bid to allow Staff to address certain questions and ensure the quotes were apples to apples.

Q: Do both bids address utility shutoff and capping the well and septic system?

A: These are both outside the scope of the bids and will be taken care of prior to demolition.

Q: Did the Elmers bid also include removing the logs and brush piles that the Popp Excavating bid includes?

A: On June 6th, Staff sent an email to Elmer's requesting an updated bid to also include this removal. A response was never received, so a follow up call was made. Elmer's indicated that they could load the material into dumpsters at no extra cost, however hauling the material to the landfill would generate an additional hauling charge.

Q: Does the Popp bid include recycling concrete, and hauling other material to a licensed landfill?

A: Yes.

Q: Are both bids still valid?

A: Yes. Popp has provided an updated bid, and Elmer's indicated verbally that the price is still valid.

Q: Asbestos removal.

A: This is outside of the scope of either contract and has already been addressed via a qualified asbestos identification study and subsequent removal. (Only seven small windows on the old outbuilding included any asbestos.)

ACTION REQUESTED:

Following the above clarification, Staff recommends that the Popp Excavating bid for the demolition of the structures located at 2143 Keystone Road as identified in the bid proposal in the amount of \$24,717.00.

PROPOSAL



P.O. Box 6150 Traverse City, MI 49696-6150
1.800.3ELMERS • 231.943.3443 • 231.943.8975 Fax
www.TeamElmers.com

Proposal submitted to: **GARFILED TOWNSHIP**
Attn: **BRIAN VANDENBRAND**
3848 VETERANS DR
TRAVERSE CITY, MI 49684

5/24/2016 → VERBAL THAT BID
231-941-1620 IS GOOD UNTIL BOARD
bvandenbrand@garfield-twp.com MEETING
Proposal # **2016-5420**

We hereby submit specifications and estimates for:

Provide all Labor, Equipment, and Materials to perform the following work at:

House & Garage Demolition on Keystone Rd

- 1 Mobilize Equipment
- 2 Demolish house & garage
- 3 Haul all building materials to licensed landfill
- 4 Recycle Concrete
- 5 Remove foundation
- 6 Import Sand to Backfill Foundation
- 7 Restore Seed & mulch disturbed areas

VERBAL THAT COULD LOAD
EXTRA DEBRIS/LOGS BUT
HAULING WOULD BE CHARGED

Price does not include: Permits, Utility diconnects, Asbestos survey, Asbestos Abatement, Well abandonment, Pumping septic tank

Total \$26,918.00

I can be reached directly at 231-218-6018 or sfolkersma@teamelmers.com

Thank you for the opportunity to bid this project

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance. The General Conditions attached hereto or appearing on the back side of this Proposal are hereby incorporated by reference.



Authorized Signature
Name: **Steve Folkersma**

Note: This proposal may be withdrawn by us if not accepted within **30** days.

Method of Payment

- Check/cash upon invoicing
- Charge by VISA/MC upon completion of work

Account # _____ Exp Date _____

Tax ID # _____

Elmer's reserves the right to request a credit report with this proposal

Authorized Signature _____

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ (Sign and return copy upon acceptance)

By: _____

Its: _____

Date of Acceptance _____

A finance charge of 1.5% per month, which is an annual percentage rate of 18% per year, or a minimum charge of \$.50 per month, shall be applied to all accounts over 30 days past due.

On reviewing estimates and selecting a contractor:

- Always get multiple bids for a project. The lowest bid is not necessarily the best choice. Try to get an understanding of why one bid is significantly lower or higher than others; the reasons might change your decision.
- Get recent references from the contractors you are considering.
- Make sure the contractor has the appropriate business and builder licenses, as well as insurance.
- All project specifications and payment terms should be written in the contract.
- The best contractors provide a written warranty or guarantee.

Fully Bonded & Insured • Daily quality control checks for all products

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

7. c.

RESOLUTION # 2016-21-T

RESOLUTION TO ADOPT THE ANNUAL EXEMPTION OPTION AS SET FORTH
IN 2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE
CONTRIBUTION ACT

WHEREAS, 2011 Public Act 152 (the "Act") was passed by the State Legislature and signed by the Governor on September 24, 2011;

WHEREAS, the Act contains three options for complying with the requirements of the Act;

WHEREAS, the three options are as follows:

- 1) Section 3 – "Hard Caps" Option – limits a public employer's total annual health care costs for employees based on coverage levels, as defined in the Act;
- 2) Section 4 – "80%/20%" Option – limits a public employer's share of total annual health care costs to not more than 80%. This option requires an annual majority vote of the governing body;
- 3) Section 8 – "Exemption" Option – a local unit of government, as defined in the Act, may exempt itself from the requirements of the Act by an annual 2/3 vote of the governing body;

WHEREAS, the Charter Township of Garfield Board of Trustees has decided to adopt the annual Exemption Option as its choice of compliance under the Act;

NOW, THEREFORE, BE IT RESOLVED that Board of Trustees of the Charter Township of Garfield elects to comply with the requirements of 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act, by adopting the annual Exemption Option for the medical benefit plan coverage year July 1, 2016 through June 30, 2017.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2016-21-T DECLARED ADOPTED.

By:

Lanie McManus, Clerk
Charter Township of Garfield

May 11, 2016

Charter Township of Garfield Board

RE: Private Road name Sandtown Trail

To Whom It May Concern:

Daniel & Karen Sue Walters are the sole owners of the easement on which the private road is going to be named. No other owners need to be contacted.

Please review our petition to name the private road per the attached Grand Traverse County GIS letter

Thank you

A handwritten signature in black ink, appearing to read "Karen & Daniel Walters". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Karen & Daniel Walters



GRAND TRAVERSE COUNTY GEOGRAPHIC INFORMATION SYSTEMS

400 BOARDMAN AVENUE
TRAVERSE CITY, MICHIGAN 49684-2577
(231) 922-4775 OR (231) 922-6873

March 17, 2016

Garfield Township Board
c/o Lanie McManus - Clerk
3848 Veterans Dr.
Traverse City, MI 49684

Re: Naming of a private road in Garfield Twp. (Sec. 19 T27N-R11W)

Dear Board Members:

I am writing this letter after reviewing the proposed naming request of an unnamed private easement, running west off of N East Silver Lake Rd. in Sec. 19, T27N-R11W of Garfield Township per requirements of the Grand Traverse County Street and Road Naming and Numbering Ordinance (Ordinance No. 6 – amended 1998).

The name of, "**SANDTOWN TRL**" has been requested by Mr. Daniel Walters (owner of parcel number 28-05-019-017-10) for the easement. This name is unique and does not conflict with any current road names within the Grand Traverse County E911 service area. Therefore the name has been reserved in the "Grand Traverse County Master Street Index".

I've advised Mr. Walters to notify other owners along the easement to come up with a mutually agreeable road name, and to then petition the Garfield Township Board, at their next meeting.

After the Board reviews and decides on the petition request by Mr. Walters, please forward a copy of the Board minutes to my attention. This is so I may keep our County's records current regarding this matter, and that appropriate notifications of changes of addresses can proceed forward.

If further questions or concerns arise please contact me at 231-922-6873.

Regards,

Grand Traverse County
Equalization / G.I.S. Department
Michael Steffes – GIS Analyst

**APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
 WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
 APPLICATION**

An applicant is defined as an owner of property adjacent to the right-of-way, the property owner's authorized representative; or an authorized representative of a private or public utility who applies for a permit to construct, operate, use, and/or maintain a facility within the right-of-way for the purpose outlined within the application. A contractor who makes application on behalf of a property owner or utility must provide documentation of authority to apply for a permit.

APPLICANT	Dan Walters 2172 N East Silver Lake Rd Traverse City, MI 49686-0000 Phone(s): 231-463-9866 ____-____-____ EMail: dan@gtdieselservice.com	CONTRACTOR	Dan Walters 2172 N East Silver Lake Traverse City, MI Phone(s): 231-463-9866 ____-____-____
------------------	--	-------------------	--

Applicant/Contractor request a permit for the following work within the right of way of a county road:
 Commercial - Commercial Drive

LOCATION: County Road 2197 East Silver Lake Between Silver Pines And West Silver Lake
 Township Garfield Section _____ Side of Road West Property ID 28-05-019-017-00

DATE: Work to begin on 04/18/2016 Work to be completed by 04/18/2017

I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.

Applicant's Signature: <u>On File</u> Title: _____ Date: _____	Contractor's Signature: _____ Title: _____ Date: _____
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PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules, regulations, terms and conditions shall render this permit NULL AND VOID.

REQUIREMENTS	FEE TYPE	AMOUNT	RECEIPT NO	DATE	
	Utility/ROW	150.00	13809		Letter of Credit _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Surety Bond _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Retainer Letter _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Approved Plans on File _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Certificate of Insurance _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Attachments/Supplemental Specifications <input type="checkbox"/> Y <input checked="" type="checkbox"/> N

OTHER REQUIREMENTS:

2,480' South of W. Silver Lake Rd. on the West side. One 22' Commercial gravel driveway approach. Refer to the attached standard sketch. No culvert required as long as drainage is maintained away from road. The finished surface on a driveway approach shall slope down from the pavement edge at a rate of 1/2" to 3/4" per foot back to the ditch centerline. This distance shall not be less than 8'. The terms of this permit represent only the Road Commission requirements. Other agencies may have additional requirements. COPY SENT TO TOWNSHIP AND CONSTRUCTION CODE OFFICE.

Drive easement is to service Lots A, B and the remainder parcel. Lot C has a separate drive on E. Silver Lake Rd. Permit based on survey submitted.

Recommended for Issuance By:

Approved By:



Title: Permit Agent Date: 03/30/2016

Title: _____ Date: _____

COPIER BIDS

Based on 18 month Average		3228 pgs	5439 Pgs	Per Mo.
Copies		Color	B/W	
Sharp MX3550V	35 ppm	0.049	0.0075	\$198.96
Konica C368	36 ppm	0.048	0.0065	\$190.29
Ricoh	35 ppm	0.0632	0.0079	\$249.97
Based on 60 Months		(5 year)		
Copies				
Sharp MX3550V	\$ 11,937.60	(1st 10,000 copies free)		\$ 17,834.60
Konica C368	\$ 11,416.20			\$ 17,411.20
Ricoh	\$ 14,818.20			\$ 20,195.40
			Purchase Price	Total Cost
			\$ 5,972.00	\$ 17,834.60
			\$ 5,995.00	\$ 17,411.20
			\$ 5,377.20	\$ 20,195.40

NEW BIZHUB C368 COLOR MFP

NorthernOffice Equipment, Inc

Prepared For: Charter Township of Garfield
 3848 Veterans Drive
 Traverse City, MI 49684
 Contact: Chuck Korn
 Phone: 231-225-3041

Mike Westervelt - Owner
 801 Woodmere Avenue
 Traverse City, MI 49686
 Phone (231)946-3344 Fax(231)946-3366
 Email mike@northernoe.com

Item	Description
C368 DF704 PC410 FS534 PK520	<p>KONICA MINOLTA BIZHUB C368 DIGITAL COPIER-PRINTER-SCANNER</p> <p>Automatic 100 Sheet Single scan document feeder - Scans Both Sides at the same time 2,500 Sheet large Capacity Tray - Letter Size 50 Sheet Stapling - Offset Finisher 2 or 3 Hole Punch Unit</p> <p>Copier Features</p> <p>Speed 36 Pages per minute Both Color and B&W Automatic Duplexing (2-Sided Copying) 2 Universal 500 Sheet Paper Drawers Up to 12x18 paper 1- 2,500Sheet Letter size Tray 150 Sheet Intelligent Bypass - <i>Can Print Banner Paper - 12"x 47" one piece of thick paper</i> Standard 4 Gb Ram 250 Gb Hard Drive 1200x1200 Dpi 9 inch COLOR Touch Screen Control - Just like a Tablet Standard Smart Phone printing - Tablet printing - Apple and Android</p> <p>Standard Scanner Features - FULL COLOR SCANNING</p> <p>Scanning Speed of Originals is 80 Images per Minute 160 Images Per Minute 2-sided Scan to Email-FTP-SMB (PC) and Scan to USB PDF, Compact PDF, Outline PDF, TIFF, JPG, XPS and Compact XPS File Formats One Touch Scanning</p> <p>Standard Network Printer Features</p> <p>800 MHz CPU with PCI-Express bus system for high performance operation 10/100/1000 Cat 5 Ethernet connection <i>Standard AirPrint and Android Printing from smart phone or tablet</i> PCL6 and PS included</p>

LEASE OPTIONS: Pending credit approval		Special Pricing For Garfield Township
<i>Zero Payments in Advance</i>	MONTHLY PAYMENT	
60 Month Lease	Tax Exempt Municipal Rates \$ 114.70	Total \$ 5,995.00 plus tax Includes Freight & Delivery Installation and training
48 Month Lease	Tax Exempt Municipal Rates \$ 139.12	
36 Month Lease	Tax Exempt Municipal Rates \$ 180.13	

Lease subject to credit approval and current terms and conditions. Plus \$75 document fee

MAINTENANCE AGREEMENT:
Includes all parts, labor, mileage, pm consumables, drum, toner, and image units.
The contract is to be billed monthly on a per copy basis.

Cost per Copy/Print Black :	0.006	OR	Monthly Minimum:	None
Cost Per Copy/Print Color :	0.048		Maintenance price locked for 4 years	

Authorized By: _____

Title: _____

Date: _____

Prices valid for 30 days

PREPARED FOR:

Charter Township of Garfield

Sharp MX-3050N & MX-3550N Digital Full Color Copier:

- 30 or 35 Pages per Minute B/W
- 30 or 30 Pages per Minute Color
- 100 Sheet Document Feeder
- Single Pass Automatic Duplexing
- Scan Speeds – 80 Pages Per Minute
- Warm up Time – Under 10 Seconds
- 25% - 400% Image Magnification
- 250 GB Hard Drive
- Control Machine Operations from PC Workstation
- Walk Up USB Printing and Scanning
- * Includes Large 10” Display Screen
- * Includes Network Scanning – Network Folder, Email, Desktop or FTP
- * Includes 4 x 550 Sheet Paper Drawers
- * Includes Inner Finisher with Staple and Sorting

<u>MX-3050N</u>		<u>MX-3550N</u>
\$ 9,714.00	Retail Price	\$ 10,629.00
\$ 5,672.00	Netlink Price	\$ 6,672.00
\$ 500.00	Sharp Rebate	\$ 500.00
\$ 200.00	Netlink Incentive	\$ 200.00
\$ 4,972.00	Total Cost	\$ 5,972.00

60 Month Lease
\$ 98.25

60 Month Lease
\$ 117.75

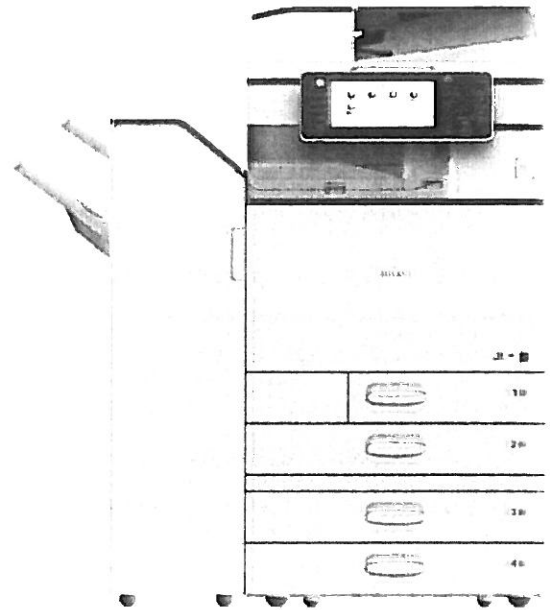
Maintenance Agreement:

- * Includes Everything but Paper and Staples *
- * Includes All Parts, Labor, Black Toner and Drums *
- .0075 Black and White Copies / Prints
- .024 Color Copies / Prints – Toner’s NOT Included
- Or
- .049 Color Copies / Prints – Toner’s Included

First 10,000 Black and White Copies / Prints at No Charge!

Program / Equipment

- Ricoh MP C3503: 35ppm Color Imaging System
- 100 Sheet Auto Duplexing Document Feeder
- 1.5GB RAM and 250GB Hard Drive (quick processing)
- True 1200 x 1200 dpi printing
- Five paper sources (2,300 total sheet capacity)
 - 1-550 sheet cassette drawer (letter)
 - 3-550 sheet cassette drawers (up to 12x18)
 - 1-100 sheet bypass tray (up to 12x18)
- Network Printing/Scanning included
- B/W & Color Scanning to network folders and email
- Scan speeds up to 80 ipm
- Duplex, collate/sort, staple finishing
- Accepts up to 300gsm, flexible paper type settings
- High-gloss coated, labels, cardstock, all acceptable



Purchase Price (delivered and installed)

Ricoh MP C4503 with Staple Finisher
with additional 2 Paper Trays

\$5,377.20 outright or \$111.31/mo lease (60mo) FMV

Maintenance Program Options

Maintenance prices below are not included in prices above. Maintenance includes all parts, labor, & supplies: includes everything except the paper!

Equipment

Ricoh MP C4503

Maintenance Pricing

BW Billed at \$.01 / pg
Color Billed at \$.079 / pg

We can discuss together what kind of base to set up, but it all comes down to paying only for pages used at the rates shown above.

Program Includes

Delivery, setup and installation, coordination with your Network Administrator, assistance with workstation tools installation, and key operator training on all equipment features and operation. Program includes continuous monitoring of software and firmware upgrades and assistance with all required upgrade actions.