



3848 VETERANS DRIVE / TRAVERSE CITY, MI 49684
 (231) 941-1620 / FAX: (231) 941-1588
 www.garfield-twp.com ~ updated frequently!

SPRING 2013

Garfield

Charter Township

SERVING THE CITIZENS OF NORTHERN MICHIGAN

TOWNSHIP HOURS

Monday —Thursday
 7:30 a.m. to 6:00 p.m.
 CLOSED FRIDAYS

**** PLEASE NOTE ****

Tax payment receipts will only be sent upon request or if a self-addressed stamped envelope is included with payment.

ELECTED OFFICIALS

- CHUCK KORN.....SUPERVISOR
- KAY SCHUMACHER.....CLERK
- JEANE BLOOD.....TREASURER
- BOB FEATHERSTONE.....TRUSTEE
- DENISE SCHMUCKAL.....TRUSTEE
- KIT WILSON.....TRUSTEE
- MOLLY AGOSTINELLI.....TRUSTEE

STAFF

- THERESE O'BRIEN...DEPUTY TREASURER
- LANIE MCMANUS.....DEPUTY CLERK
- SUSAN YOUNKER.....RECEPTIONIST
- JUDY BATTLE.....ADMIN. ASSISTANT
- AMY DEHAAN.....ASSESSOR
- KRISTEN STEGER.....ASST.ASSESSOR
- SUE MUHA.....APPRAISER
- HILARY ALPERS.....ASSESSING CLERK
 AND TREASURER'S ASSISTANT
- CARL STUDZINSKI.....BUILDING OFFICIAL
- RICH DERKS.....BUILDING INSPECTOR
- ROB LARREA.....PLANNING DIRECTOR
- BRIAN VANDENBRAND....DEP. PLANNER
- JIM REARDON...ZONING ADMINISTRATOR
- THOM SCHMUCKAL.....ZONING CODE
 ENFORCEMENT OFFICER

CONSTRUCTION UP IN 2012

2012 saw another year of steady increases in new construction in Garfield Township. In fact, it was the best year of growth since 2006, and several indicators predict that 2013 will show equally as strong. Over the past year, the building department issued 163 permits for a total construction value of over \$25 million dollars. The greatest percentage of increase came from construction of new single family homes, which was up 41% from 2011 figures. As usual, commercial activity contributed to the greatest dollar value increase. Some of the bigger commercial projects include Hillshire Farms (the former Sara Lee Bakery), Cottage 36 at the GT Commons, Fox Motors new BMW location, and the YMCA on Silver Lake Road.

Type of Permits	# of Permits	Construction Value
New Single Family Homes	31	\$ 7,425,000
New Commercial Buildings	3	\$ 741,000
Commercial Alterations	46	\$ 16,771,731
Residential Alterations	16	\$ 569,005
Misc. Permits	67	\$ 258,324

We are also seeing a rise in property values across the board, with increased real estate sales in general. These factors will lead to a stronger tax base, which will create an increase in overall income. This will allow us to keep Township millage rates low while continuing to pay down debt and focus on additional services for residents. The Board is committed to keeping expenses in line with the budget by reviewing all line items and addressing unexpected expenses as they come up.

SMOKE ALARM PROJECT

In 1960, fire caused the deaths of 7,645 people in the U.S. In 1969, smoke alarms became available to the average American. In 2010, there were 3,120 fire deaths in the U.S. Along with public education, stricter building codes, and fire sprinklers, smoke alarms have helped save many lives. There are still far too many people dying from fires. The fire departments of GT County have established a five year goal for every home in the County to have at least two working smoke alarms. If smoke alarms are needed, fire fighters will come to your home and install or replace two basic smoke alarms or will check and replace batteries in interconnected or hard-wired systems. This program is supported by grants and donations and there is no cost to participants who are in need. For more information or an application for the Smoke Alarm Project, visit a local fire station or call (231) 947-3000, ext. 1234, or visit www.gtmetrofire.org.



REMEMBER!

- Smoke alarms need to be on every level and in every bedroom.
- Change your batteries every daylight savings!
- Replace smoke alarms entirely every 10 years.
- Test your smoke alarms each month.

IS YOUR ROAD IN NEED OF REPAIR?



The GT County Road Commission recently initiated a renewed effort with township officials and residents to develop an asphalt maintenance program (wedging and chipsealing.) The Road Commission will now match contributions up to 50% for local road improvement costs. Along with that, Garfield Township will contribute 25% of improvement costs, leaving the remaining 25% to be paid by property owners in the affected area. To assist property owners, the Township will offer to finance owner portions through a special assessment district at a low interest rate. Owners would then make payments to the Township over a period of time through annual installments. There are limited funds available for these projects, so do not wait to call. All requests must be made to the Township Supervisor, Chuck Korn. Contact him at (231) 941-1620 or by email to: ckorn@garfield-twp.com

THE TREASURER

JEANE BLOOD

It is the time of year to file income tax returns. Are you missing your property tax information? Look up your info on our website: www.garfield-twp.com Click on the green box that says "Click Here for Property Info". If you still need to pay your 2012 property taxes, you can do that on the website too. Tax payments will be accepted at the Twp until March 1, 2013. After that date, all real property taxes still owing will be sent to the GT County Treasurer and will need to be paid at their office on Boardman Ave. Our website is available to provide you with tax info 24 hours a day conveniently from the comfort of your home. Your first time accessing your information, you will need to create a user name and password. Let us know if we can assist you.

PARKS & RECREATION

Trails are growing in Garfield! Construction will soon begin on a new bike path along the north side of Silver Lake Road, between Barnes Road and Silver Drive and running through the Historic Barns Park. This exciting news is part of a larger project to develop this park, including the Botanic Garden Society's interpretive center and picnic grove. The trail segment will fill a gap between existing bike paths and allow residents in that corner of town to access the 60-mile regional TART trail network.

We are also hopeful that construction will begin this year on the next phase of the Buffalo Ridge Trail. The first section of this trail, between the Grand Traverse Commons and Traverse City West Middle School, was completed in November 2011. The next phase will pick up where the first left off, extending south from the school, past the buffalo herd at Great Wolf Lodge, to Kid's Creek Park on US-31 and the new YMCA on Silver Lake Road. Eventually, the Buffalo Ridge Trail will extend all of the way to the Silver Lake Recreation Area on East Silver Lake Road.

Each of these projects were made possible through successful grant applications to the Michigan Natural Resources Trust Fund program. This progress reflects ongoing efforts to create a safe and enjoyable path network throughout the township to provide for outdoor recreation, for connections between nature, work, schools, and other destinations, and for choices in transportation. We are still a long way from a complete network but we are off to a great start!

FROM THE ASSESSOR'S OFFICE

The 2013 *Assessment Change Notices* are in the mail. Here are some items you should review:

Taxable Value (TV) - Your notice shows the value from last year, this year's value, and the difference between the two. In any one year, the TV cannot be raised more than 5% or the CPI (Consumer Price Index – or rate of inflation) whichever is lower. Over the past 15 years, the CPI has averaged 2.5% annually. This year, it is 2.4%. The only exception may be if you have added something of value to your property, such as a new deck or garage, or if you recently purchased your property.

Assessed Value (AV) - Again, you will see the value from last year, this year's value, and the difference between the two. The AV represents 50% of the market value of the property. Unlike TV, it can go up and down as much as it needs to, to reflect current real estate market trends.

State Equalized Value (SEV) – This figure should be the same as your AV.

If your Notice does not seem correct, please call us. We can help you determine if your calculated property value is in line with your area real estate market, and guide you in getting it corrected.

The Assessing Dept. staff is happy to answer your questions! It is our job to make sure all property within Garfield Township is assessed fairly, to help you understand how the property value is calculated, and explain what you can do to make sure your property is valued equitably. Our goal is to help you to be an educated property owner. We look forward to working with you to make sure everyone pays their fair share of the property tax burden.

RecycleSmart

GRAND TRAVERSE COUNTY

RECYCLESMART HOTLINE 941.5555

LEARN WHERE TO RECYCLE

Air Conditioners	Microwaves	Telephones
Appliances	Monitors	Televisions
Bicycles	Motor Oil	Tires
Brake Fluid	Pesticides	Typewriters
Cameras	Power Tools	VCR's
Carpeting	Printers	VHS Tapes
Cell Phones	Propane Tanks	and more...
CFL Bulbs	Radios	
Computers	Sharps	
Concrete	Stereos	
Eyeglasses		
Fax Machines		
Florescent Bulbs		
Flower Pots		
Ink Cartridges		
Medications		



VISIT THE TAKE IT BACK WEBSITE LINK

WWW.RECYCLESMAART.INFO



2013 BOARD MEETINGS

March—12th & 26th
 April—9th & 23rd
 May—14th & 28th
 June—11th & 25th
 July—9th & 23rd
 August—13th & 27th

All meetings begin promptly at 6:00 p.m. upstairs in the Township Hall. Meeting agendas, minutes and video can be viewed on the Township website.



Now make your Tax Payments by credit card OR debit card!

Pay online at the Township website: www.garfield-twp.com

All credit card payments are subject to a 2.5% payment processing fee. All debit cards are subject to a \$3.95 payment processing fee per transaction.

Payment services provided by Fifth Third Processing Solutions

HOLIDAY HOURS

Township offices will be closed for the observance of the following federal holidays:
 Memorial Day—May 27, 2013
 Independence Day—July 4, 2013
 Labor Day—Sept. 2, 2013
 Veterans Day—Nov. 11, 2013
 Thanksgiving Day—Nov. 28 2013

DROP OFF RECYCLE LOCATION!

Drop off your items to be recycled at the American Waste Transfer Station located at 280 Hughes Drive, Traverse City, off Hammond Road.