



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

WINTER 2014

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 LAW.....TREASURER
BOB FEATHERSTONE.....TRUSTEE
DENISE SCHMUCKAL.....TRUSTEE
KIT WILSON.....TRUSTEE
MOLLY AGOSTINELLI.....TRUSTEE

STAFF

LISA RITTER.....OFFICE COORDINATOR
JUDY BATTLE.....ADMIN. ASSISTANT
LANIE MCMANUS.....DEPUTY CLERK
CHLOE MACOMBER..DEPUTY TREASURER
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
SARA KOPRIVA..ZONING ADMINISTRATOR
THOM SCHMUCKAL.....ZONING CODE
ENFORCEMENT OFFICER
BILL MOUSER.....FACILITIES MANAGER

COMMONS AREA FOREST MANAGEMENT

A forest management plan and hazardous tree assessment were recently completed to determine the health of the forest throughout the Grand Traverse Commons Natural Area. Unfortunately, a Certified Arborist has identified over 350 large trees which present a fall danger to trail users due to natural succession (aging), exotic pests (such as the ash borer), or to significant weather events.

To maintain a healthy, safe forest for all to enjoy, these compromised trees have been marked for removal. Over the next few years, users of the hiking trails will notice tree work being done and may occasionally experience "Trail Closed" signs. Closed trails will be clearly marked so that hikers can choose an alternate route. The first trail to receive this much needed attention is the Garfield Trail which connects the Greenspire School and the Trailhead on N. Long Lake Rd. Tree removal will begin on the Garfield Trail later this year and will continue throughout the trails in the Commons Natural Area into 2016.



Only those trees which have been deemed hazardous will be removed. Park users should expect some visual impact over the coming years, including cut wood piles, wood chip piles, and downed limbs. Wood chips will be used for trail maintenance as needed, and cut wood will be removed for firewood by local volunteer groups. Thank you for your patience over this time.

The Grand Traverse Commons Forest Management Plan and Hazardous Tree Inventory are available online at <http://www.garfield-twp.com/gtcommons.asp>.

MOVING ON

After serving the residents of Garfield Township as Deputy Treasurer for six years, Therese O'Brien has moved on to a new adventure, as the General Manager for Baraga Broadcasting Radio Network. Therese always welcomed residents with a smile and was a happy familiar face that residents recognized and loved. We are very sad to see her leave, but we are happy to welcome Chloe Macomber to the Treasurer's Office as the new Deputy Treasurer. Chloe is a lifetime Garfield Township resident, coming to us with many years of customer service experience and with a Bachelor's Degree of Science in Business Administration. Chloe is passionate about serving the Township and being available to assist residents through each tax season. Please stop in to the Treasurer's Office and welcome Chloe to her new position!

GET AHEAD OF THE WINTER FREEZE—GT METRO FIRE

It's not too early to begin preparing for the heating season. Check these tips off your list and get ahead of the winter freeze. Contact GT Metro Fire Dept. at (231) 947-3000 for more heating safety tips.

- Have your furnace inspected and serviced by a qualified professional at least once per year.
- Clean and inspect your chimney and vents and check for creosote build-up once per year.
- Make sure to use dry, seasoned wood for your fireplace, and ensure that your fireplace screen is metal or heat-tempered glass and in good condition.
- Dispose of cooled ashes in a covered metal container.
- Keep children and pets at least three feet away from the fireplace, woodstove, or space heater.
- Purchase heaters with automatic shut-off.
- Plug heaters directly into an outlet (not an extension cord) and place three feet away from anything that can burn (bedding, paper, walls, and even people).
- Test your smoke alarms and carbon monoxide alarms and install one on every level of your home, and inside each bedroom.

LAFRANIER ROAD RECONSTRUCTION



Work will begin in the Spring of 2015 to reconstruct LaFranier Rd. Residents can expect to see improvements to the intersection of LaFranier and S. Airport Rd., reduction of the steep grade of the hill just south of the intersection, widening of the road shoulder, and resurfacing of the entire road from S. Airport to Hammond Rd.

Funding for the cost of the \$2.2 million project is provided by the State of Michigan (50% or approximately \$1.1 million), Garfield Township, Grand Traverse County, and the GT County Road Commission (each funding 1/3 of the remaining 50% or approximately \$370,000).

Questions about the LaFranier Rd. project can be directed to the Grand Traverse County Road Commission at (231) 922-4848.



FROM THE CLERK

During the August Primary, voters of Precinct 1 enjoyed voting at their new location, GT Metro Fire Station #12. Located at 2025 East Silver Lake Rd., the new voting location is the new fire station built in 2011. All voters were notified of their new voting location by mail, and turnout was good. To find out which precinct you live in and your voting location, please call the Township Clerk's Office at (231) 941-1620. A map of all Garfield Township precincts is available on our website www.garfield-twp.com.

Absentee Ballot Voters—Wondering why you did not receive an application for absentee voting like you used to? Did you move since the last election? If you make any changes to your address or name, you MUST request to be placed on the Permanent Absent Ballot Application list again to continue to receive an application before each future election. If you need to change your name or address, you can do this at the Secretary of State office, the GT County Clerk's Office, or right here at Garfield Township Hall. Printable forms are also available on our website under Clerk's Office, located under Services and Depts.

STREET LIGHTS

Notice a street light that is out or not working properly? Residents can call Lisa at (231) 941-1620 to report a non-functioning street light. Exact locations are needed when reporting an out-of-order light. Please provide the ID# on the pole or closest street address, intersection, distance from a business, and as much detail as possible.

RecycleSmart
GRAND TRAVERSE COUNTY
 About Grand Traverse County Resource Recovery
 Resource Recovery is the collecting & separating of certain waste materials for processing into new forms, which will ultimately be marketed as materials for new products. RecycleSmart is the name for a collection of Resource Recovery programs offered by Grand Traverse County. Recycling information can be found at:
WWW.RECYCLESMAART.INFO

FROM THE ASSESSOR'S OFFICE

There has been a surge in home sales and prices in GT County this year! Great news for those trying to sell their homes! Even good for buyers—since more homes are on the market. When someone purchases a home, our office receives a copy of the deed informing us of the transaction. Then, all good sales in that property's neighborhood are studied to see if the assessments are at 50% of the True Cash Value (required by Law).

This is done by first studying sales of vacant parcels (Step One). Then land values are assigned to all properties in that neighborhood. These values are based on the market, parcel size and amenities (water, sewer, gas, electric, location) of the property. Information is verified on the property record card (Step Two). This includes: size, construction style, age, number of bedrooms and bathrooms, heating/cooling system, basement/basement finish, garage size, remodeling and other amenities. This ensures that the home is being properly valued using nationally recognized cost manuals. Next, the value assigned to the land in Step One is removed from the sale price to arrive at a "residual" (or left-over) value for the improvements (Step Three). The leftover value is then compared to the value obtained from the State of MI cost (construction) manual. To adjust the cost manual to the local market an Economic Condition Factor (ECF) is derived from dividing the leftover value and the cost value. The ECF is calculated for every sale within a neighborhood and an average of those ECFs is applied to all homes within that neighborhood (Step Four).

When purchasing a home, it's important to remember that the taxes paid by the previous owner will likely NOT be the taxes paid by the new owner. As always, if you have questions please call the Assessing Office at (231) 941-1620.

2014 ANNUAL millage rates are: 0.0464667 - Non-owner occupied Properties
 0.0284667 - 100% Owner-occupied Homes



2015 BOARD MEETINGS

January—13th
 February—10th & 24th
 March—10th & 24th
 April—14th & 28th
 May—12th & 26th
 June—9th & 23rd

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 accepting VISA, MasterCard, Discover & American Express!

Make your Tax Payments with credit card OR debit card by going online to the Township website:
www.garfield-twp.com

All credit card or debit card payments are subject to a 3% convenience fee. Payment services provided by Point & Pay, LLC

HOLIDAY HOURS

Township offices will be closed for the observance of the following holidays:
 Christmas Eve—Dec. 24, 2014
 Christmas Day—Dec. 25, 2014
 New Year's Day—Jan. 1, 2015
 M.L. King Jr. Day—Jan. 19, 2015
 President's Day—Feb. 16, 2015

PARK RESERVATIONS

It's not too early to book your park reservations for 2015. Applications can be downloaded from our website or picked up from the reception desk at the Township Hall.