## CHARTER TOWNSHIP OF GARFIELD TOWN BOARD MEETING

Tuesday, November 13, 2018, 6:00 pm Garfield Township Hall 3848 Veterans Drive Traverse City, MI 49684 Ph: (231) 941-1620

AGENDA

# ORDER OF BUSINESS Call meeting to order Pledge of Allegiance

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 - October 23, 2018 Minutes (Recommend Approval)

b. Bills -

General Fund (Recommend Approval)

\$ 165,388,43

Gourdie-Fraser

Developer's Escrow Fund – Storm Water Reviews \$

Developer's Escrow Fund – Utility Plan Review,

Oversight and Closeout 10,153.15

585.00

Utility Receiving Fund 472.50
Total \$11,210.15

(Recommend Approval)

- c. MTT Update (Recommend Approval)
- d. PD 2018-111 3717 W South Airport Road Rezoning from A Agricultural District to R-3 Multi-Family Residential District, without restriction – Introduce and schedule for Public Hearing on December 11, 2018 (Recommend Approval)

## 4. Items removed from the Consent Calendar

## 5. Correspondence

a. Grand Traverse Conservation District - October 2018 Report

## 6. Reports

- a. Sheriff's Report
- b. County Commissioner's Report
- c. Personnel Committee Report
- d. Treasurer's Report
- e. Clerk's Report
- f. Supervisor's Report

## 7. <u>Unfinished Business</u>

 Public Hearing - PD 2018-112 - Schostak Brothers & Company, Inc./Amerco Real Estate Company – U-Haul Zoning Ordinance Text Amendment

## 8. New Business

- a. Consideration of Resolution 2018-37-T, a resolution of approval of Financial Institutions with which the Township Treasurer will do business with in 2019
- b. Request to add delinquent Special Assessments to the Winter Tax Roll
- c. Request to write off unpaid Personal Property taxes for years (2014-2017)

- d. Consideration of Resolution 2018-38-T, a resolution on Senate Bill 396
- e. PD 2018-113 Winter Trail Grooming Proposal for Silver Lake Recreation Area
- f. Consideration of Building Committee's recommendations for Snow Plowing bids
- 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 October 23, 2018

Supervisor Korn called the Town Board Meeting to order on October 23, 2018 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: Denise Schmuckal, Dan Walters, Lanie McManus, Jeane Blood Law,

Molly Agostinelli, Steve Duell and Chuck Korn

Staff Present: Erik Perdonik

## 1. Public Comment (6:00)

Matt Anderson announced his candidacy for TCAPS School Board. Deyer Jamil announced her candidacy for the TCAPS School Board.

## 2. Review and Approval of the Agenda - Conflict of Interest (6:04)

Korn added Grand Traverse Metro Report as item g. under Reports.

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

Yeas: Schmuckal, Duell, Blood Law, Agostinelli, McManus, Walters, Korn

Nays: None

## 3. Consent Calendar (6:06)

#### a. Minutes

October 9, 2018 (Recommend Approval)

#### b. Bills

General Fund \$310,134.47 (Recommend Approval)

#### Gourdie-Fraser

Developer's Escrow Fund – Storm Water Review \$1,542.50
Developer's Escrow Fund – Utility Plan Review \$3,250.00
Oversight & Closeout

Utility Receiving Fund 20,520.00
Total \$25,312.50
(Recommend Approval)

- c. Application for Progress Payment #3 on the Boardman Valley Nature Preserve Site Improvements to Elmer's Crane and Dozer for \$82,703.75 (Recommend Approval)
- d. Acceptance of Close-Out and turnover documents for Traditions at Ashland Park (Recommend Approval)
- e. Acceptance of Close-Out and Turnover documents for Chelsea Park (Final Phase) (Recommend Approval)

Duell asked to remove consent item 3.b. - Gourdie-Fraser Bills to item 4.a.

Agostinelli moved and Schmuckal seconded to approve the Consent Calendar as amended.

Yeas: Agostinelli, Schmuckal, Walters, Duell, Blood Law, McManus, Korn

Nays: None

## 4. <u>Items removed from the Consent Calendar</u> (6:07)

a. Bills - Gourdie Fraser

Duell asked about the utility plan review on M-37. Hodges said that the sewer and water had been studied since businesses are showing interest.

Duell moved and Blood Law seconded to approve Consent Calendar Item 3.b. - Bills.

Yeas: Duell, Blood Law, Agostinelli, Walters, McManus, Schmuckal, Korn

Navs: None

## 5. Correspondence (6:13)

None

## 6. Reports

a. Construction Report (6:13)

Engineer Jennifer Hodges reported that the project at Eaglehurst is moving forward and other loose ends from summer construction projects are being completed. She enjoyed the tank visit with Board members and the Boardman Valley project is hitting snags with the weather. Discussion took place regarding the new DEQ ruling on water leads to within 18 inches of the house.

## b. County Commissioner's Report (6:21)

None

## c. Northflight Report (6:21)

Tim Newton presented the quarterly report which had 387 calls in Garfield Township and added that they are meeting time requirements 89% of the time. Applications are being accepted for new employees and Munson is offering scholarships to those

interested in the paramedic program. There is a new ambulance at Station 11 and that location is a 24 hour call location.

## d. Treasurer's Report (6:25)

Blood Law explained some minor changes in the accounts.

## e. Clerk's Report (6:30)

McManus said that 2,892 absentee ballots were sent out and 62% of those have been returned.

## f. Supervisor's Report (6:31)

Korn reported that he discussed next year's Ironman Competition with the Convention Bureau and part of the competition will be held in Garfield Township. He also attended a housing summit and a new rate study will be done once the new NW Tank is up and running.

## g. Grand Traverse Metro Report (6:34)

Lt. Steve Apostal reported that the new Engine 11 has arrived and will be put into service soon. Physical ability tests are being done this week and the ISO review will be completed soon. Fire Safety week kept the staff busy and car seat fittings were performed for the public. The public can take used smoke detectors to any of the fire departments for disposal. Board members briefly discussed the Articles of Incorporation at Metro and will hold a study session regarding Metro after the election.

## 7. Unfinished Business

None

## 8. New Business

## a. Consideration of Consumer's Utility easement/Water Main Crossing Request (6:50) Engineer Jennifer Hodges said Consumers is formally requesting permission to

cross the newly installed watermain and use a portion of the easement off of Cedar Run Road to install a fiber optic line. She recommends the four conditions outlined in her report dated October 16, 2018.

Schmuckal moved and Duall seconded to great permis

Schmuckal moved and Duell seconded to grant permission to Consumers to cross the existing easement with all four conditions set forth by Hodges, as well as, not utilizing the corner to cross the easement and adding language ensuring that Consumer's is responsible for their own fiber optic line in case of a leak.

Yeas: Schmuckal, Duell, Walters, McManus, Blood Law, Agostinelli, Korn

Nays: None

## b. Consideration of Conducting a Noise Study for Car Washes (6:58)

Deputy Planner Erik Perdonik asked how the board wants to approach the decibel level of car washes in the Township. He studied the issue and found that the community average is quite a bit higher than Garfield's zoning ordinance 40

decibel level. He asked board members for direction on how to proceed. Board members discussed the issue and asked Perdonik to work with the Planning Commission to determine the scope of the study and the cost of such a study once a new Planning Director is hired.

c. Consideration of going into closed session to discuss attorney's opinion letter and real estate purchase relating to the Tart Trail. (7:18)

Schmuckal moved and Duell seconded to go into closed session at 7:18pm for the purpose of discussion of an attorney's opinion letter for a real estate purchase.

Yeas: Schmuckal, Duell, Walters, Agostinelli, Blood Law, McManus, Korn

Nays: None

The meeting was reconvened at 7:32pm.

Schmuckal moved and Blood Law seconded to authorize the Township Supervisor to enter into a purchase agreement for an easement across the property owned by Good News Auto/Michael Cook for purposes of the construction, use and maintenance of a non-motorized multi-purpose trail. The terms for the purchase shall be as generally outlined in the memo from legal counsel dated October 23, 2018, and the purchase price for the easement shall be \$9,139.00, which shall be provided to the Township by TART Trails. The terms of the easement shall be substantially similar to other easements granted for the Boardman Lake Trail. The purchase agreement and the easement language shall be subject to approval as to substance by the Township Supervisor and as to form by Township legal counsel.

Yeas: Schmuckal, Blood Law, Agostinelli, McManus, Walters, Duell, Korn

Nays: None

## 9. Public Comment (7:08)

None

## 10. Other Business (7:09)

Blood Law mentioned the use of the meeting room and suggested a policy for use of the meeting room. She and McManus will work on such a policy.

Blood Law suggested that the subject of ambulance service be discussed at the special meeting for the Metro discussion.

Agostinelli asked for a calendar for upcoming budget meetings and Metro meetings.

## 11. Adjournment

Korn moved to adjourn the meeting at 7:41p.m.

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

Page: 1/3	Amount	30.00	30.00	30.00	00.06	6,100.00	247.00	74.00	00.66	420.00	228.75	303.40	1,283.90	99.798	2,454.96	68.85	10.61	24.60	82,703.75	375.51	10.00	228.23	25.40	3.23	39.77	295.00	338.00	417.70	429.95		11,500.00	414.00
	GI #	101-101-960.000	101-171-960.000	101-401-960.000		BB 308-000-880.001	101-101-805.000	101-400-805.000	101-410-805.000		101-101-805.000	101-000-084.861	101-265-920.603	101-448-920.005		308-000-880.001	101-448-920.005	101-448-920.005	308-000-880.006	101-191-726.000	101-101-960.000		308-000-880.001	101-191-726.001	101-215-960.000	101-401-960.000		101-000-237.000	308-000-880.001	308-000-880.006	308-000-880.008	308-000-880.014
REPORT FOR ""ATER TOWNSHIP OF GARFIELD  E FROM 10/ 8 - 11/07/2018  Banks	Description			MTA PLANNING		SEAL COATING / PATCHING / LINE STRIPLING -	CONTRACTED SVCS	CONTRACTED SVCS	CONTRACTED SVCS		FRONT DESK	ELECTRIC	ELECTRIC	ELECTRIC		ELECTRIC	170975-98310	100018131597	BVNP PAYMENT #3	EXPRESS VOTE STUBBED BALLOT	EDUCATION EDUCATION		5473785400027192 BBALL NETS	5473787298599431	5473787298599431	54/3/8/298599431		HSA	PARKS	PARKS 3DD OUD MANACEMENT	PARKS	PARKS
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Page: 2/3

Check Date	Bank	Check #	Payee	Description	GT #	Amount
		37347		PARKS	308-000-880.015	2,467.54
		37347		PARKS	308-000-880.016	1,204.17
						16,717.98
11/01/2018	GEN	37348	HOME DEPOT CREDIT SERVICES	SUPPLIES	101-265-726.003	72.29
11/01/2018	GEN	37349	HOME DEPOT CREDIT SERVICES	SUPPLIES	308-000-935,000	94.74
11/01/2018	GEN	37350	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	101-171-726.000	8.79
11/01/2018	GEN	37351	KIMBERLY LAMFMAN	ELECTION HELP	101-191-701,000	480.00
11/01/2018	GEN	37352	LAND INFORMATION ACCESS ASSOC	PEG FEES 3RD QTR	101-747-880.011	46,919.80
11/01/2018	GEN	37353	OHEARN PEST CONTROL LLC	PEST CONTROL	101-265-935.608	285.00
11/01/2018	GEN	37354	SUPERFLEET	GAS	101-806-862.000	226.71
11/01/2018	GEN	37355	TEAMSTERS LOCAL 214	UNION DUES	101-000-239.000	47.00
11/01/2018	GEN	37356	THE COPY SHOP	MASTER PLAN BOOKS	101-400-965.000	438.80
11/01/2018	GEN	37357 37357	THE GUARDIAN	LIFE / DENTAL LIFE / DENTAL	101-851-873.030 101-851-873.040	1,339.47
						2,175.96
11/01/2018	GEN	37358	TREND WINDOW & DESIGN	BLIND REPAIR	101-265-935.608	85.00
11/01/2018	GEN	37359	U.S.POSTAL SERVICE		101-101-726.001	2,000.00
11/01/2018	GEN	37360	UNITED WAY	UNITED WAY	101-000-238.000	85.00
11/01/2018	GEN	37361	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	2,265.00
			TOTAL - ALL FUNDS	TOTAL OF 29 CHECKS		165,388.43
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2,265.00 417.70 85.00 2,000.00 475.75 40.00 8.79 248.23 480.00 375.51 33.33.33 1,283.90 370.00 CONTRACTED AND OTHER SERVICES DUE FROM #861 STREET LIGHTS SUPPLIES
POSTAGE
EDUCATION & TRAINING
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LIGHTS BUILDING DEFERRED COMP HSA (FORMERLY FLEX) UNITED WAY UNION DUES EDUCATION & TRAINING EDUCATION & TRAINING MAINTENANCE-OTHER SUPPLIES POSTAGE WAGES 101-000-084.861 101-000-227.000 101-000-239.000 101-000-239.000 101-101-726.001 101-101-960.000 101-171-726.000 101-171-726.000 101-171-726.000 101-171-726.000 101-191-726.000 101-191-726.000 101-191-726.000 101-215-960.000 101-215-960.000 101-215-960.000 101-265-726.003 101-265-920.603 101-265-920.603

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Description

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74.00 438.80 325.00 99.00 902.87 6,624.20 82,861.75 11,500.00 226.71 1,339.47 836.49 94.74 2,467.54 544.32 414.00 INSURANCE - EMPLOYEE HEALTH
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3/3 Page

Amount

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231 946 3703



November 6, 2018

## SUMMARY OF BILLINGS FOR APPROVAL FROM GARFIELD TOWNSHIP

I.				- Storm Water Rev			
	1			or private road revie			
					ts), Escrow #701.000.214.825		505.00
		Project#	18381	Invoice No. 1838	3101		585.00
						Total	585.00
II.	Dev	eloper's Es	crow Fund	- Utility Plan Revie	w, Oversight & Closeout		
				T.	onstruction services.		
		Traditions			ones design del vices.		
		Project#	17088	Invoice No. 1708	38007		4,750.00
	2.	•	services f	or plan review and co	onstruction services.		1,1 00.00
				hase ) Chelsea Lar			
		Project#	17221	Invoice No. 1722			634.40
	3.	Engineering	g consulting	services for storm v	vater site plan review		
		The Ridges	s at 45, Pha	se 3/4			
		Project#	17357	Invoice No. 1735	5707		175.00
	4.	Engineering	g services fo	r plan review, permi	it assistance and construction sen	vices	
		Peach Tree	Investme	its - Ashland Park	Phases 2 & 3 PUD Agreement		
		Project#	17378	Invoice No. 1737	802		1,550.00
	5.	Engineering	g consulting	services for plan rev	view, permit assistance and const	ruction services.	
		Eaglehurst	Estates				
		Project#	18258	Invoice No. 1825	802		1,000.00
	6.	Engineering	consulting	services for plan, pe	ermit review and construction serv	ices.	
		Windy Hills	3				
		Project#	18032	Invoice No. 1803.	205		2,043.75
						Total —	10,153.15
III.	Utili	ty Receiving	Fund				
	1.	Engineering	consulting	services.			
		Cass Road	Drainage I	District Improvement	nts		
		Project#	18029C	Invoice No. 18029	9317		472.50

GRAND TOTAL \$11,210.65

472.50

Total



Gourdie-Fraser, Inc. 123 West Front Street, Suite A Traverse City, MI 49684

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

November 6, 2018

Project No:

18381

Invoice No:

1838101

Re: Tax ID#28-05-026-018-00, Ashland Park Phase 2 & 3, (Storage Units Only) Escrow #701.000.214.825

Services Performed: Engineering services for storm water review of plans/calculations for compliance with Ordinance #49. Communication with applicant and issuance of letter of approval.

Project Location: Traverse City, Michigan.

Professional Services from September 30, 2018 to November 3, 2018

**Professional Personnel** 

	Hours	Rate	Amount	
Sr. Project Manager	2.00	130.00	260.00	
Project Engineer	3.25	100.00	325.00	
Totals	5.25		585.00	
Total Labor				585.00
		Total this	Invoice	\$585.00



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

November 6, 2018

Project No:

17088

Invoice No:

1708807

Re: Traditions at Ashland Park (Escrow Account)

Services Performed: Engineering plan review, construction administration, full time on site inspections, and project turnover for the water main and sanitary sewer extension as detailed in escrow letter dated March 27, 2017, \$17,500.

- \*Additional Escrow Requests:
- 1. Additional sewer along Umber Drive per email dated June 6, 2018. \$10,000.
- 2. Water main installation along Umber Drive as detailed in escrow letter dated October 4, 2018 for \$5,000.

Project Location: Rusch and Garfield Road intersection, Traverse City, Garfield Township, Grand Traverse County, Michigan.

## Professional Services from September 30, 2018 to November 3, 2018 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Plan Reivew/Permit Assistance	2,500.00	100.00	2,500.00	2,500.00	0.00	
Construction Observation/Inspection	14,000.00	100.00	14,000.00	14,000.00	0.00	
*1 Const Observation/Inspection	9,500.00	100.00	9,500.00	9,500.00	0.00	
*2 Const Observation/Inspection	4,500.00	100.00	4,500.00	0.00	4,500.00	
Const. Admin/Project Turnover	1,000.00	100.00	1,000.00	1,000.00	0.00	
*1 Record Drawings & Reports	500.00	100.00	500.00	500.00	0.00	
*2 Record Drawings & Reports	500.00	50.00	250.00	0.00	250.00	
Total Fee	32,500.00		32,250.00	27,500.00	4,750.00	
		Total I	Fee			4,750.00
				Total this Invoi	ce	\$4,750.00



Gourdie-Fraser, Inc. 123 West Front Street, Suite A Traverse City, MI 49684

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

November 6, 2018

Project No:

17221

Invoice No:

1722103

Re: Chelsea Park (Final Phase) - Chelsea Lane

Services Performed: Construction observation/oversight and project turnover for the water main and sanitary sewer extension.

Project Location: Chelsea Lane, Traverse City, Garfield Township, Grand Traverse County, Michigan.

## Professional Services from August 13, 2017 to November 3, 2018

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Construction Observation/Inspection	2,240.00	100.00	2,240.00	2,105.60	134.40	
Const. Admin/Project Turnover	500.00	100.00	500.00	0.00	500.00	
Total Fee	2,740.00		2,740.00	2,105.60	634.40	
		Total F	Fee			634.40
				Total this Invoic	e	\$634.40



Gourdie-Fraser, Inc. 123 West Front Street, Suite A Traverse City, MI 49684

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

November 6, 2018

Project No:

17357

Invoice No:

1735707

Re: The Ridges at 45, Phase 3/4

Services Performed: Engineering and construction services for plan review, construction observation/materials testing, review of record drawings and project turnover documentation for approximately 300 linear feet of 8" water main and 800 linear feet of 8" sanitary sewer extensions to services three additional multi unit buildings. \*Includes additional services 01/18/18 to add 600' water main and 300' sewer to services Phase 4.

Project Location: Intersection of Hammond Road along Lafranier Road, Traverse City, Garfield Township, Grand Traverse County, Michigan.

## Professional Services from September 30, 2018 to November 3, 2018 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Engineer Plan Review	2,750.00	100.00	2,750.00	2,750.00	0.00	
Construction Oversight	10,850.00	100.00	10,850.00	10,850.00	0.00	
*Construction Oversight (Add'l Services)	5,000.00	100.00	5,000.00	4,900.00	100.00	
Record Drawings Review/Turnover	1,500.00	5.00	75.00	0.00	75.00	
Total Fee	20,100.00		18,675.00	18,500.00	175.00	
		Total I	Fee			175.00
				Total this Invoic	e	\$175.00



Gourdie-Fraser, Inc. 123 West Front Street, Suite A Traverse City, MI 49684

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

November 6, 2018

Project No:

17378

Invoice No:

1737802

Re: Peach Tree Investments - Ashland Park Phases 2 & 3 PUD Agreement

Services Performed: Engineering services for plan review, permit assistance, construction oversight, project close out and turnover documents for the water main and sanitary sewer extension as detailed in escrow letter dated October 3, 2017. \$7,500.

\*Additional Escrow Requests:

1. Plan review and construction services for water extension to storage building per escrow letter dated November 6, 2018. \$2,850.

Project Location: South of intersection of Emerson Road along Garfield Road and Rush Road. Garfield Township, Grand Traverse County, Michigan.

Professional Services from October 15, 2017 to November 3, 2018 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Engineering Plan Review	2,000.00	100.00	2,000.00	1,300.00	700.00	
*1 Engineering Plan Review	850.00	100.00	850.00	0.00	850.00	
Construction Inspection	4,750.00	0.00	0.00	0.00	0.00	
*1 Construction Inspection	1,500.00	0.00	0.00	0.00	0.00	
Project Turnover	750.00	0.00	0.00	0.00	0.00	
*1 Project Turnover	500.00	0.00	0.00	0.00	0.00	
Total Fee	10,350.00		2,850.00	1,300.00	1,550.00	
		Total	Fee			1,550.00
				Total this Invoice	e	\$1,550.00



Gourdie-Fraser, Inc. 123 West Front Street, Suite A Traverse City, MI 49684

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

November 6, 2018

Project No:

18258

Invoice No:

1825802

Re: Eaglehurst Estates - Final Phase Water and Sewer Extension

#### Services Performed:

 Engineering services for meeting with development engineer, plan review and Act 399 and Part 41 permit assistance for the water and sewer extension.

- Project bidding to prepare front end bid documents including measurement and payment. Solicit advertisement of bid and hold a public bid opening and tabulation of bids for presentation to township board to accept.
- 3. Construction observation and oversight for the water main and sanitary sewer extension.
- 4. Project turnover for review drawings and easements, review of close out and turnover documents to township.

Project Location: Eaglehurst Estates located off of Herkner Road along Eaglehurst Drive.

## Professional Services from September 30, 2018 to November 3, 2018 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Engineer Review	2.500.00	100.00	2,500.00	1,975.00	525.00	
Bidding	2,500.00	50.00	1,250.00	775.00	475.00	
Construction	9,000.00	0.00	0.00	0.00	0.00	
Observation/Oversight Project Close Out	750.00	0.00	0.00	0.00	0.00	
Total Fee	14.750.00		3,750.00	2,750.00	1,000.00	
Total 1 00	• • • • • • • • • • • • • • • • • • • •	Total	Fee			1,000.00
				Total this Invoice	e	\$1,000.00



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

November 6, 2018

Project No:

18032

Invoice No:

1803205

Re: Windy Hills, Phase I

Services Performed: Engineering services for plan and permit application review, construction over sight and project close out for the water main and sanitary sewer extension to service the development location on Herkner Road as detailed in escrow letter dated February 1, 2018. \$15,250.

\*Additional Escrow Requests:

1. As detailed in amended escrow letter dated 11/06/18 to include Phase I only. \$2,500.

Professional Services from July 15, 2018 to November 3, 2018 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Engineer Review *1 Engineer Review Construction Observation Project Close Out *1 Project Close Out Total Fee	6,500.00 2,250.00 7,500.00 1,250.00 250.00 17,750.00	98.2692 0.00 0.00 0.00 0.00	6,387.50 0.00 0.00 0.00 0.00 6,387.50	4,343.75 0.00 0.00 0.00 0.00 4,343.75	2,043.75 0.00 0.00 0.00 0.00 2,043.75	2,043.75
		Total		Total this Invoic	e	\$2,043.75



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A/R email: melanie@gfa.tc

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

November 6, 2018

Project No:

18029C

Invoice No:

18029317

Re: General Utilities - Cass Road Drainage District

Services Performed: Engineering services for 3rd review of plans for utility impact (sewer/water) and overall project review to assist with issuance of DEQ Part 41 sewer permit, correspondence with drain commissioner and design engineer (Spicer Group). Monthly meeting attendance on project updates.

## Professional Services from October 1, 2018 to November 3, 2018 Professional Personnel

Design Enginee	Totals Total Labor	<b>Hours</b> 5.25 5.25	<b>Rate</b> 90.00	<b>Amount</b> 472.50 472.50	472.50
			Total this	Invoice	\$472.50

MTT Update Prepared for Garfield Twp Board

			Vasrielin	Accecor	Accecon's Values	Petitioner's Values	Values	Value Differences	pronces		L	AC	ACTUAL	
Docket #	Darrel No(e)	Property Address	Contention	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable	Status Notes	TWT	Millage LOSS	Twp Millage LOSS   METRO Millage LOSS	e 1055
1 18-001808 004-035-00	4Front Credi	1	2018	\$ 433,700	\$ 433,700	\$ 350,000	\$ 350,000	\$ (83,700)	\$ (83,700)	10/25/18 Meeting set up with tax rep on 11/7/18.				
2 18-001010	016-027-50 ARC MHTVCM1001 LLC Valuation Disclosure Due: 2/19/19	3333 N US 31 South Kohl's	2018	\$ 1,864,200   \$ 1,86 Pre-hearing General Call:	\$ 1,864,200 neral Call: Apr 16	4,200 \$ 889,840 S	\$ 889,840	\$ (974,360) -52%	\$ (974,360) -52%	10/9/18 Spoke w/Atty - she will send me comp info.				
3 18-001500	-	3825 Marketplace Cir	2018	\$ 4,268,900	\$ 4,268,900	\$ 3,365,406	\$ 3,365,406	\$ (903,494)	\$ (903,494) -21%	903,494  6/11/18 Answered appeal rec'd by mail.  -21%  9/20/18 Answered interogatories.				
4 16-002436	021-015-00 & Grand Traverse Mall LLC 021-015-70	3200 W South Airport Rd	2016	\$ 21,593,800	\$ 21,483,557 \$ 64,709	\$ 12,462,460	\$ 12,462,460	\$ (9,131,340) \$ (51,960)		4/25/18 Treasury agreed to settlement values.				Г
				\$ 21,683,300 SETTLED:	\$ 21,	\$ 12,500,000	\$ 12,500,000 \$ 16,850,000	\$ (9,183,300)	\$ (9,048,266) \$ (4,698,266)	(9,048,266) (4,698,266) 6/11/18 Rec'd Judgment	v	(9,396.53)	\$ (11,040.93)	140.93)
	Valuation Disclosure Due: 10/3/17	Judge: Steven Lasher			Pre-hearing Ger	eral Call Dec 1-1	~	-45%		3/8/18 Made offer to settle:	_			
	021-015-00 & Grand Traverse Mall LLC	3200 W South Airport Rd	2017	\$ 21,593,800	\$ 21,593,800	\$ 12,462,460	\$ 12,462,460	\$ (9,131,340) \$ (51,860)	\$ (9,131,340) \$ (27,751)	(9,131,340) 2016 \$33.7m; 2017 \$32m; 2018 \$30m (both parties agree to (27,751) to the 2018 offered value)	_			
	0.010			\$ 21,683,200	\$ 21,659,091	\$ 12,5	\$ 12,500,000	\$ (9,183,200)	(9,159,091)		S	(11,318,18)	\$ (13.298.86)	198.86
18-001230	021-015-00 & Grand Traverse Mall LLC	3200 W South Airport Rd	2018	\$ 21,593,800	\$ 21,593,800	\$ 12,462,460	\$ 12,462,460	\$ (9,131,340)	\$ (9,131,340)					
	07-570-170			\$ 21,683,200 SETTLED:	\$ 21,6	\$ 12,500,000	\$ 12,500,000 \$ 15,000,000	\$ (9,183,200)	\$ (9,159,091) \$ (6,659,091)		s	(13,318.18)	\$ (15,648	(15,648.86)
5 17-002286	021-015-10 Airport 31, LLC	3450 W South Airport Rd	2017	\$ 2,049,700	\$ 1,828,226	1,000,000		\$ (1,049,700)	\$ (828,226)			/4 1EC 4E1	6 11 250	14 350 031
	Valuation Disclosure Due: 7/8/18	Judge: Preeti Gadola	2018	SETTLED:	4 1 819 100	\$ 1,250,000	\$ 1,250,000		(278,220)	Agreement is based on continued vacancy of Mc space, and current state of retail markets - including risks involved.		(1,156.45)		526.65)
	MC sports, et al		0107			\$ 1,250,000	\$ 1,250,000	(569,100)	\$ (569,100)		\$	(1,138.20)	s	(1,337.39)
6 17-002044	021-015-20 Macy's Valuation Disclosure Due: 3/5/18	3160 W South Airport Rd Judge: David Marmon	2017	\$ 2,005,200 SETTLED:	\$ 2,005,200	\$ 1,523,685	\$ 1,523,685 \$ 1,000,000	\$ (481,515) \$ (1,005,200)	\$ (481,515) \$ (1,005,200)	(481,515) 4/18/18 Rec'd judgment. (1,005,200) Settlement based on retail market & sales of anchors across M	ν, Σ	(2,010.40)	\$	(2,362.22)
7 18-000900	021-015-30 JC Penney Corp Valuation Disclosure Due: 2/1/19	3300 W South Airport Rd	2018	\$ 1,136,100 Prehearing Gen	\$ 1,136,100 \$ 1,131,778 \$ 4 Prehearing General Call: Apr 1-15, 2019	\$ 450,000 5, 2019	\$ 450,000	\$ (686,100)	\$ (681,778) -60%	11/2/18 Rec'd list of mall anchors sales and offerings.				
8 18-002330	021-024-00 Tireland LLC	2825 N US 31 South Belle Tire	2018	\$ 769,900 \$	\$ 769,900 \$ 769,900 \$ 42 Prehearing General Call; July 16-31, 2019	\$ 421,800	\$ 421,800	\$ (348,100)	\$ (348,100)	[348,100] 6/21/18 Found appeal online. Answered 6/25/18 -45%				
9 18-001927	077-002-00 Great Lakes Investment Co LLC 4045 West Royal Dr	4045 West Royal Dr	2018	\$ 1,461,900	\$ 1,461,900	\$ 1,000,000	\$ 1,000,000	\$ (461,900)	\$ (461,900)	10/25/18 Meeting set up with tax rep on 11/7/18.	NO.			
				0	000	000000	000 000	-32%	-32%		+			T
10 18-001930	077-005-00 Wide Angle Holdings LLC	3963 West Royal Dr	2018	\$ 399,900	\$ 379,933	300,000	300,000	\$ (99,900)	5 (79,933) -21%					
11 18-001949	347-012-00 Kidz First LLC	5024 N Royal Dr	2018	\$ 618,500	\$ 618,500	\$ 525,000	\$ 525,000	\$ (93,500)	\$ (93,500) -15%	10/25/18 Meeting set up with tax rep on 11/7/18.				
		2016	L	\$ 21,683,300	TOTALS: \$ 21,683,300 \$ 21,548,266	5	\$ 12,500,000		\$ (9,048,266)		L			Γ
		2017		\$ 25,738,100	\$ 25,492,517	S	\$ 15,023,685	\$ (10,714,415)	\$ (10,468,832)		_			
		2018		\$ 32,636,300	\$ 32,587,902	\$ 19,802,046	319,802,046	\$ (12,834,254) \$ 14 833 3001	\$ (12,785,856) \$ 14,698,2661		_			
					-	ELLED AMEDES.	2017	2	5 7 247 517		_			
							2018	2	\$ (7,228,191)		_			
								2016	\$ (18,096.53)	Garfield Potential Tax Loss	H			
	102							2017	\$ (20,937.66)					
	200							2018	\$ (25,571.71)		-			1
								2016		ACTUAL TWP TAX LOSS	<b>55</b> 4	(9,396.53)		(11,040.93)
								2017 \$	2018 \$ (14,456.38)		n 40	(14,485.03)	n 40	(16,986.25)

	arter Township of Garfield uning Department Report No. 2018-	111
Prepared:	November 6, 2018	Pages: Page 1 of 7
Meeting:	November 13, 2018 Township Board	Attachments:
Subject:	3717 W South Airport Rd Rezoning (Map Am	endment)-Introduction
File No.	Z-2018-01	Parcel No. 05-340-026-10
Applicant/Owner:	Dennis Banton/Arlene F. Banton, Trustee of the Arlene I	F. Banton Living Trust UAD 8-28-1994
Agent:	None	

### **PURPOSE OF APPLICATION:**

The request is to rezone approximately 3.14 acres of land from the A - Agricultural District to the R-3 Multi-Family Residential District, without restriction.

## **SUBJECT PROPERTY:**

The application affects a single parcel at 3717 West South Airport Road (*see* image below). A single-family dwelling, a pole barn, a gravel drive, and two (2) water wells are located on the property. The property is bordered by one (1) dwelling and an illegal landscaping business to the west (enforcement action is in progress), West South Airport Road to the north, a service drive providing access to the Sam's Club parking lot to the east, and Sam's Club to the south.



Zoomed-in aerial view of subject property (highlighted in blue):



## **USES OF SURROUNDING PROPERTIES:**

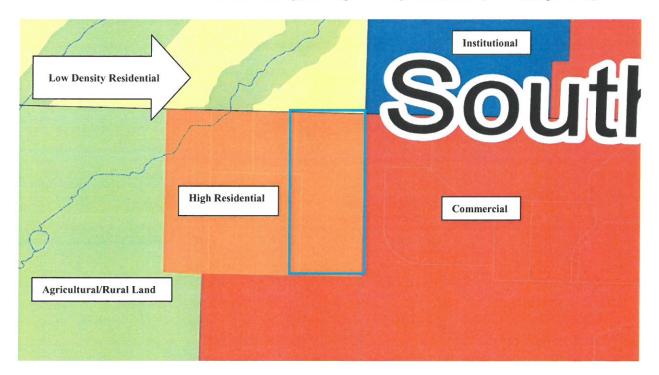
The subject property is abutted by low-density residential uses and commercial uses (within an A – Agricultural District) to the west; low-density residential uses to the north (A); commercial uses to the east (within an A – Agricultural District); and commercial uses to the south (C-H).

### **MASTER PLAN CONSIDERATIONS:**

A primary factor in considering any rezoning request is the relationship between the application and the Master Plan. In this case, the Master Plan targets the site for "High Density Residential (6-10)" which, according to the Zoning Plan, is most compatible with the R-3 District. Therefore, the rezoning request is consistent with the Master Plan.

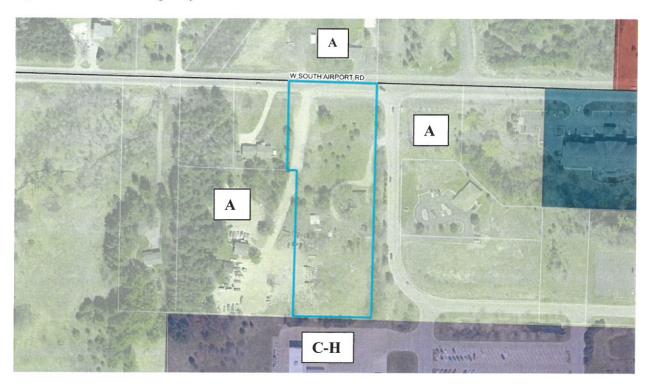
## **MASTER PLAN:**

The Master Plan identifies this area (dark orange) as High Density Residential (6-10 units per acre):



## **CURRENT AND SURROUNDING ZONING:**

The property is currently zoned A - Agricultural as identified in light green below and adjoins A - Agricultural and C-H Highway Commercial Districts.



#### **STAFF COMMENT:**

At the March 13, 2018 and April 11, 2018 Planning Commission Regular Meetings, Commissioners were generally supportive of the request and suggested that the rezoning might provide a good transition or "buffer" between the commercial uses to the east and the low-density residential uses to the west. However, the small size of the parcel was discussed as a potential concern and Commissioners suggested that additional land area might be added to the request.

At the April 11, 2018 Planning Commission Regular Meeting, Commissioners held a public hearing on the application and directed Staff to draft Findings of Fact for consideration at the May 9, 2018 Planning Commission Regular Meeting. Those Findings were drafted; however, just prior to the May 9<sup>th</sup> meeting, it was found that the subject parcel was in violation of the Ordinance and therefore that the request could not proceed until the violation was addressed (*see* Section 401 of the Ordinance).

In September 2018, the applicant returned to ask to be placed on the agenda once again for the rezoning request, and it was found by the Zoning Administrator that all violations have been addressed. The application was placed on the agenda for the October 10, 2018 Planning Commission Regular Meeting for continued discussion.

At the October 10<sup>th</sup> meeting, Commissioners once again discussed the small size of the parcel and found that the applicant was unable to persuade neighboring owners to join the request to provide additional land area. Nonetheless, as the size of the tract is just one factor to consider among seven factors to be weighed in relation to one another for a Map Amendment, and the request is supported by the Master Plan, Commissioners passed a motion to direct Staff to draft Findings of Fact.

At the October 24 meeting, Commissioners unanimously adopted the Findings and passed a motion recommending to the Township Board that the application be approved. The adopted Findings are provided below for your review:

#### FINDINGS OF FACT:

## 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 Planning Commission may consider this standard to be MET based on the following reasons:

- In this case, the Master Plan targets the site for "High Density Residential (6-10)" which, according to the Zoning Plan, is most compatible with the R-3 District (6-9). Therefore, the rezoning request is consistent with the Master Plan.
- The "High Density Residential (6-10)" Master Plan designation is compatible with the 6-9 units per acre called for in the R-3 Multi-Family District, as R-3 is the highest density zoning district and "High Density Residential" is the highest density future land use classification.
- The rezoning encourages high density residential in a highly developed corridor with existing infrastructure, services, and amenities nearby rather than at the less developed fringes of the Township, which is consistent with the intent of the Master Plan to limit outward growth.

### 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 Planning Commission may consider this standard to be MET based on the following reasons:

- Neighboring land uses consist of relatively impactful commercial uses despite the low density zoning (e.g., the landscaping business to the west)—in this light, foreseeable adverse impacts on neighboring lands appear unlikely.
- The rezoning creates a transition between the potentially more impactful commercial development to the east and less impactful low-density residential to the west.

#### 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 Planning Commission may consider this standard to be MET based on the following reasons:

- The current single-family home and accessory structures on the property are in a state of disrepair. The possibility of another single-family home being built or the property being used agriculturally is remote considering the surrounding land use trend.
- The rezoning furthers the goals and objectives of the Master Plan in making the zoning district consistent with the future land use category.

## 4. Changed Conditions

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

The Planning Commission may consider this standard to be MET based on the following reasons:

- The residential land use pattern along/in close proximity to the South Airport corridor continues to transition into multi-family uses to support demand for rental housing.
- Other properties along South Airport Road have recently been rezoned to the R-3 Multi-Family District in recognition of the need for additional rental housing in the area, and that proximity to South Airport furthers the goals and objectives of the Master Plan in terms of utilizing existing infrastructure and close proximity to many regional amenities.

### 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 may be justified, however, if a substantial public need or purpose exists.

The Planning Commission may consider this standard to be MET based on the following reasons:

- There continues to be an obvious and substantial public need for rental units in the area.
- No historic or culturally significant places or 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 Planning Commission may consider this standard to be MET based on the following reasons:

• There continues to be an obvious and substantial public need for rental units in the area.

#### 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 Planning Commission may consider this standard to be MET based on the following reasons:

• The applicant proposes to rezone a single approximately 3.14-acre parcel, which is relatively small for supporting multi-family uses. Some of the indicators of a potential spot zoning appear to be present in this case, such the request being made by one landowner for one parcel. However, the rezoning is consistent with the Master Plan and surrounding uses, the parcel is unsuitable for agriculture despite being zoned for such, and substantial changes have occurred and continue to occur in the immediate area—all factors which justify the rezoning despite the small parcel size.

### **ACTION REQUESTED:**

The purpose of this item being placed on tonight's agenda is to introduce the application and schedule it for public hearing. If the Board is prepared accept the application and schedule it for public hearing, the following motion is suggested:

MOTION THAT application Z-2018-01 BE SCHEDULED for public hearing for the Garfield Township Board of Trustees meeting to be held on December 11, 2018.

Any additional information that the Board determines to be necessary should be added to this motion.



## Grand Traverse Conservation District October 2018 Report

## **CONSERVATION TEAM**

OWNER/PARKLAND: Garfield Township - Various

#### Administration

- Continue to work to secure a parcel of property that will provide an easterly access to Miller Creek Nature Reserve off Cass Road.
- Compiled a 2019 draft budget and work plan for Garfield parks.
- Met with Erik Perdonik, Garfield Twp. Deputy Planner, to review the 2019 draft budget and work plan
- Attended and provided updates at monthly Garfield Twp. Parks and Rec Commission meeting.
- Sought out available nursery stock and contractor bids for planting of buffer at Silver Lake Recreation Area.
- Coordinated Miss Dig to inspect buffer planting vicinity at Silver Lake RA for underground utilities.
- Contracted Komrska Tree Farm, LLC., for the purchase and installation of 12 conifer trees at Silver Lake RA to buffer the road from the park.
- Coordinated with Bill Mouser the seasonal removal of the new ADA watercraft landing at Boardman Valley Nature Preserve.
- Communicated with contractors for invasive species removal work. Need to determine if money is available in parks budget to contract out late this fall.

### **Routine Monitoring and Maintenance**

- Installed trail intersect maps and posts at Boardman Valley Nature Preserve.
- Re-painted and reinstalled Meadows Trail Loop sign at Silver Lake Recreational Area.
- Extended boardwalk on Cedar Cathedral trail at Commons Natural Area.
- Cleared trees from across trail at Commons, Silver Lake RA, Miller Creek NR, and BVNP.
- Assisted Township staff with the removal of ADA canoe/kayak launch at BVNP by YMCA East.
- Installed two newly constructed benches at Silver Lake Recreation Area and one bench at Miller Creek Nature Reserve.
- Monitored trails and trailheads at all Garfield parklands, replaced dog waste bags at trailhead dispensers, and picked up trash as necessary.
- Switched garbage totes at Silver Lake Rec Area dog park on a regular basis to accommodate dog waste disposal needs.
- Removed or replaced damaged fencing at trailheads as appropriate.
- Re-solidified post for trash can surround at Silver Lake Recreation Area.
- Blew off boardwalks, trailheads, and timber infrastructure of leafy debris at all Garfield parks.



#### Other

 Contacted the Sheriff's department regarding a camper/squatter that has set up camp on a remote section of the Miller Creek Nature Reserve.

## OWNER/PARKLAND: Recreational Authority - Hickory Meadows

#### Administration

- Attended and prepared the draft agenda for the monthly Hickory Meadows Advisory Committee (HMAC) meeting.
- Attended and provided updates at the monthly Rec Authority Board meeting.
- GTCD staff, Reb Ratliff, attended Rec Authority Visioning session on October 10.
- Provided Hickory Meadows user survey results for Rec Authority Visioning Process.
- Met with Matt Cowall, Derek Melville, City Superintendent of Parks and Recreation, and Tim Lodge, City Planner, on-site to review Hickory Hills construction activities pertaining to trail access to and from the Meadows and drain field construction.
- Provided equipment decontamination inspections for contractors to access Meadows property prior to drain field construction.
- Communicated with City contractors to verify seeding specifications to sow post drain field construction.
- Coordinated an on-site meeting with Marc Hamlin, Hickory Hills Disc Golf Course Designer, and HMAC members to convey potential concerns of the planned course in the northeastern section of Hills property, bordering the Hickory Meadows boundary.
- Coordinated tractor and brush hog rental to assist in mowing efforts for winter trail grooming.
- Scheduled invasive species efforts for woody cut-stump treatments this fall with contractors.

## **Routine Monitoring and Maintenance**

- Monitored all trails and trailheads, picked-up trash, and replaced dog waste bags as needed.
- Met on-site with HMAC member, Bill Brundage, to mow trails in prep of winter trail grooming.
- Cleared Hickory Meadows trails of downed trees and debris.
- Downloaded trail counters for review and analysis.
- Continued to supply, collect, and record user surveys at main trailheads.
- Monitored erosion concerns on Meadows property.

#### Grants

 Researched native tree stock at nurseries for planned buffer installation along property boundary with Hickory Hills. Tree orders are to be placed this fall and upcoming winter with installation planned for spring 2019. Grant funds are through the Northwest MI Invasive Species Network (\$2,500) and DTE Energy Tree Planting Grant Program (\$3,000).



#### **BOARDMAN RIVER STEWARDSHIP**

- Prepared for and presented the annual update to the Grand Traverse Regional Community Foundation's Edwards Boardman River Conservation Endowment Fund Committee. This year \$13,818 was available to the District's work on the Boardman River.
- Prepared for Leadership Grand Traverse Natural Resources Day here at the Boardman River Nature Center. Besides Conservation District staff presentations, the 2018 LGT Class also heard from the MDNR, GT Regional Land Conservancy, and the Watershed Center-GT Bay.
- Attended a Watershed Center-GT Bay Protection Plan update meeting at the TC Chamber of Commerce building.
- Attended the Grand Traverse Band's Tribal Stream and Michigan Fruitbelt Collaborative Core
  Partner Meeting as it relates to road/stream crossing projects. The railroad crossing of Miller
  Creek replacement has been approved for partial funding.
- Prepared a dam removal update to be read at the Traverse Area Paddle Club's Annual Meeting.
- Prepared and presented a PowerPoint presentation for the Michigan Association of Conservation District's Fall Meeting at Shanty Creek entitled "Transportation and the Environment" highlighting what needs to be considered when replacing failing culverts or bridges.
- Organized and conducted an Adams Chapter of Trout Unlimited Work Bee to complete restoration of a severely eroding streambank (S456) on the Boardman River downstream of the Forks State Canoe Launch and Campground. The only way into the site was to float all the material in from the Forks by canoe. The site required 60 lineal feet of bio (coir) logs and 200 native shrub plantings. This was the 3<sup>rd</sup> and final work bee scheduled to restore the site.

#### **ENVIRONMENTAL EDUCATION**

Nature Center Visitation this Month: 508 Program Participants this month: 318

Drop ins this month: 190

Nature Center Visitation this year: 6,354

Nature Center Visitation Oct 2017: 626 Program Participants Oct 2017: 526

Drop-in Oct 2017: 100

Nature Center Visitation since 2008: 85,177

## **Program Participation & Program Planning:**

- Preformed two fieldtrip programs serving around 95 students at the Boardman River Nature Center
- Worked with Invasive Species Network to submit a grant for combined education efforts at the Boardman River Nature Center
- Attended the fall area camps convening networked with around 15 camps to discuss growing trends in the world of running day camps and overnight camps
- Worked to schedule seven field trip groups in the winter and spring
- Interviewed with the potential Executive Director candidate
- Completed goal setting for 2019
- 110 preschoolers and their families were severed during our twice weekly preschool programming at the Boardman River Nature Center.



## **FORESTRY ASSISTANCE PROGRAM (FAP)**

## **Trainings:**

- MACD Annual Conference, 16 CFEs
- SAF Forest Industry Meeting, 8.5 CFEs

## **On-Site Visits:**

## **Grand Traverse County**

- 1. Samels, 85 acs., Whitewater Twp.
- 2. Cesiario, 1 ac., Elmwood Twp.
- 3. Fink, 79 acs., Green Lake Twp.
- 4. Lindquist, 55 acs., Whitewater Twp.
- 5. Lewin, 10 acs., Peninsula Twp.

<u>Written Forest Management Recommendations:</u> 2 <u>QFP Verifications:</u> 0 <u>MAEAP/FWH Verifications:</u> 0

FAP Referrals to Private Sector: 5

**FAP Referrals to Public Sector:** 1

**In-office Contacts:** 33 landowners

Follow-up Contacts: 30 landowners/qualified

foresters

## FAP Promotion/Program Development:

- Second NMC Biology Class Section presentation on forest management/health 22 students
- 2. Partners meeting for Nature Change
- 3. Forest Health presentation at Historic Barns (20 participants)
- 4. ReLeaf Community Tree Planting at Pelizzari Preserve
- 5. FAP Monthly Conference Call
- 6. Forest Health presentation for Periwinkle Garden Club (32 participants)
- 7. Review MAEAP Forest A-systs with new technician Parker Ameel
- 8. Attend MACD Conference

## MICHIGAN AGRICULTURE ENVIRONMENTAL ASSURANCE PROGRAM (MAEAP)

Farm Visits: 5 (Antrim/Grand Traverse), 5 (Benzie/Leelanau)

Risk Assessments Completed: 4 (Antrim/Grand Traverse), 2 (Benzie/Leelanau)

Farms Verified: 1



## **Updates:**

- 10/1: Northwest Michigan County Farm Bureau Board Meeting
- 10/4: Leelanau Conservation District Field Day
- 10/5: Antrim County Verification
- 10/9: Grand Traverse Fruit Growers Council Meeting
- 10/17: MICareerQuest Committee Meeting
- 10/23: Leelanau County Planning Commission Meeting
- 10/24: Benzie Conservation District Board Meeting
- 10/26: Freshwater Summit MAEAP Presentation
- 10/29-10/31: MACD Fall Convention
- 10/30: Agrichemical Container Recycling Collection

## **Current Projects:**

- Working with:
  - 9 Farms in Antrim
  - o 12 Farms in Grand Traverse
  - o 12 Farms in Leelanau
  - 3 Farms in Benzie
- Setting Goals for FY19
- Working with NRCS to get growers signed up with EQIP.
- Serving on agriculture committee to plan for MICareerQuest
- Distributing 2019 cost-share funds to producers for implementing conservation practices on farms.
- MDARD Well Water Screening for pesticide residues.
- 2019 Reverifications
- Working with 3 farms on mitigating Right to Farm complaints

### **Upcoming Events:**

- 11/1: Leelanau Conservation District Annual Meeting
- 11/2: Grand Traverse Verification
- 11/6: Benzie/Manistee Farm Bureau Board Meeting
- 11/7: Farm\*A\*Syst Training
- 11/13: Grand Traverse Fruit Growers Council Meeting
- 11/19: Antrim Conservation District Board Meeting
- 11/26: Northwest Michigan County Farm Bureau Board Meeting



## **NORTHWEST MICHIGAN INVASIVE SPECIES NETWORK (ISN)**

**Public Inquiry Responses: 18** 

Active Contacts: 1,129
Passive Contacts: 23,021

Acres Surveyed: 75.5 Sites Surveyed: 24 Acres Treated: 35 Sites Treated: 17 Volunteer Hours: 0 Volunteers: 0

## Meetings/Presentations:

- 10/8 Presented ISN to Leadership Grand Traverse (~35 attendees)
- 10/10 Attended & updated at Nature Change annual meeting (~10 attendees)
- 10/14-10/17 Attended Upper Midwest Invasive Species Conference (UMISC); ~15 contacts
- 10/19 Presented Habitat Matters at MNLA pesticide clinic; 18 attendees
- 10/26 Held booth at Freshwater Summit; 10 contacts, ~100 passers-by

## Treatments, Restoration, and Surveys:

- 10/12 Cedar Hedge Lake site visit; verified Eurasian water-milfoil (5 acres)
- Swallow-wort treatment: 1 site, 0.25 acres
- High-priority species treatments: 17 sites, 33 acres
- Site visits/surveys: 2 sites, 6 acres

## Other Accomplishments:

- 10/10 IPR knotweed interview
- Completed & submitted USFS Landscape-Scale Restoration proposal
- Facebook reach: 8,015Website reach: 3,352Instagram reach: 1,056

#### **Upcoming Events:**

Fall partner meeting Wednesday, November 7, 1-4pm, Boardman River Nature Center



## **Acronyms and Abbreviations**

AECOM Boardman River Dams Project Engineers

BBAC Brown Bridge Advisory Committee
BRNC Boardman River Nature Center
CRA Conservation Resource Alliance
DDA Downtown Development Authority
DNR Department of Natural Resources

ECR East Creek Reserve

EPA Environmental Protection Agency

EQIP Environmental Quality Incentive Program

GBB Go Beyond Beauty

GIS Geographic Information System
GLRI Great Lakes Restoration Initiative

GM Garlic mustard

GTCD Grand Traverse Conservation District
HMAC Hickory Meadows Advisory Committee

ISN Invasive Species Network

JB Japanese barberry

MACD Michigan Association of Conservation Districts

MAEAP Michigan Agriculture Environmental Assurance Program
MDARD Michigan Department of Agriculture & Rural Development

MISC Michigan Invasive Species Coalition

MNLA Michigan Nursery & Landscape Association

NER Natural Education Reserve
NMC Northwestern Michigan College

NRCS Natural Resources Conservation Service

NWMFFN Northwest Michigan Food and Farming Network
NWISN Northwest Michigan Invasive Species Network

OB Oriental Bittersweet

USFWS United State Fish & Wildlife Service SEEDS 501(c)3 nonprofit organization

SFP Safe Food Program

Tx Treatment

	Grand Traverse Sheriff	averse S		partmer	nt Calls f	Department Calls for Joivice Statistics	e Statist	ics		Month	Year	
Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL			2	
	512	597	663	537	523	452	312	3,596				
Hour of Day	0	-	2	3	4	5	9	7	8	6	10	11
	85	90	42	38	22	29	58	104	138	213	184	177
	12	13	14	15	16	17	18	19	20	21	22	23
	166	163	206	250	248	245	237	189	173	188	215	166
Location	Citations	Tr	Traffic Crashes	res	Arr	Arrests	*Other	Criminal	Non-	Traffic	Totals	
		Fatal	PIA	PDA	OWI	Criminal			Criminal	Crashes		
01 Acme	17	0	2	13	0	4	112	15	29	15	171	
02 Blair	71	0	2	30	2	27	411	88	74	32	605	
03 East Bay	31	0	4	36	1	3	203	89	94	40	405	
04 Fife Lake	16	0	_	_	0	3	88	4	12	2	106	
05 Garfield	79	0	11	94	9	79	609	358	344	105	1,416	
06 Grant	0	0	0	7	0	0	26	4	14	7	51	
07 Green Lake	10	0	2	17	2	8	128	31	45	19	223	
08 Long Lake	5	0	_	18	3	2	62	14	45	19	140	
09 Mayfield	9	0	_	9	1	2	45	10	14	7	92	
10 Peninsula	-	0	_	4	0	1	39	7	37	2	88	
11 Paradise	6	0	_	12	0	3	44	13	28	13	98	
12 Union	0	0	0	က	0	0	14	4	4	က	25	
13 Whitewater	2	0	0	2	0	2	37	10	18	2	67	
29 Fife Lake Vlg	0	0	0	4	0	0	30	4	9	4	44	
30 Kingsley Vlg	2	0	0	_	0	0	54	7	23	-	85	
66 Traverse City	4	0	0	0	က	74	0	0	0	0	0	
84 Out of County	0	0	0	0	0	16	0	0	0	0	0	
<b>Totals</b> 253 0 26	253	0	26	248	18	224	1,902	637	787	274	3.600	
*Other Calls for Service	Include: 011	Handilbe: B/	an mollog - IC	aiolamo of	to: Mactoriat A							

\*Other Calls for Service Include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts As of 1/01/18, MIP alcohol citations are civil infractions, therefore no arrest is applicable.

Ticket stats are based on what District Court has entered as of 11/01/18.

Arrest stats are as of 11/01/18.

Totals are not equal.

Stat	te of Mich	nigan R	State of Michigan Revenue Sharing		Consti	- Constitutional & (EVIP)	& (EVIP)							
Period For	2015	EVIP	2015 Total	2016	EVIP	2016 Total	2017	EVIP	2017 Total	2018	EVIP	2018 Total	(%) of Change from 2017	Difference From 2017 to 2018
Nov - Dec PD Mar	s	\$ 7,170.00 \$	218,851.00	\$ 205,411.00 \$	\$ 7,170.00 \$	\$ 212,581.00 \$	\$ 217,905.00 \$	\$ 7,170.00 \$	\$ 225.075.00	\$ 220.248.00 \$	9.370.00	\$ 229.618.00	1 98%	00 2743 00
Jan - Feb PD May	69	186,832.00 \$ 7,170.00 \$	194,002.00	\$ 195,372.00 \$	\$ 7,170.00 \$	\$ 202,542.00 \$	\$ 225,890.00 \$	\$ 7,170.00	1000	1	9 370 00		,6 24%	`
Mar - April PD July	69	191,761.00 \$ 7,170.00 \$	\$ 198,931.00 \$		\$ 7,170.00	195,055.00 \$ 7,170.00 \$ 202,225.00 \$				207,404.00	9,370.00		2.94%	\$ 6.370.00
May - June PD Sept	\$ 204,632.00	\$ 7,123.00	\$ 211,755.00	\$ 214,896.00 \$	7,173.00	\$ 222,069.00 \$		\$ 7,173.00	225,598.00 \$ 7,173.00 \$ 232,771.00 \$ 235,957.00 \$ 9,373.00 \$	235,957.00	\$ 9,373.00		5.12%	
July - Aug PD Oct	S	\$ 7,170.00 \$	223,089.00	\$ 218,959.00 \$	\$ 7,170.00 \$	\$ 226,129.00 \$	\$ 238,999.00 \$	\$ 9,370.00	\$ 248.369.00 \$	248.099.00	\$ 936400	\$ 257.463.00	3 53%	1
Sept - Oct PD Dec	\$ 216,923.00	\$ 7,170.00 \$	\$ 224,093.00 \$	\$ 217,140.00 \$	\$ 7,170.00	7,170.00 \$ 224,310.00 \$ 230,686.00 \$	\$ 230,686.00						0,000	
TOTAL	COLUMN TWO IS NOT	\$ 42,973.00	\$ 1,227,748.00 \$ 42,973.00 \$ 1,270,721.00 \$ 1,246,833.00 \$ 1,289,856.00 \$ 1,342,312.00 \$ 47,423.00 \$ 1,389,735.00 \$ 1,121,706.00 \$ 46,847.00 \$ 1,168,553,00	\$ 1,246,833.00	\$ 43,023.00	\$ 1,289,856.00	\$ 1,342,312.00	\$ 47,423.00	\$ 1,389,735.00	1,121,706.00	\$ 46,847.00	\$ 1,168,553.00		\$ 18,874.00
Personal	Il Property Commu	unity Stabilizat	Personal Property Community Stabilization Share Revenue	g).										
Annual Rec 3/6/18	\$ 58,720.92		Received separate from State	State	-								7 220/	

\$1,200,000.00	Township Budgeted for 2018
1,168,553.00	YTD Received From State
(31,447.00)	DIFFERENCE

19,308.00 State Projected for 2018 (Constitutional \$ 1,276,285.and EVIP \$ 43,023.00 Total \$ 1,319

# Clerk's Report

For October 31, 2018
Submitted 11/07/18

To The Garfield Township Board;

On the following pages you will find a copy of the Revenue and Expenditure Report. This Report is an informational report that gives you an overview of what has happened in that particular month, along with what has happened for the whole year. It also compares what has happened for the year with the Budget and gives you a final figure of what is left in that budgeted line item. The Budget is a tool to go by for that year. Nothing is guaranteed in the Budget, it is your best estimate. The Township's Budget is also a Cost Center Budget not a Line Item Budget, which means that what is important is the final figure. Some line items may run over as long as the final cost center total is not over. On this Report you will find the following captions on the top: Original and Amended Budget, Annual and Current Month, and finally Balance.

For the month of October in the General Fund, you will find that we had a total of \$8,164.55 Revenues and \$375,877.73 Expenditures. For the year we have a total of \$2,975,278.63 Revenues and 2,583,453.26 Expenditures.

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

Lanie McManus

Township Clerk

11/07/2018 03.18 User: Lanie	3 PM	REVENUE REPORT FOR GA	REPORT FOR GARFIELD TOWNSHIP		Page:	1/1
DB: Garfiel		PERIOD END	0/31/2018		ACTIVITY FOR	
GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	MONTH 10/31/2018	AVAILABLE BALANCE
Fund 101 - GENERAL	GENERAL OPERATING FUND					
Dept 000						
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,729,825.24	1,729,825.24	1,552,419.35	50.98	177,405.89
101-000-407.000	DEL PERSONAL PROP TAXES	200.00	500.00	1,741.84	0.00	(1,241.84)
101-000-412.000	SWAMP TAX COLLECTIONS	00.08	80.00	96.0	00.00	79.04
101-000-414.000	Protested R/E Interest	3,000.00	3,000.00	330.30	00.00	2,669.70
101-000-423.000	s c	6,000.00	6,000.00	6,220.00	00.0	(220.00)
101-000-445.000	PENALTIES & INT. ON TAXES	4,000.00	4,000.00	55.60	00.0	3,944.40
101-000-4/8.000	BOILDING PERMITS	200,000.00	200,000.00	257,822.00	6,129.00	(57,822.00)
101-000-476.001	MATHE THORDON DEED	8,000.00	8,000.00	5,962.00	100.00	2,038.00
101-000-476 003	MAINI INSPECTION FEES	750.00	750.00	00.006	00.0	(150.00)
101-000-4/8:003	DADV HOR FEED	500.00	500.00	575.00	00.0	(75.00)
101-000-4/8:004	ZONINC FFES	2,500.00	2,500.00	2,680.00	00.0	(180.00)
101-000-478.003	CONTING FEES	1 246,000,00	25,000.00	19,550.00	1,450.00	5,450.00
101-000-574 001	STATE SHAKED KEVENUE	1,240,000.00	1,240,000.00	873,607.00	0.00	366,393.00
101-000-575 000	Sight of May	30,000,00	19,000.00	27.50	0.00	18,972.50
101-000-612,000	CHARGES FOR TOWNSHIP SERVICES	00.000,02	7,000.00	10,452./3	0.00	9,547.27
101-000-627,000		00.000,00	00.000.00	2	201.25	4,495.75
101-000-656.000	Ordinance Enforcement Rees	500.00	00.000	0.00	0.00	22,000.00
101-000-664.000	EARNED INTEREST	35,000,00	35 000 00	1,000.04	233.32	(1,100.04)
101-000-668.002	RENTS & ROYALTIES CABLE VIS	265,000,00	265,000,00	200 327 31	00.0	19,612.60
101-000-668.003	& ROYALTIES	13,000.00	13 000 00	18 38/ //		20,2/0,20
101-000-670.000		00.0	5	(17,485,80)		17 485 90
101-000-676.000	REIMBURSEMENTS	00.00	0.00	12.844.85	00 0	(12 844 85)
101-000-676.001	Reimbursed Treasurer Legal Fees	00.009	00.009	371.86	00.0	228.14
Total Dept 000		3,602,255,24	3 602 255 24	2 975 278 63	0 164 55	17 710 707
•				0141010	104.J	19.9/6,329
TOTAL REVENUES		3,602,255.24	3,602,255.24	2,975,278.63	8.164.55	626. 976. 61
Fund 101 - GENERAI	- GENERAL OPERATING FUND:					
		3,602,255.24	3,602,255.24	2,975,278.63	8,164.55	626,976.61

11/07/2018 02 19	PM PM	EXPENDITURE REPORT FOR	GARFIELD TOWNSHIP	HIP		Page: 1/5	
User: Lanie DB: Garfield		PERIOD END.	0/31/2018				
GL NUMBER	DESCRIPTION	2018 ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/18	AVAILABLE BALANCE	% BDGT USED
re	OPERATING FUND						
Dept 101 - TOWNBOARD 101-101-701.100	ARD WAGES - TRUSTEE	12,000.00	12,000.00	8,800.00	850 00	3 200 00	73 33
101-101-701.101	WAGES - FILE CLERK	28,111.20	28,111.20	17,330.36	828.92	10,780.84	61.65
101-101-701.103	1	12,000.00	12,000.00	8,200.00	1,050.00 350.00	3,800.00	77.50
101-101-701.104	WAGES - TRUSTEE	12,000.00	12,000.00	8,650.00		350.	72.08
101-101-726.000	IES	5,000.00	5,000.00	4,504.91	2,457.60	9 9 9	84.50
101-101-726.001		7,000.00	7,000.00	5,196.37	393.63	803.	74.23
101-101-726.002	SUPPLIES - COPIER MAINTENANCE LEGAL SERVICES - TOWNROARD	7,500.00	7,500.00	4,132.56	00.00	367.	55.10
101-101-801.004	bur	10,000.00	10,000.00	00.0	433.00	500	0.00
101-101-802.000		16,500.00	500	15,174.00		326.	91.96
101-101-860.000	CONITACIED AND OTHER SERVICES MILEAGE	00.000.00	500.00	-	1,461.75	(1,304.25)	121.74
101-101-900.000	PRINTING & PUBLISHING	3,500.00	3,500.00	, 14	00.0	1,356.93	61.23
101-101-901.000		7,000.00	000	N	1,031.75		64.63
101-101-965.101	DUES & PUBLICATIONS -TOWNBOAR		2,500.00	526.96	62.50	473.0	13.17
	- MICHIGAN TOWN	500.	500.0	r W	20	538.36	91.72
Total Dept 101 - T	TOWNBOARD	199,072.58	199,072.58	141,901.96	9,999.20	57,170.62	71.28
Dept 171 - TOWNSHIP	SUPERVIS						
101-171-701.201	WAGES - SUPERVISOR	mc	73,399.69	62,049.44	0	350.	84.54
101-171-701.204	- APPRAISER	51,117.39	51,117.39	34,171.08	3, 297.60	642. 946	84.51
101-171-701.205	WAGES - ASSESSOR	90,625.58	90,625.58	76,581.70	6,971.20	043.	84.50
101-171-726.001	POSTAGE	3,500.00	3,500.00		00.00		33.87
101-171-805.000	E	25,000.00	25,000.00	8,277.20	00.0	16,722.80	33.11
101-1/1-860.200	MILEAGE - SUPERVISOR MILEAGE - ASSESSOR	1,000.00	1,000.00	00.00	00.0	.000	0.00
101-171-900.000	PRINTING & PUBLISHING	000	2,000.00	1,262.72	00.0	737.28	52.05
101-171-901.000	ADVERTISING FORTHING	500.	500		0.00	254.	49.14
101-171-960.200	ATION -	0.000,	0.0	0.00	0.00	1,000.00	37.66
101-171-965.000	DUES & PUBLICATIONS	000,	000,	1,592.00	00.00	408.	53.07
Total Dept 171 - T	TOWNSHIP SUPERVISOR	304,024.66	304,024.66	227,887.35	19, 699.78	76,137.31	74.96
Dept 191 - ELECTIONS							
101-191-701.000	WAGES SUPPLIES	45,000.00	45,000.00	13,443.75		20	
101-191-726.001	POSTAGE MII PAGE	0	0	,205.7	m	10	9
101-191-901.000	ADVERTISING	500.00	500.00	158.46		7	
101-191-935.010 101-191-935.015	MACHINE MAINTENANCE COMPUTER SUPPORT SYSTEMS	3,000.00	3,000.00	0.00	0000	3,000.00	100
					•	Ω	
Total Dept 191 - E	ELECTIONS	72,900.00	72,900.00	23,937.43	772.01	48,962.57	32.84

Dept 215 - TOWNSHIP CLERK

: 2/5	AVAILABLE % BDGT BALANCE USED	1,350.25 84 6,826.86 84 3,230.00 35 158.81 89 400.00 0 500.00 45 3,264.00 45	6,251.78 80.05	800.00 46.67 800.00 46.67 800.00 46.67 1,500.00 0.00	4,100.00 33.87	1,349.86 84.54 5,000.00 0.00 6,826.86 84.36 1,200.34 51.99 4,114.80 36.70 2,418.00 19.40 2,93.00 2.33 383.07 45.28 384.95 27.01 1,310.12 34.49 1,310.12 34.49 2,011.00 55.31	5,687.00 74.98	3,005.00 49.92 1,777.01 56.38 3,250.00 18.75	8,032.01 51.26	3,289.06 67.11 2,021.05 42.26 2,383.13 84.11 1,701.25 85.85 2,049.08 65.85
Page	ACTIVITY FOR MONTH 10/31/18	4.8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10,589.81 2	000000	0.00	5,646.14 0.00 3,358.48 0.00 0.00 68.00 0.00 161.51 0.00 0.00 0.00 0.00	9,234.13	1,497.50 145.00 75.00	1,717.50	785.91 206.80 1,289.67 100.55
IP	YTD BALANCE 10/31/2018	62,049.44 36,833.42 1,770.00 1,341.19 268.14 0.00 2,736.00	105,308.19	700.007 700.00 700.00 0.00 0.00 0.00 0.	2,100.00	62,049.83 0.00 36,833.42 1,299.66 2,385.20 582.00 7.00 316.93 135.05 689.88 0.00 2,489.00	106,972.97	2,995.00 15,222.99 750.00	18,967.99	6,710.94 1,478.95 12,616.87 10,298.75 3,950.92
GARFIELD TOWNSHIP	ENDED	73,399.69 43,660.28 5,000.00 1,500.00 400.00 500.00 6,000.00	131,559.97	1,500.00 1,500.00 1,500.00 1,500.00	6,200.00	73,399.69 5,000.00 43,660.28 2,500.00 6,500.00 3,000.00 300.00 700.00 2,000.00 100.00 4,500.00 500.00	142,659.97	6,000.00 27,000.00 4,000.00	37,000.00	10,000.00 3,500.00 15,000.00 12,000.00 6,000.00
EXPENDITURE REPORT FOR	ORI	73,399.69 43,660.28 5,000.00 1,500.00 400.00 500.00 6,000.00	131,559.97	1,500.00 1,500.00 1,500.00 1,500.00	6,200.00	73,399.69 5,000.00 43,660.28 2,500.00 6,500.00 3,000.00 3,000.00 700.00 2,000.00 4,500.00 4,500.00	142,659.97	6,000.00 27,000.00 4,000.00	37,000.00	10,000.00 3,500.00 15,000.00 12,000.00 6,000.00
PM	DESCRIPTION	WAGES - CLERK WAGES - DEPUTY CLERK WAGES - DEPUTY CLERK WAGES - ACCOUNTANT SUPPLIES MILEAGE - CLERK MILEAGE - DEPUTY CLERK MISCELLANEOUS EDUCATION & TRAINING DUES & PUBLICATIONS	TOWNSHIP CLERK	OF REVIEW WAGES - B OF R EDUCATION & TRAINING	BOARD OF REVIEW	WAGES - TREASURER WAGES - ASSISTANT WAGES - DEPUTY TREASURER SUPPLIES POSTAGE LEGAL SERVICES BANK Fees MILEAGE - TREASURER MILEAGE - DEPUTY TREASURER MILEAGE - TREASURER MILEAGE - TREASURER MILEAGE - TREASURER MILEAGE - TREASURER DUENTING & PUBLISHING ADVERTISING EDUCATION & TRAINING DUES & PUBLICATIONS	TOWNSHIP TREASURER	R SUPPORT SUPPLIES COMPUTER SUPPORT SYSTEMS COMPUTER NETWORK	COMPUTER SUPPORT	P HALL Maintenance Wages SUPPLIES-MAINTANCE TELEPHONE HEATING / GAS WATER / SEWER
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GARFIELD TOWNSHIP

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EXPENDITURE REPORT

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GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	MONTH 10/31/18	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL	AL OPERATING FUND						
Expenditures Dept 851 - EMPLOYEE	YEE BENEFITS & INSURANCES						
101-851-701.000	WAGES	00.000.9	6,000.00	4,940.00	494.00	1,060.00	82.33
101-851-/01.02/	UNEMPLOYMENT	0.00	0.00	3,620.00	362.00	(3,620.00)	100.00
101-831-8/3.001	SOCIAL SECURITY - EMPLOYER	00.000,08	80,000,00	58 915 74	0.00	21 084 26	88.69
101-851-873.020	VACATION & PERSONAL PAYOUT	5,000.00	5,000.00	870.12	00.0	4,129.88	17.40
101-851-873.030	1	275,000.00	275,000.00	249,902.95	18,021.82	25,097.05	90.87
101-851-873.040	1	9,000.00	9,000.00	7,453.32	(106.36)	1,546.68	82.81
101-851-912.001	INSURANCE - LIABILITY INSURANCE - WORKMENS COMP.	7,500.00	7,500.00	6,989.00	00.0	861.00	93.38
Total Dept 851 -	- EMPLOYEE BENEFITS & INSURANCES	485,500.00	485,500.00	424,652.60	24,119.04	60,847.40	87.47
Dept 900 - CAPITAL	AL OUTLAY CADITAL OUTLAY - FIECTIONS	000	0000	c	c	000000000000000000000000000000000000000	ć
101-900-970.002	OUTLAY -	10,000.00	10,000.00	00.00	00.00	10,000.00	00.00
101-900-970.003	CAPITAL OUTLAY - COMPUTER CAPITAL OUTLAY - VEHICLES	15,000.00	15,000.00	1,360.46	00.00	13,639.54	9.07
101-900-970.005	OUTLAY -	1,000.00	1,000.00	00.0	0.00	1,000.00	00.0
Total Dept 900 -	- CAPITAL OUTLAY	46,000.00	46,000.00	1,360.46	0.00	44,639.54	2.96
Dept 965 - TRANSF 101-965-990.308	TRANSFERS TO OTHER FUNDS .308 TRANFERS TO #308 PARK SYS	150,000.00	150,000.00	00.0	00.0	150,000.00	0.00
Total Dept 965 -	TRANSFERS TO OTHER FUNDS	150,000.00	150,000.00	0.00	0.00	150,000.00	00.00
TOTAL EXPENDITURES	ES	3,485,801.31	3,485,801.31	2,583,453.26	375,877.73	902,348.05	74.11
Fund 101 - GENERAL TOTAL EXPENDITURES	AL OPERATING FUND: ES	3,485,801.31	3,485,801.31	2,583,453.26	375,877.73	902,348.05	74.11

11/07/2018 02-19 PM	EXPENDITURE REPORT FO	FOR GARFIELD TOWNSHIP	HIP		Page: 1/1	
DB: Garfiel	PERIOD END	0/31/2018				
GL NUMBER DESCRIPTION	2018 ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 10/31/2018	ACTIVITY FOR MONTH 10/31/18	AVAILABLE BALANCE	% BDGT USED
Fund 308 - PARK SYSTEM FUND						
Expenditures Dept 000						
	8,400.00	8,400.00	1,000.00	300.00	7,400.00	11.90
727 5	2,000.00	2,000.00	0.00	00.00	2,000.00	0.00
200		0.00	6,281.50	00.00	(6,281.50)	100.00
308-000-880 006 COM PROM - RUND (VMCs)	00.000,	200.000	18,338.54	6,558.81	(11,338.54)	261.98
COM. PROM	41,500.00	41,500.00	34.500.00	11.500.00	(108,394.06)	31, 7/8.8
COM. PROM	30,700.00	30,700.00	2,071.04	73.44	28,628.96	6.75
COM.	3,000.00	3,000.00	10,259.33	360.72	(7,259.33)	341.98
COM. PROM.	11,90	11,900.00	3,319.32	92.50	8,580.68	27.89
	00.0	00.00	4,484.90	622.00	(4,484.90)	100.00
	00.0	00.00	920.00	00.0	(920.00)	100.00
	00.0	00.00	640.90	00.00	(640.90)	100.00
MAINTENANCE - MISC,	40,000.00	40,000.00	53,064.25	6,503.62	(13,064.25)	132.66
308-000-935.110 TRAIL MAINTENANCE & REPAIR	5,000.00	5,000.00	0.00	00.0	2,000.00	00.0
Total Dept 000	150,000.00	150,000.00	293,773.84	26,435.68	(143,773.84)	195.85
Dept 851 - EMPLOYEE BENEFITS & INSURANCES 308-851-873.010 SOCIAL SECURITY - EMPLOYER	00.0	o	76 50	22 05	103 92)	0
				1		00.00
Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES	00.0	00.00	76.50	22.95	(76.50)	100.00
TOTAL EXPENDITURES	150,000.00	150,000.00	293,850.34	26,458.63	(143,850.34)	195.90
		3				
Fund 308 - PARK SYSTEM FUND: TOTAL EXPENDITURES	150,000.00	150,000.00	293,850.34	26,458.63	(143,850.34)	195.90

	arter Township of Garfield nning Department Report No. 201	8-112		
Prepared:	November 6, 2018	Pages:	Page 1 of 6	
Meeting:	November 13, 2018 Township Board Attachments:			
Subject:	C-P Planned Shopping Center Zoning Distr	ict Text Amendment	-Public Hearing	
File No.	Z-2017-04	Parcel No. 05	-014-049-01	
Owner(s):	Cherrymart Associates, LLC			
Applicant(s):	Schostak Brothers & Company, Inc./Amero	o Real Estate Compa	any	

### **PURPOSE OF APPLICATION:**

The application proposes two related Text Amendments to the Garfield Township Zoning Ordinance (the "Ordinance") to amend Article 2 — Definitions and Article 3 — Planned Shopping Center ("C-P District") to establish an additional definition for warehousing, which requests to permit "Retail and Self-Storage Facility and Truck and Trailer Share" as a use within the District.

### **BACKGROUND:**

- **December 13, 2017:** Schostak Brothers & Company, Inc. and Amerco Real Estate Company (together, the "applicants") presented a proposal at the Planning Commission's Regular Meeting to amend the Ordinance to include warehousing, small warehousing, and outdoor storage within the C-P District.
- **January 10, 2018:** A public hearing was held on the application. Following public comment and Planning Commission discussion, the applicants requested that the Planning Commission postpone any decision on the request. A motion in support was made and unanimously approved to postpone the request, to allow Staff and the Planning Commission time to study and research the matter, with no time constraints.
- **February 28, 2018:** Staff presented the Planning Commission with a rough draft of a proposed amendment to the C-P District at their Work Session. They discussed the draft C-P District and the applicants' proposal. The applicants' representatives were present and commented on the draft.
- March 28, 2018: Staff informed the Planning Commission of a request made by the applicants to meet with a subcommittee of the Planning Commission to discuss the U-Haul proposal. The Planning Commission discussed the request and decided against it.
- April 25, 2018: An updated draft of an amended C-P District was provided to the Planning Commission for discussion.
- May 23, 2018: The Planning Commission held a public hearing on the proposed C-P District amendment and no representatives for the applicants were present.
- June 12, 2018: The Garfield Township Board introduced the C-P District amendment and scheduled a public hearing on the amendment for July 10, 2018.
- June 13, 2018: The Planning Commission discussed the U-Haul proposal and reiterated to the
  applicant that they did not feel the proposed Text Amendments meet the intent of the C-P District.
  A motion was made to request that Staff have the attorney review the Findings of Fact prior to
  their adoption. Representatives for the applicants were present and spoke during public comment.
- July 10, 2018: Following a public hearing, the Garfield Township Board adopted the proposed amendment, as recommended by the Planning Commission, to replace the C-P District. Representatives for the applicants were present and commented on the proposal.
- August 8, 2018: The Planning Commission considered Findings of Fact in support of recommending denial of the application for a Text Amendment to permit warehousing uses in the C-P District to the Garfield Township Board. The Planning Commission unanimously adopted the Findings of Fact and recommended denial of the Text Amendment application to the Board.

- August 9, 2018: Staff received an email from the applicants asking Staff to place them on the agenda for an upcoming Garfield Township Board meeting for introduction.
- August 15, 2018: In response to the applicants' August 9, 2018 email, Staff sent an email suggesting the August 28, 2018 Garfield Township Board meeting for introduction.
- August 21, 2018: In response to Staff's August 15, 2018 email, Staff received an email from the
  applicants indicating that they would not like to be on the August 28, 2018 Garfield Township
  meeting agenda. Staff sent a response email stating that the request would be moved to the
  September 11, 2018 Garfield Township Board meeting for introduction.
- August 24, 2018: Staff received an email from the applicants asking that the introduction to the Garfield Township Board instead be scheduled for September 25, 2018 in light of Rosh Hashanah.
- August 29, 2018: In response to the applicants' August 24, 2018 email, Staff sent an email stating that the September 25, 2018 meeting date was not available in light of the public hearing on the new Township Master Plan, and informed the applicant that an introduction would be held at the October 9, 2018 Garfield Township Board meeting. The applicant sent an email in response accepting the October 9, 2018 scheduling.
- October 9, 2018: As scheduled in August 2018, the application was introduced to the Township Board and a public hearing on the application was scheduled for November 13, 2018.

### STAFF COMMENT:

At each of the above meetings, the Planning Commission expressed that the proposed Text Amendments do not meet the Planning Commission's intent for the C-P District and are contrary to the Master Plan. At this time, the application to amend the Ordinance remains unchanged and no additional information was submitted by the applicant to indicate a demonstrated need to incorporate the Text Amendments into the Ordinance. Furthermore, the Township is not obligated to adopt an amendment to their Ordinance.

Contrary the applicants' claims that the proposed use is predominately retail, the applicant's submittal, attached as "Exhibit A," clearly indicates that only 4 percent of the 86,626 square feet of total warehousing and small-warehousing proposed is actually retail. In addition, the use is clearly defined by the Ordinance as follows:

Warehouse: A structure for the storage and/or distribution of goods or material.

<u>Small Warehousing Establishment</u>: A structure, series of structures, or series of interior units with totally enclosed storage, and generally intended to be sold or leased on an individual basis for self-storage purposes.

In addition, the applicant has failed to justify their request to amend the recently adopted C-P District to include warehousing and small warehousing within the commercial District. Warehousing and small warehousing establishments have historically been, and continue to be permitted, as a use by right in the I-G General Industrial and I-L Limited Industrial Districts.

The following are the Findings of Fact unanimously adopted by the Planning Commission on August 8, 2018 recommending that the Township Board deny the Text Amendment request:

### **GENERAL FINDINGS OF FACT:**

- The contention that the use is not warehousing or small warehousing as defined by Section 201 –
   General Definitions in the Ordinance is contrary to the plain reading of the definitions in the Ordinance.
- The applicants contend that the use is retail and should be permitted in the commercial C-P District, which is contrary their submittal (Exhibit A) that states: "General Retail Showroom =

- 3,686 SF [approximately 4 percent of the 85,499 SF building and further states:] Self-Storage = 80,626 SF [approximately 95 percent of the 85,499 SF building].
- The Garfield Township Zoning Ordinance permits warehousing and small warehousing as a use by right in the I-G General Mixed Use Industrial Business District (Section 323) and I-L Limited Mixed Use Industrial Business District (Section 324).
- The application fails to address the compatibility concern regarding the warehousing and small warehousing use and adjacent commercial and residential uses.
- The application is contrary Section 322.C(6), which identifies six exemptions, none of which exempts the outdoor storage of trucks, trailers, or moving containers.
- The application fails to demonstrate how rental and storage of trucks, trailers, and portable moving containers are compatible with commercial uses in the C-P District and adjacent to the property.
- The applicants have failed to identify a *demonstrated need* for warehousing or small warehousing in the C-P District.

### FINDINGS OF FACT:

### **Approval Criteria of Zoning Text Amendment**

In its review of an application for zoning text amendment, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.F.(1) Master Plan Consistency through § 421.F.(5) 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

The Planning Commission may consider this standard **NOT MET** due to the following:

- The text describing Planned Commercial in the Master Plan reads as follows: "Areas occupied by or suited for the development of regional retail sales and service establishments. Typically, such planned centers are located on a single, unified site, are designated and constructed as an integral unit for shopping, other business activity, and related land uses. To foster the concept of a housing-job balance, planned centers are encouraged to have a residential component, or be located in close proximity to residential uses."
  - In introducing warehousing and small warehousing as defined, rather than a residential or commercial component, the proposal is contrary to the intent of the C-P District and its corresponding Master Plan designation.
- The Master Plan identifies this parcel as Planned Commercial, which is inconsistent with the proposed Text Amendments.
- The Master Plan does not contemplate warehousing, small warehousing, truck rental, or outdoor storage in the C-P District.
- The retail component proposed in the commercial C-P District is less than 5 percent of the project and is therefore inconsistent with the intent of the District.
- Warehousing and small warehousing is not permitted in the C-P District and is inconsistent with the Master Plan and planned growth strategy for the area, in part because these proposed uses are industrial in character.
- The amendment requests that all C-P District properties, which are located in highly visible, high traffic areas, allow warehousing, small warehousing, truck rental, and outdoor storage uses, which is contrary to the District intent and current zoning.

### (2) Changed Conditions

The Planning Commission may consider this standard <u>NOT MET</u> due to the following:

- The property and immediate area are well-established commercial areas with high traffic counts and isolated vacancies; therefore, change has not occurred to warrant allowing industrial warehousing and small warehousing within the C-P District.
- The applicant has failed to demonstrate a need for incorporating warehousing, small warehousing, truck rental, and outdoor storage into the C-P District.
- The application fails to identify changed conditions in the C-P District aside from landlord-tenant issues.

### (3) Health, Safety, and Welfare

The Planning Commission may consider this standard <u>NOT MET</u> due to the following:

- The application fails to justify how the warehousing and outdoor storage uses proposed positively affect the general welfare of the adjacent residential properties.
- The application fails to demonstrate how introducing land uses contrary to the planned commercial are promotes the health and general welfare of businesses in that area.
- The request fails to address the welfare of current and planned businesses in the C-P District.
- The changes proposed would be detrimental to the planned growth pattern and commercial viability of businesses in the C-P District.

### (4) Public Policy

The Planning Commission may consider this standard <u>NOT MET</u> due to the following:

- The applicant has failed to justify how the request is in the best interest of the community and existing commercial and/or residential uses that share the site and surrounding areas.
- The request is contrary to the Township growth patterns and master planned future land uses for the C-P District.
- The application fails to justify why warehousing, small warehousing, and outdoor storage is needed in the C-P District adjacent to established residential neighborhoods, when it is permitted by right in the I-G and I-L Districts.
- The amendment is specific to the U-Haul use and does not consider the *whole* C-P District, only the applicants' property, which is contrary to the good of the *whole* community.

### **CONCLUSION:**

Garfield Township's Planned Shopping Centers are strategically located along our major thoroughfares and adjacent to single-family neighborhoods, which presents a compatibility challenge when trying to justify a warehousing and small warehousing use. In addition, there are hundreds of acres that are properly zoned to accommodate the proposed warehousing use, and the request fails to demonstrate a need to expand the use into commercial areas.

Upon review of the standards required to justify any amendment to our Zoning Ordinance (421.F(1) Master Plan Consistency through 421.F(5) Other Factors), the Planning Commission has unanimously found that the proposed Text Amendment cannot be justified.

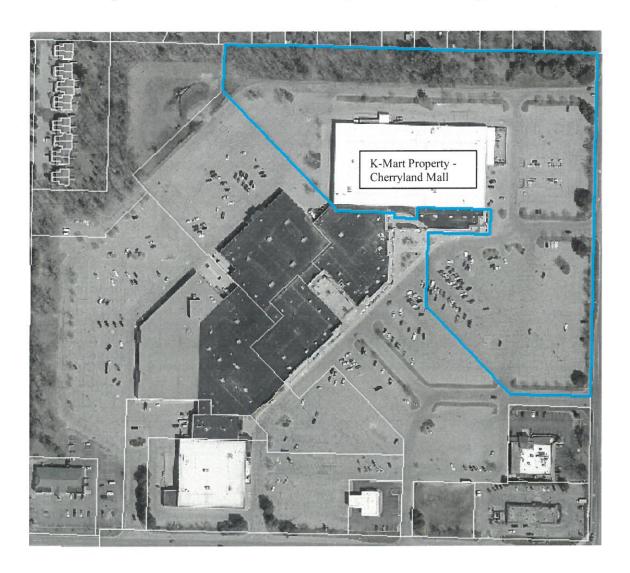
U-Haul Zoning Ordinance Text Amendment-Township Board Public Hearing

ACTION 1	REOUE	STED:
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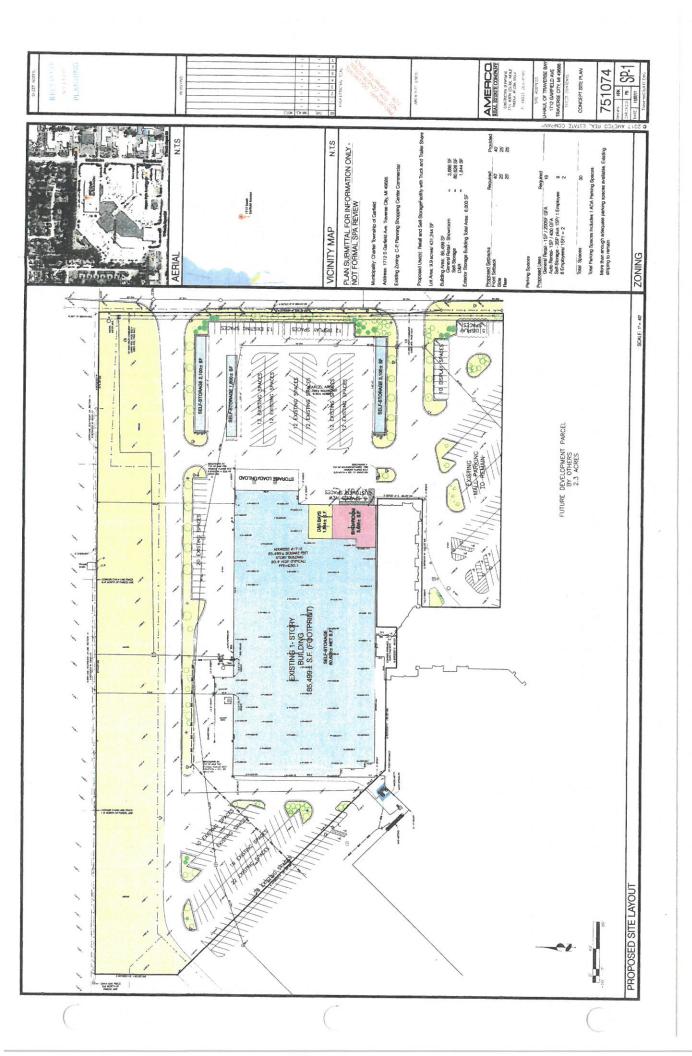
The purpose of this item being placed on tonight's agenda is to hold a public hearing on the application. If, following the hearing, the Board is prepared to direct Staff to draft Findings of Fact for the application, the following motion is suggested:

MOTION TO direct Staff to prepare Findi	ngs of Fact for application Z-
2017-04 for consideration at the	meeting of the Township
Board of Trustees.	

Any additional information that the Township Board determines to be necessary should be added to this motion.



<u>Attachments:</u>
1. Exhibit A – Concept site plan provided by applicant, dated November 7, 2017



### Marvel Mallory 5775 Barney Rd. Traverse City, MI 49684

October 30, 2018

Garfield Township Board Members Garfield Township Hall 3848 Veterans Drive Traverse City, MI 49684

Dear Board Members:

I understand that the Shostak Brothers and Company, Inc. and Americo Real Estate Company want to change the use of their Cherryland Mall location to more of an industrial use. After witnessing the deterioration of the property over the years, I cannot picture anything less appealing the a storage facility and Uhaul Rental company. They have let the property become an eyesore. I'm surprised that the stores leasing space stayed as long as they did.

We have all seen what happens to properties that once were appealing become neglected to the point of disgust. It is happening to Grand Traverse Mall and Crossing Circle (to a lesser extent). After the leases are signed, the owners let the structure and parking lots exist in a state of disrepair.

I am proud of the Garfield Township planning and zoning departments to do their jobs well. I especially appreciate the dark skies ordinance, although I sense they are under pressure by businesses and Munson Hospital to allow brighter light to show off their products.

Since the City of Traverse City is on our border, I do not want to see Garfield Township become less desirable for people to live. I want to see our community become more residential and affordable to live. I would not want to live in the City of Traverse City the way it has changed, not necessarily for the good.

Please do not allow the proposed change of use.

Thank you for your service and dedication.

Sincerely,

Marvel Mallory

### **Meach Enterprises**

4514 Chamblee-Dunwoody Rd #119 Atlanta, GA 30338

Phone: 248-310-1818 (Lia) MeachEnterprises@gmail.com

October 30, 2018

Garfield Township Board Garfield Township Hall 3848 Veterans Drive Traverse City, MI 49684

RE: Opposition to Zoning Ordinance Amendment

Meach Enterprises located at 972, 974 and 976 S Airport Rd W, Traverse City, is opposed to the request for an Ordinance Amendment.

The Garfield Township Ordinance was adopted in July of 2018. The creators of the ordinance did not envision "self-storage with truck and trailer share". We feel it is very important to allow time for the ordinance parameters to be available to developers without amendments.

We would like to see a more pedestrian and community friendly development.

Sincerely,

Lia Mileski

Operations Manager

# CHARTER TOWNSHIP OF GARFIELD RESOLUTION 2018-37-T

# APPROVAL OF FINANCIAL INSTITUTIONS WITH WHICH THE TOWNSHIP TREASURER WILL DO BUSINESS IN 2019

**BE IT RESOLVED**, that the Board of Trustees of the Charter Township of Garfield approves of the Township Treasurer doing business with the following financial institutions in the year 2019.

Chemical Bank		Franklin Bank SSB
Chase		Huntington Bank
4 Front Credit Union		First National Bank of America
Fifth Third Bank		Northwestern Consumers Credit Union
East Traverse Catholic Federal Cred	lit Union	Lake Michigan Credit Union
Independent Bank		M-Bank
First Community Bank		First Citizens Bank
TBA Credit Union		Credit Union One
Honor State Bank		PNC Bank
First Merit Bank		Citizens Bank
Team 1 Credit Union		Michigan Class
Moved:	Supported:	
Yeas:		
Nays:		
Absent/Evoused:		

The Chairman declared Resolution 2018-37-T duly	adopted this 13 <sup>th</sup> day of November, 2018.
	Lanie McManus, Township Clerk
CERTIFICA	<u>ATION</u>
I, Lanie McManus, Clerk of the Charter Towabove is a true and correct copy of a Resolution wh the Charter Township of Garfield on the 13 <sup>th</sup> day of	ich was adopted by the Board of Trustees for
	Lanie McManus, Township Clerk

### GARFIELD CHARTER TOWNSHIP



### **BOARD MEETING 11/13/18**

TO:

GARFIELD TOWNSHIP BOARD

FROM:

JEANE BLOOD

**SUBJECT:** 

**DELINQUENT SPECIAL ASSESSMENTS** 

DATE:

11/13/18

### REQUEST TO ADD DELINQUENT SPECIAL ASSESSMENTS TO THE WINTER TAX ROLL

Summer special assessments are due on September 1st of each year. If AN INSTALLMENT IS NOT PAID WHEN DUE, THE ASSESSMENT is delinquent and required to be put on the winter tax roll. In addition to interest as provided in section 41.727, a penalty at the rate of 1% for each month or fraction of a month, will apply along with additional penalty of 6% of the total amount past due will be added to the installment. (mcl 41.727)

As Treasurer of Charter Township of Garfield, I have certified Exhibit "A" is the delinquent Special Assessment Roll and am asking the board to direct the supervisor to reassess the properties that are delinquent and include these delinquent special assessments on the winter tax roll. Upon doing so it will constitute a lien upon the respective parcels.

SEE EXHIBIT "A" – SEE NAMES OF DELINQENT PROPERTY OWNERS, ADDRESS'S AND DELINQUENT AMOUNT'S, INCLUDING MONTHLY INTEREST AND ANY PENALITY DUE.

DELINQUENT SPECIAL ASSESSMENT ROLL TOTALS FOR GARFIELD TOWNSHIP:

\$2,778.34 FOXCRAFT ROADS

\$1,973.16 FOREST LANE ROADS

\$74.99 OAK TERRACE ROADS

\$4,826.49 TOTAL

MOTION: DIRECT THE SUPERVISOR TO REASSES THE PROPERTIES INCLUDED IN EXHIBIT "A" THAT ARE DELIQUENT AND INCLUDE THESE DELINQUENT SPECIAL ASSESSMENTS ON THE 2018 WINTER TAX ROLL.

Jeane Blood Law, Treasurer Charter Township of Garfield

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Current Year Installment Report for Garfield Charter Twp

Installments and Payments for 2018

DB: Garfieldl

Page: 1/1

Population: Special Assessment Districts (105, 109, 110)

Total Payoff 5,232.76 538.01 14,130.47 14,130.47 DB: Garfieldl Page: 1/1 4,864.52 529.92 Prin Bal Payoff Int 7,933.10 280.44 13,327.54 456.07 13,327.54 Last Pmt Date 09/05/2018 09/11/2018 Total Installment 1,973.16 74.99 4,826.49 2,778.34 4,826.49 261.26 261.26 261.26 156.89 261.26 261.26 261.26 8.85 261.26 328.86 Balance Due 328.86 328.86 2018 261.26 261.26 261.26 328.86 328.86 328.86 4,826.49 Roll for Year 2018 Population: Special Assessment Districts (105, 109, 110) Special Population Parcels with Installments still Owed Special Assessment Roll for Garfield Charter Twp Late Charge Cert Fee 4.17 145.10 109.62 258.89 258.89 2018 Payments 206.09 261.26 261.26 261.26 261.26 261.26 261.26 261.26 256.89 261.26 261.26 133.96 261.26 328.86 328.86 328.86 328.86 328.86 2018 Installment 328.86 5,051.60 381.46 381.46 Interest 141.10 0.00 Penalty 240.36 36.54 PARENT RODNEY A & DEBRA RACINE ROGER A DUNSON TREVOR L & CHERYL LOCKWOOD HEATHER & CLARK PATZ JARED L & KRISTA M SONNEVELDT TERRY B & POL WURM STEVEN R & BRENDA J MYERS DAVID K & THOMPSON SHAW JONATHAN B & GRETCH CHAPPELL NICHOLAS JR & S HARLOW ROBERT G & COLLET CHEMELLO STEVEN & KAREN DOWNER DOUGLAS & LAURIE MASSONI MARK & BESSIE WYCKOFF BENJAMIN 0.00 0.00 0.00 0.00 0.00 Principal Admin Fee 2,442.10 69.43 1,586.64 4,098.17 4,098.17 KOUCKY WILLIAM SMYTH HESPER OTTO MATTHEW AJA CARLENE Name FOXCRAF28-05-115-004-00 FOXCRAF28-05-120-012-00 FOXCRAF28-05-120-029-00 FOXCRAF28-05-120-038-00 FOXCRAF28-05-120-044-00 FOXCRAF28-05-120-050-00 FOXCRAF28-05-120-053-00 FOXCRAF28-05-120-057-00 FOXCRAF28-05-121-089-00 (866) FOXCRAF28-05-121-089-00 FORESTLANE RO28-05-110-009-00 FORESTLANE RO28-05-110-012-00 FOXCRAF28-05-120-033-00 FOXCRAF28-05-120-041-00 FOXCRAF28-05-120-042-00 RO28-05-110-026-00 RO28-05-110-047-00 FORESTLANE RO28-05-110-049-00 FORESTLANE RO28-05-350-006-00 (OAK TERRACE ROADS) 28-05-316-025-00 Parcel # Parcel # Owner FORESTLANE FORESTLANE UNIT 05 TOTALS: 19 Total Parcels: 19 (866)(866) (866) (866) (866) (866) (866) (866) (866)(866)(866)Assessment 105 TOTALS: 12 Sp. District 110 TOTALS: 109 TOTALS: (12-1R (12-1R (12-1R (12-1R (12-1R (12-1R (12-1R (872)(12-1R (12-1R (12-1R (12-1R (872)(872)(872)(872)(872)Totals.... 10/25/2018 Heading UNIT 05 08:10 AM Sp. 

456.07

### GARFIELD CHARTER TOWNSHIP



### **BOARD MEETING 11/13/18**

TO:

GARFIELD TOWNSHIP BOARD

FROM:

TREASURER, JEANE BLOOD LAW

SUBJECT:

WRITE OFF REQUEST FOR YEARS (2014 - 2017)

DATE:

11/13/18

REQUEST TO WRITE OFF UNPAID PERSONAL PROPERTY TAXES FOR YEARS (2014 - 2017) SEE EXHIBIT "A"

IF NO MORE PAYMENTS ARE RECEIVED ON THESE PROPOSED WRITEOFFS I AM REQUESTING THE BOARD TO APPROVE YEARS 2015 AND 2017 UNPAID BALANCES TO BE WRITTEN OFF AS UNCOLLEDCTABLE. ALL PERSONAL PROPERTY TAXES WERE COLLECTED IN 2014 AND 2016 SO NO OUTSTANDING BALANCE ON THOSE (2) YEARS. UPON APPROVAL OF 2015 & 2017 WRITEOFFS OF THIS BOARD THE TREASURER WILL SUMBIT TO CIRCUIT COURT FOR FINAL APPROVAL.

MOTION TO ACCEPT AND APPROVE EXHBIT "A" PROPOSED WRITE OFFS AND AUTORIZE THE TREASURER TO PETITION CIRCURT COURT TO STRIKE THE DELINQUENT PERSONAL PROPERTY TAXES FROM THE 2015 AND 2017 TAX ROLLS OF CHARTER TOWNSHIP OF GARFIELD.

Thank you for this consideration.

Jeane Blood Law, Treasurer

# 2014 - Tax Year (None)

	Comments	Bankruptcy	Business closed down moved out of town could not locate	Business closed down owner died	Business closed down could not locate owner	Business closed down could not locate owner	Garfield closed down business was operating illegally could not locate owner	Business closed could not locate owner	Business closed down could not locate owner	Total Amount to Write Off
	Base Tax	\$106.36	\$25.41	\$50.01	\$26.72	\$65.67	\$31.26	\$78.19	\$16.28	\$399.90
2015 - Tax Year	Property Address	3200 w south airport road # 514	3268 VETERANS DRIVE	3200 W SOUTH AIRPORT ROAD #310	4977 SKYVIEW COURT	1331 W SOUTH AIRPORT ROAD	1452 W SOUTH AIRPORT ROAD	4125 CEDAR RUN ROAD STE A	3200 W SOUTH AIRPORT ROAD 3 33	
	Business Name	DEB SHOPS SDW LLC # 043	CONLEY CHIROPRACTIC CLINIC	B H HORBART JEWELERS	BOREALIS PLASTIC SURGERY	BAD TEACHER BREWING SUPPLY	MEDICAL CANNABIS	IRONHORSE WESTERN & CYCLE WEAR	NATURE GEMS	6 Total Parcels for 2015
	Parcel Tax ID #	28-05-900-355-52	28-05-900-363-85	28-05-900-395-59	28-05-900-398-19	28-05-900-400-78	28-05-900-407-69	28-05-900-408-16	28-05-900-408-38	

# 2016 - Tax Year (None)

STATE OF THE PARTY	THE REAL PROPERTY AND PERSONS ASSESSED.			
		2017 - Tax Year		
Parcel Tax ID #	Business Name	Property Address	Base Tax	Comments
28-05-900-373-83	Gander Mountain	3500 Market Place Circle	\$3,253.13	Banknintev
28-05-900-385-81	Rue 21 Inc	3200 W. South Airport Road	\$278.02	Bankrustov
00 704 000 30 0				Communica
79-704-006-00-07	Studio Josefs Salon	1321South Airport Road	\$102.67	Write off - All main returned could not locate owner
20 04 000 20				The state of the s
20-02-300-410-05	Just Golf Inc	4163 Meadow Lane Dr	\$155.60	Write off - All main returned could not locate owner
	する のない はいの はい のの			
	6 Total Parcels for 2015		\$3 789 42	Total Amount to Write Off
			41.00.00	

## CHARTER TOWNSHIP OF GARFIELD GRAND TRAVERSE COUNTY, MICHIGAN

### **RESOLUTION 2018-38-T**

### **RESOLUTION ON SENATE BILL 396**

**WHEREAS**, Roads are the backbone of the social, cultural and economic stability of Grand Traverse County and our region, and particularly Charter Township of Garfield which makes significant annual contributions to preservation, maintenance and other activities on the local road system; and

WHEREAS, Senate Bill (SB) 396 (S-5) passed and reported out of the Senate Transportation Committee on September 6, 2018, allows exemptions from seasonal weight restrictions (also known as "frost laws") to the forest product industry during the spring thaw when roads are the most vulnerable to damage from heavy loads; and

WHEREAS, It is a fact in Charter Township of Garfield and throughout all Northern states that all roads become soft in the spring as frost melts, and applying unrestricted 164,000-pound truck loading and traffic on soft roads, whether paved or unpaved, is poor public policy that defies common sense when it comes to road preservation, and will lead to significant damage to the road system, economic damage in Charter Township of Garfield and increased risk to drivers in our region; and

**WHEREAS**, SB-396 also grants exemptions to the forest industry that will allow the hauling of forest products and transport of equipment on the public road system without obtaining proper permits from road authorities at all times of the year; and

WHEREAS, the provisions of SB 396 will result in costly damage to the public road system which is the opposite of what the Michigan Legislature and the people of Michigan called for in the 2015 Michigan Transportation Package; and

WHEREAS, the provisions of SB 396 *will negatively impact the traveling public* accessing the road system, burdening road authorities with expensive reactive maintenance repairs and significantly increased taxpayer costs, as well as increased county and township contributions to maintain the public road system; and

**WHEREAS**, the provisions in SB 396 and subsequent impacts to the local road system will negatively impact the health, safety and welfare of Charter Township of Garfield residents and the traveling public; and

**WHEREAS**, the Charter Township of Garfield works closely with the Grand Traverse County Road Commission to maintain our vital local road network and to accommodate the logging industry wherever possible to also maintain the economic vitality of our region;

<b>BE IT FURTHER R</b> of the Board.	RESOLVED, that a roll call	vote her	reon be taken and included the minutes
Moved:	Supported:		
Ayes:			
Nays:			
Absent and Excused:			
RESOLUTION 2018	8-38-T DECLARED ADOF	PTED.	
		Ву:	Chuck Korn, Supervisor Charter Township of Garfield
	CERTIFI	ICATE	
a true and correct copy		adopted	field, do hereby certify that the above is by the Township Board of the Charter
Dated:			McManus, Clerk er Township of Garfield

**THEREFORE, BE IT RESOLVED**, that Charter Township of Garfield hereby **strongly opposes** SB 396 (S-5); and

Charter Township of Garfield Planning Department Report No. 2018-113					
Prepared:	November 7, 2018	Pages:	Page 1 of 2		
Meeting: November 13, 2018 Township Board Attachments:					
Subject:	Winter Trail Grooming Proposal for Silver	Lake Recreation Area			

### **BACKGROUND:**

In August 2018, Peter Zirnhelt approached the Township and proposed grooming the snow on some of the trails at the Silver Lake Recreation Area (SLRA) this coming winter for winter walking and cross-country skiing. At the November 5, 2018 meeting of the Parks and Recreation Commission, Mr. Zirnhelt presented his proposal. Commissioners discussed it thoroughly and recommended that it be accepted. Therefore, the purpose of this item being on tonight's agenda is for the Board to consider funding the proposal. Mr. Zirnhelt is expected to be present to answer any questions.

### **STAFF COMMENT:**

### Proposal Details:

The proposal proposes winter grooming for three (3) trails at the SLRA; the ADA Accessible, Meadows, and Hidden Lake Trails. Mr. Zirnhelt has walked each of the trails and determined that his equipment can navigate each of them, with the exception of an area with a single tree eight (8) inches in diameter along the east side of Hidden Lake.

In addition, he found that brush would need to be cleared adjacent to the southwest corner of the Meadows Trail and north of the intersection of the Meadows and Hidden Lake Trails. The Parks and Recreation Commission suggested that any such work be coordinated with Tom Vitale of the Grand Traverse Conservation District (GTCD). Finally, staking and some signage would be required to clearly delineate paths; however, the Parks and Recreation Commission expects this would be the responsibility of Mr. Zirnhelt.

The grooming would take place during the months of December through March, and Mr. Zirnhelt estimates that grooming would be necessary a total of 14 times during the season at a total cost of \$4,000. Mr. Zirnhelt further estimates that the liability insurance premium will be \$400 dollars, which results in a grand total of \$4,400. dollars. According to Mr. Zirnhelt, the Township would not be obligated to pay the lump sum, but rather on a per grooming basis. Based on the estimated \$4,000 figure, with grooming estimated to be needed 14 times, the resulting cost is approximately \$286 per grooming.

A letter from Mr. Zirnhelt dated August 9, 2018 explaining his proposal in detail is <u>attached</u>, as well as a photograph of his grooming equipment, a map of the trails to be groomed, and a cost estimate. Mr. Zirnhelt was asked to be present for tonight's meeting to answer any questions Commissioners might have.

### Estimate/Bidding Considerations:

 Great caution should be exercised in accepting a single bid without going out for competitive bids. Nonetheless, the total estimate of \$4,400 falls below the \$5,000 threshold that triggers the requirement for multiple bids; therefore, the Board can approve the proposal in accordance with established policy.

### SLRA Trail Grooming Proposal—Parks and Recreation Commission

Parks and Recreation Commission Discussion:

- The Parks and Recreation Commission made clear that their intent is to recommend that the grooming be pursued on a trial basis, with Staff monitoring along the way to be sure that everything is going as intended.
- One Commissioner is highly experienced in grooming for cross-country skiing and feels that the estimate is reasonable.
- The Commission made clear that they would like to see competitive bids should the grooming continue beyond this winter.
- There were mixed feelings regarding whether, if approved, the grooming should be publicly promoted.
- The Commission was satisfied with the per grooming pay structure, which allows the Township greater flexibility in terms of the continuation of the grooming.
- Of course, the paved loop at the SLRA cannot be groomed as this proposal suggests if the Township contracts for snow-blowing services for that trail.

### **ACTION REQUESTED:**

Review and discuss the attached proposal and consider approving funding for the proposal, as suggested motion for which is as follows:

MOTION TO APPROVE Peter Zirnhelt's proposal for winter trail grooming at the Silver Lake Recreation Area for December 2018 through March 2019 at an estimated cost of \$4,400.

Any additional information that the Township Board determines to be necessary should be added to this motion.



1. Proposal package for winter trail grooming at SLRA submitted by Peter Zirnhelt (5 total pages)

## Peter J. Zirnhelt 1613 Outer Dr., West Traverse City, MI 49685 August 9, 2018

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

Attn: Rob Larrea Planning Director

Re: Winter trail grooming Silver Lake Recreation Area

Dear Mr. Larrea

Yesterday I met with Supervisor Korn concerning a proposal to groom the snow on some of the trails in Silver Lake Recreation Area this coming winter. He suggested I put my proposal together and submit it to you for consideration by the Township Parks and Recreation Commission. In that regard, attached is a copy of a photograph of the equipment which would be used to groom the designated trails for winter walking and cross-country skiing. Also attached is an aerial topographic photograph of the Recreation Area with the three trails I propose to groom outlined thereon, I.e. the ADA Accessible Trail, Meadows Trail and Hidden Lake Trail. I have walked all of the outlined trails and determined that my equipment (which is a maximum of 6 feet in width) can navigate all those trails with one exception which is a single tree of approximately 8 inches in diameter along the east side of Hidden Lake. Brush would need to be cleared adjacent to the southwest corner of Meadows Trail and north of the intersection of the Meadows Trail and the Hidden Lake Trail. I would be pleased to meet with you and/or your staff to discuss brush removal and placement of trail marking stakes along Meadows Trail and Hidden Lake Trail.

Finally, I attach an estimate of the cost to groom the mentioned trails from the months of December through March. I estimate grooming to be necessary 14 times during the season or approximately once a week on average if initial grooming would occur after 5 inches accumulation of snow and be repeated with each addition accumulation of 3 inches or more. If snow accumulation in any one event would be deep enough to require an initial pass with the snowmobile, absent the grooming equipment, a second pass would be required with the grooming equipment, estimated approximately 4 times during the season. In summary I estimate the cost for a season would be approximately \$4,000.

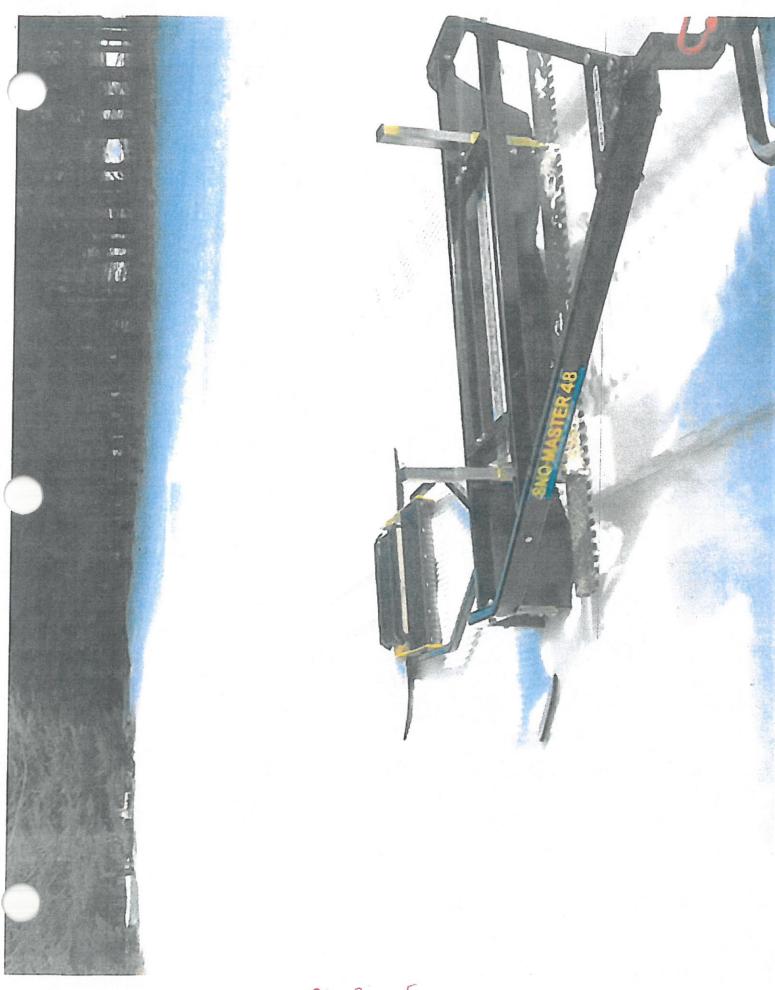
I understand that this is a matter which will require consideration by the Township's Parks and Recreation Commission. I am generally available to answer in person any questions by the Commission

PG. 1 of 5

however I am out of town at Burt Lake the last week in August and in the Canadian Maritimes the month of September and probably the first week of October. Please let me know when the Parks and Recreation Commission will have this matter on its agenda and I will try to be present.

Peter J. Zirnhelt 231-590-1800

PG. 2 OF 5



PG 3 of 5



# Estimate to Winter Groom Garfield Township Silver Lake Recreation Area ADA Accessible, Meadows and Hidden Lake Trails 2018/19

### Per grooming:

- a) Transport, off load & reload grooming equipment: \$50 each grooming
- b) Grooming single pass: \$200
- c) Double pass (deep snow): \$100 second pass (estimated 4 per season

Estimated 14 groomings: December-March; initial grooming snowdepth of 5 or more inches; subsequent grooming: 3 or more inches

Total \$4,000 plus liability insurance premium estimated at \$400

### Silver Lake Recreation Area Parking Lot Plowing

	Snow Plow 2" to 8"	Snow Plow 8" +	Salt and Sand
Alpers	\$110.00	Incl	\$94.00
Elmers	\$185.00	\$370.00	\$175.00
Esch	\$100.00	\$145.00	\$90.00
North Country	\$220.00	\$300.00	\$250.00

### **Township Hall Parking Lot Plowing**

	Snow Plow 2" to 8"	Snow Plow 8" +	Salt and Sand
Elmers	\$195.00	\$390.00	\$175.00
Esch	\$70.00	\$115.00	\$60.00
North Country	\$165.00	\$290.00	\$200.00
Svec	\$75.00	\$105.00	\$60.00

### Silver Lake Recreation Area Snow Blowing Walking Trail

Over 8"	
0.00	
5.00	
0.00	
0.00	
(	

### **Barnes Trail Snow Blowing**

	2"	Over 8"	Salt and Sand
Elmers	\$350.00	\$700.00	\$300.00
North Country	\$180.00	\$220.00	\$200.00
Double R	\$142.00	\$285.00	\$245.00

### **Buffalo Trail**

	4" to 8"	Over 8"	
Esch	\$350.00	\$525.00	
Double R	\$140.00	\$260.00	
Land Green	\$360.00	\$500.00	

### **Snow Blowing Costs**

### **Pouble R Company**

Silver Lake W	/alking Path	<b>Buffalo Trail</b>		Commons	
Posted Date		Posted Date		Posted Date	
02/06/17	\$2,188.00	02/06/17	\$2,130.00	02/06/17	\$1,820.00
03/06/17	\$1,218.00	03/06/17	\$1,120.00	03/06/17	\$1,042.00
04/04/17	\$481.00	04/04/17	\$560.00	04/04/17	\$409.00
	\$3,887.00		\$3,810.00		\$3,271.00
01/18/18	\$3,736.00	01/18/18	\$4,625.00		
02/13/18	\$2,343.00	02/13/18	\$2,885.00		
03/08/18	\$640.00	03/08/18	\$840.00		
04/26/18	\$1,253.00	04/12/18	\$420.00		
04/26/18	\$384.00	04/26/18	\$1,540.00		
	\$8,356.00		\$10,310.00		

### **Barnes Trail**

01/18/18	\$3,469.00	
02/13/18	\$2,152.00	
03/08/18	\$633.00	
04/26/18	\$1,037.00	
04/26/18	\$336.00	
	\$7,627.00	

### Silver Lake Recreation Area

### **Paved Walking Path Snow Blowing Criteria**

- 1 The paved walking path and sidewalk to the Dog Park enrty is to be cleared upon an accumulation of four inches. (4").
- 2 The paved walking path and sidewalk to the Dog Park entry is to be cleared by 9 am.
- 3 Contractor is responsible for placing, maintaining and removing edge of pavement markers.

Snow Blowing the walking path and sidewalk, 4" to 8"

Snow Blowing more than 8"

Per Occurrence Per Occurrence

Authorized Signature:

### Tart Historic Barns Trail from Silver Drive to Wyatt Road

Show Blowing Criteria A

1 The Trail shall be cleared Monday thru Friday before 7:00 AM. AND DAY OF THE WORK

2 The Trail is to be plowed upon an accumulation of 2 inches. AY DAY OF THE WORK

3 Provide pricing for salt and sand applications, at owners direction.

- 5 Contractor is responsible for placing, maintaining and removing edge of pavement markers.
- 6 Contractor to repair damaged turf as soon as possible in the spring. Final payment will not be released

Cost to snow blow the walking path

Snow Blowing more than 8"

Salt and Sand

Per Occurrence Per Occurrence

Per Occurrence

Contractor Name: DOUSG-RCo

Authorized Signature:

BUFFALO THAIL

Page 5 of 5

2"-8" \$ 140° DOUBLERGO OUTR 8" \$ 260° RROME NT +5ND \$ 245°, RROME

\* QUOTE BASED OF DOING ALL THREE

## **Svec Construction Company**

2748 Garfield Rd N Ste 18 Traverse City MI 49686-5086

Office: 231-946-2540 Fax: 231-946-6163



# **Proposal**

Proposal Date: 9/11/2018 Proposal #: 18-0106 Job ID #: 354

Customer Phone #: 231 941-1620

Email: office@svecconstruction.com

### To:

Date of Acceptance:

Garfield Charter Township 3848 Veterans Drive Traverse City MI 49684

### Site Address:

Snowplowing 2018-2019 Season 3848 Veterans Drive Traverse City, Michigan

	Description		Total	
Township Hall, Veterans Drive: Snowplowing of parking lot will done at the Salting & sanding of parking lot will be done	rate of \$75.00 per time. e at the rate of \$60.00 per time.			
When snow is in excess of 8" or more the	rate will be \$105.00 per time.			
Hourly rate of loader is \$130.00. Hourly rate of dump truck is \$110.00				
		1	4.1	
		* 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	e de e l'age	
		,		
We Propose hereby to furnish material and above specifications, for the sum of:	labor - complete in accordance with the	Total	\$0.00	
All accounts will be billed out on the 1st of the m	nonth and are due in full on the 15th of the mo	onth.		
All material and labor is guaranteed to be as specified alteration or deviation from above specifications involvand above the proposal. All work to be performed weak covered by Worker's Compensation Insurance.	'ing extra costs will be executed only upon written o	rdere and will become	on older charge alle	
Ithorized Signature: Down C. Succ. Note: This proposal may be withdrawn by us if not accepted within 30 days.				
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.				

\_\_\_\_\_ Signature:

### ALPERS EXCAVATING INC.

16 S WEST SILVER LAKE ROAD
TRAVERSE CITY, MICHIGAN 49685
231-943-4710

September 12, 2018



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

Re: Silver Lake Recreation Area

Attention: Bill Mouser

We would like to present our snowplowing price for the 2018-2019 winter season.

We will plow anytime there is a snow fall of 2 inches or more.

Cost per time .....\$110.00

### OPTION:

Spread sand and salt mix, cost per time.....\$94.00

If you would like us to do your snowplowing, please notify us by September 26 so we may add your name to our list. You can do that by calling us at 231-943-4710 or by signing this letter and mailing it back to us in the enclosed envelope.

Thank you.

Christopher J. Alpers