

**CHARTER TOWNSHIP OF GARFIELD  
TOWN BOARD MEETING**

Tuesday, January 22, 2019 at 6:00pm  
Garfield Township Hall  
3848 Veterans Drive  
Traverse City, MI 49684  
Ph: (231) 941-1620

AGENDA

**ORDER OF BUSINESS**

**Call meeting to order  
Pledge of Allegiance  
Roll call of Board Members**

**1. Public Comment**

**Public Comment Guidelines:**

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

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

**3. Consent Calendar**

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

- a. Minutes – January 8, 2019 (Recommend Approval)
- b. Bills -

General Fund	\$ 79,198.83
(Recommend Approval)	

- c. MTT Report (Receive and File)
- d. 2018 Parks and Recreation Commission Annual Report (Receive and File)
- e. Proposed private road name Morning Glory Lane (Recommend Approval)

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

5. **Correspondence**

- a. U of M eCities Recognition

6. **Reports**

- a. GT Metro Fire Report
- b. County Commissioner's Report
- c. Northflight Representative
- d. Treasurer's Report
- e. Supervisor's Report

7. **Unfinished Business**

- a. Consideration of upgrading video and switching system in the Garfield Township large conference room

8. **New Business**

- a. Proposed Joint Meeting of Township Board members and Planning Commission members
- b. Funding Request for Landscaping at Hickory Hills Recreation Area
- c. Resolution 2018-54-T Township Trustees Salary

9. **Public Comment**

10. **Other Business**

- a. Consideration of Resolution 2019-01-T, a resolution on Mediation Members for Metro open issues

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  
January 8, 2019**

Supervisor Korn called the Town Board Meeting to order on January 8, 2019 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, Molly Agostinelli, Lanie McManus, Jeane Blood Law, Steve Duell and Chuck Korn

Staff Present: Planner John Sych

**1. Public Comment (6:00)**

None

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

Blood Law declared a conflict with the bills but the board declined her conflict.

*Agostinelli moved and Schmuckal seconded to approve the agenda as presented.*

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

*Nays: None*

**3. Consent Calendar (6:02)**

**a. Minutes**

**December 11, 2018 Regular Meeting (Recommend Approval)**

**b. Bills**

General Fund	\$786,969.81
(Recommend Approval)	

**c. Building Department 2018 Statement of Operations and Annual Report (Receive and File)**

**d. 2018 Zoning Department Activities (Receive and File)**

**e. PD 2018-121 Proposed Amendment to Section 512 Service Drives – Garfield Township Zoning Ordinance. Introduce and schedule for Public Hearing on February 12, 2019 (Recommend Approval)**

Board members asked to remove Consent items E, C and D to agenda item #4.

*Duell moved and Schmuckal seconded to adopt the consent calendar as amended.*

*Yeas: Duell, Schmuckal, Walters, Agostinelli, Blood Law, McManus, Korn  
Nays: None*

**4. Items removed from the Consent Calendar (6:04)**

**e. PD 2018-121 Proposed Amendment to Section 512 Service Drives – Garfield Township Zoning Ordinance. Introduce and schedule for Public Hearing on February 12, 2019 (Recommend Approval)**

Board members expressed concerns with service drives versus access points into a residential property. Planner John Sych explained the difference between the two and further explained the intent of the amendment.

*Walters moved and Schmuckal supported to introduce the proposed amendment to Section 512 Service Drives and schedule for Public Hearing on February 12, 2019.*

*Yeas: Walters, Schmuckal, Agostinelli, Blood Law, Duell, McManus, Korn  
Nays: None*

**c. and d. Building Department 2018 Statement of Operations and Annual Report (Receive and File) and 2018 Zoning Department Activities (Receive and File)**

Duell asked to pull these from the consent calendar to congratulate both departments on a job well done in 2018. The building department had 333 permits and 1,250 inspections and the Zoning Department issued 328 land use permits in 2018.

*Duell moved and Schmuckal seconded to receive and file both reports.*

*Yeas: Duell, Schmuckal, Walters, Agostinelli, Blood Law, McManus, Korn  
Nays: None*

**5. Correspondence (6:12)**

**a. Silver Lake 2018 Annual Report RLS**

Board members discussed the renewal of the SAD for funding between Blair Township and Garfield Township.

**b. Grand Traverse Conservation District December 2018 Report**

**c. Zoning Administrators response to concerns made by Joseph Prieskorn**

**6. Reports**

**a. Sheriff's Report (6:23)**

Lt. Barsheff introduced Deputy Sean Mugerian as the new Garfield Township CPO. Barsheff recapped events in 2018 which included personal safety presentations, community events, and neighborhood meetings. He stated that they continue to work on homeless issues, bike patrols, and school presentations. Barsheff has also updated the township Hotel/Motel contact list in an effort to reduce crime in those establishments. There were 1,421 calls for service in December which made up 43.25% of all county calls. Barsheff also reviewed the traffic signage data with board members.

**b. County Commissioner's Report (6:39)**

Brad Jewett, a new County Commissioner, said an organizational meeting was held and Rob Hentschel was elected chair of the Board of Commissioners. The new meeting time for the board of commissioners will be 8am on Wednesdays. Board members commented on the new meeting time.

**c. Clerk's Report (6:46)**

McManus said she had her election audit from the state and the audit went well.

**d. Supervisor's Report (6:47)**

Korn said he attended a traffic safety meeting which centered on handling the media. The Metro Articles of Incorporation were also discussed at a meeting.

**7. Unfinished Business**

**a. Consumer's Streetlights (6:49)**

Korn said that the new lighting will be 4000 Kelvin which is the same as moonlight. The new light poles address dark sky issues.

*Schmuckal moved and Duell seconded to approve the new LED lighting.*

*Yeas: Schmuckal, Duell, Agostinelli, Blood Law, Walters, McManus, Korn  
Nays: None*

Doug DeYoung from Consumers addressed the Vista Manor outages and changes will be made soon to help alleviate the problem.

**8. New Business (6:54)**

None

**9. Public Comment (6:54)**

None

**10. Other Business (6:54)**

Duell said that the resolution which adopted trustee salaries needs to be revised to include more detail about the meeting schedule. Korn will place it in the agenda

for the next meeting.

**a. Discussion of Attorney opinion regarding Metro (Recommend Closed Session) (6:56)**

*Agostinelli moved and Duell seconded to go into closed session to discuss an attorney opinion regarding Metro. .*

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

*Nays: None*

The Board returned to Open Session at 7:53pm.

Board members continued to discuss the Metro situation and decided to form a committee to explore all options.

*Duell moved and Schmuckal seconded that any resolution to the metro issue must include an affirmative vote from each township and no change in the funding formula.*

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

*Nays: None*

Board members discussed who should serve on an exploratory committee.

*Blood Law moved and Walters seconded to appoint Walters, Korn and Agostinelli to the exploratory committee.*

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

*Nays: None*

**11. Adjournment**

*Schmuckal moved and Blood Law moved to adjourn the meeting at 8:13 pm.*

\_\_\_\_\_  
Chuck Korn, Supervisor  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49684

\_\_\_\_\_  
Lanie McManus, Clerk  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49684

Check Date	Bank	Check #	Payee	Description	GL #	Amount
01/07/2019	GEN	37556	ACCIDENT FUND OF MICHIGAN	WCV 0155248 31 01	101-851-912.002	6,675.00
01/07/2019	GEN	37557	ALPERS EXCAVATING	SL SNOW PLOWING	308-000-935.000	440.00
01/07/2019	GEN	37558	AMERICAN WASTE	3394830	308-000-880.001	305.00
01/07/2019	GEN	37559	AMERICAN WASTE	3394790	101-265-935.604	85.00
01/07/2019	GEN	37560	AMY DEHAAN	MILEAGE	101-171-860.201	88.40
01/07/2019	GEN	37561	BAIRD, COTTER & BISHOP, P.C.	SEWER / WATER	101-215-701.303	550.00
01/07/2019	GEN	37562	BRENDA BURROWS	FRONT DESK	101-101-805.000	22.50
01/07/2019	GEN	37563	CHERRYLAND ELECTRIC COOP.	ELECTRIC	101-000-084.861	298.79
		37563		ELECTRIC	101-265-920.603	1,057.69
		37563		ELECTRIC	101-448-920.005	864.36
						<u>2,220.84</u>
01/07/2019	GEN	37564	CHERRYLAND ELECTRIC COOP.	ELECTRIC	308-000-880.001	412.84
01/07/2019	GEN	37565	CHUCK KORN	MILEAGE	101-171-860.200	598.14
01/07/2019	GEN	37566	CONSUMERS ENERGY	100000311801	101-000-084.861	1,432.00
		37566		100000311801	101-448-920.005	3,066.35
						<u>4,498.35</u>
01/07/2019	GEN	37567	CONSUMERS ENERGY	100018131597	101-448-920.005	24.61
01/07/2019	GEN	37568	ENGINEERED PROTECTION SYS.	SVC AGREEMENT	101-265-935.606	365.40
01/07/2019	GEN	37569	FIFTH THIRD BANK	5473787298599431	101-215-960.000	614.15
01/07/2019	GEN	37570	FIFTH THIRD BANK	5473787298599431	308-000-880.001	265.98
01/07/2019	GEN	37571	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	417.70
01/07/2019	GEN	37572	GRAND TRAVERSE CONSERVATION DI	1.1 - 3.31.2019	308-000-880.008	11,500.00
01/07/2019	GEN	37573	GRAND TRAVERSE COUNTY DPW	5590511	308-000-935.000	11.50
01/07/2019	GEN	37574	GRAND TRAVERSE COUNTY DPW	5105021	101-265-920.602	146.54
01/07/2019	GEN	37575	GRID4 COMMUNICATIONS, INC.	PHONES	101-265-850.000	1,064.44
01/07/2019	GEN	37576	I.T. RIGHT	COMPUTERS	101-900-970.003	2,610.00
01/07/2019	GEN	37577	INTEGRITY BUSINESS SOLUTIONS	CHAIRMATS	101-101-726.000	159.95
		37577		NAME PLATES	101-191-726.000	15.90
		37577		CHAIRMATS	101-371-726.000	32.50
		37577		NAME PLATES	101-401-726.000	31.80

**3. b.**

Check Date	Bank	Check #	Payee	Description	GL #	Amount
		37577		CHAIRMATS	101-412-726.000	32.50
01/07/2019	GEN	37578	JEANE BLOOD LAW	MILEAGE	101-253-860.500	70.49
01/07/2019	GEN	37579	KCI	PP STATEMENTS	101-171-726.001	3,253.89
		37579		PP STATEMENTS	101-171-805.000	727.41
						3,981.30
01/07/2019	GEN	37580	NORTHERN OFFICE EQUIP	SVC CONTRACT	101-101-726.002	341.08
01/07/2019	GEN	37581	PREIN & NEWHOF	WEST BOARDMAN LAKE TRAIL	101-000-575.000	1,394.00
01/07/2019	GEN	37582	SPECTRUM BUSINESS	INTERNET	101-258-935.016	75.00
01/07/2019	GEN	37583	STAPLES	SUPPLIES	101-101-726.000	210.57
01/07/2019	GEN	37584	STATE OF MICHIGAN (P)	SUW MONTHLY/QUARTERLY	101-000-228.000	2,318.16
01/07/2019	GEN	37585	SYEC CONSTRUCTION	SNOWFLOW AND SALT PARKING LOT	101-265-935.601	470.00
01/07/2019	GEN	37586	THE GUARDIAN	DENTAL / LIFE	101-851-873.030	1,409.75
		37586		DENTAL / LIFE	101-851-873.040	862.99
						2,272.74
01/07/2019	GEN	37587	UNITED WAY	UNITED WAY	101-000-238.000	180.00
01/07/2019	GEN	37588	VERIZON	PHONES	101-265-850.000	221.88
01/07/2019	GEN	37589	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	2,015.00
01/07/2019	GEN	37590	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	2,265.00
01/09/2019	GEN	37591	ANNE WENDLING	CONTRACTED SVCS	101-101-805.000	111.00
		37591		CONTRACTED SVCS	101-400-805.000	125.00
						236.00
01/09/2019	GEN	37592	CITY OF TRAVERSE CITY	170975118686	101-448-920.005	28.34
01/09/2019	GEN	37593	GRAND TRAVERSE CONSERVATION DI	TOOL & VEHICLE FEES/LABOR/EXTRA TRASH	308-000-880.006	13.40
		37593		TOOL & VEHICLE FEES/LABOR/EXTRA TRASH	308-000-880.012	2.06
		37593		TOOL & VEHICLE FEES/LABOR/EXTRA TRASH	308-000-935.000	496.00
		37593		TOOL & VEHICLE FEES/LABOR/EXTRA TRASH	308-000-935.110	47.50
						558.96
01/09/2019	GEN	37594	MAPLE RIVER DIRECT MAIL	SUPPLIES / PRINTING / MAILING TAX BILLS	101-253-726.000	653.66
		37594		SUPPLIES / PRINTING / MAILING TAX BILLS	101-253-726.001	(199.00)
		37594		SUPPLIES / PRINTING / MAILING TAX BILLS	101-253-900.000	1,136.84



Check Date	Bank	Check #	Payee	Description	GL #	Amount
01/15/2019	GEN	37595	BLUE CROSS BLUE SHIELD OF MICHIGAN	HEALTH INSURANCE	101-851-873.030	1,591.50
01/15/2019	GEN	37596	CITY OF TRAVERSE CITY	170975-94720	101-000-084.861	21,011.76
		37596		170975-94720	101-448-920.005	182.71
						494.68
01/15/2019	GEN	37597	DTE ENERGY	910020833133	101-265-920.601	677.39
01/15/2019	GEN	37598	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	1,474.35
01/15/2019	GEN	37599	PITNEY BOWES INC.	LEASE	101-101-726.001	765.76
01/15/2019	GEN	37600	SONDEE, RACINE, DOREN	PREP - CT OF APPEALS	101-400-801.000	393.63
01/15/2019	GEN	37601	TRAVERSE CITY RECORD EAGLE	ADVERTISING	101-101-901.000	792.00
01/15/2019	GEN	37602	UNITED WAY	UNITED WAY	101-101-901.000	297.00
01/15/2019	GEN	37603	VERIZON	PHONES	101-000-238.000	90.00
01/15/2019	GEN	37604	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-265-850.000	223.09
01/16/2019	GEN	37605	THOMPSON PROP TAX CONSULTING LLC	TAX TRIBUNAL	101-000-227.000	2,015.00
					101-000-403.000	39.79
<b>TOTAL - ALL FUNDS</b>						<b>79,198.83</b>

--- GL TOTALS ---


101-000-084.861	DUE FROM #861 STREET LIGHTS	1,913.50
101-000-227.000	DEFERRED COMP	6,295.00
101-000-228.000	STATE TAXES PAYABLE	2,318.16
101-000-237.000	HSA (FORMERLY FLEX)	1,183.46
101-000-238.000	UNITED WAY	270.00
101-000-403.000	CURRENT REAL PROPERTY TAXES	39.79
101-000-575.000	Road Right of Way	1,394.00
101-101-726.000	SUPPLIES	370.52
101-101-726.001	POSTAGE	393.63
101-101-726.002	SUPPLIES - COPIER MAINTENANCE	341.08
101-101-805.000	CONTRACTED AND OTHER SERVICES	133.50
101-101-901.000	ADVERTISING	297.00
101-171-726.001	POSTAGE	3,253.89
101-171-805.000	CONTRACTED AND OTHER SERVICES	727.41
101-171-860.200	MILEAGE - SUPERVISOR	598.14
101-171-860.201	MILEAGE - ASSESSOR	88.40
101-191-726.000	SUPPLIES	15.90
101-215-701.303	WAGES - ACCOUNTANT	550.00
101-215-960.000	EDUCATION & TRAINING	614.15
101-253-726.000	SUPPLIES	653.66
101-253-726.001	POSTAGE	(199.00)
101-253-860.500	MILEAGE - TREASURER	70.49
101-253-900.000	PRINTING & PUBLISHING	1,136.84
101-258-935.016	COMPUTER NETWORK	75.00
101-265-850.000	TELEPHONE	1,509.41
101-265-920.601	HEATING / GAS	1,474.35
101-265-920.602	WATER / SEWER	146.54
	<b>TOTAL OF 50 CHECKS</b>	<b>79,198.83</b>

Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-265-920.603			LIGHTS BUILDING		1,057.69	
101-265-935.601			SNOW PLOWING		470.00	
101-265-935.604			RUBBISH REMOVAL		85.00	
101-265-935.606			ELECTRONIC PROTECTION SYSTEM		365.40	
101-371-726.000			SUPPLIES		32.50	
101-400-801.000			LEGAL SERVICES		792.00	
101-400-805.000			CONTRACTED AND OTHER SERVICES		125.00	
101-401-726.000			SUPPLIES		31.80	
101-412-726.000			SUPPLIES		32.50	
101-448-920.005			STREET LIGHTS TOWNSHIP		4,478.34	
101-851-873.030			INSURANCE - EMPLOYEE HEALTH		22,421.51	
101-851-873.040			INSURANCE - EMPLOYEE LIFE		862.99	
101-851-912.002			INSURANCE - WORKMENS COMP.		6,675.00	
101-900-970.003			CAPITAL OUTLAY - COMPUTER		2,610.00	
308-000-880.001			COM. PROM. - SILVER LAKE PARK		983.82	
308-000-880.006			COM. PROM. - BVNP (YMCA)		13.40	
308-000-880.008			COM. PROM. - Cont. Serv GTCD		11,500.00	
308-000-880.012			COM. PROM. - GT COMMONS		2.06	
308-000-935.000			MAINTENANCE - MISC, EQUIP		947.50	
308-000-935.110			TRAIL MAINTENANCE & REPAIR		47.50	
			TOTAL		79,198.83	

**MTT Update**  
Prepared for Garfield Twp Board

By: Amy L DeHaan, MMAO(4) - Assessor  
As of: January 15, 2019

Docket #	Parcel No(s)	Owner	Property Address	Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences		Status Notes	ACTUAL	
					Assessed	Taxable	Assessed	Taxable	Assessed	Taxable		Twp Millage LOSS	METRO Millage LOSS
1	18-001808	004-035-00 4Front Credit Union	3939 W Front St	2018	\$ 433,700	\$ 433,700	\$ 350,000	\$ 350,000	\$ (83,700)	\$ (83,700)	1/14/2019 Rec'd judgment.	\$ (117.40)	\$ (137.95)
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	\$ 1,864,200	\$ 889,840	\$ 889,840	\$ (974,360)	\$ (974,360)	Pre-hearing General Call: Apr 16-30, 2019 -52%		
3	18-001500	016-032-40 American Multi-Cinema, Inc Valuation Disclosure Due: 7/19/19	3825 Marketplace Cir	2018	\$ 4,268,900	\$ 4,268,900	\$ 3,365,406	\$ 3,365,406	\$ (903,494)	\$ (903,494)	Pre-hearing General Call: Sept 16-30, 2019 -21%		
4	16-002436	021-015-00 & Grand Traverse Mall LLC 021-015-70 Valuation Disclosure Due: 10/3/17	3200 W South Airport Rd	2016	\$ 21,593,800 \$ 89,500	\$ 21,483,557 \$ 64,709	\$ 12,462,460 \$ 37,540	\$ 12,462,460 \$ 37,540	\$ (9,131,340) \$ (51,960)	\$ (9,021,097) \$ (27,169)	4/25/18 Treasury agreed to settlement values.		
		021-015-00 & Grand Traverse Mall LLC 021-015-70	Judge: Steven Lasher 3200 W South Airport Rd	2017	\$ 21,593,800 \$ 89,400	\$ 21,593,800 \$ 65,291	\$ 12,462,460 \$ 37,540	\$ 12,462,460 \$ 37,540	\$ (9,131,340) \$ (51,860)	\$ (9,131,340) \$ (27,751)	6/11/18 Rec'd Judgment 3/8/18 Made offer to settle: 2016 \$33.7m; 2017 \$32m; 2018 \$30m (both parties agree to to the 2018 offered value)	\$ (9,396.53)	\$ (11,040.93)
	18-001230	021-015-00 & Grand Traverse Mall LLC 021-015-70	3200 W South Airport Rd	2018	\$ 21,683,300 SETTLED:	\$ 21,659,091	\$ 12,500,000 \$ 16,000,000	\$ 12,500,000 \$ 16,000,000	\$ (9,183,300) \$ (5,683,200)	\$ (9,159,091) \$ (5,659,091)	3/26/18 Treasury asked for a breakdown of values between the parcels - I believe we will settle at these figures.	\$ (11,318.18)	\$ (13,298.86)
					\$ 21,593,800 \$ 89,400	\$ 21,593,800 \$ 65,291	\$ 12,462,460 \$ 37,540	\$ 12,462,460 \$ 37,540	\$ (9,131,340) \$ (51,860)	\$ (9,131,340) \$ (27,751)		\$ (13,318.18)	\$ (15,648.86)
5	17-002286	021-015-10 Airport 31, LLC Valuation Disclosure Due: 7/8/18 MC Sports, et al	3450 W South Airport Rd Judge: Preeti Gadola	2017 2018	\$ 2,049,700 SETTLED: \$ 1,819,100	\$ 1,828,226 \$ 1,819,100	\$ 1,000,000 \$ 1,250,000	\$ 1,000,000 \$ 1,250,000	\$ (1,049,700) \$ (799,700)	\$ (828,226) \$ (578,226)	5/7/18 Rec'd judgment. Agreement is based on continued vacancy of MC space, and current state of retail markets - including risks involved.	\$ (1,156.45)	\$ (1,358.83)
					SETTLED: \$ 1,819,100	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ (569,100)	\$ (569,100)		\$ (1,138.20)	\$ (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 \$ 1,000,000	\$ 1,523,685 \$ 1,000,000	\$ (481,515) \$ (1,005,200)	\$ (481,515) \$ (1,005,200)	4/18/18 Rec'd judgment. Settlement based on retail market & sales of anchors across M	\$ (2,010.40)	\$ (2,362.22)
7	18-000900	021-015-30 JC Penney Corp	3300 W South Airport Rd	2018	\$ 1,136,100 SETTLED:	\$ 1,131,778	\$ 450,000 \$ 751,780	\$ 450,000 \$ 751,780	\$ (686,100) \$ (384,320)	\$ (681,778) \$ (379,998)	11/14/18 Rec'd judgment	\$ (760.00)	\$ (893.00)
8	18-002330	021-024-00 Tireland LLC Valuation Disclosure Due: 5/20/19	2825 N US 31 South Belle Tire	2018	\$ 769,900 Prehearing General Call: July 16-31, 2019	\$ 769,900	\$ 421,800	\$ 421,800	\$ (348,100)	\$ (348,100)	1/15/19 Spoke w/tax rep, who didn't realize there was an addn to this bldg in 2017. Suggesting withdrawal.		
9	18-001927	077-002-00 Great Lakes Investment Co LLC	4045 West Royal Dr	2018	\$ 1,461,900	\$ 1,461,900	\$ 1,000,000	\$ 1,000,000	\$ (461,900)	\$ (461,900)	12/18/18 Rec'd Order of Dismissal from MTT	0	0
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)	\$ (79,933)	12/18/18 Rec'd Order of Dismissal from MTT	0	0
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)	12/17/18 Rec'd Order of Dismissal from MTT	0	0
				2016	TOTALS: \$ 21,683,300	\$ 21,548,266	\$ 12,500,000	\$ 12,500,000	\$ (9,183,300)	\$ (9,048,266)			
				2017	TOTALS: \$ 25,738,100	\$ 25,492,517	\$ 15,023,685	\$ 15,023,685	\$ (10,714,415)	\$ (10,468,832)			
				2018	TOTALS: \$ 32,636,300	\$ 32,587,902	\$ 19,802,046	\$ 19,802,046	\$ (12,834,254)	\$ (12,785,856)			
					SETTLED VALUES:								
					2016	\$ (4,833,300)	\$ (4,698,266)						
					2017	\$ (7,488,100)	\$ (7,242,517)						
					2018	\$ (7,252,300)	\$ (7,228,191)						
					2016	\$ (18,096.53)					Garfield Potential Tax Loss		
					2017	\$ (20,937.66)							
					2018	\$ (25,571.71)							
					2016	\$ (9,396.53)					ACTUAL TWP TAX LOSS	\$ (9,396.53)	\$ (11,040.93)
					2017	\$ (14,485.03)						\$ (14,485.03)	\$ (17,019.91)
					2018	\$ (14,456.38)						\$ (15,333.78)	\$ (18,017.19)
					GRAND TOTAL	\$ (39,215.34)						\$ (39,215.34)	\$ (46,078.03)

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2019-09</b>		
Prepared:	December 19, 2018	Pages: 1 of 3
Meeting:	January 22, 2019 Township Board	Attachments: <input type="checkbox"/>
Subject:	2018 Parks and Recreation Commission Annual Report	

**PURPOSE OF THIS REPORT:**

The Parks and Recreation Commission is required to make an annual written report to the Township Board concerning its operations and the status of parks and recreation activities.

**PARKLAND PROJECTS OVERVIEW:****BOARDMAN VALLEY NATURE PRESERVE (BVNP):**

For the 2015 grant cycle, the Township was awarded a Michigan Department of Natural Resources Trust Fund (MNRTF) grant to make a number of improvements to the BVNP, including a canoe/kayak launch, a parking area with a turnaround, vault pit toilets, a small pavilion, and pickleball courts.

Despite some delays resulting in part from high initial bids, a general lack of bidders, and a wintery April 2018, construction began in May of 2018. As of the drafting of this report, all planned improvements are substantially complete, with just the striping on the pickleball courts and some site restoration outstanding. The contractor has assured the Township that the remaining items will be completed as soon as weather allows in spring 2019.

**KIDS CREEK PARK:**

In 2016, Phase II of the Buffalo Ridge Trail was completed. In 2017, the Township contracted with the Grand Traverse Conservation District (GTCD) to build a connector trail between the larger Trail and Kids Creek Park. The connector is complete and provides users from the YMCA and West Middle School with easy access to the Park.

In 2017, the Parks and Recreation Commission passed a motion recommending that the dilapidated power generating structure at the Park be demolished. Access for the construction equipment necessary to demolish the structure remains an ongoing issue standing in the way of executing that motion. It appears that the way forward may entail having conversations with someone closer to the top of the organizational hierarchy at Great Wolf Lodge regarding bringing construction equipment across Lodge property.

**SILVER LAKE RECREATION AREA (SLRA):**

*Maintenance:* Crack sealing was completed on the paved walking trail and the basketball courts, and Commissioners discussed resurfacing the tennis courts. The tennis court resurfacing was included in the 2019 budget presented to the Board of Trustees and will be explored further in 2019.

*Landscaping Buffer:* New trees have been planted along the Park's Silver Lake Road frontage nearest to the residences across the road in place of the buffer containing some invasive species which was removed.

*Pavilion and Multi-Purpose Athletic Field Reservations:* The SLRA remains a very popular Township park. There were 101 pavilion reservations in 2018, which is a decrease of 17 in comparison to the 118 in 2017. The baseball diamond continues to be used for tee-ball during the summer months. In addition, Staff has been in discussions regarding the possibility of a few girls youth soccer games being held on the multi-purpose athletic field in late April and May 2019.

*Dog Park:* The dog park in particular continues to be an extremely popular amenity and draws dog owners from around the region. Interestingly, there is a Facebook group called “East Silver Lake Dog Park” that has 460 members (up from 431 members at last check). Members of this group often request “play dates” for their dog with other dogs at the dog park and post pictures of their dogs enjoying the park.

*Capital Improvements Discussed at Onsite Meetings:* At the two onsite meetings at SLRA over the summer, Commissioners discussed capital improvements including sidewalks connecting the southernmost pavilion, restrooms, and dog park entrance; and a well house with an exterior to match the restrooms in place of the existing fencing. These items were included in the 2019 budget presented to the Board of Trustees and will be explored further in 2019.

*Winter Trail Grooming:* The Board of Trustees acted on the Parks and Recreation Commission’s recommendation to allow winter trail grooming at the Park, but stipulated that the paved walking path shall not be groomed (it will continue to be plowed for winter walkers). Instead, the groomed path would run along the edges of the trail. Township Staff, GTRLC staff, and the grooming contractor met onsite in mid December and Staff assisted with staking the route and supervised all brush and tree removal. Some signage is planned and Staff will continue to monitor the process.

**GRAND TRAVERSE COMMONS NATURAL AREA:**

In the DNR-approved 2018-2023 Charter Township of Garfield Five-Year Parks and Recreation Master Plan, a conceptual development plan is included for the northernmost part of the Commons Natural Area. A paved pump track and several complimentary features, such as picnic and observation areas, are envisioned for the property. Planning Staff has been coordinating with the Grand Traverse Regional Land Conservancy (GTRLC) to ensure that the Township’s plans for the property fit with the terms of the conservation easement on it. There is more research to be done and finding funding sources and a qualified contractor could pose interesting challenges moving forward.

**RIVER EAST RECREATION AREA:**

The 62-acre River East Recreation Area is located on North Keystone Road along the east banks of the Boardman River. This park was established in October of 2017 to provide recreational opportunities to residents on the east side of the Township. With most of the Township’s parklands concentrated west of the Boardman River and residents identifying the need for east side parks in the 2017 parks and recreation survey, the Parks and Recreation Commission created a conceptual development plan for the land and formally named it. The land was originally acquired by the Township via MNRTF acquisition grant.

In 2018, Staff submitted for an MNRTF grant for developing the park but found in late December 2018 that the application was unsuccessful, as the Trust Fund Board did not recommend the project for funding. The failure to be awarded a large number of points appears to stem primarily from inherent limitations to the site as they relate to MNRTF priorities such as water trails, non-motorized access, and ADA accessibility. The steep slopes leading to the riverfront are difficult to overcome in several respects, which makes reaching the riverfront and any facilities along it difficult; and there is no direct connection on the site to a larger non-motorized network. In this light, a second grant application for developing the property is unlikely to score higher than the first application.



**TRAIL PROJECTS:**

**BOARDMAN LAKE TRAIL COMPLETION:**

The Township continues to work with the City of Traverse City, Grand Traverse County, and TART to complete the final leg of this trail, which will start at 14th Street and extend south along the western shore to Logan's Landing.

Maintenance agreements to which the Township is committed are now in place, most key easements are in place or nearly in place, and construction should be commencing in late 2019.

**2018-2023 FIVE-YEAR PARKS AND RECREATION MASTER PLAN:**

The 2018-2023 Charter Township of Garfield Five-Year Parks and Recreation Master Plan was approved by the DNR in early 2018 making the Township eligible for various forms of grant funding through 2023. One potential change that was discussed in 2018 was amending the Plan to include an updated acquisition plan that includes the five sites the Township has been considering as potential new parkland. In order to apply for an MNRTF acquisition grant for any of those properties, such an amendment would need to be executed.

**CONCLUSION:**

Looking ahead, the Township will continue to work towards meeting each of the goals and objectives contained in the 2018-2023 Plan and implementing the projects recommended by the Parks and Recreation Commission and approved by the Board of Trustees.

**ACTION REQUESTED:**

That the Township Board review this report and request any changes prior to filing it. The following motion is suggested:

THAT Planning Department Report 2019-03 BE RECEIVED and FILED.

**Amy DeHaan**

**3. e.**

**From:** Mike McGrath [MikeM@frctc.org]  
**Date:** Wednesday, January 16, 2019 3:53 PM  
**To:** Amy DeHaan  
**Subject:** Morning Glory Ln Name Request 011619  
**Attachments:** 20190116164519409.pdf

Amy,

Attached is my request to name the road servicing the five lots Morning Glory Lane along with supporting data.

If you have any questions please contact me at 231 342-1919.

Please reply to via email at [mmcgrath52@outlook.com](mailto:mmcgrath52@outlook.com)

Thank you,

Mike McGrath

Michael J. McGrath  
4680 Sunrise Ln.  
Traverse City, MI 49684  
mmcgrath52@outlook.com

January 16, 2019

Amy Dehaan  
Assessor  
Garfield Township  
3848 Veterans Drive  
Traverse City, MI 49684


Dear Ms. Dehaan,

Twelve years ago I developed five lots on land I own in Garfield Township. I submitted an application to Garfield Township with supporting data that included approval by the Grand Traverse County Road Commission, Soil Erosion Department, Fire Department and Health Department along with all of the engineering and survey data. This development was approved and signed off by Supervisor Lee Wilson, Assessor Sue Muha, Zoning Administrator Dennis Habedank and the Building Department on October 31, 2006. The Township application for Parcel Division #5, requested the name of the new private road. The name of the private road that was provided on the application is MORNING GLORY LANE. The road was engineered to comply with Garfield Township's Road Ordinance. This engineering data was supplied to Garfield Township with our application. Attached are data indicating that the name of the road is MORNING GLORY LANE as far back as 2006.

The Grand Traverse County Equalization Department has indicated that they are unaware of this road and therefore cannot issue a street addresses to the lots. Josh Green from Equalization indicates that their data search show this name is not currently being used and can be used to identify this road. Therefore I formally request that Garfield Township recognize and adopt MORNING GLORY LANE to identify this road.

If you have any questions you may contact me at 231 342-1919.

Sincerely,



Michael J. McGrath



GARFIELD TOWNSHIP

LAND USE

Permit No: PZ2007-066

ZONING DEPARTMENT

3848 VETERANS DR

TRAVERSE CITY MI 49684

Phone:(231)941-1620

Fax: (231) 941-1588

Hours: Monday-Friday 8 am - 5:00 pm

MORNING GLORY LN  
05-017-030-24

Location

MC GRATH MICHAEL J & ROBIN  
4680 SUNRISE LN  
TRAVERSE CITY MI 49684-8953

Owner

Issued: 06/26/2007 Expire Date: 06/25/2008

**PLEASE CALL (231)941-1620  
FOR AN INSPECTION 24 HOURS IN ADVANCE**

ALPERS EXCAVATING, INC  
16 WEST SILVER LAKE RD  
TC MI 49684

Contractor

Work Description: NO STRUCTURE-LAND GRADING ONLY-CONSTRUCT ROADWAY AND INSTALL

Setbacks: Front 0 Rear 0 Left 0 Right 0

Item	Work Type	No. of Items	Item Total
LAND USE FEE	STANDARD ITEM	1.00	50.00

Zoning Official

Fee Total: \$50.00

### LAND USE PERMIT

Zoning

THIS PERMIT IS ONLY FOR THE WORK DESCRIBED AND DOES NOT GRANT PERMISSION TO THE OWNER, APPLICANT OR CONTRACTOR FOR ADDITIONAL OR RELATED WORK FOR WHICH OTHER PERMITS ARE REQUIRED. THIS PERMIT WILL EXPIRE AND BECOME NULL AND VOID IF THE PERMITTED WORK IS NOT STARTED WITHIN 365 DAYS OF THE ISSUANCE OF THIS PERMIT. IT IS ASSUMED THAT THE PROPOSED WORK HAS BEEN AUTHORIZED BY THE OWNER AND THAT THE APPLICANT OR CONTRACTOR HAS BEEN GIVEN THE AUTHORITY TO APPLY FOR SAID PERMIT. THE PERMIT, OWNER, CONTRACTOR AND APPLICANT AGREE TO CONFORM TO ALL APPLICABLE TOWNSHIP ORDINANCES AND LAWS OF THE STATE OF MICHIGAN.

**COPY**

**PAID**  
06-22-07

**GRAND TRAVERSE METRO  
FIRE DEPARTMENT  
FIRE PREVENTION BUREAU**

•897 Parsons Road •Traverse City, MI 49686•(231)922.2077 (231)922.4918 fax

**SITE PLAN REVIEW RECORD**

**ID # 4697**

**Date: 7/31/06**

**PROJECT NAME: Morning Glory Lane- 5 sfd lot splits**

**PROJECT ADDRESS: Morning Glory Lane**

**TOWNSHIP: Garfield**

**APPLICANT NAME: Michael McGrath**

**APPLICANT COMPANY: n/a**

**APPLICANT ADDRESS: 4680 Sunrise Lane**

**APPLICANT CITY: Traverse City**

**STATE: MI**

**ZIP: 49684**

**APPLICANT PHONE # 995-7860**

**FAX # n/a**

**Reviewed By: Brian Belcher**

This plan review is based on the 2003 International Fire Code, as amended.

PARENT PARCEL CODE NO: 28-05-017 - 030 - 30 (# as of 3/31/97)  
Street Name SUNRISE LN  
Street No. 4680

APPLICATION FOR PARCEL DIVISION  
(ONLY ONE DIVISION PER APPLICATION)

# CHARTER TOWNSHIP OF GARFIELD

3848 Veterans Drive  
Traverse City, MI 49684-4588  
phone: (231) 941-1620  
fax: (231) 941-1588

*split kid*  
*017-030-38*

**You MUST ANSWER ALL QUESTIONS AND INCLUDE ATTACHMENTS, OR THIS APPLICATION WILL BE RETURNED TO YOU.**

This form is designed to comply with applicable local zoning, land division ordinances and Sec 109 of the Michigan Land Division Act (particularly P.A. 591 of 1995), M.L. 500.101 et seq. (Formerly the Subdivision Control Act, P.A. 288 of 1967, as amended).

**PROPERTY OWNER INFORMATION:**

Name: MICHAEL J. MC GRATH  
ROBIN L. MC GRATH  
Address: 4680 SUNRISE LN  
City: TRAVERSE CITY  
State: MI Zip Code: 49684  
Phone: (231) 342-1919  
941-1688

**APPLICANT INFORMATION:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_

SEND TO:  PROPERTY OWNER  APPLICANT  OTHER \_\_\_\_\_

**LEGAL DESCRIPTION OF PARENT PARCEL OR PARENT TRACT:** (Attach copy)

**LEGAL DESCRIPTION OF NEW PARCEL:** (Attach copy) PARCEL E-4

**DIVISION INFORMATION:**

- ZONING ON THE PROPOSED NEW PARCEL: R-1B
- Size of Parent Parcel After Split: 1.54 AC
- Size of Proposed Split: 1.0 AC
- Number of future divisions granted to new splits: ZERO  
(See Section 109(2) of the Statute. Make sure your deed includes both statements as required in Section 109(3) & 109(4) of the statute.)
- Describe intended access to new parcel:  
 The division has frontage on an existing road  
Name of road: SUNRISE LN  
 Create new public road. (Attach proposed name & legal description)  
 Create new private road. (Attach proposed name & legal description) MORNING GEARY LN  
 Create a recorded easement. (Attach legal description)
- Development parcel limits: (Check each that represents a condition which exists on the new parcel.) NONE  
 A Wetland(s)  A River or Lakefront Parcel  
 A flood plain  A Has slopes of more than 25%  
 Is known or suspected to have an abandoned well, under ground storage tank, or contaminated soils.

**REQUIRED ATTACHMENTS:** (All attachments MUST be included).

LETTER EACH ATTACHMENT AS SHOWN BELOW.

A. MAP, drawn to scale of the Parent Parcel as of March 31, 1997 including:

- the proposed new parcel
- all previous divisions after March 31, 1997 *NONE*
- means of access (easement, private road, public road, or driveway off existing road)
- utility easements to the new parcel from existing utilities
- any existing improvements (buildings, wells, septic systems, driveways, etc.)
- any features in the "DEVELOPMENT SITE LIMITS" above (ie. wetlands, steep slopes)

B. Approval, or permit from Grand Traverse County Road Commission, or MDOT for the proposed road, easement, or driveway. Authority of Act 200 of Public Acts of 1969.

**NOTE: Sec 109(A)(1) Mandates that divisions less than 1 acre shall not have a building permit issued unless the site has Health Department approval for on-site water supply and sewage disposal, unless public water and sewer are available (as indicated on the map/survey supplied)**

**Sec 109(A)(2) The municipality and employees approving a division of less than 1 acre are not liable if a building permit is not issued for the reasons set forth in this section.**

**AFFIDAVIT** and permission for township, county, and state officials to enter the property for inspection of proposed division: **(Please read before signing)**

I agree the statements made in this application are true, and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of Garfield Charter Township, Grand Traverse County, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Further, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division [formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et seq.] and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction, or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances, and State Acts change from time to time, and if changed, the division made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, or long term leases (30 years or more) are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

PROPERTY OWNERS SIGNATURE: Michael J. G. [Signature], Robin L. McGuire 7/17/06  
AND  
APPLICANT'S SIGNATURE: \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE:

**Reviewer's action:**

**Approved:** (Conditions, if any) \_\_\_\_\_

**Denied:** (Reasons cite section #) \_\_\_\_\_

Date: 10.13.2006

[Signature] Lee F. Wilson, Supervisor  
[Signature] Sue Muha, Assessing Dept.  
[Signature] Dennis Habedank, Zoning Admin.  
[Signature] Building Dept.

# CHARTER TOWNSHIP OF GARFIELD

3848 Veterans Drive  
Traverse City, MI 49684-4588  
phone: (231) 941-1620  
fax: (231) 941-1588

*split kid*  
*017-030-36*

**YOU MUST ANSWER ALL QUESTIONS AND  
INCLUDE ATTACHMENTS, OR THIS  
APPLICATION WILL BE RETURNED TO YOU.**

This form is designed to comply with applicable local zoning, land division ordinances and Sec 109 of the Michigan Land Division Act (particularly P.A. 591 of 1996), M.L. 560.101 et seq. (Formerly the Subdivision Control Act, P.A. 288 of 1967, as amended).

**PROPERTY OWNER INFORMATION:**

Name: MICHAEL J. MC GRATH  
ROBIN L. MC GRATH  
Address: 4680 SUNRISE LN  
City: TRAVERSE CITY  
State: MI Zip Code: 49684  
Phone: ( 231 ) 342 - 1919 CELL  
941-1688 HM

**APPLICANT INFORMATION:**

Name: SAME  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: ( ) - \_\_\_\_\_

SEND TO:  PROPERTY OWNER  APPLICANT  OTHER \_\_\_\_\_

**LEGAL DESCRIPTION OF PARENT PARCEL OR PARENT TRACT:** (Attach copy)

**LEGAL DESCRIPTION OF NEW PARCEL:** (Attach copy) PARCEL E-3

**DIVISION INFORMATION:**

- ZONING ON THE PROPOSED NEW PARCEL: A-1B
- Size of Parent Parcel After Split: 1.54 AC
- Size of Proposed Split: 1.0 AC
- Number of future divisions granted to new splits: ZERO  
(See Section 109(2) of the Statute. Make sure your deed includes both statements as required in Section 109(3) & 109(4) of the statute.)
- Describe intended access to new parcel:
  - The division has frontage on an existing road  
Name of road: \_\_\_\_\_
  - Create new public road. (Attach proposed name & legal description)
  - Create new private road. (Attach proposed name & legal description) MORNING GLORY LN
  - Create a recorded easement. (Attach legal description)
- Development parcel limits: (Check each that represents a condition which exists on the new parcel.) NONE
  - A Wetland(s)  A River or Lakefront Parcel
  - A flood plain  A Has slopes of more than 25%
  - Is known or suspected to have an abandoned well, under ground storage tank, or contaminated soils.

PARENT PARCEL CODE NO: 28-05-017 - 030 - 30 (# as of 3/31/97)  
Street Name SUNRISE LN  
Street No. 4680

**REQUIRED ATTACHMENTS:** (All attachments MUST be included).

LETTER EACH ATTACHMENT AS SHOWN BELOW.

- \_\_\_ A. MAP, drawn to scale of the Parent Parcel as of **March 31, 1997** including:
  - the proposed new parcel
  - all previous divisions after **March 31, 1997** *NONE*
  - means of access (easement, private road, public road, or driveway off existing road)
  - utility easements to the new parcel from existing utilities
  - any existing improvements (buildings, wells, septic systems, driveways, etc.)
  - any features in the "DEVELOPMENT SITE LIMITS" above (ie. wetlands, steep slopes)
- \_\_\_ B. Approval, or permit from Grand Traverse County Road Commission, or MDOT for the proposed road, easement, or driveway. Authority of Act 200 of Public Acts of 1969.

**NOTE: Sec 109(A)(1) Mandates that divisions less than 1 acre shall not have a building permit issued unless the site has Health Department approval for on-site water supply and sewage disposal, unless public water and sewer are available (as indicated on the map/survey supplied)**  
**Sec 109(A)(2) The municipality and employees approving a division of less than 1 acre are not liable if a building permit is not issued for the reasons set forth in this section.**

~~AFFIDAVIT and permission for township, county, and state officials to enter the property for inspection of proposed division:~~ **(Please read before signing)**

I agree the statements made in this application are true, and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of Garfield Charter Township, Grand Traverse County, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Further, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division [formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et. seq.] and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction, or other property rights.  
 Finally, even if this division is approved, I understand zoning, local ordinances, and State Acts change from time to time, and if changed, the division made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, or long term leases (30 years or more) are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

PROPERTY OWNERS SIGNATURE: Michael S. Guel, Robin L. McQuath 7/1/00  
 AND  
 APPLICANT'S SIGNATURE: \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE:

~~Reviewer's action:~~

**Approved:** (Conditions, if any) \_\_\_\_\_  
 \_\_\_\_\_  
 **Denied:** (Reasons cite section #) \_\_\_\_\_  
 \_\_\_\_\_

Date: 10/31/2000

Lee F. Wilson Supervisor    Sue Muha Assessing Dept.    Dennis Habedank Zoning Admin.    [Signature] Building Dept.

# CHARTER TOWNSHIP OF GARFIELD

3848 Veterans Drive  
Traverse City, MI 49684-4588  
phone: (231) 941-1620  
fax: (231) 941-1588

*split tid*  
*017-030-34*

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Name: MICHAEL J. McGRATH  
ROBIN L. McGRATH  
Address: 4680 SUNRISE LN  
City: TRAVERSE CITY  
State: MI Zip Code: 49684  
Phone: ( 231 ) 342 - 1919 6624  
941 - 1688 HM

**APPLICANT INFORMATION:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_

SEND TO:  PROPERTY OWNER  APPLICANT  OTHER \_\_\_\_\_

**LEGAL DESCRIPTION OF PARENT PARCEL OR PARENT TRACT:** (Attach copy)

**LEGAL DESCRIPTION OF NEW PARCEL:** (Attach copy) PARCEL E-2

**DIVISION INFORMATION:**

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- Size of Parent Parcel After Split: 1.54 AC
- Size of Proposed Split: 1.18 AC
- Number of future divisions granted to new splits: ZERO  
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  - The division has frontage on an existing road  
Name of road: SUNRISE LN
  - Create new public road. (Attach proposed name & legal description)
  - Create new private road. (Attach proposed name & legal description) MORNING GLORY LN
  - Create a recorded easement. (Attach legal description)
- Development parcel limits: (Check each that represents a condition which exists on the new parcel.) NONE
  - A Wetland(s)  A River or Lakefront Parcel
  - A flood plain  A Has slopes of more than 25%
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PARENT PARCEL CODE NO: 28-05-017 - 030 - 30 (# as of 3/31/97)  
Street Name SUNRISE LN  
Street No. 4680

**REQUIRED ATTACHMENTS:** (All attachments MUST be included).

LETTER EACH ATTACHMENT AS SHOWN BELOW.

\_\_\_ A. MAP, drawn to scale of the Parent Parcel as of **March 31, 1997** including:

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- means of access (easement, private road, public road, or driveway off existing road)
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- any existing improvements (buildings, wells, septic systems, driveways, etc.)
- any features in the "DEVELOPMENT SITE LIMITS" above (ie. wetlands, steep slopes)

\_\_\_ B. Approval, or permit from Grand Traverse County Road Commission, or MDOT for the proposed road, easement, or driveway. Authority of Act 200 of Public Acts of 1969.

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**Sec 109(A)(2) The municipality and employees approving a division of less than 1 acre are not liable if a building permit is not issued for the reasons set forth in this section.**

**AFFIDAVIT** and permission for township, county, and state officials to enter the property for inspection of proposed division: **(Please read before signing)**

I agree the statements made in this application are true, and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of Garfield Charter Township, Grand Traverse County, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Further, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division [formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et. seq.] and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction, or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances, and State Acts change from time to time, and if changed, the division made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, or long term leases (30 years or more) are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

PROPERTY OWNERS SIGNATURE: Michael J. G. Paul, Robin L. McEachern 7/17/06  
AND  
APPLICANT'S SIGNATURE: \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE:

**Reviewer's action:** \_\_\_\_\_

**Approved:** (Conditions, if any) \_\_\_\_\_

\_\_\_\_\_ **Denied:** (Reasons cite section #) \_\_\_\_\_

Date: 10/31/2006

Lee F. Wilson Supervisor   Sue Muha Assessing Dept.   Dennis Habedank Zoning Admin.   [Signature] Building Dept.



# CHARTER TOWNSHIP OF GARFIELD

3848 Veterans Drive  
Traverse City, MI 49684-4588  
phone: (231) 941-1620  
fax: (231) 941-1588

*split kid*  
*017-030-32*

**You MUST ANSWER ALL QUESTIONS AND INCLUDE ATTACHMENTS, OR THIS APPLICATION WILL BE RETURNED TO YOU.**

This form is designed to comply with applicable local zoning, land division ordinances and Sec 109 of the Michigan Land Division Act (particularly P.A. 591 of 1996), M.L. 560.101 et seq. (Formerly the Subdivision Control Act, P.A. 288 of 1967, as amended).

**PROPERTY OWNER INFORMATION:**

Name: MICHAEL J MCBRATH  
ROBIN L. MCBRATH  
Address: 4680 SUNRISE LN  
City: TRAVERSE CITY  
State: MI Zip Code: 49684  
Phone: (231) 342-1919 cell  
941-1688 HM

**APPLICANT INFORMATION:**

Name: SAME  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_

SEND TO:  PROPERTY OWNER  APPLICANT  OTHER \_\_\_\_\_

**LEGAL DESCRIPTION OF PARENT PARCEL OR PARENT TRACT:** (Attach copy)

**LEGAL DESCRIPTION OF NEW PARCEL:** (Attach copy) PARCEL E-1

**DIVISION INFORMATION:**

- ZONING ON THE PROPOSED NEW PARCEL: A-1B
- Size of Parent Parcel After Split: 1.54 AC
- Size of Proposed Split: 1.54 AC
- Number of future divisions granted to new splits: LEAVE ALL AVAILABLE SPLITS  
(See Section 109(2) of the Statute. Make sure your deed includes both statements as required in Section 109(3) & 109(4) of the statute.)
- Describe intended access to new parcel:
  - The division has frontage on an existing road  
Name of road: SUNRISE LN
  - Create new public road. (Attach proposed name & legal description)
  - Create new private road. (Attach proposed name & legal description)
  - Create a recorded easement. (Attach legal description)
- Development parcel limits: (Check each that represents a condition which exists on the new parcel.) NONE
  - A Wetland(s)  A River or Lakefront Parcel
  - A flood plain  A Has slopes of more than 25%
  - Is known or suspected to have an abandoned well, under ground storage tank, or contaminated soils.

PARENT PARCEL CODE NO: 28-05-017 - 030 - 30 (# as of 3/31/97)  
Street No. 4680 Street Name SUNRISE LN

**REQUIRED ATTACHMENTS:** (All attachments MUST be included).

LETTER EACH ATTACHMENT AS SHOWN BELOW.

\_\_\_ A. MAP, drawn to scale of the Parent Parcel as of **March 31, 1997** including:

- the proposed new parcel
- all previous divisions after **March 31, 1997** *none*
- means of access (easement, private road, public road, or driveway off existing road)
- utility easements to the new parcel from existing utilities
- any existing improvements (buildings, wells, septic systems, driveways, etc.)
- any features in the "DEVELOPMENT SITE LIMITS" above (ie. wetlands, steep slopes)

\_\_\_ B. Approval, or permit from Grand Traverse County Road Commission, or MDOT for the proposed road, easement, or driveway. Authority of Act 200 of Public Acts of 1969.

**NOTE: Sec 109(A)(1) Mandates that divisions less than 1 acre shall not have a building permit issued unless the site has Health Department approval for on-site water supply and sewage disposal, unless public water and sewer are available (as indicated on the map/survey supplied)**

**Sec 109(A)(2) The municipality and employees approving a division of less than 1 acre are not liable if a building permit is not issued for the reasons set forth in this section.**

~~AFFIDAVIT~~ and permission for township, county, and state officials to enter the property for inspection of proposed division: **(Please read before signing)**

I agree the statements made in this application are true, and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of Garfield Charter Township, Grand Traverse County, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Further, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division [formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et. seq.] and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction, or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances, and State Acts change from time to time, and if changed, the division made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, or long term leases (30 years or more) are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

PROPERTY OWNERS SIGNATURE: Michael M. Guel, Robin L. McGuth 1/17/06  
AND  
APPLICANT'S SIGNATURE: \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE:

**Reviewer's action:**

Approved: (Conditions, if any) \_\_\_\_\_

\_\_\_\_\_ Denied: (Reasons cite section #) \_\_\_\_\_

Date: 10/31/2006

Lee F. Wilson, Supervisor   Sue Muha, Assessing Dept.   Dennis Habedank, Zoning Admin.   [Signature], Building Dept.

APPLICATION FOR PARCEL DIVISION

(ONLY ONE DIVISION PER APPLICATION)

# CHARTER TOWNSHIP OF GARFIELD

3848 Veterans Drive  
Traverse City, MI 49684-4588  
phone: (231) 941-1620  
fax: (231) 941-1588

*split kid*  
*017-030-26*

**You MUST ANSWER ALL QUESTIONS AND INCLUDE ATTACHMENTS, OR THIS APPLICATION WILL BE RETURNED TO YOU.**

This form is designed to comply with applicable local zoning, land division ordinances and Sec 109 of the Michigan Land Division Act (particularly P.A. 591 of 1996), M.L. 580.101 et seq. (Formerly the Subdivision Control Act, P.A. 288 of 1967, as amended).

**PROPERTY OWNER INFORMATION:**

Name: MICHAEL J. MCGAATH  
ROBIN L. MCGAATH  
Address: 4680 SUNRISE LN  
City: TRAVERSE CITY  
State: MI Zip Code: 49684  
Phone: ( 231 ) 342 - 1919 Cell  
941 - 1688 HM

**APPLICANT INFORMATION:**

Name: same  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_

SEND TO:  PROPERTY OWNER  APPLICANT  OTHER

**LEGAL DESCRIPTION OF PARENT PARCEL OR PARENT TRACT:** (Attach copy)

**LEGAL DESCRIPTION OF NEW PARCEL:** (Attach copy) PARCEL F-3

**DIVISION INFORMATION:**

- ZONING ON THE PROPOSED NEW PARCEL: R-1B
- Size of Parent Parcel After Split: 4.38
- Size of Proposed Split: 1.0 AC
- Number of future divisions granted to new splits: ZERO  
(See Section 109(2) of the Statute. Make sure your deed includes both statements as required in Section 109(3) & 109(4) of the statute.)
- Describe intended access to new parcel:
  - The division has frontage on an existing road  
Name of road: \_\_\_\_\_
  - Create new public road. (Attach proposed name & legal description)
  - Create new private road. (Attach proposed name & legal description) MORNING GEORGE LN
  - Create a recorded easement. (Attach legal description)
- Development parcel limits: (Check each that represents a condition which exists on the new parcel.) NONE
  - A Wetland(s)  A River or Lakefront Parcel
  - A flood plain  A Has slopes of more than 25%
  - Is known or suspected to have an abandoned well, under ground storage tank, or contaminated soils.

PARENT PARCEL CODE NO: 28-05-017 - 030 - 20 (# as of 3/31/97)  
Street Name SUNRISE LN  
Street No. 4796

**REQUIRED ATTACHMENTS:** (All attachments MUST be included).

LETTER EACH ATTACHMENT AS SHOWN BELOW.

    A. MAP, drawn to scale of the Parent Parcel as of **March 31, 1997** including:

- the proposed new parcel
- all previous divisions after **March 31, 1997** *NONE*
- means of access (easement, private road, public road, or driveway off existing road)
- utility easements to the new parcel from existing utilities
- any existing improvements (buildings, wells, septic systems, driveways, etc.)
- any features in the "DEVELOPMENT SITE LIMITS" above (ie. wetlands, steep slopes)

    B. Approval, or permit from Grand Traverse County Road Commission, or MDOT for the proposed road, easement, or driveway. Authority of Act 200 of Public Acts of 1969.

**NOTE: Sec 109(A)(1) Mandates that divisions less than 1 acre shall not have a building permit issued unless the site has Health Department approval for on-site water supply and sewage disposal, unless public water and sewer are available (as indicated on the map/survey supplied)**

**Sec 109(A)(2) The municipality and employees approving a division of less than 1 acre are not liable if a building permit is not issued for the reasons set forth in this section.**

~~**AFFIDAVIT**~~ and permission for township, county, and state officials to enter the property for inspection of proposed division: **(Please read before signing)**

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PROPERTY OWNERS SIGNATURE: *Michael Smith*, *Robin L. McQueen* 7/17/06  
AND  
APPLICANT'S SIGNATURE: \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE:

~~Reviewer's action:~~

Approved: (Conditions, if any) \_\_\_\_\_

\_\_\_\_\_ Denied: (Reasons cite section #) \_\_\_\_\_

Date: 10/31/2006

*Lee F. Wilson* Lee F. Wilson, Supervisor    *Sue Muha* Sue Muha, Assessing Dept.    *Dennis Habedank* Dennis Habedank, Zoning Admin.    *[Signature]* Building Dept.

PARENT PARCEL CODE NO: 28-05-017 - 030 - 20 (# as of 3/31/97)  
Street No. 4196 Street Name Sunrise Ln

APPLICATION FOR PARCEL DIVISION  
(ONLY ONE DIVISION PER APPLICATION)

# CHARTER TOWNSHIP OF GARFIELD

3848 Veterans Drive  
Traverse City, MI 49684-4588  
phone: (231) 941-1620  
fax: (231) 941-1588

split kid  
017-030-24

**You MUST ANSWER ALL QUESTIONS AND INCLUDE ATTACHMENTS, OR THIS APPLICATION WILL BE RETURNED TO YOU.**

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**PROPERTY OWNER INFORMATION:**

Name: MICHAEL J. MC GRATH  
ROBIN L. MC GRATH  
Address: 4680 SUNRISE LN  
City: TRAVERSE CITY  
State: MI Zip Code: 49684  
Phone: (231) 342 - 1919 ext 941 - 1688 HM

**APPLICANT INFORMATION:**

Name: SAME  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ - \_\_\_\_\_

SEND TO:  PROPERTY OWNER  APPLICANT  OTHER

**LEGAL DESCRIPTION OF PARENT PARCEL OR PARENT TRACT:** (Attach copy)

**LEGAL DESCRIPTION OF NEW PARCEL:** (Attach copy) PARCEL F-2

**DIVISION INFORMATION:**

- ZONING ON THE PROPOSED NEW PARCEL: R-1B
- Size of Parent Parcel After Split: 4.38 AC
- Size of Proposed Split: 1.15 AC
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 The division has frontage on an existing road  
Name of road: \_\_\_\_\_  
 Create new public road. (Attach proposed name & legal description)  
 Create new private road. (Attach proposed name & legal description) MORNING GLORY LN  
 Create a recorded easement. (Attach legal description)
- Development parcel limits: (Check each that represents a condition which exists on the new parcel.) NONE  
 A Wetland(s)  A River or Lakefront Parcel  
 A flood plain  A Has slopes of more than 25%  
 Is known or suspected to have an abandoned well, under ground storage tank, or contaminated soils.

**REQUIRED ATTACHMENTS:** (All attachments MUST be included).

LETTER EACH ATTACHMENT AS SHOWN BELOW.

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- utility easements to the new parcel from existing utilities
- any existing improvements (buildings, wells, septic systems, driveways, etc.)
- any features in the "DEVELOPMENT SITE LIMITS" above (ie. wetlands, steep slopes)

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PROPERTY OWNERS SIGNATURE: \_\_\_\_\_

AND

APPLICANT'S SIGNATURE: \_\_\_\_\_

DO NOT WRITE BELOW THIS LINE:

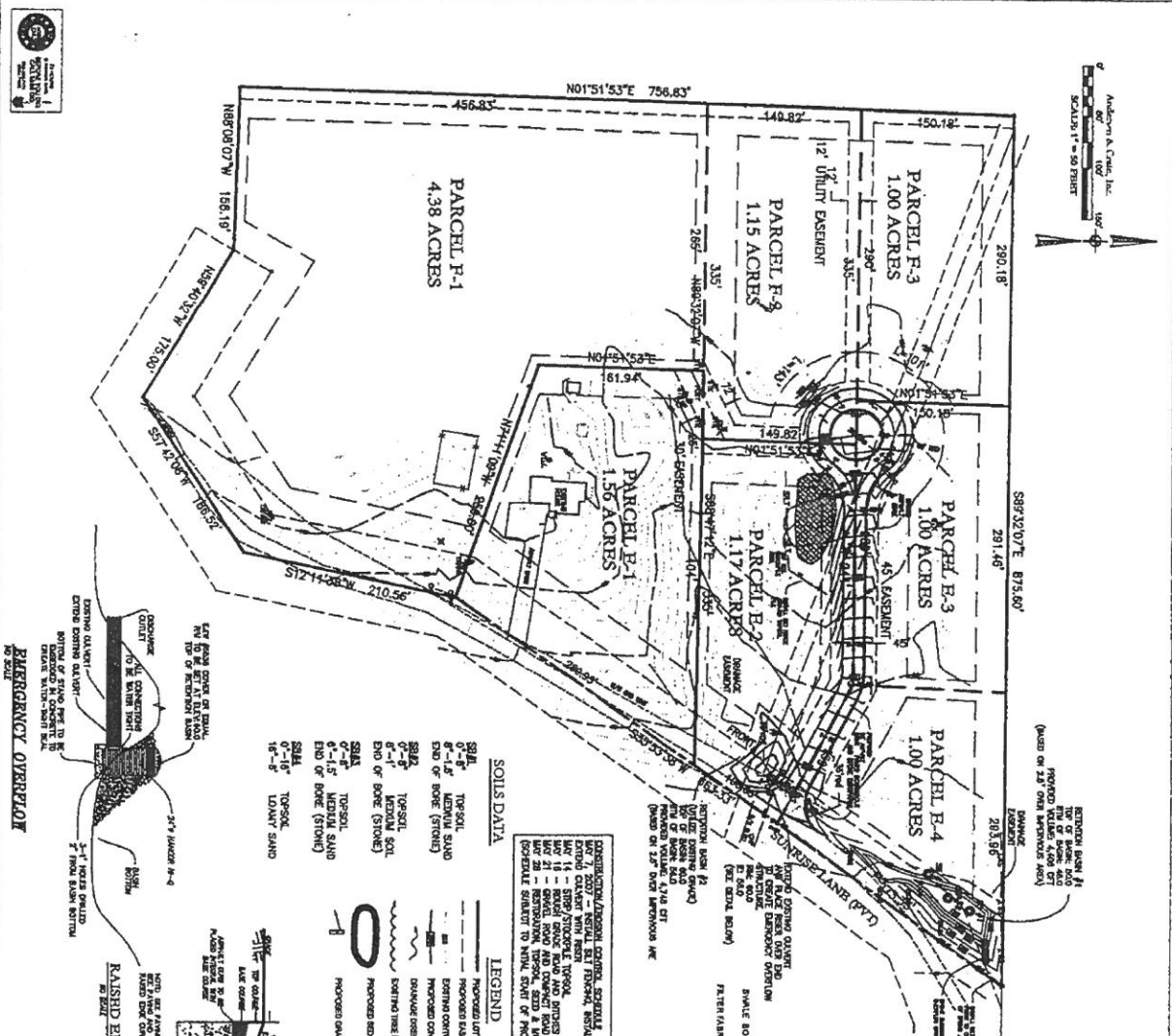
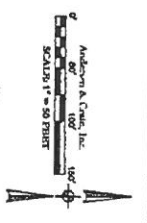
~~Reviewer's action:~~

Approved: (Conditions, if any) \_\_\_\_\_

\_\_\_\_\_  
Denied: (Reasons cite section #) \_\_\_\_\_

Date: *10/31/2006*

*Lee F. Wilson*   *Sue Muha*   *Dennis Habedank*   *[Signature]*  
Lee F. Wilson, Supervisor   Sue Muha, Assessing Dept.   Dennis Habedank, Zoning Admin.   Building Dept.

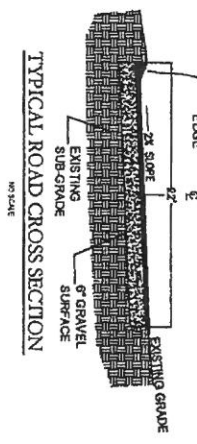


**SOILS DATA**

0'-1'	TOPSOIL
1'-2'	TOPSOIL
2'-4'	TOPSOIL SAND
4'-6'	END OF BORE (TYPICAL)
6'-8'	TOPSOIL
8'-1'	MEDIUM SOIL
1'-2'	END OF BORE (STONE)
2'-4'	TOPSOIL
4'-6'	MEDIUM SAND
6'-8'	END OF BORE (TYPICAL)
8'-1'	TOPSOIL
1'-2'	LOWLY SAND

**LEGEND**

- Proposed Easement Line
- Existing Easement Line
- Proposed Easement
- Existing Easement
- Proposed Right-of-Way
- Existing Right-of-Way
- Proposed Retention Basin
- Existing Retention Basin
- Proposed Stone Dissipator
- Existing Stone Dissipator
- Proposed Emergency Overflow
- Existing Emergency Overflow



**RETENTION BASIN TABLE**

Basin #	Drainage Area (sq ft)	Basin Length (ft)	Basin Width (ft)	Depth of Basin (ft)	Depth of Retention (ft)	Retention Volume (cu ft)
1	1600 sq ft	22 ft	8 ft	4 ft	4 ft	4160 cu ft
2	800 sq ft	22 ft	8 ft	4 ft	4 ft	4160 cu ft

**DRAINAGE AND GRADING NOTES**

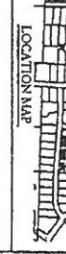
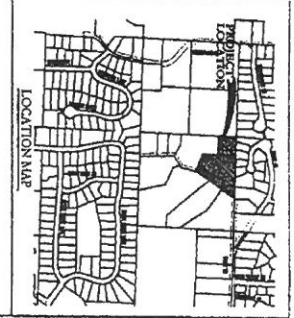
- The contractor is responsible for the design, construction, and maintenance of the drainage system.
- All drainage structures shall be constructed in accordance with the Michigan Department of Transportation (MDOT) specifications.
- The drainage system shall be designed to handle a 100-year return period storm event.
- The drainage system shall be installed in accordance with the Michigan Department of Transportation (MDOT) specifications.
- The drainage system shall be installed in accordance with the Michigan Department of Transportation (MDOT) specifications.

**SITE DATA**

PROPERTY OWNER & APPLICANT:  
 JUNE HEGGARTY  
 4800 SHERBORN LANE  
 TRAVERSE CITY, MICHIGAN 49684

PARCEL IDENTIFICATION:  
 PARCEL ZONING - R-1B  
 PROJECT ID - 28-05-017-000-02 & 28-05-017-000-02

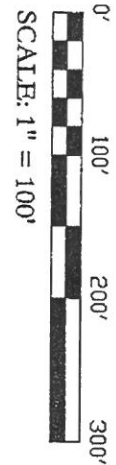
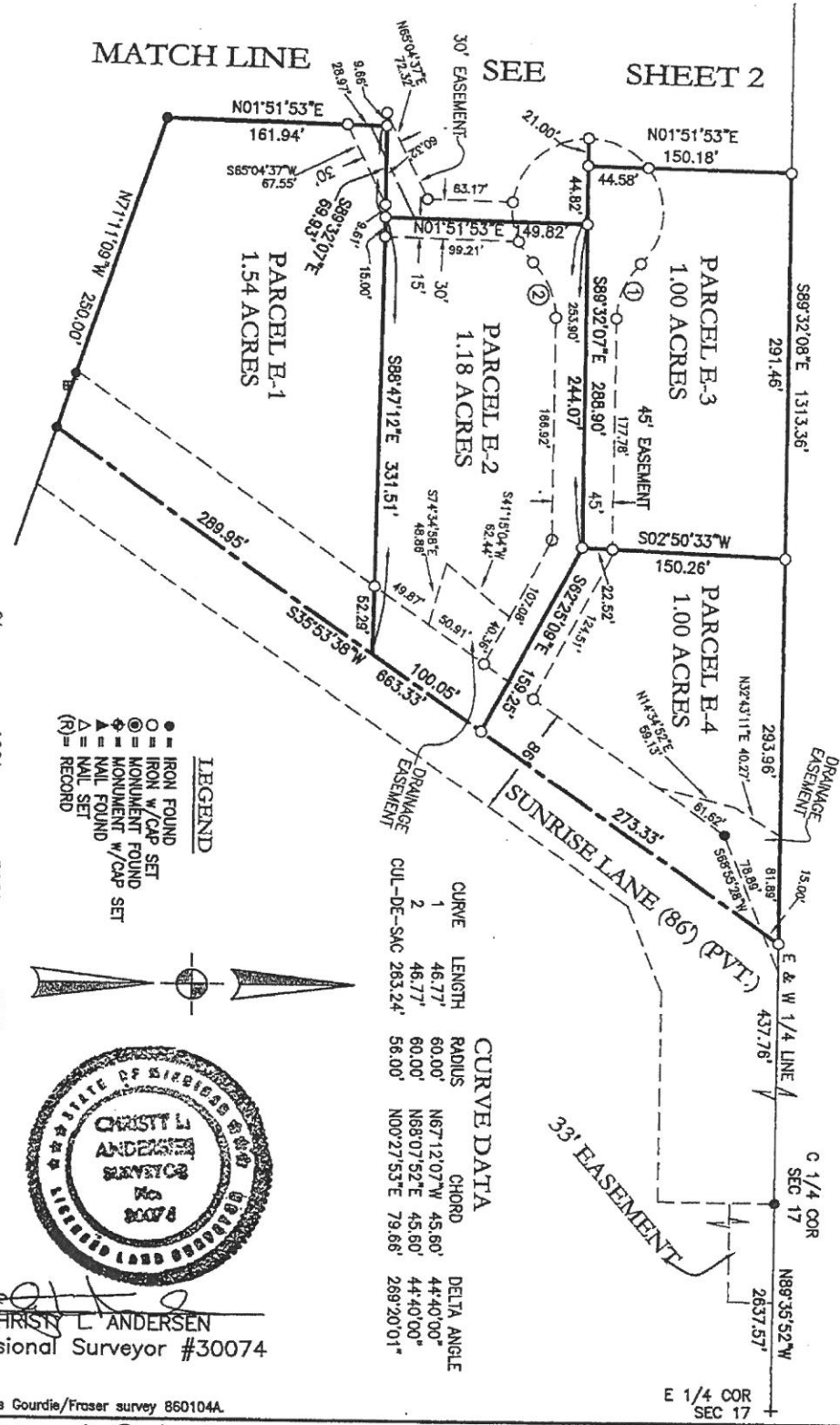
STRUCTURE REFERENCES:  
 PARCEL 10 - 28-05-017-000-02 & 28-05-017-000-02



# CERTIFICATE OF SURVEY

PART OF THE NE 1/4 OF THE SW 1/4, SEC. 17, T 27 N, R 11 W,  
GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

I, CHRISTY L. ANDERSEN, A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED PARCEL(S) OF LAND WERE SURVEYED AND MAPPED UNDER MY SUPERVISION; THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS IS WITHIN ACCEPTABLE LIMITS; AND THAT I HAVE COMPLIED WITH SEC. 3, P.A. 132 OF 1970, AS AMENDED.



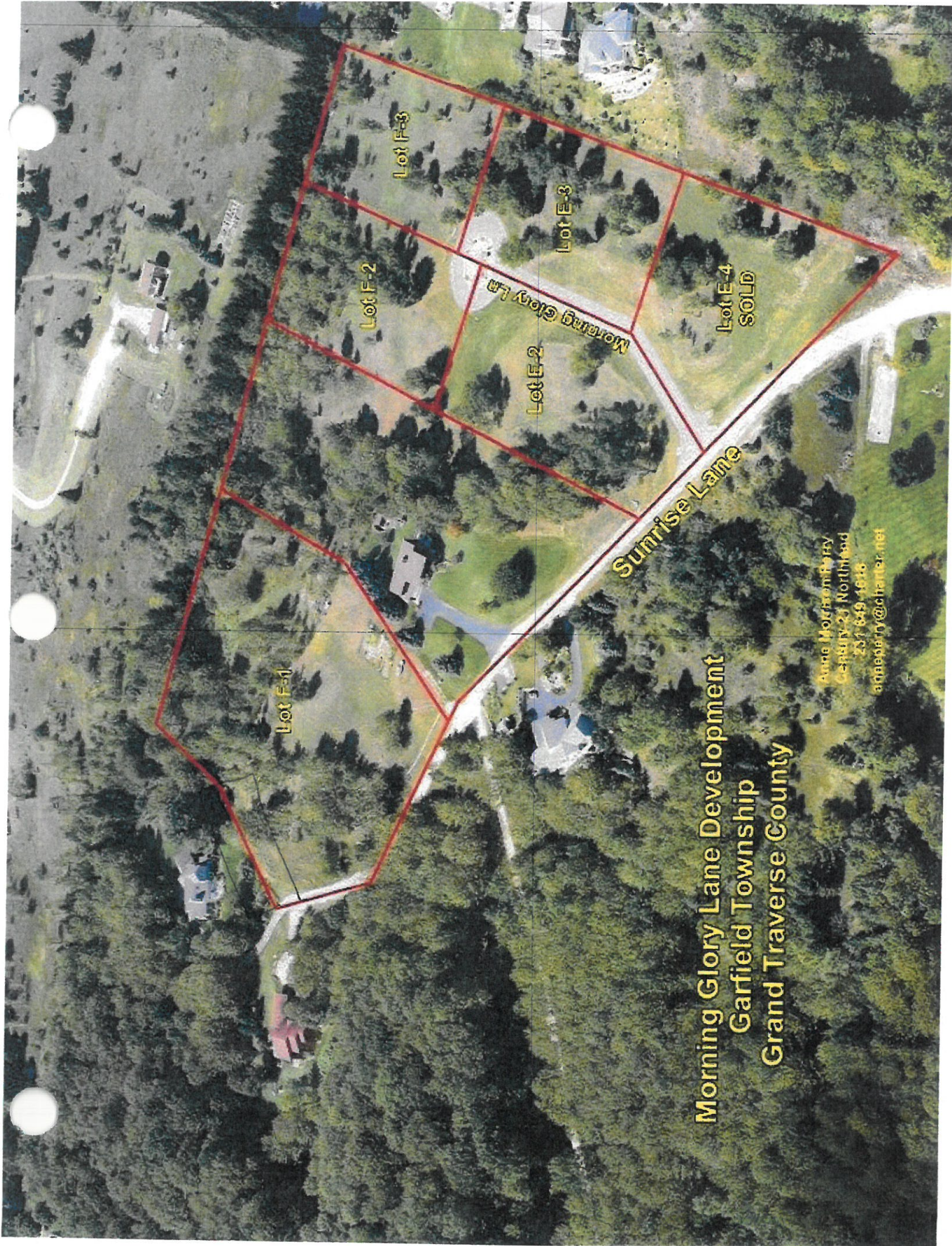
CHRISTY L. ANDERSEN  
Professional Surveyor #30074

BEARING BASIS: Previous Gourdie/Fraser survey 860104A.

**Andersen & Crain, Inc**  
 Surveying, Engineering, Consulting, & Design  
 2636 Garfield Road N - Suite 30  
 Traverse City, MI 49686  
 Phone: (231) 947-7255 Fax: (231) 947-7275

PREPARED FOR: MIKE McGRATH  
 DWN BY: CLA      DATE: 6-03-06 rev.9-26-07  
 FILE NAME: 172406cert1      SCALE: 1" = 100'  
 JOB #172406      SHT 1 OF 9





**Morning Glory Lane Development  
Garfield Township  
Grand Traverse County**

Anne Morrison Berry  
Century 21 Northland  
231-849-4616  
amorrison@century21.com

Blank lined paper for notes.

5. a.

Dear Community Leader,

Thank you for your participation in UM-Dearborn's 2018 eCities program!

Each year, the eCities project collects and analyzes data across Michigan communities as it relates to entrepreneurship, economic development, and job growth. Specifically, the study examines five-year's worth of publicly available data relating to community growth and investment metrics that impact the business community. This information is available on the performance report and showcases your community's progress on a number of key values. Further, the data points are benchmarked against the State of Michigan, as well as the other 276 participating communities, allowing you to easily interpret your results. Award certificates are included for communities that showed the most success numerically over the last five years. Top performers are considered five-star communities, while the next best performers are four-star communities.

In addition, we invited each community to answer four best practice questions regarding local improvements, future development goals, and small business attraction. These responses enabled us to highlight success stories and strategies throughout Michigan. If your community participated in this portion of the project, a report card containing reviewer feedback about your entries is included.

Summary details of the project are available on the eCities website, [umdilabs.com/ecities](http://umdilabs.com/ecities).

We sincerely appreciate your contribution to the 2018 eCities project. We will send you an email in the summer as the 2019 project commences. We hope that you will join us next year in sharing your local successes and strategies so we can continue supporting development across Michigan. If you have any questions before then, feel free to send me an email.

Thank you for your involvement in this project.



Timothy Davis  
Director of iLabs  
University of Michigan-Dearborn

# GARFIELD CHARTER TOWNSHIP

## PERFORMANCE REPORT



	DATA POINT	FIVE-YEAR COMMUNITY TREND	FIVE-YEAR COMPARISON TREND
A1	Real Commercial Property	2.29%	3.19%
A2	Real Industrial Property	0.98%	2.09%
A3	Total Real Property	4.19%	5.01%
A4	Personal Commercial Property	-2.86%	-1.67%
A5	Personal Industrial Property	-12.71%	-13.78%
A6	Total Personal Property	-4.28%	-2.83%
A7	Total Overall Property	3.40%	4.38%
B1	Non-Depreciated Governmental Assets	1.13%	-0.67%
B2	Depreciated Governmental Assets	2.35%	2.36%
B3	Total Governmental Assets	1.85%	2.05%
C1	Non-Homestead Tax Rate	0.67%	0.78%

eCities examines eleven data points relating to community growth and investment metrics. Using the past five years' data (2013-2017), this document reports your community's growth rate ("Five-Year Community Trend" column) for each data point. The equivalent growth rates, ("Five-Year Comparison Trend" column), are displayed for the state of Michigan values for the first seven points, and the last four points for the 277 eCities 2018 participating communities.

A1-A7 are property values within the community as reported by the Michigan Department of Treasury.

B1-B3 are the year-end governmental assets as reported on your annual audited financial reports.

C1 is the tax rate(s) for non-homestead (non-PRE) properties within the community as reported by the Michigan Department of Treasury.

eCities 2018



HONORED COMMUNITY

2018

PARTICIPATING  
COMMUNITY



DEARBORN

eCities

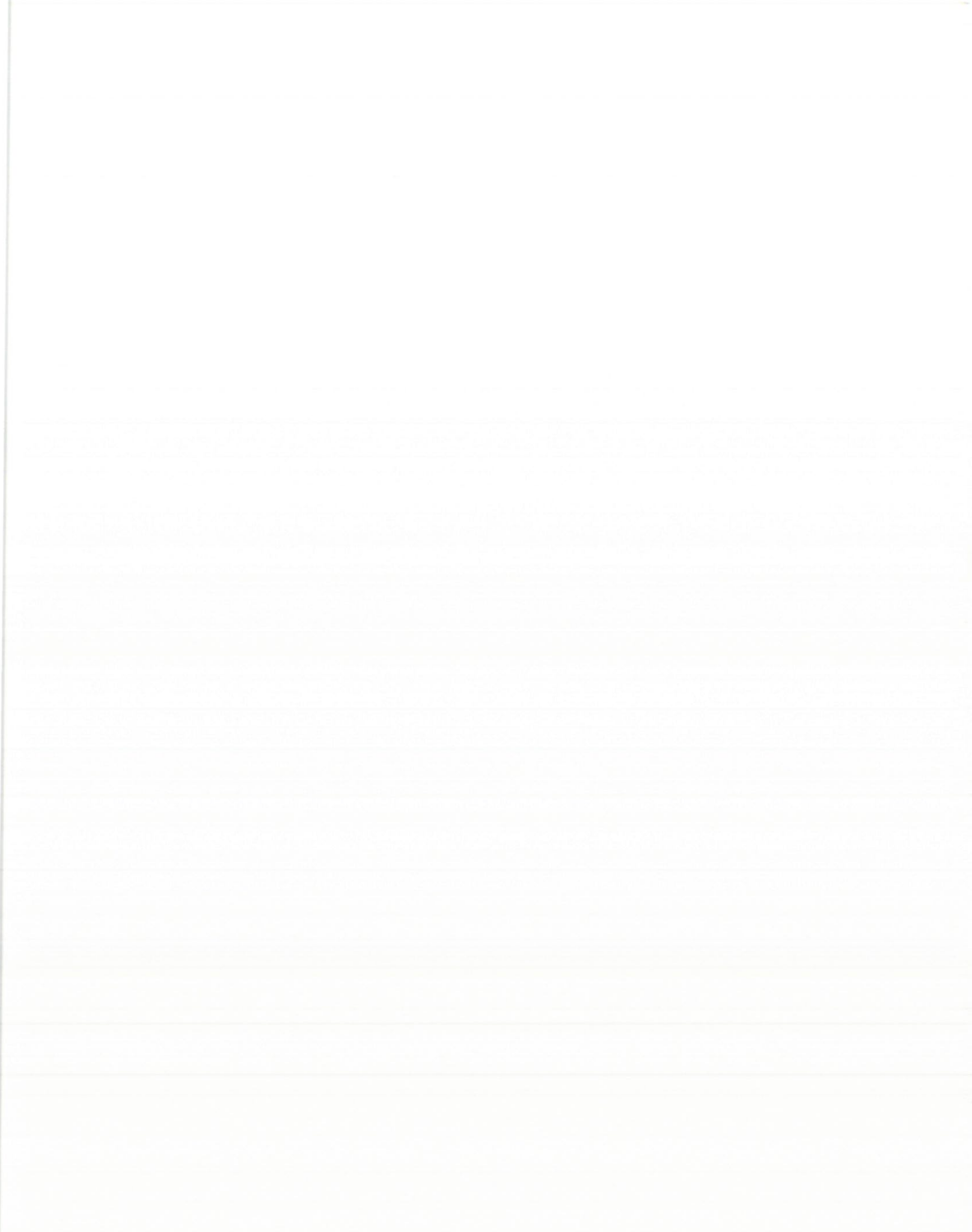


GARFIELD CHARTER TOWNSHIP



COLLEGE OF BUSINESS  
UNIVERSITY OF MICHIGAN-DEARBORN

iLABS



**GTMESA**  
**January 2019 Operations Report**

**Sara Lee HazMat Drill – Dec 27** Lt Drewery teamed up with the safety personnel at Sara Lee to perform a drill during the plant shutdown time. Crews were able to do a walk through of the facility and perform in an exercise with Level A suits and monitoring equipment.

**Dec 15 – Park Drive, Garfield** – An industrial accident left an employee with a crushed arm with severe bleeding. Squad 1 with Lt Drewery and FF Adamek were on Barlow and responded immediately and were on scene within 90 seconds. The patient had already lost a large amount of blood but was still conscious. The crew applied a tourniquet to the arm to control the bleeding. The patient was transported to Munson where emergency surgery had to be performed to clean the injury of debris and hydraulic fluid.

**Dec 21 – George Street, East Bay** – Crews investigating a smoke scare during the overnight hours found the residence had no smoke alarms installed. After crews determined a possible issue with the furnace and shutting off power to the unit, they installed three smoke alarms before departing.

**Dec 21 Acme, Dec 27 Garfield, Jan 9 East Bay – Crashes with fuel spills**

On Friday Dec 21 a pickup that had just been filled up in Elk Rapids overturned on the side of the road near the New Hope Church due to slick conditions. A large amount of gasoline spilled from the truck. Northern A1 was going to coordinate with the insurance company on cleanup.

Thursday Dec 27 a vehicle lost control in the S curves along Zimmerman Road and struck the side of a Cherryland Co Op bucket truck cutting through the 70-gallon diesel fuel tank near the bottom of the tank. Roughly 30 gallons of fuel was spilled onto the roadway and nearby ditch. The leak was plugged, and dams built along the roadway to contain the spill. Cherryland contacted Northern A1 for cleanup assistance. Two people from the SUV were transported to Munson.

Wednesday Jan 9 a vehicle slid off 4 Mile Road and landed upside down emptying the gas tank of its contents along with the motor oil and transmission fluid directly into the creek that runs along the roadway. Crews placed booms downstream to contain the product. Northern A1 assisted with cleanup.

### **Dec 29 Sleights Road, East Bay – Carbon Monoxide**

Station 1 responded to a carbon monoxide alarm. Crews found 100 ppm inside the home. The homeowner had done some ventilating of the residence prior to our arrival so levels were likely higher. UL listed CO detectors must alarm in 90 minutes or less. Being the first winter for this new home highlighted some possible issues with the installation of the furnace and gas fired heater for the garage.

#### **Carbon monoxide levels that will set off your alarm**

Carbon Monoxide Level	Alarm Response Time
40 PPM	10 hours
50 PPM	8 hours
70 PPM	1 to 4 hours
150 PPM	10 to 50 minutes
400 PPM	4 to 15 minutes

#### **For carbon monoxide levels and their symptoms, refer to the following:**

50 PPM	None for healthy adults. According to the Occupational Safety & Health Administration (OSHA), this is the maximum allowable concentration for continuous exposure for healthy adults in any eight-hour period.
200 PPM	Slight headache, fatigue, dizziness, and nausea after two to three hours.
400 PPM	Frontal headaches with one to two hours. Life threatening after three hours.
800 PPM	Dizziness, nausea, and convulsions within 45 minutes. Unconsciousness within two hours. Death within two to three hours.
1,600 PPM	Headache, dizziness and nausea within 20 minutes. Death within one hour.

Graphs taken from [www.kidde.com](https://www.kidde.com/home-safety/en/us/support/help-center/browse-articles/articles/what_are_the_carbon_monoxide_levels_that_will_sound_the_alarm_.aspx): [https://www.kidde.com/home-safety/en/us/support/help-center/browse-articles/articles/what\\_are\\_the\\_carbon\\_monoxide\\_levels\\_that\\_will\\_sound\\_the\\_alarm\\_.aspx](https://www.kidde.com/home-safety/en/us/support/help-center/browse-articles/articles/what_are_the_carbon_monoxide_levels_that_will_sound_the_alarm_.aspx)

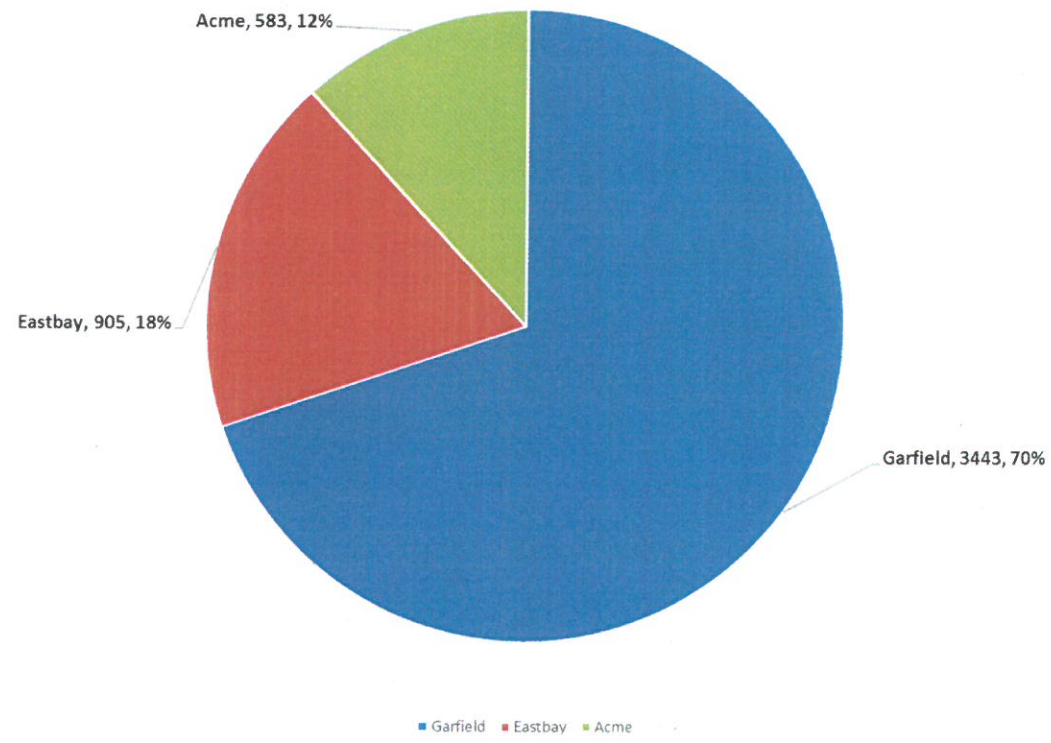
### **Jan 1, 2019 Crestwood, Garfield – Fatal House Fire**

Crews responded just before 1000 am to a reported house fire with possible people trapped. An off-duty NF employee stopped by and attempted to render aid and was pushed back due to high heat conditions. Crews were unable to make entry upon arrival due to the size of the fire. Personnel from Metro and MSP conducted the investigation.

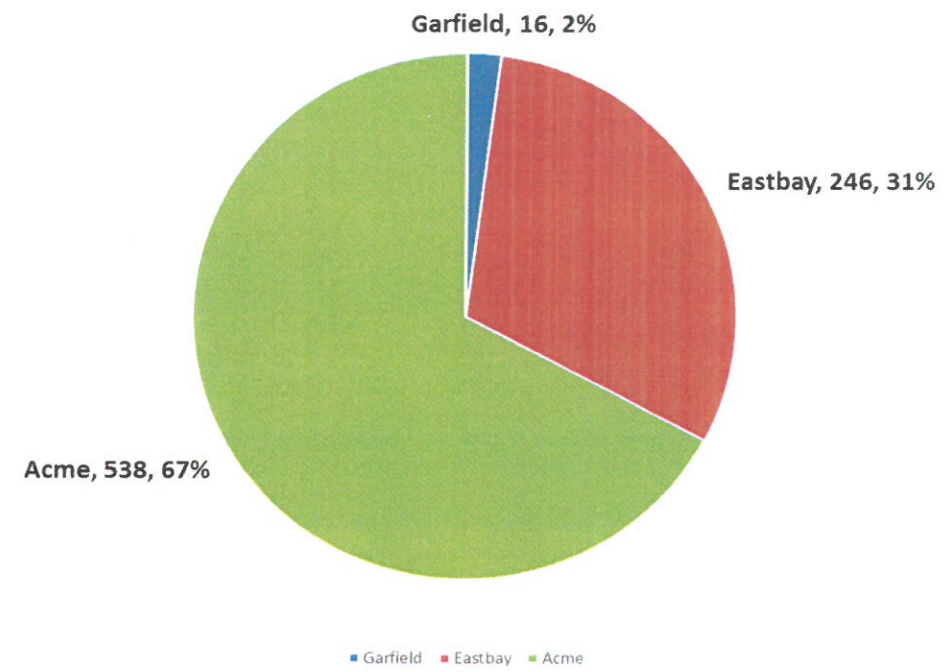
### **Jan 4, 2019 Arbutus Trail, East Bay – House Fire**

A homeowner investigating an odor of smoke in his home just before 0400 am located a working fire in his garage. He alerted his wife and pulled his vehicle out of the garage, which had damage to the bumper. The fire progressed and made it into the attic space from the soffit vents in front of the garage door area causing extensive damage to the attic. Crews used numerous salvage covers to protect the property and remove smaller items from the home.

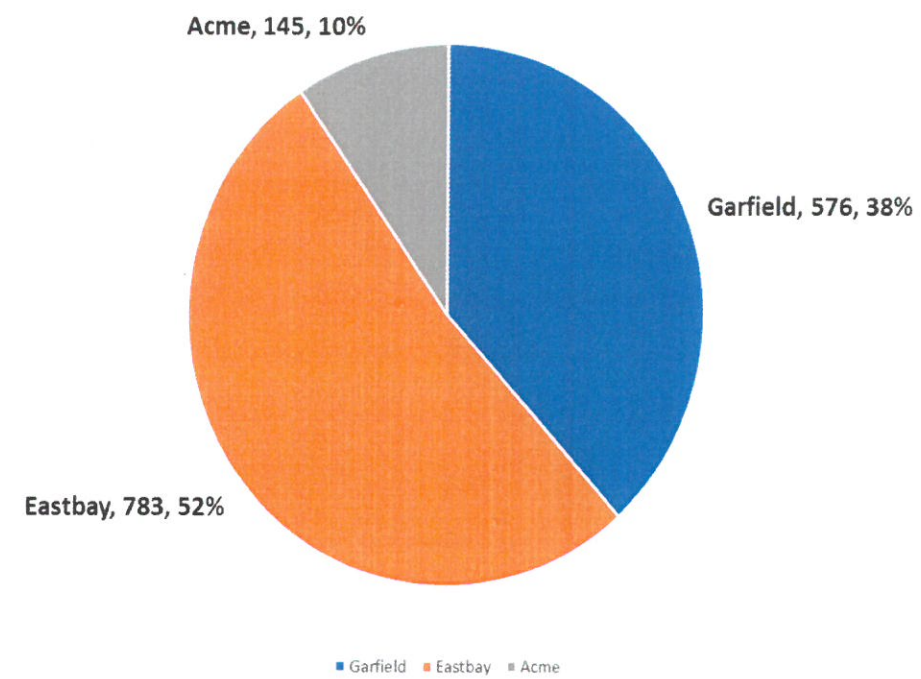
GTMESA 2018 incidents by township



Station 8 township response - 2018

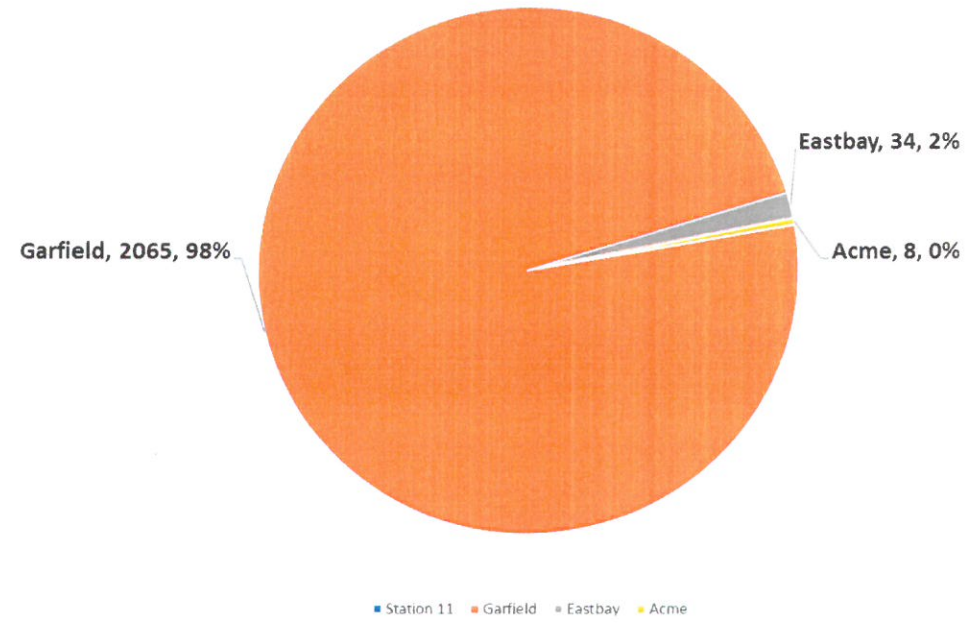


Station 1 township response - 2018

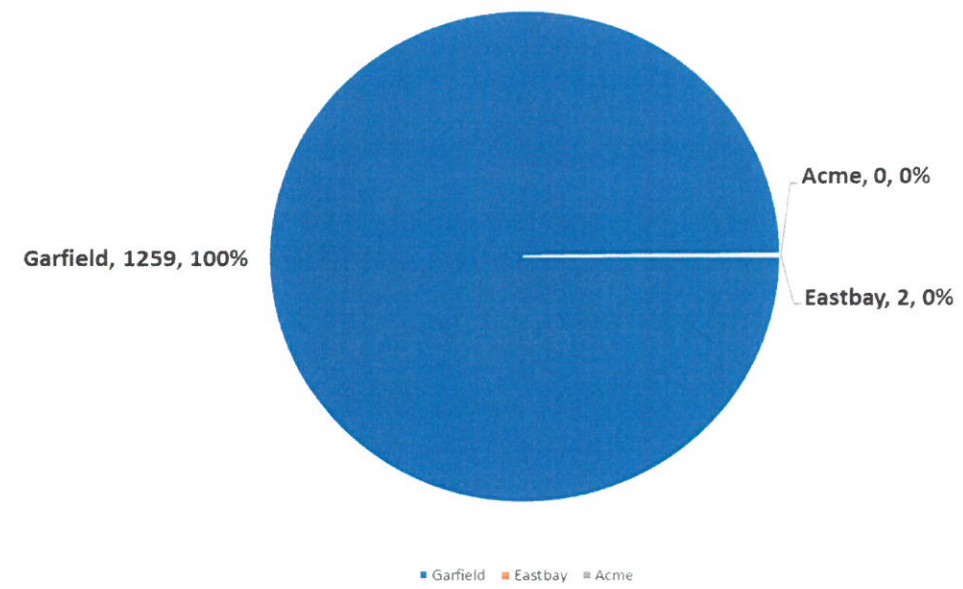




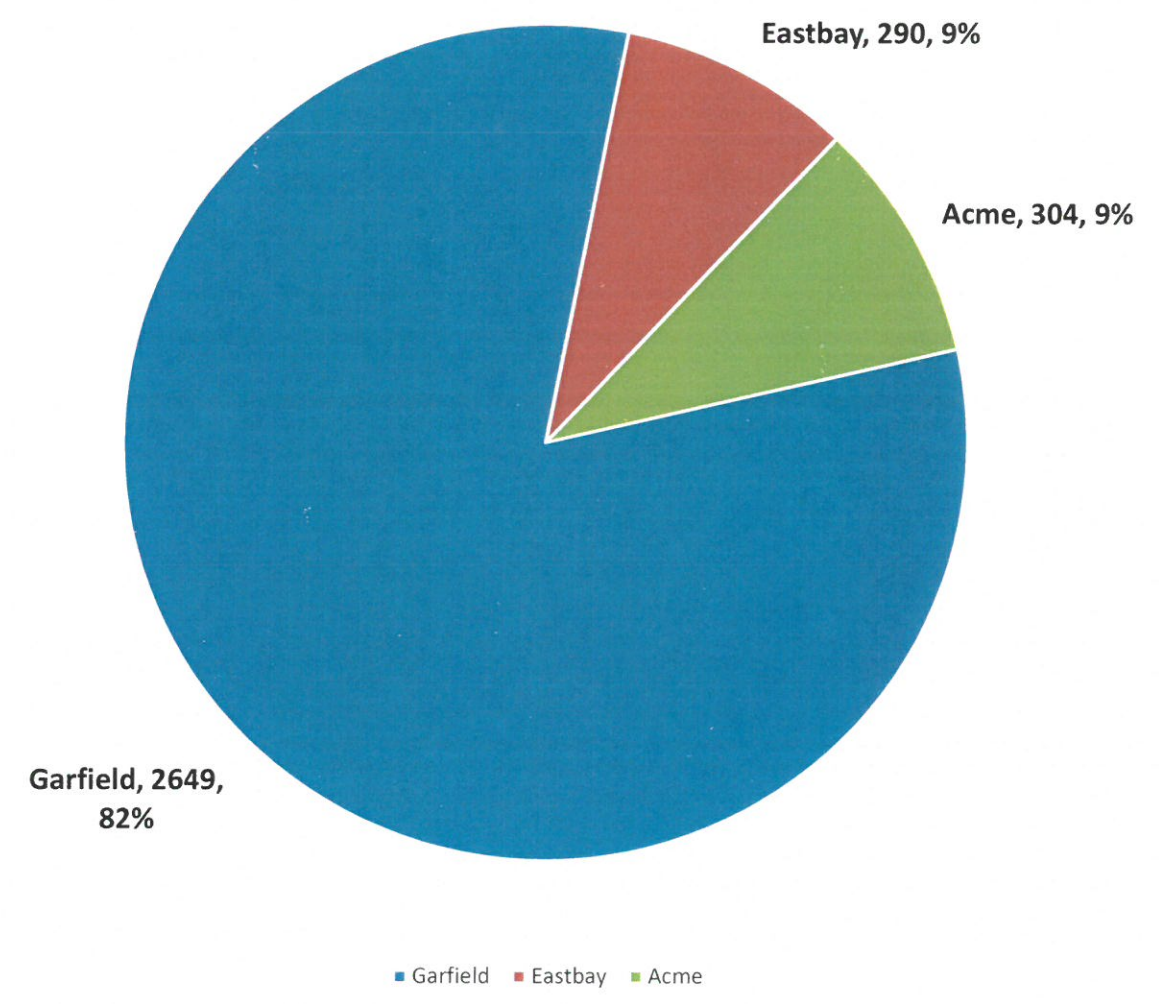
Station 11 township response - 2018



Station 12 township response - 2018



**2018 - Fire Prevention Bureau activities**  
Fire Inspections, Plan Reviews, Pub Ed, etc  
*3243 total*



**Fractile Emergency Response Times**

Company IS NORTH FLIGHT INC; AND Trip Date IS BETWEEN 12/01/2018 AND 12/31/2018; AND Call Types IS Prehospital; AND Initial Priorities IS P - 1, Lights and Sirens; AND Response Zones IS GARFIELD TWSP-28

Response Time minutes	Call Count	Cumulative Call Count	Percentage of Total Calls	Cumulative Percentage
<i>Negative Times</i>	9	9	7.00%	7%
<i>00:00 - 00:59</i>	2	11	2.00%	8%
<i>01:00 - 01:59</i>	4	15	3.00%	11%
<i>02:00 - 02:59</i>	8	23	6.00%	17%
<i>03:00 - 03:59</i>	17	40	13.00%	30%
<i>04:00 - 04:59</i>	15	55	11.00%	42%
<i>05:00 - 05:59</i>	14	69	11.00%	52%
<i>06:00 - 06:59</i>	19	88	14.00%	67%
<i>07:00 - 07:59</i>	23	111	17.00%	84%
<i>08:00 - 08:59</i>	9	120	7.00%	91%
<i>09:00 - 09:59</i>	2	122	2.00%	92%
<i>10:00 - 10:59</i>	1	123	1.00%	93%
<i>11:00 - 11:59</i>	4	127	3.00%	96%
<i>12:00 - 12:59</i>	3	130	2.00%	98%
<i>13:00 - 13:59</i>	2	132	2.00%	100%
<b>Total Calls:</b>	<b>132</b>			

**6. c.**



**Charter Township of Garfield**  
Grand Traverse County

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

**7. a.**

**MEMORANDUM**

TO: Township Board  
FROM: Chuck Korn, Supervisor  
DATE: January 17, 2019  
SUBJECT: Upgrading video and switching system in Garfield Township large conference room

We received three bids for upgrading the video and switching system in the Garfield Township large conference room:

- American Home Technology (Harbor Springs) \$32,981.71
- Division 16 (Caledonia) \$28,086.85
- Waara Technologies (Hall St. T.C.) \$23,865.21

After looking over these three bids the committee recommends working with Waara Technologies.

## Proposal

### Main Conference Upgrade

Garfield Township  
3838 Veterans Drive  
Traverse City, MI 49684

2017-0135  
09/06/2018

### Scope of Work

---

Waara Technologies will provide and install an upgraded Video and Switching system in the Garfield Township Main Conference Room.

Extra labor charges may be applied due to unexpected retrofit complications.  
Prices and specifications in this proposal are based on information received to date.  
Prices are valid for 60 days from the date of this proposal.  
Hardware delivery is typically 30 days or less upon order placement.  
Any changes to the project after approval may affect the price of the proposal amount.  
Installation of any unspecified owner furnished equipment will be charged in addition.  
Waara Technologies is not responsible for manufacture software malfunctions.

Waara Technologies wants to supply our customers with the best and most recent products as possible. Due to product demand, some new releases might take longer than expected to receive.

Due to the nature of product cycles and the length of a project, the products originally specified may no longer be available at the time of installation. In such an event, Waara Technologies will do their best to replace the original product with an equal or better product at no additional cost to the customer. If it is not feasible to do so, the customer will be notified of any additional charges that may be required.

This is a preliminary proposal.

### System Descriptions

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#### Video System

*The Video System allows you to watch video sources such as cable or Blu-ray video. It includes video displays, video sources and video distribution. The control interface may be separate since control is often integrated across multiple systems.*

#### Wiring, Network and Equipment Management

*The wiring includes the basic structured wiring and terminations necessary for all of the other systems to function. A network allows ethernet communication between all network devices and is one of the most important systems. Good wireless networks have a strong wired infrastructure. The network is comprised from modems, routers, switches, wireless access points, patch bays and more. All systems within a building rely on a strong and robust network for optimum performance. Equipment management includes racks and wire management devices to properly organize the equipment for clean and professional installation.*

**Main Conference Upgrade**  
Garfield Township  
3838 Veterans Drive  
Traverse City, MI 49684

## Proposal

2017-0135  
09/06/2018

### Main Hall

*Sign up for Zoom meetings to share notes video and more over tablets and projector. Zoom will give you the freedom to look over presentation and share notes with one another. You must sign up for Zoom, It is a monthly service. Can also share video feed and notes over Internet to remote locations.*



**1 Airtame Airtime**

Airtame is a device for streaming content wirelessly.

**1 Apple APPLE TV (4th generation)**

4th generation TV set-top box

**1 SnapAV B6-HD-2**

Binary B6-Series GripTek High Speed Licensed HDMI Cable with Ethernet,  
2 Meter

**1 Waara Technologies Configuration Labor**



**7 Apple IPAD MINI 4**

7.9" Tablet WiFi 128GB - Silver



**1 Atlona ATHD420**

Converts HDMI to VGA or Component

## Proposal

2017-0135  
09/06/2018

### Main Conference Upgrade

Garfield Township  
3838 Veterans Drive  
Traverse City, MI 49684



- 1 **Epson Pro G7400U WUXGA**  
Large-venue projector with 4K Enhancement



- 1 **OvrC OVRC-300-PRO**  
OvrC Pro Lifetime License + Gigabit Hub



- 1 **Sony BDP-S3700**  
Blu-ray Disc player with in-built Wi-Fi

- 1 **SnapAV B6-HD-2**  
Binary B6-Series GripTek High Speed Licensed HDMI Cable with Ethernet,  
2 Meter
- 1 **Waara Technologies Configuration Labor**



- 1 **Black Magic Design MINI CONVERTER SDI TO HDMI 4K**  
Mini converter, standard/high definition, 3G, 6G-SDI video source to HDMI in  
standard/high definition



- 1 **SnapAV B6-HD-3**  
Binary B6-Series GripTek High Speed Licensed HDMI Cable with Ethernet, 3 Meter

**Main Conference Upgrade**

Garfield Township  
3838 Veterans Drive  
Traverse City, MI 49684

**Proposal**

2017-0135  
09/06/2018



- 1 **SnapAV SM-PROJ-M-WH**  
Strong Univesal projector mount for medium projector [white]

**Main Hall Total: \$10,453.31**

**Main Hall: Back Wall**

*Sign up for Zoom meetings to share notes video and more over tablets and projector. Zoom will give you the freedom to look over presentation and share notes with one another. You must sign up for Zoom, It is a monthly service. Can also share video feed and notes over Internet to remote locations.*

- 1 **Various 4K TV Allowance - \$2799.99**  
Price for a latest model 75" 4K TV.
- 1 SnapAV SM-F-XL  
Strong X-large fixed mount for most 55-90 inch flat-panel TV (black)
- 1 Waara Technologies Configuration Labor



- 1 **SnapAV B-600-EXT-330-RS-IP**  
Binary 4K UHD HDBaseT (330') EXT with audio, bi-directional IR, RS232 and IP with PoE
- 2 SnapAV B6-HD-1  
Binary B6-Series GripTek High Speed Licensed HDMI Cable with Ethernet,  
1 Meter
- 100 SnapAV NST-CAT6-1000-BLU  
Binary Cable CAT 6 550MHz Unshielded 23/4.58mm CMG-Rated Blue Wire

**Main Hall: Back Wall Total: \$4,090.92**



**Proposal**

**Main Conference Upgrade**

Garfield Township  
3838 Veterans Drive  
Traverse City, MI 49684

2017-0135  
09/06/2018

**Optional Projector**

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**1 Epson V11H750020**

[NB] - Pro G7500U WUXGA \$5699.00 This model is an option because of the 7400 being on back order.

**Optional Projector Total: \$0.00**

**Equipment Closet**

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**1 SnapAV AT-UHD-H2H-88M**

4K/UHD HDMI matrix switcher 8 x 8

1 WaaRa Technologies Configuration Labor

**Equipment Closet Total: \$3,999.98**

**Main Conference Upgrade**  
Garfield Township  
3838 Veterans Drive  
Traverse City, MI 49684

**Proposal**

2017-0135  
09/06/2018

**Price by System** *(includes labor)*

Video System	\$21,559.19
Wiring, Network and Equipment Management	\$2,306.02

**Price Detail**

<b>Equipment:</b>	<b>\$18,544.21</b>
<b>Labor:</b>	<b>\$5,321.00</b>
<b>Tax:</b>	<b>\$0.00</b>
<b>Grand Total:</b>	<b>\$23,865.21</b>

Client: Garfield Township

Date \_\_\_\_\_

Contractor: Waara Technologies

Date \_\_\_\_\_

AUDIO / VISUAL / LIGHTING  
www.DIVISION16AV.com



## Garfield Township Hall

a proposal for

### Chuck Korn

ckorn@garfield-twp.com  
466 West Sharon Road Southeast  
Fife Lake, Michigan, 49633

Prepared on  
9/13/2018 by  
Chris Iteen



6908 Hammond Ave SE  
Caledonia, Michigan, 49316  
www.D16av.com | (616) 541-4459

## About Us

At Division 16, our focus is not about selling products, it's about selling solutions. We're problem solvers at heart, and take pride in finding the best solution for whatever your problem may be. From concept to creation, we strive to provide an experience matched by none.  
Division16av.com

# Areas & Items

## Video

### Items



**Black Magic Design**      **HYPERD/STM**  
Blackmagic Hyperdeck Studio Mini



**Blackmagic Design**      **BMD-VHUBSMART6G1212**  
Blackmagic Smart Videohub 12x12



**Decimator Design**      **MD-LX**  
Decimator MD-LX HDMI/SDI Bi-Directional Converter for 3G/HD/SD



**Blackmagic Design**      **CONVNTRM/YA/RSH**  
Teranex Mini - Rack Shelf



**Belden**      **FSNS6BNCU25**  
Universal BNC Connector for Standard, Tri or Quad-Shield Cable, Green, Bag of 25



**Chief**      **LSM1U**  
Micro-Adjustable Fixed Display Mount



**QSC**      **PTZ-12x72**  
Q-SYS PoE camera for AV-to-USB Bridging.

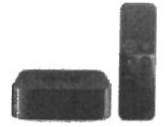


**Visionary**      **D4100**  
A/V Decoder, 4K UHD over IP cinema quality ultra-low latency visually lossless switch matrix routable, with built-in video wall functionality; POE



**Visionary**      **E4100**  
A/V Encoder, 4K UHD over IP cinema quality ultra-low latency visually lossless switch matrix routable, with built-in video wall functionality; POE

Items



Apple  
Apple 4K TV 32Gb

MQD22LL/A



D16AV  
75 inch Display

75 Inch

**Video Total : \$13,411.57**

## Control

### Items



**QSC**                    **SL-QSE-110-P**  
Q-SYS Core 110 Scripting Engine Software License, Perpetual



**QSC**                    **SL-QUD-110-P**  
Q-SYS Core 110 UCI Deployment Software License, Perpetual



**QSC**                    **CORE110F**  
Unified Series Core with 24 local I/O channels



**Attero Tech**        **UNBT2A**  
Stereo Bluetooth to Analog Interface, 1-Gang, White



**Global Cache**      **IP2IRP**  
iTach Wired to IR w/PoE



**Packedge**            **SX-24P**  
24 Port Managed Switch with 24 PoE or 12 PoE+ Ports

**Apple**                **iPad**  
Apple iPad with WiFi, 32GB, Space Gray

**UAG**                  **iPad Case**  
UAG Folio iPad 9.7 2017 5th Gen

**D16AV**                **Speaker Cable**  
Cable (Data,Mic Line)



**Labor**                **Installation**



**Labor**                **Programming**

**Control Total : \$14,675.28**

# Financial Summary

Subtotal Parts	\$24,221.00
Subtotal Labor	\$3,865.00
Total	\$28,086.85

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<b>Grand Total</b>	<b>\$28,086.85</b>
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## Project Terms

I accept this proposal and hereby authorize Division 16 A/V to proceed with the installation of the included systems at our facilities, as described in the totality of this document. I further authorize Division 16 A/V to be granted the facility access that will be required to complete this project in a workmanlike and timely manner and for payment to be made to Division 16 A/V. In keeping with the Terms of Payment listed above. It has been made clear to me that there exist no understandings regarding this project with any relevant party unless the client and Division 16 A/V agree to such additional or alternate understandings in writing. Project cost and pricing are dependent upon a continual flow of work without interruption or delays imposed by the client or their staff, construction, other building trades or any other party, and additional costs may be incurred by the client from Division 16 A/V. If such delays result in additional costs that are not covered by the pricing in this proposal. I agree that any additions to and/or deletions from the materials and labor to be provided by my acceptance of this proposal and any resulting change(s) in cost of this project shall only be by way of written change order(s) and shall be valid only after being signed by the client and Division 16 A/V. This proposal is valid only if accepted in writing by the client and deposit payment received no later than 30 days after the quote was received. Scope of Work Division 16 A/V will install and commission the equipment listed below. Division 16 A/V will support all manufacturers' warranties for a term of up to one year from a turnover date without the charge of a service call. Any and all defects shall be handled as an advanced replacement for first 30 days. After this period shipping to and from shall be at owner's expense. After first year all service calls shall be billed on a T&M basis. Any modifications to the scope of work listed above must be approved by Division 16 A/V, and a written change order completed before the requested work will be performed. Customer Responsibilities The customer will be responsible for the following: Providing access to the worksite. Notifying Division 16 A/V Project Manager of any events that may interfere with the installation schedule. Notes & Assumptions This proposal has been prepared under the following assumptions: 1. This proposal is based on all work being performed at a regular hourly rate, unless noted. If there is a need to accelerate the schedule, Division 16 A/V will provide a quote, with overtime, for the requested shortened schedule. 2. If additional start-up time is required (beyond that which is stated in the scope of work), it will be billed on a T&M basis. 3. All changes by an authority having jurisdiction or authorization to do so will alter this proposal. 4. Any painting of electrical conduit, equipment, etc. will be done by others 5. Where the price of material, equipment, or energy increases prior to acceptance of a quote, the quote sum may be adjusted. 6. No allowances are included in this proposal. 7. Nothing in this quote should be construed as a substitute for a consultation with a tax professional. Pricing Pricing for the services outlined in the above scope of work is shown above. The quoted price does not include sales, use excise or other similar taxes. Client shall pay, in addition to the prices quoted, the amount of any present or future tax applicable to the sale or use of the goods and services provided hereunder. Project Schedule Upon receipt of a signed contract a Division 16 A/V Project Manager will contact you to set up the installation schedule.

## Payment Schedule

Payment for product sale is due before ordering. Payment for installation is as follows Installs under \$2000 payment is due at the start of the project. 30% Due at Contract Signing 40% Due for product ordering 20% Due at site install 10% Due on job completion. Financing options [hamptonridgefinancial.com/division16av](http://hamptonridgefinancial.com/division16av)



Proposal

**Garfield Township Hall Video Update Estimate**

Charter Township of Garfield



**Presented By:**








**American Home Technology**  
Main Office  
8700 Commerce Court  
Harbor Springs, MI 49740  
231-347-6759  
[www.ahtech.com](http://www.ahtech.com)

Modified: 9/22/2017

Revision: 0



**Board Room: Video Distribution System**

	1	<b>AHT Misc</b> HDMI to SDI converter for standard def recording. This will send the signal of whatever is on the large display at the front of the room to the broadcast area. They are responsible for mixing it into their video recording equipment. We are just supplying a feed.	\$223.85 *
	1	<b>AVProStore AC-EX70-UHD-KIT</b> 4K HDMI 2.0 Extender	\$435.95 *
	1	<b>Crestron DMPS3-4K-300-C</b> This system offers an all-in-one 4K Ultra HD AV presentation system for classrooms, boardrooms, and lecture halls. Delivering a complete, custom-programmable room solution with fully-configurable signal routing and processing is easy and cost-effective using the DMPS3-4K-300-C	\$9,999.95 *
	2	<b>Crestron DM-RMC-4K-SCALER-C</b> 4K DigitalMedia 8G+ Receiver and room controller with scaler	\$3,567.90 *
	1	<b>Crestron DM-TX-4K-302-C</b> 4K DigitalMedia 8G+ transmitter 302	\$1,833.95 *
	1	<b>Crestron PW-4830DUS</b> 150W PoDM power pack for DM 8G+ Input/Output blade	\$500.00
	1	<b>Crestron TSW-760-W-S</b> 7" White In-wall Touch Screen	\$1,400.00 *
	1	<b>Packedge SX-8P</b> 8-Port managed switch with 8 PoE/4 PoE+ port	\$499.95
	250	<b>SnapAV NST-CAT5E-1000-BLU</b> Cat 5e 350MHz	\$35.00
<b>Board Room: Video Distribution System Total:</b>			<b>\$18,496.55</b>

\* Price Includes Accessories

Presented By: American Home Technology

Project Name: Garfield Township Hall Video Update Estimate







Project No.: AMERI-0555

9/22/2017

Page 2 of 5




**Board Room: Monitors and Hardware**

	2	<b>AHT 50" LED TV</b> Sony 49" Flat Panel TV to hang in front of the curved board table. 2 will be spaced evenly across the span of the table for close viewing for any board member. Power will have to be run to each TV location by a licensed electrician.	\$1,699.90
	1	<b>AHT 85" LED TV</b> Sony 85" Flat Panel TV to replace the projector for improved picture quality and fewer service issues. Power will have to be run down the wall to the TV by a licensed electrician.	\$5,999.95
	1	<b>AHT DVD Player</b> Blu-Ray DVD player for presentations if needed	\$99.95
	2	<b>Chief CMA100</b> 8" Ceiling plate with adjustable 24" to 46" column in black	\$352.00
	2	<b>Chief RMC1</b> Medium fit single ceiling mount to work with the CMA100	\$462.00
	1	<b>Chief RXF2</b> X-Large FIT Fixed Wall Mount	\$129.95

**Board Room: Monitors and Hardware Total: \$8,743.75**

**Board Room: Audio System Notes**

	1	<b>AHT Important Notes</b> At this point the audio system is too outdated to be integrated with the new digital video system. It will still manually be controlled but the video system will be simplified. There is newer commercial audio equipment available to integrate the audio system for seamless operation.	
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**Board Room: Audio System Notes Total: \$0.00**

\* Price Includes Accessories



**Lighting Control Option**

**Optional Equipment**

	1	<b>Crestron CEN-ERFGW-POE-PWE</b> CEN-ERFGW-POE-PWE, Crestron Extended Range RF Wireless Gateway w/PoE Injector. Price shown does not include installation or programming.	\$700.00	*
	6	<b>Crestron CLW-DIMSWEX-E-W-S</b> Cameo Express wireless in-wall dimmer/switch combo to give full control of the lights in the room from the video control panel. Must be installed by a licensed electrician. Prices shown do not reflect programming or state sales tax	\$1,080.00	*
<b>Lighting Control Option Total:</b>			<b>\$0.00</b>	
<b>Project Subtotal:</b>			<b>\$27,240.30</b>	

\* Price Includes Accessories

Presented By: American Home Technology

Project Name: Garfield Township Hall Video Update Estimate

Project No.: AMERI-0555

9/22/2017

Page 4 of 5



American Home Technology

**Project Summary**

<b>Equipment:</b>	<b>\$27,240.30</b>
<b>Misc. Installation Materials:</b>	<b>\$258.73</b>
<b>Estimated Installation:</b>	<b>\$3,832.74</b>
<b>Sales Tax:</b>	<b>\$1,649.94</b>
<b>Grand Total:</b>	<b>\$32,981.71</b>

Client: Chuck Korn

Date \_\_\_\_\_

Contractor: American Home Technology

Date \_\_\_\_\_

\* Price Includes Accessories


Presented By: American Home Technology

Project Name: Garfield Township Hall Video Update Estimate

Project No.: AMERI-0555

9/22/2017

Page 5 of 5

		<b>Charter Township of Garfield</b>	
		<b>Planning Department Report No. 2019-4</b>	
Prepared:	January 14, 2019	Pages:	Page 1 of 1
Meeting:	January 22, 2019 Township Board	Attachments:	<input type="checkbox"/>
Subject:	Proposed Joint Meeting of Township Board and Planning Commission		

**PURPOSE:**

With the recent adoption of the Master Plan, the Township has a solid policy foundation for guiding future development and growth. It also presents an opportune time to have a joint meeting between the Township Board and the Planning Commission to discuss further implementation of the Plan. A joint meeting will help to clarify the priorities of the Township Board and the focus needed to be taken by the Planning Commission.

For consideration by both the Township Board and the Planning Commission, this report offers a process to prepare for and conduct a joint meeting.

**INFORMAL SURVEY:**

Prior to a joint meeting, members of the Township Board and Planning Commission will be asked to identify the top issues and opportunities facing the Township. The following ideas may prompt thoughts about various issues and opportunities:

- Develop a strong image of the Township as a place to invest, grow businesses, and create jobs
- Work on retaining existing businesses and jobs while attracting new business investment and jobs into the Township
- Identify areas around the Township to develop subarea plans for redevelopment and new investment
- Identify specific locations in the Township for higher density, mixed-use development
- Create a clearer vision of the future character of the Township
- Strengthen efforts to incorporate neighborhood amenities and access to recreation and trails in new developments
- Clarify Township position on east-west mobility
- Improve board operations and procedures
- Improve lines of communication between boards
- Conduct community engagement efforts and regular surveying of public opinions
- Establish capital planning and budgeting to accomplish Township projects

**AGENDA SETTING:**

The agenda will be set by the Township Supervisor, Planning Commission Chair and Planning Director. Survey responses will be used to craft the agenda by identifying the top items for discussion and make the most efficient use of time afforded by all meeting attendees.

**MEETING:**

The purpose of the discussion will be to identify and clarify the top issues and opportunities faced by the Township. The meeting should last no longer than two hours. Results of the meeting will be reported in a written summary to all Township Board and Planning Commission members.



Proposed Joint Meeting of Township Board and Planning Commission

**TENTATIVE TIMELINE:**

The timeline for this project would be as follows:

- January 24, 2019 Issue survey to Township Board and Planning Commission
- February 14, 2019 Deadline for submitting Survey Responses
- February 21, 2019 Agenda packet sent out to Township Board and Planning Commission
- February 27, 2019 Joint Meeting (Scheduled Study Session of the Planning Commission)
- March 12, 2019 Written Summary shared with Township Board
- March 13, 2019 Written Summary shared with Planning Commission

**NEXT STEPS:**

If acceptable, the Township Board should schedule a special meeting for Wednesday, February 27, 2019 at 7:00 p.m. as a joint meeting with the Planning Commission. February 27 is a scheduled study session of the Planning Commission.

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2019-3</b>			
Prepared:	January 14, 2019	Pages:	Page 1 of 1
Meeting:	January 22, 2019 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Funding Request for Landscaping at Hickory Hills Recreation Area		

**STAFF COMMENT:**

A request has been received from the non-profit Preserve Hickory to fund a landscaping plan as part of the proposed infrastructure improvements at the Hickory Hills Recreation Area in the amount of \$57,000. The contribution would be part of an overall master plan totaling over \$4 million to improve Hickory Hills.

The request was considered by the Parks and Recreation Commission at its meeting on January 7<sup>th</sup>. As a recommending board, the Parks and Recreation Commission may provide a recommendation on the request to the Township Board for its formal consideration. Parks and Recreation Commissioners unanimously passed a motion recommending to the Township Board that the request be considered for funding.

Attachments include a memorandum outlining the financial request, a breakdown of funding sources for the overall project, and a landscaping site plan.

**Attachments:**

1. Memorandum from Mac McClelland of Preserve Hickory dated January 2, 2019 (1 page)
2. Source – Hickory Hill Recreation Area Improvements (1 page)
3. 2018 Hickory Hills Improvement Project – Lodge - Landscaping Plan dated June 6, 2018 (1 page)

**SOURCES - HICKORY HILL RECREATION AREA IMPROVEMENTS**

Source	Amount	Percentage
Brown Bridge Trust Fund - Recreation	\$ 1,500,000.00	37.50%
Preserve Hickory Capital Campaign (1)	\$ 1,175,000.00	29.38%
City of Traverse City - Maintenance Building	\$ 325,000.00	8.13%
State and Federal Grants	\$ 275,000.00	6.88%
Local Foundations (2)	\$ 550,000.00	13.75%
Business Contributions (3)	\$ 175,000.00	4.38%
<b>TOTAL</b>	<b>\$ 4,000,000.00</b>	

(1) Private Individual Contributions (\$1.35 million)/Non-Profit User Groups - GT Ski Club, TC Track Club, VASA Ski Club, North American VASA (\$150,000)

(2) Rotary Charities, Oleson, Biederman, Schmuckal, Frey, Consumers Energy, Grand Traverse Regional Community Foundation

(3) Sleders, Team Elmers Munson, American Waste, Fox Motors, Chemical Bank, Huntington Bank, Ford Insurance, Brick Wheels, Thompson Surgical



Preserve Hickory  
233 N. Madison Street  
Traverse City, Michigan 49684  
[preservehickory@gmail.com](mailto:preservehickory@gmail.com)

**DATE:** January 2, 2019

**TO:** Charter Township of Garfield Parks and Recreation Commission

**FROM:** Mac McClelland, Preserve Hickory *MAC*

**SUBJECT: Funding Request for Landscaping at Hickory Hills Recreation Area**

On behalf of the Non-Profit Preserve Hickory, I would like request consideration by the Charter Township of Garfield Parks and Recreation Commission and the Board of Trustees to fund landscaping as part of the infrastructure improvements at Hickory Hills Recreation Area in an amount of \$57,000.

As you may know, significant investments totaling over \$4.0 million have been made at Hickory Hills to continue the tradition of providing youth recreation for another 50 years and beyond. Through a significant community input and planning process, the Hickory Hills Recreation Area Master Plan was developed in 2014 and formed the foundation of a fundraising plan to implement the Master Plan. Traverse City voters approved a referendum for Brown Bridge Trust Funds to finance recreation improvements with a 50/50 match and community members and foundations stepped up to donate almost \$2 million, with an additional \$275,000 in federal and state grants. Attached is a summary of Funding Sources.

These investments have resulted in the development of a year-round lodge, available for rentals and special events, expanded Nordic and Alpine ski trails, and an additional disc golf course, as well as all the parking and infrastructure improvements for the enjoyment of community members throughout the region.

Even with this extensive financing and fundraising effort, there is a shortfall to implement a landscaping plan we believe is critical to completing functional and attractive infrastructure improvements. The landscaping plan is attached.

This request to the Charter Township of Garfield does not come lightly: We have exhausted every funding source and come to the Township for a last-in contribution.

We believe this request for contribution for the Charter Township of Garfield is appropriate for the following reasons:

- Hickory Hills is located in the Township and many Township residents utilize and enjoy Hickory Hills. Past surveys have indicated that between 20 and 25 percent of Hickory Hills users across all seasons, including are Township residents.
- The proposed landscaping will provide a buffer between the more active recreation activities of Hickory Hills and the more passive recreation activities of Hickory Meadows, owned by the City of Traverse City – Charter Township of Garfield Recreational Authority.
- The infrastructure improvements at Hickory Hills directly benefit Hickory Meadows and the Recreation Authority by provide parking and bathroom facilities, infrastructure that otherwise would have been necessary to develop by the Rec Authority to provide public access to a park financing by all City and Township taxpayers.
- Again, this request comes at the end of the project as a last-in gap financing request.

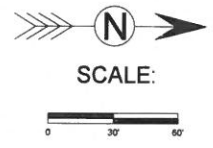
Thank you for your consideration of this request. I will be available to attend the January 7 Parks and Recreation Commission to discuss this request. We hope that the Parks and Recreation Commission will favorably review this request and forward a recommendation of approval to the Township Board.



The City of Traverse City  
Engineering Department  
GOVERNMENTAL CENTER  
400 Boardman Avenue  
Traverse City, Michigan 49784

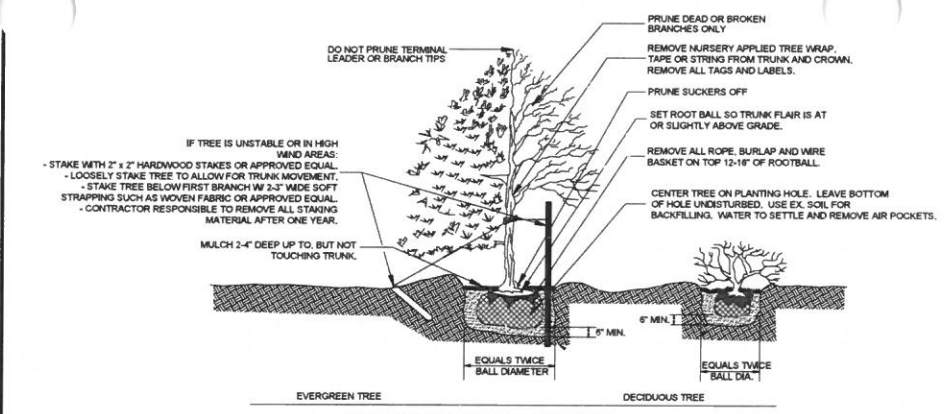
# CITY OF TRAVERSE CITY 2018 HICKORY HILLS IMPROVEMENT PROJECT LODGE - LANDSCAPE PLAN

Revision/Issue	Date
REVIEW SET	05-30-18
BID SET	06-06-18
DATE	11-30-2017
PROJECT NO.	2018-01
DRAWN BY	BMG
SCALE	1" = 30'
SHEET NO.	C-9



**BENCHMARK DATA**  
 BENCHMARK #1  
 SPIKE IN 12" WALNUT  
 WEST SIDE OF TREE  
 27' NORTH OF EXISTING SOUTH GATE  
 ELEVATION = 755.03 (NAVD 88)  
 BENCHMARK #2  
 SPIKE IN NW COR. OF LIGHT POLE  
 100' EAST OF NORTH GATE  
 ELEVATION = 763.23 (NAVD 88)

- LEGEND**
- ✕ FOUND PROPERTY CORNER
  - ▲ BENCHMARK
  - SIGN
  - GAS BOX
  - UTILITY POLE
  - GUY WIRE
  - WATER VALVE
  - PED LIGHT POLE
  - ELECTRIC RISER
  - TELEPHONE RISER/BOX
  - FIRE HYDRANT
  - CATCHBASIN
  - BEEHIVE GRATE CATCHBASIN
  - STORM MANHOLE
  - SANITARY MANHOLE
  - DECIDUOUS TREE
  - ★ CONIFEROUS TREE
  - TREE LINE
  - SHRUB LINE
  - OVERHEAD ELECTRIC
  - UNDERGROUND ELECTRIC
  - OVERHEAD TELEPHONE
  - UNDERGROUND TELEPHONE
  - OVERHEAD CABLE TV
  - UNDERGROUND CABLE TV
  - SANITARY SEWER
  - STORM SEWER
  - WATERMAIN
  - SILT FENCE
  - FENCE
  - TOP/BOTTOM OF SLOPE
  - SOIL BORING LOCATION

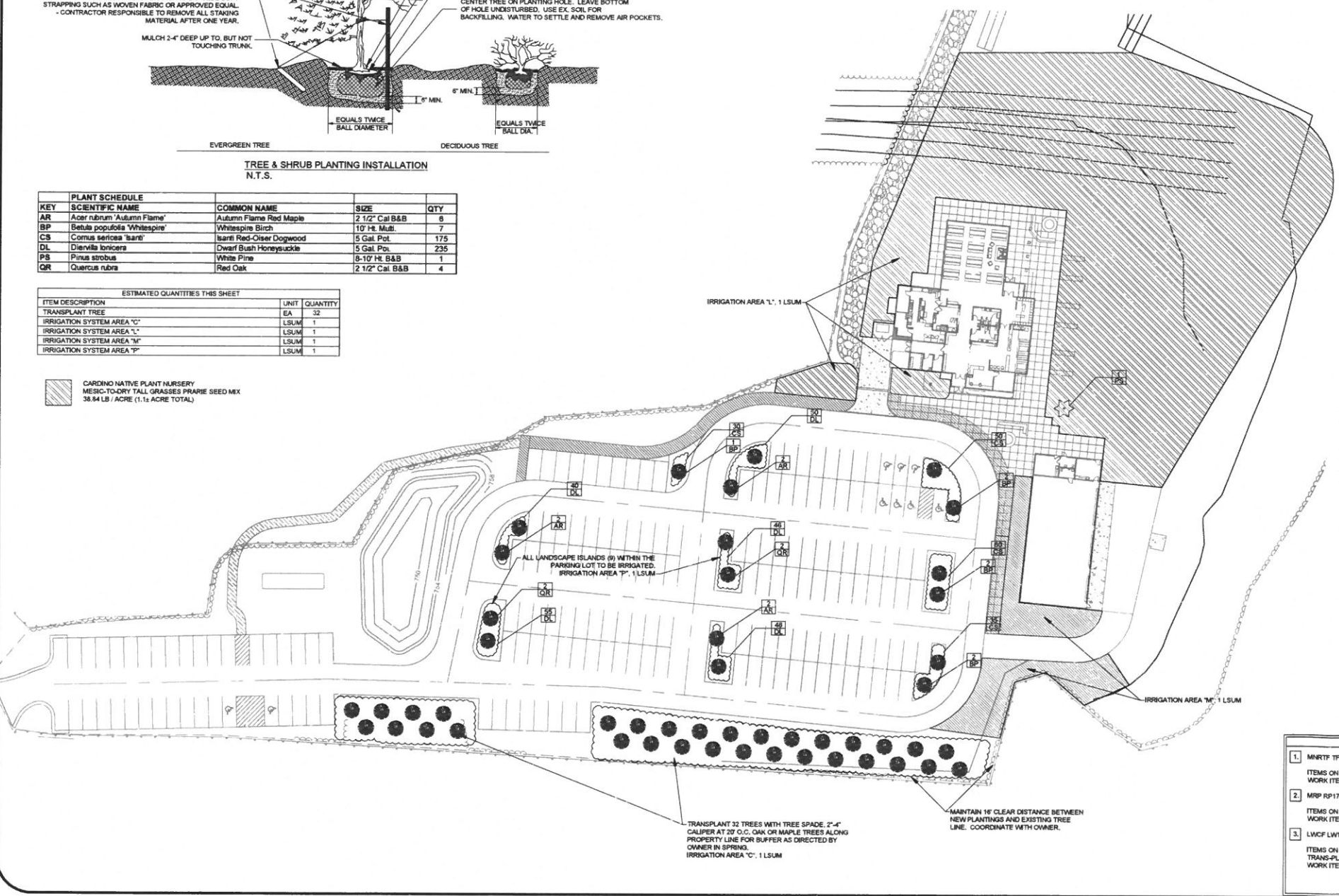


**TREE & SHRUB PLANTING INSTALLATION**  
N.T.S.

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
AR	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	2 1/2" Cal B&B	8
BP	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	10' Ht. Multi.	7
CB	<i>Cornus sericea</i> 'Ivanti'	Ivanti Red-Osier Dogwood	5 Gall. Pot.	175
DL	<i>Dianella barbata</i>	Dwarf Bush Honeysuckle	5 Gall. Pot.	235
PS	<i>Pinus strobus</i>	White Pine	9-10' Ht. B&B	1
QR	<i>Quercus rubra</i>	Red Oak	2 1/2" Cal. B&B	4

ESTIMATED QUANTITIES THIS SHEET		
ITEM DESCRIPTION	UNIT	QUANTITY
TRANSPLANT TREE	EA	32
IRRIGATION SYSTEM AREA "C"	LSUM	1
IRRIGATION SYSTEM AREA "I"	LSUM	1
IRRIGATION SYSTEM AREA "M"	LSUM	1
IRRIGATION SYSTEM AREA "P"	LSUM	1

CARDINO NATIVE PLANT NURSERY  
 MISC TO DRY TALL GRASSES PRAIRIE SEED MIX  
 38.84 LB / ACRE (1.14 ACRE TOTAL)



- GRANT KEY**
- MNRTP TP17-0072  
ITEMS ON THIS SHEET: NONE  
WORK ITEM: NONE
  - MRP RP17-0042  
ITEMS ON THIS SHEET: NONE  
WORK ITEM: NONE
  - LWCF LW17-0018  
ITEMS ON THIS SHEET: LANDSCAPING, IRRIGATION, TRANS-PLANTINGS, AND PLANTINGS  
WORK ITEM: LANDSCAPING

CHARTER TOWNSHIP OF GARFIELD  
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION # 2018-54-T

RESOLUTION ADOPTING TOWNSHIP TRUSTEES SALARY

WHEREAS, according to MCL 41.95(3), the salary of the officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Charter Township of Garfield Board deems that an adjustment in the salary of the office of Trustee is warranted in consideration of the increase in the cost of living since Township Board Trustees salaries were last adjusted; and

NOW, THEREFORE, BE IT RESOLVED, that effective as of January 1, 2019, the salary of the office of Trustee shall be as follows:

\$ 300.00 per month with an additional \$ 250.00 per Town Board Meeting and \$ 100.00 for Special Meetings, including Personnel, Planning Commission, Recreational Authority, Fire Board, Parks and Recreation Commission, Special Board Meetings, and Zoning Board of Appeals Meetings, and \$ 50.00 per supplemental committee or commission meeting as appointed by the Town Board.

Moved: Chuck Korn

Supported: Lanie McManus

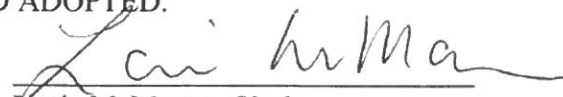
Ayes: Korn, McManus, Blood Law, Duell, Schmuckal, Walters, Agostinelli

Nays: None

Absent and Excused: None

RESOLUTION 2018-54-T DECLARED ADOPTED.


By:

  
Lanie McManus, Clerk  
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 11th day of December, 2018.

Dated: 12-11-18

  
Lanie McManus, Clerk  
Charter Township of Garfield

CHARTER TOWNSHIP OF GARFIELD  
GRAND TRAVERSE COUNTY, MICHIGAN

10.a.

RESOLUTION #2019-01-T

Resolution on Mediation Members for Metro Open issues

At a regular meeting of the Charter Township of Garfield Board of Trustees held on January 22, 2019 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, the following resolution was offered for adoption by motion of \_\_\_\_\_, and supported by \_\_\_\_\_.

The following resolution:

Charter Township of Garfield has agreed to participate in Voluntary Facilitative Mediation for the purpose of resolving disputes concerning certain provision of the Articles of Incorporation governing Grand Traverse Metro Emergency Services Authority.

Charter Township of Garfield hereby designates the following individuals with authority to reach an agreement pursuant to Mediation consistent with the direction provided by Charter Township of Garfield Board of Trustees and subject to approval by Charter Township of Garfield Board of Trustees:

(Insert names here)

Moved: \_\_\_\_\_ Supported: \_\_\_\_\_

Ayes:

Nays:

Absent and Excused:

By: \_\_\_\_\_  
Chuck Korn, Supervisor  
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the foregoing is a true copy of Resolution #2019-01-T which was adopted at a lawful meeting of the Board of Trustees for the Charter Township of Garfield on \_\_\_\_\_, \_\_\_\_\_, 2019.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Lanie McManus, Clerk  
Charter Township of Garfield