

- 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 Sec. 512 – Service Drives – Garfield Township Zoning Ordinance. Introduce and schedule for Public Hearing on February 12, 2019 (Recommend Approval)
4. **Items removed from the Consent Calendar**
5. **Correspondence**
- a. Silver Lake 2018 Annual Report RLS
 - b. Grand Traverse Conservation District December 2018 Report
 - c. Zoning Administrators response to concerns made by Joseph Prieskorn
6. **Reports**
- a. Sheriff's Report
 - b. County Commissioner's Report
 - c. Clerk's Report
 - d. Supervisor's Report
7. **Unfinished Business**
- a. Consumer's Streetlights
8. **New Business**
9. **Public Comment**
10. **Other Business**
- a. Discussion of Attorney opinion regarding Metro (Recommend go into closed session)
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
December 11, 2018**

Supervisor Korn called the Town Board Meeting to order on December 11, 2018 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Pledge of Allegiance

Roll Call of Board Members

Present: Denise Schmuckal, Dan Walters, Molly Agostinelli, Lanie McManus, Jeane Blood Law, Steve Duell and Chuck Korn

Staff Present: Erik Perdonik

1. Public Comment (6:00)

Joe Prieskorn, JP Landscaping, owns property next to 3717 S. Airport Road and disputes the rezoning of that property.

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

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

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

3. Consent Calendar (6:04)

a. Minutes

November 27, 2018 Regular Meeting (Recommend Approval)

November 19, 2018 Special Meeting (Recommend Approval)

November 20, 2018 Study Session (Recommend Approval)

December 3, 2018 Study Session (Recommend Approval)

b. Bills

General Fund	\$24,261.00
(Recommend Approval)	

Gourdie-Fraser

Developer's Escrow Fund – Storm Water Reviews	\$1,322.50
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Developer's Escrow Fund – Utility Plan Review	
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Oversight and Closeout	5,650.71
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<u>Utility Receiving Fund</u>	<u>35,579.50</u>
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	\$42,552.71
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(Recommend Approval)

- c. **MTT Update**
- d. **Consideration of Resolution #2018-41-T, a resolution to amend the Budget**
- e. **Consideration of Resolution #2018-56-T, a Resolution of Adoption of Poverty/Hardship Exemption Rules, Regulations and Asset Test (Recommend Approval)**

Board members asked to remove the Consent Calendar item #3.c., MTT Update to item #4.a.

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

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

4. **Items removed from the Consent Calendar (6:08)**

a. **MTT Update**

Assessor Amy DeHaan discussed the Metro budget as it pertains to tax tribunals. She suggest using tax settlement figures from the previous year for budgeting purposes so that the township does not have to take losses on tax tribunals. This change would allow the township to deal with an actual financial figure that has been collected by the township rather than an estimate.

Schmuckal moved and Agostinelli seconded to receive and file the MTT Update.

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

5. **Correspondence (6:16)**

a. **Grand Traverse Conservation District November 2018 Report**

6. **Reports**

a. **Sheriff's Report (6:16)**

Lt. Barsheff said calls for service were down since last year at the same time. The department attended the flag raising ceremony at Gander Outdoors and attended Iron Man triathlon meetings to learn how it will impact the township. A new CPO has been selected, and other positions are being determined at this time.

- b. **County Commissioner's Report (6:23)**
No County Commissioner was present.
- c. **Treasurer's Report (6:23)**
Blood Law said that Deputy Treasurer Chloe Macomber received a certificate as a Michigan Certified Assessing Technician.
- d. **Clerk's Report (6:25)**
McManus said that her report was submitted in writing and that her department is getting ready for an election audit.
- e. **Supervisor's Report (6:26)**
Korn reported that he attended a meeting of the Boardman Lake Loop Leadership group and bids will be sought in January to complete the project. There has been more discussion regarding the Cass Road Drainage district and there was some good progress made in the Metro Fire situation at the last Metro Board meeting.
- f. **Northflight Report (6:32)**
Tim Newton from Northflight reported that there were 111 Priority 1 calls last month. He admitted that they are having some issues with making good time to assist in the Ashland Park area. New employees are coming on and the new ambulance will be ready ahead of schedule.

7. **Unfinished Business**

- a. **Public Hearing PD 2018-114 3717 South Airport Road Rezoning 3.14 acres of land from A- Agricultural District to R-3 Multi-Family Residential District, without restriction (6:35)**
Deputy Planner Erik Perdonik briefed board members and the public on the proposed rezoning on S. Airport Road which would rezone approximately 3.14 acres of land from the A – Agricultural Multi-Family Residential District, without restriction. He stated that the Planning Commission recommends that it be approved. Board members asked about the neighboring property and what impact it would have on this property. Korn opened the Public Hearing at 6:38pm and seeing no one wishing to comment, closed the public hearing.

Schmuckal moved and Duell seconded THAT the Planning Commission's recommended Findings of Fact for application Z-2018-01, attached to PD Report 2018-114 and forming part of this motion, BE APPROVED.

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

Schmuckal moved and Walters seconded THAT application Z-2018-01, submitted by Dennis Banton, Trustee of the Arlene Banton Living trust to rezone parcel 05-340-026-10 from the A- Agricultural zoning district to the R-3 Multi-Family Residential zoning district, and constituting Amendment No. 17 to the Garfield Township Ordinance No. 68, BE APPROVED based on the adopted Findings of Fact and for the reasons set forth in Planning Department Report 2018-114.

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

Duell moved and Schmuckal seconded THAT Resolution 2018-40-T for adopting Amendment No. 17 to Garfield Township Ordinance No. 68 rezoning parcel 05-340-026-10 from A – Agricultural to R-3 Multi-Family Residential zoning BE ADOPTED.

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

b. Public Hearing – Garfield Township Budgets for 2019 (General Fund, Fire Fund, Public Improvement Fund, Budget Stabilization Fund, DPW Fund, Park System Fund, Street Light Fund, and Special Assessment District Fund) (6:42)

Korn opened the Public Hearing at 6:42pm and seeing no one wishing to comment, closed the Public Hearing.

c. Discussion regarding proposed local water craft control – Silver Lake, Charter Township of Garfield Grand Traverse County (no wake zone) (6:44)

Korn said that based on a DNR investigation, there is support for a no-wake zone on the portion of Silver Lake within 400 feet of the state boating access site located in the township. The site must be marked with buoys and be maintained by the township. Korn will have an ordinance drafted and make contact with the Silver Lake Homeowners Association regarding maintenance and signage.

d. Discussion and review of Metro's Articles of Incorporation (6:47)

Korn reviewed the three main areas of contention but said that there was some progress made at the Metro Board meeting.

8. New Business

a. Consideration of Resolution 2018-42-T, recognition of Traverse Bay Area Youth Soccer Inc (TBAYS) as a service organization for the purposes of obtaining a charitable gaming license from the State of Michigan. (6:57)

Schmuckal moved and Duell seconded to adopt Resolution

2018-42-T, recognition of Traverse Bay Area Youth Soccer Inc (TBAYS) as a service organization for the purposes of obtaining a charitable gaming license from the State of Michigan.

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

b. Jennifer Hodges – Letter of intent for Greenspace Improvement Project Grant Opportunity (6:58)

Township Engineer Jennifer Hodges said that she found a grant intended for infrastructure improvements at public parks. It is called the Building Healthy Communities Grant and the \$15,000 award could be used to help promote activities, safety, education at public parks and existing facilities. Board members agreed to move forward with the grant application.

c. Consideration of Resolution 2018-43-T General Fund Budget (7:04)

Schmuckal moved and Blood Law seconded to adopt Resolution 2018-43-T General Fund Budget.

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

d. Consideration of Resolution 2018-44-T Fire Fund Budget (7:04)

Schmuckal moved and Blood Law seconded to adopt Resolution 2018-44-T Fire Fund Budget.

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

e. Consideration of Resolution 2018-45-T 2019 Public Improvement Road Fund Budget (7:05)

Schmuckal moved and Agostinelli seconded to adopt Resolution 2018-45-T 2019 Public Improvement Road Fund Budget.

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

f. Consideration of Resolution 2018-46-T Budget Stabilization Fund Budget (7:06)

Schmuckal moved and McManus seconded to adopt Resolution 2018-46-T Budget Stabilization Fund Budget.

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

- g. Consideration of Resolution 2018-47-T 2019 DPW Fund Budget (7:06)**
Schmuckal moved and Duell seconded to adopt Resolution 2018-47-T 2019 DPW Fund Budget.
- Yeas: Schmuckal, Duell, Walters, Agostinelli, Blood Law, McManus, Korn*
Nays: None
- h. Consideration of Resolution 2018-48-T 2019 Park System Fund (7:07)**
Schmuckal moved and Walters seconded to adopt Resolution 2018-48-T 2019 Park System Fund.
- Yeas: Schmuckal, Walters, Blood Law, McManus, Agostinelli, Duell, Korn*
Nays: None
- i. Consideration of Resolution 2018-49-T Street Light Fund Budget (7:07)**
Schmuckal moved and Duell seconded to adopt Resolution 2018-49-T Street Light Fund Budget.
- Yeas: Schmuckal, Duell, Walters, Agostinelli, Blood Law, McManus, Korn*
Nays: None
- j. Consideration of Resolution 2018-50-T 2019 Special Assessment District Fund Budget (7:08)**
Schmuckal moved and Blood Law seconded to adopt Resolution 2018-50-T 2019 Special Assessment District Fund Budget.
- Yeas: Schmuckal, Blood Law, Agostinelli, McManus, Walters, Duell, Korn*
Nays: None
- k. Consideration of Resolution 2018-51-T Clerk's Salary (7:08)**
Schmuckal moved and Walters seconded to adopt Resolution 2018-51-T Clerk's Salary.
- Yeas: Schmuckal, Walters, Duell, McManus, Blood Law, Agostinelli, Korn*
Nays: None
- l. Consideration of Resolution 2018-52-T Treasurer's Salary (7:09)**
Schmuckal moved and McManus seconded to adopt Resolution 2018-52-T Treasurer's Salary.
- Yeas: Schmuckal, Mcmanus, Duell, Walters, Blood Law, Agostinelli, Korn*
Nays: None

m. Consideration of Resolution 2018-53-T Supervisor's Salary (7:09)

Schmuckal moved and Duell seconded to adopt Resolution 2018-53-T Supervisor's Salary.

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

n. Consideration of Resolution 2018-54-T Township Trustees Salary (7:10)

Korn moved and McManus seconded to adopt Resolution 2018-54-T Township Trustees Salary.

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

o. Consideration of Resolution 2018-55-T Annual Exemption Option As Set Forth in 2011 Public Act 152, The Publicly Funded Health Insurance Contribution Act (7:11)

Schmuckal moved and Duell seconded to adopt Resolution 2018-55-T Annual Exemption Option as Set Forth in 2011 Public Act 152, The Publicly Funded Health Insurance Contribution Act.

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

p. 2019 Board Appointments (7:11)

Korn nominated Fudge, Duell, and DeGood to serve on the Planning Commission. Schmuckal seconded the motion.

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

McManus nominated Duell to serve on the GT Metro Emergency Services Board. Schmuckal seconded the motion.

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

Agostinelli moved to appoint Walters as first alternate to the Metro Board and Agostinelli as Alternate #2. Walters seconded the motion.

Yeas: Agostinelli, Walters

Nays: Blood Law, Duell, McManus, Schmuckal, Korn

Duell moved to appoint Agostinelli as the first alternate to the Metro Board and Walters as second alternate to the Metro Board. Schmuckal

seconded the motion.

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

Duell was appointed to the Zoning Board of review with no opposition.

*Schmuckal moved and Duell seconded to reappoint Wolf,
Chrestensen and Rousseau to the Board of Review with Uithol acting
as alternate.*

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

*Schmuckal moved and Duell seconded to add Chris DeGood to the slate
of candidates to serve on the Parks and Recreation Commission thus
appointing Denise Schmuckal, William Scott, Christopher Remy and Chris
DeGood to the Parks and Recreation Commission.*

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

*Duell moved and Agostinelli seconded to appoint McManus and
Schmuckal to the Personnel Committee.*

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

*Schmuckal moved and Blood Law seconded to keep Walters and
Agostinelli on the Buildings and Ground Committee.*

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

*Schmuckal moved and Duell seconded to appoint Blood Law and
McManus to the Finance Committee.*

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

*Agostinelli moved and Duell seconded to appoint McManus, Agostinelli
and Schmuckal to the Elections Committee.*

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

Schmuckal moved and Duell seconded to appoint Korn to the Northern Nexus Committee.

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

q. Renewal of Liability Insurance (7:27)

McManus presented the quote for liability insurance and the premium rose by 3%.

Schmuckal moved and Blood Law seconded to renew insurance with Municipal Underwriters of West Michigan at a cost of \$12,637 for the 2019-2020 insurance year.

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

r. 2019 Town Board Meeting Dates (7:28)

Board members agreed to adopt the Township Board Meeting Calendar for 2019 as amended cancelling the December 24, 2019 meeting. Board members also agreed to cancel the December 25, 2018 board meeting.

9. Public Comment (7:30)

None

10. Other Business (7:30)

There is a GT Metro Study Session on December 17th at Station 12.

11. Adjournment

Korn moved to adjourn the meeting at 7:32pm.

Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/12/2018	GEN	37519	ALPERS EXCAVATING	SL SNOW PLOWING	308-000-935.000	110.00
12/12/2018	GEN	37520	AMERICAN WASTE	8642317	308-000-880.001	305.00
12/12/2018	GEN	37521	AMERICAN WASTE	3394790	101-265-935.604	85.00
12/12/2018	GEN	37522	BAIRD, COTTER & BISHOP, P.C.	SEWER & WATER	101-215-701.303	660.00
12/12/2018	GEN	37523	CITY OF TRAVERSE CITY	170975-94720	101-000-084.861	182.71
		37523		170975-94720	101-448-920.005	484.07
						<u>666.78</u>
12/12/2018	GEN	37524	GRAND TRAVERSE CONSERVATION DI	SL EROSION CONT / BVNP CANOE / COMMONS TRAIL	308-000-880.001	3,447.00
		37524		SL EROSION CONT / BVNP CANOE / COMMONS TRAIL	308-000-880.006	511.84
		37524		SL EROSION CONT / BVNP CANOE / COMMONS TRAIL	308-000-880.012	304.23
		37524		SL EROSION CONT / BVNP CANOE / COMMONS TRAIL	308-000-880.014	275.00
		37524		SL EROSION CONT / BVNP CANOE / COMMONS TRAIL	308-000-935.000	1,577.71
						<u>6,115.78</u>
12/12/2018	GEN	37525	GRAND TRAVERSE COUNTY	FALL YARD WASTE	101-747-880.007	610.50
12/12/2018	GEN	37526	GRAND TRAVERSE MTA ASSOCIATION	DUES	101-101-965.101	263.10
12/12/2018	GEN	37527	INTEGRITY BUSINESS SOLUTIONS	PAPER	101-101-726.000	128.00
12/12/2018	GEN	37528	LAND INFORMATION ACCESS ASSOC	WEBSITE TRAINING	101-101-960.000	292.50
12/12/2018	GEN	37529	LAUTNER IRRIGATION INC	PARK SPRINKLER WINTERIZATION	308-000-880.001	450.81
12/12/2018	GEN	37530	MUNICIPAL UNDERWRITERS OF MI	PAR PLAN	101-851-912.001	12,637.00
12/12/2018	GEN	37531	NORTHERN MI JANITORIAL SUP	SUPPLIES	101-265-726.003	202.25
12/12/2018	GEN	37532	NORTHWOODS PRINTERS	BUSINESS CARDS: PETROSKEY, GREEN, STUDZINSKI	101-371-726.000	55.56
		37532		BUSINESS CARDS: PETROSKEY, GREEN, STUDZINSKI	101-401-726.000	37.04
		37532		BUSINESS CARDS: PETROSKEY, GREEN, STUDZINSKI	101-412-726.000	55.56
						<u>148.16</u>
12/12/2018	GEN	37533	OHEARN PEST CONTROL LLC	BAIT REFILL	101-265-935.608	50.00
12/12/2018	GEN	37534	OLSON, BZDOK, & HOWARD	BDMAN LAKE TRAIL EASEMENTS	101-101-801.002	1,933.50
12/12/2018	GEN	37535	STAPLES	SUPPLIES	101-101-726.000	67.65
12/12/2018	GEN	37536	TRAVERSE CITY RECORD EAGLE	ADVERTISING	101-101-901.000	379.50
12/17/2018	GEN	37537	H & R BLOCK #22504	900-412-83	101-000-403.000	164.93
12/18/2018	GEN	37538	GARFIELD CHARTER TOWNSHIP	METRO DISTRIBUTION #8	101-000-403.000	206,964.38

3. b.

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/18/2018	GEN	37539	AFLAC	AFLAC		
12/18/2018	GEN	37540	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTH	101-851-873.030	17,204.53
12/18/2018	GEN	37541	CITY OF TRAVERSE CITY	170975-98310	101-448-920.005	10.61
12/18/2018	GEN	37542	FIFTH THIRD BANK	EDUCATION / COMPUTER	101-253-960.000	445.66
		37542		EDUCATION / COMPUTER	101-253-965.000	185.00
		37542		EDUCATION / COMPUTER	101-258-935.016	349.99
						<u>980.65</u>
12/18/2018	GEN	37543	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	1,234.62
		37543		EMPLOYEE HSA	101-851-873.030	65,800.00
						<u>67,034.62</u>
12/18/2018	GEN	37544	GRID4 COMMUNICATIONS, INC.	PHONES	101-265-850.000	1,064.39
12/18/2018	GEN	37545	NMCOA TREASURER	RD MEMBERSHIP	101-371-965.000	200.00
12/18/2018	GEN	37546	PRINTING SYSTEM	W-2 / W-3 / 1096 / 1099	101-101-726.000	115.97
12/18/2018	GEN	37547	TEMPERATURE CONTROL	SNOW MELT BOILER	101-265-935.608	705.50
12/18/2018	GEN	37548	UNITED WAY	UNITED WAY	101-000-238.000	85.00
12/18/2018	GEN	37549	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	3,887.72
12/18/2018	GEN	37550	AFLAC	AFLAC		
12/18/2018	GEN	37551	AFLAC	AFLAC	101-000-227.001	469.22
12/19/2018	GEN	37552	TEAMSTERS LOCAL 214	UNION DUES	101-000-239.000	47.00
12/27/2018	GEN	37553	GARFIELD CHARTER TWP FIRE	REGULAR TAX DIST #9	101-000-403.000	462,164.00
01/02/2019	GEN	37554	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	765.76

TOTAL - ALL FUNDS

TOTAL OF 36 CHECKS (2 voided)

786,969.81

--- GL TOTALS ---

101-000-084.861	DUE FROM #861 STREET LIGHTS	182.71
101-000-227.000	DEFERRED COMP	3,887.72
101-000-227.001	AFLAC	469.22
101-000-237.000	HSA (FORMERLY FLEX)	2,000.38
101-000-238.000	UNITED WAY	85.00
101-000-239.000	UNION DUES	47.00
101-000-403.000	CURRENT REAL PROPERTY TAXES	669,293.31
101-101-726.000	SUPPLIES	311.62
101-101-801.002	LEGAL SERVICES - TOWNBOARD	1,933.50
101-101-901.000	ADVERTISING & TRAINING	379.50
101-101-960.000	EDUCATION & TRAINING	292.50
101-101-965.101	DUES & PUBLICATIONS -TOWNBOAR	263.10

Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-215-701.303			WAGES - ACCOUNTANT			660.00
101-253-960.000			EDUCATION & TRAINING			445.66
101-253-965.000			DUES & PUBLICATIONS			185.00
101-258-935.016			COMPUTER NETWORK			349.99
101-265-726.003			SUPPLIES-MAINTANCE			202.25
101-265-850.000			TELEPHONE			1,064.39
101-265-935.604			RUBBISH REMOVAL			85.00
101-265-935.608			MAINTENANCE-OTHER			755.50
101-371-726.000			SUPPLIES			55.56
101-371-965.000			DUES & PUBLICATIONS			200.00
101-401-726.000			SUPPLIES			37.04
101-412-726.000			SUPPLIES			55.56
101-448-920.005			STREET LIGHTS TOWNSHIP			494.68
101-747-880.007			COM. PROM. - COMMUNITY AWAREN			610.50
101-851-873.030			INSURANCE - EMPLOYEE HEALTH			83,004.53
101-851-912.001			INSURANCE - LIABILITY			12,637.00
308-000-880.001			COM. PROM. - SILVER LAKE PARK			4,202.81
308-000-880.006			COM. PROM. - BVP (YMCA)			511.84
308-000-880.012			COM. PROM. - GT COMMONS			304.23
308-000-880.014			COM. PROM. - MILLER CREEK			275.00
308-000-935.000			MAINTENANCE - MISC, EQUIP			1,687.71
			TOTAL			786,969.81

Charter Township of Garfield

Building Department

**3848 Veterans Drive
Traverse City, MI 49684
Telephone (231) 941-1620 FAX (231) 941-5783**

2018 STATEMENT OF OPERATIONS

Construction activity in 2018 was robust to say the least. It may not have been a record year, but by any statistical measure, it was one of our busiest years since the Building Department was established in 1972. In fact, it was our 3rd best year ever based on value, best year since 2005, and an increase of 33 % over a very productive and successful 2017. Construction remained steady throughout 2018, and concluded with a total construction value of approximately \$52 million. 2018 actually showed a slight increase again for single family homes. As always, commercial activity was the catalyst in construction value.

During 2018, the Building Department reviewed plans for and issued 333 permits, while performing over 1,250 inspections.

If you would like more information regarding yearly comparisons, historical data, or a more detailed permit by category report please come in and see me. I also have our continuing customer survey results if anyone is interested.

Mandated Property Maintenance inspections continue as always. However, due to the numerous new projects and their required inspections, priority must be always given to new activity because of time sensitivities of the permit holder resulting in us to be slightly behind schedule in regards to routine property maintenance. We have become more complaint driven and still respond to complaints immediately. Fortunately, complaints from tenants were minimal. Therefore, considering the large amount (and expanding) of apartments and hotels we have in our community, 2019 will continue to be a group effort when time permits between Departments with Zoning and Building performing inspections and Dorothy providing admirable administration skills. The Township board may want to exempt MHSDA apartments. It has been brought to our attention by apartment managers that the State's inspection items are substantially more detailed. It seems redundant, especially since our requirements are so much less stringent and not on a yearly basis. We could just require owners to provide us with the State's final approval report, which would fulfill the requirements of our ordinance. Let me know of any thoughts you have.

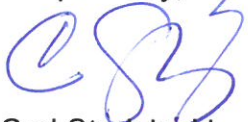
In other news, as mentioned before, the Insurance Services Office (ISO) recently evaluated our Building Department and rated us in the highest category for both commercial and residential. Staff is very proud of this assessment as this is not an easy distinction to achieve. Another item that may be of interest is our fee schedule in

comparison to other jurisdictions. The International Code Council (ICC) recently sent us their updated fee schedule. The data is a national average and does not take into account any regional cost differences. As such, the use of regional cost modifiers is subject to the authority having jurisdiction. It would appear that we are approximately 40% (depending on use group and construction type) lower than the national average in determining permit fees. It should be noted that we have not raised permit fees in ten years, and have only raised fees twice in the last 22 years. This is not to be considered an advocacy or recommendation. It is merely intended for informational purposes and may become useful knowledge at some time in the future.

Despite the fact that construction investment in Garfield Township should remain relatively strong in 2019, we cannot predict where the economy is headed, or predict any revenue projections. However, based on our history, I am quite confident that construction activity in 2019 should be good again. However we will probably return to our historical average as a year like 2018 will be difficult to replicate. Regardless, we will continue to emphasize exceptional customer service, communication, and public relations in order to maintain cooperative relationships.

If you have any questions, concerns, or comments regarding this report, please feel free to stop in and see me at anytime.

Respectfully,



Carl Studzinski
Building Official

attachment

Charter Township of Garfield

Building Department

3848 Veterans Drive

Traverse City, MI 49684

Telephone (231) 941-1620 FAX (231) 941-1588

ANNUAL REPORT- 2018

Building Permits Issued.....	333
Value of Construction.....	\$52,032,693
Building Permit Fees Collected.....	\$ 269,684
Property Maintenance Inspection Fees Collected.....	\$ 900
Miscellaneous Invoices: See Note.....	\$ 1,262
Total Permit Revenue.....	\$ 271,846

Item	# Of Permits	Construction Value
Single Family Homes	72	\$ 15,793,313
New Commercial Buildings	14	\$ 15,683,871
Commercial Alterations	53	\$ 18,952,732
Residential Alterations	22	\$ 701,747
Misc. Permits (See Note)	172	\$ 901,030

Note:

Miscellaneous permits include residential garages, demos, decks, mobile homes, pole barns, extensions, solar panels, carports, swimming pools, commercial utility, paint booths, Shell Only and change of use permits.

Miscellaneous invoices include addendums /additions to existing permits, temporary occupancy fees, preliminary and additional plan review fees, re-inspection fees and copy fees.



Charter Township of Garfield

Grand Traverse County

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

To: Garfield Township Board of Trustees

From: Michael Green, AICP, Zoning Administrator
 Thom Schmuckal, Ordinance Enforcement Officer
 Dorothy Petroskey, Building and Land Use Assistant

2018 Zoning Department Activities

Please find below the Zoning Department's 2018 activities. These activities include permits and enforcement, as well as, administrative site plan review, storm water review, and Zoning Board of Appeals.

Permit Activity

Total Permits Issued	2018	2017	2016	2015	2014	2013	2012
Land Use (see table below)	163	183	195	139	153	163	106
Outdoor Sale	19	20	27	22	27	13	15
Sign	145	139	133	163	153	117	133
Total	328	342	355	324	333	293	254

	2018	2017	2016	2015	2014	2013	2012
Accessory Structures	15	23	40	23	25	28	14
Change of Use	6	3	8	13	13	13	5
Commercial New	12	11	11	8	6	3	1
Com Repair/Add/Alter	11	19	18	10	4	10	15
Deck	3	11	16	7	7	7	8
Earth Change/Mass Grading	7	5	2	3	17	8	5
Misc.	17	23	14	17	8	4	6
Multi (inc. Duplex)	3	4	20	4	35	0	4
Res Add/Alter/Repair	16	14	12	8	9	19	13
Single Family Dwelling	73	70	54	46	29	71	35

Overall, permit activity in 2018 is slightly lower than 2014, 2016, 2017 but higher than in 2012, 2013 and 2015. Accessory structures, commercial permits, single-family dwellings, multi-family housing, decks, and other residential additions were up from last year. Significant projects this year included the Ridges at 45 Apartments (Phase 3), Bedroom Company, Action Water Sports, Serra Toyota,

Opperman Electric, Traverse Area Machining, Ashland Park/Traditions PUD and various commercial/industrial redevelopment projects throughout the township.

Ordinance Enforcement

On a daily basis, Officer Schmuckal looks for violations and responds to reported violations. He takes pictures and submits all potential violations, who sends a letter and answers phone calls related to the violations. Total complaints received by this office in 2018 were 140, which is slightly more than the 136 complaints received in 2017. These are complaints where a letter was sent and does not include an additional 87 violations that Officer Schmuckal handled while in the field by verbally informing businesses of their violations, all of which resulted in voluntary compliance. When a violation of an Ordinance is found a letter of information is sent to inform the individual of the violation. After a follow up inspection, if the violation is not resolved, a letter of violation is sent to the individual. Throughout 2018, a total of 342 inspections were performed resulting in the issuance 122 Information Letters, 57 Violation Letters, and 40 Civil Infraction tickets, compared to 140 Information letters, 82 Violation letters, and 35 Civil Infraction Tickets issued in 2017.

Throughout 2018, 151 violations were resolved and 14 remain unresolved. This office will continue to take the necessary action in 2019 to resolve the remaining violations.

Rental Inspections

Pursuant to the Garfield Township Property Maintenance Code (Ordinance #55), this office performed required biannual inspections of four (4) multi-family complexes and hotels throughout 2018, in which ten (10) percent of all units in each complex or hotel were inspected. No complaints were received for alleged violations of the Property Maintenance Code in 2018.

Michigan Public Act 14 of 2016, "The Housing Law", was adopted by the Michigan Legislature and signed by Governor Snyder. This new act features the following provisions that allow Garfield Township more flexibility as to when inspections must occur:

1. Reports for inspections performed by the U.S. Department of Housing and Urban Development or other governmental agencies can be substituted for township inspections. This would decrease duplicate inspections of the same rental units by multiple agencies. Managers from apartment complexes have inquired as to the need for multiple agency inspections.
2. Minimum periods between inspections have dropped from every two (2) years to every four (4) years, with provisions for inspections every six (6) years for developments where recent inspections found no violations and ownership hasn't changed.

If the Township would choose to enact any of the above changes, the Property Maintenance Code would need to be amended.

Administrative Reviews

This year there were twenty-four (24) administrative site plans reviewed which are for new commercial construction and for commercial/industrial additions, down from thirty-one (31) reviewed in 2017. The site plan reviews are to verify compliance with parking, setbacks, landscaping, lighting, and other portions of the Zoning Ordinance. There were twenty-one (21) storm water reviews conducted for the Zoning Department related to commercial projects, down slightly from twenty-three (23) conducted in 2017. The Zoning and Storm Water Ordinances require that all storm water must be maintained on the site and cannot run off onto adjacent sites. For this review, the Township collects money in an escrow account from the developer and the Township sends the review to an engineer to verify compliance with the Ordinances. The fees charged to the Township for the review are paid out of the escrow account related to the project.


The Zoning Office also provided sixteen (16) Zoning Compliance Letters to businesses that requested information on the zoning district, permitting information, and approval process in writing related to their properties, a large increase from seven (7) in 2017. In addition to Zoning Compliance Letters, this office also responds to Freedom of Information Requests received by the Township Clerk.

Zoning Board of Appeals (ZBA)

ZBA Activity	2018	2017	2016	2015	2014	2013	2012
Cases (Interpretations, Variances, Appeals)	2	6	6	4	2	4	3
No. of Meetings Held	4	4	6	6	3	4	4

The Zoning Board of Appeals only considered two (2) cases in 2018, compared to six (6) cases each in 2016 and 2017, four (4) in 2015 and two (2) in 2014. Of the two (2) cases considered in 2018, one (1) was an interpretation request and the other one (1) was a variance request. Both requests were related and pertained to a single project. The purpose of the Zoning Board of Appeals is to consider all applications for interpretations, variances, and appeals and to take testimony and evidence as they may arise in the administration of the Zoning Ordinance.

If you have any questions or would like more information, please feel free to call.

 Charter Township of Garfield Planning Department Report No. PD 2018-121		
Prepared:	December 18, 2018	Pages: 1 of 1
Meeting:	January 8, 2019 Township Board	Attachments: <input checked="" type="checkbox"/>
Subject:	Proposed Amendment to Sec. 512 – Service Drives-Introduction	

BACKGROUND:

After discussing several drafts over the course of several Work Sessions, at their September 26, 2018 Work Session, the Planning Commission held a public hearing and unanimously recommended to the Township Board that the Zoning Ordinance be amended to replace the existing Section 512 – Service Drives with a new Section 512 – Access Management and Restrictions.

However, just prior to taking the recommended amendment for introduction to the Township Board, Staff noticed a couple of areas in the amendment that might have the potential to be exploited and made revisions accordingly. After the revisions were completed, the revised amendment was introduced to the Planning Commission at its October 10, 2018 Regular Meeting.

At the October 10th meeting, Commissioners expressed that they generally view the revised amendment in a favorable light and unanimously passed a motion scheduling a public hearing on the amendment for December 12, 2018. However, during the October 10th meeting, it was suggested that agricultural driveways in particular be exempted from the new separation standards.

At the December 12, 2018 Planning Commission Regular Meeting, Staff brought a revised draft of Sec. 512 that exempts agricultural driveways to Commissioners and, following the public hearing, Commissioners unanimously passed a motion recommending to the Township Board that the amendment be adopted.

ACTION REQUESTED:

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

MOTION THAT the amendment to Section 512 – Service Drives in the Zoning Ordinance recommended by the Planning Commission, as presented in Planning Department Report 2018-121, BE SCHEDULED for a public hearing for February 12, 2019.

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

Attachments:

1. Planning Commission’s recommended draft of Section 512 — Access Management and Restrictions

SECTION 512 ACCESS MANAGEMENT and RESTRICTIONS

The intent of this Section is to provide safe and efficient travel along public roadways within Garfield Township. Due to the rapid and continuous growth of our community, the implementation of access management standards is necessary for undeveloped lands and the redevelopment of lands. These roadways tend to serve higher volumes of regional traffic and require increased access control measures to preserve their traffic functionality and safety. There is no inherent right to receiving access or additional access to a parcel or parcels.

1. Reviewing Authority

- a. The Planning Commission shall be the reviewing authority regarding access for the development of property and shall have the authority to require a reduction in current or proposed road access locations and/or require shared access to one (1) or more parcels.
- b. The Zoning Administrator shall review driveways to newly created single-family lots with frontage on a County Road.

2. Access Control Measures

All land located within a single property tax code and fronting on a state highway or county road shall be entitled to one (1) driveway or road access per existing parcel. Parcels when subsequently subdivided for the purpose of development, either as metes and bounds described parcels, platted subdivision, condominium developments, and/or projects subject to Sections 422-429 of this Ordinance shall be accessed by public or private roads, service drives, or other approved means of shared access that limits access to public roadways.

3. Qualifying Standards for Additional Access

- a. Access to land fronting a County Road may be permitted to exceed one (1) driveway or road access per existing parcel provided that each of the following standards can be met:
 - i. The request is not a result of a self-created issue by current or previous ownership.
 - ii. The request is not contrary to a previously approved plan or project that limited access to the parcel.
 - iii. Cross-access easements are provided to adjacent properties and all parcels are interconnected to achieve the intent of this Section.
 - iv. Each additional access is located in such a manner that there is a minimum of 300 feet of separation measured from centerline to centerline of current and proposed road access.
- b. Access to land located along Hartman~~n~~ and Hammond Roads may be permitted to exceed one (1) driveway or road access per existing parcel provided that there is a minimum of 400 feet of separation measured from centerline to centerline of current and proposed road access, and provided further that the standards in Section 3a i, ii, and iii above can be met.

- c. All lands fronting on US-31 may be permitted to exceed one (1) driveway or road access per existing parcel provided that there is a minimum of 600 feet of separation between each road access measured from centerline to centerline of current and proposed road access, and provided further that the standards in Section 3a i, ii, and iii above can be met.

4. Relief and Flexibility

- a. The Planning Commission may allow relief from the separation standard stated in Section 3 above provided that the applicant can meet the Qualifying Standards of Section 3, and further provided that the each of the following standards can be met:
 - i. The applicant has demonstrated that the access separation required under this Section is not feasible due to a public safety concern OR additional access in strict compliance with the access separation required under this Section will be detrimental to natural features such as streams, wetlands, steep slopes, or other natural features.
 - ii. The separation distance is the minimum possible to satisfy the separation intent of this Section.
 - iii. The additional access is located the minimum distance from proposed and existing road access.
 - iv. The request is not a means of circumventing the intent of this Section or the Ordinance.
- b. The Zoning Administrator may allow relief from the separation standard stated in Section 3 above in the case of single-family residences provided that each of the following standards can be met:
 - i. The creation of the lot is for the purpose of one (1) single-family residence.
 - ii. The access to the parcel is permitted by the Grand Traverse County Road Commission (GTCRC) and meets all required County standards.
 - iii. The request is not a means of circumventing the intent of this Section or the Ordinance.
- c. The Zoning Administrator may allow relief from the separation standard stated in Section 3 above in the case of agricultural driveways provided that each of the following standards can be met and continue to be met:
 - i. The proposed driveway remains permitted as an Agricultural Entrance by the GTCRC in the case of a county road or is permitted as a Residential Driveway or Farm Field Driveway by the Michigan Department of Transportation (MDOT) in the case of a state highway.
 - ii. The proposed driveway serves an Agricultural Operation as defined in this Ordinance in the determination of the Zoning Administrator.
 - iii. The request is not a means of circumventing the intent of this Section or the Ordinance.

5. Service Drive Design Standards

When applicable, the applicant shall submit an engineered plan for the review of a service drive by the Township Engineer for compliance with engineering, construction, stormwater, and/or traffic standards, if necessary.

- a. At the minimum, service drives shall be constructed at a width of twenty (20) feet and shall be constructed in accordance with the Design Guidelines – AASHTO Interim Structural Pavement Design Procedure Adopted for All Season County Roads, as amended.
- b. At the minimum, a 15-foot snow storage and landscaping area on either side of the service drive or the equivalent shall be provided.
- c. The access drive shall be constructed of a hard surface such as asphalt, concrete, permeable pavement or pavers, or similar materials approved by the Township, but not including gravel.
- d. Adequate stacking and maneuvering shall be provided to avoid unnecessary vehicular stacking hazards.
- e. The approval document and engineered plan shall be recorded in accordance with Section 425.H of the Ordinance.
- f. Construction of the service drive shall be required prior to the issuance of a Certificate of Occupancy for a permitted use.

6. Maintenance

- a. A joint maintenance agreement addressing the standards of Section 521.F(3) - Private Street Maintenance Agreement shall be entered into and recorded with any Service Drive at the Grand Traverse County Register of Deeds.
- b. Joint maintenance agreements shall be recorded as a general deed restriction and shall bind the owners, including their successors and assigns, of all lots, parcels, or condominium units with access to the service drive.

7. Limited Use

- a. In order to avoid undue interference with the shared use of any Service Drive, uses such as storage, display, loading or unloading, or similar actions that interfere with the use of a Service Drive are prohibited.
- b. Any access, including construction access, shall be in accordance with the approved plan.

8. Existing Projects

Projects previously approved either as platted subdivision, condominium development, and/or projects subject to Sections 422-429 of this Ordinance shall follow the Major Amendment procedure to request additional access to applicable roadways. No inherent right exists to receive additional access to a parcel regardless of meeting the separation distance.

Amy Simon

From: Chuck Korn
Sent: Wednesday, December 26, 2018 1:40 PM
To: Amy Simon
Subject: FW: Silver Lake 2018 Annual Report
Attachments: Silver Lake Annual Report RLS 2018.pdf

Importance: High

Correspondence 1/8/19

From: Jennifer Jones [<mailto:jenniferj@restorativelakesciences.com>]
Sent: Monday, December 17, 2018 9:09 PM
To: Chuck Korn; Scot Ogden; Nicole B
Subject: Silver Lake 2018 Annual Report
Importance: High

All,

Season's Greetings! Best to you and your families for the holidays. Attached you will find the 2018 annual lake progress report. We look forward to another great year on the lake in 2019!

Sincerely,
Jennifer

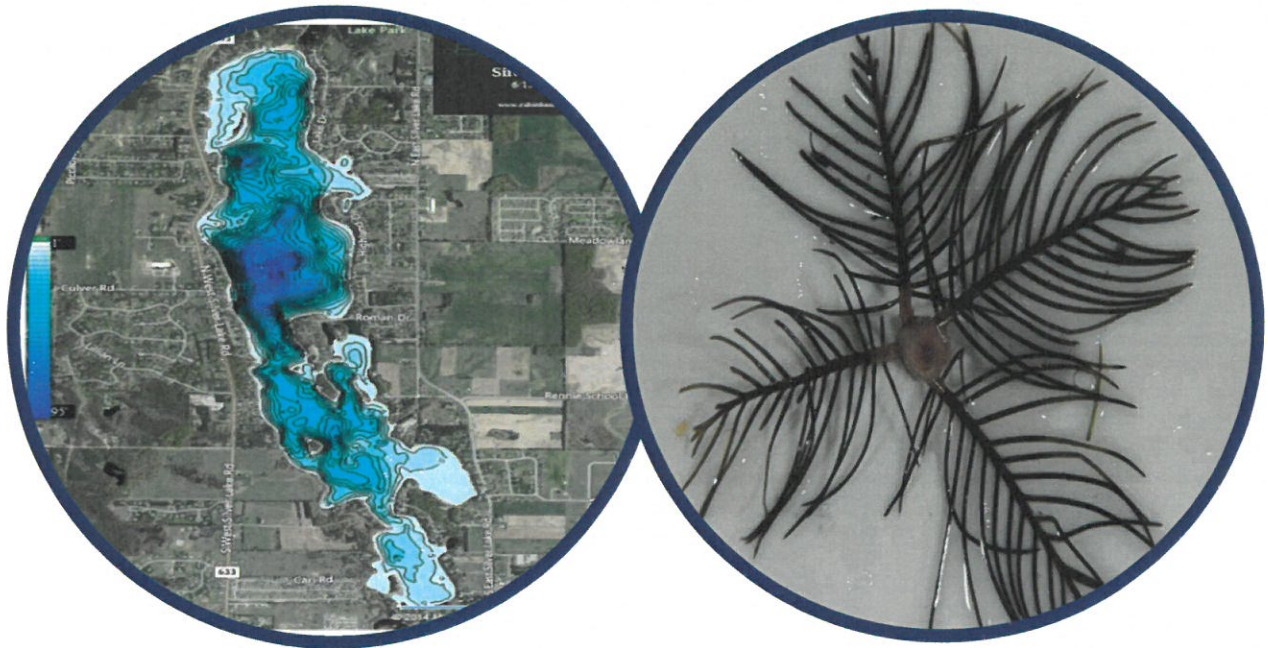
Jennifer L. Jermalowicz-Jones, PhD
Water Resources Director
Restorative Lake Sciences
18406 West Spring Lake Road
Spring Lake, MI 49456
616.843.5636
jenniferj@restorativelakesciences.com
<http://www.restorativelakesciences.com>

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Silver Lake 2017 State of the Lake Report and 2018 Management Recommendations



December, 2018

Silver Lake 2018 State of the Lake Report and 2019 Management Recommendations (2007-2018)



© Restorative Lake Sciences
18406 West Spring Lake Road
Spring Lake, Michigan 49456
Email: info@restorativelakesciences.com
Website: <http://www.restorativelakesciences.com>

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2018 Silver Lake “State of the Lake” Summary

The following information is a summary of key lake findings collected during the spring and summer of 2018.

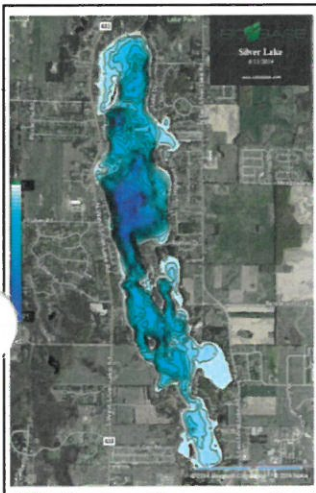
The overall condition of Silver Lake is ranked in the top 10% of developed lakes of similar size in the state of Michigan. The water clarity was between 18 feet at the lowest and 34 feet at the highest in 2018 which is excellent. Some of this clarity is due to filtration of the water by Zebra Mussels and by the presence of dense sediments that do not cause turbidity in the water column (i.e. sands). Additionally, the lake has enough nutrients (phosphorus and nitrogen) to support some algae and submersed aquatic plant growth, but the nutrient levels are considered moderately low. Invasive species such as Eurasian Watermilfoil (EWM) are able to grow in moderately low nutrient waters and thus are a challenge to the Silver Lake ecosystem. It has been particularly a challenge since the milfoil in Silver Lake had been recently genetically determined to be HYBRID, which makes it much more resistant or tolerant to aquatic herbicides and thus much higher doses will be needed for effective control in the future. Protection of the 19 native aquatic plant species is paramount for the health of the lake fishery and these plants should not be managed unless they are a nuisance to lakefront property owners and possess navigational and recreational hazards (i.e. lily pads in shallow areas).

The lake does experience depletion of dissolved oxygen with depth during mid-summer which is common for a deep lakes that stratifies. Overall, the lake is moderate in alkalinity and neutral in pH. Conductivity is also moderate. Chlorophyll-a concentrations remain low in the spring and summer which is why the water remains so clear throughout the season.

Silver Lake Water Quality Data (2007-2018)

Water Quality Parameters Measured

There are hundreds of water quality parameters one can measure on an inland lake but several are the most critical indicators of lake health. These parameters include water temperature (measured in °F), dissolved oxygen (measured in mg/L), pH (measured in standard units-SU), conductivity (measured in micro-Siemens per centimeter- $\mu\text{S}/\text{cm}$), total alkalinity or hardness (measured in mg of calcium carbonate per liter-mg CaCO_3/L), total dissolved solids (mg/L), Secchi transparency (feet), total phosphorus and total nitrate nitrogen (both in $\mu\text{g}/\text{L}$), chlorophyll-*a* (in $\mu\text{g}/\text{L}$), and algal species composition. Graphs that show trends for each parameter in spring and late summer of each year are displayed below. Water quality is measured in the deep basins of Silver Lake in spring and late summer of each year. Trend data was calculated using mean values for each parameter for each season over each sampling location. Table 1 below demonstrates how lakes are classified based on key parameters. Silver Lake would be considered oligotrophic (relatively unproductive) since it does contain low nutrients yet some invasive aquatic vegetation growth which can grow in low nutrient waters. General water quality classification criteria are defined in Table 1. 2018 water quality data for Silver Lake is shown below in the associated graphs.



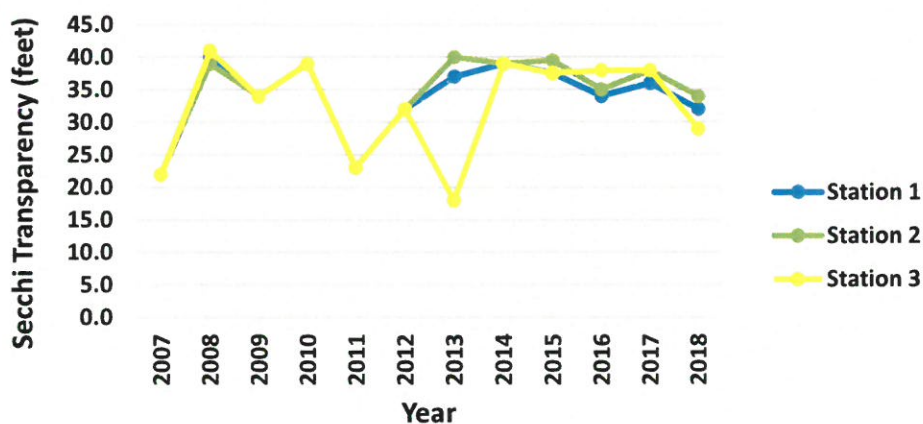
<i>Lake Trophic Status</i>	<i>Total Phosphorus ($\mu\text{g L}^{-1}$)</i>	<i>Chlorophyll-<i>a</i> ($\mu\text{g L}^{-1}$)</i>	<i>Secchi Transparency (feet)</i>
Oligotrophic	< 10.0	< 2.2	> 15.0
Mesotrophic	10.0 – 20.0	2.2 – 6.0	7.5 – 15.0
Eutrophic	> 20.0	> 6.0	< 7.5

Table 1. Lake trophic classification (MDNR).

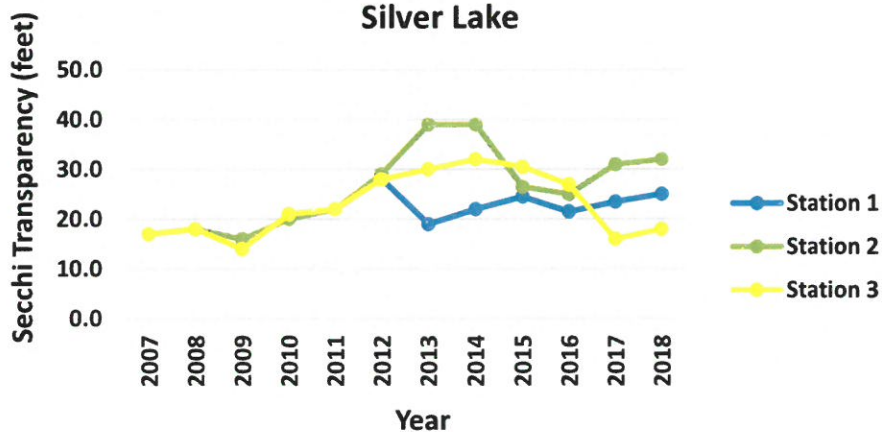
Water Clarity (Transparency) Data

Elevated Secchi transparency readings allow for more aquatic plant and algae growth. The transparency throughout Silver Lake is adequate (18-34 feet) to allow abundant growth of algae and aquatic plants in the majority of the littoral zone of the lake. Secchi transparency is variable and depends on the amount of suspended particles in the water (often due to windy conditions of lake water mixing) and the amount of sunlight present at the time of measurement. Other parameters such as turbidity (measured in NTU's) and Total Dissolved Solids (measured in mg/L) are correlated with water clarity and show an increase as clarity decreases. The turbidity and total dissolved solids in Silver Lake was quite low in 2018 at less than 1.0 NTU's and 42 mg/L which is favorable.

Mean (Spring) Secchi Transparency in Silver Lake



Mean (Summer) Secchi Transparency in Silver Lake

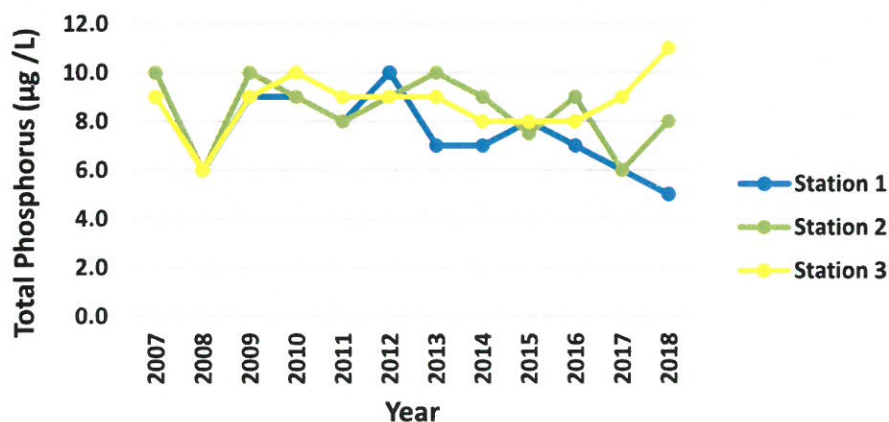


Total Phosphorus and Nitrogen

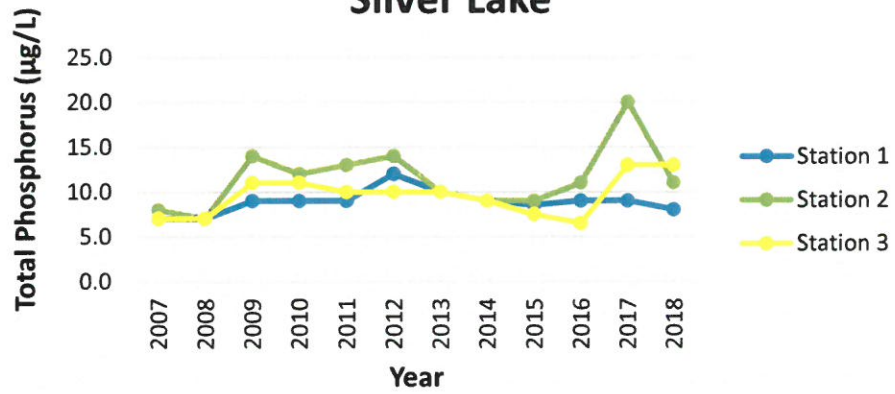
Total phosphorus (TP) is a measure of the amount of phosphorus (P) present in the water column. Phosphorus is the primary nutrient necessary for abundant algae and aquatic plant growth. TP concentrations are usually higher at increased depths due to higher release rates of P from lake sediments under low oxygen (anoxic) conditions. Phosphorus may also be released from sediments as pH increases. This explains the elevated concentrations during summer when the dissolved oxygen of the lake is low at the lake bottom (beyond a depth of 45 feet). The pH of Silver Lake is high enough to allow for ample P-release from lake sediments. Fortunately, the TP levels in Silver Lake were quite low, even at the lake bottom with a mean of 8.0 µg/L during the spring and a mean of 10.0 µg/L during the summer of 2018.

Nitrogen originates from atmospheric inputs (i.e. burning of fossil fuels), wastewater sources from developed areas (i.e. runoff from fertilized lawns), agricultural lands, septic systems, and from waterfowl droppings. It also enters lakes through groundwater or surface drainage, drainage from marshes and wetlands, or from precipitation. Nitrates are the most troublesome in that they are highly mobile in groundwater and contribute to nuisance algal blooms which is the form commonly measured in the water column. Silver Lake contains more nitrogen than phosphorus which means that is a phosphorus-limited ecosystem. This means that any additional inputs of TP result in a marked response with algae and aquatic plant growth. Mean nitrate nitrogen was 70 µg/L in the spring and 35 µg/L in the summer. Spring values are usually higher due to increased runoff.

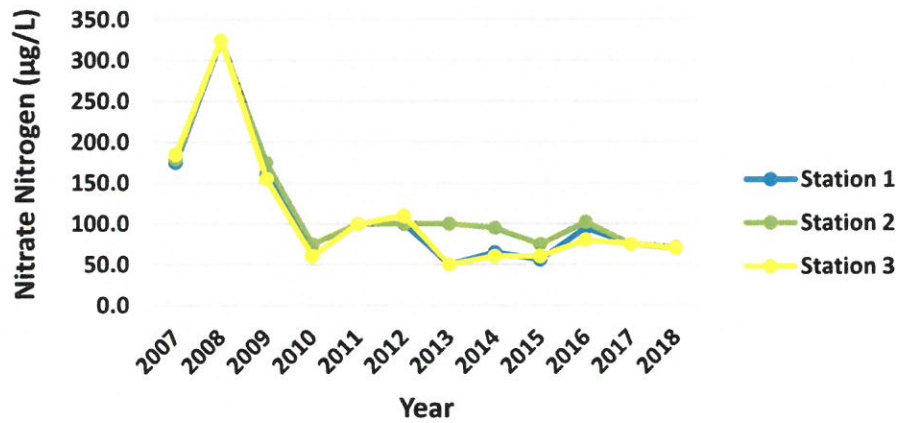
Mean (Spring) Total Phosphorus in Silver Lake



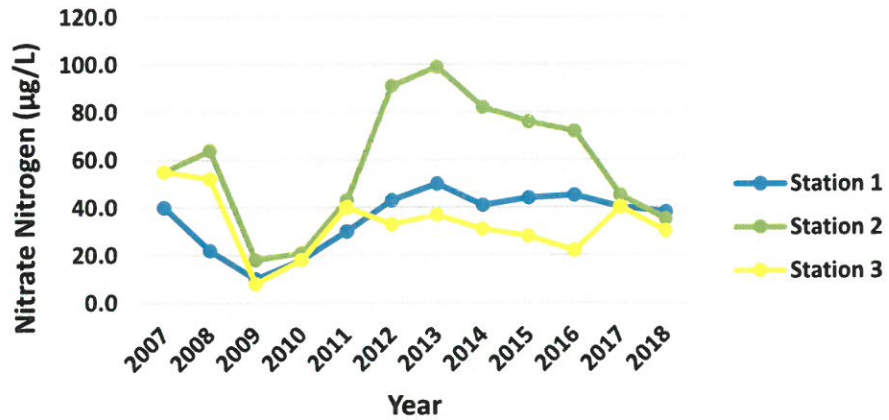
Mean (Summer) Total Phosphorus in Silver Lake



Mean (Spring) Nitrate Nitrogen in Silver Lake



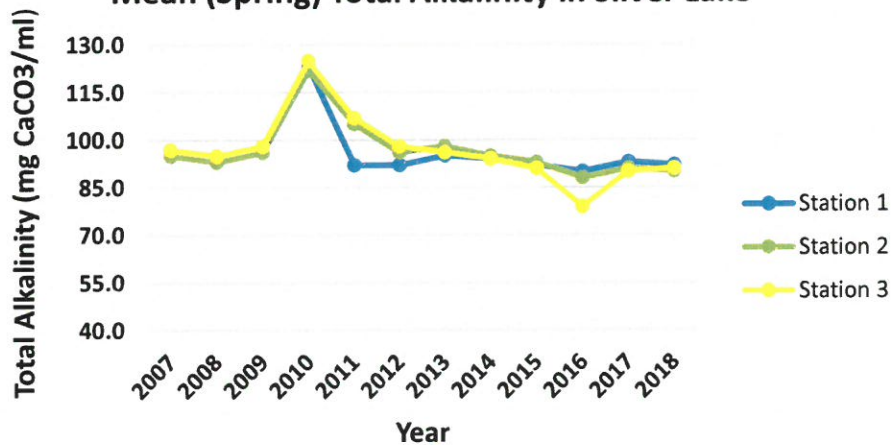
Mean (Summer) Nitrate Nitrogen in Silver Lake



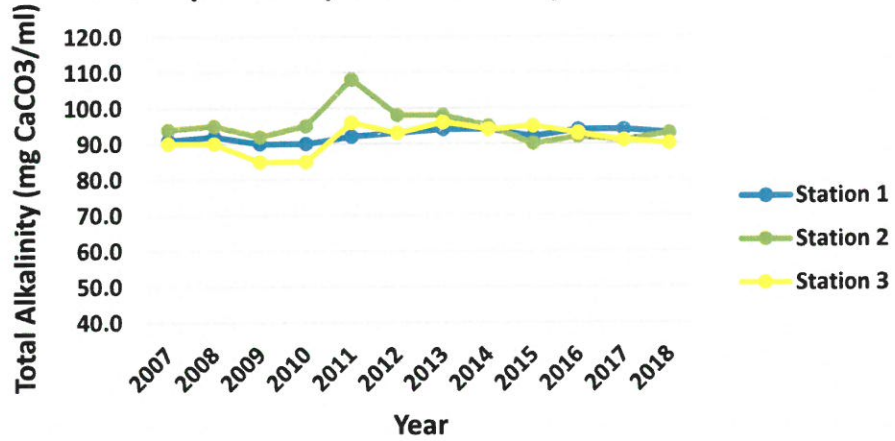
Total Alkalinity

Lakes with high alkalinity (> 150 mg L⁻¹ of CaCO₃) are able to tolerate larger acid inputs with less change in water column pH. Many Michigan lakes contain high concentrations of CaCO₃ and are categorized as having “hard” water. Total alkalinity may change on a daily basis due to the re-suspension of sedimentary deposits in the water and respond to seasonal changes due to the cyclic turnover of the lake water. The alkalinity of Silver Lake is moderate and indicates a moderately hard water lake that is well-buffered. The mean was 92 mg L⁻¹ of CaCO₃ in both spring and summer of 2018.

Mean (Spring) Total Alkalinity in Silver Lake



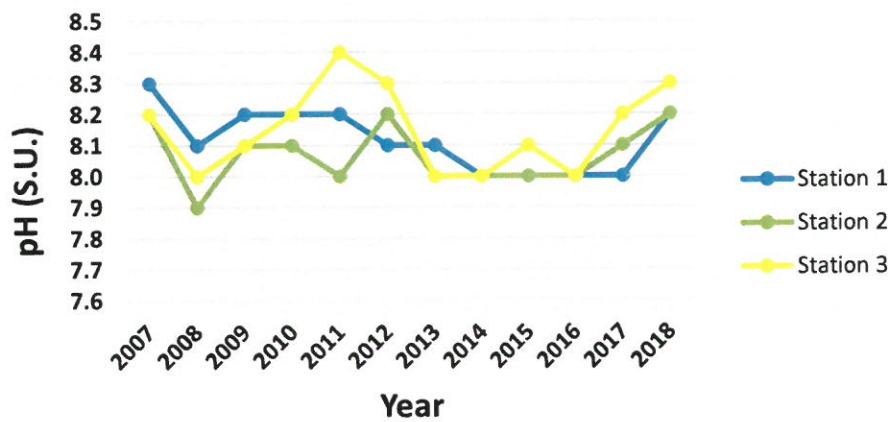
Mean (Summer) Total Alkalinity in Silver Lake



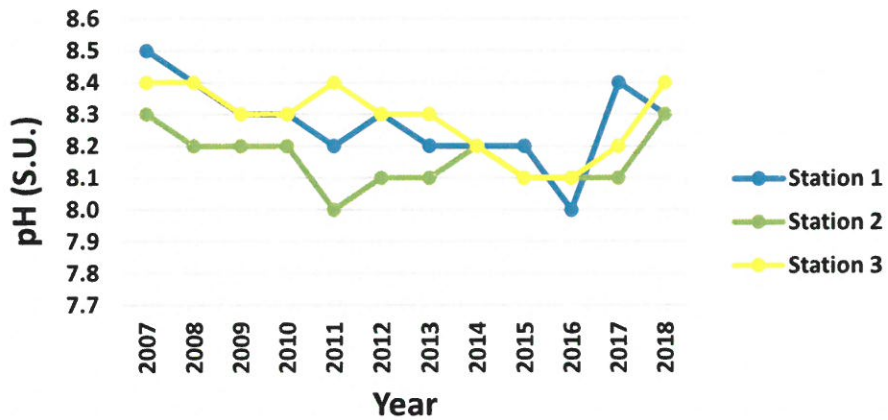
pH

Most Michigan lakes have pH values that range from 6.5 to 9.5. Acidic lakes (pH < 7) are rare in Michigan and are most sensitive to inputs of acidic substances due to a low acid neutralizing capacity (ANC). Silver Lake is considered “slightly basic” on the pH scale. The pH of Silver Lake has stabilized over the past several years to 8.2-8.4 S.U. which is ideal for an inland lake.

Mean (Spring) pH in Silver Lake



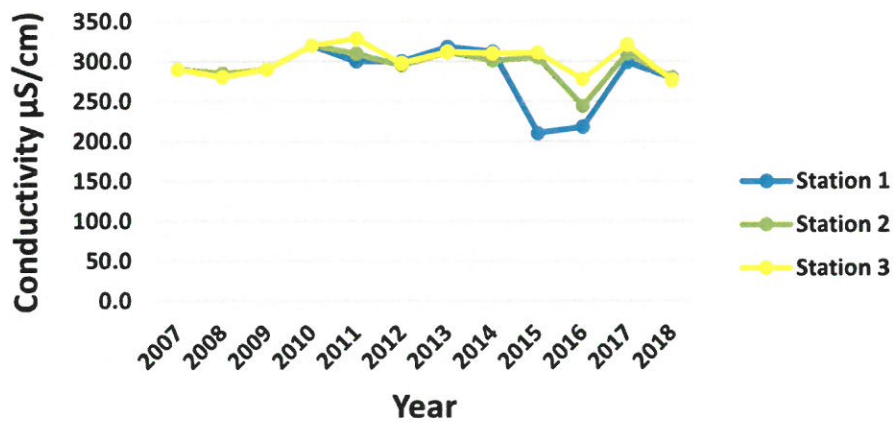
Mean (Summer) pH in Silver Lake



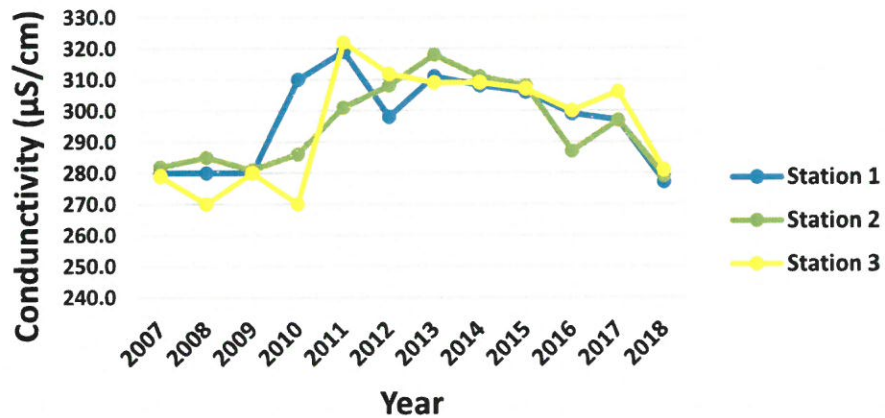
Conductivity

Conductivity is a measure of the amount of mineral ions present in the water, especially those of salts and other dissolved inorganic substances. Conductivity generally increases as the amount of dissolved minerals and salts in a lake increases, and also increases as water temperature increases. The conductivity values for Silver Lake were in a moderate range from 276-281 $\mu\text{S}/\text{cm}$ and were higher in the spring of 2018. Severe water quality impairments do not occur until values exceed 800 $\mu\text{S}/\text{cm}$ and are toxic to aquatic life around 1,000 $\mu\text{S}/\text{cm}$.

Mean (Spring) Conductivity in Silver Lake



Mean (Summer) Conductivity in Silver Lake

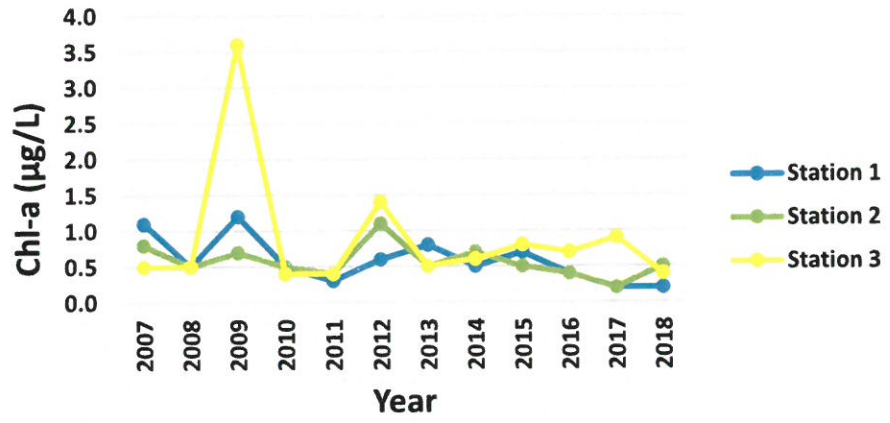


Chlorophyll-*a* and Algal Species Composition

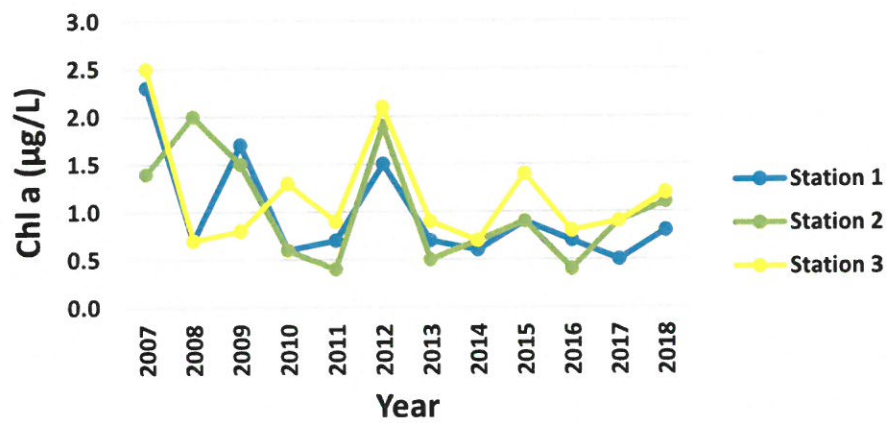
Chlorophyll-*a* is a measure of the amount of green plant pigment present in the water, often in the form of planktonic algae. High chlorophyll-*a* concentrations are indicative of nutrient-enriched lakes. Chlorophyll-*a* concentrations greater than $6 \mu\text{g L}^{-1}$ are found in eutrophic or nutrient-enriched aquatic systems, whereas chlorophyll-*a* concentrations less than $2.2 \mu\text{g/L}$ are found in nutrient-poor or oligotrophic lakes. The mean chlorophyll-*a* concentration in spring of 2018 was $0.3 \mu\text{g L}^{-1}$ and late summer was $1.0 \mu\text{g L}^{-1}$ in Silver Lake which are low values and correspond with the increased water clarity.

The algal genera were determined from composite water samples collected over the deep basins of Silver Lake in 2018 were analyzed with a compound bright field microscope. The genera present included the Chlorophyta (green algae): *Scenedesmus* sp., *Mougeotia* sp., *Chlorella* sp., *Cosmarium* sp., *Rhizoclonium* sp., *Spirogyra* sp., *Cladophora* sp., and *Chloromonas* sp. The Cyanophyta (blue-green algae): *Gleocapsa* sp., the Bascillariophyta (diatoms): *Synedra* sp., *Stephanodiscus* sp., *Navicula* sp., and *Tabellaria* sp. The aforementioned species indicate a diverse algal flora and represent a good diversity of alga with an abundance of diatoms that are indicative of great water quality.

Mean (Spring) Chlorophyll-a in Silver Lake



Mean (Summer) Chlorophyll-a in Silver Lake



Aquatic Vegetation Data (2018)

Status of Native Aquatic Vegetation in Silver Lake

The native aquatic vegetation present in Silver Lake is essential for the overall health of the lake and the support of the lake fishery. The most recent survey on June 23, 2018 determined that there were a total of 19 native aquatic plant species in Silver Lake. These include 15 submersed species, 2 floating-leaved species, and 2 emergent species. This indicates a moderate biodiversity of aquatic vegetation in Silver Lake. The overall % cover of the lake by native aquatic plants is low relative to the lake size and thus these plants should be protected unless growing near swim areas at nuisance levels. A list of all native aquatic plant species can be found below in Table 2.

The most dominant aquatic plant species included: 1) Elodea or Common Waterweed which has three tiny roundish leaves along a stem that are bright green. The plant grows in dense patches near docks and in shallow areas; 2) Large-leaf Pondweed which has dark brown wide leaves and forms a cabbage along the lake bottom before emerging into the water column and often forming a seed head. The plant emerges to the surface in shallow waters but serves as excellent fish cover and habitat; and 3) Chara, a macro alga that grows close to the lake bottom and has a strong, skunky odor and feels brittle. This plant serves as excellent fish spawning habitat.

Native Aquatic Plant Species Name	Aquatic Plant Common Name	Abundance in/around Silver Lake	Aquatic Plant Growth Habit
<i>Chara vulgaris</i>	Muskgrass	20.5	Submersed, Rooted
<i>Potamogeton pectinatus</i>	Thin-leaf Pondweed	11.6	Submersed, Rooted
<i>Potamogeton zosteriformis</i>	Flat-stem Pondweed	1.2	Submersed, Rooted
<i>Potamogeton robbinsii</i>	Fern-leaf Pondweed	8.6	Submersed, Rooted
<i>Potamogeton gramineus</i>	Variable-leaf Pondweed	12.9	Submersed, Rooted
<i>Potamogeton amplifolius</i>	Large-leaf Pondweed	22.4	Submersed, Rooted
<i>Potamogeton praelongus</i>	White-stem Pondweed	5.0	Submersed, Rooted
<i>Potamogeton illinoensis</i>	Illinois Pondweed	13.8	Submersed, Rooted
<i>Potamogeton natans</i>	Floating-leaf Pondweed	2.0	Submersed, Rooted
<i>Potamogeton pusillus</i>	Small-leaf Pondweed	2.6	Submersed, Rooted
<i>Vallisneria americana</i>	Wild Celery	7.1	Submersed, Rooted
<i>Utricularia vulgaris</i>	Bladderwort	1.0	Submersed, Non-Rooted
<i>Ceratophyllum demersum</i>	Coontail	1.0	Submersed, Non-Rooted
<i>Elodea canadensis</i>	Common Waterweed	26.9	Submersed, Rooted
<i>Najas guadalupensis</i>	Southern Naiad	2.1	Submersed, Rooted
<i>Nymphaea odorata</i>	White Waterlily	3.0	Floating-Leaved, Rooted
<i>Nuphar variegata</i>	Yellow Waterlily	3.2	Floating-Leaved, Rooted
<i>Brasenia schreberi</i>	Watershield	1.0	Floating-Leaved, Rooted
<i>Typha latifolia</i>	Cattails	1.0	Emergent
<i>Schoenoplectus acutus</i>	Bulrushes	1.1	Emergent

Table 2. Silver Lake Native Aquatic Plant Species (June 23, 2018).

Invasive (Exotic) Aquatic Plant Species

The amount of Eurasian Watermilfoil present in Silver Lake varies each year and is dependent upon climatic conditions, especially runoff-associated nutrients. The June 23, 2018 survey revealed that approximately 10 acres of milfoil in the north section of the lake, 10 acres in the central section, and 10 acres in the south section of the lake. This was likely a result of a seed bank explosion which can occur at any time on lakes that have been infested with milfoil. All milfoil areas were treated with the systemic high dose granular 2, 4-D (Sculpin G at 250 lbs. /acre and Renovate OTF at 250 lbs. /acre). The treatment was successful overall but late in the season on September 24, 2018, RLS found a small 0.5 acre area in the mid-section of the lake that will be addressed in spring of 2019 if it survives the winter. Treatment maps for each of these invasive species are shown in the maps below.



Eurasian Watermilfoil with lateral stems, seed head, and leaves



Distribution of EWM throughout the North Section of Silver Lake (June 23, 2018).



Distribution of EWM throughout the Central Section of Silver Lake (June 23, 2018).



Distribution of EWM throughout the South Section of Silver Lake (June 23, 2018).



Distribution of Late-Season EWM throughout Silver Lake (September 24, 2018).

Management Recommendations for 2019

Continuous aquatic vegetation surveys are needed to determine the precise locations of EWM or other problematic invasives in Silver Lake. These surveys should occur in early to mid-June and again post-treatment in 2018. Staff from RLS are always present to oversee the herbicide treatments.

Due to the relative scarcity of native aquatic vegetation in Silver Lake, the treatment of these species with aquatic herbicides is not recommended (one exception is the overgrowth of lily pads or Elodea in some of the bay areas if desired. The plan for 2019 includes the use of higher doses of systemic aquatic herbicides due to the genetically determined strains of hybrid milfoil that require such doses for effective treatment. Higher doses such as Sculpin G® at a dose of 250 lbs. /acre would be recommended offshore and a dose of 250 lbs. /acre for Renovate OTF® nearshore for effective control of the hybrid milfoil. Note: If the EWM is found in deeper waters, higher doses may be needed.

Water quality parameters in the main lake will also be monitored and graphed with historical data to observe long-term trends.

In conclusion, Silver Lake is a healthy lake with good aquatic plant biodiversity, excellent water clarity, moderately low nutrients, and a healthy lake fishery. Management of the EWM and protection of the water quality are paramount for the long-term health of the lake.

Glossary of Scientific Terms used in this Report

- 1) Biodiversity- The relative abundance or amount of unique and different biological life forms found in a given aquatic ecosystem. A more diverse ecosystem will have many different life forms such as species.
- 2) CaCO₃- The molecular acronym for calcium carbonate; also referred to as “marl” or mineral sediment content.
- 3) Eutrophic- Meaning “nutrient-rich” refers to a lake condition that consists of high nutrients in the water column, low water clarity, and an over-abundance of algae and aquatic plants.
- 4) Mesotrophic- Meaning “moderate nutrients” refers to a lake with a moderate quantity of nutrients that allows the lake to have some eutrophic qualities while still having some nutrient-poor characteristics
- 5) Oligotrophic- Meaning “low in nutrients or nutrient-poor” refers to a lake with minimal nutrients to allow for only scarce growth of aquatic plant and algae life. Also associated with very clear waters.
- 6) Sedimentary Deposits- refers to the type of lake bottom sediments that are present. In some lakes, gravel and sand are prevalent. In others, organic muck, peat, and silt are more common.

Grand Traverse Conservation District
December 2018 Report

CONSERVATION TEAM

OWNER/PARKLAND: City of Traverse City – Brown Bridge Quiet Area

Administration

- Attended a City Commission meeting in support of the draft rules for Brown Bridge.
- Prepared 2019 draft Conservation Team Work Plan

Routine Monitoring and Maintenance

- Performed routine trailhead/parking lot inspections to refill dog waste bags and pick up trash
- Cleaned and restocked vault-toilets at BBQA parking lots
- Cleared trailhead parking lots of snow
- Coordinated with City's Parks and Rec with hazardous tree removal near canoe landing
- Cleared trails of fallen trees with chainsaws

Other

- Surveyed and mapped invasive phragmites on BBQA bottomlands
- Performed a reconnaissance of oil well sites to determine source of noise complaints
- Began planning for BBQA pole barn enhancements to follow garage door installations

OWNER/PARKLAND: Garfield Township – Various

Administration

- Prepared 2019 draft Conservation Team Work Plan
- Met with Eric Perdonic, Twp. Deputy Planner, and Pete Zirnhelt, to devise winter grooming plans at Silver Lake Recreation Area.

Routine Monitoring and Maintenance

- Cleared and chain-sawed fallen trees across trails at various Garfield parklands.
- Removed illegal dumping of yard waste at the Commons' Long Lake Rd Trailhead
- Followed-up on report of emergency vehicles at the Commons Long Lake Trailhead
- Performed routine trailhead checks to changed dog waste bags and pick up litter, etc.
- Cleared a tree obstructing stream flow at Commons Natural Area resulting in over-flow on Greenspire School property.
- Prepared and pruned trails to accommodate winter grooming efforts at Silver Lake Recreation Area.
- Inspected reported motorized vehicle tracks at Commons (GT County Sheriff's Dept.).
- Blew off boardwalks, trailheads, and timber infrastructure of leafy debris as necessary.

Other

- Met with Board of County Commissioners regarding the purchase of a parcel of property off Cass Road where Miller Creek flows. The property will allow for the development of a by-pass channel that will help to reduce or eliminate flood flows to the north behind Cass Road businesses that currently experience flooding. The property connects with the Township's Miller Creek Nature Reserve.
-

OWNER/PARKLAND: Grand Traverse County – Natural Education Reserve

Administration

- Prepared 2019 draft Conservation Team Work Plan.
- Provided updates to the NER Advisory Committee.
- Coordinated volunteer work events with TART and the Grand Traverse Hiking Club for continued connectivity along the Boardman River Trail.

Routine Monitoring and Maintenance

- Provided routine trailhead checks to replace dog waste bags, pick-up litter, etc.
- Fixed and replaced cedar rail fencing as needed.
- Cleared trails of debris and limbs as needed.
- Changed seasonal posters at trailhead information stations.

Grants

- Submitted a grant application through the Monarch Watch program for several thousand FREE milkweed plugs to help restore Boardman and Sabin bottomlands.
- Secured plant orders through EQIP MOA funding for spring planting efforts on Boardman and Sabin bottomlands.
- Awarded \$7,500 from the Traverse City Track Club to reconnect boardwalk along the former Beaver Pond loop.

Other

- Met with Sabin Dam removal engineers (AECOM) and contractors (Job Site Services) to establish a recreational (benched) trail during final grading just below where the paved Sabin Dam access road was cut off as part of the dam removal process. Contractors also installed a stormwater basin where the access road terminates to capture runoff from the remaining road above. District staff requested that the basin be placed in such a way that allowed for public access to the benched trail. The engineers and contractors agreed with the request.
 - Met with Job Site Services to determine
 - Continued construction of the Boardman River Trail on the NER in collaboration with TART
 - Assisted with the installation of an automatic door opener at Boardman River Nature Center
 - Attended monthly Implementation Team meeting re: dams removal projects and provided *Bottomlands Update* to the group.
-

OWNER/PARKLAND: Recreational Authority – Hickory Meadows

Administration

- Prepared 2019 draft Conservation Team Work Plan
- Attended and prepared the draft agenda for the monthly Hickory Meadows Advisory Committee (HMAC) meeting.
- Attended and provided updates at the monthly Rec Authority Board meeting.
- Communicated with City staff, contractors, and the HMAC regarding Hickory Hills infrastructure plans, including drain field construction on Meadows property.
- Solicited bids and confirmed orders for native trees and shrubs to plant along the planned buffer in spring.
- Assessed and mapped proposed trail route from M-72 trailhead.
- Coordinated an on-site walk along proposed trail from M-72 trailhead with the HMAC, Matt Cowall, and Commissioner Lewis, for feedback on tentative route set for spring installation.
- Researched and ordered native tree stock at nurseries for planned buffer along property boundary with Hickory Hills.
- Collaborated with the HMAC and Cathlyn Sommerfield, CS Research and Consulting, in further administration and analysis of qualitative user surveys.
- Contracted Wildlife and Wetland Solutions for woody shrub invasive species control.
- Attended Rec Authority special visioning session in collaboration with the Hickory Hills and Meadows Advisory Groups.

Routine Monitoring and Maintenance

- Visited trailheads weekly to refresh dog bags, pick-up trash, and check for maintenance needs.
- Cut and cleared down trees and branches along the trail system as necessary.
- Designed and installed temporary signage promoting trail etiquette on groomed winter trails
- Downloaded trail counters monthly for review and analysis.
- Continued to supply, collect, and record user surveys at main trailheads regularly.
- Changed seasonal posters at trailhead information stations to reflect winter topics.
- Monitored drain field construction from Hickory Hills improvement projects.
- Reviewed and mapped invasive species treatment efforts by contractors Wetlands and Wildlife Solutions

OWNER/PARKLAND: Rotary Camps & Services – East Creek Reserve & Canterbury Woods

Administration

- Prepared 2019 draft Conservation Team Work Plan

Routine Monitoring and Maintenance

- Performed regular trailhead inspections and picked up trash

Grants

- N/A

BOARDMAN RIVER STEWARDSHIP

- Prepared 2019 draft Work Plan
- Attended City of TC Tree Ordinance public meeting.
- Met with the WSC to discuss the idea of and potential funding options for a Boardman Collaborative that would oversee activity in the Boardman River Watershed as recommended in the Boardman Prosperity Plan.
- Prepared and submitted a Michigan Coastal Zone Management Program grant proposal to hire a consultant to prepare a Boardman River Access & Recreation Plan – Scoping Document. The Scoping Document is Phase-I of a multi-phase project that will identify key stakeholders, decision makers, design considerations, timeline, budget, funding opportunities, and other important factors for the development of a Boardman River Access & Recreation Plan in Phase-II. Phase-III is implementation of the recreation plan.

ENVIRONMENTAL EDUCATION

Nature Center Visitation this Month: 197
Program Participants this month: 144
Drop ins this month: 53
Nature Center Visitation this year: 6799

Nature Center Visitation Dec. 2017: 195
Program Participants Dec. 2017: 166
Drop-in Dec. 2017: 29
Nature Center Visitation since 2008: 85,622

Program Participation & Program Planning:

- 33 preschoolers and their families were served through our nature-based preschool program at the Boardman River Nature Center.
- Two NEST fieldtrip programs were completed serving 90 students. Two scheduled programs for January.
- Education team will be attending two professional development opportunities to better serve the planning and program execution process.
- Partnering with TBAISD to evaluate and market our programs as they relate to STEM activities.
- Two grants totaling \$27,500 were received to assist in Environmental Education programs at the Boardman River Nature Center and cooperative programming with the Invasive Species Network.
- Just under 5,000 individuals were served through our Environmental Education programming at the Boardman River Nature Center.
- ADA compliant automatic door openers were installed in the nature center to allow all members of the community access to the Boardman River Nature Center. These upgrades were provided by a grant from the Grand Traverse Band 2% funds.

MICHIGAN AGRICULTURE ENVIRONMENTAL ASSURANCE PROGRAM (MAEAP)

Farm Visits: 5 (Antrim/Grand Traverse), 2 (Benzie/Leelanau)

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

Farms Verified: 1

Updates:

- 12/4-12/6: Great Lakes Fruit, Vegetable, and Farm Market Expo (Phase 1)
- 12/10: Quarterly Meeting with Regional Coordinator of Conservation Programs
- 12/11: Grand Traverse Fruit Growers Council Meeting
- 12/19: Leelanau County Verification
- 12/20: Grand Traverse Local Emergency Planning Committee Meeting
- 12/20: Benzie Conservation District Board Meeting

Current Projects:

- Working with:
 - 12 Farms in Antrim
 - 18 Farms in Grand Traverse
 - 12 Farms in Leelanau
 - 3 Farms in Benzie
- 2019 Goals finalized and submitted to MDARD
- 2019 Employee Development Plans being crafted, submission in February.
- Planning MAEAP educational (Phase 1) sessions at 2019 Orchard and Vineyard Show, Northern Michigan Small Farms Conference, and Tree Fruit Management School (January and February)
- Promoting 2019 Cost-share opportunities
- Collaborating with USDA-NRCS District Conservationists to get producers into the MAEAP fund code for EQIP applications.
- Working on 2019 MAEAP reverifications.
- Serving on the agriculture industry committee for the MICareerQuest, an event coordinated by MichiganWorks
- Researching opportunities to provide “free of charge” pesticide/fertilizer cardboard recycling to area growers.
- Representing MAEAP and the Grand Traverse Conservation District on Freshwater Roundtable committee.
- Completing 1st quarter cost-share report.

Upcoming Events:

- 1/8/19: Grand Traverse Fruit Growers Council Meeting
- 1/11/19: Freshwater Roundtable Meeting
- 1/15/19-1/16/19: Northwest Michigan Orchard and Vineyard Show (Phase 1)
- 1/15/19: MICareerQuest Committee Meeting
- 1/17/19: Winter Grower Produce Safety Certification Course
- 1/22/19: Benzie-Manistee Farm Bureau Board Meeting
- 1/26/19: Northern Michigan Small Farms Conference (Phase 1)

NORTHWEST MICHIGAN INVASIVE SPECIES NETWORK (ISN)

Public Inquiry Responses: 15

Active Contacts: 106

Passive Contacts: 8,251

Acres Surveyed: 100

Sites Surveyed: 2

Acres Treated: 100

Sites Treated: 2

Volunteer Hours: 0

Volunteers: 0

Meetings/Presentations:

- 12/3 - ISN workplan retreat--2019 public events now [posted to website](#)
- 12/5 - Participated in NMC panel discussion; 10 attendees
- 12/11-12/12 - Attended & presented at Michigan Invasive Species Coalition (MISC) Annual Meeting (Sault Ste. Marie); 75 contacts
- 12/17 - Attended Hemlock Woolly Adelgid (HWA) Survey Training (Grand Haven)
- 12/19 - Hosted HWA Survey Prioritization meeting; 15 attendees

Treatments, Restoration, and Surveys:

- High-priority species treatments: 2 sites, 100 acres

Other Accomplishments:

- Photo contest [winners announced](#)
- Emily joined the [MIPN Board of Directors!](#)
- Facebook reach: 4,524
- Website reach: 2,844
- Instagram reach: 883

Upcoming Events:

- HWA partner training in February... stay tuned!
- Additional ISN events scheduled: <https://www.habitatmatters.org/eventsworkbees.html>

Acronyms and Abbreviations

AECOM	Boardman River Dams Project Engineers
BBAC	Brown Bridge Advisory Committee
BRNC	Boardman River Nature Center
CRA	Conservation Resource Alliance
DDA	Downtown Development Authority
DNR	Department of Natural Resources
ECR	East Creek Reserve
EPA	Environmental Protection Agency
EQIP	Environmental Quality Incentive Program
GBB	Go Beyond Beauty
GIS	Geographic Information System
GLRI	Great Lakes Restoration Initiative
GM	Garlic mustard
GTCD	Grand Traverse Conservation District
HMAC	Hickory Meadows Advisory Committee
ISN	Invasive Species Network
JB	Japanese barberry
MACD	Michigan Association of Conservation Districts
MAEAP	Michigan Agriculture Environmental Assurance Program
MDARD	Michigan Department of Agriculture & Rural Development
MISC	Michigan Invasive Species Coalition
MNLA	Michigan Nursery & Landscape Association
NER	Natural Education Reserve
NMC	Northwestern Michigan College
NRCS	Natural Resources Conservation Service
NWMFFN	Northwest Michigan Food and Farming Network
NWISN	Northwest Michigan Invasive Species Network
OB	Oriental Bittersweet
USFWS	United State Fish & Wildlife Service
SEEDS	501(c)3 nonprofit organization
SFP	Safe Food Program
Tx	Treatment



Charter Township of Garfield

Grand Traverse County

5. c.

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

To: Garfield Township Board of Trustees
From: Michael Green, Charter Township of Garfield Zoning Administrator
Re: Response to comments made by Joseph Prieskorn and his attorney
Date: January 3, 2019

Dear Board Members,

The purpose of this memo is to provide a response to comments made by Joe Prieskorn, owner of J P Landscaping at 3767 W. South Airport Road. As you may recall, Mr. Prieskorn spoke up during the first public comment period of your December 11, 2018 Township Board meeting. In addition, this office received a letter dated December 19, 2018 from Attorney Gary R. Bergstrom outlining similar comments. I would like to take the opportunity to respond to Mr. Bergstrom's statements on behalf of his clients, Joe and Michelle Prieskorn.

First of all, Mr. Bergstrom maintains that his clients were not the first to operate a landscaping business at the subject location, which they say was established in July 1993. There may have been business activity at the location prior to their arrival in 1993. However, an aerial photo of the property taken in 1990 shows little or no external evidence of any activity. In contrast, more recent aerial photos clearly show activity, including the storage of large amounts of equipment and mass site grading. If there was a business there prior to 1993, it very likely could have operated "under the radar" given the fact that the buildings are so far off the road and obscured by a large hill. This appears to be the case even since 1993 as they have vastly expanded their footprint. In fact, this office had not received any complaints about the business until this fall from Trustee Walters, who apparently noticed all the equipment when doing a site visit for the Banton rezoning request. I would like to point out here that the Zoning Ordinance in effect back in 1993 did not allow for a landscaping business in an Agricultural district, just as it doesn't allow under the 2015 Zoning Ordinance.

The second point made by Mr. Bergstrom is that I personally assured his clients back in April 2016 that they could continue to operate their business prior to their purchasing the property, which they had apparently been leasing prior to their eventual purchase. This wouldn't have been possible as I did not begin employment with the Township until May 2, 2016, the same day the property sale closed and the Warranty Deed was signed and notarized.

Mr. Bergstrom goes on to state that the business would be at risk if we forced them to discontinue operating their business at the current location. Although this is really not our concern, I do want to point out the fact that the Prieskorns were given approval from nearby Elmwood Township back in 2012 to relocate their business to property there that they still own. According to the Elmwood Township Planning Director, the 2012 permit expired as they decided not to move the business at that time. Although the permit expired, the Elmwood Township Planning Director has advised that they

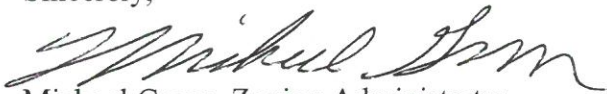
could come back and seek approval to move the business there if they desire. Although concerns have been raised by Mr. Prieskorn about the cost of moving the business from the current location, we simply cannot overlook a clear violation of the Zoning Ordinance, especially once a complaint has been filed. I think it is also important to point out here that this office has no record of any rezoning or special use requests made by the Prieskorns or anyone else seeking approval to operate their business at the current location at 3767 W. South Airport Road.

In response to comments about other high density uses nearby that have been permitted (i.e.: Sam's Club and the rezoned Banton parcel), the Prieskorns have the right to petition the Township for a map or text amendments just as nearby property owners have done through proper channels.

Finally, Mr. Bergstrom points to at least three (3) other landscaping businesses operating illegally within the Township. My response is that no formal complaints have been filed about these other businesses nor does the letter indicate where these businesses are located. If Mr. Bergstrom or his clients would care to identify these locations, we would be glad to investigate and take the necessary action to resolve any potential violations.

Feel free to contact me anytime if you have any questions or would like to review the enforcement file, which contains all documentation referenced in this letter.

Sincerely,



Michael Green, Zoning Administrator
Charter Township of Garfield
mgreen@garfield-twp.com



GRAND TRAVERSE COUNTY SHERIFF'S OFFICE
Thomas J. Bensley, Sheriff • Michael Shea, Undersheriff

Administration

851 Woodmere Avenue, Traverse City, MI 49686-3349 • (231) 995-5000 • FAX (231) 995-5010

Corrections

320 Washington Street, Traverse City, MI 49684-2583 • (231) 922-4530 • FAX (231) 922-4415

January 3, 2019

Garfield Township Board
 3848 Veterans Drive
 Traverse City, MI 49684

RE: East Silver Lake Road Traffic Data

Dear Township Board Members:

Included with this letter are four separate speed summary reports. The data contained in each report was obtained from our township traffic sign when it was deployed on East Silver Lake Road near the park. As you are aware, the sign is utilized for proactive measures and it has the capability of collecting traffic data used for efficient traffic enforcement efforts.

August 2018, the sign was deployed in northbound and southbound directions. At the request of Trustee Walters, the sign was deployed again in October and November of 2018. The purpose of the redeployment was to compare summer time traffic patterns to that of those in the fall when tourism activity is reduced and schools are back in session.

As you analyze the data you will notice that the average speed for each time period was below the 55mpg speed limit. I have included a document explaining 85% speed so that you can better understand this concept. The 85% speed for each summary report was at or near the 55mpg speed limit. The pie charts show that the sign was effective in slowing vehicles down as they approached the area near the park. The traffic volume significantly decreased from August to the time frames in October and November. Enforcement priorities were determined to be during morning and afternoon commutes.

Please let me know if you have any further questions or need clarification.

Sincerely,

Lt. Chris Barsheff



Generated by Chris Barsheff from Garfield Township on Dec 28, 2018 at 11:57:54 AM



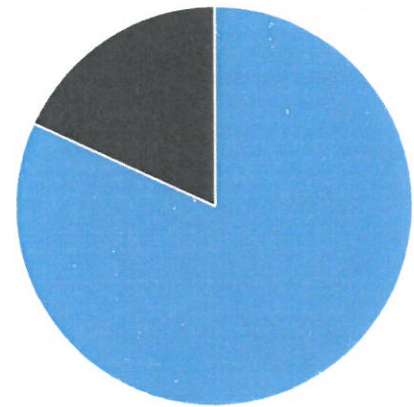
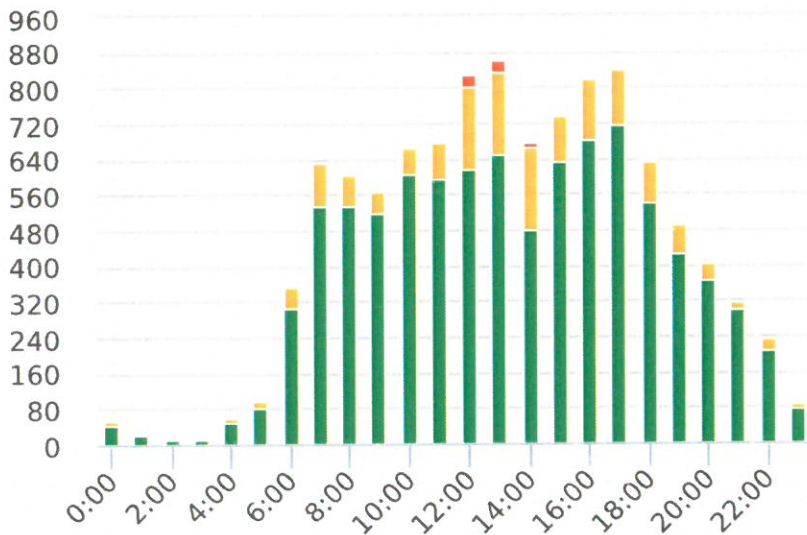
Time of Day: 0:00 to 23:59
 Dates: 8/15/2018 to 8/20/2018

Site: East Silver Lake Rd., 2000 block, NB

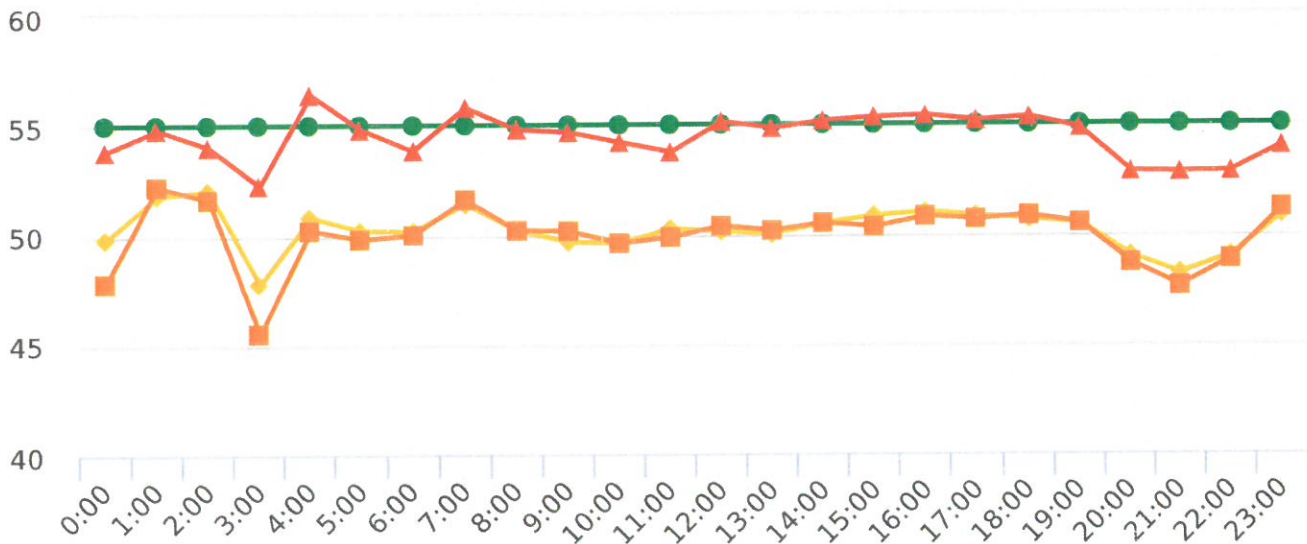
Overall Summary

Total Days of Data: 6
 Speed Limit: 55
 Average Speed: 50.21
 50th Percentile Speed: 49.96
 85th Percentile Speed: 54.45
 Pace Speed Range: 45-55

Minimum Speed: 40
 Maximum Speed: 73
 Display Status: Speed Display
 Average Volume per Day: 1786.5
 Total Volume: 10719



■ Violators
 ■ Inside Threshold
 ■ Compliant
 ■ Vehicles Slowed
 ■ Other



● Speed Limit
 ◆ Average Speed
 ■ 50% Speed
 ▲ 85% Speed



Time of Day: 0:00 to 23:59
 Dates: 8/15/2018 to 8/20/2018

Site: East Silver Lake Rd., 2000 block, NB

Hours	Sign Mode	Speed Limit	Total # Vehicles	Total # Violator	% Violator	Avg # Vehicles	Avg # Violator	Min Speed	Max Speed	Avg Speed	50% Speed	85% Speed	Sign Effectiveness
0:00	Speed Display	55	56	2	3.6 %	11.2	0.4	40	71	49.8	47.8	53.8	92.6 %
1:00	Speed Display	55	28	1	3.6 %	5.6	0.2	41	66	51.8	52.2	54.8	75.2 %
2:00	Speed Display	55	17	0	0.0 %	3.4	0.0	42	62	52.0	51.6	54.0	88.4 %
3:00	Speed Display	55	11	0	0.0 %	2.8	0.0	40	58	47.8	45.5	52.3	91.8 %
4:00	Speed Display	55	61	1	1.6 %	12.2	0.2	40	66	50.8	50.2	56.4	83.2 %
5:00	Speed Display	55	97	1	1.0 %	19.4	0.2	40	73	50.2	49.8	54.8	83.4 %
6:00	Speed Display	55	355	1	0.3 %	71.0	0.2	40	67	50.2	50.0	53.8	87.2 %
7:00	Speed Display	55	631	0	0.0 %	126.2	0.0	41	65	51.4	51.6	55.8	82.8 %
8:00	Speed Display	55	604	1	0.2 %	120.8	0.2	40	67	50.2	50.2	54.8	81.2 %
9:00	Speed Display	55	566	0	0.0 %	113.2	0.0	40	63	49.7	50.2	54.7	77.7 %
10:00	Speed Display	55	667	3	0.4 %	133.4	0.6	40	69	49.6	49.6	54.2	79.6 %
11:00	Speed Display	45, 55	681	5	0.7 %	113.5	0.8	40	68	50.3	49.9	53.8	70.0 %
12:00	Speed Display	45, 55	831	27	3.2 %	138.5	4.5	40	71	50.1	50.4	55.1	77.5 %
13:00	Speed Display	45, 55	862	25	2.9 %	143.7	4.2	40	73	50.0	50.2	54.8	82.7 %
14:00	Speed Display	45, 55	676	13	1.9 %	135.2	2.6	40	67	50.5	50.5	55.2	74.0 %
15:00	Speed Display	55	736	2	0.3 %	147.2	0.4	40	67	50.8	50.3	55.3	79.3 %
16:00	Speed Display	55	821	1	0.1 %	164.2	0.2	40	69	51.0	50.8	55.4	77.0 %
17:00	Speed Display	55	844	5	0.6 %	168.8	1.0	40	71	50.8	50.7	55.2	78.5 %
18:00	Speed Display	55	636	2	0.3 %	127.2	0.4	40	73	50.7	50.8	55.3	81.3 %
19:00	Speed Display	55	496	3	0.6 %	99.2	0.6	40	69	50.5	50.5	54.8	79.0 %
20:00	Speed Display	55	402	1	0.2 %	80.4	0.2	40	68	49.0	48.7	52.8	84.8 %
21:00	Speed Display	55	318	1	0.3 %	63.6	0.2	40	71	48.2	47.6	52.8	79.8 %
22:00	Speed Display	55	236	0	0.0 %	47.2	0.0	40	61	49.0	48.8	52.8	87.7 %
23:00	Speed Display	55	87	0	0.0 %	17.4	0.0	40	63	50.8	51.2	54.0	92.0 %
Total Vol/	Avg Speeds		10719	95	0.9 %	2065.2	17.1	40	73	50.2	50.0	54.4	81.9 %
Total/Avg	w/o Feedback		0	0	0.0 %	0.0	0.0	0	0	0.0	0.0	0.0	0.0 %
Total/Avg	w/ Feedback		10719	95	0.9 %	2065.2	17.1	40	73	50.2	50.0	54.4	81.9 %

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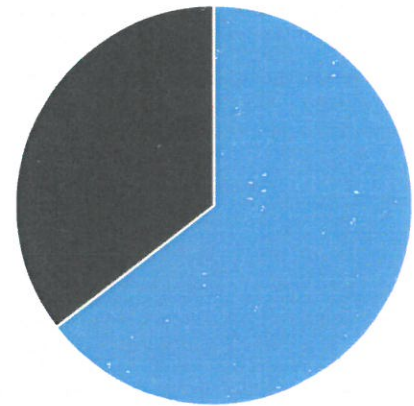
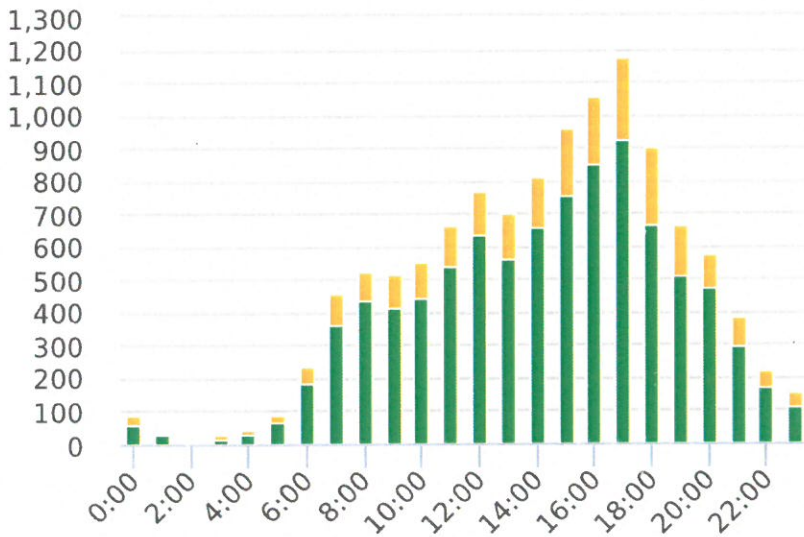
Time of Day: 0:00 to 23:59
 Dates: 8/22/2018 to 8/29/2018

Site: East Silver Lake Rd., 2000 Block, SB

Overall Summary

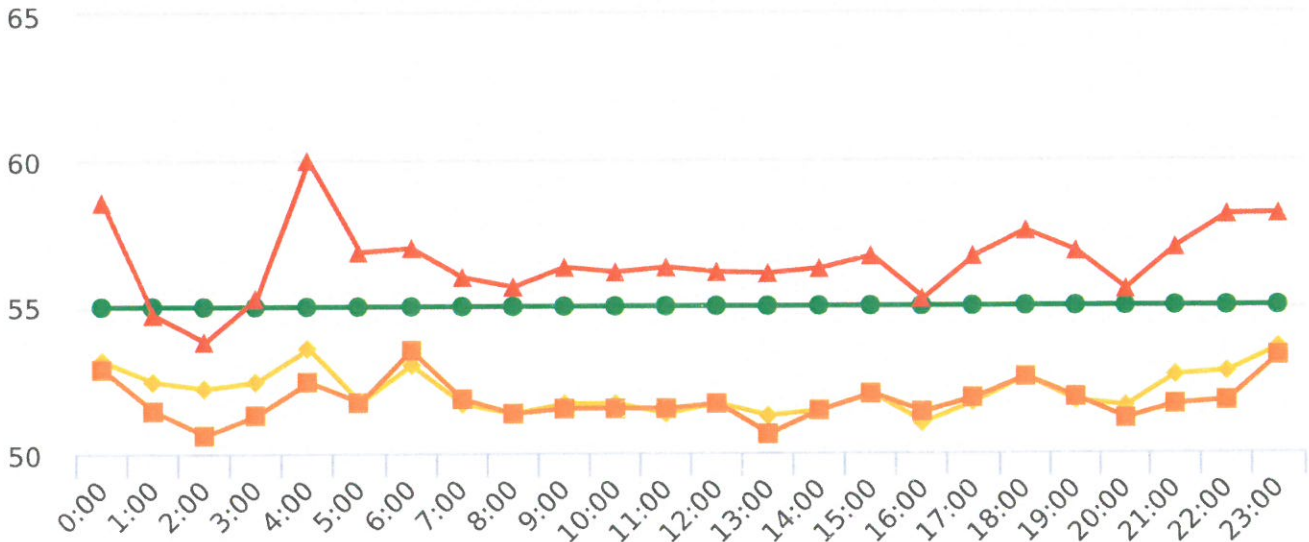
Total Days of Data: 8
 Speed Limit: 55
 Average Speed: 52.09
 50th Percentile Speed: 51.78
 85th Percentile Speed: 56.55
 Pace Speed Range: 47-57

Minimum Speed: 40
 Maximum Speed: 75
 Display Status: Speed Display
 Average Volume per Day: 1458.9
 Total Volume: 11671



■ Violators
 ■ Inside Threshold
 ■ Compliant

■ Vehicles Slowed
 ■ Other



● Speed Limit
 ● Average Speed
 ● 50% Speed
 ● 85% Speed



Time of Day: 0:00 to 23:59
 Dates: 8/22/2018 to 8/29/2018

Site: East Silver Lake Rd., 2000 Block, SB

Hours	Sign Mode	Speed Limit	Total # Vehicles	Total # Violator	% Violator	Avg # Vehicles	Avg # Violator	Min Speed	Max Speed	Avg Speed	50% Speed	85% Speed	Sign Effectiveness
0:00	Speed Display	55	86	1	1.2 %	12.3	0.1	40	67	53.1	52.9	58.6	67.1 %
1:00	Speed Display	55	37	0	0.0 %	5.3	0.0	43	65	52.4	51.4	54.7	67.4 %
2:00	Speed Display	55	11	1	9.1 %	2.2	0.2	42	70	52.2	50.6	53.8	73.4 %
3:00	Speed Display	55	26	0	0.0 %	3.7	0.0	41	65	52.4	51.3	55.3	88.1 %
4:00	Speed Display	55	48	3	6.3 %	6.9	0.4	40	69	53.6	52.4	60.0	87.1 %
5:00	Speed Display	55	87	0	0.0 %	12.4	0.0	41	65	51.7	51.7	56.9	77.3 %
6:00	Speed Display	55	242	2	0.8 %	40.3	0.3	41	70	53.0	53.5	57.0	80.3 %
7:00	Speed Display	55	458	2	0.4 %	76.3	0.3	40	70	51.7	51.8	56.0	69.5 %
8:00	Speed Display	55	524	2	0.4 %	87.3	0.3	40	66	51.3	51.3	55.7	59.2 %
9:00	Speed Display	55	520	3	0.6 %	86.7	0.5	41	75	51.7	51.5	56.3	53.3 %
10:00	Speed Display	55	558	2	0.4 %	93.0	0.3	41	67	51.7	51.5	56.2	53.8 %
11:00	Speed Display	55	666	3	0.5 %	111.0	0.5	40	69	51.3	51.5	56.3	54.8 %
12:00	Speed Display	55	772	1	0.1 %	128.7	0.2	40	69	51.7	51.7	56.2	51.0 %
13:00	Speed Display	55	702	2	0.3 %	100.3	0.3	40	68	51.3	50.6	56.1	49.6 %
14:00	Speed Display	55	813	3	0.4 %	116.1	0.4	40	70	51.4	51.4	56.3	50.9 %
15:00	Speed Display	55	961	3	0.3 %	137.3	0.4	40	73	52.0	52.0	56.7	51.9 %
16:00	Speed Display	55	1062	5	0.5 %	151.7	0.7	40	74	51.0	51.4	55.3	47.5 %
17:00	Speed Display	55	1181	6	0.5 %	168.7	0.9	40	71	51.7	51.9	56.7	55.7 %
18:00	Speed Display	55	903	3	0.3 %	129.0	0.4	40	70	52.6	52.6	57.6	62.0 %
19:00	Speed Display	55	667	3	0.4 %	95.3	0.4	40	69	51.8	51.9	56.9	67.0 %
20:00	Speed Display	55	579	3	0.5 %	82.7	0.4	40	73	51.6	51.1	55.6	72.7 %
21:00	Speed Display	55	384	3	0.8 %	54.9	0.4	40	68	52.6	51.6	57.0	65.6 %
22:00	Speed Display	55	225	5	2.2 %	32.1	0.7	40	74	52.8	51.8	58.1	74.1 %
23:00	Speed Display	55	159	2	1.3 %	22.7	0.3	40	72	53.6	53.3	58.1	73.0 %
Total Vol/	Avg Speeds		11671	58	1.1 %	1757.0	8.7	40	75	52.1	51.8	56.6	64.7 %
Total/Avg	w/o Feedback		0	0	0.0 %	0.0	0.0	0	0	0.0	0.0	0.0	0.0 %
Total/Avg	w/ Feedback		11671	58	1.1 %	1757.0	8.7	40	75	52.1	51.8	56.6	64.7 %

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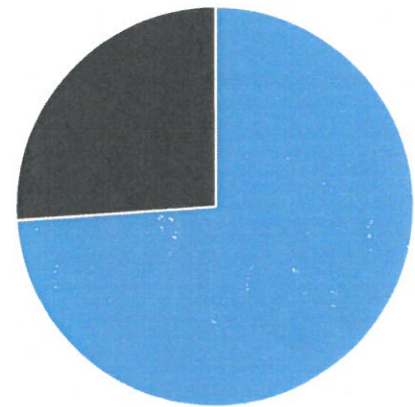
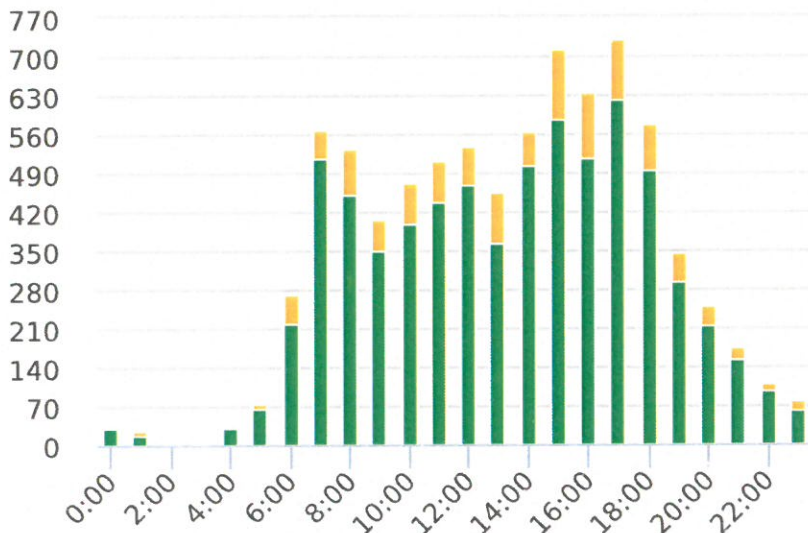
Time of Day: 0:00 to 23:59
 Dates: 10/12/2018 to 10/17/2018

Site: East Silver Lake Rd., 2000 block, NB

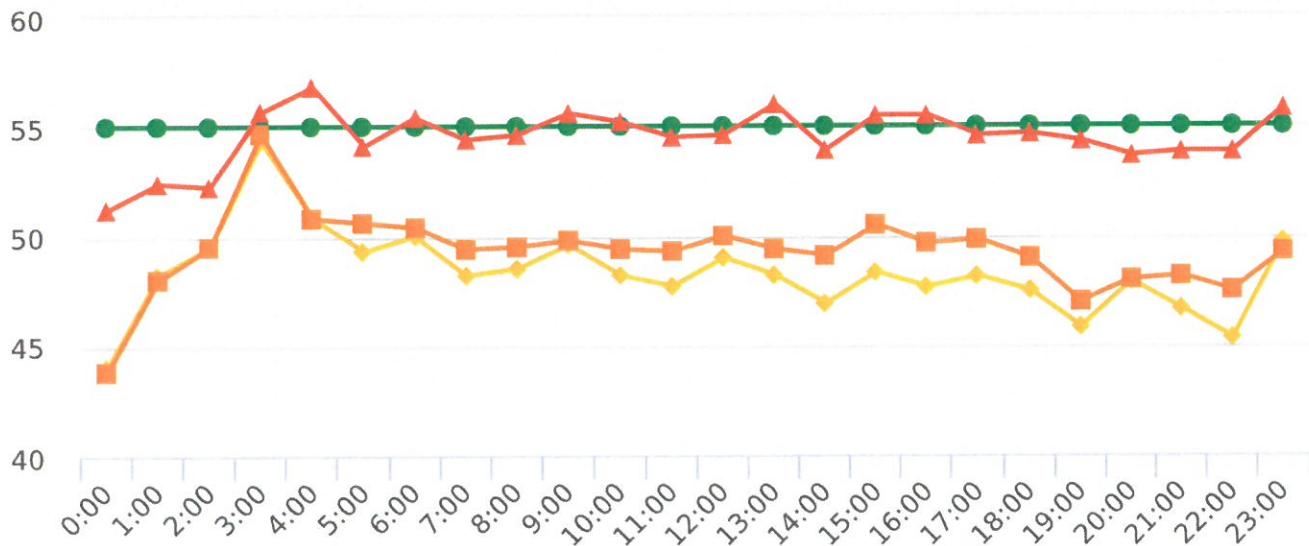
Overall Summary

Total Days of Data: 6
 Speed Limit: 55
 Average Speed: 48.32
 50th Percentile Speed: 49.27
 85th Percentile Speed: 54.52
 Pace Speed Range: 45-55

Minimum Speed: 15
 Maximum Speed: 75
 Display Status: Speed Display
 Average Volume per Day: 1358.3
 Total Volume: 8150



■ Violators
 ■ Inside Threshold
 ■ Compliant
 ■ Vehicles Slowed
 ■ Other



● Speed Limit
 ◆ Average Speed
 ■ 50% Speed
 ▲ 85% Speed



Time of Day: 0:00 to 23:59
 Dates: 10/12/2018 to 10/17/2018

Site: East Silver Lake Rd., 2000 block, NB

Hours	Sign Mode	Speed Limit	Total # Vehicles	Total # Violator	% Violator	Avg # Vehicles	Avg # Violator	Min Speed	Max Speed	Avg Speed	50% Speed	85% Speed	Sign Effectiveness
0:00	Speed Display	55	34	1	2.9 %	6.8	0.2	16	75	44.0	43.8	51.2	76.6 %
1:00	Speed Display	55	27	0	0.0 %	5.4	0.0	23	64	48.2	48.0	52.4	84.0 %
2:00	Speed Display	55	9	0	0.0 %	3.0	0.0	33	60	49.5	49.5	52.3	81.3 %
3:00	Speed Display	55	5	1	20.0 %	1.7	0.3	34	66	54.3	54.7	55.7	100.0 %
4:00	Speed Display	55	35	2	5.7 %	7.0	0.4	36	67	50.8	50.8	56.8	84.8 %
5:00	Speed Display	55	76	0	0.0 %	15.2	0.0	25	63	49.3	50.6	54.1	79.6 %
6:00	Speed Display	55	271	0	0.0 %	54.2	0.0	21	65	50.0	50.4	55.4	77.8 %
7:00	Speed Display	55	570	0	0.0 %	114.0	0.0	16	63	48.2	49.4	54.4	74.8 %
8:00	Speed Display	55	533	1	0.2 %	106.6	0.2	15	66	48.5	49.5	54.6	65.1 %
9:00	Speed Display	55	413	4	1.0 %	82.6	0.8	15	72	49.6	49.8	55.6	72.8 %
10:00	Speed Display	55	473	1	0.2 %	94.6	0.2	15	66	48.2	49.4	55.2	67.6 %
11:00	Speed Display	55	512	1	0.2 %	102.4	0.2	15	66	47.7	49.3	54.5	75.0 %
12:00	Speed Display	55	541	4	0.7 %	108.2	0.8	17	73	49.0	50.0	54.6	70.4 %
13:00	Speed Display	55	455	2	0.4 %	91.0	0.4	15	74	48.2	49.4	56.0	66.0 %
14:00	Speed Display	55	568	3	0.5 %	94.7	0.5	15	68	46.9	49.1	53.9	67.1 %
15:00	Speed Display	55	718	6	0.8 %	119.7	1.0	15	73	48.3	50.5	55.5	64.8 %
16:00	Speed Display	55	636	2	0.3 %	106.0	0.3	15	73	47.7	49.7	55.5	64.3 %
17:00	Speed Display	55	731	1	0.1 %	121.8	0.2	15	68	48.2	49.8	54.6	63.0 %
18:00	Speed Display	55	580	1	0.2 %	96.7	0.2	15	70	47.5	49.0	54.7	65.2 %
19:00	Speed Display	55	345	1	0.3 %	57.5	0.2	15	67	45.8	47.0	54.3	68.7 %
20:00	Speed Display	55	251	1	0.4 %	41.8	0.2	17	67	47.9	48.0	53.7	77.6 %
21:00	Speed Display	55	178	1	0.6 %	29.7	0.2	16	66	46.7	48.2	53.8	75.2 %
22:00	Speed Display	55	108	0	0.0 %	18.0	0.0	15	64	45.3	47.5	53.8	81.3 %
23:00	Speed Display	55	81	1	1.2 %	13.5	0.2	16	70	49.7	49.3	55.8	73.9 %
Total Vol/	Avg Speeds		8150	34	1.5 %	1492.0	6.4	15	75	48.3	49.3	54.5	74.0 %
Total/Avg	w/o Feedback		0	0	0.0 %	0.0	0.0	0	0	0.0	0.0	0.0	0.0 %
Total/Avg	w/ Feedback		8150	34	1.5 %	1492.0	6.4	15	75	48.3	49.3	54.5	74.0 %

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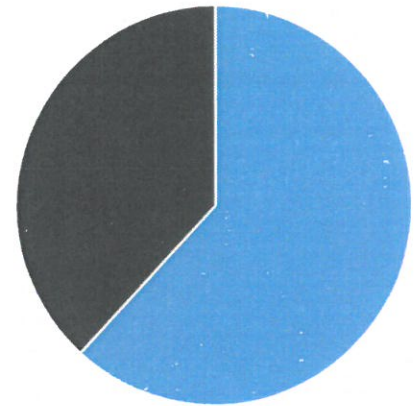
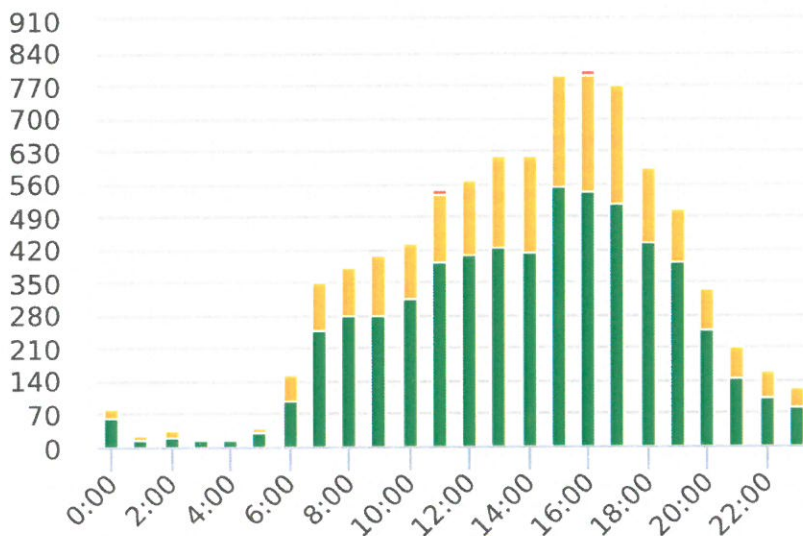
Time of Day: 0:00 to 23:59
 Dates: 10/31/2018 to 11/7/2018

Site: East Silver Lake Rd., 2000 Block, SB

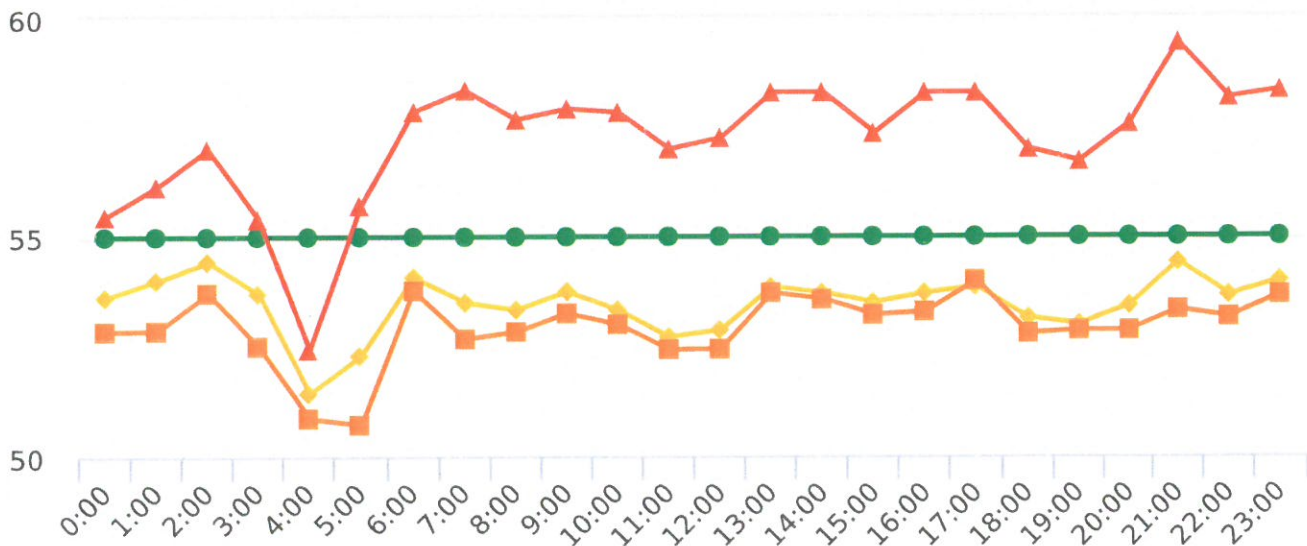
Overall Summary

Total Days of Data: 8
 Speed Limit: 55
 Average Speed: 53.47
 50th Percentile Speed: 52.93
 85th Percentile Speed: 57.24
 Pace Speed Range: 48-58

Minimum Speed: 16
 Maximum Speed: 75
 Display Status: Speed Display
 Average Volume per Day: 1084.5
 Total Volume: 8676



■ Violators
 ■ Inside Threshold
 ■ Compliant
 ■ Vehicles Slowed
 ■ Other



● Speed Limit
 ● Average Speed
 ● 50% Speed
 ● 85% Speed



Time of Day: 0:00 to 23:59
 Dates: 10/31/2018 to 11/7/2018

Site: East Silver Lake Rd., 2000 Block, SB

Hours	Sign Mode	Speed Limit	Total # Vehicles	Total # Violator	% Violator	Avg # Vehicles	Avg # Violator	Min Speed	Max Speed	Avg Speed	50% Speed	85% Speed	Sign Effectiveness
0:00	Speed Display	55	85	0	0.0 %	12.1	0.0	46	65	53.6	52.8	55.5	78.7 %
1:00	Speed Display	55	29	1	3.4 %	4.1	0.1	47	68	54.0	52.9	56.1	65.1 %
2:00	Speed Display	55	34	0	0.0 %	5.7	0.0	45	63	54.4	53.7	57.0	53.3 %
3:00	Speed Display	55	22	0	0.0 %	3.1	0.0	46	63	53.7	52.5	55.4	87.5 %
4:00	Speed Display	55	20	0	0.0 %	2.9	0.0	47	65	51.4	50.9	52.4	81.6 %
5:00	Speed Display	55	39	0	0.0 %	5.6	0.0	45	61	52.3	50.7	55.7	66.1 %
6:00	Speed Display	55	157	2	1.3 %	22.4	0.3	45	75	54.1	53.8	57.8	68.5 %
7:00	Speed Display	55	351	1	0.3 %	58.5	0.2	45	73	53.5	52.7	58.3	59.7 %
8:00	Speed Display	55	385	3	0.8 %	64.2	0.5	45	74	53.3	52.8	57.7	61.8 %
9:00	Speed Display	55	414	5	1.2 %	69.0	0.8	45	70	53.8	53.3	57.9	57.0 %
10:00	Speed Display	55	436	1	0.2 %	72.7	0.2	45	66	53.3	53.0	57.8	61.5 %
11:00	Speed Display	55	547	7	1.3 %	91.2	1.2	45	71	52.7	52.4	57.0	55.9 %
12:00	Speed Display	55	573	5	0.9 %	81.9	0.7	16	72	52.9	52.4	57.3	58.1 %
13:00	Speed Display	55	628	6	1.0 %	89.7	0.9	45	68	53.9	53.7	58.3	55.1 %
14:00	Speed Display	55	624	6	1.0 %	89.1	0.9	45	72	53.7	53.6	58.3	51.4 %
15:00	Speed Display	55	795	5	0.6 %	113.6	0.7	45	74	53.5	53.2	57.4	54.3 %
16:00	Speed Display	55	801	9	1.1 %	114.4	1.3	45	72	53.7	53.3	58.3	56.0 %
17:00	Speed Display	55	778	6	0.8 %	111.1	0.9	45	68	53.9	54.0	58.3	57.6 %
18:00	Speed Display	55	602	5	0.8 %	86.0	0.7	45	71	53.1	52.8	57.0	61.6 %
19:00	Speed Display	55	513	6	1.2 %	73.3	0.9	45	74	53.0	52.9	56.7	61.1 %
20:00	Speed Display	55	338	3	0.9 %	48.3	0.4	45	72	53.4	52.9	57.6	57.0 %
21:00	Speed Display	55	217	7	3.2 %	36.2	1.2	45	72	54.4	53.3	59.4	60.0 %
22:00	Speed Display	55	163	2	1.2 %	27.2	0.3	45	68	53.7	53.2	58.2	56.2 %
23:00	Speed Display	55	125	3	2.4 %	20.8	0.5	45	69	54.0	53.7	58.3	59.8 %
Total Vol/	Avg Speeds		8676	83	1.0 %	1303.0	12.5	16	75	53.5	52.9	57.2	61.9 %
Total/Avg	w/o Feedback		0	0	0.0 %	0.0	0.0	0	0	0.0	0.0	0.0	0.0 %
Total/Avg	w/ Feedback		8676	83	1.0 %	1303.0	12.5	16	75	53.5	52.9	57.2	61.9 %

Rational Speed Limits and the 85th Percentile Speed

Frequently Asked Questions

What are Rational Speed Limits?

Rational Speed Limits promote public safety by helping drivers choose a reasonable and prudent speed that is appropriate for normal traffic, weather and roadway conditions. They encourage more drivers to travel at about the same speed, which has been shown to reduce the likelihood of crashes. Traffic engineers and safety officials determine rational speed limits based on a formal review of traffic flow, roadway design, local development and crash information. Rational speed limits make more sense to the vast majority of drivers because they are neither unrealistically low nor high, thus they are largely self enforcing. To be fully successful, rational speed limits must be strictly enforced to reduce the relatively low numbers of flagrant high-speed violators. Public education is also a key element, to make the public aware that the new speed limits have been carefully chosen for each road segment, reflect

what the vast majority of safe drivers are already doing, and will be strictly enforced by the police.

How were the rational speed limits determined?

A team of traffic engineers and public safety officials analyzed traffic flow and speed data from many locations along the roadway. They also reviewed crash data from multiple years, and considered the existing roadway design features. They combined this information to select a reasonable and prudent speed limit that is consistent with the speeds chosen by the vast majority of drivers. The starting point for determining the new speed limit is the **85th Percentile Speed**. The traffic engineers may then adjust that speed limit to account for other safety factors.

What does the 85th Percentile Speed mean?

The **85th Percentile Speed** is the speed that 85 percent of vehicles do not exceed. Another way of looking at this is that only 15 percent of vehicles go faster than this speed, and 85 percent go at or below this speed.

Why is the 85th Percentile Speed a good basis for the speed limit?

Most drivers behave in a safe and reasonable manner, do not drive at excessive speeds and do not want to get into crashes. The **85th Percentile Speed** is usually slightly slower than the upper bound of speed that includes these generally prudent drivers. Research has shown that vehicles traveling between the 50th and 90th percentile of speed have

the lowest risk of crashing due to speed. Drivers who exceed the 90th percentile have a significantly higher risk of crashing. Laws are intended to protect the public by regulating unreasonable or unsafe actions. So the **85th Percentile Speed** is a reasonable basis for the speed limit.

 ***What happens if the 85th Percentile Speed is too fast?***

The traffic engineering and safety team that sets speed limits should also take into account road design, roadside development, crashes and other factors when they choose the rational speed limit for a road segment. If the **85th Percentile Speed** is too high for prevailing conditions, then they can choose a somewhat lower speed limit that still includes the majority of drivers.

 ***Won't raising the speed limit cause people to drive faster and cause more crashes?***

The Federal Highway Administration studied nearly 200 roads in 22 states where speed limits were raised, lowered or left unchanged. Prior to the speed limit change, 55 percent of drivers exceeded the posted speed limits. After speed limits were raised or lowered as much as 20 mph, there was a slight change in speed, but generally less than 1 mph. There were no significant changes in crashes, although crashes tended to decrease where speed limits were increased to realistic levels. Also, there was little effect on speeds or crashes on intersecting or nearby roadways.

 ***Will a rational speed limit be more difficult to enforce?***

It should be less difficult to enforce than the current speed limit, and will meet with less driver objection, thus will not erode respect for law enforcement. It is a speed limit that seems fairer to drivers because the vast majority already drive at or below that speed without crashing. It leads to a more effective allocation of enforcement and other speed management resources.

 ***What should the threshold of enforcement be?***

Strict enforcement of the rational speed limit is essential for its success. During an initial enforcement period the threshold may be set higher, to target the top 5 percent or so of speeders. As speeds of the worst offenders come down as a result of enforcement, the threshold can be lowered as more drivers comply with the new limits. At that point, an enforcement threshold of about 5 miles per hour above the rational speed limit is appropriate. That threshold will normally target the fastest drivers who constitute the most flagrant speeders. These are probably the same violators that traffic law enforcement officers would normally target even without rational speed limits. **The difference is that with rational speed limits, 85-90 percent of the drivers are within the law, whereas under conventional lower speed limits, typically less than half of drivers obey the speed limit.**

To The Garfield Township Board;

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

For the month of December in the General Fund, you will find that we had a total of \$(30,806.03) Revenues and \$107,234.25 Expenditures. For the year we have a total of \$3,342,955.72 Revenues and 2,881,081.99 Expenditures.

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

Lanie McManus

Township Clerk

GL NUMBER	DESCRIPTION	2018		YTD BALANCE 12/31/2018	ACTIVITY FOR MONTH 12/31/2018	AVAILABLE BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET			
Fund 101 - GENERAL OPERATING FUND						
Revenues						
Dept 000						
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,729,825.24	1,729,825.24	1,270,558.62	(282,170.31)	459,266.62
101-000-407.000	DEL PERSONAL PROP TAXES	500.00	500.00	1,962.84	0.00	(1,462.84)
101-000-412.000	SWAMP TAX COLLECTIONS	80.00	80.00	1.94	0.98	78.06
101-000-414.000	Protected R/E Interest	3,000.00	3,000.00	330.30	0.00	2,669.70
101-000-423.000	TRAILER PARK FEES	6,000.00	6,000.00	8,779.50	707.00	(2,779.50)
101-000-445.000	PENALTIES & INT. ON TAXES	4,000.00	4,000.00	69.60	0.00	3,930.40
101-000-476.000	BUILDING PERMITS	200,000.00	200,000.00	270,447.00	1,992.00	(70,447.00)
101-000-476.001	PLANNING FEES	8,000.00	8,000.00	6,612.00	100.00	1,388.00
101-000-476.002	MAINT INSPECTION FEES	750.00	750.00	900.00	0.00	(150.00)
101-000-476.003	TREASURER FEES	500.00	500.00	1,100.00	525.00	(600.00)
101-000-476.004	PARK USE FEES	2,500.00	2,500.00	2,740.00	20.00	(240.00)
101-000-476.005	ZONING FEES	25,000.00	25,000.00	24,280.00	750.00	720.00
101-000-574.000	STATE SHARED REVENUE	1,240,000.00	1,240,000.00	1,368,961.00	247,255.00	(128,961.00)
101-000-574.001	STATE SHARED REV. - LIQUOR LA	19,000.00	19,000.00	20,874.70	0.00	(1,874.70)
101-000-575.000	Road Right of Way	20,000.00	20,000.00	841.23	0.00	19,158.77
101-000-612.000	CHARGES FOR TOWNSHIP SERVICES	7,000.00	7,000.00	2,879.91	14.30	4,120.09
101-000-627.000	TAX COLLECTION FEES	22,000.00	22,000.00	22,932.50	0.00	(932.50)
101-000-656.000	Ordinance Enforcement Fees	500.00	500.00	1,933.39	0.00	(1,433.39)
101-000-664.000	EARNED INTEREST	35,000.00	35,000.00	49,071.76	0.00	(14,071.76)
101-000-668.002	RENTS & ROYALTIES CABLE VIS	265,000.00	265,000.00	280,753.08	0.00	(15,753.08)
101-000-668.003	RENTS & ROYALTIES CABLE EQUIP	13,000.00	13,000.00	25,169.90	0.00	(12,169.90)
101-000-670.000	UNREALIZED LOSS ON INVESTMENT	0.00	0.00	(31,855.26)	0.00	31,855.26
101-000-676.000	REIMBURSEMENTS	0.00	0.00	12,844.85	0.00	(12,844.85)
101-000-676.001	Reimbursed Treasurer Legal Fees	600.00	600.00	766.86	0.00	(166.86)
Total Dept 000		3,602,255.24	3,602,255.24	3,342,955.72	(30,806.03)	259,299.52
TOTAL REVENUES		3,602,255.24	3,602,255.24	3,342,955.72	(30,806.03)	259,299.52
Fund 101 - GENERAL OPERATING FUND:						
TOTAL REVENUES		3,602,255.24	3,602,255.24	3,342,955.72	(30,806.03)	259,299.52

PERIOD END: /31/2018

2018

ACTIVITY FOR MONTH

GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 12/31/2018	ACTIVITY FOR MONTH 12/31/18	AVAILABLE BALANCE	% B DGT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 101 - TOWNBOARD							
101-101-701.100	WAGES - TRUSTEE	12,000.00	12,000.00	9,350.00	1,100.00	2,650.00	77.92
101-101-701.101	WAGES - FILE CLERK	28,111.20	28,111.20	21,290.36	2,640.00	6,820.84	75.74
101-101-701.102	WAGES - TRUSTEE	12,000.00	12,000.00	11,650.00	1,300.00	350.00	97.08
101-101-701.103	WAGES - TRUSTEE	12,000.00	12,000.00	10,200.00	850.00	1,800.00	85.00
101-101-701.104	WAGES - TRUSTEE	12,000.00	12,000.00	10,700.00	1,050.00	1,300.00	89.17
101-101-701.105	WAGES - OFFICE COORDINATOR	31,961.38	31,961.38	31,924.00	2,457.60	37.38	99.88
101-101-726.000	SUPPLIES	5,000.00	5,000.00	5,254.59	311.62	(254.59)	105.09
101-101-726.001	POSTAGE	7,000.00	7,000.00	7,211.85	0.00	(211.85)	103.03
101-101-726.002	SUPPLIES - COPIER MAINTENANCE	7,500.00	7,500.00	4,851.26	223.59	2,648.74	64.68
101-101-801.002	LEGAL SERVICES - TOWNBOARD	15,000.00	15,000.00	13,574.82	2,113.50	1,425.18	90.50
101-101-801.004	LEGAL -Tax Tribunal	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-101-802.000	AUDIT AND ACCOUNTING	16,500.00	16,500.00	15,174.00	0.00	1,326.00	91.96
101-101-805.000	CONTRACTED AND OTHER SERVICES	6,000.00	6,000.00	7,579.25	230.00	(1,579.25)	126.32
101-101-860.000	MILEAGE	500.00	500.00	0.00	0.00	500.00	0.00
101-101-900.000	PRINTING & PUBLISHING	3,500.00	3,500.00	2,143.07	0.00	1,356.93	61.23
101-101-901.000	ADVERTISING	7,000.00	7,000.00	5,225.79	379.50	1,774.21	74.65
101-101-900.000	EDUCATION & TRAINING	4,000.00	4,000.00	829.46	292.50	3,170.54	20.74
101-101-965.101	DUES & PUBLICATIONS -TOWNBOAR	2,500.00	2,500.00	1,946.53	263.10	553.47	77.86
101-101-965.102	DUES - MICHIGAN TOWNSHIP ASSO	6,500.00	6,500.00	5,961.64	0.00	538.36	91.72
Total Dept 101 - TOWNBOARD		199,072.58	199,072.58	164,866.62	13,211.41	34,205.96	82.82
Dept 171 - TOWNSHIP SUPERVISOR							
101-171-701.201	WAGES - SUPERVISOR	73,399.69	73,399.69	73,341.72	5,646.14	57.97	99.92
101-171-701.202	WAGES - APPRAISER II	42,882.00	42,882.00	42,835.20	3,297.60	46.80	99.89
101-171-701.204	WAGES - APPRAISER III	51,117.39	51,117.39	41,617.49	3,723.20	9,499.90	81.42
101-171-701.205	WAGES - ASSESSOR	90,625.58	90,625.58	90,524.10	6,971.20	101.48	99.89
101-171-726.000	SUPPLIES	2,000.00	2,000.00	705.28	0.00	1,294.72	35.26
101-171-726.001	POSTAGE	3,500.00	3,500.00	4,059.80	426.70	(559.80)	115.99
101-171-805.000	CONTRACTED AND OTHER SERVICES	25,000.00	25,000.00	8,277.20	0.00	16,722.80	33.11
101-171-860.200	MILEAGE - SUPERVISOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-860.201	MILEAGE - ASSESSOR	1,000.00	1,000.00	520.48	0.00	479.52	52.05
101-171-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	1,262.72	0.00	737.28	63.14
101-171-901.000	ADVERTISING	500.00	500.00	245.70	0.00	254.30	49.14
101-171-960.000	EDUCATION & TRAINING	7,000.00	7,000.00	2,872.29	17.61	4,127.71	41.03
101-171-960.200	EDUCATION - SUPERVISOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-965.000	DUES & PUBLICATIONS	3,000.00	3,000.00	2,865.00	558.00	135.00	95.50
Total Dept 171 - TOWNSHIP SUPERVISOR		304,024.66	304,024.66	269,126.98	20,640.45	34,897.68	88.52
Dept 191 - ELECTIONS							
101-191-701.000	WAGES	45,000.00	45,000.00	26,274.75	0.00	18,725.25	58.39
101-191-726.000	SUPPLIES	10,000.00	10,000.00	8,419.85	450.58	1,580.15	84.20
101-191-726.001	POSTAGE	9,000.00	9,000.00	4,351.01	0.00	4,648.99	48.34
101-191-860.000	MILEAGE	400.00	400.00	70.70	0.00	329.30	17.68
101-191-901.000	ADVERTISING	500.00	500.00	400.69	0.00	99.31	80.14
101-191-935.010	MACHINE MAINTENANCE	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-191-935.015	COMPUTER SUPPORT SYSTEMS	5,000.00	5,000.00	1,965.46	0.00	3,034.54	39.31
Total Dept 191 - ELECTIONS		72,900.00	72,900.00	41,482.46	450.58	31,417.54	56.90
Dept 215 - TOWNSHIP CLERK							

GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 12/31/2018	ACTIVITY FOR MONTH 12/31/18	AVAILABLE BALANCE	% BGDY USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-215-701.300	WAGES - CLERK	73,399.69	73,399.69	73,341.72	5,646.14	57.97	99.92
101-215-701.302	WAGES - DEPUTY CLERK	43,660.28	43,660.28	43,550.38	3,358.48	109.90	99.75
101-215-701.303	WAGES - ACCOUNTANT	5,000.00	5,000.00	2,430.00	660.00	2,570.00	48.60
101-215-726.000	SUPPLIES	1,500.00	1,500.00	1,441.18	0.00	58.82	96.08
101-215-860.300	MILEAGE - CLERK	400.00	400.00	268.14	0.00	131.86	67.04
101-215-860.301	MILEAGE - DEPUTY CLERK	400.00	400.00	0.00	0.00	400.00	0.00
101-215-956.016	MISCELLANEOUS	500.00	500.00	0.00	0.00	500.00	0.00
101-215-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	2,775.77	0.00	3,224.23	46.26
101-215-965.000	DUES & PUBLICATIONS	700.00	700.00	430.00	0.00	270.00	61.43
Total Dept 215 - TOWNSHIP CLERK		131,559.97	131,559.97	124,237.19	9,664.62	7,322.78	94.43
Dept 247 - BOARD OF REVIEW							
101-247-701.400	WAGES - B OF R	1,500.00	1,500.00	700.00	0.00	800.00	46.67
101-247-701.401	WAGES - B OF R	1,500.00	1,500.00	700.00	0.00	800.00	46.67
101-247-701.402	WAGES - B OF R	1,500.00	1,500.00	700.00	0.00	800.00	46.67
101-247-701.403	WAGES - B OF R	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
101-247-960.000	EDUCATION & TRAINING	200.00	200.00	0.00	0.00	200.00	0.00
Total Dept 247 - BOARD OF REVIEW		6,200.00	6,200.00	2,100.00	0.00	4,100.00	33.87
Dept 253 - TOWNSHIP TREASURER							
101-253-701.500	WAGES - TREASURER	73,399.69	73,399.69	73,342.11	5,646.14	57.58	99.92
101-253-701.501	WAGES - ASSISTANT	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-253-701.502	WAGES - DEPUTY TREASURER	43,660.28	43,660.28	43,550.38	3,358.48	109.90	99.75
101-253-726.000	SUPPLIES	2,500.00	2,500.00	1,933.49	0.00	566.51	77.34
101-253-726.001	POSTAGE	6,500.00	6,500.00	4,935.20	0.00	1,564.80	75.93
101-253-801.000	LEGAL SERVICES	3,000.00	3,000.00	582.00	0.00	2,418.00	19.40
101-253-809.000	Bank Fees	300.00	300.00	7.00	0.00	293.00	2.33
101-253-860.500	MILEAGE - TREASURER	700.00	700.00	316.93	0.00	383.07	45.28
101-253-860.501	MILEAGE - DEPUTY TREASURER	500.00	500.00	396.76	0.00	103.24	79.35
101-253-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	689.88	0.00	1,310.12	34.49
101-253-901.000	ADVERTISING	100.00	100.00	0.00	0.00	100.00	0.00
101-253-960.000	EDUCATION & TRAINING	4,500.00	4,500.00	3,024.66	505.66	1,475.34	67.21
101-253-965.000	DUES & PUBLICATIONS	500.00	500.00	380.00	195.00	120.00	76.00
Total Dept 253 - TOWNSHIP TREASURER		142,659.97	142,659.97	129,158.41	9,705.28	13,501.56	90.54
Dept 258 - COMPUTER SUPPORT							
101-258-726.000	SUPPLIES	6,000.00	6,000.00	1,497.50	0.00	4,502.50	24.96
101-258-935.015	COMPUTER SUPPORT SYSTEMS	27,000.00	27,000.00	23,204.99	1,175.00	3,795.01	85.94
101-258-935.016	COMPUTER NETWORK	4,000.00	4,000.00	1,249.99	424.99	2,750.01	31.25
Total Dept 258 - COMPUTER SUPPORT		37,000.00	37,000.00	25,952.48	1,599.99	11,047.52	70.14
Dept 265 - TOWNSHIP HALL							
101-265-701.011	Maintenance Wages	10,000.00	10,000.00	7,882.11	454.60	2,117.89	78.82
101-265-726.003	SUPPLIES-MAINTANCE	3,500.00	3,500.00	2,117.47	526.96	1,382.53	60.50
101-265-850.000	TELEPHONE	15,000.00	15,000.00	14,971.42	1,064.39	28.58	99.81
101-265-920.601	HEATING / GAS	12,000.00	12,000.00	12,119.32	1,228.79	(119.32)	100.99
101-265-920.602	WATER / SEWER	6,000.00	6,000.00	4,404.07	148.25	1,595.93	73.40
101-265-920.603	LIGHTS BUILDING	13,500.00	13,500.00	14,905.20	1,091.21	(1,405.20)	110.41

PERIOD END: /31/2018

2018

ACTIVITY FOR MONTH

GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 12/31/2018	12/31/18	AVAILABLE BALANCE	% BDDT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-265-935.601	SNOW FLOWING	10,000.00	10,000.00	2,201.00	126.00	7,799.00	22.01
101-265-935.602	LAWN MAINTENANCE	10,000.00	10,000.00	6,756.55	0.00	3,243.45	67.57
101-265-935.603	CLEANING SERVICE	15,000.00	15,000.00	13,189.00	1,150.00	1,811.00	87.93
101-265-935.604	RUBBISH REMOVAL	1,000.00	1,000.00	1,003.00	85.00	(3.00)	100.30
101-265-935.605	BUILDING REPAIR	50,000.00	50,000.00	700.00	0.00	49,300.00	1.40
101-265-935.606	ELECTRONIC PROTECTION SYSTEM	1,500.00	1,500.00	1,461.60	0.00	38.40	97.44
101-265-935.608	MAINTENANCE-OTHER	15,000.00	15,000.00	15,331.22	755.50	(331.22)	102.21
Total Dept 265 - TOWNSHIP HALL		162,500.00	162,500.00	97,041.96	6,630.70	65,458.04	59.72
Dept 301 - POLICE SERVICES							
101-301-830.000	POLICE CONTRACT	1,100,000.00	1,100,000.00	1,015,963.00	0.00	84,037.00	92.36
Total Dept 301 - POLICE SERVICES		1,100,000.00	1,100,000.00	1,015,963.00	0.00	84,037.00	92.36
Dept 371 - TOWNSHIP BUILDING INSPECTOR							
101-371-701.702	WAGES BUILDING ASSISTANT	15,510.98	15,510.98	15,427.28	1,246.68	83.70	99.46
101-371-701.703	WAGES - BUILDING	71,262.00	71,262.00	71,082.80	5,481.70	179.20	99.75
101-371-701.704	WAGES - BUILDING	22,000.00	22,000.00	18,975.74	1,553.08	3,024.26	86.25
101-371-701.705	WAGES - CONSTRUCTION BOARD	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-371-726.000	SUPPLIES	1,000.00	1,000.00	317.23	55.56	682.77	31.72
101-371-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	688.00	0.00	312.00	68.80
101-371-965.000	DUES & PUBLICATIONS	1,500.00	1,500.00	628.85	0.00	871.15	41.92
Total Dept 371 - TOWNSHIP BUILDING INSPECTOR		113,272.98	113,272.98	107,119.90	8,337.02	6,153.08	94.57
Dept 400 - PLANNING COMMISSION							
101-400-701.800	WAGES - PLANNING	2,000.00	2,000.00	1,500.00	0.00	500.00	75.00
101-400-701.801	WAGES - PLANNING	2,000.00	2,000.00	1,700.00	0.00	300.00	85.00
101-400-701.802	WAGES - PLANNING	2,000.00	2,000.00	1,900.00	0.00	100.00	95.00
101-400-701.804	WAGES - PLANNING	2,000.00	2,000.00	1,700.00	0.00	300.00	85.00
101-400-701.805	WAGES - PLANNING	2,000.00	2,000.00	1,900.00	0.00	100.00	95.00
101-400-701.806	WAGES - PLANNING	2,000.00	2,000.00	1,900.00	0.00	100.00	95.00
101-400-701.808	WAGES - PLANNING	2,000.00	2,000.00	2,000.00	0.00	0.00	100.00
101-400-801.000	LEGAL SERVICES	22,000.00	22,000.00	18,410.62	0.00	3,589.38	83.68
101-400-805.000	CONTRACTED AND OTHER SERVICES	6,000.00	6,000.00	3,802.50	0.00	2,197.50	63.38
101-400-900.000	PRINTING & PUBLISHING	1,000.00	1,000.00	1,708.00	0.00	1,000.00	0.00
101-400-901.000	ADVERTISING	2,000.00	2,000.00	1,708.00	0.00	292.00	85.40
101-400-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-400-965.000	DUES & PUBLICATIONS	500.00	500.00	778.80	0.00	(278.80)	155.76
Total Dept 400 - PLANNING COMMISSION		47,500.00	47,500.00	37,299.92	0.00	10,200.08	78.53
Dept 401 - TOWNSHIP PLANNER							
101-401-701.900	WAGES - PLANNER	71,751.75	71,751.75	73,587.77	5,766.26	(1,836.02)	102.56
101-401-701.901	WAGES - DEPUTY PLANNER	51,371.62	51,371.62	43,414.46	0.00	7,957.16	84.51
101-401-701.902	WAGES - PLANNER ASSISTANT	11,633.23	11,633.23	11,570.46	935.09	62.77	99.46
101-401-726.000	SUPPLIES	1,000.00	1,000.00	265.77	37.04	734.23	26.58
101-401-860.900	MILEAGE - TOWNSHIP PLANNER	300.00	300.00	154.78	0.00	145.22	51.59
101-401-860.901	MILEAGE - DEPUTY PLANNER	300.00	300.00	174.22	0.00	125.78	58.07
101-401-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	468.64	0.00	1,531.36	23.43
101-401-960.000	EDUCATION & TRAINING	5,000.00	5,000.00	2,265.02	0.00	2,734.98	45.30

PERIOD END: 12/31/2018

GL NUMBER	DESCRIPTION	2018		YTD BALANCE 12/31/2018	ACTIVITY FOR MONTH 12/31/18	AVAILABLE BALANCE	% BGD USED
		ORIGINAL BUDGET	2018 AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-401-965.000	DUES & PUBLICATIONS	1,000.00	1,000.00	620.00	0.00	380.00	62.00
Total Dept 401 - TOWNSHIP PLANNER		144,356.60	144,356.60	132,521.12	6,738.39	11,835.48	91.80
Dept 410 - ZONING BOARD OF APPEALS							
101-410-701.001	WAGES - ZONING	1,200.00	1,200.00	400.00	100.00	800.00	33.33
101-410-701.002	WAGES - ZONING	1,200.00	1,200.00	200.00	0.00	1,000.00	16.67
101-410-701.003	WAGES - ZONING	1,200.00	1,200.00	300.00	0.00	900.00	25.00
101-410-701.004	WAGES - ZONING	1,200.00	1,200.00	400.00	100.00	800.00	33.33
101-410-701.005	WAGES - ZONING	1,200.00	1,200.00	400.00	100.00	800.00	33.33
101-410-801.000	LEGAL SERVICES	10,000.00	10,000.00	594.50	0.00	9,405.50	5.95
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00	1,000.00	247.00	0.00	753.00	24.70
101-410-901.000	ADVERTISING	2,000.00	2,000.00	604.75	0.00	1,395.25	30.24
101-410-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 410 - ZONING BOARD OF APPEALS		20,000.00	20,000.00	3,146.25	300.00	16,853.75	15.73
Dept 412 - ZONING ADMINISTRATOR							
101-412-701.601	WAGES	50,454.55	50,454.55	50,398.04	3,881.12	56.51	99.89
101-412-701.602	WAGES ZONING	16,000.00	16,000.00	13,417.32	938.85	2,582.68	83.86
101-412-726.000	SUPPLIES	1,000.00	1,000.00	914.55	55.56	85.45	91.46
101-412-860.601	MILEAGE - ZONING ADMIN	150.00	150.00	0.00	0.00	150.00	0.00
101-412-860.602	MILEAGE - DEPT ZONING	150.00	150.00	0.00	0.00	150.00	0.00
101-412-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	95.00	0.00	1,905.00	4.75
101-412-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	0.00	500.00	0.00
Total Dept 412 - ZONING ADMINISTRATOR		70,254.55	70,254.55	64,824.91	4,875.53	5,429.64	92.27
Dept 448 - STREET LIGHTS - TOWNSHIP							
101-448-920.005	STREET LIGHTS TOWNSHIP	80,000.00	80,000.00	76,273.81	1,415.40	3,726.19	95.34
Total Dept 448 - STREET LIGHTS - TOWNSHIP		80,000.00	80,000.00	76,273.81	1,415.40	3,726.19	95.34
Dept 747 - COMMUNITY PROMOTIONS							
101-747-880.003	COM. PROM. - ECONOMIC DEVELOPMENT	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-747-880.004	COM. PROM. - TC-TALUS	3,000.00	3,000.00	3,000.00	0.00	0.00	100.00
101-747-880.007	COM. PROM. - COMMUNITY AWAREN	20,000.00	20,000.00	12,566.50	610.50	7,433.50	62.83
101-747-880.008	COM. PROM. - CONTRACTED SERVI	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00
101-747-880.011	COM. PROM. - P.E.G.	100,000.00	100,000.00	94,346.62	0.00	5,653.38	94.35
101-747-880.017	COM. PROM. - TV BOARD	2,500.00	2,500.00	1,070.00	0.00	1,430.00	42.80
101-747-880.018	COM. PROM. - MILFOIL	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00
Total Dept 747 - COMMUNITY PROMOTIONS		168,500.00	168,500.00	110,983.12	610.50	57,516.88	65.87
Dept 806 - TOWNSHIP VEHICLES							
101-806-862.000	GAS & CAR WASHES	2,500.00	2,500.00	1,664.06	0.00	835.94	66.56
101-806-863.000	OIL CHANGES	500.00	500.00	107.78	0.00	392.22	21.56
101-806-864.000	MISCELLANEOUS	1,500.00	1,500.00	376.64	0.00	1,123.36	25.11
Total Dept 806 - TOWNSHIP VEHICLES		4,500.00	4,500.00	2,148.48	0.00	2,351.52	47.74

GL NUMBER	DESCRIPTION	2018		YTD BALANCE 12/31/2018	ACTIVITY FOR MONTH 12/31/18	AVAILABLE BALANCE	% BGD USED
		ORIGINAL BUDGET	2018 AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 851 - EMPLOYEE BENEFITS & INSURANCES							
101-851-701.000	WAGES	6,000.00	6,000.00	4,940.00	0.00	1,060.00	82.33
101-851-701.027	UNEMPLOYMENT	0.00	0.00	3,620.00	0.00	(3,620.00)	100.00
101-851-873.001	John Hancock 403B	90,000.00	90,000.00	79,822.47	0.00	10,177.53	88.69
101-851-873.010	SOCIAL SECURITY - EMPLOYER	80,000.00	80,000.00	69,416.67	5,197.45	10,583.33	86.77
101-851-873.020	VACATION & PERSONAL PAYOUT	5,000.00	5,000.00	870.12	0.00	4,129.88	17.40
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	275,000.00	275,000.00	270,795.71	0.00	4,204.29	98.47
101-851-873.040	INSURANCE - EMPLOYEE LIFE	9,000.00	9,000.00	8,928.82	(96.20)	71.18	99.21
101-851-912.001	INSURANCE - LIABILITY	13,000.00	13,000.00	24,776.00	12,637.00	(11,776.00)	190.58
101-851-912.002	INSURANCE - WORKMENS COMP.	7,500.00	7,500.00	6,989.00	0.00	511.00	93.19
Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES		485,500.00	485,500.00	470,158.79	17,738.25	15,341.21	96.84
Dept 900 - CAPITAL OUTLAY							
101-900-970.001	CAPITAL OUTLAY - ELECTIONS	5,000.00	5,000.00	5,316.13	5,316.13	(316.13)	106.32
101-900-970.002	CAPITAL OUTLAY - TOWNSHIP HAL	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-900-970.003	CAPITAL OUTLAY - COMPUTER	15,000.00	15,000.00	1,360.46	0.00	13,639.54	9.07
101-900-970.004	CAPITAL OUTLAY - VEHICLES	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-900-970.005	CAPITAL OUTLAY - LAND	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 900 - CAPITAL OUTLAY		46,000.00	46,000.00	6,676.59	5,316.13	39,323.41	14.51
Dept 965 - TRANSFERS TO OTHER FUNDS							
101-965-990.308	TRANSFERS TO #308 PARK SYS	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00
Total Dept 965 - TRANSFERS TO OTHER FUNDS		150,000.00	150,000.00	0.00	0.00	150,000.00	0.00
TOTAL EXPENDITURES		3,485,801.31	3,485,801.31	2,881,081.99	107,234.25	604,719.32	82.65
Fund 101 - GENERAL OPERATING FUND:							
TOTAL EXPENDITURES		3,485,801.31	3,485,801.31	2,881,081.99	107,234.25	604,719.32	82.65

GL NUMBER	DESCRIPTION	2018		YTD BALANCE 12/31/2018	ACTIVITY FOR MONTH 12/31/18	AVAILABLE BALANCE	% BDC USED
		ORIGINAL BUDGET	2018 AMENDED BUDGET				
Fund 308 - PARK SYSTEM FUND							
Expenditures							
Dept 000							
308-000-701.308	WAGES - PARKS AND RECREATION	8,400.00	8,400.00	2,000.00	800.00	6,400.00	23.81
308-000-801.000	LEGAL SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
308-000-864.000	MISCELLANEOUS	0.00	189.00	276.90	87.00	(87.90)	146.51
308-000-880.001	COM. PROM. - SILVER LAKE PARK	7,000.00	22,000.00	23,695.09	4,596.20	(1,695.09)	107.70
308-000-880.006	COM. PROM. - BVNP (YMCA)	500.00	250,500.00	242,267.65	511.84	8,232.35	96.71
308-000-880.008	COM. PROM. - Cont. Serv GTCD	41,500.00	46,000.00	46,000.00	0.00	0.00	100.00
308-000-880.012	COM. PROM. - GT COMMONS	30,700.00	30,700.00	2,919.59	304.23	27,780.41	9.51
308-000-880.014	COM. PROM. - MILLER CREEK	3,000.00	11,000.00	10,948.33	275.00	51.67	99.53
308-000-880.015	COM. PROM. - PARK & TRAIL MAI	11,900.00	11,900.00	5,786.86	0.00	6,113.14	48.63
308-000-880.016	COM. PROM. - KIDS CREEK PARK	0.00	6,000.00	5,689.07	0.00	310.93	94.82
308-000-880.019	RIVER EAST RECREATION AREA	0.00	920.00	920.00	0.00	0.00	100.00
308-000-901.000	ADVERTISING	0.00	641.00	640.90	0.00	0.10	99.98
308-000-935.000	MAINTENANCE - MISC, EQUIP	40,000.00	60,000.00	56,146.70	1,824.21	3,853.30	93.58
308-000-935.110	TRAIL MAINTENANCE & REPAIR	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 000		150,000.00	455,250.00	397,291.09	8,398.48	57,958.91	87.27
Dept 851 - EMPLOYEE BENEFITS & INSURANCES							
308-851-873.010	SOCIAL SECURITY - EMPLOYER	0.00	0.00	153.00	61.20	(153.00)	100.00
Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES		0.00	0.00	153.00	61.20	(153.00)	100.00
TOTAL EXPENDITURES							
		150,000.00	455,250.00	397,444.09	8,459.68	57,805.91	87.30
Fund 308 - PARK SYSTEM FUND:							
TOTAL EXPENDITURES							
		150,000.00	455,250.00	397,444.09	8,459.68	57,805.91	87.30

From: Chuck Korn
 Sent: Tuesday, December 18, 2018 2:50 PM
 To: Amy Simon
 Subject: For the January 8th meeting

unfinished business, "Consumer's Streetlights"

From: Douglas W. Deyoung [<mailto:Douglas.Deyoung@cmsenergy.com>]
 Sent: Tuesday, December 18, 2018 1:22 PM
 To: Chuck Korn
 Subject: FW: Garfield Township Street light Board Requests

Chuck,

Here is the information you requested for the board meeting on January 8th. These answers come from our street lighting engineer.

K value HSP-LED

High Pressure Sodium (HPS) = 2200K, Light-Emitting Diode (LED) = 4000K (same color temperature as the moon). Consumers Energy does not have any lower temperature LEDs.

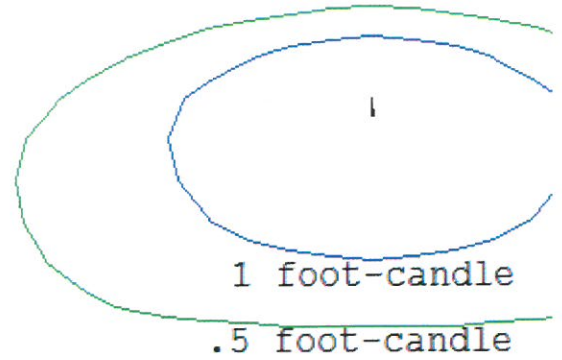
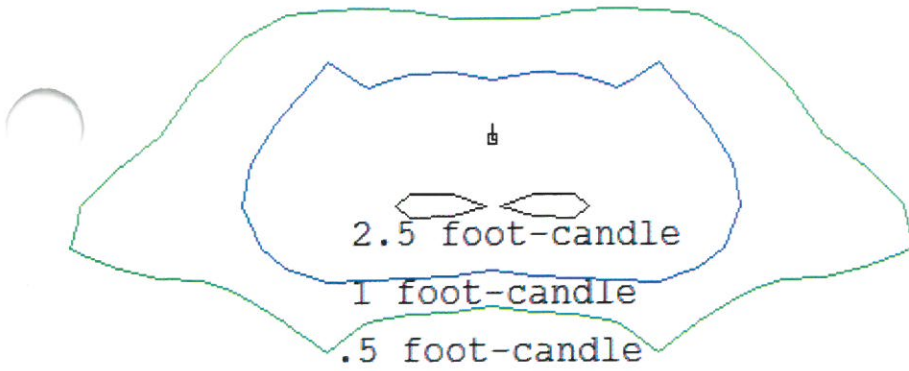
Lumen decrease HSP-LED

HSP lights must start with a higher lumen rating because they experience a lot more losses than their equivalent LED counterparts. Most of the HPS losses come from the bulb depreciation and refractor losses (see picture below and note that some of the light goes up too). Another way to say this is, the usable lumens (aka the amount of lumens that make it to the road in the "right spot") for an HPS is equivalent to that of an LED. Another key component to this discussion is why do we say "right spot". LEDs can be directed better creating a more uniform pattern. HPS pools a lot of light near the pole and sharply decreases, also creating the need for more lumens. Please see the lighting pattern diagram below and note how there is a lot more light that pools at the base of the pole. The HPS sodium requires more lumens to compensate for the sharp decrease in lighting levels from the base of the pole.

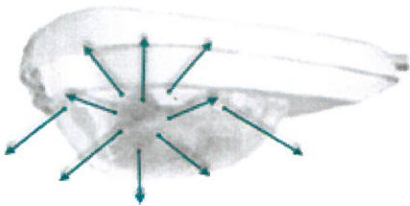
Additional info from our Engineer:

The following is getting deep into the weeds and may be too technical. A similar question is how does Consumers Energy verify HPS fixtures are equivalent to LED fixtures? We review both the Average Illuminance (average amount of foot candles required for a specific type of road) and the Average per Minimum foot candles Illuminance ratio (uniformity which reduces a perceived strobing effect while driving between bright and dark areas) and verify the LED either meets or exceeds that of a HPS to meet IES RP-08 suggested requirements.

Spray pattern HSP-LED The lighting pattern for a 100W HPS is shown on left below and a 54W LED is shown on right. Please note how there is a lot more light pooled which will be at the base of the pole (2.5 fc) and how the LED has a more uniform lighting pattern which is easier on the eyes as it reduces the strobing affect as discussed above



Dark Sky LED vs HSP All of our HPS fixtures with refractors are not considered dark sky friendly. The refractor bounces light around and some of the goes up as depicted in the picture below. This is known as up light. All of our LED cobra head fixtures are considered dark sky friendly. Consumers Energy’s LED cobra head fixtures direct the light the “right spot” minimizing any up light.



Thanks

Doug

*Doug DeYoung | Community Affairs Manager | Consumers Energy
821 Hastings Street | Traverse City Michigan
| T: 231-929-6234 | C: 231-649-4096*



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Interlocal divorce

Breaking up is hard to do— but doesn't have to be

Most township board members brim with optimism when they sign an agreement forming a joint fire department or a public waterworks spanning multiple local units. They envision decades of partnership and working together for the good of their residents. Problems will certainly arise, but they're nothing the local units can't overcome with hard work and dedication.

No one wants to think about a day when one, or even all, of the parties involved decide to walk away. But despite their best efforts, some townships might find themselves facing a dissolution they never expected.

Bill Fahey, a township attorney and partner at Fahey Schultz Burzych Rhodes, PLC, has helped to facilitate his fair share of interlocal divorces. While plenty of agreements stand the test of time, many don't last forever. Whether it's changing demographics, dissatisfaction with the agreement's pay structure or even personality conflicts, the reality is some interlocal agreements are bound to come to an end.

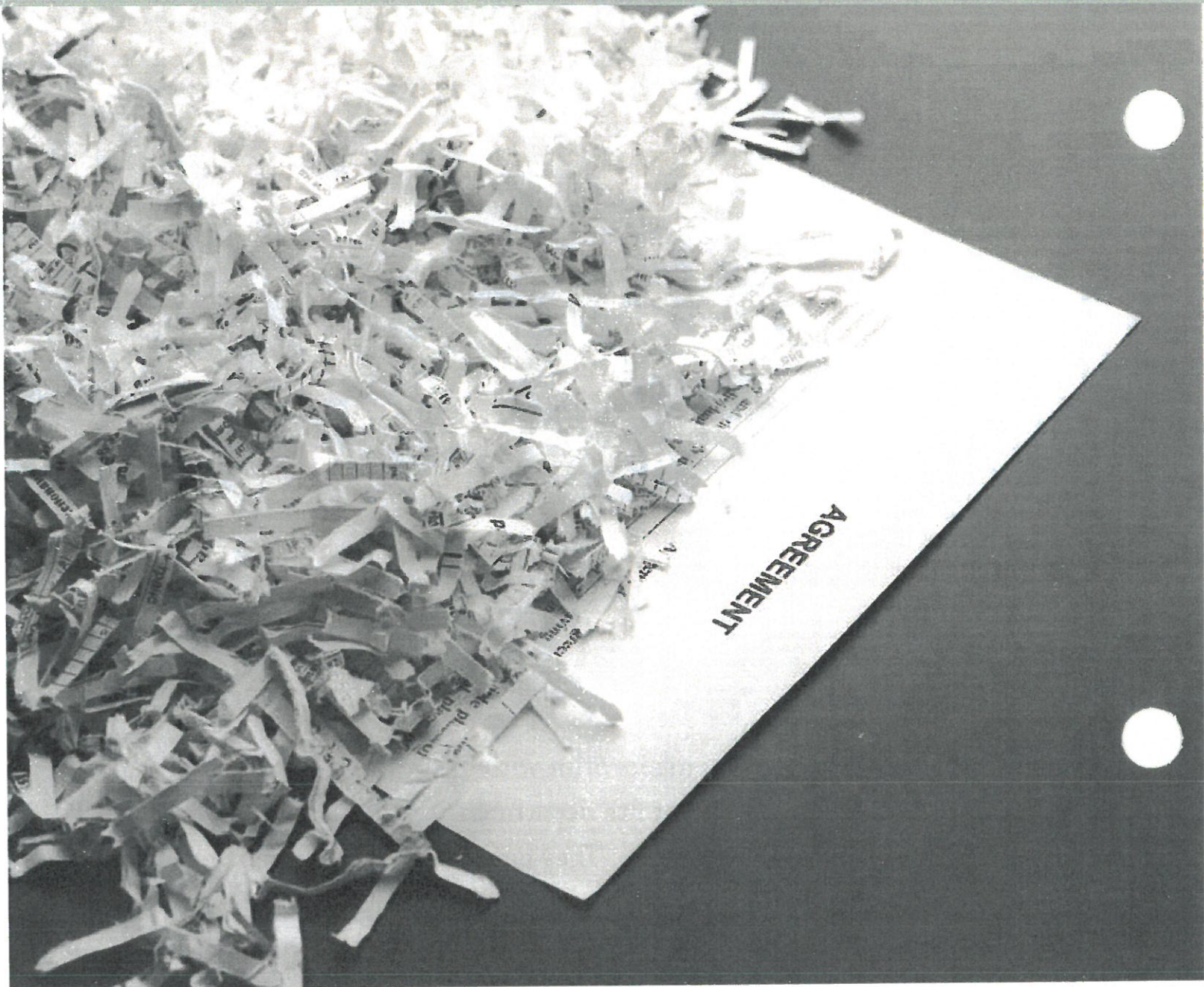
The end of a community partnership is far from rare, and certainly nothing to be ashamed of. As townships grow, and new leaders take office, it's natural that agreements of

yesterday no longer serve today's needs. Some problems can be solved through intentional communication and mediation, and others can even be prevented by writing an agreement designed to fairly distribute the cost and burden of the service. Sometimes, though, it's best to part ways.

Breaking up may be hard to do, but Fahey says it doesn't have to be bitter. An amicable, professional dissolution won't just help your communities remain good neighbors—it could even keep you out of court.

A long history of cooperation

Intergovernmental cooperation is not a new concept. Some Michigan statutes allowing collaboration date back to the 1930s and '40s, and the 1963 state constitution specifically allows local units of government to work together on any

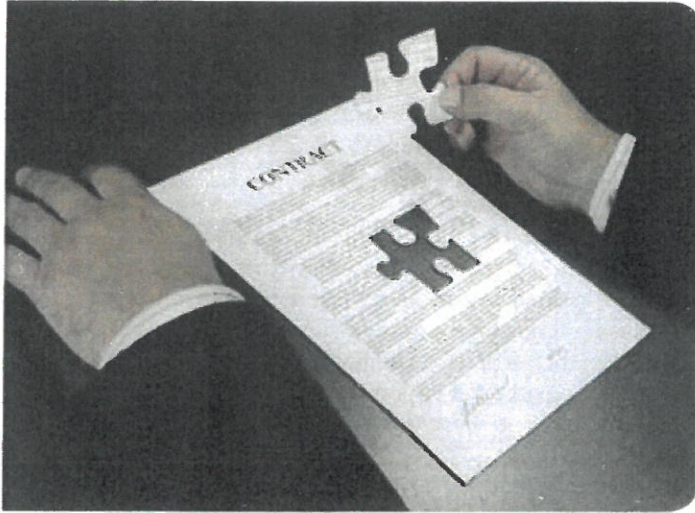


While most don't enjoy dissolving a joint agreement, the reality is most partnerships don't last forever. Instead of feeling upset, townships should congratulate one another on the run they had.

service that they could provide individually. For decades, townships, cities and villages have joined together to provide services for the simple fact that most municipal services are staggeringly expensive.

Gov. Rick Snyder has pushed for communities to collaborate and provide joint services in recent years, but most local units work with another municipality in one way or another simply because it makes financial sense. This is especially true for fire services—a reason why joint fire departments are so common. Hiring certain personnel, buying costly fire tankers and other equipment, and paying for insurance are out of reach for many townships on their own, especially small communities. Other communities collaborate on police departments, parks, building authorities, cemeteries—to name just a few.

“For the most part, this equipment is sitting in a fire barn somewhere until it needs to be used, which isn't all that often,” Fahey said. “It makes fantastic financial sense when you have an investment like that in those assets for multiple units of government to get together and to help finance it, and all take advantage of the use of the asset when they need it.”



If you're in the early stages of forming a joint organization, don't wing it. An attorney or consultant can help the municipalities draft a contract that sets up your organization for success.

A breeding ground for conflict

But like any other business deal, interlocal agreements are ripe for conflict. When multiple local units—and officials—work together on an issue, some are bound to have different ideas on how it should be handled. Finding an agreement that works for everyone isn't easy, and after the contract is signed, the dynamics may quickly change. New officials are elected, more residents move in, and property values trend up or down. A payment structure that made sense 10 years ago no longer seems fair today.

"A divorce is the best analogy I can come up with," Fahey said. "Everybody lives in the same community, and there are all sorts of common interests. Frequently, there are things that are just very divisive that prevent people from coming together, or over time they come to dislike or disagree with one another."

Most problems with joint agreements stem from one or more local units believing that the shared costs don't reflect the benefits they reap from the agreement, Fahey said. Instead of putting themselves in the other community's shoes, interlocal board members may suspect they're getting a raw deal and make up their minds to change it somehow. Interpersonal conflicts can also drive splits. Some officials just don't get along, and no matter how solid the agreement might be, they'll continue to butt heads.

Many times, the deal might not have been a good one from the start. Officials might have second thoughts, or a new generation of officials is elected and wants out. A new board, without the context of personal relationships with another local unit's officials, might see the deal with a new set of eyes. Without that more personal relationship as a basis, the deal is viewed less fondly.

A unique challenge of joint departments is the lack of community identity they can sometimes bring with them, said **Doug Mansfield**, supervisor of **Union Township** (Grand Traverse Co.). Residents are used to volunteering to pick up trash at their township park, or cheering as their fire department's tanker cruises down Main Street in the Memorial Day parade. When a department or service belongs to multiple communities, residents can sometimes feel like it belongs to no one. They're less likely to drive to the neighboring township to volunteer for park clean-up, and without a local fire station, they feel as if they don't really have a department. While the problem isn't usually a deal-breaker, it can be difficult for some communities to overcome.

Case study:

10-township fire department lasts 30 years

The Grand Traverse Rural Fire Department was the brain child of 10 small, rural communities more than 30 years ago, when the county got out of the business of directing fire administration. They signed one of the biggest and first joint agreements for the time, before there was much legislation or caselaw to guide them, said Mansfield.

Except for a few highways or big box stores sprinkled throughout a few of the townships, each community looked the same—small population, rural character, sparse buildings. Alone, they didn't have the purchasing power to buy costly firefighting equipment. The joint agreement allowed them to accomplish their mission of "tankers and engines"—to go to banks and finance fire trucks and meet federal requirements—and also hire a chief who focused on that mission.



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As time passed, the townships in the agreement no longer looked the same. Some experienced a commercial boom, while others saw their home values skyrocket. Only a few remained essentially unchanged in those three decades. Just like children growing up in a family, those townships have different needs. The growing townships now needed ambulance services with both basic and advanced life support, while the unchanged townships still had the “tankers and engines” mission.

As communities changed, problems arose. A township with a bustling highway corridor was tired of getting called to every car accident. It eventually broke off, saying it didn’t have the manpower needed to get to the highway accidents, plus other community fire runs. Another township left the department citing political pressure from residents. Both townships took with them 60 percent of the joint department’s funding.

When yet another township decided to part ways, only small, non-contiguous townships were left behind. “If you’re not contiguous, things don’t work,” Mansfield said.

At first, they hired a consultant to keep the department together, but it just wasn’t working. In the end, after 30 years, they decided to call it quits. The board dusted off the bylaws, which clearly spelled out how to disband and called for liquidation of the organization’s assets. Members hired an accountant and, after a few tense meetings, divided the department’s millions of dollars of assets.

Finally, in March 2018, the disbandment became final. Today, Union Township is part of a new joint fire district with two other townships.

“In the end, it’s local control,” Mansfield said. “If they decide as a community to do this, that’s what local control is all about, and you’ve got to let it go. You’re still going to be neighbors. You’re all part of a larger community.”

Case study:

Muddy contract language leads to split

Harold Koviak, supervisor of **Burt Township** (Cheboygan Co.), had barely taken the oath of office when he realized he had a mess on his hands. Under the previous supervisor, Burt Township received fire services through an agreement with both the Pellston Fire Department to the west and Topinabee Fire Department to the east.

Koviak drove to the Pellston fire station to introduce himself to the chief, but no sooner had the conversation started than the fire chief announced he wouldn’t work with the Topinabee department. After years of rumors and miscommunication, the two departments didn’t like one another, to put it mildly—or the intergovernmental agreement that connected them. Their contract included no boundaries and no guidelines for who would respond to which fires.

After sitting down with each chief individually, Koviak knew it was time to scrap the old agreement. The seeds of future problems were sown in the original, muddy language. The lack of love between the departments certainly didn’t help.

“If neither party likes the agreement, and it’s not working for anyone, why not change it?” Koviak said.

But Koviak didn’t walk away from the fire departments. Instead, he created two new agreements, one with each fire department, instead of lumping them together. Each agreement included a clear boundary line and explicitly outlined how each department would be paid. Drafting the agreements separately allowed each department to hold onto their own identities—something that was important to both sides.

Case study:

Impasse leads to end of building authority

The Kalamazoo Area Building Authority was hailed as a first-of-its-kind achievement when the four-township partnership formed five years ago. The communities involved joined together to provide building, electrical and mechanical permitting services and inspections in a more economical way, said **Jeff Sorensen**, supervisor of **Cooper Charter Township** (Kalamazoo Co.).

Sorensen and other officials believed the authority would go on to provide inspections and other services for decades to come. Then, when the organization’s fund racked up a positive balance, two factions emerged. One side wanted to leave the balance as is, while the other wanted to lower its fees and avoid a balance in the future. To some, the issue was more than a disagreement—it was an ethical dispute. It soon became clear the two sides were at an impasse.

The authority’s contract included a clause that if a new budget wasn’t adopted each year, the organization would dissolve and distribute its assets to the local units involved. Sorensen thought the clause was a formality, not something that would ever be used. After three years of operation, however, all four local units chose not to adopt a budget and dissolve.

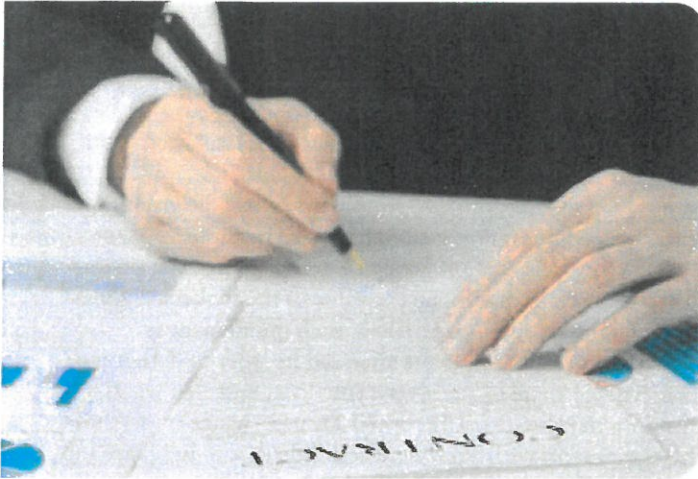
“It’s great to join forces and work together, but if something all of the sudden changes, you always have to have some type of opt-out clause and spell things out to the T of who gets what and how it’s divvied up,” Sorensen said. “I wouldn’t enter into any agreement without that.”

Today, two of the original townships have partnered along with a nearby city to form a building authority, while Cooper Charter Township works with another neighboring township for its building services.

Lessons learned

Start your agreement strong

If you’re in the early stages of forming a joint organization, don’t wing it. Fahey recommends bringing in an attorney or consultant who can help the municipalities draft a contract that sets up your organization for success. A strong contract needs a reasonably balanced formula for dividing costs while also providing each municipality with oversight and protection. Each local unit should have the ability to approve the organization’s annual budget to help avoid surprises. This ensures that the costs stay under control for each member.



While it might seem odd to think about the end of an organization that doesn't yet exist, an exit strategy is crucial to include in the contract. You have to expect that disagreements might arise or circumstances may change. Your contract should anticipate this and include an exit strategy guaranteeing that the municipalities involved would recover the investment it's made over the years.

The worst approach is to base each municipality's contribution solely on taxable value. While this factor is relevant, it's not the only aspect of a community that should be taken into account. This formula skews the higher payment toward the local unit with the most valuable land or homes—regardless of who uses the service more.

Fahey recommends a multi-faceted formula that takes into account each local unit's taxable value, population and use of service, which for a fire department would be the number of fire runs. With each factor given a one-third weighting, each local unit ends up with a fair payment, he said.

While it might seem odd to think about the end of an organization that doesn't yet exist, an exit strategy is crucial to include in the contract. Just as a prenuptial agreement outlines who gets what in case of a divorce, an exit strategy in a contract specifies how assets would be divided to help keep you out of court.

Too often, contracts don't outline what happens if a municipality leaves, or the entire organization dissolves. Some don't even allow a withdrawing local unit to take any of its assets with them, forcing a dissatisfied local unit to either stick it out or cut its losses and withdraw.

You have to expect that disagreements might arise or circumstances may change, Fahey said. Your contract should anticipate this and include an exit strategy guaranteeing that the municipalities involved would recover the investment it's made over the years.

"No matter how rosy you think things are right now, they won't always be that way," he said. "You really should find a way to undo this in a way that's reasonable for everybody, or it's probably going to end up in court."

Having an exit strategy clearly outlined allowed local units in the Kalamazoo Area Building Authority to make a clean break, Sorensen said. There were no questions over who received which assets, or the dissolution process. While he never anticipated using the clause so quickly, he was grateful that once the decision to dissolve was made, it was as painless as possible.

Keeping your agreement healthy

An interlocal agreement is just like a relationship—when it's neglected, it suffers. Don't allow yourself to be lazy, Mansfield said. While a paid administrator might handle day-to-day operations, board members must take responsibility for maintaining relationships among one another. Make sure the organization remains a priority, and that the township is actively involved.

As time passes, it's natural that local units in your agreement might grow or change, and the mission you started with might shift. Mansfield recommends revisiting your mission every five years or so to make sure it still suits everyone involved. If it doesn't, sit down and hash out your priorities, and adjust your mission statement if needed.

Looking back, Mansfield realizes a key component of a successful interlocal agreement board is active board members. When you're running a joint fire department, and no board member has ever stepped foot on the scene of a car accident or fire, it's easy to lose sight of what the agreement is really about. Don't just be a board member, Mansfield said. Be a participant.

Communication

No agreement can survive without communication. In Burt Township, a miscommunication resulted in the deep rift between the two fire departments—and it took multiple in-depth discussions to clear them up. Each party needed to sit down together and hash out their issues. The key, Koviak said, is to communicate respectfully and work through problems before an agreement is drafted, not after.

"That's how you end up in court," he said.

When conflict arises, communication is key. You need to get the stakeholders talking—not just organization board members, but everyone who is impacted. For example, a problem in a joint fire department could be discussed in a meeting with firefighters and fire chiefs. A public dialogue can help to generate ideas your organization's board might not have considered. From there, your organization can consolidate ideas and choose one with the greatest support.

Just as important is the need for organization board members to communicate with their fellow township board members. While there are certainly times to use discretion, the township board needs to know when the organization is committing to major financial purchases, or when a conflict is brewing. Your silence communicates to your fellow board members that everything with the joint agreement is fine. If that's not the case, they need to know. Not only does this give them a much-needed heads up, but it also gives them an opportunity to give you potentially helpful advice. Communicating with your board also helps them to buy into the joint organization and feel ownership of it.

When things turn sour

If your organization is showing signs of unraveling, now is the time to pull your contract off the shelf. Your township needs to know its rights and what the agreement says about withdrawals and dissolutions.

"You need to know what your leverage is," Fahey said.

With those rights in mind, make a concerted effort to bring your township's concerns to the other side. Open a dialogue that includes the public and people involved with the organization. Do everything you can to reach a middle ground and correct what is wrong—until it becomes clear that isn't possible.

If another local unit in your organization is the one with concerns, try not to react defensively. Start a dialogue with them and hear them out. By listening, you might be able to

determine the problem and find a solution. Likewise, you can express your township's position and point out factors the other local unit might not have considered. "If you can keep it off the front page of the newspaper, and keep it from being a big fight, I think that's always good," Fahey said.

When to call it quits

When you've tried everything and met nothing but roadblocks, it could be time to walk away. Dissolution is far from the first alternative, Fahey said. Whether one side is being unreasonable, or there simply isn't a middle ground, reaching a compromise just might not be possible.

In a recent dissolution Fahey helped oversee, an appraisal firm was hired to determine the value of the tankers, engines and firefighting equipment. Then, each municipality's monetary contributions were analyzed in order to determine a percentage share of the assets. Any local unit that wanted to start a new fire department was given a chance to purchase the equipment, with a payment schedule that didn't place too great a burden on the purchasing local unit. When it was all said and done, each local unit walked away peacefully, ready to start their own fire department.

While most don't enjoy dissolving a joint agreement, the reality is most partnerships don't last forever. Whether in business or in the public realm, it's natural for partners to grow apart and move on. Instead of feeling upset, Mansfield said townships should congratulate one another on the run they had.



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cover story

Sometimes, you might find that returning to a small organization can actually be a benefit. Since Union Township became part of a smaller fire department, Mansfield has seen a resurgence in volunteers and enthusiasm. The people who had trouble relating to a 10-township department feel ownership of the new, closer-to-home department.

Staying out of court

It's normal for tempers to flare and emotions to run high when dissolving a contract, especially one that's been around for decades. Hiring a facilitator to mediate the dissolution process can make a huge difference in tamping down the tension—and keeping the dispute out of court. While your township can't stop another local unit from bringing a suit against you, taking proactive steps to maintain polite discourse and civility can help you avoid the deposition room.

Public discussions throughout the dissolution process also helped to keep Grand Traverse Rural Fire District board members grounded. Firefighters in the audience were deeply concerned with the department's fate, Mansfield said. They weren't in it for the money—they sincerely cared about protecting the community. They didn't care about who received which asset. Their perspective helped to keep the discussion focused on what was really important, instead of petty spats.

Like a family

Mansfield keeps coming back to the analogy of the family. An interlocal agreement is like a marriage, and the municipalities are the children. Sometimes, much like children, townships grow up differently, even if they came from similar backgrounds. Their needs, agendas and demands from their residents might change, and an agreement that once served them well might become a burden.

Consider having an annual meeting with everyone from board members to stakeholders. Invite the public, and make sure everyone in the room is on the same page. If one community thinks the agreement is no longer fair, have a discussion. Don't wait until dissatisfaction becomes a full-blown conflict.

"You need to expect change. This thing is going to mature, it's going to evolve. You have to recognize that," Mansfield said. "Expect it, and embrace that evolution."



Bethany Mauger,
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