

CHARTER TOWNSHIP OF GARFIELD TOWN BOARD MEETING

Tuesday, August 22, 2017 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

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

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

3. Consent Calendar

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

a. Minutes – August 8, 2017 (Recommend Approval)

b. Bills -

General Fund

\$ 65,511.20

(Recommend Approval)

Gourdie-Fraser	
Developer's Escrow Fund	\$ 4,699.30
Utility Receiving Fund	16,867.50
Total	\$ 21,566.80

c. MTT Update (Receive and File)

4. Items Remove from the Consent Calendar

5. Correspondence

6. Reports

- a. Construction Report
- b. GT Metro Fire Report
- c. County Commissioner's Report
- d. Clerk's Report
- e. Supervisor's Report

7. Unfinished Business

- a. Public Hearing - Rezone – Midwest MFD, LLC rezoning of 30 acres of land at the northwest corner of Hammond Road from A Agricultural district to R-3 Multi-Family Residential district, without restriction
- b. Consideration of Resolution 2017-18-T, a resolution requesting that the Department of Natural Resource conduct a public hearing to inquire into the need for special watercraft controls on Silver Lake.
- c. PD Report No. 2017-79 - CJLP Invoice

8. New Business

- a. Pat Parker - Grand Traverse Metro Fire Department Budget Assumptions/Issues Introduction and schedule for public hearing on September 12, 2017
- b. Consideration of Resolution 2017-19-T(a), a resolution of Intent to create a Special Assessment District for the Reconstruction of Heritage Way Entry Road
- c. PD Report No. 2017-80 - Buffalo Ridge Connector Bid
- d. PD Report No. 2017-81 – Kids Creek – Demo and removal of Mill Structure – Bid
- e. Consideration of a Sewer and Water Benefits Deferral Agreement with Farm Lane Properties, LLC

9. Public Comment

10. Other Business

11. Adjournment

Lanie McManus, Clerk

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
August 8, 2017**

Supervisor Chuck Korn called the Town Board Meeting to order on August 8, 2017 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, Jeane Blood Law, Dan Walters, Lanie McManus, Molly Agostinelli and Chuck Korn

Absent and Excused: Steve Duell

1. Public Comment (6:01)

None

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

Agostinelli moved and Blood Law seconded to approve the agenda as amended.

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

Nays: None

3. Consent Calendar (6:02)

a. Minutes

July 25, 2017 Regular Meeting Minutes (Recommend Approval)

b. Bills

General Fund	\$ 20,176.77
(Recommend Approval)	

c. Letter from Jim Johnson, County Highway Engineer regarding Site Review of the Intersection of Potter and Garfield Roads (Receive and File)

Schmuckal asked to remove Consent Calendar item a to agenda item #4.

*Blood Law moved to approve the Consent Calendar as amended.
Agostinelli seconded the motion.*

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

Nays: None

4. Items Removed from the Consent Calendar (6:03)

Schmuckal said that she refrained from voting on Agenda item 7a.

Agostinelli moved and Walters seconded to approve the minutes as amended noting that on item 7a, Schmuckal did not vote on the item and her name should be removed.

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

5. Correspondence (6:05)

- a. Email from Leone Powell regarding "no Wake Zone"
- b. Email from Sharlene Bogard regarding "no wake zone"
- c. Email from Ken Burritt regarding "no wake zone"
- d. Grand Traverse Conservation District – July 2017 Report

6. Reports**a. Sheriff's Report (6:06)**

Deputy Chris Barsheff reported that Garfield Township had 40% of all complaints in the county. The call number was increased by 141 calls for service from June. The total number of calls for the month of July was 1,689.

b. County Commissioner's Report (6:08)

No report

c. Treasurer's Report (6:08)

No report

d. Clerk's Report (6:08)

McManus said that her report was submitted in writing. She asked if Board members received the MTA magazine and there was a one day MTA meeting in Traverse City in October that board members may be interested in.

e. Supervisor's Report (6:10)

Korn reported that he walked the proposed Boardman Lake Trail with all involved parties and looked at finding a way to move the trail off the lake. The Oleson Foundation owns a piece of commercial property that they are trying to develop and Blair Township may be able to help with water since they have a tower across the street.

7. Unfinished Business

- a. **Consideration of a new lease agreement with the YMCA regarding the Boardman River property (6:14)**

Jay Buckmaster, YMCA Director, said all insurance is up to date and a three year renewal is proposed at this time. He added that he appreciated the partnership with the township and it served the community well. Board members noted that a payment of One dollar should be included on the lease agreement.

Agostinelli moved and Schmuckal seconded to approve the new three year lease agreement between the YMCA and Garfield Township with an amendment showing payment of One Dollar.

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

- b. Public Hearing – To take public comment to determine if there is a cause for establishing a watercraft control ordinance for the waters of Silver Lake, specifically a no wake zone on Silver Lake and to request that the Department of Natural Resources conduct a public hearing as provided for in Act 451 of the Public Acts of 1994, Part 801, to inquire into the need for special watercraft controls on Silver Lake (6:19)**

It was noted that the No Wake Zone is for the boat launch area only.

Supervisor Korn opened the Public Hearing at 6:20pm.

Doug Brown of Highland Drive said he instigated the no wake zone and gathered a signed petition on the matter. He noted that 35 out of 36 lakefront owners in the area surrounding the boat launch signed the petition and were in favor of establishing a no wake zone near the boat launch.

Paul Starner of Harbor Court is in support of the no wake zone. He cited safety and environmental erosion concerns. Both gentleman said they would leave the perimeters of the no wake zone to the DNR.

Jim Sanford of Highland Drive is in favor of the no wake zone.

Scott Ivan of Silver Lake Shores Road cautioned that many others on the lake may ask for a no wake zone as well.

Shaun Kehoe, a DNR officer said that concerns expressed were valid. He walked board members through the process to create a no wake zone and said signage was up to the residents or whoever asked for the no wake zone.

Board members asked questions regarding enforcement of the no

wake zone.

Barry Andrews of Roman Drive said that the neighborhood would pick up the cost of the buoys marking the no wake zone.

Ian Ferguson, Marine Sheriff Supervisor said that his department would enforce the no wake zone.

Doug Brown said that enforcement may be self-policing.
Supervisor Korn closed the Public Hearing at 7:01pm.

Schmuckal moved to request that staff prepare a resolution in support of a no wake zone near the Silver Lake boat launch. Blood Law seconded the motion.

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

8. New Business

None

9. Public Comment: (7:06)

None

10. Other Business (7:06)

Schmuckal passed out a letter from Craig Elhart to Board members written on her behalf. Supervisor Korn read the letter into the record.

11. Adjournment

Korn adjourned the meeting at 7:08pm.

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 DISBURSEMENT REPORT FOR QUARTER TOWNSHIP OF GARFIELD
 CHECK DATE FROM 08/17 - 08/17/2017
 Banks

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL OPERATING FUND							
08/08/2017	GEN	36215	AMERICAN PLANNING ASSOCIATION		965.000	401	500.00
08/08/2017	GEN	36217	AMERICAN WASTE	RUBBISH REMOVAL	935.604	265	79.00
08/08/2017	GEN	36218#	CITY OF TRAVERSE CITY	DUE FROM #861 STREET LIGHTS	084.861	000	182.07
					920.005	448	484.71
					920.005	448	14.17
					920.005	448	14.17
				CHECK GEN 36218 TOTAL FOR FUND 101:			695.12
08/08/2017	GEN	36219	CONSUMERS ENERGY		920.005	448	106.32
08/08/2017	GEN	36220#	CONSUMERS ENERGY		084.861	000	1,432.00
					920.005	448	5,231.88
				CHECK GEN 36220 TOTAL FOR FUND 101:			6,663.88
08/08/2017	GEN	36221	DTE ENERGY		920.601	265	309.75
08/08/2017	GEN	36222	DTE ENERGY		920.601	265	44.17
08/08/2017	GEN	36224	GRAND TRAVERSE COUNTY DPW		920.602	265	811.37
08/08/2017	GEN	36226	GRAND TRAVERSE COUNTY TREAS	CURRENT REAL PROPERTY TAXES	403.000	000	214.08
08/08/2017	GEN	36227	GRID4 COMMUNICATIONS, INC.	TELEPHONE	850.000	265	1,050.15
08/08/2017	GEN	36228	KLM LANDSCAPE	LAWN MAINTENANCE	935.602	265	505.00
08/08/2017	GEN	36230	RUBY CLEANING SERVICE	CLEANING SERVICE	935.603	265	1,150.00
08/08/2017	GEN	36232#	STAPLES	SUPPLIES	726.000	101	59.85
				SUPPLIES	726.000	171	67.98
				SUPPLIES	726.000	401	49.99
				SUPPLIES	726.000	412	9.39
				CHECK GEN 36232 TOTAL FOR FUND 101:			187.21
08/08/2017	GEN	36233	SURFACES, INC.	BUILDING REPAIR	935.605	265	25,000.00
08/08/2017	GEN	36234	THE COPY SHOP	SUPPLIES	726.000	412	245.20

3. b.

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL OPERATING FUND							
08/08/2017	GEN	36235#	TRAVERSE CITY RECORD EAGLE	ADVERTISING	901.000	101	382.75
				CHECK GEN 36235 TOTAL FOR FUND 101:	901.000	410	263.75
							<u>646.50</u>
08/15/2017	GEN	36236	AFLAC	AFLAC	227.001	000	887.97
08/15/2017	GEN	36237	BLUE CROSS BLUE SHIELD OF MICHIG	INSURANCE - EMPLOYEE HEALTH	873.030	851	13,904.09
08/15/2017	GEN	36238	BRENDA BURROWS	CONTRACTED AND OTHER SERVICES	805.000	101	210.00
08/15/2017	GEN	36239	CITY OF TRAVERSE CITY		920.005	448	10.61
08/15/2017	GEN	36240	CITY OF TRAVERSE CITY	LEGAL SERVICES - TOWNBOARD	801.002	101	175.20
08/15/2017	GEN	36241	GARFIELD CHARTER TOWNSHIP	HSA (FORMERLY FLEX)	237.000	000	155.00
08/15/2017	GEN	36242	I.T. RIGHT	CAPITAL OUTLAY - COMPUTER	970.003	900	750.00
08/15/2017	GEN	36244	INTEGRITY BUSINESS SOLUTIONS		726.000	101	28.45
				CHECK GEN 36244 TOTAL FOR FUND 101:	726.000	101	119.96
							<u>148.41</u>
08/15/2017	GEN	36245	LAND INFORMATION ACCESS ASSOC	COM. PROM. - TV BOARD	880.017	747	170.00
08/15/2017	GEN	36247	MARSHALL & SWIFT/BOECKH, LLC	DUES & PUBLICATIONS	965.000	171	671.40
08/15/2017	GEN	36248	NORTHWEST MICH ASSESSORS	EDUCATION & TRAINING	960.000	171	35.00
				EDUCATION & TRAINING	960.000	171	35.00
				EDUCATION & TRAINING	960.000	171	35.00
				CHECK GEN 36248 TOTAL FOR FUND 101:			<u>105.00</u>
08/15/2017	GEN	36249	OLSON, BZDOK, & HOWARD	LEGAL SERVICES	801.000	410	1,566.00
08/15/2017	GEN	36250	UNITED WAY	UNITED WAY	238.000	000	90.00
08/15/2017	GEN	36251	VERIZON	TELEPHONE	850.000	265	221.28
08/15/2017	GEN	36252	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP	227.000	000	2,100.00
Total for fund 101 GENERAL OPERATING FUND							59,372.71

CHECK DISBURSEMENT REPORT FOR QUARTER TOWNSHIP OF GARFIELD
 CHECK DATE FROM 08/17 - 08/17/2017
 Banks .N

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 308 PARK SYSTEM FUND							
08/08/2017	GEN	36216	AMERICAN WASTE	MAINTENANCE - MISC, EQUIP	935.000	000	161.98
				MAINTENANCE - MISC, EQUIP	935.000	000	21.00
				MAINTENANCE - MISC, EQUIP	935.000	000	24.00
				MAINTENANCE - MISC, EQUIP	935.000	000	60.00
				CHECK GEN 36216 TOTAL FOR FUND 308:			<u>266.98</u>
08/08/2017	GEN	36223	GILL-ROY'S HARDWARE	MAINTENANCE - MISC, EQUIP	935.000	000	22.28
08/08/2017	GEN	36225	GRAND TRAVERSE COUNTY DPW	MAINTENANCE - MISC, EQUIP	935.000	000	12.04
08/08/2017	GEN	36229	KLM LANDSCAPE	MAINTENANCE - MISC, EQUIP	935.000	000	900.00
08/08/2017	GEN	36231	RUBY CLEANING SERVICE	MAINTENANCE - MISC, EQUIP	935.000	000	225.00
08/15/2017	GEN	36243	IMAGE 360	MAINTENANCE - MISC, EQUIP	935.000	000	4,438.79
08/15/2017	GEN	36246	LAUTNER IRRIGATION INC	COM. PROM. - SILVER LAKE PARK	880.001	000	273.40
				Total for fund 308 PARK SYSTEM FUND			6,138.49
				TOTAL - ALL FUNDS			<u>65,511.20</u>

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT



August 16, 2017

**SUMMARY OF JULY 1ST THRU AUGUST 12TH BILLINGS FOR
APPROVAL FROM GARFIELD TOWNSHIP**

I. Developer's Escrow Fund

1. Engineering consulting services for construction oversight, record drawings review and project turn over. The Ridges at 45, Buildings C & D Project# 15237A Invoice No. 15237102	500.00
2. Engineering consulting services for storm water site plan review Image 360, Escrow #214.831 Project# 17029C Invoice No. 17029327	125.00
3. Engineering consulting services for storm water site plan review The Ridges at 45, Phase 3, Escrow #214.842 Project# 17029C Invoice No. 17029323	315.00
4. Engineering consulting services for storm water site plan review Belle Tire, Escrow #214.833 Project# 17029C Invoice No. 17029326	187.50
5. Engineering consulting services for storm water site plan review Beers Dentistry Project# 17029C Invoice No. 17029320	270.00
6. Engineering consulting services for storm water site plan review Life Story Church - Escrow# 214.808 Project# 17029C Invoice No. 17029321	585.00
7. Engineering consulting services for storm water site plan review Stone Real Estate - MMC Parking Lot Project# 17029C Invoice No. 17029322	765.00
8. Engineering consulting services for storm water site plan review Villa at Traverse Point, Escrow #214.834 Project# 17029C Invoice No. 17029324	675.00
9. Engineering services for plan review and construction services. Chelsea park (Final Phase) Chelsea Lane Project# 17221 Invoice No. 1722102	1,276.80
Total	4,699.30

II. Utility Receiving Fund

1. Engineering consulting services for analysis. Lafranier Tank Upgrades Project# 17029C Invoice No. 17029325	3,182.50
2. Engineering consulting services for sanitary flow monitoring and analysis. SAW Grant - US 31 Project# 17029C Invoice No. 17029319	6,775.00
3. Engineering services for final design, bidding, construction services. NW Service District Water System Improvements (Water Storage Tank) Project# 16037 Invoice No. 1603708	4,960.00
5. Engineering services for plan review, bidding and construction services. Oak Terrace Water & Sewer Extension Project# 16106 Invoice No. 1610605	1,950.00
Total	16,867.50
GRAND TOTAL	\$21,566.80

Invoice



Gourdie-Fraser, Inc.
123 West Front Street
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

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

August 16, 2017
Project No: 15237A
Invoice No: 15237102

Re: The Ridges at 45, Buildings C & D

Services Performed: Construction oversight, record drawings review and project turnover documents for the 1100 LF water and sewer extension.

Project Location: Lafranier Road, Traverse City, Garfield Township, Grand Traverse County, Michigan.

Professional Services from July 1, 2017 to August 12, 2017

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Construction Oversight	1,200.00	100.00	1,200.00	1,200.00	0.00
Record Drawings Review/Turnover	500.00	100.00	500.00	0.00	500.00
Total Fee	1,700.00		1,700.00	1,200.00	500.00
		Total Fee			500.00
				Total this Invoice	\$500.00

Invoice



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3848 VETERANS DR
TRAVERSE CITY, MI 49684

August 16, 2017
Project No: 17029C
Invoice No: 17029327

Re: Image 360, Escrow # 214.831

Services Performed: Engineering services to for storm water review. Final approved.

Professional Services from July 1, 2017 to August 12, 2017

Professional Personnel

	Hours	Amount
Sr. Project Manager	1.00	
Totals	1.00	
Total Labor		125.00
Total this Invoice		\$125.00

Invoice



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3848 VETERANS DR
TRAVERSE CITY, MI 49684

August 16, 2017
Project No: 17029C
Invoice No: 17029323

Re: Ridges @ 45 - Phase 3, Escrow#214.842

Services Performed: Engineering services for storm water review. Pending 2nd review.

Professional Services from July 1, 2017 to August 12, 2017

Professional Personnel

	Hours	Amount
Design Engineer	3.50	
Totals	3.50	
Total Labor		315.00
Total this Invoice		\$315.00

Invoice



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3848 VETERANS DR
TRAVERSE CITY, MI 49684

August 16, 2017
Project No: 17029C
Invoice No: 17029326

Re: Belle Tire - Escrow #214.833

Services Performed: Engineering services for storm water review. Final approved.

Professional Services from June 4, 2017 to August 12, 2017

Professional Personnel

	Hours	Amount
Sr. Project Manager	1.50	
Totals	1.50	
Total Labor		187.50
Total this Invoice		\$187.50

Invoice



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3848 VETERANS DR
TRAVERSE CITY, MI 49684

August 16, 2017
Project No: 17029C
Invoice No: 17029320

Re: Beers Dentistry

Services Performed: Engineering services to for storm water review. Final approved.

Professional Services from July 1, 2017 to August 12, 2017

Professional Personnel

	Hours	Amount
Design Engineer	3.00	
Totals	3.00	
Total Labor		270.00
Total this Invoice		\$270.00

Invoice



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

August 16, 2017
Project No: 17029C
Invoice No: 17029321

Re: Life Story Church - Escrow# 214.808

Services Performed: Engineering services for storm water review. Pending initial review.

Professional Services from July 1, 2017 to August 12, 2017

Professional Personnel

	Hours	Amount
Design Engineer	6.50	
Totals	6.50	
Total Labor		585.00
Total this Invoice		\$585.00

Invoice



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3848 VETERANS DR
TRAVERSE CITY, MI 49684

August 16, 2017
Project No: 17029C
Invoice No: 17029322

Re: Stone Real Estate - MMC Parking Lot.

Services Performed: Engineering services for storm water review. Pending 2nd review.

Professional Services from July 1, 2017 to August 12, 2017

Professional Personnel

	Hours	Amount
Design Engineer	8.50	
Totals	8.50	
Total Labor		765.00
Total this Invoice		\$765.00

Invoice



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

August 16, 2017
Project No: 17029C
Invoice No: 17029324

Re: Villa at Traverse Point, Escrow #214.834

Services Performed: Engineering services for storm water review. Pending 2nd review.

Professional Services from July 1, 2017 to August 12, 2017

Professional Personnel

	Hours	Amount
Design Engineer	7.50	
Totals	7.50	
Total Labor		675.00
Total this Invoice		\$675.00

Invoice



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

August 16, 2017
Project No: 17221
Invoice No: 1722102

Re: Chelsea Park (Final Phase) - Chelsea Lane

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

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

Professional Services from July 1, 2017 to August 12, 2017.

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Construction Observation/Inspection	2,240.00	94.00	2,105.60	828.80	1,276.80
Const. Admin/Project Turnover	500.00	0.00	0.00	0.00	0.00
Total Fee	2,740.00		2,105.60	828.80	1,276.80
		Total Fee			1,276.80
				Total this Invoice	\$1,276.80

Invoice



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TRAVERSE CITY, MI 49684

August 16, 2017
Project No: 17029C
Invoice No: 17029325

Re: City and Township Discussions / Lafranier Tank Upgrades

Services Performed: Engineering services to conduct hydraulic analysis on impacts of upgrade to existing 14" water main to 20" along South Airport Road and impact with direct connection to storage booster station #2 (Lafranier Road). Analysis includes pressure and flow comparison to existing conditions, system improvements (as applicable) notes, memo and discussion with city of findings.

Professional Services from July 1, 2017 to August 12, 2017

Professional Personnel

	Hours	Amount
Sr. Project Manager	12.50	
Design Engineer	18.00	
Totals	30.50	
Total Labor		3,182.50
Total this Invoice		\$3,182.50

Invoice



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

August 16, 2017
 Project No: 17029C
 Invoice No: 17029319

Re: SAW Grant - US 31 Sanitary Flow Monitoring & Analysis (Siphon)

Services Performed: Flow monitoring of 15-inch sanitary sewer upstream of siphon for a period of 6 weeks in spring to account for wet weather and potential I&I. Evaluation of flow data to determine actual peak and average flow for service area. Evaluate impacts to system and update hydraulic model with actual flow data including available remaining capacity. Establish a capitol improvement plan including 2 to 3 options and associated benefits and costs. Prepare information in a report for presentation to board.

Professional Services from July 1, 2017 to August 12, 2017
 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
O&M, Equip. Rental, Field Research	8,500.00	100.00	8,500.00	1,840.00	6,660.00
Flow Evaluation, Model Update, Analysis	3,500.00	65.00	2,275.00	2,160.00	115.00
Total Fee	12,000.00		10,775.00	4,000.00	6,775.00
		Total Fee			6,775.00
				Total this Invoice	\$6,775.00



Invoice

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

Gourdie-Fraser, Inc.
123 West Front Street
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
A/R email: melanie@gfa.tc

August 16, 2017
Project No: 16037
Invoice No: 1603708

Re: NW Service District Water System Improvements

Services Performed: Engineering and construction services for final design, bidding, construction staking, observation and administration, close out and record drawings for watermain extension.

Project Location Harris Road and Cedar Run Road, Garfield Township, Grand Traverse County, Michigan.
Professional Services from June 4, 2017 to August 12, 2017

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
WATER STORAGE TANK	0.00	0.00	0.00	0.00	0.00
Research	15,000.00	100.00	15,000.00	15,000.00	0.00
Engineering Design	25,000.00	100.00	25,000.00	25,000.00	0.00
Topographic Survey	5,000.00	100.00	5,000.00	5,000.00	0.00
Bidding	5,000.00	100.00	5,000.00	5,000.00	0.00
Construction Staking	5,000.00	50.00	2,500.00	0.00	2,500.00
Construction Administration	10,000.00	50.00	5,000.00	3,940.00	1,060.00
Construction Inspection	25,000.00	0.00	0.00	0.00	0.00
Record Drawings/Close Out	3,500.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
WATERMAIN EXTENSIONS	0.00	0.00	0.00	0.00	0.00
Prop. Acquisition/Utility Research	10,000.00	85.00	8,500.00	7,500.00	1,000.00
Final Design/Permitting	50,000.00	65.00	32,500.00	32,500.00	0.00
Topographic Survey	15,000.00	50.00	7,500.00	7,500.00	0.00
Bidding	6,500.00	2.00	130.00	130.00	0.00
Construction Staking	20,000.00	0.00	0.00	0.00	0.00
Construction Administration	25,000.00	0.00	0.00	0.00	0.00
Construction Inspection	120,000.00	0.00	0.00	0.00	0.00
Record Drawings/Close Out	9,500.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
INFRASTRUCTURE UPGRADE/BOOSTER STATION	0.00	0.00	0.00	0.00	0.00
Research	25,000.00	30.00	7,500.00	7,500.00	0.00
Final Design/Permitting	69,100.00	10.00	6,910.00	6,910.00	0.00
Topographic Survey	15,000.00	0.00	0.00	0.00	0.00
Bidding	6,850.00	0.00	0.00	0.00	0.00
Construction Staking	5,000.00	0.00	0.00	0.00	0.00
Construction Administration	30,000.00	0.00	0.00	0.00	0.00
Construction Inspection	20,350.00	0.00	0.00	0.00	0.00
Record Drawings/Close Out	6,500.00	0.00	0.00	0.00	0.00
Total Fee	527,300.00		120,540.00	115,980.00	4,560.00
		Total Fee			4,560.00

Reimbursable Expenses

Government Fees

7/25/2017	GRAND TRAVERSE COUNTY SOIL EROSION PERMIT	400.00	
	Total Reimbursables	400.00	400.00

Total this Invoice	\$4,960.00
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Invoice



Gourdie-Fraser, Inc.
123 West Front Street
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

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

August 16, 2017
Project No: 16106
Invoice No: 1610605

Re: Oak Terrace Water & Sewer Extension

Services Performed: Engineering preliminary and final design, bidding, construction observation, construction administration and close out services as detailed in memo dated April 20, 2016 to Garfield Township Board of Trustees.

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

Professional Services from June 4, 2017 to August 12, 2017

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Preliminary Design	2,500.00	100.00	2,500.00	2,500.00	0.00
Final Design	7,000.00	100.00	7,000.00	7,000.00	0.00
Bidding	1,000.00	100.00	1,000.00	1,000.00	0.00
Construction Observation/Inspection	10,000.00	100.00	10,000.00	8,500.00	1,500.00
Construction Administration	3,000.00	100.00	3,000.00	2,550.00	450.00
Close Out Services	1,500.00	0.00	0.00	0.00	0.00
Total Fee	25,000.00		23,500.00	21,550.00	1,950.00
		Total Fee			1,950.00
				Total this Invoice	\$1,950.00

Docket #	Parcel No(s)	Owner	Property Address	Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences		Status Notes
					Assessed	Taxable	Assessed	Taxable	Assessed	Taxable	
1 15-001617	008-027-00 008-027-10 008-028-00 900-363-98	Baruch SLS Inc Baruch SLS Inc Baruch SLS Inc Cherry Hill Haven	4841 N Long Lake Rd 4825 N Long Lake Rd 4885 N Long Lake Rd 4885 N Long Lake Rd	2015 2015 2015 2015	\$ 359,400 \$ 141,900 \$ 419,400 \$ 5,500	\$ 359,400 \$ 141,900 \$ 419,400 \$ 5,500	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -	\$ (359,400) \$ (141,900) \$ (419,400) \$ (5,500)	\$ (359,400) \$ (141,900) \$ (419,400) \$ (5,500)	12/9/15 Rec'd order to place case in abeyance until Supreme Court decides on the Saginaw Co case. 7/10/17 Supreme Court remanded case back to MTT order to follow 3rd factor in the Wexford test. Based on that, I believe this will be EXEMPTED by the SC.
2 17-002491	013-005-20	Serra Works of Traverse City LLC	1747 S Garfield Ave	2017	\$ 2,529,600 \$ 2,314,458	\$ 1,900,000 \$ 1,900,000	\$ - \$ -	\$ - \$ -	\$ (890,900) \$ (890,900)	\$ (890,900) \$ (890,900)	9/26/16 Added 2016 2015 purchase - \$3,373,222 + \$503,159 (allocated) 5/2/17 Rec'd Order of Dismissal.
3 16-003616	015-025-22 015-025-30	WODA Boardman Lake Ltd Div Boardman Lake Dr	2960 Feiger Ln Boardman Lake Dr	2016	\$ 708,300 \$ 1,739,700 \$ 2,448,000	\$ 666,499 \$ 1,719,441 \$ 2,385,940	\$ 435,000 \$ 1,065,000 \$ 1,500,000	\$ 435,000 \$ 1,065,000 \$ 1,500,000	\$ (273,300) \$ (674,700) \$ (885,940)	\$ (231,499) \$ (654,441) \$ (885,940)	2015 purchase - \$3,373,222 + \$503,159 (allocated) 5/2/17 Rec'd Order of Dismissal.
4 17-001664	016-016-40	True North Company Inc McDonald's	3606 N US 31 South Judge: David B Marmoron	2017	\$ 698,100	\$ 554,358	\$ 415,000	\$ 415,000	\$ (283,100)	\$ (139,358)	6/12/17 Found appeal on-line & answered. NOTE: Valuation went down for 2017 by \$64,400
5 15-003858	021-009-00	Wellington Real Estate, Inc	2800 N US 31 South	2015	\$ 903,500	\$ 775,533	\$ 450,000	\$ 450,000	\$ (453,500)	\$ (325,533)	4/14/17 Rec'd judgment.
6 16-003585	021-009-00	Darden #0021670 Olive Garden Valuation Disclosure Due: 10/3/17	2800 N US 31 South Olive Garden	2016	\$ 762,400	\$ 762,400	\$ 450,000	\$ 734,196	\$ (9,000)	\$ (28,204)	4/18/17 Rec'd judgment.
7 016-002436	021-015-00 021-015-70	Grand Traverse Mall LLC MC Sports, et al	3200 W South Airport Rd	2016	\$ 21,593,800 \$ 89,500 \$ 21,683,300	\$ 21,483,557 \$ 64,709 \$ 21,548,266	\$ 12,462,460 \$ 37,540 \$ 12,500,000	\$ 12,462,460 \$ 37,540 \$ 12,500,000	\$ (9,131,340) \$ (51,960) \$ (9,183,300)	\$ (9,021,097) \$ (27,169) \$ (9,048,266)	6/29/17 Participated in conference call w/AG & Mail Attorney for settlement discussions. Gibbs offered to settle at \$25m - AG will not accept. -42% Appraiser Mike Ellis cost \$27,500(Garf/Co-\$6,875/ea) 6/29/17 Rec'd Order adding 2017 tax yr to appeal 7/31/17 MTT Denied Respondent Motion to Compel Discovery Discovery Response. -42%
8 17-002286	021-015-10	Airport 31, LLC	3450 W South Airport Rd	2017	\$ 2,049,700	\$ 1,828,226	\$ 1,000,000	\$ 1,000,000	\$ (1,049,700)	\$ (828,226)	6/26/17 Found appeal on-line and answered.
9 17-002044	021-015-20	Macy's	3160 W South Airport Rd	2017	\$ 2,005,200	\$ 2,005,200	\$ 1,523,685	\$ 1,523,685	\$ (481,515)	\$ (481,515)	6/5/17 Found appeal on-line. 6/6/17 answered.
10 17-000916	021-015-60	GT Mall/Brookfield Huntington National Bank Valuation Disclosure Due: 2/2/18	3160 W South Airport Rd Judge: Preeti Gadola	2017	\$ 330,500	\$ 330,500	\$ 235,000	\$ 235,000	\$ (95,500)	\$ (95,500)	5/23/17 Found appeal on-line and answered. NOTE: Value has not changed since 2014.
11 16-003409	021-028-00	ARCP RL Portfolio V LLC Red Lobster	2691 N US 31 South	2016	\$ 583,800	\$ 569,403	\$ 350,000	\$ 350,000	\$ (233,800)	\$ (219,403)	3/10/17 Rec'd order of dismissal.
12 16-003352	021-043-00 021-043-00	Fifth Third Bank Fifth Third Bank Valuation Disclosure Due: 11/20/17	3535 W South Airport Rd Judge: Marcus Abood 3535 W South Airport Rd	2016 2017	\$ 1,320,600 \$ 1,319,600	\$ 661,653 \$ 667,607	\$ 300,000 \$ 300,000	\$ 300,000 \$ 300,000	\$ (1,020,600) \$ (223,836)	\$ (361,653) \$ (367,607)	8/7/17 Signed stipulation & returned - AV lowered only, no reduction in taxable value.
13 17-002920	022-034-00	Broad George E	2180 Cass Rd	2017	\$ 278,900	\$ 157,258	\$ 140,000	\$ 140,000	\$ (138,900)	\$ (17,258)	7/17/17 Found appeal on-line. Waiting for new Petition. Filed as Small Claims but should be Full Tribunal.
14 17-002493	350-008-00	Serra Works of Traverse City LLC	1302 S Garfield Ave	2017	\$ 358,400	\$ 358,400	\$ 300,000	\$ 300,000	\$ (58,400)	\$ (58,400)	6/27/17 Found appeal on-line. 6/28/17 answered. 2015 purchase - \$654,620 (allocated)
	TOTALS:			2015 2016 2017	\$ 1,829,700 \$ 27,689,000 \$ 27,198,300	\$ 1,701,733 \$ 26,818,562 \$ 26,041,672	\$ 450,000 \$ 15,100,000 \$ 15,790,000	\$ 450,000 \$ 15,100,000 \$ 15,790,000	\$ (1,379,700) \$ (12,589,000) \$ (11,408,300)	\$ (1,251,733) \$ (11,718,562) \$ (10,251,672)	
				SETTLED VALUES:			2015 2016 2017		\$ (171,500) \$ (9,000) \$ (9,000)	\$ (43,533) \$ (28,204) \$ (28,204)	
									2015 2016 2017	\$ (2,503.47) \$ (23,437.12) \$ (20,503.34)	Garfield Potential Tax Loss
									2015 2016 2017	\$ (87.07) \$ (56.41) \$ (56.41)	ACTUAL TWP TAX LOSS

Charter Township of Garfield**Construction Update****August 17, 2017****I. Water Projects****Northwest Service District – Water System Improvements**

Status below:

Division I: A preconstruction meeting was held last month and GFA is currently reviewing shop drawings. Elmers (subcontractor to DN tanks) is onsite starting site work, driveway construction and mobilization as of this week. GFA is working with the City of Traverse City & DEQ to assist with their review of the project for approval (per terms of water contract, City approval is required). Approval by the City has been pending the results of a hydraulic analysis to see potential of impacts of upgrades to south airport watermain and if Booster Station #2 had a direct water source connection (tank). GFA has completed those and conducted meetings with City Staff to discuss findings.

Division II: Watermain route has been finalized and plans submitted to DEQ for permitting. Potential SAD road improvement project within Heritage Estates is pending (currently petitions are being solicited). Watermain project may be delayed to next Spring to include SAD work to consolidate projects and save money.

Division III: Booster Station / Mechanical Upgrade design is being finalized with permits to be solicited this fall and early 2018 Spring construction

II. Sewer Projects**SAW Grant – US 31 Siphon Flow Monitoring**

Monitoring was conducting both upstream and downstream for 6 weeks to determine the volume of sewer flows for the expanding service area as capacity and increased maintenance has become a concern. There has been a delay in the completion of the analysis as a portion of the data evaluated was skewed as a result of clogging in the siphon that occurred during the monitoring time and jetting completed by the DPW. GFA staff installed the meter again last month to obtain more data to have an extensive time period to evaluate. The analysis will be completed and report to be presented to the board at the September meeting to discuss findings, concerns and solutions.

III. General Utilities**GTCRC – Oak Terrace Road Improvements**

Water / Sewer utilities were completed in early June. Road reconstruction / paving was completed unsatisfactory and GTCRC is working with contractor to correct and was completed two (2) weeks ago. A final walkthrough is scheduled with the contractor in two (2) weeks to start closeout process.

Sewer / Water City Contracts

GFA continues to assist the Township and DPW on negotiations with the City of Traverse City on the Bulk Water and Sewer Agreements.

GFA continues to assist the Township on the proposed Lafranier Water Tank Rehabilitation Project that the City is conducting. See note in Division I (NW Tank)

GIS Mapping

GFA has been working with the DPW to create an asset management program for the Township with respect to the Water and sewer Infrastructure. The 1st step of this process which includes creation of a GIS map that includes all record drawing information has been completed. GFA / DPW are now pursuing forward to inventory and GPS the locations of each.

Drainage District Improvements / Cass Road 20" Watermain (exposed)

GFA continues to assist the Drain Commission and Township. Final Design plans were reviewed back in November as completed by Spicer Group. GFA recently submitted a NWF Grant requesting \$500,000 to help with funding the project and recently was notified that the project was not awarded a grant. A status update meeting is scheduled for next week with the Drain Commission and their engineer to discuss the outstanding work items / project schedule.

Boardman Valley Nature Preserve Site Improvements

GFA contract was approved to provide testing, survey and closeout services at the July meeting. We are currently awaiting project bid award and will begin work upon notification from Township.

IV. Utility Plan Reviews

North Bay Produce

Final walkthrough completed last month and awaiting closeout documents. Once received will submit to Township for approval.

Hammond / Commerce Lot 24 & Commons

Utility installation completed and awaiting on final walkthrough, closeout documents from contractor.

Traditions

Submitted to DEQ for permits last month. Once received will coordinate with developer on construction schedule

Ridges at 45

Still waiting on final closeout documents from developer with intentions to provide to Township for approval at next meeting.

Windy Hills (60 Acre Herkner Parcel)

Preliminary Plans have been reviewed by GFA. Been having discussions regarding utility ownership / fees. Awaiting final submittal set for review / DEQ permit processing

Chelsea Park – Final Phase

Remaining portions of utilities are being constructed along Chelsea Lane as part of the 2015 review / permit. Construction anticipated to be completed in August. GFA is representing the Township in construction oversight / closeout.

V. Stormwater Plan Reviews

PROJECT NAME	STATUS	APPROVAL DATE
Silver Lake Elementary	approved	3/10/2107
Pets Naturally	approved	5/2/2017
Opperman Properties Unit #13	pending 2nd review	
Villa at Traverse Point	pending 2nd review	
City Church	approved	3/23/2017
Belle Tire Building Addition	approved	8/4/2017
Image 360 Building Addition	approved	7/18/2017
AutoZone	approved	2/22/2017
Ridges at 45 - 2nd Phase	Waiting on info from Engineer (8/15)	
Life Story Funeral Home	approved	8/16/2017
Beers Family Dentistry	Final Review letter sent out to engineer on 8/16	
Traverse Self Storage/Cockfield	In review w/ GFA (waiting for info)	
Stone Ridge/MMC Parking Lot	Final Review letter sent out to engineer on 8/15	
Hammond Industrial D	In review w/ GFA	
Soils and Structures (1428 Trade Center)	approved	6/2/2017
Serra Auto - Toyota	In review w/ GFA	

GTMESA 2017
August Report

Training Items

Fire — Marine search and rescue, target hazard visits and response reviews

EMS—Airway management

July 28 Bitter Sweet Lane, East Bay Twp – a moving truck became stuck along the road after moving a new resident in. A concerned neighbor called late on Friday evening about diesel that had been left behind. Contact was attempted with the moving company with no luck. On Monday July 31 contact was made with the owner of the company and the Michigan DEQ to arrange for cleanup of the spill. The moving company owner was met at the site and was helpful in arranging a licensed company to respond to clean up the roadway. Michigan DEQ stopped by and inspected the site after cleanup on Friday Aug 4.

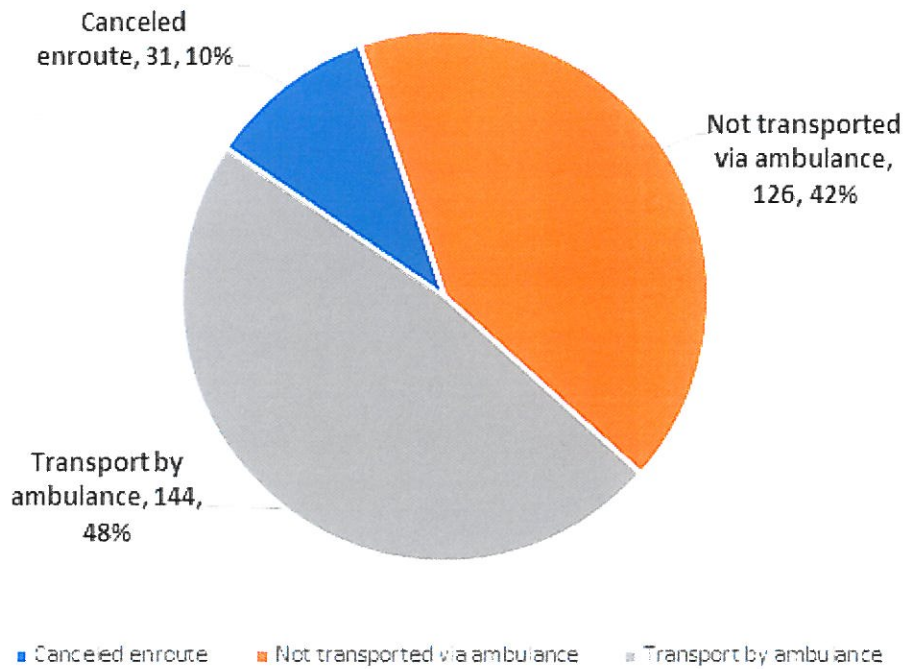
July 30 East Bay Twp – A female overdosed on heroin she had smoked after stopping by the sitter's house to pick up her child. The sitter found her unconscious in the driveway and was reported to be performing CPR. 702 was the closest unit due to training on the marine units in Boardman Lake. The patient was found with a strong pulse and ventilations were assisted. 9A arrived on scene and administered Narcan. The patient came too moments later and was transported to MMC.

August 3 Bay Ridge Senior Apts, Garfield Twp – An intoxicated resident attempted to cook a pack of Ramen noodles in the microwave. The resident was not aware of her deed. Crews aided in airing out the building and the manager was going to deal with the resident.

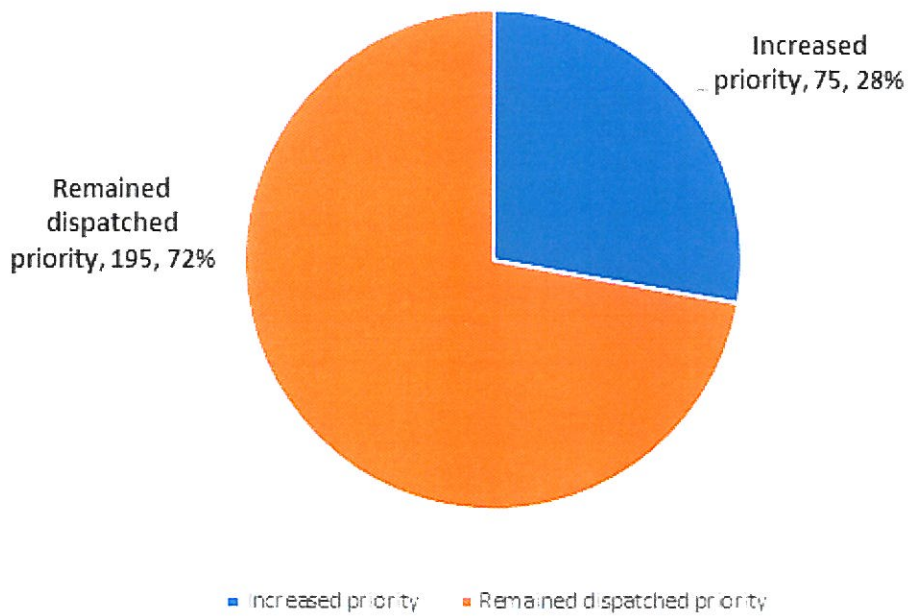
August 9 Long Lake Road, Garfield Twp – A car crash resulted in an entrapped driver and another vehicle on its side. Both drivers required transport to Munson with non-life-threatening injuries.

August 13 Cherry Tree Inn and Suites, East Bay – A driver who struck something on US31 pulled in to the hotels parking lot in the early morning hours to check his vehicle. It was found that the gas tank had been punctured. Metro crews arrived on scene and used absorbent pads, booms, and floor dry to capture the 10 plus gallons of leaking gasoline.

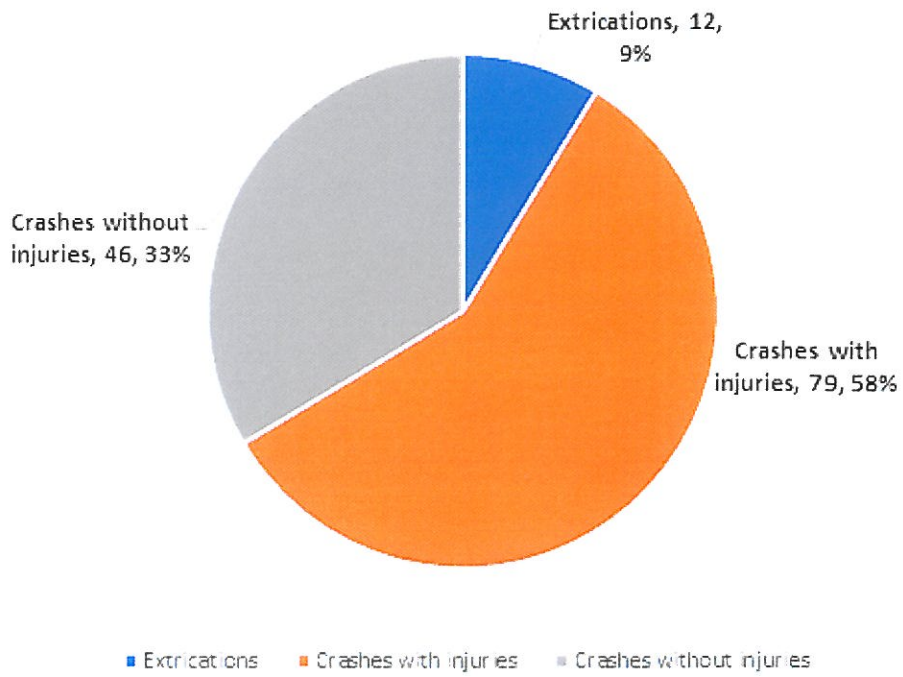
Garfield TWP - 301 total Falls/Lift assists 7/25/17



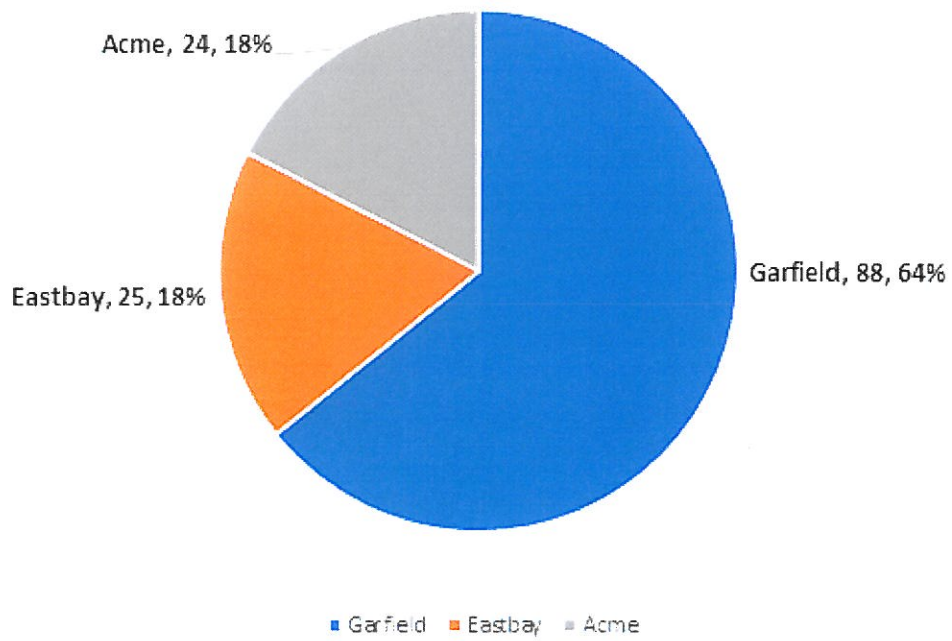
Garfield TWP - 270 total Falls/Lift assists that we arrived on scene.




Vehicle crash data, 137 total incidents 8/6/17



Vehicle crashes by Township



 Charter Township of Garfield Planning Department Report No. 2017- 77			
Prepared:	August 15, 2017	Pages:	Page 1 of 4
Meeting:	August 22, 2017 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Rezoning Township Board		
File No.	Z-2017-02	Parcel Nos.	05-023-025-00 05-023-026-00 05-023-026-10
Applicant/Owner:	Midwest MFD, LLC (Ridge 45 Apartments)		
Agent:	Mark Oppenhuizen, Oppenhuizen Architects		

PURPOSE OF APPLICATION:

The application requests to rezone approximately 30 acres of land from the A-Agricultural district to the R-3 Multi-Family Residential district, without restriction.

SUBJECT PROPERTY:

The application affects three properties along La Franier Road at the intersection of Hammond Road. The subject properties are each currently vacant. They include mostly open grassland with wooded areas along the western edge. There are no streams or watercourses on the properties, but there is a small pocket of wetlands at the southeast corner of the easternmost property. According to the USDA soil survey, the soils present on the site are Kalkaska loamy sands, which are suitable for proper water infiltration.

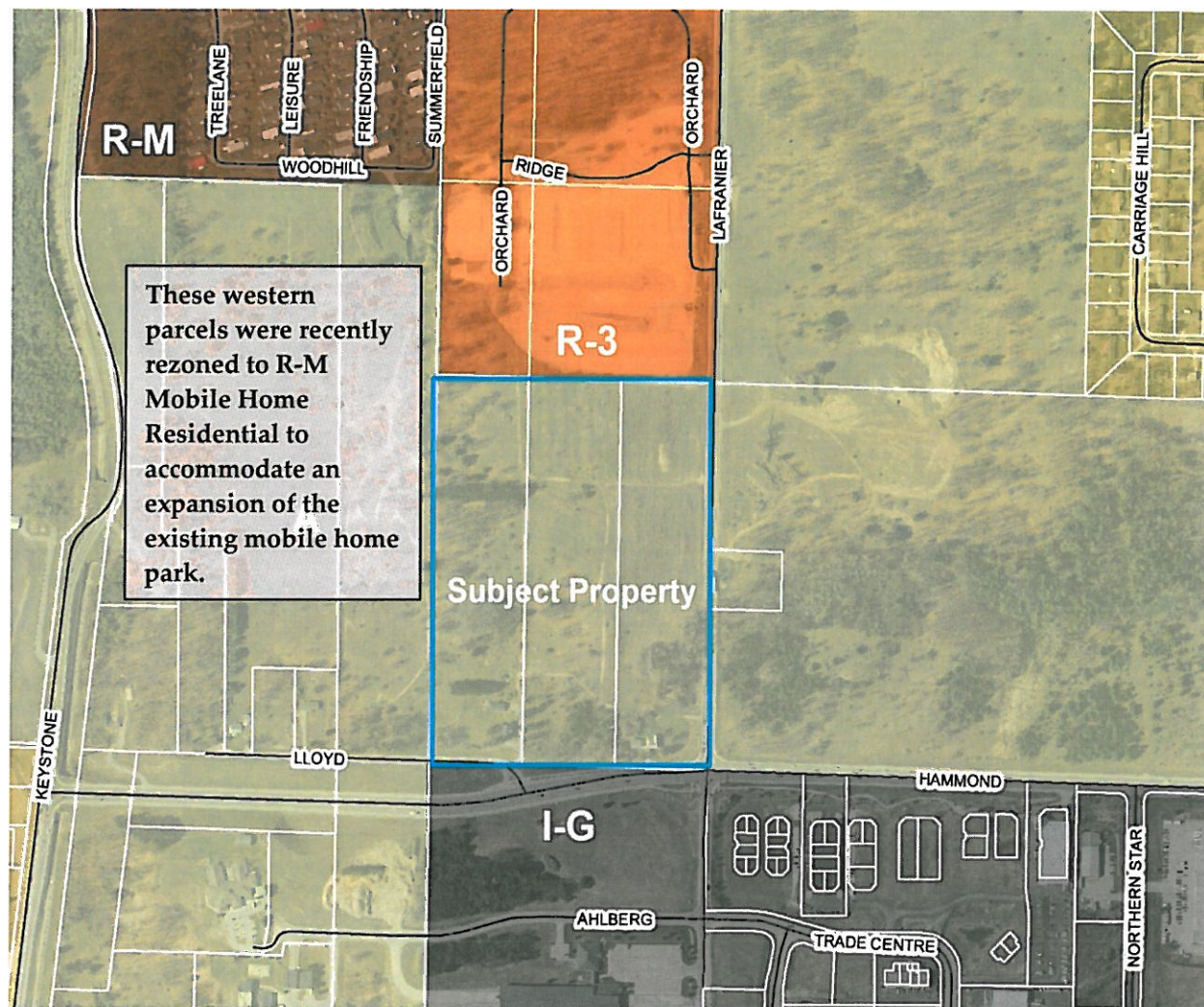


SURROUNDING PROPERTIES:

The parcels are abutted by medium- to high-density residential development to the west, north, and northeast, and by vacant or low-density residential uses on all other sides. The abutting parcels are zoned accordingly by use, including R-M Mobile Home Residential to the west and northwest, R-3 Multi-Family Residential to the north and northeast, and A-Agricultural elsewhere.

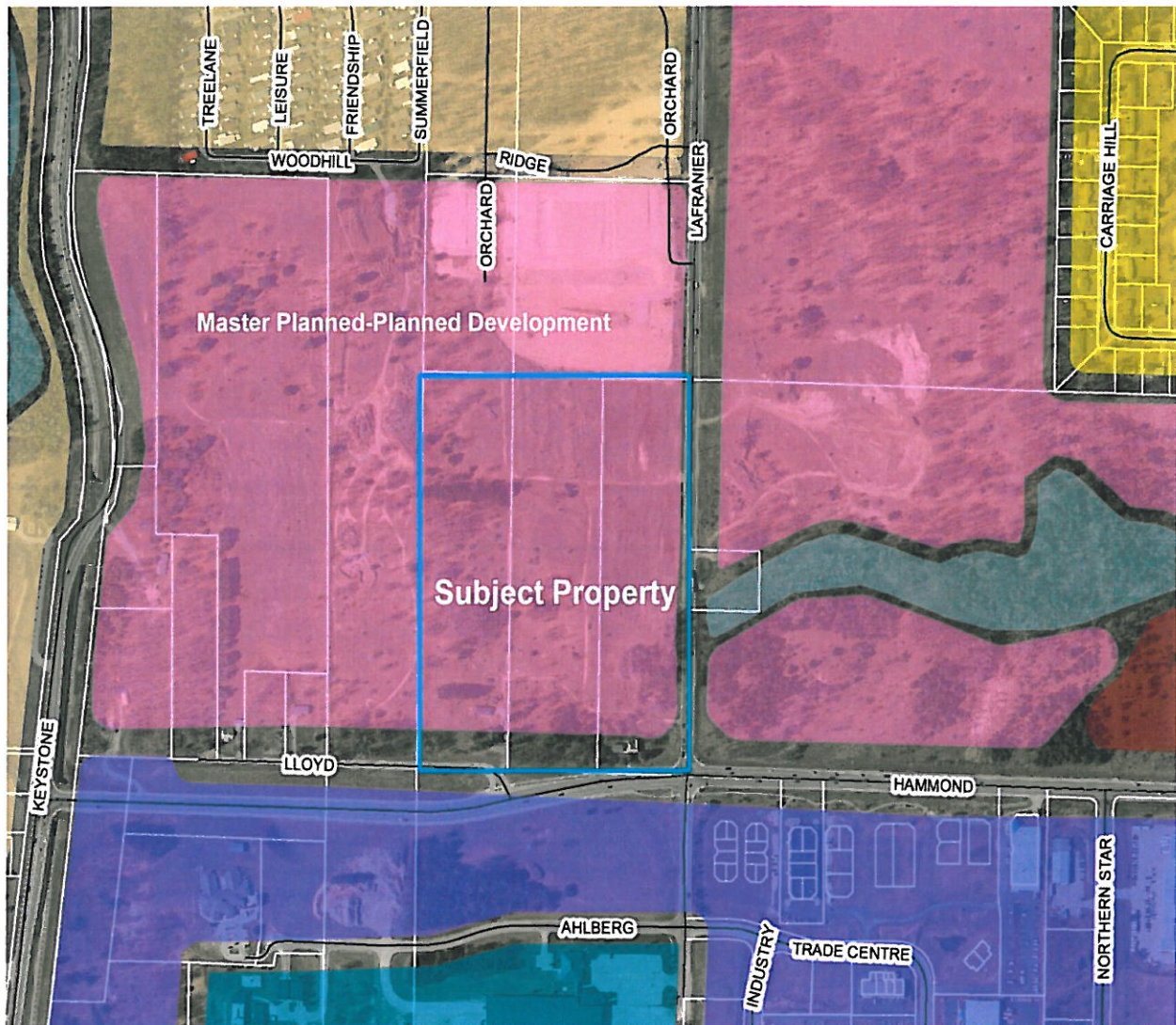
CURRENT ZONING:

The property is currently zoned A-Agricultural as identified in light green below:



MASTER PLAN:

The Master Plan (light purple) identifies this area as Planned Development:



STAFF COMMENT:

As stated above, the property in its entirety is approximately 30 acres in size and fronts on La Franier and Hammond Roads. The property does have a small pocket of wetlands at the southeast corner but is nonetheless of adequate size to support a potential southward expansion of the apartment complex or support a PUD. The applicant has stated his desire to design a PUD and a rezoning to R-3 would allow for more apartments, assisted living, or other higher-density uses not currently permitted in the A-Agriculture district.

MASTER PLAN CONSIDERATIONS:

A primary factor in considering any rezoning request is the relationship between the application and the Master Plan. In this case, the Master Plan targets this site for Planned Development (see image above). Based on this Future Land Use classification in the Master Plan, and the fact that the La Franier Road corridor has been and remains a targeted corridor for medium- to high-density residential development, Staff feels that the rezoning request may be determined to be consistent with the Master Plan.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on July 12, 2017, and hearing no public comment, passed the following motions:

MOTION THAT the Findings of Fact for Application Z-2017-02, as presented in Planning Department Report 2017-48, BE RECOMMENDED FOR ADOPTION

MOTION THAT Application Z-2017-02 to rezone certain lands from the A-Agricultural district to the R-3 Multi-Family district in the Garfield Township Ordinance No. 68 (Zoning Ordinance) BE RECOMMENDED FOR APPROVAL to the Township Board.

TOWNSHIP BOARD SET FOR PUBLIC HEARING:

At the July 25, 2017 Township Board meeting this matter was set for public hearing for the August 22, 2017 Township Board meeting and was duly noticed.

STANDARDS FOR REVIEW / FINDINGS OF FACT:

The standards for review of proposed rezoning adopted by the Planning Commission were made a part of PD Report 2017-67. These Findings of Fact have been provided in a more formal and separate document for your review and adoption, if deemed appropriate.

STAFF COMMENT:

As stated above, the property in its entirety is approximately 30 acres in size and is located along LaFranier at the Hammond Intersection. The LaFranier Road corridor has been and remains a targeted corridor for medium to high-density residential development and the rezoning request has been determined to be consistent with the current goals and policy of the Comprehensive Plan. The recommendations do not take a personal agenda approach; rather, they are made to withstand judicial scrutiny, if challenged.

Should the Township Board feel that the application requires additional information, the motion(s) below would be premature.

ACTION REQUESTED:

Following an opportunity for applicant presentation, public comment, and Board discussion, the following separate motions in support of approval are offered for consideration:

(MOTION) THAT the Planning Commission's adopted Findings of Fact for Application Z-2017-02, attached to PD Report 2017-77 and forming part of this motion, BE APPROVED *(to be adopted only after review of the finding of fact document)*.

The following motion would be appropriate to adopt the zoning map amendment:

(MOTION) THAT application Z-2017-02, submitted by Midwest MFD,, LLC to rezone lands along LaFranier Road to Multi-Family Zoning District, and constituting amendment No. 8 to the Garfield Township Zoning Ordinance, BE APPROVED and direct staff to prepare a Resolution for adoption.



Charter Township of Garfield

Grand Traverse County

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

Findings of Fact for Zoning Map Amendment Application #Z-2017-02

General Findings:

Subject Property: The application affects a 3 parcels of land located along LaFranier Road at the intersection of Hammond.

Parcel Numbers: 05-023-025-00
05-023-026-00
05-023-026-10

Current Zoning: A-Agricultural

Request: To rezone approximately 30 acres of land from A-Agricultural to R-3 Multi-Family Residential district.

Owners: Midwest MFD, LLC (Ridge 45 Apartments)

Applicant: Midwest MFD, LLC (Ridge 45 Apartments)

Agent: Mark Oppenhuizen, Oppenhuizen Architects

Legal Description (Rezoning Parcel):

05-023-025-00

PT SE1/4 SW1/4 SEC 23 T27N R11W BEG S1/4 COR TH N 89DEG 47'W 328.86' TH N 00DEG 37'W 1317.64' TH S 89DEG 53'E 328.82' TH S 00DEG 37'E 1318.2' TO POB CONTAINS 9.95 AC EXC RD ROW

05-023-026-00

PT SE1/4 SW1/4 SEC 23 T27N R11W COM S1/4 SEC COR TH N 89DEG 06'W 657.57' TO POB TH N 89DEG 06'W 328.84' TH N 00DEG 05'E 1315.17' TH S 89DEG 07'E 328.1' TH S 00DEG 05'W 1315.22' TO POB EXC RD ROW

05-023-026-10

PT SE1/4 SW1/4 SEC 23 T27N R11W COM S1/4 SEC COR TH N 89DEG 06'W 328.77' TO POB TH N 89DEG 06'W 328.77' TH N 00DEG 05'E 1316.22' TH S 89DEG 12'E 328.8' TH S 00DEG 05'W 1318.64' TO POB EXC RD ROW

Standards of Review:

The application was introduced to the Planning Commission at their June 14, 2017, meeting and scheduled for a public hearing on July 12, 2017. Following the public hearing and discussion, the Planning Commission unanimously recommended approval of the request to the Board. The Garfield Township Zoning Ordinance requires various criteria to be addressed to aid in the decision.

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E.1 Master Plan Consistency through § 421.E.8 Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

1. Master Plan Consistency

- The request to rezone the property from A-Agriculture to R-3 Multi Family Residential district appears to be consistent with the Future Land Use Map (FLUM), which identifies this area and particular parcel as Planned Development.
- The parcel is located in close proximity to amenities such as health services, support services and transportation opportunities.

2. Adverse Impacts on Neighboring Lands

- Neighboring land uses consist of approved high density residential projects or are master planned for high density projects.
- Adverse affects are limited by providing a compatible land use to neighboring lands.

3. Suitability as Presently Zoned

- The subject property is vacant and no longer feasible for farming and agricultural purposes.
- The area surrounding the subject property has evolved over time from agricultural lands to medium/high density residential to meet housing demand in the area. In addition, health services and care facilities are present in the area and provide a comparable density and support services.
- The property is better suited for higher intensity residential uses than as presently zoned.

4. Changed Conditions

- The land use pattern in the area of this request has evolved over time from agricultural to mid / high density residential.
- Support services and care facilities are also prevalent in the area as are apartments, duplex units, mixed health care and support services.

5. Health, Safety, and Welfare

- The applicant has worked closely with Staff on the adjacent project (Ridges 45) essentially designing projects using good planning principals and quality of life in mind. Open space, pedestrian circulation, bussing opportunities and a partnership with the GTCRC have provided a safe and enjoyable area.

6. Public Policy

- The request to rezone the property from A-1 Agricultural to R-3 Multi-Family residential is more consistent with the neighboring properties than currently zoned.
- The property will be more compatible with the surrounding residential uses, the Master Plan, and the development patterns of the area.

7. Size of Tract

- The applicant requests to rezone approximately 30 acres of land which is an appropriate size for consideration.
- As currently zoned, this large acreage tract could be viewed as less compatible with the surrounding uses and zoned properties than that proposed.

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

WATERCRAFT CONTROL ORDINANCE REQUEST

RESOLUTION 2017-18-T

WHEREAS, the Charter Township of Garfield Board of Trustees, County of Grand Traverse, State of Michigan, has become aware that recreational boating and surface water use problems exist on Silver Lake which was determined by a public hearing held on August 8, 2017, at the Garfield Township Hall, 3848 Veterans Drive: and approved by a majority of the local political subdivision.

WHEREAS, such recreational boating and surface water use problems exist at and around the Silver Lake Boat Launch off Highland Road;

WHEREAS, Act 451 of the Public Acts of 1994, Part 801, as amended, requires that the Department of Natural Resources conduct a public hearing and such investigations as are deemed necessary prior to recommending local watercraft controls on problem waters.

NOW, THEREFORE, BE IT RESOLVED, that the Garfield Township Board does hereby request the Department of Natural Resources to hold a public hearing to inquire into the need for special local watercraft controls on the waters of Silver Lake located near the Silver lake Boat Launch in Garfield Township, County of Grand Traverse., State of Michigan.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2017-18-T DECLARED ADOPTED.


By: _____
Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 22nd day of August, 2017.

Dated: _____

Lanie McManus, Clerk

		Charter Township of Garfield Planning Department Report No. 2017-79	
Prepared:	August 16, 2017	Pages:	1 of 1
Meeting:	August 22, 2017	Attachments:	<input checked="" type="checkbox"/>
Subject:	Parks & Recreation Commission - Recommendation to Board		

BACKGROUND:

The Township Board at their June meeting discussed an invoice that had been received from CJLP for their efforts in establishing a disc golf course at the Silver Lake Recreational Area. Following discussion, the Board referred the matter to the Parks & Recreation Commission (PRC) for review of materials and a recommendation to the Township Board. A subcommittee of three PRC members was formed to review the invoice and report back to the PRC.

STAFF COMMENT:

The PRC subcommittee was tasked with reviewing both the non-itemized and itemized invoice as well as the contract between CJLP and township. To briefly summarize the findings of the committee, there appeared to be items submitted for reimbursement that government agencies are not permitted to reimburse and receivables that were not delivered to the township.

RECOMMENDATION:

The PRC at their August 7, 2017 meeting and following the direction of the subcommittee unanimously recommended non-payment of the invoice submitted by representatives of the CJLP.

CHARTER TOWNSHIP OF GARFIELD
Draft PARKS and RECREATION COMMISSION MEETING
August 7, 2017

Call Meeting to Order: Vice Chair Handy called the meeting to order at 6:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Fern Spence (6:46), Chris DeGood, Denise Schmuckal, Dale Majerszyk, Valerie Handy, and Alisa Korn

Absent and Excused: Chris Remy

Staff Present: Rob Larrea, Tom Vitale

1. Review and Approval of the Agenda – Conflict of Interest (6:03)

Korn moved and Majerszyk moved and seconded to approve the agenda as presented.

Yeas: Korn, Majerszyk, DeGood, Schmuckal, Handy

Nays: None

2. Minutes (6:04)

a. July 10, 2017 Regular Meeting Minutes

Korn made a comment on commission minutes in general.

Schmuckal moved and DeGood seconded for to approve the July 10, 2017 Regular Meeting Minutes as presented.

Yeas: Schmuckal, DeGood, Handy, Korn, Majerszyk

Nays: None

3. Correspondence (6:12)

None

4. Reports (6:13)

Tom Vitale Conservation District Report

Vitale reported that the Miller Creek boardwalk is about 1/3 done and the project is going well. Details of a couple trail reroutes at Miller Creek will be worked out and a fishing platform is still in the works. He also discussed the Commons Area erosion control and Kids Creek bids. The Silver Lake Recreation area was also cleaned up.

Commissioner Reports

Schmuckal indicated that the tree clearing proposal on a small parcel of parkland in the township went to the Township Board and a committee was established to review the bids from the FAA.

Staff Report

Larrea said tree removal at the Silver Lake park nearest to the fire station needs to be done. There are many Black Locust trees which impede sight distance for the fire trucks which are invasive species. Some of the trees may be in the road right of way. Larrea will meet with Vitale at the sight to assess the situation. Larrea added that the Township Board approved the contract for Prien and Newhof to split bids for the proposed Boardman Nature Preserve.

5. Business to Come Before the Commission

a. PD 2017-68 CJLP Invoice Reimbursement Request (6:27)

The subcommittee reviewed the agreement and the invoice and determined that the Township has met all its obligations under the agreement and no reimbursement is due for any work done by CJLP in Silver Lake Park. They recommend that the matter be closed.

Schmuckal moved and Majerszyk seconded to recommend to the Township Board that the invoice from CLJP not be paid as requested and the matter be closed.

Yeas: Schmuckal, Majerszyk, DeGood, Handy, Korn

Nays: None

b. PD 2017-69 Buffalo Ridge Connector Bids (6:30)

Three bids are before the commission for a trail connector for the Buffalo Ridge trail. The connector will follow the property line and Tom Vitale said that the three bids were to the same specifications. Vitale discussed the specifics of the proposed bids and said that the Conservation District will perform the grass seed and hay and then send a bill to the township.

Korn moved and Schmuckal seconded to recommend that the Township Board accept and award the bid to R.W. Popp Excavating in the amount of \$13,698 with \$5,000 to be applied from the TC Track Club and the remainder to be paid by the Garfield Township Park Fund.

Yeas: Korn, Schmuckal, Majerszyk, Handy, DeGood

Nays: None

c. PD 2017-70 Old Mill Pond – Demo Bids (6:43)

Tom Vitale sought bids for the demolition and removal of the historic Power House at Kids Creek Park and placing it in a pole building at the Templeton property for future restoration. Asbestos abatement will need to be done prior to demolition and obtaining the permits. Discussion of the bids took place.

Schmuckal moved and DeGood supported to recommend to the Township Board that the bid from Alpers Excavating in the amount of \$9,350 be accepted.

*Yeas: Schmuckal, DeGood, Handy, Spence, Majerszyk, Korn
Nays: None*

Vitale noted that the asbestos removal may be an additional cost and will seek clarification on that issue. Historical signage was discussed at the site of the Power House.

d. PD 2017-72 Beacon Hills Sign Request (6:57)

Mike Steadman, a resident of Beacon Hills proposes to place a sign at a piece of property in Beacon Hills which was apparently deeded to the township for a public purposes. He would like the sign to indicate that the property is for public use. There are also concerns from residents who do want any signage on the property. Commissioners asked for a petition of support from residents of Beacon Hills for any signage before moving forward. Steadman urged commissioners to include this small park in their Master Plan and to maintain the park. Doug Brown spoke to the matter as well and asked for signage. Commissioners expressed concerns with placing signage in many of these pocket parks that the township did not know it owned until recently. Commissioners concluded the discussion by determining that signage in these parks was indicative of a larger issue which needed to be addressed.

e. PD 2017-73 Conceptual Plan for BVNP (7:30)

Commissioners reviewed five concepts for potential Township park development. They liked the idea of a dog park, pavilion, picnic, walking trails and a playground at the Boardman Valley Nature Preserve. A Pump Track for recreational biking was also mentioned as was a skate park. Commissioners discussed keeping the BVNP fairly simple to begin with and to focus on enjoyment of natural surroundings. Timing of the DNR grants was discussed as was a policy on dealing with small pocket parks deeded to the township.

7. Public Comment (8:04)

Colleen Farran of Carriage Hills liked the concepts presented for the Boardman Valley Nature Preserve. She asked for commissioners to find a way for residents to access the park without a car.

8. Items For Next Agenda September 11, 2017 (8:14)

Schedule for timeline on Parks and Recreation plan. .

9. Adjournment

Handy moved to adjourn the meeting at 8:00pm.

, Secretary
Garfield Township Parks and Recreation
Commission
3848 Veterans Drive
Traverse City, MI 49684



GRAND TRAVERSE METRO FIRE DEPARTMENT 2018 BUDGET ASSUMPTIONS/ISSUES

8. a.

Below are assumptions/issues for the 2018 Budget:

- 1) 3.38% increase in Townships real property taxable valuations.
(at 2.35 mills, this impact is approx \$124,200 of additional revenue from Townships in 2018).
- 2) Wages and Benefits
 - * Wage adjustments for firefighters, administrative and fire inspectors
 - * Increase PT FF hourly rate by \$0.35, thus bringing average hourly PT FF hourly rate to almost \$14.80. Effective 1/1/18, Michigan minimum wage will increase by \$0.35/hour to \$9.25 per hour.
- 3) Purchase new Squad 8 out of PIF funds - \$50,000 (similar to truck purchased in 2017).
- 4) Lease payment for Engine 8 is \$99,500 per year out of the General Fund. (purchased 2013)
Final payment on this note is 12/1/2019
- 5) Metro has budgeted \$50,000 to transfer to the Public Improvement Fund
to purchase a new Squad 8 (similar to squads purchased for other stations)
- 6) Budgeted for Station 11 improvements out of PIF - estimated at \$350,000.
Repair floor/drains estimated to be \$200,000.
Upgrade to workout room and office estimated at \$150,000.
Originally, \$300,000 of PIF funds were set aside to purchase land for a new Station 8.
Due to the delay in the new station, these funds continue to remain in PIF.
The Station 11 repairs/upgrades have become a new priority for Metro due
to the deteriorating floor in the parking bays and outdated office/workout areas.
- 7) PIF balance at the end of 2017 is projected to be \$378,113. With Station 11
improvements and squad purchase included in 2018 budget, PIF balance at the end
2018 is projected to be \$24,113.
- 8) Metro proposes keeping the budget at 2.35 mills - resulting in a \$1,468
gain to fund balance.
- 9) Future issues not included in budget:
 - a. New Station 8 design and construction costs
 - b. Station 9 dorm (Metro portion only)
 - c. Need to purchase a new engine, heavy rescue and ladder truck within the next 7 years.
 - d. 10 new SCBA air packs needed in 2019.
 - e. Training Tower



**GRAND TRAVERSE METRO FIRE DEPARTMENT
2018 BUDGET
NET TAXABLE VALUE ALLOCATION**

	2018
TOTAL BUDGETED EXPENDITURES:	\$ 4,059,778
LESS: OTHER REVENUE ITEMS:	\$ 267,000
NET EXPENDITURES TO BE ALLOC.	<u>\$ 3,792,778</u>
TOWNSHIP ASSESSED VALUES, net	<u>1,614,572,910</u>
Millage rate to breakeven	<u>2.35</u>
	(1,469) Add to fund balance (reduce to get to 2.35 mills)

ALLOCATION BASED ON TAXABLE VALUE - 2.35 MILLS				
	2018 BUDGETED TWP REVENUE	2017 BUDGETED TWP REVENUE	DIFFERENCE	% CHANGE
ACME	722,485	701,927	20,558	2.93%
EAST BAY	1,219,622	1,181,159	38,463	3.26%
GARFIELD	1,852,139	1,786,962	65,177	3.65%
TOTAL	3,794,246	3,670,048	124,198	3.38%

	2017 TAXABLE VALUE	2016 TAXABLE VALUE	DIFFERENCE	% CHANGE
	(net of personal prop)	(net of personal prop)		
ACME	307,440,612	298,692,271	8,748,341	2.93%
° of total	19.1%	19.1%		
EAST BAY	518,988,002	502,620,876	16,367,126	3.26%
° of total	32.1%	32.2%		
GARFIELD	788,144,296	760,409,550	27,734,746	3.65%
° of total	48.8%	48.7%		
TOTAL	1,614,572,910	1,561,722,697	52,850,213	3.38%

GRAND TRAVERSE METRO FIRE DEPARTMENT 2018 BUDGET DEPARTMENT SUMMARY



Presented: 7/31/17

	Actual 2016	Budget 2017	YTD actual June, 2017	% Bud 2017	2018 BUDGET	Explanations
Fund: 206 - METRO FIRE						
Revenues						
600.001 Acme Township - Cont.	685,420	701,927	700,903	99.9%	722,485	2.35 Mills
600.002 East Bay Twp. Contr	1,158,255	1,181,159	1,179,543	99.9%	1,219,622	2.35 Mills
600.003 Garfield Charter Twp.	1,743,139	1,786,962	1,779,940	99.6%	1,852,139	2.35 Mills
650.000 MI Tax Tribunal Refunds	-1,857	-5,000	0	0.0%	-5,000	
664.000 Earned Interest	15,331	5,000	6,956	139.1%	15,000	
667.100 Township FF/EMS	131,679	100,000	57,001	57.0%	100,000	
668.500 Cost Recovery Revenue	65,467	55,000	40,572	73.8%	62,000	
668.600 911 Memorial Donations	300	0	0	#DIV/0!	0	
669.000 Plan Reviews	74,437	65,000	35,571	54.7%	65,000	
669.001 Refunds and Donations	27,264	25,000	20,014	80.1%	25,000	
669.002 Sale of Surplus Equipment	32,113	5,000	1,480	29.6%	5,000	
669.006 Misc. Grant Receipts	10,600	0	18,400	#DIV/0!	0	
TOTAL REVENUES	3,942,147	3,920,048	3,840,380	98.0%	4,061,246	
	3,768,430	3,768,430				
EXPENDITURES						
Dept: 336 OPERATIONS						
Acct Class: 701 PERSONNEL SERVICES						
702.000 Wages and Salaries	1,231,320	1,307,650	618,306	47.3%	1,441,935	FF and staff wage adjustments
702.001 Longevity	25,726	27,000	0	0.0%	27,750	Full year costs of 2 new FF
702.000 Metro Firefighters Comp.	44,834	50,000	7,896	15.8%	50,000	
702.001 Metro Fire Officers Salaries	12,000	12,000	6,000	50.0%	16,000	
703.200 Metro FF Wages - part-time	561,769	584,000	273,057	46.8%	517,300	Incr. by \$.35/hour
703.300 Part-time Administrative	38,643	50,000	19,125	38.3%	50,000	Decr in PT hours due to 2
705.000 Personal Day Payout	23,748	29,500	0	0.0%	30,500	new FT FF in 2017.
715.000 FICA/Medicare	69,395	76,992	32,087	41.7%	73,994	
716.000 Health/Dental/Optical Ins.	331,610	423,000	226,440	53.5%	433,000	
716.003 Life Ins./LTD/STD	15,254	20,000	9,325	46.6%	20,700	
717.001 AD&D Insurance	10,003	11,000	5,441	49.5%	12,000	
718.000 Retirement	187,335	197,386	100,705	51.0%	219,587	
719.000 Workers Comp. Insurance	61,664	65,000	61,141	94.1%	65,000	
TOTAL PERSONNEL SERVICES	2,613,300	2,853,528	1,359,523	47.6%	2,957,766	
	66.3%	72.8%			72.83%	(labor % of revenue)
Acct Class: 726 SUPPLIES						
727.000 Office Supplies	8,577	13,250	5,746	43.4%	11,000	
729.000 Printing and Binding	4,030	5,000	2,534	50.7%	5,000	
730.000 Postage and Freight	2,301	2,500	1,187	47.5%	2,500	
743.000 Other Supplies	23,867	21,500	10,145	47.2%	24,000	
745.000 Uniforms and Accessories	24,507	21,000	10,741	51.1%	22,500	
745.002 Fire Gear	28,116	30,000	8,388	28.0%	30,000	
748.000 Fuel, Oil, Grease	33,389	50,000	15,916	31.8%	40,000	
760.000 Medical Supplies	5,790	12,000	6,073	50.6%	12,000	
TOTAL SUPPLIES	130,576	155,250	60,730	39.1%	147,000	
Acct Class: 800 CONTRACTUAL SERVICES						
801.000 Legal Fees	15,670	15,000	7,524	50.2%	15,000	
801.001 Subscriptions	3,892	4,000	6,192	154.8%	4,000	
801.002 Dues	6,980	7,500	3,402	45.4%	7,500	
818.000 Contract Services	53,590	33,500	35,251	105.2%	44,300	Sta8 trailer rental costs
830.000 Fire Hydrant Rental	20,055	21,555	0	0.0%	21,555	

**GRAND TRAVERSE METRO FIRE DEPARTMENT
2018 BUDGET DEPARTMENT SUMMARY**



Presented: 7/31/17

	Actual 2016	Budget 2017	YTD actual June, 2017	% Bud 2017	2018 BUDGET	Explanations
GRAND TRAVERSE METRO FIRE						
850.001 Telephone	38,390	36,000	19,491	54.1%	40,000	
TOTAL CONTRACTUAL SERVICE	138,577	117,555	71,860	61.1%	132,355	
Acct Class: 900 OTHER SERVICES AND CHARGES						
910.000 Fleet & Liability Property Ins	58,446	66,000	60,611	91.8%	62,000	
920.000 Heat Utilities	22,392	32,000	16,491	51.5%	28,000	
921.000 Electric Utilities	40,201	45,000	20,274	45.1%	44,000	
923.000 Sewer and Water Utilities	14,273	15,000	6,063	40.4%	15,000	
924.000 Waste Disposal	1,820	2,000	600	30.0%	2,000	
930.000 Bldg. Repair and Maintenance	66,178	58,000	30,270	52.2%	65,000	
932.000 Equipment Repair & Maint.	20,914	20,000	8,842	44.2%	20,000	
932.001 Radio/Pager Repair and Maint	776	2,000	127	6.4%	2,000	
932.100 SCBA Repair/Maintenance	6,500	5,000	0	0.0%	5,000	
934.000 Vehicle R&M - labor	66,816	55,000	35,328	64.2%	65,000	
934.100 Vehicle R&M - parts	46,101	56,000	27,556	49.2%	50,000	
934.500 Special Ops Equipment	0	5,000	0	0.0%	5,000	
935.000 Ground Care and Maintenance	36,323	25,000	14,813	59.3%	32,000	
955.000 Employee Physicals & Welln	34,952	45,000	21,650	48.1%	40,000	
956.000 Employee Train. and Develop	66,493	55,000	36,974	67.2%	65,000	Tuition reimbursement not in prior budgets
956.001 Computer Support	41,040	25,000	14,567	58.3%	43,000	Image Trend Costs - new fire incident reporting software implemented in 2016.
TOTAL OTHER SERVICES AND C	523,226	511,000	294,166	57.6%	543,000	
Acct Class: 970 CAPITAL OUTLAY						
971.000 Building Improvement	29,663	30,000	11,811	39.4%	30,000	
977.000 Machinery and Equipment	92,939	80,000	16,778	21.0%	80,000	
978.000 Vehicles Acquisition	21,332	0	0	#DIV/0!	0	
980.000 Office Equipment	1,759	0	0	#DIV/0!	2,000	
980.100 Computer Replacement	7,821	8,000	2,298	28.7%	8,000	
TOTAL CAPITAL OUTLAY	153,514	118,000	30,887	26.2%	120,000	
Acct Class: 985 OTHER						
985.100 Transfer to Public Imp. Fund	198,000	50,000	0	0.0%	50,000	
990.000 Debt Payment	97,201	97,808	48,829	49.9%	98,428	
990.005 Interest Expense	2,255	1,649	899	54.5%	1,029	
992.000 Contingency	0	10,000	0	0.0%	10,000	
992.001 Emergency Cont. Fund	0	200	0	0.0%	200	
TOTAL OTHER	297,456	159,657	49,728	31.1%	159,657	
TOTAL EXPENDITURES	3,856,650	3,914,990	1,866,894	47.7%	4,059,778	
NET REVENUE/EXPENDITURES	85,498	5,058	1,973,486		\$ 1,468	
Fund Balance	1,408,206	1,493,704			1,498,762	
Net Fund Balance	\$ 1,493,704	\$ 1,498,762			\$ 1,500,230	

Maintain Fund Balance = to 4 months expenses: \$ 1,353,259

GRAND TRAVERSE METRO FIRE DEPARTMENT 2018 BUDGET DEPARTMENT SUMMARY



Presented: 7/31/17

	Actual 2016	Budget 2017	YTD actual June, 2017	% Bud 2017	2018 BUDGET	Explanations
PUBLIC IMPROVEMENT FUND						
664.000 Earned Interest	977	1,500	105	7.0%	1,000	
675.000 Debt Proceeds	0	0	0	#DIV/0!	0	
699.100 Transfer In - Fund Balance	198,000	50,000	0	0.0%	50,000	
TOTAL REVENUES	198,977	51,500	105	0.2%	51,000	
EXPENDITURES						
Acct. Class: 970 Capital Outlay						
976.001 Building Improvement	0	0	0	#DIV/0!	350,000	Station 11 floor repair/workout facility
977.000 Machinery and Equipment	137,544	0	0	#DIV/0!	0	
978.000 Vehicles Acquisition	48,298	50,000	47,732	95.5%	50,000	New Squad 8
TOTAL SUPPLIES	185,842	50,000	47,732	95.5%	400,000	
Acct Class: OTHER						
990.000 Debt Payment (tanker)	62,492	20,831	20,831	100.0%	0	
992.000 Contingency	0	5,000	0	0.0%	5,000	
TOTAL CONTRACTUAL SERVICE	62,492	25,831	20,831	80.6%	5,000	
PL EXPENDITURES	248,334	75,831	68,562	90.4%	405,000	
EXPENDITURES OVER REVENUE	-49,357	-24,331	-68,457	281.4%	-354,000	
Fund Balance	451,801	402,444			378,113	
Net Fund Balance	-402,444	378,113			\$ 24,113	



**GT METRO FIRE DEPARTMENT
DEBT AND CAPITAL OUTLAY
2018 BUDGET**

YEAR	ITEM	DESCRIPTION	FINANCING	Budget	Projected						
				2018	2019	2020	2021	2022	2023	2024	
2013	Engine 8 (360,000 interest free CEC) Matures 12/1/19	5 yrs, 2.5%	\$	98,428	99,059						
		Principal		1,029	399						
		Interest		99,457	99,457						
		Total									
2019	New Station 8 Payments thru PIF	15 yrs at 2.9%	\$		125,227	128,886					
		Principal			60,160	56,501					
		Interest			185,387	185,387	185,387	185,387	185,387	185,387	185,387
		Total									
2018-2024	Replacement vehicles			50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
2019	Engine	6 yrs @ 3.4%	\$		45,500	93,326					
		Principal			10,200	18,074					
		Interest			55,700	111,400	111,400	111,400	111,400	111,400	111,400
		Total									
2022	Ladder Truck	6 yrs @ 3.4%	\$				152,240	152,240	152,240	152,240	152,240
		Total									
2024	Heavy Rescue	6 yrs @ 3.4%	\$								
		Total									
GRAND TOTAL											
		Cash Pay		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
		Principal		98,428	269,786	222,212	296,787	449,027	449,027	449,027	588,267
		Interest		1,029	70,759	74,575					
		Total		149,457	390,545	346,789	346,790	499,031	499,032	499,032	638,273
		Mills.: (2% increase in taxable value 2019-2024)		0.0908	0.2371	0.2064	0.2024	0.2855	0.2799	0.2799	0.3510
				1,614,572.910	1,646,864.368	1,679,801.656	1,713,397.689	1,747,665.642	1,782,618.955	1,818,271.334	1,853,334.000

GRAND TRAVERSE METRO FIRE DEPARTMENT
 CAPITAL PROJECTIONS - 7 Year Plan
 2018 Budget



AQUIRE DATE	DESCRIPTION	LOCATION	Actual Cost	Estimated Replacement Cost	2018	2019	2020	2021	2022	2023	2024	
VEHICLES:												
2010	Ford Expedition - Chief (701)	Admin	51,855									
2008	GMC Yukon (702)	Admin	48,372	52,000								
2007	Pick-Up Truck FPB/Fire Marshall (735)	Admin	29,619	49,000					4			
2006	2006 Chevy Colorado Truck (760)	Admin	19,429	40,000			2					
2007	GMC Pickup - FPB 721	Admin	29,619	32,000		1						
2009	Chevy Sub Lt1 - PubEd	Admin	34,658	40,000				3				
2016	Ford Escape - 738	Admin	24,764	38,000							6	
Admin Vehicle Replacement Fund												
					\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
2007	Pierce Ladder (Truck 1)	Station 1	648,172	725,000								
2015	Ford Pick-up - Squad 1	Station 1	55,522	55,000								
2001	Tanker - Freightliner (T1)	Station 1	124,406	200,000								
1999	Rescue - Freightliner (R1)	Station 1	170,628	250,000								
2011	Metro Rescue Boat - 15' Seawolf	Station 1	11,951	15,000								
2011	ORV Trailer Kelley	Station 1	2,195	3,000								
2012	RTV - Kubota RTV900	Station 1	11,295	12,000								
2015	MTI - Special Ops Trailer	Station 1	12,128	12,128								
2010	Middlebury Enclosed Trailer - PubEd	Station 1	5,162	6,000								
1995	Ford Van - Sq 13	Station 1	26,106	26,000								
2001	Tanker - Freightliner (T8)	Station 8	162,350	200,000								
1991	Rescue - Ford (8R)	Station 8	119,377	200,000								
2001	Chevrolet Suburban (Squad 8)	Station 8	32,703	49,000								
1996	Wildfire - Chevrolet (Brush 8)	Station 8	17,600	80,000								
1995	Mule - Kawasaki (8 Mule)	Station 8	6,675	8,000			14,000					
2013	Rosenbauer - E8	Station 8	600,022	600,000								
2018	Squad 8	Station 8	50,000	50,000	50,000							
2014	Engine - Pierce Dash (E13)	Station 9	238,748	250,000								
2006	Sterling Tanker - 9T	Station 9	187,942	220,000								
1988	Pierce Dash - Engine 9	Station 9	143,558	500,000								
2004	Chevrolet Suburban (Squad 9)	Station 9	35,600	50,000								
1993	Watersupply-Ford 1 ton (9WS)	Station 9	17,704	50,000								
2001	Wildfire - Ford (Brush 9)	Station 9	26,833	50,000								
2006	SkiDoo Expedition - sled 2	Station 9	6,023	8,000								
1995	Mule - Kawasaki (9 Mule)	Station 9	6,675	8,000								
1993	Pierce - Engine 1	Station 11	45,000	220,000								
2009	Spencer - Engine 11	Station 11	480,916	600,000								
2016	Ford - Squad 11	Station 11	48,300	48,300								

**2018 BUDGET RESOLUTION FOR
GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY
CHARTER TOWNSHIP OF GARFIELD
COUNTY OF GRAND TRAVERSE, MICHIGAN
2017-**

Minutes of a regular meeting of the Board of the Charter Township of Garfield, held on the _____ day of _____, 2017, at _____ o'clock pm.

PRESENT: _____

WHEREAS, The Township is an Incorporating Township of the Grand Traverse Metro Emergency Services Authority ("Metro"), incorporated under the authority of Public Act 57 of 1988, and

WHEREAS, Article XV of the Articles of Incorporation for Metro provides that Metro's annual budget will be funded by contributions from each Incorporating Township in the following manner:

"The total taxable value of ad valorem real property taxes of all Incorporating Townships shall be determined for the current year ("annual district taxable value") and a millage rate shall be determined ("uniform millage rate") by utilizing the annual district taxable value as if it were the taxable basis for funding the proposed annual budgets of the authority."

WHEREAS, Article XV of the Articles of Incorporation also states that:

"Each Incorporating Township shall be allocated its representative share of contribution by applying the uniform millage rate as determined on all ad valorem real property tax base of that Incorporating Township."

WHEREAS, the "Uniform Millage Rate" for Metro's 2018 Budget is calculated to be **2.35 mills**.

NOW, THEREFORE,

BE IT RESOLVED that the Township hereby commits to fund Metro an amount equal to **\$1,852,139** for the 2018 fiscal year.

BE IT FURTHER RESOLVED, that the Township agrees to distribute all of this revenue to Metro by May 15, 2018.

BE IT FURTHER RESOLVED, that the Township can fund Metro's 2018 Budget obligation using any combination of a millage rate and general fund contribution as deemed financially beneficial to the Township.

Ayes: _____

Nays: _____

Absent and Excused: _____

CERTIFICATE

I, _____, the duly elected and acting Clerk of the Charter Township of Garfield, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Charter Township of Garfield, adopted during a meeting of the Township of Garfield Township Board, Grand Traverse County, Michigan held on _____, at which meeting _____ members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the minutes of said meeting were kept and will be and have been made available as required by said Act.

Dated: _____

Clerk
Charter Township of Garfield
Grand Traverse County, Michigan

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION #2017-19-T(a)

INTENT TO CREATE SPECIAL ASSESSMENT DISTRICT
FOR RECONSTRUCTION OF HERITAGE WAY ENTRY ROAD

BE IT HEREBY RESOLVED that the Charter Township of Garfield does hereby declare its intent to reconstruct the entry road within the following described area:

Part of Section 18, Town 27 North, Range 11 West, Grand Traverse County, Michigan, to wit:

Lots 1 through 56, Heritage Estates; Lots 57 through 80, Heritage Estates No. 2; Lots 81 through 101, Heritages Estates No. 3; Lots 101 through 125, Heritage Estates No. 4; and Units 126 through 205, Heritage Estates No. 5 Condominium, Grand Traverse County Condominium Subdivision Plan No. 158.

By using an approved method of road re-construction, together with the necessary structures and other work incidental thereto, all within the proposed district in accordance with the petitions of property owners therefore.

BE IT FURTHER RESOLVED that the Township Board does tentatively designate the special assessment district against which the costs of improvements is to be assessed as Heritage Way Entry Road, which shall include the lands and premises more particularly described above.

BE IT FURTHER RESOLVED that a hearing on any objections to the improvement, the estimate of costs and to the special assessment district proposed to be established for the assessment of the cost of such improvement shall be held on September 12th, 2017, at a regular meeting of the township board at Garfield Charter Township Hall in the upstairs, large meeting room, at 3848 Veterans Drive, Traverse City, Michigan, commencing at 6:00 p.m.

BE IT FURTHER RESOLVED that the Clerk is instructed to give the proper notice of such hearing by mailing and publication in accordance with law and statute provided.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2017-19-T(a) DECLARED ADOPTED.

By: _____
Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 22nd day of August, 2017.

Dated: _____

Lanie McManus, Clerk

Garfield Charter Township

HERITAGE ESTATES

Proposed Special Assessment District

Reconstruction of Heritage Way (Zimmerman to E. Colonial)

<u>Pcl #</u>	<u>Owner(s)</u>	<u>Address</u>	<u>Signed Petition</u>	<u>Frontage</u>	<u>of Signers</u>
05-149-001-00	CLOUS WILLIAM F & TONI L	3503 ZIMMERMAN RD	Both	203.9	203.9
05-149-002-00	LESLIE GUY WILLIAM	5036 HERITAGE WAY	Yes	100.03	100.03
05-149-003-00	WREDE TIMOTHY A & ELLEN K	5054 HERITAGE WAY	Both	100.1	100.1
05-149-004-00	MICHELSON DANIEL R & JENNIFER L	5072 HERITAGE WAY		137.5	
05-149-005-00	NGUYEN VINCENT & BINH VAN	5108 HERITAGE WAY		110.34	
05-149-006-00	SHARROW EDESEL S & CHRISTINE E	5136 HERITAGE WAY	Both	106.15	106.15
05-149-007-00	BLODGETT JILL A	5164 HERITAGE WAY		104	
05-149-008-00	PERKETTE MICHAEL & HEATHER &	5192 HERITAGE WAY		104	
05-149-009-00	MACK VINCENT P & JULIE A	5220 HERITAGE WAY	Both	104	104
05-149-010-00	FORD DAVID L & MARLENE	5248 HERITAGE WAY	Both	104	104
05-149-011-00	KEYSER DARYL & NANCY	5276 HERITAGE WAY	Yes	104	104
05-149-012-00	DAWSON JAMES L & NANCY L	5304 HERITAGE WAY	Both	104	104
05-149-013-00	COURSON JAMES K & LAUREN K	5332 HERITAGE WAY	Both	104	104
05-149-014-00	SCHRADER CHAD R & KIMBERLY	5360 HERITAGE WAY	Both	104	104
05-149-015-00	RAVITCH MARY E	3504 POWDER HORN DR	Yes	166.96	166.96
05-149-016-00	SCHOPIERAY BRIAN J & SARAH E	3514 POWDER HORN DR		122.57	
05-149-017-00	NELSON GREGORY W II & KRISTIN A	5331 N LIBERTY DR	Both	101.93	101.93
05-149-018-00	PAHL MICHAEL L & KATIE E	5319 N LIBERTY DR	Yes	105	105
05-149-019-00	HARVITT CHARLES L & EVELYN	5303 N LIBERTY DR	Both	237.58	237.58
05-149-020-00	HARRIS TRUST	5287 N LIBERTY DR		125	
05-149-021-00	BRADWAY ERIKA L & JOSEPH F	5279 N LIBERTY DR	Both	125	125
05-149-022-00	EASTWOOD CUSTOM HOMES INC	5271 N LIBERTY DR		100	
05-149-023-00	LABARBERA JOHN & KRISTI	5265 N LIBERTY DR	Both	95	95
05-149-024-00	LIDIARD NIGEL S & SANDRA L	5578 HERITAGE WAY	Both	145.11	145.11
05-149-025-00	PETERS JEFFREY E & KRISTEN A	5562 HERITAGE WAY	Both	159.86	159.86
05-149-026-00	CAUGHLAN R WESTON TRUST	5270 N LIBERTY DR		210	
05-149-027-00	SMITH DALLAS G & JOANNE S	5282 N LIBERTY DR	Both	146	146
05-149-028-00	MARTIN DAVID R & HELEN J	5294 N LIBERTY DR	Both	110	110
05-149-029-00	CULP DANIEL S & JANELLE A	5306 N LIBERTY DR	Both	110	110
05-149-030-00	BEGIN KATHLEEN MOORE	5318 N LIBERTY DR		120	
05-149-031-00	BIELEWICZ RICHARD & PAULA TRUST	5330 N LIBERTY DR	Both	114.67	114.67
05-149-032-00	STONE MAYNARD & KATHRYN	3503 POWDER HORN DR		148.51	
05-149-033-00	OLSON ANDREW & KRISTEN	5452 HERITAGE WAY		96.01	
05-149-034-00	WOLFE MATTHEW A	5484 HERITAGE WAY		115	
05-149-035-00	CROCKER JOSHUA & MARSHALL COURTNEY	5516 HERITAGE WAY		120	
05-149-036-00	WILES PETER & SANDRA	5546 HERITAGE WAY	Both	137.49	137.49

Prepared by: **Amy L DeHaan, MMAO(4)**

Township Assessor

August 8, 2017

Garfield Charter Township

05-149-037-00	ROUSTER LEVI M	5561 HERITAGE WAY	Yes	147.55	147.55
05-149-038-00	ERVIN GERALD & REVA JO	5553 HERITAGE WAY	Both	101.07	101.07
05-149-039-00	MARUTZ SANDRA	5529 HERITAGE WAY	Yes	100	100
05-149-040-00	VANDERHORN MICHAEL & MOLLY	5505 HERITAGE WAY	Both	105	105
05-149-041-00	QUTAISHAT SALAH S & MCMANUS VALERIE	5487 HERITAGE WAY	Both	120	120
05-149-042-00	DUNN SHAWN & SARAH	5443 HERITAGE WAY	Both	172.34	172.34
05-149-043-00	KORN CHARLES & ALISA R	5361 HERITAGE WAY		152.32	
05-149-044-00	THAYER MICHAEL & CAROLYN J	5333 HERITAGE WAY	Both	105	105
05-149-045-00	RIPPBERGER JOHN E	5305 HERITAGE WAY	Yes	105	105
05-149-046-00	SWAN SCOTT J & MICHELLE L	5277 HERITAGE WAY	Both	105	105
05-149-047-00	SCHRAMSKI JASON	5249 HERITAGE WAY		105	
05-149-048-00	PHILLIPS SHAWN & BRANDY	5221 HERITAGE WAY	Both	105	105
05-149-049-00	ANDERSON KARL O & BARBARA A	5193 HERITAGE WAY	Both	105	105
05-149-050-00	WARD RANDALL & SHARON	5165 HERITAGE WAY		105	
05-149-051-00	HARRAND JEFFREY S & JODI H	5137 HERITAGE WAY		105.16	
05-149-052-00	GROESSER AUSTIN	5109 HERITAGE WAY		99.48	
05-149-053-00	KING WALTROUS & WILLIAM & JOHN &	3484 E COLONIAL DR		92.58	
05-149-054-00	SELL JENNIFER G	5055 HERITAGE WAY	Yes	100.12	100.12
05-149-055-00	SICKLE STEVE & SUSAN	5037 HERITAGE WAY	Both	100.03	100.03
05-149-056-00	COATES CAROLINE M	5019 HERITAGE WAY		93.22	
05-151-057-00	ONTHANK CLIFFORD A	3450 POWDER HORN DR		212.02	
05-151-058-00	PARSONS RYAN R	3455 POWDER HORN DR		100.17	
05-151-059-00	NAYAK GIRISH C & RAJSHREE	3439 POWDER HORN DR		100	
05-151-060-00	MOORE PHILIP C & EMILY A	5272 ARLINGTON LN		155.01	
05-151-061-00	RYAN MICHELE P	5288 ARLINGTON LN		120	
05-151-062-00	HAMILTON FAMILY TRUST	5302 ARLINGTON LN	Both	120	120
05-151-063-00	TORNGA PETER D & JAMIE R	5314 ARLINGTON LN	Both	106.23	106.23
05-151-064-00	CROFF THOMAS & TRACY	5330 ARLINGTON LN	Both	105	105
05-151-065-00	SKIBOWSKI DAVID JR & CHRISTINE	5348 ARLINGTON LN	Yes	127.7	127.7
05-151-066-00	GRIFFIN ROBERT F & CATHERINE C	5230 LIBERTY DR	Both	204.04	204.04
05-151-067-00	GRIFFIN ROBERT F & CATHERINE C	5242 LIBERTY DR	Both	99.94	99.94
05-151-068-00	BRADY ROBERT & JANICE TRUST	5249 LIBERTY DR	Yes	76.2	76.2
05-151-069-00	OBRIEN DALE & TRACY	5245 LIBERTY DR		99.9	
05-151-070-00	DELL'ACQUA ANTHONY R & HEIDI A	5239 LIBERTY DR	Both	95	95
05-151-071-00	KANDEL THOMAS E & MARY E	5233 LIBERTY DR	Both	95	95
05-151-072-00	DAMEROW REVOCABLE LIVING TRUST	5227 LIBERTY DR	Yes	95	95
05-151-073-00	RUELAS RICHARD D & ALEXIA E	5223 LIBERTY DR	Both	95	95
05-151-074-00	RAPIN JAMES P & JANE F	5219 LIBERTY DR	Both	95	95
05-151-075-00	MAIKE BRENT G & MCFARLAN BRITNEY B	5353 ARLINGTON LN	Both	155	155
05-151-076-00	ROUND RICHARD & MARY	5337 ARLINGTON LN	Both	115	115
05-151-077-00	DICKASON MARY J TRUST	5321 ARLINGTON LN	Yes	110	110
05-151-078-00	NGUYEN VINCENT & VICKI	5305 ARLINGTON LN		105	
05-151-079-00	FUDGE ROBERT A & ELOINA D	5293 ARLINGTON LN	Both	158.22	158.22
05-151-080-00	HAUT CLIFFORD E & RUTH JOANN TRUST	5277 ARLINGTON LN	Both	156.25	156.25

Prepared by: **Amy L DeHaan, MMAO(4)**
Township Assessor
 August 8, 2017

Garfield Charter Township

05-152-081-00	HELLEM DANIEL & MARGO	5240 ARLINGTON LN	Both	110.83	110.83
05-152-082-00	SKARSHAUG SEAN M & BLYTHE A	5224 ARLINGTON LN		105.48	
05-152-083-00	BARTLETT MARCIA L	5208 ARLINGTON LN	Yes	105	105
05-152-084-00	SABOL ROBERT J	5192 ARLINGTON LN		105	
05-152-085-00	JUDGE MARC A & KYMBERLY M	5176 ARLINGTON LN	Both	105	105
05-152-086-00	MCCALL BRENT & TODD CASSANDRA	5160 ARLINGTON LN	Both	105	105
05-152-087-00	FOUCH JULIAN TR & FOUCH THERESA TR	5144 ARLINGTON LN		105	
05-152-088-00	RIALSON JOHN A	5128 ARLINGTON LN	Yes	102.93	102.93
05-152-089-00	SANDOVAL RICHARD A	3453 E COLONIAL DR		147.98	
05-152-090-00	MOQUIN JEANETHA R	3468 E COLONIAL DR	Yes	100.17	100.17
05-152-091-00	GAGNON KARL & LINDA	3452 E COLONIAL DR	Both	100.19	100.19
05-152-092-00	POWELL BUD L & ALLENE E TRUST	3436 E COLONIAL DR	Yes	100.48	100.48
05-152-093-00	LAVERNE CAROL ANN	3420 E COLONIAL DR	Yes	100.57	100.57
05-152-094-00	FREDERICK KAREN A	5111 ARLINGTON LN	Yes	118.08	118.08
05-152-095-00	HILLOCK CHRISTOPHER K & MICHELLE A	5135 ARLINGTON LN	Both	105.01	105.01
05-152-096-00	FITCH KATHLEEN L	5153 ARLINGTON LN	Yes	105	105
05-152-097-00	LONGUSKI KAREN	5167 ARLINGTON LN	Yes	105	105
05-152-098-00	BULTSMA SHANE H & BEATRIZ	5181 ARLINGTON LN	Both	105	105
05-152-099-00	BLISS STEVEN L & LORETTA A	5203 ARLINGTON LN	Both	105	105
05-152-100-00	PACIFIC DREAM LLC & WAH TIM TO	5215 ARLINGTON LN		105.01	
05-152-101-00	THIEL JOSEPH & MOLLY (LC BUYER)	5231 ARLINGTON LN	Both	174.28	174.28
05-153-102-00	TIMBS GALE & LYNDA	3518 E COLONIAL DR	Both	106.59	106.59
05-153-103-00	ALPERS STACI S	3526 E COLONIAL DR	Yes	100.3	100.3
05-153-104-00	MATYAS GREGORY A & SUSANNAH M	3538 E COLONIAL DR		100	
05-153-105-00	POMEROY ELIZABETH PRICE TRUST	5535 N LIBERTY DR	Both	104.23	104.23
05-153-106-00	BURGEE BEVERLY TRUST	5511 N LIBERTY DR	Yes	110	110
05-153-107-00	SCHREIBER DEBI K	5493 N LIBERTY DR	Yes	110	110
05-153-108-00	BARSCHEFF CHRISTOPHER & SUZANNE	5475 N LIBERTY DR	Both	110	110
05-153-109-00	MANTHEI BRENT & RAMOIE MARTINA E	5451 N LIBERTY DR		110	
05-153-110-00	MUMMERT MCKENNA JOINT TRUST	5437 N LIBERTY DR	Both	110	110
05-153-111-00	SMITH MARK	5413 N LIBERTY DR	Yes	110	110
05-153-112-00	NEVI STEVEN & DIANE S	5395 N LIBERTY DR		110	
05-153-113-00	BIGELOW PHILIP M & CHRISTENA E	5379 N LIBERTY DR	Both	110	110
05-153-114-00	ACKERMAN MELANIE T TRUST	5355 N LIBERTY DR	Yes	110	110
05-153-115-00	OTTO FREDRICK	5337 N LIBERTY DR	Yes	103.34	103.34
05-153-116-00	WEAVER DU WAYNE J & BETTY JEAN	5362 N LIBERTY DR	Both	104	104
05-153-117-00	ZOLTON TERILYN S	5388 N LIBERTY DR	Yes	104	104
05-153-118-00	KANNERS BRENT A & JAMIE	5400 N LIBERTY DR		104	
05-153-119-00	ROEPER RICHARD & KAREN	5418 N LIBERTY DR	Both	104	104
05-153-120-00	UTTERBACK RICHARD D & KAREN S	5440 N LIBERTY DR		104	
05-153-121-00	TROWBRIDGE DEBRA D	5454 N LIBERTY DR	Yes	104	104
05-153-122-00	BRISTER ROBIN L	5476 N LIBERTY DR	Yes	104	104
05-153-123-00	PFEUFFER ROBERT J III TRUST	5492 N LIBERTY DR	Yes	104	104
05-153-124-00	MATTSON TRAVIS C & NATALIE C	5510 N LIBERTY DR	Both	106	106

Prepared by: **Amy L DeHaan, MMAO(4)**

Township Assessor

August 8, 2017

Garfield Charter Township

05-153-125-00	HUSCHKE JOHN F & KATHRYN L	5532 N LIBERTY DR		107.58	
05-154-126-00	B&R DEVELOPMENT	E COLONIAL DR	Yes	145.62	145.62
05-154-127-00	WARREN JULIE A (LIFE ESTATE)	5082 VILLAGE LANE CT	Both	105.05	105.05
05-154-128-00	DOUGLASS BRUCE G	5088 VILLAGE LANE CT		105	
05-154-129-00	HERTEL ROBERT A & KARYN E	5094 VILLAGE LANE CT	Both	105	105
05-154-130-00	BOYLAN RAELENE M	5100 VILLAGE LANE CT	Yes	105	105
05-154-131-00	FRANCIS CATHERINE S	5106 VILLAGE LANE CT		105	
05-154-132-00	STONE MAYNARD & KATHRYN K	5112 VILLAGE LANE CT		105.08	
05-154-133-00	CRUMMEL NANCY A	POWDER HORN DR		154.61	
05-154-134-00	B&R DEVELOPMENT	3402 E COLONIAL DR	Yes	100.79	100.79
05-154-135-00	B&R DEVELOPMENT	VILLAGE LANE CT	Yes	192.7	192.7
05-154-136-00	CANFIELD ARTHUR R III & MICHELE K	5067 VILLAGE LANE CT	Both	188.75	188.75
05-154-137-00	B&R DEVELOPMENT	3324 E COLONIAL DR	Yes	100.65	100.65
05-154-138-00	PHIFER DANIEL R	3325 E COLONIAL DR		125.07	
05-154-139-00	KALBFLEISCH JEFFREY	5085 VILLAGE LANE CT	Yes	110	110
05-154-140-00	EASTWOOD CUSTOM HOMES INC	5091 VILLAGE LANE CT	Yes	110	110
05-154-141-00	LIGON JENNIFER R	5097 VILLAGE LANE CT	Yes	110	110
05-154-142-00	ONEIL MICHAEL D & RITA A	5103 VILLAGE LANE CT	Both	110	110
05-154-143-00	WESTOVER DANIEL TO ASHLEY	5109 VILLAGE LANE CT	Both	110.03	110.03
05-154-144-00	FULLER JASON (LC)	5115 VILLAGE LANE CT		108.63	
05-154-145-00	HARRINGTON DAVID J & KRISTIN A	5116 S LIBERTY DR	Both	99.27	99.27
05-154-146-00	SMITH MICHAEL & JULIE M	5110 S LIBERTY DR	Both	110	110
05-154-147-00	LUKUSA KAMI M	5104 S LIBERTY DR	Yes	110	110
05-154-148-00	B&R DEVELOPMENT	5098 S LIBERTY DR	Yes	110	110
05-154-149-00	B&R DEVELOPMENT	5092 S LIBERTY DR	Yes	110	110
05-154-150-00	B&R DEVELOPMENT	5086 S LIBERTY DR	Yes	110.003	110.003
05-154-151-00	KROUSE JAMES B & SHERI	5078 S LIBERTY DR	Both	94.62	94.62
05-154-152-00	GILMAN STEPHAN & NEACSU OANA	3298 E COLONIAL DR	Both	100	100
05-154-153-00	WERLY RODNEY & DAWN C	5047 S COLONIAL DR	Both	97.86	97.86
05-154-154-00	DETWILER LAURA TRUST	5055 S COLONIAL DR	Yes	95	95
05-154-155-00	COOPER MICHAEL & ANDREA	5063 S COLONIAL DR	Both	90	90
05-154-156-00	CARLSON DAVID A & IRENE E &	5071 S COLONIAL DR		90	
05-154-157-00	MULLEN MICHAEL R & ANGELA K	5079 S COLONIAL DR		90	
05-154-158-00	STEMPIN TODD & ERIN	5087 S COLONIAL DR		95	
05-154-159-00	CARTER NEAL M & RITA F	5095 S COLONIAL DR	Both	100	100
05-154-160-00	RODRIGUEZ BRIAN & CLAUDIA F	5103 S COLONIAL DR	Both	110	110
05-154-161-00	NEIDORFLER JEFFREY T & MISHA L	5109 S COLONIAL DR	Both	110	110
05-154-162-00	SMITH PAUL D & JENNIFER A	5113 S COLONIAL DR		110	
05-154-163-00	BARSHEFF KYLE R & KATHRYN	3080 POWDER HORN DR	Both	139.85	139.85
05-154-164-00	WOLF BRIDGET	5116 S COLONIAL DR	Yes	104.27	104.27
05-154-165-00	CHIARAVALLI VINCE	5112 S COLONIAL DR		110	
05-154-166-00	HAMANN WILLIAM H JR & TAYLOR KAREN	5108 S COLONIAL DR		110	
05-154-167-00	HATHAWAY ADAM & HALEY	5102 S COLONIAL DR		110	
05-154-168-00	WOODCOCK CONNIE L TRUST	5094 S COLONIAL DR		110.28	

Prepared by: **Amy L DeHaan, MMAO(4)**

Township Assessor

August 8, 2017

Garfield Charter Township

05-154-169-00	ATTWOOD KEITH & JOAN	5086 S COLONIAL DR		276.75	
05-154-170-00	B&R DEVELOPMENT	S COLONIAL DR	Yes	85.13	85.13
05-154-171-00	STONE MAYNARD & KATHRYN K	5093 S LIBERTY DR		110	
05-154-172-00	ARREGUIN NAZARIO & KAREN	5099 S LIBERTY DR	Both	110	110
05-154-173-00	CURTIS WILLIAM & BARBARA	5105 S LIBERTY DR	Both	110	110
05-154-174-00	HUGHES MARTIN & RITCHIE BARBARA	5111 S LIBERTY DR		110	
05-154-175-00	PETERSON DON & HATTIE	5117 S LIBERTY DR		104.27	
05-154-176-00	NEIBAUER TODD & KIMBERLY	3347 POWDER HORN DR	Both	115.69	115.69
05-154-177-00	HOLMES JERRY P & CAROLINE J	3285 POWDER HORN DR	Both	312.68	312.68
05-154-178-00	ELLUL EDWARD A JR & MICHELLE A	5142 LIBERTY DR	Both	130.74	130.74
05-154-179-00	GOUHERTY LAURA	5154 LIBERTY DR		100.04	
05-154-180-00	RAND CHARLES S III & BARBARA S	5168 LIBERTY DR	Both	115	115
05-154-181-00	SABINS KENNETH & JAN MARIE	5182 LIBERTY DR	Yes	122.96	122.96
05-154-182-00	DWYER ERICA N (LC)	5208 LIBERTY DR	Yes	202.04	202.04
05-154-183-00	SOUTHWORTH DOUGLAS L TRUST	5211 LIBERTY DR		95	
05-154-184-00	CUROW FRED C & JUDITH A	5203 LIBERTY DR	Both	95	95
05-154-185-00	BRADY RYAN & TERI	5195 LIBERTY DR	Both	95	95
05-154-186-00	FARKAS BRIAN J & NANCY J	3199 HERITAGE PARK PL		150.81	
05-154-187-00	DOHERTY STEPHEN J & KAREN K	3194 HERITAGE PARK PL		155.44	
05-154-188-00	DOHERTY STEPHEN J & KAREN K	5161 LIBERTY DR		119.74	
05-154-189-00	B&R DEVELOPMENT	LIBERTY DR	Yes	110.65	110.65
05-154-190-00	BLUME ELIZABETH	3151 POWDER HORN DR	Yes	100	100
05-154-191-00	LIMBOCKER MARCIA D & GRETCHEN	3123 POWDER HORN DR	Both	100	100
05-154-192-00	ANDERSON BRUCE A	3099 POWDER HORN DR	Yes	100	100
05-154-193-00	FEIGER ANDREW & LANA	3075 POWDER HORN DR		100	
05-154-194-00	B&R DEVELOPMENT	5056 VILLAGE LANE CT		128	
05-154-195-00	SIMMONS NANCY E TR	5042 VILLAGE LANE CT		100.32	
05-154-196-00	VAN ANTWERP JOSEPH M	5030 VILLAGE LANE CT	Both	146.82	146.82
05-154-197-00	B&R DEVELOPMENT	VILLAGE LANE CT	Yes	137.27	137.27
05-154-198-00	B&R DEVELOPMENT	5047 VILLAGE LANE CT	Yes	103.99	103.99
05-154-199-00	B&R DEVELOPMENT	5059 VILLAGE LANE CT	Yes	129.71	129.71
05-154-200-00	B&R DEVELOPMENT	3172 HERITAGE PARK PL	Yes	106.85	106.85
05-154-201-00	B&R DEVELOPMENT	3156 HERITAGE PARK PL	Yes	117.47	117.47
05-154-202-00	LOVENDUSKY JOSHUA R & ANDREA L	3140 HERITAGE PARK PL	Both	117.47	117.47
05-154-203-00	KING LARRY & KELLIE	3143 HERITAGE PARK PL		117.47	
05-154-204-00	KING LARRY & KELLIE &	3159 HERITAGE PARK PL		113.84	
05-154-205-00	MORGENSTERN DOUGLAS R & JENNIFER M	3175 HERITAGE PARK PL	Yes	106.78	106.78
				23958.37	16186.18

Percent in Favor

68%

205 Total Parcels

68%

139

Parcels in Favor

40%

83


Spouse also in Favor

222

Prepared by: **Amy L DeHaan, MMAO(4)**

Township Assessor

August 8, 2017

 Charter Township of Garfield Planning Department Report No. 2017- 80		
Prepared:	August 16, 2017	Pages: 1
Meeting:	August 22, 2017 Township Board	Attachments: <input type="checkbox"/>
Subject:	Buffalo Ridge Connector	

BACKGROUND:

The PRC was presented with two proposals for a trail connector for the Buffalo Ridge Trail. One option would have required a trail easement; the other followed the property line. The PRC members unanimously agreed that they would like to see the connector follow the property line. At the April PRC meeting, Tom Vitale of the Conservation District informed the PRC that the TC Track Club had awarded a \$5000 grant to be used for implementation of the connector trail. Tom Vitale sought 3 bid proposals for the connector trail.

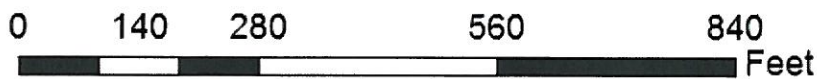
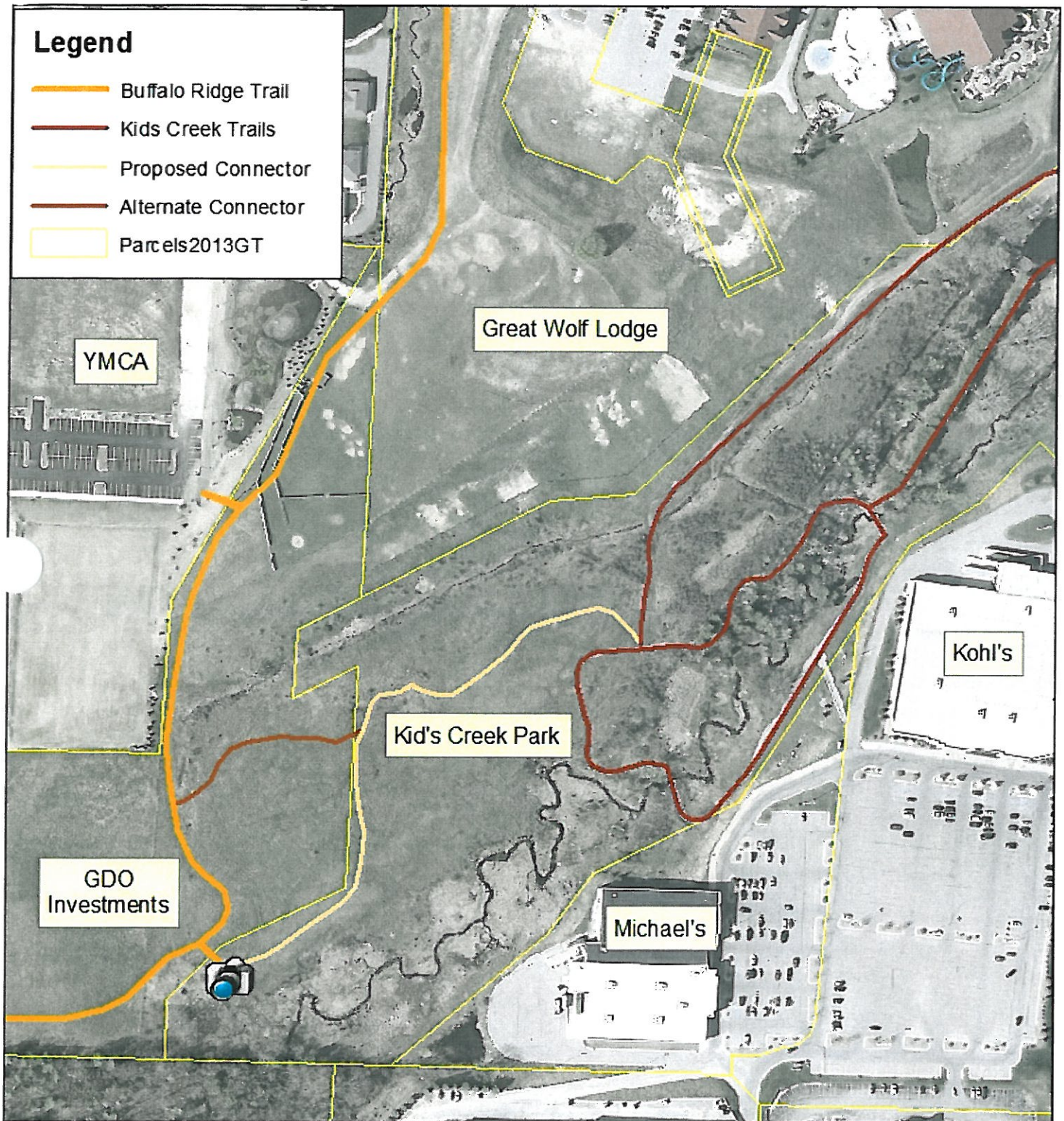
STAFF COMMENT

Three bids for the construction of the connector trail were provided to the Parks and Recreation Commission for their review. After review and discussion the Parks and Recreation Board unanimously recommended that the Township Board accept and award the bid to R.W. Popp Excavating. A copy of the Parks and Recreation draft meeting minutes have been provided in this packet.

ACTION REQUESTED

If the Board accepts the recommendation, a motion to award the bid for the Buffalo Connector Trail to R.W. Popp Excavating in the amount of \$13,698 with the \$5000 received from TC Track Club to be applied to the invoice with the balance to be paid by the Township.

Kid's Creek Park - Buffalo Ridge Proposed Connector Trail



Grand Traverse
Conservation District

R.W. POPP EXCAVATING, INC.

10635 Center Highway
Traverse City, MI 49684

231.929.9259 Phone 231.929.1988 Fax

PROPOSAL

Ronald W. Popp - License No. 2101186939

R.W. Popp Excavating, Inc. - License No. 2102090369

Grand Traverse Conservation District
Attention: Tom Vitale
1450 Cass Road
Traverse City, MI 49685

Kid's Creek – Buffalo Park Connector Trail - Revised
N US31 S, Garfield Township
tvitale@gtcd.org
Cell: 313.258.7535

July 7, 2017

Excavation proposal including the following detail:

- No permits are included in this proposal.
- Rotovate 7,200 square feet of area (1,200' x 6').
- Level and grade for 7,200 square feet of new pathway.
- Furnish, deliver and level 160 yards of 25-A special dust at a depth of 6 inches.

*****Work Not Included In This Proposal*****

- Removing existing topsoil.
- Seeding disturbed areas.

WE HEREBY PROPOSE to furnish material and labor – complete in accordance with these specifications for the sum of:

Eleven Thousand Eighty-Eight and 00/100 Dollars***

BASE BID \$11,088.00

PAYABLE AS FOLLOWS:

At Completion

Optional Cost Over Base Bid:

- Furnish, deliver and level 40 yards of 25-A special dust over disturbed areas of existing trail, if necessary (1,100' x 6')

ADD \$ 2,610.00


All material is guaranteed to be as specified. All work will be completed in a workmanlike manner in accordance with standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed upon receipt of written change orders and will become an additional charge over the estimate. All agreements contingent upon strikes, accidents, or delays are beyond our control. Owner shall carry fire, tomado, and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL – The prices, specifications, and conditions are satisfactory and are hereby accepted. Popp Excavating is authorized to perform the work as specified. Payment will be made as outlined above.

Signature: _____ Date: _____ Signature: _____

 Charter Township of Garfield Planning Department Report No. 2017- 81		
Prepared:	August 15, 2017	Pages: 1
Meeting:	August 22, 2017 Township Board	Attachments: <input type="checkbox"/>
Subject:	Kids Creek-Demo and Removal of Mill Structure	

BACKGROUND:

Kids Creek Park is a 20 acre park along US-31. The land was dedicated to the Township for parkland and open space preservation when the Great Wolf Lodge Planned Unit Development was approved in 2002. Included in that dedication is a historic grist mill. In 2010 the site was visited by the Historic Preservation graduate school class from Eastern Michigan who reviewed the site. The consensus of the group was to recommend that the Township try and preserve the waterwheel and power drive system. In 2011 a structural inspection was performed by Gourdie Fraser and it was determined that “the existing foundation and wood framing members are deteriorated to the point where their ability to support load was questionable”. In addition, the Parks and Recreation Master Plan suggested constructing a replica mill that could serve as an historical interpretive center in the future.

STAFF COMMENT

Based upon the above information received from the previous inspections, Tom Vitale of the Conservation District sought three (3) bids for demolition of the Grist Mill Structure that would provide for demolition of the existing building and removing the water mill. Included in the proposal was to place the Grist Mill Structure in the pole building at the Templeton property for future restoration. It should be noted that asbestos abatement will need to be performed prior to demolition and obtaining the proper permits. The PRC reviewed the bids presented and recommended that the Township Board award the bid to Alper’s Excavating. A copy of the PRC minutes have been provided in your packet.

ACTION REQUESTED

If the Board accepts the recommendation, a motion to award the bid for the Demolition of the Old Mill Pond Structure to Alper’s Excavating in the amount of \$9,350.00.

ALPERS EXCAVATING INC.

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

April 12, 2017

G.T. Conservation District
1450 Cass Road
Traverse City, Michigan 49685

Attention: Tom Vitale

Re: Garfield Township Kids Creek
Water Mill Demolition

We will do the following:

Remove existing building, including concrete walls
down to concrete slab, and haul away

Remove water mill and haul to pole building off
Keystone Road

Haul in necessary fill sand and cover concrete
slab, fill in hole and slope banks

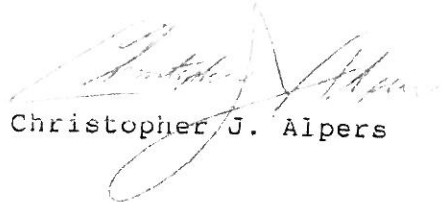
Haul in screened top soil and spread over sand

Seed, fertilize and mulch top soiled area

Level off Great Wolf Lodge property that is used
for access

Cost.....\$9,350.00

Thank you for allowing us to bid on this project.



Christopher J. Alpers

CJA/pja

SEWER AND WATER BENEFITS DEFERRAL AGREEMENT

This Benefits Deferral Agreement (“Agreement”) is entered into by Farm Lane Properties, LLC 526 W 14th Street, #145, Traverse City, MI 49684; and Garfield Township, 3848 Veterans Drive, Traverse City, Michigan 49684.

RECITALS

- A. Farm Lane Properties, LLC is the owner of property in Garfield Township, Tax ID Parcel #28-05-017-005-20 and has requested a deferral of benefit fees from the Township; and
- B. The total cost of Benefits Fees, as calculated by the Grand Traverse County Department of Public Works, is \$84,860.00; and
- C. Garfield Township’s Ordinance, providing for the operation and maintenance of the Township’s sewer and water systems, authorizes the Township Board to approve a deferral of payment for sewer and water charges under certain conditions; and
- D. The Township has agreed to the requested deferral upon the conditions contained in this agreement.

AGREEMENT

Therefore, the Parties agree to the following:

1. **Benefit Fees and Deferral Amount.** Farm Lane Properties, LLC shall pay a total of \$84,860.00 plus interest, as follows:

20% due on permit issuance:	\$16,972.00
80% to be deferred:	\$67,888.00
2. **Interest.** For all amounts deferred, Farm Lane Properties, LLC shall pay interest, compounded annually, at the previous day's close 10-year Treasury Bill rate (. %) plus .45% for an effective rate of %.
3. **Payment.** Farm Lane Properties, LLC shall pay the deferral amount in monthly installments as billed by the Department of Public works on behalf of Garfield Township. Monthly installments shall start on the first monthly bill after the Effective Date of this Agreement. The deferral shall be paid in full, with interest, in no more than seven (7) years from the date of this Agreement. The monthly installments shall be calculated equally based on a seven year term (including interest), but nothing in this Agreement shall prevent Farm Lane Properties, LLC from paying part or all of the deferral amount prior to when it is due.
4. **Default and Acceleration of Balance Due.** In the event of the sale of any or all of the units, the prorated share of the unpaid benefits attributed to that or those units must be paid in full at the time of sale. If Farm Lane Properties, LLC fails to make any payment due within fourteen (14) days of the due date (including but not limited to any prorated share payment described in the preceding sentence), then it shall be a breach of this Agreement without any further notice or action by Garfield Township. In the event of a breach, the entire balance due on the deferral amount shall accelerate and be due and payable in full immediately. The entire amount due shall also be placed as a lien on the tax roll for the real property in any manner and to the fullest extent of the law. Nothing in this paragraph shall prevent Garfield Township, in its sole discretion, from agreeing to a modification of the time for payment in writing in order to avoid a default.
5. **Other Fees and Charges.** All other fees, including filing fees, administrative fees, lateral charges, meter fees and the like are not deferred by this Agreement and shall be due in full at the time the permit is issued.
6. **Enforcement.** This Agreement shall be interpreted and governed by the laws of the State of Michigan and venue for any action relating to this Agreement shall be in Grand Traverse County. If the Township

Chuck Korn

From: David Williams [dwilliams@westwind.build]
nt: Tuesday, August 15, 2017 4:38 PM
: Chuck Korn
Cc: Scott Knowlton; Mark Bonser
Subject: 1414 Trade Centre Drive, Hammond Industrial Centre

Dear Mr. Korn;

We are in the permitting process for a new 23,200 SF multi tenant building at the above referenced address. The County DPW has reviewed the project and determined the benefit fees in the amount of \$84,860.

I am contacting you to see what the process is to defer paying the fees until the spaces are occupied (minus the Admin fees, meters etc.).

Please contact me at your earliest convenience so we can continue with the permitting process.

Thank you in advance.

David Williams



David Williams
Westwind Construction
| C:231-499-3360
dwilliams@westwind.build

$$\begin{array}{r} \$84,860 \\ -\$16,972 \quad 2026 \\ \hline \$67,888 \end{array}$$

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David Williams



David Williams
Westwind Construction
| C:231-499-3360
dwilliams@westwind.build

42.4 02
16.0 02
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24.

106 6.65

Chuck Korn

From: John Divozzo [jdivozzo@grandtraverse.org]
Sent: Wednesday, August 16, 2017 4:52 PM
To: Chuck Korn
Subject: Hammon Commerce 10 - Benefit Finance Amounts

Chuck,

The DPw has a completed application that is pending payment of the fees and charges. It is my understanding that this applicant is eligible for financing a portion of the benefit charges with the remainder payable immediately.

The permit fees are as follows:

Permit Fees (including meter): \$1,050.00

Water Benefit Charges: \$38,280.00
20% = \$7,656.00

Sewer Benefit Charges: \$45,530.00
20% = \$9,106.00

With a down payment of \$16,762.00 and payment of permit charges of \$1,050.00; Hammond Commerce 10 will need to finance \$67,048.00 over 5 years.

Down Payment = \$17,812.00

Finance Amount = \$67,048.00

Total = \$84,860.00

Let me know if you need anything else.

JD

--
John Divozzo, Director
Grand Traverse County DPW
2650 LaFranier Road
Traverse City, MI 49686
Phone: (231) 995-6039
Fax: (231) 929-7226

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