



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

WINTER 2020

Garfield

Charter Township

SERVING THE CITIZENS OF NORTHERN MICHIGAN

TOWNSHIP HOURS

Monday—Thursday
7:30 a.m. to 6:00 p.m.

CLOSED FRIDAYS

HOLIDAY HOURS

Township offices will be closed for the observance of the following holidays:

Christmas — Dec. 23rd & 24th

New Years — Dec. 30th & 31st

Martin Luther King Jr. — Jan. 18th

Presidents' Day — Feb. 15th

ELECTED OFFICIALS

CHUCK KORN.....SUPERVISOR

JEANE BLOOD LAW.....TREASURER

LANIE McMANUS.....CLERK

MOLLY AGOSTINELLI.....TRUSTEE

CHRIS BARSHEFF.....TRUSTEE

STEVE DUELL.....TRUSTEE

DENISE SCHMUCKAL.....TRUSTEE

STAFF

HILARY ALPERS.....APPRAISER

JUSTIN BIGBEE.....APPRAISER

AMY L DEHAAN.....ASSESSOR

RICH DERKS.....BUILDING INSPECTOR

MICHAEL GREEN...ZONING ADMINISTRATOR

STEVE HANNON..DEPUTY PLANNING DIRECTOR

KAREN LEAVER.....ADMIN ASSISTANT

CHLOE MACOMBER....DEPUTY TREASURER

DEREK MORTON.....CODE ENFORCEMENT

OFFICER AND PARKS STEWARD

BILL MOUSER.....FACILITIES MANAGER

KATHLEEN ROONOFFICE COORDINATOR

AMY SIMON....BUILDING & LAND USE ASST.

CARL STUDZINSKI.....BUILDING OFFICIAL

JOHN SYCH.....PLANNING DIRECTOR

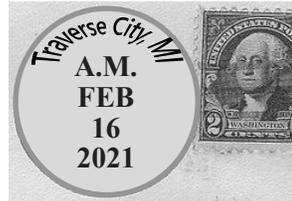
BETTY TEZAK.....DEPUTY CLERK

OUR MISSION

As neighbors, we work together to create a community where our residents and businesses thrive, our natural resources are protected and enjoyed, our visitors are welcomed and appreciated, and our high quality of life is promoted.

FROM THE TREASURER

Hopefully you are making it through the Covid-19 Pandemic happy, healthy, and taking precautions to keep yourself safe. As a reminder the 2020 winter taxes are payable from December 1st through February 16th, 2021. The regular due date of February 14th falls on a Sunday and the 15th is President's Day, so you have until Tuesday, February 16th to make your



payment. As a reminder we will accept post marks through the 16th. If a payment is received after the 16th with a late or missing postmark, the payment will be considered late. Interest and penalties will be applied to bill. Without a post mark, we will consider it received the date it physically comes to our office. If you pay online through your online banking please give plenty of time for delivery of payment. We have found that most banks do not guarantee your delivery date and many online payments come with no postmarks, so

if they arrive after the 16th, they are late. After February 16th, 2021, a 3% late penalty is assessed. On March 1st, all unpaid real property tax balances will be forwarded as delinquent to Grand Traverse County Treasurer for payment, with additional penalties by the Grand Traverse County Treasurer.

As a reminder, summer tax bills mail out July 1st and winter tax bills mail out December 1st. If you ever do not receive your tax bill, please contact the Treasurers office at 231-941-1620. Failure to receive a tax bill does not exempt you from late interest or penalties.

WELCOME NEW TRUSTEE - CHRIS BARSHEFF

His family moved to Garfield Township at the age of eleven. Chris played many youth sports and attended Glenn Loomis Elementary, Traverse City Junior and Senior High Schools and the Northwestern Michigan College where he pursued a degree and career in Law Enforcement.



In 1996, Chris was hired by the Grand Traverse County Sheriff's Office. Prior to his current assignment of Captain where he oversees a division and multimillion dollar budget, he was a Lieutenant assigned to Garfield Township for five years. He spent a considerable amount of his career as a Detective Sergeant and oversaw the agency Crime Laboratory. He was a Community Police Officer for Garfield and East Bay Townships, Field Training Officer, Crime Scene Investigator and 2006 GTSO employee of the year.

Chris attended the Eastern Michigan University School of Police Staff and Command and Northwestern University School of Public Safety in Evanston, Illinois. In April 2019, he was hired by Louisiana State University to teach emergency preparedness courses for the (NCBRT) National Center for Biomedical Research and Training. He shares his knowledge and experience by teaching civilians and Public Safety personnel around the country.

Chris has been married to his wife Suzy for 24 years and has two adult children. Living in Garfield Township for approximately 35 years has provided a strong sense of safety and community and has proven to be a great place to live and raise a family.

THANK YOU FOR YOUR SERVICE

We wish to thank **Daniel "Dan" Walters**. Dan was elected to the Township Board in November of 2016. Dan served as Township Trustee for 4 years - you will be missed!

FROM THE PLANNING DEPARTMENT

New Projects in LaFranier Hill Neighborhood

The LaFranier Hill neighborhood, located on LaFranier Road from the top of the hill to Hammond Road, has seen several changes over the past few months with new and upcoming projects taking shape! First, French Manor opened their new assisted living facility on Terra Road at LaFranier Road just north of the Grand Traverse County Health Department. French Manor was approved by the Township in July 2019 with the first phase consisting of a 30-unit facility. Future phases will allow for 80 total units.



Second, the Village at LaFranier Woods

was approved by the Township in July 2020. This senior living development is located on LaFranier Road east of Ridge45 apartments and south of the Grand Traverse County Health Department. It will include a mix of detached cottages, congregate residential buildings, and assisted living residences and it is proposed to be built in four phases.

Also, Grand Traverse County has designated a series of walking paths on their campus as the LaFranier Loops. The walking paths provide benefits both to the employees working at the LaFranier campus and to the residents of the neighborhood.

Check out these projects next time you are in the LaFranier Hill neighborhood and look for additional projects coming soon!

FROM THE ASSESSOR'S OFFICE

Despite the pandemic, 2020 has been another busy year for new Construction and Sales activity - not just residential property but also commercial and industrial properties. Buyers should understand how property values are calculated after a purchase. We can help by explaining how your property taxes will be affected by your purchase.

EXAMPLE:

	Home A		Home B	
	AV	TV	AV	TV
2020 Values	\$ 70,000	\$ 52,534	\$ 70,000	\$ 52,534
Neighborhood Chg	1.0625		1.0625	
CPI		1.014		1.014
	\$ 74,400	\$ 53,269	\$ 74,400	\$ 53,269
	Sold for \$150,000		No Sale	
		TV Uncaps		
2020 Values	\$ 74,400	\$ 74,400	\$ 74,400	\$ 53,795

The Assessed Value (AV) is our attempt to reflect 50% of the true cash value of the property. Since the AV is supposed to reflect 50% of that, one would expect it should now become 50% of the sale price, but the law does not allow us to *automatically* assess at this value. All homes in a given neighborhood are increased, or decreased, by the average difference between the AV and the sale prices of all properties that sold in that area.

The Taxable Value (TV) is a comparison between the Capped Value (CV) and the AV. The "capped" value calculation uses last year's TV times the lesser of the CPI (Consumers Price Index) or 5% - UNLESS the property sells, something new is built or demolished. Then the AV and CV are compared, and the TV becomes the lesser of the two values. If a property sells, the year after the sale - the TV uncaps or becomes the same as the new AV - meaning the buyer will pay more taxes than the seller did.

These calculations can be very confusing to most buyers. If you've recently bought a home, added a deck, removed a garage or just want to understand how your values are calculated, feel free to call Hilary or Justin - they are here to explain how the process works!

OTHER ASSESSING NEWS:

Justin Bigbee, one of our appraisers, completed a year-long program of State Tax Commission coursework and advanced his certification level! This means he will begin training on some of the more complex duties of an assessor and will be able to provide more service to our taxpayers. Please join in congratulating him on achieving the Michigan Advanced Assessing Officer certification - well done, Justin!



OTHER ASSESSING NEWS CONT: MOST VALUABLE MEMBER AWARD (Ernest "Ernie" Beren Award)

This award is to be presented to the Michigan Assessors Association (MAA) member who has, over a period of years made a significant contribution to the association through participation, activities, and has made an outstanding contribution to the realization of the goals of MAA.

Eligibility and Criteria:

- Candidates must be a regular member of MAA.
- Current officers and Executive Board NOT eligible.
- Candidate criteria may include, but not be limited to: The candidate has served in an elected position of MAA, as a committee chair, as a contributor in MAA education, or as a speaker at MAA conferences, seminars, etc.
- The candidate has a record of distinguished publications in professional literature.
- The candidate has been active in other assessor/appraiser organizations.
- The candidate has served on other public-related or service-related organizations; on national, regional, state or local government study commissions, committees, etc.



Amy DeHaan is the perfect recipient for the MAA Most Valuable Member Award. She embodies everything an assessment administration professional in Michigan should strive for. She has worked for both assessing units and equalization departments, and even a short time with BS&A. Amy has served as a board member for various local assessor groups during her many years in the profession. She has a great reputation with her peers, state officials, her employer and the many taxpayers in her unit. She openly shares her knowledge by teaching, authoring courses and mentoring. The work she has done on developing our recruitment committee and making it a success by getting our profession noticed at job fairs around the state has not gone unnoticed. This effort has led to several young individuals entering the profession that would not have known that an Assessing career even exists.

Her leadership is well proven as she managed her way through the ranks of the MAA Executive Board. She became our MAA 2018 President, during a challenging year, as our profession faced Assessing Reform from the State Tax Commission. Amy presented great leadership as she reached out to our members for their feedback regarding proposed changes. She created a team and worked diligently alongside MAA's Lobbyist, MAED Representatives and our MAA Legislative Chair. She not only fought for what she thought was right, she made sure all voices and concerns, no matter how big or small were heard and changed the course of the proposed reform. Her hard work and dedication to assessment administration did not stop there. Amy currently serves on the Conference Committee for IAAO as well as other boards and committees. We are all thankful that we can call her a colleague and a friend.

FROM THE SHERIFF'S OFFICE

For those that leave the area for the winter, the Grand Traverse County Sheriff's Office can provide winter property checks. Please stop by the Garfield Township Office to complete the property check form, and it will get assigned to one of the Community Police Officers.

Slow down and allow for extra time to your destination. Snow tires make a huge difference for safe winter travel. Also, have some essential items in your vehicle in case you get stuck: shovel, sandbag, blankets, flashlights and jumper cables.

A reminder of the County Winter Parking Ordinance #13:

The purpose of this ordinance is to prohibit the parking of motor vehicles on public roadways and shoulders of Grand Traverse County during the winter season, December 1 to March 31 of the following year, between the hours of 12:00 a.m. (midnight) and 8:00 a.m. and snow emergencies, in order to facilitate snow removal, general highway maintenance and to eliminate obstruction, hazardous and undue interference with the free movement of traffic caused by the parking of vehicles upon the public highways.

Please visit <https://www.grandtraverse.org/DocumentCenter/View/297/> for more information.

FROM THE PARKS DEPARTMENT

DTE, Releaf Michigan, Charter Township of Garfield Staff, Conservation District Team, volunteers from Gourdie-Fraser & local residents planted 38 donated trees from Township Staff, DTE & Invasive Species Network (ISN) at the Silver Lake Recreation Area.



The berm at the park has been dressed up nicely with these plantings that occurred on October 13th.

These trees will provide a nice buffer from the walking trail & East Silver Lake Road.



FROM METRO FIRE DEPARTMENT

Winter Water Rescue and Ice Safety: An interview With Captain Tony Posey

Submitted by: Jennifer Froehlich

As a Public Educator, I spend a lot of time in schools (albeit virtually this year). One question I often ask younger students is “What do firefighters do?”. Overwhelmingly the top answers are fight fire and rescue cats from trees! While these answers are correct, there are so many other tasks that firefighters perform, it is often eye opening when we begin to brainstorm them together. One student even asked me, “Then why the heck are they called firefighters and not Everything Fighters?”. Good question. I thought this would be a timely opportunity to interview one of our Captains about our water rescue operations. Thank you to Captain Tony Posey for sitting down with me and providing insight on this topic!

Capt. Posey, what is your role with the water rescue operations within Grand Traverse Metro Fire?

Water Rescue operations has always fallen under our *Special Operations* group since we began that group back in 2008. *Special Operations* encompasses Technical Rescue, Haz-Mat, Ice Rescue, Water Rescue, and Land Search and Rescue. I have been the Team Leader for Ice, Water, and Land SAR since the beginning.

What type of gear is used and how is it determined who responds to a water rescue call?

Thanks to several grants as well as contributions from our own department budget, Grand Traverse Metro Fire has tools at its disposal for water/ice rescue incidents. We currently have two 15’ inflatable boats designed specifically for rescue operations. One is on the east side and one on the west. We also have dry suits, ice suits, PFDs, boots, fins, gloves, helmets, rope reels, throw rope bags, two ice rescue shuttles, as well as thermal cameras to spot someone in the water.

The response in our district is standard. Metro Fire is dispatched to every water/ice related incident in our area. The Grand Traverse Sheriff’s Office Marine Division is also dispatched along with a corresponding EMS agency. The USCG can also be requested, as needed, by our incident commander, as well as mutual aid watercraft.

What types of training do our crews go through to be prepared to handle a water/ice rescue?

We have members of our *Special Operations* teams that are trained in Water Rescue Operations and Ice Rescue Technician specialties. Our crews also train on their shifts several times per season on both ice and water rescue.

What types of water/ice rescue calls do we respond to in the winter months?

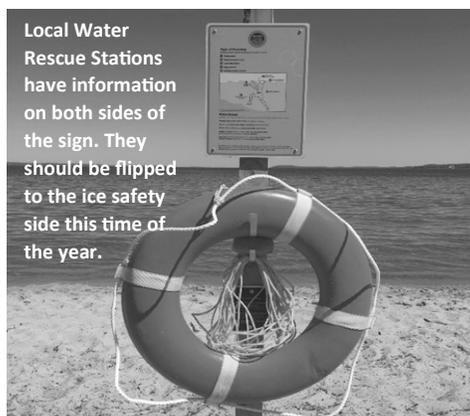
This really varies on the year. Last year none of the lakes truly froze over. For the first time since we’ve had our boats, we did not remove the outboard motors from them. It is a good thing we didn’t either, because we went out on the water several times during the winter months to pick up stranded kite boarders and sailors. When the lakes are frozen it is usually a skier, skater, or fisherman that went through the ice.

What are the most difficult components of these types of rescues?

The weather, without a doubt. Wind driven snow, very cold temperatures, and limited access definitely hampers operations for us. As the fire department we have to adapt and overcome these obstacles to complete our task at hand.

Winter water/ice safety tips:

- Make sure someone knows where you are going and what your time schedule is.
- Have someone with you.
- Always check the ice, even if you have traveled the same path before. Weather conditions are constantly changing and that changes the ice as well.
- Wear a life vest (if you fall in and hypothermia takes over this will keep you afloat).
- Be prepared: wear ice picks, personal flotation device, bring a rope, and a cell phone.
- Dress in layers.
- Stay off bodies of water with movement (creeks, rivers, waves, etc...).



RECYCLE SMART

For Information Regarding Grand Traverse County

Recycling call:

231-941-5555

or go to

recyclesmart.info

Spring Brush Drop Off

Spring brush drop off passes will be available early May. Look to recyclesmart.info for further information about brush drop off dates and times as we get closer to the spring season.

2021 PERSONAL PROPERTY STATEMENTS

will be mailed **December 30th** to all businesses who have not filed Form 5076.

These forms are required by Law to be filed with the Assessors Office by **February 20th**.

Watch your mail and be sure to file to avoid an estimated value!

Business owners can call the Assessors Office if they have any questions.



The Township Board meets the 2nd and 4th Tuesday of each month at 6:00 pm.

The Planning Commission meets on the 2nd and 4th Wednesday of each month at 7:00 pm.

The Zoning Board of Appeals meets on an as needed basis on the 3rd Wednesday of each month at 6:00 pm.

The Parks and Recreation Commission meets the 1st Monday of every other month at 6:00 p.m.

All meetings take place at the Garfield Township Hall unless stated otherwise on the agenda.