

LIQUIDITY PORTAL INVESTMENTS

NOVEMBER 2023

Treasurer's Report

Treasurer's Report reflects bank account balances

	<u>RUNNING BALANCE</u>	<u>OPENING VALUE</u>	<u>DIVIDEND AMOUNT</u>
#101 General Fund	\$ 191,595.03	\$ 1,333,906.45	\$ 5,742.28
#203 Metro Authority	\$ 44,846.35		
#206 Fire Fund	\$ 103,544.04	\$ 555,674.37	\$ 2,649.05
#590 Sewer CD Mat May 2018	\$ 172,385.94	\$ 949,275.73	\$ 4,104.90
#591 Timberlee H20	\$ 157,906.00	\$ 263,435.33	\$ 1,190.14
#592 Greilickville H20	\$ 102,848.71	\$ 84,979.89	\$ 415.77
#594 Marina	\$ 149,111.71	\$ 1,631,411.75	\$ 7,129.47
#701 Trust & Agency	\$ 2,147.78		
#703 Current Tax	\$ 40,030.56		
#816 GSAD Receivable	\$ 21,326.87		
#820 Maintenance E.R. Rds	\$ 12,993.19		
#821 Maintenance S.B. Rds	\$ 6,632.29		
#861 Bayview Estates Lights	\$ 2,443.77		
#207 Police	\$ 0.00		
#815 E. Timberwoods	\$ 0.00		
#817 SBlue & Old Orch	\$ 0.00		
#818 Old Orchard	\$ 0.00		
TOTAL	\$ 1,007,812.24	\$ 4,818,683.52	\$ 21,231.61

<u>INVESTMENT ACCOUNTS CD's</u>	<u>PURCHASED AMOUNT</u>	<u>CURRENT VALUE</u>
#101 Goldman Sachs	\$ 200,000.00	\$ 196,680.00
#590 Ally Bank	\$ 250,000.00	\$ 246,072.50
#590 Morgan Stanley	\$ 150,000.00	\$ 148,353.00
#594 JP Morgan Chase	\$ 157,000.00	\$ 156,808.46
TOTAL	\$ 757,000.00	\$ 747,913.96
GRAND TOTAL	\$ 6,595,641.33	

Chris Mikowski
Chris Mikowski, Treasurer

Connie M. Preston, Clerk

**CHARTER TOWNSHIP OF ELMWOOD
SPECIAL BOARD MEETING
NOVEMBER 8, 2023 IN THE TOWNSHIP HALL**

Call to Order:

Supervisor Shaw called the meeting to order at 1:00 p.m.

Roll Call:

Present: Jeff Shaw, Connie Preston, Chris Mikowski, Terry Lautner, Dave Darga, Kyle Trevas, and Jordan Gallagher

Absent: None

Declaration of Conflict of Interest

None

Public Comment: None

Agenda Approval

Supervisor Shaw requested the addition of Fire Truck Sale. Trustee Lautner requested the addition of discussion of New Waves Development. MOTION BY CLERK PRESTON, SECONDED BY TREASURER MIKOWSKI TO APPROVE THE AGENDA AS MODIFIED BY ADDING CONSIDERATION OF FIRE TRUCK SALE AND DISCUSSION OF NEW WAVES DEVELOPMENT. The motion passed unanimously by a voice vote.

New Business

Authorization For Clerk to Sign the Agreement for Election Services with the Leelanau County Clerk

Clerk Preston explained that the agreement allows for the county clerk to conduct early voting for Elmwood Township. If we conducted early voting on our own, we would be responsible for the entire cost of new equipment. By participating in the agreement, the election costs will be divided between all eleven townships in the county. It would also be difficult to staff the precinct in Elmwood for nine days, which will include two full weekends.

MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE DARGA TO AUTHORIZE THE CLERK TO SIGN THE AGREEMENT FOR EARLY VOTING AT THE COUNTY. The motion passed unanimously by a voice vote.

Fire Truck Sale

Supervisor Shaw explained that the top bid for the fire truck was \$8000.00 and the second-place bid was for \$7700.00. This was the third time the truck was up for auction. He asked the Board to approve selling the truck as low as \$7700.00. MOTION BY TRUSTEE DARGA, SECONDED BY TRUSTEE LAUTNER TO ACCEPT \$7700.00 FOR THE FIRE TRUCK. The motion passed unanimously by a voice vote.

New Waves Development

Trustee Lautner requested that the matter of the required fencing between New Waves Development and his farm fields be reviewed. He stated that the fence does not go all the way to the back of the property as required by their written agreement. Supervisor Shaw will have staff look in to the matter.

Public Comment

None

Adjournment

Supervisor Shaw adjourned the meeting at 1:19 p.m.

DRAFT

**CHARTER TOWNSHIP OF ELMWOOD
REGULAR BOARD MEETING
NOVEMBER 13, 2023
IN THE TOWNSHIP HALL**

Call to Order:

Supervisor Shaw called the meeting to order at 6:00 p.m.

Pledge of Allegiance:

Supervisor Shaw led the Pledge of Allegiance.

Roll Call:

Present: Jeff Shaw, Connie Preston, Chris Mikowski, Dave Darga, Kyle Trevas, Terry Lautner, and Jordan Gallagher

Excused: None

Declaration of Conflict of Interest:

None

Public Comment

Sue Jones

Jack Kelly

Consent Calendar:

Department Reports:

Treasurer's Report
Planning/Zoning
Fire Chief
Harbormaster

Committee Reports:

Minutes:

10-9-23

Post Audit Invoices 10-15-23 through 11-2-23

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE GALLAGHER TO APPROVE THE CONSENT CALENDAR AS PRESENTED. The motion passed unanimously by a voice vote.

Agenda Approval

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO APPROVE THE AGENDA AS PRESENTED. The motion passed unanimously by a voice vote.

Supervisor Remarks

Supervisor Shaw presented his written report.

Trustee Remarks

Trustee Lautner asked if our building and grounds people watched the John E Green company winterize the fountains. Supervisor Shaw confirmed that they did.

Engineer's Report

None

Other Officer Remarks

None

Communications from the Clerk

None

OLD BUSINESS

None

NEW BUSINESS

Marina Phase III/Timberlee/Brewery Creek/ Financing/Intent to Issue Bonds

Warren Creamer of MFCI explained the process of issuing municipal bonds. He commented that the rates are still very attractive and added that December is a great time to issue bonds as the supply is low. MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE DARGA TO ADOPT RESOLUTION 17 OF 2023, NOTICE OF INTENT RESOLUTION, CAPITAL IMPROVEMENT BONDS. The motion passed 7-0 by a roll call vote.

Board Rules of Procedure and Request to be on the Agenda

Clerk Preston explained that Supervisor Shaw and herself usually encourage residents to come to public comment to express concerns to the Board. Mr. Kelly is requesting to be placed on our agenda in order to discuss an overlay district to remove short term rentals from Greilickville neighborhoods. The Board discussed the procedures for adding residents to the agenda.

MOTION BY TRUSTEE TREVAS, SECONDED BY TRUSTEE DARGA TO ADD MR. KELLY TO THE DECEMBER AGENDA TO TALK ABOUT AN OVERLAY DISTRICT WITH A TIME LIMIT OF TEN MINUTES. A voice vote passed 6-0 with Treasurer Mikowski voting no.

Parks and Recreation Appointment – Township Board Designee

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE GALLAGHER TO APPOINT KYLE TREVAS TO THE PARKS AND RECREATION COMMITTEE. The motion passed unanimously by a voice vote.

Resolutions Adopting Sewer and Water Rates

MOTION BY TRUSTEE TREVAS, SECONDED BY TRUSTEE DARGA TO ADOPT RESOLUTION 18 OF 2023, A RESOLUTION ESTABLISHING RATES FOR THE ELMWOOD TOWNSHIP SEWER SYSTEM. The motion passed 7-0 by a roll call vote.

MOTION BY TRUSTEE TREVAS, SECONDED BY CLERK PRESTON TO ADOPT RESOLUTION 19 OF 2023, A RESOLUTION ESTABLISHING RATES AND CHARGES FOR THE TIMBERLEE WATER SYSTEM. The motion passed 7-0 by a roll call vote.

MOTION BY TRUSTEE TREVAS, SECONDED BY TRUSTEE DARGA TO ADOPT RESOLUTION 20, OF 2023, A RESOLUTION ESTABLISHING RATES AND CHARGES FOR THE GREILICKVILLE WATER SYSTEM. The motion passed 7-0 by a roll call vote.

New Phone System Proposal

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE GALLAGHER TO CONTRACT WITH SPECTUM VOIP FOR PHONE SERVICES FOR \$449.54 PER MONTH AND HAVE OUR WIRING INSPECTED. The motion passed unanimously by a voice vote.

Schedule Budget Work Session /Budget Public Hearing

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO SCHEDULE A BUDGET WORK SESSION ON NOVEMBER 28, 2023 AT 12:00 P.M. The motion passed unanimously by a voice vote.

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE LAUTNER TO SCHEDULE THE BUDGET PUBLIC HEARING FOR DECEMBER 11, 2023 AT 6:00 P.M. The motion passed unanimously by a voice vote.

Capital Improvement Plan

Planner Sarah Clarren presented the Capital Improvement Plan to the Board and explained the process for approval. MOTION BY TRUSTEE DARGA, SECONDED BY TRUSTEE LAUTNER TO APPROVE AND ADOPT THE CHARTER TOWNSHIP OF ELMWOOD CAPITAL IMPROVEMENT PLAN 2024-2030. The motion passed unanimously by a voice vote.

New Phone System

It was noticed that the Netlink portion of the new phone system was overlooked. A new data switch and related electronics are needed in order for the new phone system to work. MOTION BY TRUSTEE TREVAS, SECONDED BY TRUSTEE DARGA TO ACCEPT THE NETLINK QUOTE UP TO \$2800.00. The motion passed unanimously by a voice vote.

Verizon Tower Proposal

Supervisor Shaw presented a proposal from Verizon to construct a tower on Township property. The Board was not interested in entertaining the offer.

Par Plan Grant Acceptance

MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE DARGA TO ALLOW THE SUPERVISOR TO ACCEPT THE PAR PLAN GRANT FOR SECURITY CAMERAS. The motion passed unanimously by a voice vote.

PAYMENT OF INVOICES

MOTION BY TRUSTEE DARGA, SECONDED BY CLERK PRESTON TO PAY THE INVOICES IN THE AMOUNT OF \$210,257.56. The motion passed unanimously by a voice vote.

PUBLIC COMMENT

Jack Kelly

Adjournment

Supervisor Shaw adjourned the meeting at 7:11 p.m.

**CHARTER TOWNSHIP OF ELMWOOD
SPECIAL BOARD MEETING
NOVEMBER 28, 2023 IN THE TOWNSHIP HALL**

Call to Order:

Supervisor Shaw called the meeting to order at 12:00 p.m.

Roll Call:

Present: Jeff Shaw, Connie Preston, Terry Lautner, Dave Darga, and Chris Mikowski

Absent: Jordan Gallagher

Public Comment: None

Agenda

MOTION BY TRUSTEE TREVAS, SECONDED BY TREASURER MIKOWSKI TO APPROVE THE AGENDA AS PRESENTED. The motion passed unanimously by a voice vote.

2024 Budget Work Session

Clerk Preston presented the preliminary numbers for the 2023 budget. The Board reviewed the revenues and expenditures for the General Fund, noting that most lines were from historical data but with increased revenue from interest earnings and state shared revenue. Salaried wages were calculated with a 3.7% cost of living increase with the exception of the Clerk's salary and the Harbormaster salary. The Clerk requested an increase to \$63,650 due to the increased responsibilities of elections and years of service. There was consensus to raise it to \$60,000.00. The Harbormaster salary was left as is pending further discussion of responsibilities of the position. The Parks and Recreation Committee requested funds to repair equipment and add accessible equipment to the Cherry Bend Park and \$50,000.00 was allocated for that purpose.

The Fire Fund EMS transport revenue was steady and the expected interest earnings were increased to \$42,000.00. All wages were calculated at a 3.7% increase. Larger expenses were budgeted for building repair and maintenance and equipment replacement.

Sewer and water revenues were calculated using the numbers projected in the recent rate studies completed by Utility Financial Solutions.

Marina revenues were projected according to our increased rates for transients and seasonal slips. The Phase III project numbers were not reflected in the budget as there are not yet solid numbers.

Public Comment

None

Adjournment

Supervisor Shaw adjourned the meeting at 1:36 p.m.

Check Register Report

Date: 12/05/2023

Time: 11:02 am

Page: 1

ELMWOOD TOWNSHIP

BANK:

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
Checks								
38259	11/22/2023	Printed			A131	AW & SONS SERVICES	SNOW BLOWER REPAIR	187.99
38260	11/22/2023	Printed			B111	BLUECROSS BLUESHIELD OF MI	GROUP 007015150	919.05
38261	11/22/2023	Printed			C029	CHARTER COMMUNICATIONS	ACCT#005047601	464.01
38262	11/22/2023	Printed			C010	CHERRYLAND ELECTRIC COOP	ACCT#9823910	80.40
38263	11/22/2023	Printed			C040	CONSUMERS ENERGY	ACCT#1000 2967 1540	2,561.57
38272	11/22/2023	Printed			M020	DTE ENERGY	ACCT#9100 215 3143 9	778.17
38273	11/22/2023	Printed			G425	GUARDIAN	GROUP 00 357534	536.75
38274	11/22/2023	Printed			V023	VSP	CLIENT ID 30031936	315.96
38281	11/29/2023	Printed			A127	AT&T MOBILITY	ACCT#287303700094	242.04
38282	11/29/2023	Printed			C010	CHERRYLAND ELECTRIC COOP	ACCT#9902700	33.19
38283	11/29/2023	Printed			I049	INDEPENDENT BANK	HSA Contributions	10,500.00
38284	11/29/2023	Printed			P043	PRIORITY HEALTH	GROUP 790105	4,916.74
38285	11/29/2023	Printed			V014	VERIZON WIRELESS	ACCT#682962913-00001	46.83

Total Checks: 13

Checks Total (excluding void checks):

21,582.70

Total Payments: 13

Bank Total (excluding void checks):

21,582.70

Check Register Report

Date: 12/05/2023

Time: 11:02 am

Page: 2

ELMWOOD TOWNSHIP

BANK: ONLINE PAYMENTS

Check Number	Check Date	Status	Void/Stop Date	Reconcile Date	Vendor Number	Vendor Name	Check Description	Amount
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ONLINE PAYMENTS Checks

500032	11/29/2023	Printed			S146	SUPERFLEET MASTERCARD PROGRAM	ACCT FG627	721.72
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Total Checks: 1	Checks Total (excluding void checks):	721.72
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Total Payments: 1	Bank Total (excluding void checks):	721.72
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Total Payments: 14	Grand Total (excluding void checks):	22,304.42
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Supervisor's Report

12/11/23

1. Rita (Rita and her Senioritas) Cheyne passed away October 17, 2023. The Senioritas are having a plaque made in her memory that will be placed on the Elmwood Township tennis (pickleball) courts.
2. I have been in contact with insurance companies regarding a new health insurance plan for Elmwood Township. As part of our union negotiations with the Elmwood Township Local 5387, we agreed to work with the Fire Department to try to find more affordable insurance.
3. On November 21, 2023, MDOT had a stakeholder meeting here at the Elmwood Township Hall with updated information regarding the 2025 corridor project. Most of the design is now complete and they appear to have funding in place to do the \$18 million project.
4. The new security cameras have been installed at the Township Hall and the upper pavilion.
5. We will have the next step for the Bond financing on the January Agenda.
6. The Brewery Creek parking lot project bidding deadline was Wednesday, December 6, 2023. We will be able to give you an update at the meeting.

Jack Kelly
10100 E. Avondale Lane
Traverse City, MI 49684
December 4, 2023

Connie Preston, Clerk
Charter Township of Elmwood
10090 E. Lincoln Road
Traverse City, MI 49684

Dear Clerk Preston:

To begin, I would like to extend my sincerest appreciation to the Elmwood Township Board for allowing me to make an "up to 10 minute presentation" on the possible creation of a new Cherry Bend Neighborhood (R-1A) Zoning District during the upcoming December 11, 2023 Township Board meeting.

As you know, for the better part of almost 5 years now, I have been actively concerned about the commercial intrusion of Short Term Rentals into Greilickville's residential neighborhoods.

On September 30, 2021 the Elmwood Township Board made the following Motion:

MOTION BY TRUSTEE LAUTNER, SECONDED BY TRUSTEE ALLEN TO APPROVE ORDINANCE AMENDMENT 2021-3 WITH THE CHANGES IN THE 2ND LINE OF THE DEFINITION. A roll call vote yielded ayes from O'Rourke, Allen, Lautner, Mikowski, and Shaw and Nays from Darga and Preston. The motion passed 5-2.

Ordinance 2021-03 was entitled "AN ORDINANCE TO AMEND THE TOWNSHIP ZONING ORDINANCE, IN ACCORDANCE WITH THE PROVISIONS OF THE MICHIGAN ZONING ENABLING ACT, ACT 110 OF THE PUBLIC ACTS OF 2006, AS AMENDED [MCL 125.3101 ET SEQ], TO ADD SHORT TERM RENTALS AS A USE TO THE ZONING ORDINANCE."

Ordinance Amendment 2021-3 added a Short Term Rental definition to Article 2 of the Elmwood Township Zoning Ordinance (ETZO), and also amended Section 5.4, LAND USE AND ZONING DISTRICT TABLE of the ETZO by adding Short Term Rentals as number 25 and renumbering all following uses.

At the end of the September 30, 2021 Elmwood Township Board meeting, the Elmwood Township Board also made the following MOTION:

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO DIRECT THE PLANNING COMMISSION AS SOON AS POSSIBLE TO REMOVE STRS FROM SUBDIVISIONS IN GREILICKVILLE NEIGHBORHOODS USING AN OVERLAY DISTRICT OR AMENDMENT TO THE ZONING DISTRICTS. A roll call vote yielded ayes from Lautner, Allen, O'Rourke, Darga, and Preston and nays from Shaw and Mikowski.

Between October 2021 and February 2022, discussion occurred at both the Township Board and the Township Planning Commission level regarding the precise boundaries of Greilickville. On February 14, 2022 the official Township Board minutes indicate that **Planner Sarah Clarren advised the Township Board that "the Planning Commission would like further clarification as to what the Board meant by Greilickville neighborhoods. The consensus of the Board was to hold off any further direction until there is a new map of the STR locations."**

On March 14, 2022 after a new map of the STR locations had been provided by Planner Sarah Clarren and included in the Township Board's epacket for said meeting, the official Township Board minutes indicate that **"The Board discussed the effect of reducing the number of STR licenses and felt that would help keep the number of rentals in the neighborhoods at a low level. MOTION BY TRUSTEE DARGA, SECONDED BY TRUSTEE ALLEN TO TABLE THE ISSUE UNTIL WE HAVE THE ATTORNEY UPDATES AND LOOK AT IT AS A WHOLE. The motion passed unanimously by a voice vote."**

Throughout the rest of 2022, no further discussion took place regarding the September 30, 2021 Township Board MOTION at the Township Board and the Township Planning Commission level, in large part because during 2022 the Michigan Legislature, controlled by Republicans, had 2 proposed bills pending, one in the House and one in the Senate, aimed at allowing STRs to operate legally throughout the state totally devoid of any local control. These bills were supported by the Michigan Association of Realtors, but were also **vehemently opposed by the Michigan Townships Association (MTA), the Michigan Municipal League (MML), the Michigan Association of Planning (MAP), and the overwhelming number of cities, townships, and villages throughout the state.**

However, that all changed in November 2022. Democrats won the House, Senate, and Governorship- and the former House and Senate bills allowing STRs everywhere throughout Michigan quickly vanished from public discourse, and the matter has never been revisited.

BUT NOW IS THE TIME to finally revisit Township Clerk Connie Preston's clear and unambiguous Motion that prevailed by a 5-2 roll call vote on September 30, 2021, further discussion of which was subsequently tabled by a unanimous Township Board voice vote on March 14, 2022 as indicated above.

Accordingly, please find enclosed for discussion purposes during the upcoming December 11, 2023 Township Board meeting a proposal to create a new CHERRY BEND NEIGHBORHOOD ZONING DISTRICT (R-1A), in accordance with Township Clerk Connie Preston's September 30, 2021 Motion, seconded by Trustee Darga **"TO DIRECT THE PLANNING COMMISSION AS SOON AS POSSIBLE TO REMOVE STRS FROM SUBDIVISIONS IN GREILICKVILLE NEIGHBORHOODS USING AN OVERLAY DISTRICT OR AMENDMENT TO THE ZONING DISTRICTS."**

As with Ordinance 2021-3 adopted by the Township Board on September 30, 2021, this proposal to create a new CHERRY BEND NEIGHBORHOOD DISTRICT (R-1A) is also simple.

This proposal basically has but a few parts.

First, the EXISTING DEFINITION OF SHORT TERM RENTALS remains unchanged and is hereby incorporated by reference.

Second, a new CHERRY BEND NEIGHBORHOOD ZONING DISTRICT (R-1A) is proposed for addition to Article 4 of the ETZO. The Intent of the proposed CHERRY BEND NEIGHBORHOOD ZONING DISTRICT (R-1A), similar to the Intent of the RESIDENTIAL (R-1) ZONING DISTRICT is:

"To accommodate single family residential and related uses in residential subdivisions located in semi-rural residential areas of the Township. Short Term Rentals are not a permitted use in the CHERRY BEND NEIGHBORHOOD ZONING DISTRICT (R-1A).

Third, the boundaries of the proposed CHERRY BEND NEIGHBORHOOD ZONING DISTRICT (R-1A) would be as depicted on the "Proposed Cherry Bend Neighborhood District Map" which is attached and are represented by the RED DOTTED AREA. The proposed R-1A zoning district includes 16 different residential subdivisions within Greilickville, all of them accessed off East Cherry Bend Road.

Finally, **Fourth** involves a proposed change to Section 5.4 of the ETZO, the LAND USE AND ZONING DISTRICTS TABLE. This proposed change would be simply accomplished by inserting the R-1A zoning district between the R-1 zoning district and the R-2 zoning district (see attached). All of the uses currently permitted within the R-1 zoning district will also be permitted in the proposed R-1A zoning district, **EXCEPT SHORT TERM RENTALS**.

In that this proposal to possibly create a new R-1A zoning district would involve both a change to the Official Zoning Map and additions to the ETZO text, I took it upon myself to comply in all respects with the Section 11.12 requirements of the ETZO. Accordingly, today I will be providing you with 12 copies of both the proposal and all the supporting documentation. I have also answered all of the requirements contained in Section 11.12 of the ETZO in the attached 10 page document regarding same.

That's it in a nutshell. Please ensure that all of the documentation that I'm providing you today is included in the Elmwood Township Board packet for the upcoming December 11, 2023 meeting.

I very much look forward to the upcoming December 11, 2023 opportunity to discuss this proposal with the Elmwood Township Board.

Thank you very much again for the opportunity to address the Township Board on this very important issue. It is long past due that we as a Township fulfill the clear and unambiguous Intent of the September 30, 2021 Motion to remove STRs from Greilickville neighborhoods. This proposal represents a WIN-WIN opportunity. The Township Board made it clear all along from 2019-2021 that it felt a responsibility to STR owners who had invested large sums of money presumably unaware of the fact that STRs were not a permitted use in the Township.

However, the long-promised compromise to the rest of us, including the 265 Township residents that signed a petition in early-mid 2020 requesting that the Township Planning Commission and the Township Board NOT ALLOW STRs in Greilickville's residential neighborhoods, that long-promised compromise to us non-STR owners to protect what we hold dear, namely our homes and our neighborhoods, it has yet to materialize.

All of the STR owners were made whole back on September 30, 2021. Now your fellow residents living in certain Greilickville residential neighborhoods kindly request the same.

Very sincerely yours,


Jack Kelly

LIST OF ATTACHMENTS

Proposed Charter Township of Elmwood Zoning Ordinance Amendment: Article 4, Intent of Proposed Cherry Bend Neighborhood Zoning District (R-1A)

Charter Township of Elmwood Official Zoning Map

Proposed Boundaries of Proposed Cherry Bend Neighborhood Zoning District (R-1A) Map

Proposed Addition of R-1A in Section 5.4 of the ETZO LAND USE AND ZONING DISTRICTS MAP

Compliance with Section 11.12 of the ETZO (10 page document)

Leelanau Enterprise December 1, 2023 Editorial: "Short term rentals threaten communities"

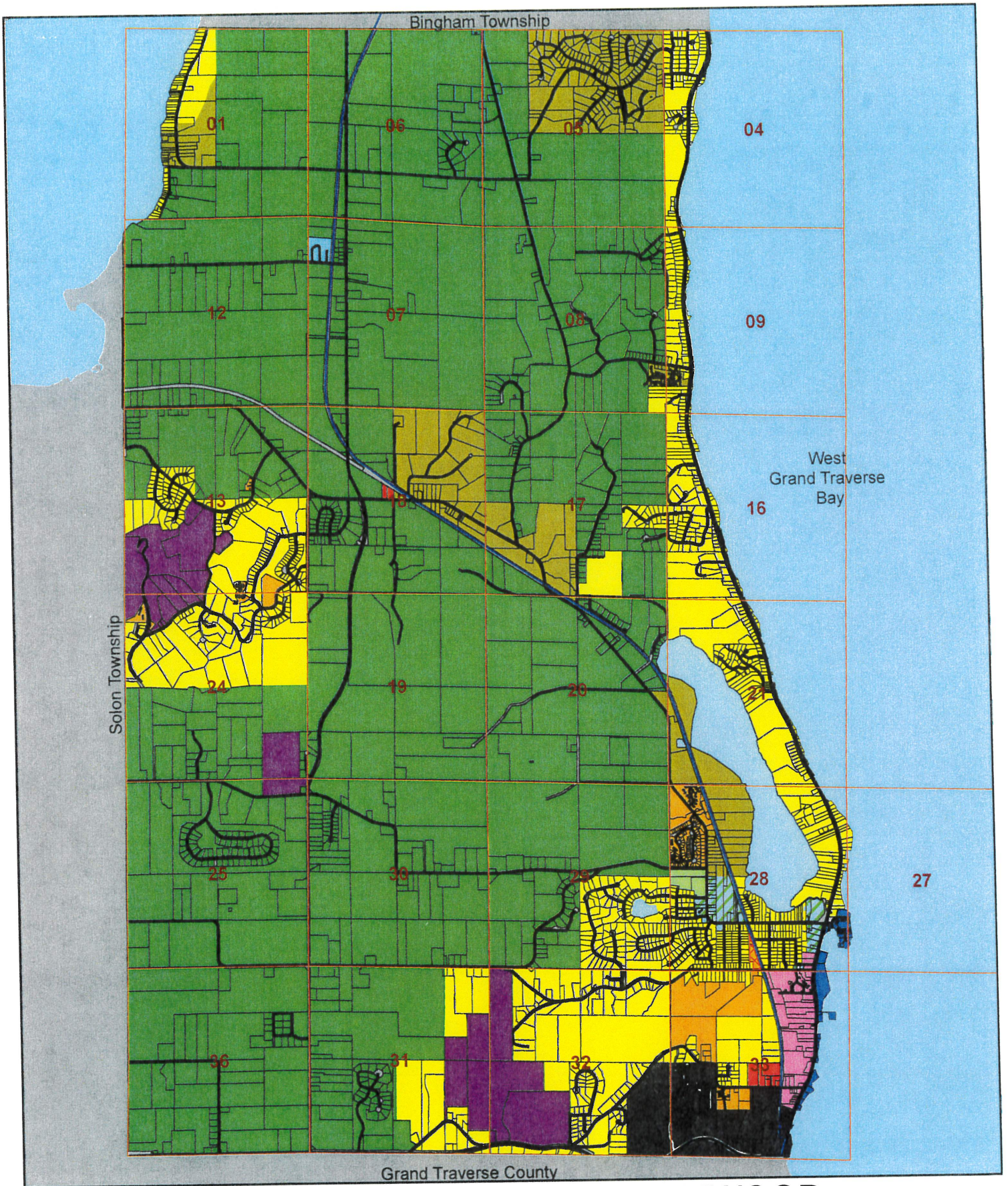
Listing of the 16 Residential Subdivisions Located Within the Proposed Cherry Bend Neighborhood Zoning District (R-1A)

Listing of Key Elmwood Township Planning Commission and Township Board Meetings Held on Elmwood Township Zoning Ordinance Amendment 2021-3

**Proposed Charter Township of Elmwood Zoning Ordinance
Amendment: Article 4, Elmwood Township Zoning Ordinance**

**Creation/Addition of the Cherry Bend
Neighborhood (R-1A) Zoning District**

Intent. The Cherry Bend Neighborhood Zoning District (R-1A) is intended to accommodate single family residential and related uses in residential subdivisions located in semi-rural residential areas of the Township. Short Term Rentals are not permitted in the R-1A district.



CHARTER TOWNSHIP OF ELMWOOD

Zoning Districts

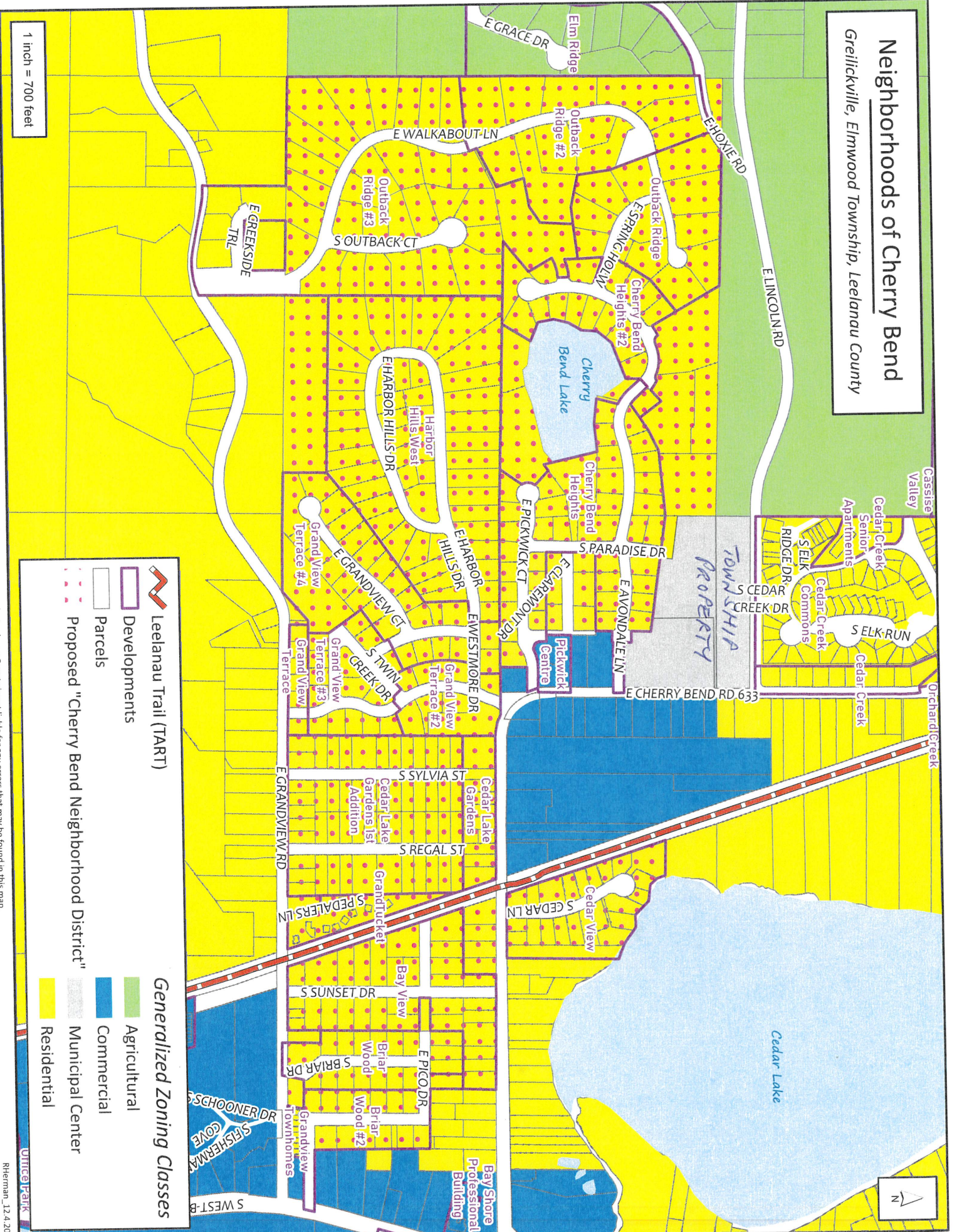
- | | | | |
|----------------------------|------------------------------|---------------------------|----------------------|
| Agricultural - Rural (A-R) | Manufactured Home Park (MHP) | General Commercial (GC) | Conditional Rezoning |
| Residential 1 (R-1) | Rural Resort (RR) | Light Industrial (LI) | |
| Residential 2 (R-2) | Municipal Center (MC) | Shoreline Commercial (SC) | |
| Residential 3 (R-3) | Neighborhood Commercial (NC) | Traverse City | |

Official Zoning Map

September 1, 2017

Neighborhoods of Cherry Bend

Greilickville, Elmwood Township, Leelanau County



1 inch = 700 feet

Leelanau Trail (TART)

- Developments
- Parcels
- Proposed "Cherry Bend Neighborhood District"

Generalized Zoning Classes

- Agricultural
- Commercial
- Municipal Center
- Residential

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

SECTION 5.4 LAND USE AND ZONING DISTRICT TABLE

Applicable to Multiple Districts	A-R	R-1	R-1A	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
1. Accessory buildings and uses customarily incidental to the permitted uses	P	P	P	P	P	P	P	P	P	P	P	P
2. Planned developments					SUP			SUP	SUP	SUP	SUP	SUP
3. Routine essential services	Psp	Psp	Psp	Psp	Psp	Psp	Psp	Psp	Psp	Psp	Psp	P
4. Wind Energy Conversion System, Non-commercial	P	P	P	P	P	P	P	P	P	P	P	P
5. Wireless communication facilities	SUP											
Agricultural Related Uses												
6. Agricultural Commercial Enterprises (not otherwise listed in this table)	A-R	R-1	R-1A	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
	SUP								SUP			
7. Farms and agricultural operations	P									SUP		
8. Fruit and vegetable processing plants**												
9. Livestock and poultry on 4 or more acres in a fenced enclosure	P	P		P								
10. Riding stables	Psp											
11. Temporary produce stands*	P											
Residential Related Uses												
12. AFC Family Home	A-R	R-1	R-1A	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
	P	P	P	P	P	P		P				P
13. Cluster residential developments	SUP	SUP	SUP	SUP	SUP	SUP		SUP	SUP	SUP		SUP
14. Dependent Care Facilities*					SUP			Psp	Psp		Psp	
15. Family Child Care Home	P	P	P	P	P	P	P	P	P	P		P
16. Foster Family Care	P	P	P	P	P	P	P	P	P	P		P
17. Foster Family Group Home	P											
18. Group Child Care Home	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP				
19. Housing, Seasonal Help	P											
20. Manufactured home parks						Psp						
21. Mixed Use (Residential above first floor)									Psp	Psp	Psp	
22. Multiple/Attached Family Housing*												
23. Residential-Single Family	P	P	P	P	P	P	P	P	P	P		P
24. Residential-Two Family												
25. Short Term Rentals*	P	P										
26. Traditional Subdivisions	SUP	Psp	Psp	Psp	Psp	Psp	Psp	Psp	Psp	Psp	Psp	Psp
P=Zoning Administrator approval, Psp=Site Plan Review with Planning Commission approval, SUP=Special Use Permit												
* see Section 5.5 **See End of Table												

Institutional and Public Related Uses		A-R	R-1	R-1A	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
27. Cemeteries	Psp								Psp			Psp	
28. Community Recreation Centers	Psp	Psp			Psp	Psp			Psp	Psp		Psp	
29. Conservation uses								Psp					
30. Government buildings *													
31. Major essential services	SUP									SUP	SUP		
32. Municipal and Commercial Parking Lots										Psp	Psp	Psp	
33. Museums and libraries *	SUP								Psp	Psp	Psp	Psp	
34. Nonprofit educational and recreational facilities									Psp	Psp	Psp		
35. Places of worship*	Psp	Psp			Psp	Psp			Psp	Psp	Psp		
36. Schools including preschool and trade schools*	SUP	Psp			Psp	Psp			Psp	Psp	Psp		
37. Parks open to the public and neighborhood parks	Psp	Psp			Psp	Psp			Psp	Psp	Psp	Psp	
Commercial Related Uses		A-R	R-1	R-1A	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
38. Athletic clubs										SUP		SUP	
39. Banks and Lending Institutions										Psp			
40. Bed and breakfast inns	SUP					P			Psp	SUP	SUP	SUP	
41. Bed and breakfast	P	P			P	P			Psp	Psp	Psp	Psp	
42. Business and professional offices									Psp	Psp	Psp	Psp	
43. Business Centers													
44. Campgrounds and seasonal trailer parks	SUP									SUP	SUP		
45. Car Wash									Psp	Psp		Psp	
46. Child Care Center*										SUP			
47. Conference centers and banquet facilities										SUP			
48. Country Clubs	SUP									Psp	Psp	Psp	
49. Distillery Tasting Rooms**	SUP									SUP	SUP		
50. Drive-In/Drive Thru Business												Psp	
51. Docks and Piers										Psp	Psp		
52. Fraternal Organizations and Lodges											SUP		
53. Gasoline Service Station													
54. Golf courses and complementary uses	SUP												
55. Home businesses	SUP	SUP	SUP	SUP	SUP	SUP	SUP		Psp				
P=Zoning Administrator approval, Psp=Site Plan Review with Planning Commission approval, SUP=Special Use Permit													
* see Section 5.5 **See End of Table													

	A-R	R-1	R-1A	R-2	R-3	MHP	MC	NC	GC	LI	SC	RR
Commercial Related Uses												
56. Home occupations*	P	P	P	P	P	P		P	Psp	Psp		
57. Kennels**	SUP							SUP	SUP	SUP	Psp	
58. Marine related sales, service and storage											SUP	
59. Marina, mooring facilities, and complimentary uses									Psp	Psp	Psp	
60. Microbreweries/Distilleries regulated by Michigan Liquor Control Commission			Psp**						Psp	Psp	Psp	
61. Motels*									Psp		SUP	
62. Nurseries and greenhouses			Psp						Psp	Psp	Psp	
63. Personal Service Establishment									Psp	SUP	SUP	SUP
64. Resorts									Psp	Psp	Psp	
65. Restaurants									Psp	Psp	Psp	
66. Retail sales									Psp	Psp	Psp	
67. Retail outlets with outdoor storage (building supplies, equipment rentals, etc)									Psp	Psp		
68. Retail outlets without outdoor storage (building supplies, equipment rentals, etc)									Psp	Psp		
69. Seasonal indoor vehicle storage, including boats**			SUP						SUP	SUP	SUP	
70. Seasonal outdoor storage of boats and recreation vehicles									SUP	SUP	SUP	
71. Sexually Oriented Businesses									Psp	Psp	Psp	
72. Showrooms, offices, and workshops of building tradesmen									Psp	Psp	Psp	
73. Small engine equipment sales, rentals, and service									SUP	SUP	SUP	
74. Two or more principal buildings or uses on a single property									Psp	Psp	Psp	
75. Vehicle service**									SUP	SUP	SUP	
76. Veterinary clinics			SUP						SUP	SUP	SUP	
77. Wind Energy Conversion System, Commercial			SUP						SUP	SUP	SUP	
P=Zoning Administrator approval, Psp=Site Plan Review with Planning Commission approval, SUP=Special Use Permit												
* see Section 5.5 **See End of Table												

	A-R	R-1	R-1A	R-2	R-3	MHP	MC	NC	GC	L1	SC	RR
Commercial Related Uses												
78. Wine Tasting Room	SUP							Psp	Psp	P	Psp	
79. Winery	Psp											
80. Yacht Clubs	A-R	R-1	R-1A	R-2	R-3	MHP	MC	NC	GC	L1	SC	RR
Industrial Related Uses												
81. Light Fabrication									Psp	Psp		
82. Light industrial									SUP	SUP		
83. Mini Warehousing*									Psp	SUP		
84. Tank for storage of liquid petroleum										SUP		
85. Warehousing										Psp		
86. Utility-Scale Solar Energy Systems**	SUP											
P=Zoning Administrator approval, Psp=Site Plan Review with Planning Commission approval, SUP=Special Use Permit												
* see Section 5.5 **See End of Table												

** Distillery Tasting Room- Amendment ZO 2017-04-03, Ordinance #2018-04, Effective November 9, 2018
Special Event Facility- Amendment ZO 2017-04-02, Ordinance #2018-01, Effective June 28, 2018
Utility-Scale Solar Energy Systems- Amendment ZO 2017-04-01, Ordinance #2018-03, Effective September 28, 2018
Agricultural Commercial Enterprises- Amendment ZO 2017-04-05, Ordinance #2019-02, Effective September 4, 2019
Fruit and Vegetable Processing Plants- Amendment ZO 2017-04-05, Ordinance #2019-02, Effective September 4, 2019
Kennels, Seasonal Indoor Storage, Vehicle Service changes in NC- Amendment ZO 2017-04-10, Ordinance #2020-2, Effective October 30, 2020

SECTION 11.12 ZONING ORDINANCE AMENDMENTS

1. The Township Board shall be the approving body of all Zoning Ordinance Amendments.
2. Amendments to this Ordinance may be initiated by the Township Board on its own motion, or in the manner and pursuant to, the procedure hereinafter set forth, or may be initiated by any person, firm or corporation filing an application therefore with the Planning Commission or its designated representative.
3. The Planning Commission may, at its discretion, also initiate amendments to this Ordinance and also recommend Ordinance amendments to the Township Board for adoption.
4. The following guidelines shall be used by the Planning Commission, and may be used by the Township Board in consideration of amendments to the Zoning Ordinance:

1. Text Amendment.

1. The proposed text amendment would clarify the intent of the Ordinance.

The Residential-1 zoning district, according to the current Elmwood Township Zoning Ordinance (ETZO), is intended to accommodate single-family residential and related uses in semi-rural residential areas of the township. Short Term Rentals (STRs) were approved by the Township Board as a permitted use in all Township zoning districts, including Municipal Center interestingly, on September 30, 2021. This extremely-controversial Township Board decision was opposed by an organization called Save Our Neighborhoods in Elmwood (SONIE) from January 2019 until September 30, 2021. In all, SONIE members attended 55 Township Board, Planning Commission, Leelanau County Planning Commission, and Zoning Board of Appeals meetings during that period in an unsuccessful attempt to keep STRs out of Greilickville's residential neighborhoods. With the exception of a handful of those meetings, virtually all of the them were held remotely due to COVID-19 pandemic public meeting restrictions. This situation was far from optimal as it did not permit residents and Township officials to interact normally.

Despite the Township Board 5-2 Motion on September 30, 2021 approving STRs in all Elmwood Township zoning districts, at that very same meeting the Elmwood Township Board, by an identical 5-2 vote also approved the following Motion:

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO DIRECT THE PLANNING COMMISSION AS SOON AS POSSIBLE TO REMOVE STRS FROM SUBDIVISIONS IN GREILICKVILLE NEIGHBORHOODS USING AN OVERLAY DISTRICT OR AMENDMENT TO THE ZONING DISTRICTS.

In early-mid 2020 just prior to and in the midst of the COVID-19 pandemic, 265 Elmwood Township residents, approximately 80% of which resided at the time in Greilickville neighborhoods, signed a

petition requesting that the Township Planning Commission and the Township Board not allow short term rentals to be permitted in Greilckville's residential neighborhoods.

Clearly, whereas a majority of the Elmwood Township Board was of the very strong opinion that in addition to permitting STR owners to continue operating, even though they were an illegal use and had commenced operations within the Township without Township prior authorization, at the same time they were strongly of the opinion that the character of Greilickville's residential neighborhoods were in need of, and similarly entitled to, Township Board protection as well.

However, with the passage of time and for one reason or another, not the least of which was the Michigan legislature's stated intent during 2022 to allow STRs to operate throughout Michigan without being subject to local municipal control, the Elmwood Township Board's September 30, 2021 intention to remove STRs from Greilickville's residential neighborhoods fell by the wayside.

2. The proposed text amendment would correct an error in the Ordinance.

This guideline is non-applicable as there is no error in the Ordinance that requires correction. The proposed amendment would simply fulfill the stated clear and unambiguous intent of the Township Board's September 30, 2021 Motion to remove STRs from Greilickville residential neighborhoods.

3. The proposed text amendment would address changes to State legislation, recent case law or opinions from the Attorney General of the State of Michigan.

This guideline is non-applicable. However, for most of 2021 and the first 10 months of 2022, the Michigan legislature made it abundantly clear that it intended to permit STRs throughout the state and that STRs would be essentially not subject to local control, despite strong opposition from the Michigan Townships Association (MTA), the Michigan Municipal League (MML), the Michigan Association of Planning (MAP), and the overwhelming majorities of cities, towns, villages, counties, and townships throughout Michigan. In November 2022, Democrats took legislative control of both state houses and the Governor's seat, resulting in the aforementioned proposed legislation formerly supported by the State Realtors Association and the former Republican-controlled legislature to never be mentioned again.

4. The proposed text amendment would promote compliance with changes in other county, state or federal regulations.

This guideline is non-applicable.

5. The proposed text amendment would be consistent with the goals, policies, and future land use map of the Elmwood Township Master Plan, or if conditions have changed significantly since the Master Plan was adopted, consistent with recent development trends in the area.

Short Term Rentals (STRs) are not, and never were, supported by the Elmwood Township Master Plan, as recognized by the Elmwood Township Planning Commission during its September 15, 2020 public hearing and by its subsequent September 22, 2020 6-1 recommendation to the Elmwood Township Board that STRs not be permitted in the Township's Residential-1 (R-1) zoning district.

However, the September 22, 2020 Township Planning Commission recommendation was subsequently ignored by the Elmwood Township Board when it took up the proposal of whether or not to allow STRs throughout Elmwood Township at its January 20, 2021 meeting.

Ultimately the Township Board, by a 5-2 Motion, approved STRs in all Elmwood Township zoning districts on September 30, 2021. However, during that very same September 30, 2021 Township Board meeting, the Township Board, by a similar 5-2 roll call vote, directed the Planning Commission as soon as possible to remove STRs from subdivisions in Geilickville neighborhoods using an overlay district or an amendment to the zoning districts.

6. In the event the amendment will add a use to a district, that amendment shall be consistent with the character of the range of uses provided within the district.

The Residential-1 (R-1) zoning district is intended to accommodate single family residential and related uses in the semi-rural residential areas of the Township. Similarly, the proposed Residential-1A zoning district is intended to accommodate single family residential and related uses in the semi-rural residential areas of the Township as well.

All properties located within the proposed Residential-1A (R-1A) zoning district are currently zoned Residential-1 (R-1).

The only difference between the uses permitted in the Residential-1 (R-1) zoning district and the proposed Residential-1A (R-1A) zoning district is that new STRs would not be permitted in the Residential-1A (R-1A) zoning district. Existing STRs residing within the proposed Residential-1A (R-1A) zoning district would remain legal uses as long as said existing STRs maintain a valid Elmwood Township STR license.

7. The amendment shall not create incompatible land uses within a zoning district, or between adjacent districts.

The proposed Residential R-1A (R-1A) zoning district would allow for the continued residential uses of EVERY USE CURRENTLY PERMITTED in the Residential R-1 (R-1) zoning district. The only difference would be that new STRs would not be permitted in the new Residential-1A (R-1A) zoning district.

Creation of a new Residential-1A (R-1A) zoning district would be consistent with the Elmwood Township Master Plan and would also fulfill the Township Board September 30, 2021 Motion directing the Planning Commission to remove STRs from subdivisions within Greilickville neighborhoods.

8. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements, and similar technical items.

STRs have existed here in Elmwood Township, and elsewhere throughout Leelanau County, for many decades. However, the advent of new advertising technology such as Air BNB and VRBO in the past 15 years or so have completely changed the tourism landscape in Elmwood Township, Leelanau County, the surrounding Grand Traverse Region, the state of Michigan, and throughout the country.

Because of STRs past historical use, many jurisdictions, including Elmwood Township, have been predisposed to permit STRs within their boundaries. However, in most jurisdictions, STRs are not permitted throughout the entire jurisdiction like they are currently permitted here in Elmwood Township.

Furthermore, many jurisdictions in recent years, as stated in the *December 1, 2022 Leelanau Enterprise Editorial entitled Short term rentals threaten communities* have come to realize that STRs in residential communities result “in the loss of homes that families and kids might otherwise live in permanently, and that those who buy up family homes for use as STRs are driving up the cost of those homes, often making them unattainable to those who wish to live and work in those jurisdictions permanently... Permanent residents send their schools to local schools, which benefit from higher enrollments... and local units of government benefit also from permanent residents, because for the most part they can only recruit people who live in their communities to serve on local government commissions and committees.”

Currently, 93 STR licenses have been issued thus far by Elmwood Township. Approximately 10-13 additional applicants are on the waiting list. STRs do not contribute to population growth. Elmwood Township is already, like much of Leelanau County, home to many residents who are beyond their child-rearing years. How much longer can we as a Township continue allowing homes that might otherwise be occupied by a younger family to be converted to STRs in our Greilickville residential neighborhoods, where prices are by and large far more reasonable than elsewhere throughout the Township? STRs are not without cost.

9. As applicable, the proposed text amendment shall be consistent with the Township's ability to provide adequate public facilities and services.

Creation of a new Residential-1A (R-1A) zoning district would have no negative impact on the Township's ability to provide adequate public facilities and services.

10. The proposed text amendment shall be consistent with the Township's desire to protect the public health, safety, and welfare of the community.

On September 30, 2021 the Elmwood Township Board, by a majority 5-2 roll call vote, passed a motion TO DIRECT THE PLANNING COMMISSION TO REMOVE STRS FROM SUBDIVISIONS IN GREILICKVILLE NEIGHBORHOODS USING AN OVERLAY DISTRICT OR AMENDMENT TO THE ZONING DISTRICTS.

In that proposing the creation of a new Residential-1A (R-1A) zoning district represents an amendment to the zoning districts, and that STRs would not be a permitted use within the proposed R-1A district, this proposal is totally consistent with the Elmwood Township Board's Motion passed on September 30, 2021.

2. Map Amendment (Rezoning).

1. The proposed map amendment shall be consistent with the goals, policies, and future land use map of the Elmwood Township Master Plan.

Creation of the proposed Residential R-1A (R-1a) zoning district would be completely consistent with the goals, policies, and future land use map of the Elmwood Township Master Plan. In the November 1996 Community Survey, "many respondents were adamant about limiting commercial development, which STRs undeniably are, and the Leelanau Enterprise Editorial staff wholeheartedly agrees that current online technologies "allow the owners of any kind of residential property to turn their property into a defacto hotel by offering it for rent to short term visitors," Elmwood Township's existing Short Term rentals definition (which would remain unchanged under this new zoning district proposal) notwithstanding.

Moreover, under the heading of Residential Land Use, one of the Elmwood Township Master Plan Objectives is to “Encourage the development of residential neighborhoods that are well-integrated into the existing landscape and complement the character of existing neighborhoods.”

Simply put, there isn’t and never has been a demonstrated need that anyone can argue within Elmwood Township to turn our residential neighborhoods, especially those located between M-22, Grandview Road, Lincoln Road, and Cherry Bend Road, into areas within which STRs are not only located, but encouraged.

2. The proposed district and the uses allowed shall be compatible with the site’s physical, geological, hydrological and other environmental features. The potential uses allowed in the proposed zoning district shall also be compatible with surrounding uses in terms of land suitability, impacts on the community, density, and potential influence on property values and traffic impacts.

Creation of the proposed Residential R-1A (R-1A) zoning district is completely consistent and compatible with surrounding uses of land, just as the properties located therein were before STRs became a popular revenue source for investors. Creating a new Residential-1A (R-1A) zoning district within Greilickville’s densely-populated residential areas would have no detrimental impacts whatsoever, just as they never have in the past.

3. If rezoned, the site is capable of accommodating the uses allowed, considering existing or planned infrastructure including roads, sanitary sewers, storm sewers, water, sidewalks, and road lighting.

Rezoning a small portion of Greilickville’s Residential-1 (R-1) zoning district by creating this new proposed Residential-1A (R-1A) zoning district would not in anyway affect Elmwood Township’s existing infrastructure.

4. Other factors authorized by law.

The only factors this proposal would have upon authorized Elmwood Township law is that, consistent with the Township’s Board’s lawfully-passed September 30, 2021 Motion and its clear and unambiguous intention to remove STRs from Greilicville residential neighborhoods, STRs would not be a permitted use by this proposed “amendment to the zoning districts.”

3. **Consideration of Amendment by Township Board.** Upon receipt of a report and summary of hearing comments from the Planning Commission as provided for in the Zoning Act, the Township Board may modify the proposed amendment or adopt it as presented by the Planning Commission. The modified language may be referred by the Township Board back to the Planning Commission for additional comment.

E. Zoning Ordinance Amendment Procedure.

1. Filing of Applications. All petitions for amendments to this Ordinance, along with the appropriate fee, shall be in writing, signed, and filed with twelve (12) copies provided to the Zoning Administrator, who will forward them to the Planning Commission.
2. All petitions for amendments to this Ordinance shall contain at a minimum the following:
 - a. The petitioner's name, address, and interest in the petition as well as the name, address, and interest of every person, firm or corporation having a legal or equitable interest in the land.

Jack Kelly

10100 E. Avondale Lane

Traverse City, Michigan 49684

Township resident and potentially-affected property owner.

- b. The nature and effect of the proposed amendment.

The proposed Residential R-1A (R-1A) zoning district addition to the Elmwood Township Official Zoning Map and Elmwood Township Zoning Ordinance (ETZO) are intended to assist the Township Board and the Township Planning Commission in fulfilling the clear and unambiguous Intent of the Township Board Motion passed at the end of the September 30, 2021 Elmwood Township Board meeting to wit:

MOTION BY CLERK PRESTON, SECONDED BY TRUSTEE DARGA TO DIRECT THE PLANNING COMMISSION AS SOON AS POSSIBLE TO REMOVE STRS FROM SUBDIVISIONS IN GREILICKVILLE NEIGHBORHOODS USING AN OVERLAY DISTRICT OR AMENDMENT TO THE ZONING DISTRICTS. A roll call vote yielded ayes from Lautner, Allen, O'Rourke, Darga, and Preston and nays from Shaw and Mikowski.

- c. If an individual property or several adjacent properties are proposed for rezoning, a location map showing the location of the properties generally in the township, a legal description of the land(s) proposed for rezoning, the present zoning classification(s), the zoning classification of all abutting parcels, and all public and private rights-of-way and easements bounding and intersecting the land under consideration.

The proposed Residential R-1A (R-1A) zoning district is currently entirely zoned R-1 and encompasses 16 individual platted subdivisions within Greilickville that are bordered essentially by East Sunset Drive, to East Pico Drive, to M-22, to East Grandview Road, to East Walkabout Lane, to East Avondale Lane, to East Cherry Bend Road, to South Cedar Lane, to East Sunset Drive.

The properties that would be included in the proposed Residential 1-A (R-1A) zoning district are partially bordered by property essentially zoned Residential-1 (R-1), Residential-3 (R-3), and General Commercial (G-C)) to the south; Agricultural- Rural (A-R) to the west; Agricultural-Rural (A-R), Municipal Center (MC), and Neighborhood Commercial (NC), General Commercial (G-C), and Residential-1 (R-1) to the east.

- d. Any changed or changing conditions in the area or in the municipality which make the proposed amendment reasonable and necessary to the promotion of the public health, safety and general welfare.

Michigan legal opinions have recently held that short term rentals represent a commercial use of land. The properties located within the proposed Residential R-1A (R-1A) zoning district are currently zoned Residential -1 (R-1).

Section 2.1 of the ETZO defines a Dwelling, Single Family as a detached building, either site built or manufactured, containing one (1) dwelling unit for the purpose of housing one (1) family.

Section 4.3 of the ETZO states that the Residential (R-1) zoning district is intended to accommodate single-family residential land uses in semi-rural residential areas of the township.

As proposed, the Residential-1A (R-1A) zoning district would be added into Section 4.3 of the ETZO. The proposed Residential-1A (R-1A) zoning district would permit all uses currently allowed in the Residential-1 (R-1) zoning district except Short Term Rentals. As also proposed, a new R-1A zoning district would be added to Section 5.4 of the Elmwood Township Zoning Ordinance and inserted between R-1 and R-2 in the LAND USE AND ZONING DISTRICT TABLE.

- e. All other circumstances, factors, and reasons which the applicant offers in support of the proposed amendment.

After permitting Short Term Rentals in all Elmwood Township zoning districts, at the September 30, 2021 Elmwood Township Board meeting, the Township Board near the conclusion of that very same meeting passed a Motion by a 5-2 margin TO DIRECT THE PLANNING COMMISSION AS SOON AS POSSIBLE TO REMOVE STRS FROM SUBDIVISIONS IN GREILICKVILLE NEIGHBORHOODS USING AN OVERLAY DISTRICT OR AMENDMENT TO THE ZONING DISTRICTS.

As stated in the December 1, 2022 Leelanau Enterprise Editorial that is attached to this application, “In many cases, STRs are taking over neighborhoods that families and kids otherwise live in permanently. In addition, those who buy up family homes for use as STRs are driving up the costs of those homes, often making them unattainable by those who wish to live and work here (in Elmwood Township) permanently.”

Additionally, in early-mid 2020 just prior to and in the midst of the COVID-19 pandemic, 265 Elmwood Township residents, approximately 80% of which resided at the time in Greilickville neighborhoods, signed a petition requesting that the Township Planning Commission and the Township Board not allow short term rentals to be permitted in Greilckville’s residential neighborhoods.

3. Incomplete applications will not be reviewed and will be returned to the applicant.
4. The Zoning Administrator, after examining the submitted materials and approving the application as to form and content, shall refer the request to the Planning Commission for formal review.

5. Before submitting its recommendations of the petition to amend, the Planning Commission shall hold at least one (1) public hearing, notice of which shall be given in accordance with the requirements of the Michigan Zoning Enabling Act. All notices of public hearing shall state the time, date, place, and purpose of the public hearing.
6. Following the public hearing, the Planning Commission shall submit the proposed amendment with its recommendation and public hearing summary to the County Planning Commission for advisory review and recommendation. The County Planning Commission has up to thirty (30) days to respond unless the County Board of Commissioners has passed a resolution waiving County right of review.
7. The Planning Commission shall then refer the proposed amendment to the Township Board, along with its summary of the public hearing and written recommendations for approval or disapproval and reasons therefor, along with any response by the County Planning Commission on the proposed amendment.
8. The Township Board may adopt the ordinance or amendment by a majority vote of its membership, or refer it back to the Planning Commission with comments for further review and consideration.
9. Upon enactment, the Zoning Ordinance, as well as subsequent amendments, shall be filed with the Township Clerk, and a notice of Ordinance adoption shall be published in accordance with the requirements of the Zoning Act.

Short term rentals threaten communities

Municipalities throughout Leelanau County and other parts of Michigan are continuing to struggle with what to do about the increasing numbers of short term rentals (STRs) on the market, usually properties in residential zoning districts that are being offered for rent for days or weeks at a time instead of monthly or yearly.

Nowhere in Michigan is the concern about STRs more prevalent than in places like the Village of Suttons Bay, a quaint, year-around community that has the kinds of amenities so attractive to seasonal visitors. We applaud actions taken last week by the Village Council that could keep the village from becoming entirely over-run by STRs.

Almost nobody buys a home in a residential neighborhood and expects to see that neighborhood transformed into what amounts to a commercial lodging district. But that's what has already happened in parts of the Village of Suttons Bay and many other areas of Leelanau County and surrounding communities.

The problem just kind of crept upon us. It used to be that people who owned summer "cottages" would occasionally rent them out to seasonal visitors on a daily or weekly basis when the properties weren't being used by their owners. This has been going on for many decades in Leelanau County and many other communities where tourism is a top industry.

Things have changed, however. These days, online technologies allow the owners of any kind of residential property to turn their property into a defacto hotel by offering it for rent to short term visitors.

It's one thing for someone who owns a home to rent it out on a short term basis occasionally to help cover property taxes and other expenses. It's an entirely different thing, however, for investors to begin buying up properties in residential areas for the sole purpose of turning them into short term rentals.

That's what appears to have happened in parts of the Village of Suttons Bay and other areas in Leelanau County. While visitors who stay in STRs spend money in the community, it's also true that permanent residents contribute even more to the local economy. In fact, permanent residents are the ones who keep local businesses alive by running them and staffing them.

In many cases, STRs are taking over neighborhoods that families and kids might otherwise live in permanently. In addition, those who buy up family homes for use as STRs are driving up the cost of those homes, often making them unattainable by those who wish to live and work here permanently.

Permanent residents send their kids to local schools. Local schools benefit financially and in many other ways from higher enrollments. So do local units of government which can only recruit people who live here permanently to serve in various government posts.

It's worth noting, too, that zoning ordinances generally do not allow commercial businesses, including lodging businesses, from operating in areas zoned only for residential use. An argument can and has been made that STRs in residential districts are a direct violation of most zoning ordinances and should be prohibited entirely.

Figuring out how communities should cope with STRs is fraught with complexity and controversy, of course. The last thing anyone in Leelanau County needs right now is for state legislators in Lansing to continue pushing for state laws that would diminish the ability of local municipalities to regulate STRs.

**Listing of the 16 Residential Subdivisions Located Within the Proposed
Cherry Bend Neighborhood District (R-1A)**

Bay View
Briar Wood
Briar Wood #2
Cedar Lake Gardens
Cedar Lake Gardens, 1st Addition
Cedar View
Cherry Bend Heights
Cherry Bend Heights No. 2
Grand View Terrace
Grand View Terrace No. 2
Grand View Terrace No. 3
Grand View Terrace No. 4
Harbor Hills West
Outback Ridge
Outback Ridge No. 2
Outback Ridge No. 3

**Key Elmwood Township Planning Commission and Township Board Meetings Held on
Elmwood Township Zoning Ordinance Amendment 2021-3**

January 14, 2019 Township Board
September 15, 2020 Township Planning Commission Public Hearing (Remote)
September 22, 2020 Township Planning Commission (Remote)
January 20, 2021 Township Board (Remote)
January 27, 2021 Township Board (Remote)
March 1, 2021 Township Board (Remote)
April 21, 2021 Township Board (Remote)
April 21, 2021 Township Board (Remote)
May 19, 2021 Township Board Public Hearing (Remote)
May 27, 2021 Township Board (Remote)
June 21, 2021 Township Board (Remote)

July 8, 2021 Township Board
August 2, 2021 Township Board
September 2, 2021 Township Board
September 30, 2021 Township Board Public Hearing

November 9, 2021 Township Planning Commission
January 18, 2022 Township Planning Commission
February 14, 2022 Township Board
March 14, 2022 Township Board

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION TO ESTABLISH 2024 BUDGET
RESOLUTION 21 OF 2023

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall, 10090 E. Lincoln Road in the Township of Elmwood, County of Leelanau, Michigan, on the 11th day of December, 2023 there were

PRESENT:

EXCUSED:

The following resolution was offered by _____ and seconded by _____.

WHEREAS, a hearing was held on December 11, 2023 on the budget for the fiscal year 2024 for the Charter Township of Elmwood,
NOW THEREFORE BE IT RESOLVED, that the 2024 budget be adopted based on a cost center basis for the following funds:

General	Revenues	\$1,151,525.00
	Expenditures	\$1,151,525.00
Fire	Revenues	\$1,393,000.00
	Expenditures	\$1,393,000.00
Metro Authority	Revenues	\$10,000.00
	Expenditures	\$0.00
Sewer	Revenues	\$400,000.00
	Expenditures	\$400,000.00
Timberlee Water	Revenues	\$889,350.00
	Expenditures	\$889,350.00
Greilickville Water	Revenues	\$73,600.00
	Expenditures	\$73,600.00
Marina	Revenues	\$1,115,330.00
	Expenditures	\$1,115,330.00

BE IT FURTHER RESOLVED, that the budget be supported by an allocated operation millage of .6258.

Upon a roll call vote, the following voted:

AYE:

NAY:

RESOLUTION DECLARED ADOPTED
CHARTER TOWNSHIP OF ELMWOOD

Jeff Shaw, Supervisor

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec.11, 2023, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 12, 2023

Connie Preston, Clerk

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year				(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December	Estimated Total			
Fund Type:								
Fund: 101 - GENERAL FUND								
Revenues								
Dept: 000.000								
402.000	198,385	243,940	243,940	242,068	0	262,600	262,600	
403.000	0	0	0	0	0			
412.000	0	0	0	0	0			
420.000	0	0	0	0	0			
445.000	0	0	0	0	0			
447.000	90,604	90,000	90,000	100,116	0	91,000	91,000	
460.000	84,314	83,000	83,000	82,927	0	83,000	83,000	
460.100	0	0	0	0	0			
461.000	8,094	8,000	8,000	7,961	0	8,000	8,000	
462.000	1,015	1,000	1,000	0	0	1,000	1,000	
476.000	12,366	8,000	8,000	10,465	0	8,000	8,000	
476.100	1,800	1,600	1,600	1,900	0	2,000	2,000	
477.000	44,800	27,900	27,900	18,700	0	27,900	27,900	
487.000	424	425	425	0	0	425	425	
566.000	0	0	0	0	0			
574.000	574,498	500,000	500,000	434,860	0	515,000	515,000	
575.000	238,344	0	0	0	0			
607.000	7,427	5,000	5,000	4,500	0	5,000	5,000	
626.000	8,113	8,300	8,300	8,103	0	8,100	8,100	
635.000	0	0	0	0	0			
642.000	11	0	0	180	0			
643.000	0	0	0	0	0			
656.000	83	0	0	0	0			
664.000	5,114	200	200	34,741	0	48,000	48,000	
664.100	3,908	1,800	1,800	3,529	0	1,500	1,500	
668.000	10,975	7,000	7,000	11,750	0	10,000	10,000	
669.000	45,681	44,000	44,000	44,115	0	45,000	45,000	
673.000	0	0	0	0	0			
675.000	0	0	0	0	0			
687.000	785	0	0	0	0			
691.000	35,000	35,000	35,000	0	0	35,000	35,000	
692.000	2,100	0	0	14,039	0			
695.000	1,355	0	0	2	0			
699.000	0	0	0	0	0			
Dept: 000.000	1,375,196	1,065,165	1,065,165	1,019,956	0	1,151,525	1,151,525	0

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year			(6) Requested	(7) Recommended	(8) Adopted	
		Original Budget	Amended Budget	Actual Thru December				Estimated Total
Fund Type:								
Fund: 101 - GENERAL FUND								
Total Revenues	1,375,196	1,065,165	1,065,165	1,019,956	0	1,151,525	1,151,525	0
Expenditures								
Dept: 000.000								
882.000 ROAD IMPROVEMENTS	0	0	0	0	0			
999.100 OPERATING TRANSFER OUT	0	0	0	0	0			
Dept: 000.000	0	0	0	0	0	0	0	0
Dept: 101.000 TOWNSHIP BOARD								
701.000 ADMINISTRATIVE WAGES	14,900	18,000	18,000	14,927	0	18,200	18,200	
702.000 CLERICAL WAGES	0	2,000	2,000	0	0	500	500	
703.000 WAGES	23,600	25,960	25,960	23,963	0	26,920	26,920	
703.100 UNEMPLOYMENT REIMBURSEMENT	0	0	0	0	0			
703.200 wages	8,403	9,100	9,100	8,342	0	9,220	9,220	
714.000 EMPLOYER'S FICA CONTRIBUTION	3,588	4,240	4,240	3,613	0	4,300	4,300	
715.000 MEDICAL INSURANCE	0	0	0	0	0			
715.100 LIFE INSURANCE	617	660	660	567	0	660	660	
716.000 WORKERS COMP INSURANCE	4,123	4,550	4,550	2,611	0	3,400	3,400	
717.000 RETIREMENT CONTRIBUTION	3,170	4,400	4,400	3,918	0	4,500	4,500	
724.000 BANK CHARGES	0	0	0	0	0			
727.000 OFFICE SUPPLIES	0	0	0	105	0			
800.000 VIDEO SERVICES	0	0	0	0	0			
801.000 PROFESSIONAL SERVICES - LEGAL	5,832	8,500	22,500	16,419	0	10,000	10,000	
801.100 SPECIAL PROJECTS - LEGAL	0	0	0	0	0			
802.000 ENGINEERING SERVICES	7,506	9,000	9,000	4,929	0	5,000	5,000	
802.100 ENGINEERING SERVICES-REIMBURSE	0	0	0	0	0			
804.000 PLANNING SERVICES	0	2,500	2,500	0	0	2,500	2,500	
805.000 AUDIT FEES	5,500	5,800	5,800	5,800	0	6,000	6,000	
806.000 CONTRACTUAL FEES & SERVICES	9,937	10,500	10,500	10,434	0	10,800	10,800	
812.000 PUBLIC ACCESS FRANCHISE FEE	27,772	28,000	28,000	27,733	0	28,000	28,000	
830.000 MEMBERSHIP AND DUES	7,853	8,000	8,000	8,318	0	8,500	8,500	
860.000 TRANSPORTATION	0	300	300	0	0	300	300	
880.000 COMMUNITY PROMOTION	0	0	0	0	0			
882.000 ROAD IMPROVEMENTS	0	0	0	0	0			
900.000 PRINTING & PUBLISHING	1,588	2,000	2,000	900	0	2,000	2,000	
900.100 Printing and Publishing-Reimb	0	0	0	0	0			
956.000 EMERGENCY CONTINGENCY	0	20,805	20,805	0	0	46,900	46,900	
960.000 EDUCATION & TRAINING	0	2,000	2,000	150	0	2,000	2,000	
964.000 REFUNDS	0	0	0	0	0			

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year	Current Year			(6)	(7)	(8)	
	Actual	Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 101.000 TOWNSHIP BOARD								
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
999.200 CONTRIBUTIONS TO OTHER FUNDS	276,419	0	0	0	0			
TOWNSHIP BOARD	400,808	166,315	180,315	132,729	0	189,700	189,700	0
Dept: 171.000 TOWNSHIP SUPERVISOR								
701.000 ADMINISTRATIVE WAGES	48,200	53,020	53,020	48,602	0	55,000	55,000	
703.000 WAGES	8,404	9,100	9,100	8,342	0	9,220	9,220	
714.000 EMPLOYER'S FICA CONTRIBUTION	4,330	4,785	4,785	4,356	0	4,975	4,975	
715.000 MEDICAL INSURANCE	0	0	0	0	0			
715.100 LIFE INSURANCE	354	360	360	325	0	360	360	
717.000 RETIREMENT CONTRIBUTION	4,820	5,400	5,400	5,302	0	5,500	5,500	
727.000 OFFICE SUPPLIES	0	0	0	0	0			
860.000 TRANSPORTATION	278	300	300	250	0	400	400	
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	691	1,000	1,000	565	0	1,000	1,000	
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
TOWNSHIP SUPERVISOR	67,077	73,965	73,965	67,742	0	76,455	76,455	0
Dept: 191.000 ELECTIONS								
703.000 WAGES	8,280	0	0	0	0	18,000	18,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	47	0	0	0	0	1,400	1,400	
727.000 OFFICE SUPPLIES	4,067	2,000	2,000	197	0	6,000	6,000	
740.000 OPERATING SUPPLIES	5,536	1,200	1,200	1,813	0	7,000	7,000	
806.000 CONTRACTUAL FEES & SERVICES	0	0	0	0	0			
860.000 TRANSPORTATION	899	100	100	0	0	1,000	1,000	
900.000 PRINTING & PUBLISHING	1,760	0	0	0	0	1,000	1,000	
930.000 REPAIR & MAINTENANCE	0	600	600	0	0	600	600	
960.000 EDUCATION & TRAINING	1,743	200	200	0	0	2,500	2,500	
980.000 OFFICE EQUIPMENT	1,113	0	0	0	0	1,000	1,000	
ELECTIONS	23,445	4,100	4,100	2,010	0	38,500	38,500	0
Dept: 209.000 ASSESSOR								
701.000 ADMINISTRATIVE WAGES	60,023	64,500	64,500	59,125	0	66,900	66,900	
703.000 WAGES	15,642	18,000	18,000	15,220	0	20,000	20,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	5,788	6,400	6,400	5,534	0	6,710	6,710	
715.000 MEDICAL INSURANCE	7,194	9,200	9,200	7,045	0	10,120	10,120	
715.100 LIFE INSURANCE	172	360	360	130	0	360	360	
716.000 WORKERS COMP INSURANCE	0	0	0	0	0			
717.000 RETIREMENT CONTRIBUTION	5,863	6,500	6,500	6,450	0	6,800	6,800	
727.000 OFFICE SUPPLIES	2,458	2,900	2,900	2,339	0	3,000	3,000	

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year			(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December			
Fund Type:							
Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 209.000 ASSESSOR							
740.000 OPERATING SUPPLIES	1,219	1,300	1,300	1,386	0	1,500	1,500
860.000 TRANSPORTATION	0	400	400	0	0	400	400
900.000 PRINTING & PUBLISHING	686	800	800	831	0	1,000	1,000
930.000 REPAIR & MAINTENANCE	0	0	0	0	0		
960.000 EDUCATION & TRAINING	692	500	500	269	0	800	800
980.000 OFFICE EQUIPMENT	0	500	500	0	0		
ASSESSOR	99,737	111,360	111,360	98,329	0	117,590	117,590
Dept: 215.000 TOWNSHIP CLERK							
701.000 ADMINISTRATIVE WAGES	48,200	53,020	53,020	48,602	0	60,000	60,000
702.000 CLERICAL WAGES	6,584	8,240	8,240	7,553	0	7,870	7,870
703.000 WAGES	3,960	9,000	9,000	243	0	10,000	10,000
714.000 EMPLOYER'S FICA CONTRIBUTION	4,494	5,425	5,425	4,314	0	6,350	6,350
715.000 MEDICAL INSURANCE	1,238	860	860	1,193	0	1,350	1,350
715.100 LIFE INSURANCE	354	360	360	325	0	360	360
716.000 WORKERS COMP INSURANCE	0	0	0	0	0		
717.000 RETIREMENT CONTRIBUTION	5,245	7,025	7,025	5,902	0	7,500	7,500
727.000 OFFICE SUPPLIES	7,737	500	500	-2,216	0	500	500
806.000 CONTRACTUAL FEES & SERVICES	3,258	3,200	3,200	3,503	0	3,700	3,700
860.000 TRANSPORTATION	0	150	150	0	0	200	200
930.000 REPAIR & MAINTENANCE	0	0	0	0	0		
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0		
960.000 EDUCATION & TRAINING	200	1,000	1,000	335	0	1,000	1,000
980.000 OFFICE EQUIPMENT	1,113	0	0	0	0		
TOWNSHIP CLERK	82,383	88,780	88,780	69,754	0	98,830	98,830
Dept: 247.000 BOARD OF REVIEW							
703.000 WAGES	1,408	2,350	2,350	673	0	2,350	2,350
714.000 EMPLOYER'S FICA CONTRIBUTION	23	185	185	108	0	185	185
716.000 WORKERS COMP INSURANCE	0	0	0	0	0		
727.000 OFFICE SUPPLIES	32	40	40	70	0	100	100
900.000 PRINTING & PUBLISHING	193	300	300	209	0	300	300
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0		
960.000 EDUCATION & TRAINING	0	600	600	470	0	600	600
BOARD OF REVIEW	1,656	3,475	3,475	1,530	0	3,535	3,535
Dept: 253.000 TOWNSHIP TREASURER							
701.000 ADMINISTRATIVE WAGES	48,200	53,020	53,020	48,602	0	55,000	55,000
703.000 WAGES	11,600	12,760	12,760	11,778	0	13,230	13,230
714.000 EMPLOYER'S FICA CONTRIBUTION	4,575	5,070	5,070	4,619	0	5,275	5,275

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year			Estimated Total	(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December				
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 253.000 TOWNSHIP TREASURER								
715.000 MEDICAL INSURANCE	8,694	9,200	9,200	8,545	0	10,120	10,120	
715.100 LIFE INSURANCE	354	360	360	325	0	360	360	
716.000 WORKERS COMP INSURANCE	0	6,625	6,625	0	0			
717.000 RETIREMENT CONTRIBUTION	6,660	6,660	6,660	6,578	0	7,000	7,000	
727.000 OFFICE SUPPLIES	3,435	3,200	3,200	2,558	0	3,200	3,200	
801.000 PROFESSIONAL SERVICES - LEGAL	0	0	0	0	0			
814.000 COMPUTER SERVICES	1,423	1,550	1,550	1,536	0	1,600	1,600	
860.000 TRANSPORTATION	0	100	100	0	0	100	100	
900.000 PRINTING & PUBLISHING	1,512	1,700	1,700	675	0	1,700	1,700	
930.000 REPAIR & MAINTENANCE	811	0	0	0	0			
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	114	1,000	1,000	397	0	1,000	1,000	
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
TOWNSHIP TREASURER	87,378	101,245	101,245	85,613	0	98,585	98,585	0
Dept: 265.000 TOWNSHIP CENTER								
702.000 CLERICAL WAGES	5,341	0	0	0	0			
703.000 WAGES	6,404	12,000	12,000	4,273	0	8,000	8,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	899	1,000	1,000	327	0	620	620	
724.000 BANK CHARGES	640	800	800	822	0	2,000	2,000	
727.000 OFFICE SUPPLIES	10,485	12,000	12,000	7,376	0	12,000	12,000	
740.000 OPERATING SUPPLIES	2,001	1,800	1,800	953	0	1,800	1,800	
741.000 MOTOR FUELS	298	500	500	68	0	400	400	
775.000 REPAIR & MAINTENANCE	868	2,000	2,000	2,367	0	2,500	2,500	
776.000 JANITORIAL SERVICE	2,847	4,120	4,120	3,544	0	4,300	4,300	
777.000 SNOWPLOWING	0	0	0	0	0			
850.000 TELEPHONES	3,483	3,600	3,600	3,231	0	2,500	2,500	
851.000 TECHNOLOGY	3,262	3,000	3,000	2,531	0	7,000	7,000	
920.000 UTILITIES - ELECTRIC	3,079	3,500	3,500	3,058	0	3,500	3,500	
922.000 UTILITIES - GAS	2,813	2,900	2,900	2,543	0	2,900	2,900	
924.000 UTILITIES - SEWER USE	552	560	560	460	0	560	560	
926.000 UTILITIES-WATER	339	350	350	290	0	350	350	
930.000 REPAIR & MAINTENANCE	12,805	4,000	4,000	845	0	15,000	15,000	
972.000 CAPITAL IMPROVEMENTS	0	0	0	0	0			
975.000 BUILDINGS, ADDITIONS & IMPROVEM	252,082	22,000	22,000	20,875	0	2,000	2,000	
977.000 EQUIPMENT	8,701	15,000	15,000	1,199	0	2,000	2,000	
980.000 OFFICE EQUIPMENT	34	5,000	5,000	0	0	1,500	1,500	

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year				(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December	Estimated Total			
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 265.000 TOWNSHIP CENTER								
994.100 SAD WATERMAIN	0	0	0	0	0			
999.200 CONTRIBUTIONS TO OTHER FUNDS	0	0	0	0	0			
TOWNSHIP CENTER	316,933	94,130	94,130	54,762	0	68,930	68,930	0
Dept: 336.000 FIRE DEPARTMENT								
741.000 MOTOR FUELS	0	0	0	0	0			
999.100 OPERATING TRANSFER OUT	150,000	150,000	150,000	0	0	150,000	150,000	
999.200 CONTRIBUTIONS TO OTHER FUNDS	0	0	0	0	0			
FIRE DEPARTMENT	150,000	150,000	150,000	0	0	150,000	150,000	0
Dept: 345.000 PUBLIC SAFETY								
703.000 WAGES	0	0	0	0	0			
703.100 UNEMPLOYMENT REIMBURSEMENT	0	0	0	0	0			
860.000 TRANSPORTATION	0	0	0	0	0			
977.000 EQUIPMENT	0	0	0	0	0			
PUBLIC SAFETY	0	0	0	0	0	0	0	0
Dept: 400.000 PLANNING COMMISSION								
702.000 CLERICAL WAGES	1,120	1,800	1,800	2,036	0	2,400	2,400	
703.000 WAGES	8,195	12,500	12,500	10,415	0	12,500	12,500	
714.000 EMPLOYER'S FICA CONTRIBUTION	713	1,100	1,100	953	0	1,150	1,150	
716.000 WORKERS COMP INSURANCE	0	0	0	0	0			
727.000 OFFICE SUPPLIES	0	200	200	0	0	200	200	
800.000 VIDEO SERVICES	0	0	0	1,605	0			
801.000 PROFESSIONAL SERVICES - LEGAL	5,080	5,000	5,000	7,092	0	7,000	7,000	
801.100 SPECIAL PROJECTS - LEGAL	0	0	0	0	0			
804.000 PLANNING SERVICES	7,803	37,000	37,000	2,604	0	38,000	38,000	
830.000 MEMBERSHIP AND DUES	0	700	700	0	0	700	700	
860.000 TRANSPORTATION	0	100	100	0	0	100	100	
900.000 PRINTING & PUBLISHING	2,011	500	500	477	0	550	550	
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	943	1,500	1,500	250	0	1,500	1,500	
980.000 OFFICE EQUIPMENT	0	0	0	0	0			
PLANNING COMMISSION	25,865	60,400	60,400	25,432	0	64,100	64,100	0
Dept: 405.000 Planning /Zoning Administratio								
701.000 ADMINISTRATIVE WAGES	63,600	70,000	70,000	64,167	0	72,600	72,600	
703.000 WAGES	0	0	0	0	0			
714.000 EMPLOYER'S FICA CONTRIBUTION	4,865	5,400	5,400	4,909	0	5,600	5,600	
715.000 MEDICAL INSURANCE	8,694	9,200	9,200	8,545	0	10,120	10,120	
715.100 LIFE INSURANCE	354	360	360	325	0	360	360	

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year				(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December	Estimated Total			
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 405.000 Planning /Zoning Administratio								
717.000 RETIREMENT CONTRIBUTION	6,360	7,100	7,100	6,996	0	7,400	7,400	
727.000 OFFICE SUPPLIES	60	400	400	0	0	400	400	
801.000 PROFESSIONAL SERVICES - LEGAL	5,470	5,000	5,000	4,069	0	5,500	5,500	
860.000 TRANSPORTATION	0	200	200	0	0	200	200	
960.000 EDUCATION & TRAINING	-150	1,500	1,500	735	0	1,500	1,500	
980.000 OFFICE EQUIPMENT	1,500	0	0	0	0			
Planning /Zoning Administratio	90,753	99,160	99,160	89,746	0	103,680	103,680	0
Dept: 410.000 ZONING BOARD OF APPEALS								
702.000 CLERICAL WAGES	552	800	800	300	0	600	600	
703.000 WAGES	1,670	2,500	2,500	1,560	0	2,600	2,600	
714.000 EMPLOYER'S FICA CONTRIBUTION	170	255	255	142	0	250	250	
727.000 OFFICE SUPPLIES	0	0	0	32	0			
801.000 PROFESSIONAL SERVICES - LEGAL	2,280	3,000	3,000	102	0	2,500	2,500	
830.000 MEMBERSHIP AND DUES	0	0	0	0	0			
860.000 TRANSPORTATION	0	0	0	0	0			
900.000 PRINTING & PUBLISHING	380	400	400	316	0	450	450	
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0			
960.000 EDUCATION & TRAINING	0	500	500	0	0	500	500	
ZONING BOARD OF APPEALS	5,052	7,455	7,455	2,452	0	6,900	6,900	0
Dept: 445.000 PUBLIC WORKS								
801.000 PROFESSIONAL SERVICES - LEGAL	0	0	0	0	0			
930.000 REPAIR & MAINTENANCE	0	0	0	0	0			
992.000 PAYMENT ON BONDS - G.T. COUNTY	0	0	0	0	0			
992.200 STF Bond Purchase	0	0	0	0	0			
995.000 INTEREST ON LOANS	0	0	0	0	0			
PUBLIC WORKS	0	0	0	0	0	0	0	0
Dept: 448.000 STREET LIGHTING								
920.000 UTILITIES - ELECTRIC	6,032	8,000	8,000	6,279	0	8,500	8,500	
STREET LIGHTING	6,032	8,000	8,000	6,279	0	8,500	8,500	0
Dept: 751.000 PARKS								
703.000 WAGES	33,518	40,000	40,000	33,269	0	30,000	30,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	2,564	3,100	3,100	2,545	0	2,310	2,310	
740.000 OPERATING SUPPLIES	2,925	3,500	3,500	3,466	0	3,700	3,700	
741.000 MOTOR FUELS	1,298	1,300	1,300	1,100	0	1,400	1,400	
775.000 REPAIR & MAINTENANCE	5,966	6,000	6,000	8,167	0	9,000	9,000	
802.000 ENGINEERING SERVICES	0	0	0	0	0			
804.000 PLANNING SERVICES	0	0	0	0	0			

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior	Current Year			(6)	(7)	(8)	
	Year	Original	Amended	Actual Thru				Estimated
	Actual	Budget	Budget	December	Total	Requested	Recommended	Adopted
Fund Type:								
Fund: 101 - GENERAL FUND								
Expenditures								
Dept: 751.000 PARKS								
920.000 UTILITIES - ELECTRIC	1,258	1,600	1,600	1,266	0	1,500	1,500	
924.000 UTILITIES - SEWER USE	276	280	280	230	0	310	310	
930.000 REPAIR & MAINTENANCE	3,645	8,000	8,000	0	0	4,000	4,000	
931.000 EQUIP. REPAIR & MAINTENANCE	0	1,000	1,000	0	0	2,000	2,000	
972.000 CAPITAL IMPROVEMENTS	0	0	0	0	0			
974.000 LAND IMPROVEMENTS	0	0	0	0	0			
975.000 BUILDINGS, ADDITIONS & IMPROVEM	69,439	3,000	3,000	0	0	2,000	2,000	
977.000 EQUIPMENT	57,509	15,000	15,000	0	0	50,000	50,000	
PARKS	178,398	82,780	82,780	50,043	0	106,220	106,220	0
Dept: 899.000 TAX TRIBUNAL REFUNDS ORDEI								
964.000 REFUNDS	0	0	2,500	2,489	0			
TAX TRIBUNAL REFUNDS ORDERED	0	0	2,500	2,489	0	0	0	0
Dept: 954.000 INSURANCE & BONDS								
910.000 INSURANCE & BONDS	23,302	16,000	18,000	17,883	0	20,000	20,000	
INSURANCE & BONDS	23,302	16,000	18,000	17,883	0	20,000	20,000	0
Total Expenditures	1,558,819	1,067,165	1,085,665	706,793	0	1,151,525	1,151,525	0

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year				(6)	(7)	(8)
		Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Fund Type:								
Fund: 203 - METRO AUTHORITY								
Revenues								
Dept: 000.000								
460.100 METRO AUTHORITY FEES	9,446	10,000	10,000	10,180	0	10,000	10,000	
664.000 INTEREST EARNINGS	0	0	0	0	0			
691.000 CONTRIBUTIONS - OTHER FUNDS	0	0	0	0	0			
699.000 FUND EQUITY CONTRIBUTION	0	0	0	0	0			
Dept: 000.000	9,446	10,000	10,000	10,180	0	10,000	10,000	0
Total Revenues	9,446	10,000	10,000	10,180	0	10,000	10,000	0
Expenditures								
Dept: 000.000								
882.000 ROAD IMPROVEMENTS	0	26,600	26,600	26,519	0			
999.100 OPERATING TRANSFER OUT	0	0	0	0	0			
Dept: 000.000	0	26,600	26,600	26,519	0	0	0	0
Total Expenditures	0	26,600	26,600	26,519	0	0	0	0

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year				(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December	Estimated Total			
Fund Type:								
Fund: 206 - FIRE FUND								
Revenues								
Dept: 000.000								
402.000	683,613	1,013,500	1,013,500	1,005,783	0	1,091,000	1,091,000	
403.000	0	0	0	0	0			
412.000	0	0	0	0	0			
420.000	0	0	0	0	0			
460.100	0	0	0	0	0			
640.000	105,647	100,000	100,000	95,755	0	110,000	110,000	
641.000	0	0	0	0	0			
642.000	0	0	0	0	0			
664.000	165	200	200	26,334	0	42,000	42,000	
668.000	0	0	0	0	0			
673.000	0	0	0	0	0			
675.000	5,025	0	0	5,600	0			
675.100	0	0	0	0	0			
691.000	150,000	150,000	150,000	0	0	150,000	150,000	
692.000	8,317	0	0	0	0			
695.000	0	0	0	0	0			
698.000	0	0	0	0	0			
699.000	0	18,000	18,000	0	0			
Dept: 000.000	952,767	1,281,700	1,281,700	1,133,472	0	1,393,000	1,393,000	0
Total Revenues	952,767	1,281,700	1,281,700	1,133,472	0	1,393,000	1,393,000	0
Expenditures								
Dept: 000.000								
701.000	68,900	135,100	135,100	69,474	0	78,825	78,825	
703.200	26,088	0	0	30,671	0	42,500	42,500	
704.000	280,283	599,000	599,000	534,717	0	639,000	639,000	
705.000	0	0	0	0	0			
714.000	28,409	55,500	55,500	48,567	0	58,600	58,600	
715.000	15,865	47,700	47,700	33,566	0	37,000	37,000	
715.100	1,556	3,600	3,600	2,891	0	3,600	3,600	
716.000	25,641	39,600	39,600	38,639	0	53,500	53,500	
717.000	26,406	75,000	75,000	51,289	0	68,000	68,000	
724.000	538	700	700	655	0	600	600	
727.000	644	1,000	1,000	426	0	1,000	1,000	
740.000	6,774	15,000	15,000	9,690	0	16,000	16,000	
741.000	5,400	10,000	10,000	7,825	0	10,000	10,000	
742.000	0	5,000	5,000	4,390	0	6,300	6,300	

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year				(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December	Estimated Total			
Fund Type:								
Fund: 206 - FIRE FUND								
Expenditures								
Dept: 000.000								
775.000 REPAIR & MAINTENANCE	0	6,000	6,000	4,011	0	7,500	7,500	
775.500 EQUIPMENT REPAIR & MAINTENANCE	0	0	0	0	0	12,000	12,000	
776.000 JANITORIAL SERVICE	0	0	0	0	0	720	720	
777.000 SNOWPLOWING	0	0	0	0	0			
778.000 Billing Services	0	8,000	8,000	7,000	0	8,800	8,800	
801.000 PROFESSIONAL SERVICES - LEGAL	221	10,000	10,000	85	0	1,000	1,000	
802.000 ENGINEERING SERVICES	0	1,500	1,500	0	0	500	500	
803.000 MEDICAL - PHYSICAL EXAMS	4,535	6,000	6,000	2,176	0	6,300	6,300	
805.000 AUDIT FEES	100	200	200	200	0	250	250	
806.000 CONTRACTUAL FEES & SERVICES	0	0	0	0	0			
807.000 LICENSING AND FEES	0	1,400	1,400	644	0	1,500	1,500	
830.000 MEMBERSHIP AND DUES	9,325	17,000	17,000	10,504	0	17,000	17,000	
850.000 TELEPHONES	3,121	2,800	2,800	3,931	0	4,480	4,480	
851.000 TECHNOLOGY	0	1,000	1,000	635	0	1,500	1,500	
860.000 TRANSPORTATION	0	0	0	0	0			
880.000 COMMUNITY PROMOTION	159	700	700	330	0	700	700	
881.000 ALS INTERCEPT SERVICE	0	30,000	30,000	14,750	0	20,000	20,000	
900.000 PRINTING & PUBLISHING	0	0	0	0	0			
910.000 INSURANCE & BONDS	8,224	15,500	15,500	20,000	0	21,000	21,000	
920.000 UTILITIES - ELECTRIC	3,745	8,500	8,500	5,892	0	7,500	7,500	
922.000 UTILITIES - GAS	3,371	7,000	7,000	5,656	0	7,200	7,200	
924.000 UTILITIES - SEWER USE	276	555	555	460	0	615	615	
926.000 UTILITIES-WATER	0	0	0	0	0			
930.000 REPAIR & MAINTENANCE	1,995	2,000	2,000	2,783	0	40,000	40,000	
931.000 EQUIP. REPAIR & MAINTENANCE	9,993	13,380	13,380	17,786	0	6,000	6,000	
932.000 UNSCHEDULED MAINTENANCE	0	500	500	0	0	1,000	1,000	
933.000 apparatus repair and maint	42,429	25,000	25,000	21,248	0	30,000	30,000	
956.000 EMERGENCY CONTINGENCY	81	1,000	1,000	0	0	1,035	1,035	
960.000 EDUCATION & TRAINING	12,726	28,000	28,000	21,889	0	30,000	30,000	
975.000 BUILDINGS, ADDITIONS & IMPROVEM	0	20,000	40,000	0	0	20,000	20,000	
977.000 EQUIPMENT	6,790	12,000	12,000	8,345	0	15,000	15,000	
978.000 EQUIPMENT REPLACEMENT	11,830	20,000	20,000	7,707	0	60,000	60,000	
978.100 FUTURE EQUIP REPLACEMENT	0	0	0	0	0			
993.000 FIRE TRUCK PAYMENT	56,464	56,465	56,465	56,464	0	56,475	56,475	
995.000 INTEREST ON LOANS	0	0	0	0	0			
Dept: 000.000	661,889	1,281,700	1,301,700	1,045,296	0	1,393,000	1,393,000	0

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior	Current Year			(6)	(7)	(8)	
	Year Actual	Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Fund Type:								
Fund: 206 - FIRE FUND								
Expenditures								
Dept: 344.000 EMS								
977.000 EQUIPMENT	2,871	0	0	0	0			
978.000 EQUIPMENT REPLACEMENT	604	0	0	0	0			
EMS	446,185	0	0	281	0	0	0	0
Total Expenditures	1,108,074	1,281,700	1,301,700	1,045,577	0	1,393,000	1,393,000	0

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year			(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December			
Fund Type:							
Fund: 590 - SEWER FUND							
Revenues							
Dept: 000.000							
445.000 INT/PENALTIES SPEC.ASSES.-TAX	0	0	0	0	0		
446.000 INT/PENALTIES BEN/RISER	0	0	0	0	0		
476.000 PERMITS & FEES	0	0	0	0	0		
607.000 CHARGES FOR SERVICE - FEES	321,328	349,000	349,000	293,906	0	370,000	370,000
608.000 NON-BUSINESS LICENSES & PERMIT	0	0	0	0	0		
610.000 MISCELLANEOUS PAYMENTS & FEES	0	0	0	0	0		
662.000 PENALTIES	0	0	0	0	0		
664.000 INTEREST EARNINGS	7,798	50	50	30,975	0	30,000	30,000
672.000 SPECIAL ASSESSMENTS	0	0	0	0	0		
691.000 CONTRIBUTIONS - OTHER FUNDS	0	0	0	0	0		
692.000 REIMBURSEMENTS	0	0	0	95,450	0		
693.000 REFUND - FACTOR CREDIT TC	0	0	0	0	0		
699.000 FUND EQUITY CONTRIBUTION	0	122,250	122,250	0	0		
Dept: 000.000	329,126	471,300	471,300	420,331	0	400,000	400,000
Total Revenues	329,126	471,300	471,300	420,331	0	400,000	400,000
Expenditures							
Dept: 000.000							
724.000 BANK CHARGES	252	300	300	1,019	0	2,400	2,400
724.100 agent fees	0	0	0	0	0		
727.000 OFFICE SUPPLIES	6	0	0	10	0		
740.000 OPERATING SUPPLIES	0	0	0	0	0		
801.000 PROFESSIONAL SERVICES - LEGAL	0	500	500	0	0		
802.000 ENGINEERING SERVICES	4,721	5,000	5,000	805	0	5,000	5,000
802.100 ENGINEERING SERVICES-REIMBURSE	0	0	0	0	0		
805.000 AUDIT FEES	675	700	700	700	0	800	800
806.000 CONTRACTUAL FEES & SERVICES	0	0	0	0	0		
814.000 COMPUTER SERVICES	0	0	0	0	0		
815.000 BILLING SERVICES	0	0	0	0	0		
820.000 ADMINISTRATION FEE	4,100	4,100	4,100	0	0	4,100	4,100
850.000 TELEPHONES	0	0	0	0	0		
860.000 TRANSPORTATION	219	200	200	156	0	200	200
900.000 PRINTING & PUBLISHING	0	0	0	0	0		
910.000 INSURANCE & BONDS	1,356	1,500	1,500	0	0	1,500	1,500
920.000 UTILITIES - ELECTRIC	0	0	0	0	0		
921.000 UTILITIES - SEWAGE TREATMENT	132,383	150,000	150,000	44,308	0	150,000	150,000
930.000 REPAIR & MAINTENANCE	99,209	130,000	130,000	98,932	0	130,000	130,000

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year				(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December	Estimated Total			
Fund Type:								
Fund: 590 - SEWER FUND								
Expenditures								
Dept: 000.000								
940.000 RENTALS OR LEASE	0	0	0	0	0			
964.000 REFUNDS	0	0	0	0	0			
968.000 DEPRECIATION	108,671	100,000	100,000	0	0	106,000	106,000	
972.000 CAPITAL IMPROVEMENTS	0	0	0	0	0			
972.100 PLANT UPGRADE	0	0	0	0	0			
973.000 PLANT CAPACITY	0	0	0	0	0			
992.000 PAYMENT ON BONDS - G.T. COUNTY	76,873	78,000	78,000	0	0			
995.000 INTEREST ON LOANS	907	1,000	1,000	0	0			
999.000 PAYING AGENT FEES	0	0	0	0	0			
999.100 OPERATING TRANSFER OUT	0	0	0	0	0			
Dept: 000.000	429,372	471,300	471,300	145,930	0	400,000	400,000	0
Total Expenditures	429,372	471,300	471,300	145,930	0	400,000	400,000	0

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year				(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December	Estimated Total			
Fund Type:								
Fund: 591 - TIMBERLEE WATER FUND #1								
Revenues								
Dept: 000.000								
402.000	0	0	0	0	0			
412.000	0	0	0	0	0			
445.000	0	0	0	0	0			
476.000	0	0	0	0	0			
480.000	0	0	0	0	0			
602.000	0	0	0	0	0			
607.000	81,116	89,900	89,900	76,300	0	92,000	92,000	
662.000	0	0	0	0	0			
664.000	66	75	75	8,911	0	7,000	7,000	
665.000	0	0	0	0	0			
672.000	0	0	0	0	0			
687.000	0	0	0	0	0			
691.000	0	0	0	0	0			
692.000	0	0	0	0	0			
698.000	0	0	0	0	0	630,000	630,000	
699.000	0	0	0	0	0	160,350	160,350	
Dept: 000.000	81,182	89,975	89,975	85,211	0	889,350	889,350	0
Total Revenues	81,182	89,975	89,975	85,211	0	889,350	889,350	0
Expenditures								
Dept: 000.000								
724.000	235	250	250	777	0	600	600	
727.000	0	0	0	0	0			
740.000	0	0	0	0	0			
801.000	0	0	0	0	0			
802.000	13,193	5,000	5,000	14,706	0	8,000	8,000	
805.000	350	350	350	350	0	350	350	
814.000	0	0	0	0	0			
815.000	0	0	0	0	0			
820.000	900	900	900	0	0	900	900	
850.000	0	0	0	0	0			
900.000	0	0	0	0	0			
910.000	383	500	500	0	0	500	500	
920.000	0	0	0	0	0			
930.000	76,896	65,000	65,000	51,952	0	70,000	70,000	
956.000	0	0	0	0	0			
964.000	0	0	0	0	0			

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year	Current Year			(6)	(7)	(8)	
	Actual	Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Fund Type:								
Fund: 591 - TIMBERLEE WATER FUND #1								
Expenditures								
Dept: 000.000								
968.000 DEPRECIATION	10,761	9,000	9,000	0	0	9,000	9,000	
972.000 CAPITAL IMPROVEMENTS	0	8,975	8,975	0	0	800,000	800,000	
993.100 PRINCIPAL PAYMENT ON CONTRACT	0	0	0	0	0			
995.000 INTEREST ON LOANS	0	0	0	0	0			
999.200 CONTRIBUTIONS TO OTHER FUNDS	0	0	0	0	0			
Dept: 000.000	102,718	89,975	89,975	67,785	0	889,350	889,350	0
Total Expenditures	102,718	89,975	89,975	67,785	0	889,350	889,350	0

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year			(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December			
Fund Type:							
Fund: 592 - GREILICKVILLE WATER							
Revenues							
Dept: 000.000							
476.000 PERMITS & FEES	0	0	0	0	0		
480.000 SERVICE LEAD	0	0	0	0	0		
602.000 SALES - HORNS & METERS	0	0	0	0	0		
607.000 CHARGES FOR SERVICE - FEES	68,981	77,000	77,000	59,098	0	70,000	70,000
662.000 PENALTIES	0	0	0	0	0		
664.000 INTEREST EARNINGS	748	100	100	4,514	0	3,600	3,600
691.000 CONTRIBUTIONS - OTHER FUNDS	0	0	0	0	0		
699.000 FUND EQUITY CONTRIBUTION	0	0	0	0	0		
Dept: 000.000	69,729	77,100	77,100	63,612	0	73,600	73,600
Total Revenues	69,729	77,100	77,100	63,612	0	73,600	73,600
Expenditures							
Dept: 000.000							
724.000 BANK CHARGES	0	0	0	514	0	900	900
801.000 PROFESSIONAL SERVICES - LEGAL	0	0	0	0	0		
802.000 ENGINEERING SERVICES	100	6,000	6,000	0	0	500	500
805.000 AUDIT FEES	120	120	120	120	0	120	120
820.000 ADMINISTRATION FEE	0	0	0	0	0		
900.000 PRINTING & PUBLISHING	0	0	0	0	0		
910.000 INSURANCE & BONDS	467	480	480	0	0	480	480
920.000 UTILITIES - ELECTRIC	0	0	0	0	0		
925.000 WATER FROM CITY	22,346	30,000	30,000	9,028	0	30,000	30,000
930.000 REPAIR & MAINTENANCE	22,129	30,000	30,000	25,817	0	31,000	31,000
968.000 DEPRECIATION	0	0	0	0	0		
972.000 CAPITAL IMPROVEMENTS	0	0	0	0	0	5,000	5,000
999.100 OPERATING TRANSFER OUT	0	10,500	10,500	0	0		
Dept: 000.000	45,162	77,100	77,100	35,479	0	68,000	68,000
Total Expenditures	45,162	77,100	77,100	35,479	0	68,000	68,000

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior Year Actual	Current Year			(6) Requested	(7) Recommended	(8) Adopted
		Original Budget	Amended Budget	Actual Thru December			
Fund Type:							
Fund: 594 - MARINA FUND							
Expenditures							
Dept: 000.000							
716.000 WORKERS COMP INSURANCE	6,468	7,000	7,000	0	0	6,200	6,200
717.000 RETIREMENT CONTRIBUTION	5,619	6,500	6,500	6,138	0	6,400	6,400
718.000 UNEMPLOYMENT INSURANCE	0	0	0	0	0		
724.000 BANK CHARGES	2,168	3,000	3,000	847	0	1,500	1,500
727.000 OFFICE SUPPLIES	2,340	1,800	1,800	3,116	0	2,500	2,500
740.000 OPERATING SUPPLIES	13,492	16,000	16,000	13,299	0	13,500	13,500
741.000 MOTOR FUELS	557	600	600	1,417	0	1,400	1,400
775.000 REPAIR & MAINTENANCE	19,193	15,000	15,000	18,552	0	15,000	15,000
776.000 JANITORIAL SERVICE	1,892	2,000	2,000	2,674	0	4,000	4,000
776.100 FISH BYPRODUCT REMOVAL	0	0	0	0	0		
801.000 PROFESSIONAL SERVICES - LEGAL	153	1,000	1,000	391	0	1,000	1,000
802.000 ENGINEERING SERVICES	46,839	10,000	10,000	47,281	0	50,000	50,000
804.000 PLANNING SERVICES	7,951	0	0	18,000	0		
805.000 AUDIT FEES	3,260	3,500	3,500	3,042	0	3,500	3,500
806.000 CONTRACTUAL FEES & SERVICES	0	0	0	0	0		
810.000 CONTRACT SECURITY	0	0	0	0	0		
820.000 ADMINISTRATION FEE	30,000	30,000	30,000	0	0	30,000	30,000
850.000 TELEPHONES	6,344	2,600	2,600	3,607	0	400	400
851.000 TECHNOLOGY	0	3,600	3,600	6,050	0	5,000	5,000
860.000 TRANSPORTATION	431	500	500	503	0	500	500
900.000 PRINTING & PUBLISHING	1,806	2,000	2,000	1,806	0	2,000	2,000
910.000 INSURANCE & BONDS	2,729	2,000	2,000	3,000	0	3,500	3,500
920.000 UTILITIES - ELECTRIC	28,673	30,000	30,000	24,755	0	30,000	30,000
922.000 UTILITIES - GAS	698	700	700	618	0	750	750
924.000 UTILITIES - SEWER USE	1,932	1,940	1,940	2,131	0	2,160	2,160
926.000 UTILITIES-WATER	9,296	10,000	10,000	8,953	0	10,000	10,000
930.000 REPAIR & MAINTENANCE	5,009	15,000	15,000	3,800	0	10,000	10,000
956.000 EMERGENCY CONTINGENCY	0	0	0	0	0		
960.000 EDUCATION & TRAINING	0	500	500	0	0		
964.000 REFUNDS	0	0	0	0	0		
968.000 DEPRECIATION	221,820	185,000	185,000	0	0	170,000	170,000
972.000 CAPITAL IMPROVEMENTS	0	0	0	0	0		
974.000 LAND IMPROVEMENTS	0	0	0	0	0		
975.000 BUILDINGS,ADDITIONS & IMPROVEM	0	311,690	311,690	0	0	462,795	462,795
977.000 EQUIPMENT	0	2,000	2,000	2,095	0	2,000	2,000
993.100 PRINCIPAL PAYMENT ON CONTRACT	0	0	0	0	0		

BUDGET WORKSHEET

ELMWOOD TWP

Month: 12/31/2023	Prior	Current Year				(6)	(7)	(8)
	Year Actual	Original Budget	Amended Budget	Actual Thru December	Estimated Total	Requested	Recommended	Adopted
Fund Type:								
Fund: 594 - MARINA FUND								
Expenditures								
Dept: 000.000								
994.100 SAD WATERMAIN	0	0	0	0	0			
995.000 INTEREST ON LOANS	0	0	0	0	0			
999.100 OPERATING TRANSFER OUT	0	15,000	15,000	0	0			
Dept: 000.000	626,972	930,170	930,170	392,755	0	1,069,745	1,069,745	0
Dept: 751.000 PARKS								
703.000 WAGES	27,537	29,000	29,000	23,982	0	23,000	23,000	
714.000 EMPLOYER'S FICA CONTRIBUTION	2,107	2,245	2,245	1,835	0	1,775	1,775	
740.000 OPERATING SUPPLIES	2,461	2,500	2,500	1,867	0	2,500	2,500	
741.000 MOTOR FUELS	1,303	1,200	1,200	1,100	0	1,200	1,200	
775.000 REPAIR & MAINTENANCE	3,961	4,000	4,000	2,017	0	4,000	4,000	
802.000 ENGINEERING SERVICES	1,499	1,000	1,000	416	0	1,000	1,000	
804.000 PLANNING SERVICES	0	0	0	0	0			
920.000 UTILITIES - ELECTRIC	720	800	800	669	0	800	800	
924.000 UTILITIES - SEWER USE	304	285	285	230	0	310	310	
926.000 UTILITIES-WATER	8,976	9,000	9,000	6,497	0	7,000	7,000	
930.000 REPAIR & MAINTENANCE	23,440	3,000	3,000	0	0	2,000	2,000	
931.000 EQUIP. REPAIR & MAINTENANCE	0	0	0	0	0			
975.000 BUILDINGS,ADDITIONS & IMPROVEM	0	0	0	0	0			
977.000 EQUIPMENT	0	1,000	1,000	3,593	0	2,000	2,000	
PARKS	72,308	54,030	54,030	42,206	0	45,585	45,585	0
Total Expenditures	699,280	984,200	984,200	434,961	0	1,115,330	1,115,330	0
	-259,675	-18,600	-57,100	1,235,324	0	15,600	15,600	0
Grand Total:	-259,675	-18,600	-57,100	1,235,324	0	15,600	15,600	0

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION 22 OF 2023

RESOLUTION ESTABLISHING SALARY OF THE TOWNSHIP SUPERVISOR

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall, 10090 E. Lincoln Rd., in the Township of Elmwood, County of Leelanau, Michigan, on the 11th day of December, 2023 there were

PRESENT:

EXCUSED:

The following resolution was offered by _____ and seconded by _____.

Recitals

WHEREAS, according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for officers composing the township board shall be determined by the township board, and

WHEREAS, the Township Board deems that an adjustment in the salary of the office of Supervisor is warranted in consideration of the increase in the cost of living since township board members' salaries were adjusted in 2022,

NOW THEREFORE BE IT RESOLVED that as of January 1, 2024, the annual salary of the office of Supervisor shall be as follows:

Supervisor's Salary: \$55,000.00 annually

Upon a roll call vote the following voted:

YES:

NO:

**RESOLUTION DECLARED ADOPTED
CHARTER TOWNSHIP OF ELMWOOD**

Jeff Shaw, Supervisor

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec.11, 2023, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 12, 2023

Connie Preston, Clerk

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION 23 OF 2023

RESOLUTION ESTABLISHING SALARY OF THE TOWNSHIP CLERK

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall, 10090 E. Lincoln Rd., in the Township of Elmwood, County of Leelanau, Michigan, on the 11th day of December, 2023 there were

PRESENT:

EXCUSED:

The following resolution was offered by _____ and seconded by _____.

Recitals

WHEREAS, according to MCL 41.95(3), in a township that does not hold an annual meeting, the salary for officers composing the Township Board shall be determined by the Township Board, and

WHEREAS, the Township Board deems that an adjustment in the salary of the office of Clerk is warranted in consideration of the increase in the cost of living since Township Board members' salaries were adjusted in 2022,

NOW THEREFORE BE IT RESOLVED that as of January 1, 2024, the annual salary of the office of Clerk shall be as follows:

Clerk's Salary: \$60,000.00 annually

Upon a roll call vote the following voted:

YES:

NO:

**RESOLUTION DECLARED ADOPTED
CHARTER TOWNSHIP OF ELMWOOD**

Jeff Shaw, Supervisor

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec. 11, 2023, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 12, 2023

Connie Preston, Clerk

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION 24 OF 2023

RESOLUTION ESTABLISHING SALARY OF THE TOWNSHIP TREASURER

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall, 10090 E. Lincoln Rd., in the Township of Elmwood, County of Leelanau, Michigan, on the 11th day of December, 2023 there were

PRESENT:

EXCUSED:

The following resolution was offered by _____ and seconded by _____.

Recitals

WHEREAS, according to MCL 41.95(3), in a Township that does not hold an annual meeting, the salary for officers composing the Township Board shall be determined by the Township Board, and

WHEREAS, the Township Board deems that an adjustment in the salary of the office of Treasurer is warranted in consideration of the increase in the cost of living since township board members' salaries were adjusted in 2022,

NOW THEREFORE BE IT RESOLVED that as of January 1, 2024, the annual salary of the office of Treasurer shall be as follows:

Treasurer's Salary: \$55,000.00 annually

Upon a roll call vote the following voted:

YES:

NO:

**RESOLUTION DECLARED ADOPTED
CHARTER TOWNSHIP OF ELMWOOD**

Jeff Shaw, Supervisor

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec. 11, 2023, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 12, 2023

Connie Preston, Clerk

CHARTER TOWNSHIP OF ELMWOOD
RESOLUTION 25 OF 2023

RESOLUTION ESTABLISHING COMPENSATION OF THE TOWNSHIP TRUSTEES

At a regular meeting of the Board of the Charter Township of Elmwood, held in the Township Hall, 10090 E. Lincoln Rd., in the Township of Elmwood, County of Leelanau, Michigan, on the 11th day of December, 2023 there were

PRESENT:

EXCUSED:

The following resolution was offered by _____ and seconded by _____.

Recitals

WHEREAS, according to MCL 41.95(3), in a Township that does not hold an annual meeting, the salary for officers composing the Township Board shall be determined by the Township Board, and

WHEREAS, the Township Board deems that an adjustment in the salary of the office of Trustee is warranted in consideration of the increase in the cost of living since Township Board members' salaries were adjusted in 2022,

NOW THEREFORE BE IT RESOLVED that as of January 1, 2024, the annual salary of the office of Trustee shall be as follows:

Trustee Salary: \$3925.00 annually and \$100.00 per special meeting

Upon a roll call vote the following voted:

YES:

NO:

**RESOLUTION DECLARED ADOPTED
CHARTER TOWNSHIP OF ELMWOOD**

Jeff Shaw, Supervisor

I, the undersigned, the Clerk of the Charter Township of Elmwood, Leelanau County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said municipality at its regular meeting held on Dec. 11, 2023, relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: Dec. 12, 2023

Connie Preston, Clerk

TO: ELMWOOD TOWNSHIP BOARD
FROM: CLERK CONNIE PRESTON
SUBJECT: ELECTION WORKER HOURLY PAY RATE INCREASES
DATE: DECEMBER 4, 2023

In keeping with surrounding townships in Leelanau County, an hourly pay increase for election workers has been suggested. The proposed rates would increase from \$15.00 to \$18.00 per hour for workers and from \$18.00 to \$25.00 per hour for chairpersons. As briefly discussed at our budget meeting, the increased rates have been calculated into the election budget.

We also need a motion to apply a 3.7% wage increase for hourly workers that are not covered by the current wage scale, if that is the desire of the Board.

TO: ELMWOOD TOWNSHIP BOARD

FROM: CLERK CONNIE PRESTON

SUBJECT: Transfer \$40,000.00 from Greilickville Water to the General Fund

DATE: DECEMBER 4, 2023

In September of 2022 we used money from the general fund to pay off the bond for the Greilickville watermain construction. During the financial review of our Greilickville water operating fund, Dawn Lund of Utility Financial Solutions calculated the 2023 end of year balance of the fund allowing for a \$40,000.00 transfer to our general fund. The rates we adopted at our November meeting were also based on those calculations. At this time, I am asking the Board to authorize that transfer.

NOTICE TO THE PUBLIC

CHARTER TOWNSHIP OF ELMWOOD

2024 REGULAR BOARD MEETING SCHEDULE

The regular board meetings of the Elmwood Township Board will be held at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City, Michigan. Meetings are held the second Monday of each month at 6:00 p.m. (Oct & Nov 2nd Tuesday due to holidays). No new business will be considered after 8:30 p.m. unless approved by a majority vote of the Board. The deadline for submitting applications for agenda requests is 5:00 p.m. seven (7) days prior to the meeting,

January 8, 2024

February 12, 2024

March 11, 2024

April 8, 2024

May 13, 2024

June 10, 2024

July 8, 2024

August 12, 2024

September 9, 2024

October 8, 2024 2nd Tue

November 12, 2024 2nd Tue

December 9, 2024

Please be advised that any meeting may be canceled or postponed due to a lack of quorum or business. If a meeting is rescheduled, a 24 hour notice will be posted at the Township Hall.

Connie Preston, Clerk
December 12, 2023

GINOP SALES Inc.



Price: \$1,895 USD

Toll Free (800) 304-4667

Description Used, AVAILABLE Immediately, On Yard, For Sale

Stock # 110681

Serial 2986 96" R-BLADE

Location [9040 M 72 E Williamsburg, Michigan 49690](#)

DETAILS

Stock #: 110681

Status: On Yard

Class: Used

Make: ARPS

Model: AB400

Serial#: 2986 96" R-BLADE



GINOP SALES Inc.

www.GINOPSALES.com



Kubota

11274 M-68 WEST
ALANSON, MI 49706
(231) 548-2272
1-800-344-4667

9040 M-72 EAST
WILLIAMSBURG, MI 49690
(231) 267-5400
1-800-304-4667

20831 M-32 WEST
HILLMAN, MI 49746
(989) 742-7500
1-877-334-4667

SALES ORDER

17676

SOLD TO:

Elmwood Township
Jeff Shaw
Superv.sor@ELMWOODMI.GOV

CUSTOMER ORDER NO.

DATE

12/15/2023

TAX EXEMPT NO.

SALESPERSON

Joe Caron

SHIP TO:

231-468-1707

TERMS:

CASH	CHARGE	C.O.D.	MDSE. RET'D	PAID OUT	SHIP VIA	F.O.B. POINT		
QUANTITY	STOCK NUMBER	DESCRIPTION				UNIT PRICE	AMOUNT	
> 1	Landpr.de	RB3796	8ft 3pt Rear Blade Manual offset and Manual Angle					
			1 unit In stock				LIST 2653 D. count (135) Sale 2518	
1	Landpr.de	RBT3596	8ft 3pt Rear Blade Hydraulic offset, Angle and + it					
			2 units In stock				LIST 5068 D. count (500) Sale 4568	
>			Thank you!					

RECEIVED BY

TOTAL

RBT35 SERIES REAR BLADES

35-80 HP | Cat. 1 & 2



The perfect all-around blade.

Our RBT35 Series Blade is just right for use in landscape, construction, farming or snow removal. Looked upon as the perfect all-around blade, the RBT35 Series is offered with optional hydraulic function for tilt, offset and angle.



The 3" kingpin on the moldboard is stout enough to hold up to tough tasks.

	RBT3584	RBT3596
Horsepower	2WD: 35-80 HP 4WD: Up to 65 HP	
Hitch	Cat. 1 & 2	
Working Width (cm)	84" (213)	96" (244)
Weight - lb (kg)	698 (316)	698 (317)
Maximum G.V.W. - lb (kg)	9,500 (4,318)	
Blade Angle	9 Positions (Manual); Up to 50° Fwd & Rev (Hydraulic)	
Tilt	Up to 20°	
Tilt Cylinder	2" x 6" x 1-1/4"	
Swing Offset	Up to 30° Left and Right	
Offset Cylinder	3-1/2" x 14" x 1-1/4"	
Moldboard Height	17"	
Moldboard Thickness	5/16" with 3/16" Tapered Reinforcement Channel	
Cutting Edge	1/2" x 6", Reversible & Replaceable; Heat Treated	
Options	Skid Shoes, End Plates Gauge Wheel, Double Selector Valve, Cushion Valve	
Colors		

Quick Hitch
SYSTEM

RB26/37 SERIES REAR BLADES

25-80 HP | Cat. 1 & 2



Everyday blades; dirt, snow, farm, landscape – About as versatile as it gets!

The Land Pride RB26 and RB37 Series Rear Blades offer 3-way positioning (blade angle, blade tilt, and blade offset) and are an excellent choice for leveling, grading, or backfilling. They excel in snow removal in either the pulling or push blade mode. Their offset and tilt capability make them an excellent choice for construction and maintenance of drainage ditches, waterways, soil contours, and for maintaining silage pit operations. Optional hydraulic angling kits are available for both models.



A parking stand allows the front of the hitch to be off the ground when storing, and offers easier hook-up.



Optional side plates hold material in to be moved, while optional skid shoes keep the cutting edge off the ground to protect from hitting low obstructions.

	RB2672	RB2684	RB2696	RB3772	RB3784	RB3796
Horsepower	25-60 HP			35-80 HP		
Hitch	Cat. 1			Cat. 1 & 2 Combination		
Working Width (cm)	72" (183)	84" (213)	96" (244)	72" (183)	84" (213)	96" (244)
Weight - lb (kg)	369 (167)	396 (180)	425 (193)	595 (270)	630 (286)	665 (302)
Angling	7 Fwd. Up to 45°; 3 Rev. Up to 60°			7 Fwd. Up to 45°; 3 Rev. Up to 30°		
Tilt	5 Positions; Up to 15° Left or Right, 30° Total			7 Positions; Up to 22.5° Left or Right, 45° Total		
Offset	12"			26" Left or Right		
Moldboard Height	17-1/2"			17"		
Moldboard Thickness	5/16"			5/16"		
Kingpin	3-1/2" Tube			2-1/2" Solid Shaft		
Cutting Edge	1/2" x 6", Reversible & Replaceable; Heat Treated			1/2" x 6", Reversible & Replaceable; Heat Treated		
Options	Side Plates, Skid Shoes, Hydraulic Angling			Side Plates, Skid Shoes Hydraulic Angling		
Colors						



INVOICE APPROVAL LIST REPORT - SUMMARY BY VENDOR

PRELIMINARY

Date: 12/05/2023

Time: 4:23 pm

Page: 1

ELMWOOD TOWNSHIP

Vendor Name	Vendor No.	Invoice Description	Check No.	Check Date	Check Amount
THE ACCUMED GROUP	A026	BILLING SERVICES	0	00/00/0000	<u>301.22</u>
				Vendor Total:	<u>301.22</u>
ACE HARDWARE	A020	CUST#23467	0	00/00/0000	<u>62.57</u>
				Vendor Total:	<u>62.57</u>
EARTHWORKS EXCAVATION, LLC	E006	EAST TIMBERWOODS	0	00/00/0000	<u>1,625.00</u>
				Vendor Total:	<u>1,625.00</u>
EPS SECURITY	E050	SERVICE	0	00/00/0000	<u>7,462.66</u>
				Vendor Total:	<u>7,462.66</u>
GRAND TRAVERSE COUNTY	G200	CUST 100040 ELMWOOD SEWER	0	00/00/0000	<u>17,518.00</u>
				Vendor Total:	<u>17,518.00</u>
HURON TACKLE CO	H076	FISH WASTE REMOVAL/2 YEARS	0	00/00/0000	<u>1,600.00</u>
				Vendor Total:	<u>1,600.00</u>
CHRIS MIKOWSKI	M046	MILEAGE REIMBURSEMENT	0	00/00/0000	<u>62.88</u>
				Vendor Total:	<u>62.88</u>
NETLINK	M185	EMAIL HOSTING	0	00/00/0000	<u>1,289.00</u>
				Vendor Total:	<u>1,289.00</u>
PLAMONDON'S WELDING FAB	P059	REPAIR SNOW BLOWER	0	00/00/0000	<u>170.00</u>
				Vendor Total:	<u>170.00</u>
CONNIE M PRESTON	P036	MILEAGE REIMBURSEMENT	0	00/00/0000	<u>63.54</u>
				Vendor Total:	<u>63.54</u>
JEFF SHAW	S064	REIMBURSEMENT	0	00/00/0000	<u>48.00</u>
				Vendor Total:	<u>48.00</u>
SOS ANALYTICAL	S058	4TH QUARTER TESTING	0	00/00/0000	<u>50.00</u>
				Vendor Total:	<u>50.00</u>
TRAVERSE CITY LIGHT & POWER	C093	ACCT#00174230-5	0	00/00/0000	<u>21.76</u>
				Vendor Total:	<u>21.76</u>
TYLER TECHNOLOGIES, INC.	T182	ANNUAL FEES/ACCOUNTING SOFTWARE	0	00/00/0000	<u>3,502.84</u>
				Vendor Total:	<u>3,502.84</u>
WADE TRIM	W107	MARINA PH 3	0	00/00/0000	<u>9,168.55</u>
				Vendor Total:	<u>9,168.55</u>
WELLS FARGO VENDOR FINANCIAL	W027	CONTRACT#450-0093930-000	0	00/00/0000	<u>90.71</u>
				Vendor Total:	<u>90.71</u>
WINDEMULLER	W024	REPAIRS	0	00/00/0000	<u>2,481.00</u>
				Vendor Total:	<u>2,481.00</u>
				Grand Total:	<u>45,517.73</u>
				Less Credit Memos:	<u>0.00</u>
				Net Total:	<u>45,517.73</u>
				Less Hand Check Total:	<u>0.00</u>
				Outstanding Invoice Total :	<u>45,517.73</u>
	Total Invoices:	28			