

WHITEWATER TOWNSHIP BOARD
AGENDA FOR 1st REGULAR MEETING – MAY 8, 2018
7:00 p.m. at the Whitewater Township Hall
5777 Vinton Road, Williamsburg, MI 49690
Phone 231-267-5141/Fax 231-267-9020

At this time, the board invites everyone to silence their electronic devices.

A. Call to Order/Pledge of Allegiance

B. Roll Call of Board Members

C. Set/Adjust Meeting Agenda

D. Declaration of Conflict of Interest

E. Public Comment

Any person shall be permitted to address a meeting of the township board. Public comment shall be carried out in accordance with the following board rules and procedures:

1. Comments shall be directed to the board, with questions directed to the chair.
2. Any person wishing to address the board shall speak from the lectern and state his or her name and address.
3. Persons may address the board on matters that are relevant to township government issues.
4. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer board members' questions. The chair shall control the amount of time each person shall be allowed to speak, which shall not exceed five (5) minutes.

F. Public Hearing (none)

G. Reports/Presentations/Announcements/Comments

1. County Board of Commissioners Report
2. County Road Commissioner Report
3. Mobile Medical Response Report
4. Planning Commission Report
5. Parks & Recreation Advisory Committee Report

H. Consent Calendar

Receive and File

1. Supervisor's Report for April 2018
2. Clerk/Park & Recreation Administrator's Report for April/May 2018
3. Zoning Administrator's Report for April 2018
4. Mobile Medical Response April 2018 Activity Reports
5. Treasurer Reports – Interest for Fiscal Year 2017/2018
6. Approved 03/12/2018 Parks & Recreation Advisory Committee Minutes
7. Approved 04/04/2018 Planning Commission Minutes

Correspondence

1. Grand Traverse Rural Fire Board DRAFT 03/14/2018 Special Meeting Minutes

2. Grand Traverse Rural Fire Board DRAFT 03/21/2018 Regular Meeting Minutes
3. Letter 04/16/2018 Greg Hamilton re: Short-Term Rentals

Minutes

1. Recommend approval of 04/09/2018 special meeting minutes, 04/10/2018 regular meeting minutes, 04/11/2018 special meeting minutes, and 04/12/2018 special meeting minutes

Bills for Approval

1. Approval of Alden State Bank voucher #s 42606 through 42665
2. Approval of First Community Bank Miami Beach voucher # 1240
3. Approval of First Community Bank WMDLS voucher #s (none)

Budget Amendments (none)

Revenue & Expenditure Report (none)

I. Unfinished Business

1. Whitewater Township Fire Department
 - a. Update on Fire Chief Candidates
 - b. Review/Approve Whitewater Township Fire Department Logo/Patch Design
 - c. Other Fire Department Business
2. Review MDOT Railway Property Phase 1 Environmental Site Assessment
3. Resolution #18-12 Ambulance Millage Renewal Language
4. Resolution #18-13 Chain of Lakes Water Trail Designations in Whitewater Township

J. New Business

1. Township Hall Phone System Issues/Proposals
2. Disposal of Surplus Computer Equipment

K. Tabled Items

1. Review Administrative Policy Section 5 (tabled 10/14/2014)
2. Review Ordinance 22 Pension Plan (tabled 10/25/2016)
3. Review Whitewater Township Planning & Zoning Fees (tabled 02/28/2017)

L. Board Comments/Discussion

M. Announcements

1. Next regular meeting date 05/22/2018 at 7:00 p.m.

N. Public Comment

O. Adjournment

Whitewater Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who are planning to attend. Contact the township clerk at 231-267-5141 or the TDD at 800-649-3777.

To: Township Board Members

From: Cheryl A. Goss, Township Clerk

Date: 05/04/2018

Re: Consent Calendar for 05/08/2018 Meeting

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Budget Amendments (none)

Revenue & Expenditure Report (none)

An appropriate motion would be: Motion to approve Consent Calendar items as presented.

Moved by _____, seconded by _____. Roll call vote:

Whitewater Township Supervisor's Report

April 2018

1) Investigate citizen observations:

A. None

2) Office duties:

A. Meetings:

- 1) Review large format/commercial gear washing equipment for fire station use.
- 2) Attend four (4) meetings interviewing for Fire Chief
- 3) The speaker at this month's MTA meeting was Susan Conradson, Cadillac District Floodplain Engineer with the DEQ. Susan presented information specific to each Township and what we need to accomplish to remain a participating partner in the National Flood Insurance Program (NFIP). There will be some follow up information coming in the few weeks.
- 4) Drafted a spring newsletter article.
- 5) Participated in the first meeting of the East West Corridor study commissioned by the Grand Traverse County Road Commission for Local Units of Government. As we know for many years getting one side of town to the other crossing the Boardman River is no small task during many hours of the day. This study is to listen to comments and concerns from everyone willing to invest time in the process and develop a construction plan to relief traffic congestion. The scope of the project begins at Chums Corners up M-37 to the Grand Traverse Bay and east to Three Mile Road. I am hopeful the focus are is expanded as it has been a concern for many years that if an accident occurs between Bunker Hill Road and Holiday Hills Road travel time for emergency services vehicles is increased significantly.
- 6) Visited the Fire Station during a training night to see some of the action taking place.

Respectfully Submitted,



Ron Popp
Whitewater Township Supervisor.

Clerk/Parks & Recreation Administrator's Report for April/May 2018

To: Whitewater Township Board Members

From: Cheryl A. Goss, Township Clerk

Date: 05/04/2018

This report details activity in the Clerk's office since my last report dated 04/06/2018:

Meetings Attended (in addition to Township Board meetings):

1. 04/12/2018 Grand Traverse County Municipal Clerks' Association (Traverse City)
2. 05/02/2018 Planning Commission public hearings on zoning ordinance amendments

Elections: There is no May election. Biannual training of election inspectors will take place at the Whitewater Township Hall in June

Whitewater Township Park: We had a record-shattering first day of online reservations for the campground. On April 9, there were 381 transactions (200 of them in the first 35 minutes) and total charges of \$48,953. By comparison, total charges on the first day of reservations in 2017 were \$37,587. This is a 23% increase in business on that day! Suffice it to say, Whitewater Township Park continues to grow in popularity.

We are currently preparing for opening of the campground on 5/11 with Free Camping Weekend. As of last report, 52 of 55 sites were booked. Hopefully, the weather will be nice!

If you're ever interested to see the booking status in the park, you can go to www.whitewatertownshippark.org and enter any month/day of arrival and then click on Availability. When you page down through the sites, if there is a horizontal line through a date, it means the site is booked for that date. You can see each site for a month at a time. You don't have to go all the way through the booking process to just see what's available. Take a peek some time and you'll see which sites and dates are the most popular.

Wheelock & Sons were planning to pick up the used playground equipment this week that will be installed at Whitewater Township Park. All of this equipment needs to be sandblasted and painted before installation.

Hi Pray Park/Battle Creek Natural Area/Lossie Road Nature Trail/Petobego Natural Area:

The pitching machine and 10x14 shed for housing of batting cage equipment have been ordered for Hi Pray Park. The Rotary Good Works grant application for this project is being fine-tuned and we plan to submit it the week of May 7th. Ranger Brian is getting ready to install the new benches we bought last fall, two of which will be installed at the tennis nets, two others at the new Hi Pray Park playground equipment, and as-yet-undetermined locations for the other two. Unfortunately, rodents got into the Hi Pray Park pavilion over the winter and made an awful mess of the equipment room, mechanical room, and did some damage to the new tennis nets purchased two years ago. The nets will need to be stored elsewhere in the future.

(continued)

8380 Old M-72 Renovation/Addition Project: The power pole behind the fire station has been removed. As of this date, they still have to come back to remove the pole behind the cemetery. I have been in touch with RCI about the remaining east drive and rear parking lot work. Their subcontractors are planning to be there in mid-May to finish up. Interim Deputy Chief Nick Carpenter wondered about the possibility of getting the east drive to the rear of the building asphalted at the same time the apron out front is redone. Consider this memo a request for that to be looked into and funded, if possible.

Whitewater Township Fire Department:

1. Vehicle Titles and License Plates: All former Grand Traverse Rural vehicle titles have been transferred into the name of Whitewater Township (engine, tanker, air truck, and the big brush truck). Non-expiring municipal license plates, registrations, and proofs of insurance have been provided to the fire department for those vehicles. I believe Chief Arbenowske has returned Rural's plates to the Kingsley office.

It turns out there were two mistakes on the Metropolitan Appraisal documents with regard to the years of two vehicles. The title for the HME Engine shows that it is a 2002 (not 2003). The title for the Chevrolet Air Truck shows that it is a 2006 (not 2005). Paul Olson was notified of these discrepancies and has provided corrected insurance documents. He will be present at the board's 5/22 meeting for his annual update on township insurances.

2. Workout Equipment: I have been working with Interim Fire Captain Dave Tilley regarding selection of equipment and prices. Dave has taken the lead on communicating with the fire department members and MMR personnel as to the type of equipment that would be most useful and also getting quotes. I'm expecting to bring this information to the board on 5/22 for a decision. It's time to get this equipment in place for all of the personnel who work in the Emergency Services Building.

3. Internet Service: For some reason, Charter has not been responsive in getting Internet service in the township's name for the fire department. I called them in March and early April, was promised a return phone call from the appropriate department, but the call never came. There was no communication from Charter during the time I was out of the office in April. Dave Milliron from Rural called my office on 4/30 inquiring about needing to return the modem in their name. Upon calling Charter for the third time and insisting that the matter be handled, a form was emailed to me which will change the modem from Rural's name to the township's name. I sent that form on to Dave for his authorization and submittal to Charter. Once we get the next bill from Charter, we will make sure that Whitewater Township pays for the Internet service for the fire department beginning 4/1.

3. Payroll: Training and response time pay sheets were submitted by fire department personnel for the 4/27 pay date. We were, of course, paying Tim and Nick for their administrative time prior to 4/1.

Other News: None

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Whitewater Township
Planning & Zoning
5777 Vinton Road
P. O. Box 159
Williamsburg MI 49690
(231) 267-5141

May 03, 2018

Whitewater Township Board of Trustees:
RE: Zoning Administrator Report for April 2018

The month of April has been relatively busy with the issuance of five (5) land use permits, three (3) land division applications and approvals and one (1) sign permit application. The five (5) land use permits were issued for a new single family home with attached garage, for a demo-remodel/addition, detached garage, addition (224 sf) and pole barn. The land divisions included two (2) boundary line adjustments and one (1) actual division in the RC and Agricultural Districts. The one (1) sign permit was for the refacing of an existing sign in the C-1.

It appears we may be headed for a very busy summer, as I have received a number of calls regarding building homes in Whitewater Township and have given out a number of Land Use Permit applications.

The new FEMA Flood Zone Maps are available for review in my office; we had them laminated for ease of use.

Sincerely,

Dennis L Habedank, Zoning Administrator
Whitewater Township
(231) 267-5141 Extension 21
zoning@whitewatertownship.org

Fractile Response Time

Company IS MOBILE MEDICAL RESPONSE; AND Trip Date IS BETWEEN 04/01/2018 AND 04/30/2018; AND Initial Priority IS P-1 Life Threatening Emergency OR P-2 Emergency No Lights OR P-3 Downgrade (No Lts/Sirens); AND Dispatch Zones IS GT-Whitewater; ...

MOBILE MEDICAL RESPONSE

	Call Count	Cumulative Call Count	Percent of Total Calls	Cumulative Percent of Total Calls
00:00 - 01:59	6	6	35%	35%
02:00 - 02:59	2	8	12%	47%
03:00 - 03:59	4	12	24%	71%
04:00 - 04:59	2	14	12%	82%
06:00 - 06:59	1	15	6%	88%
16:00 - 16:59	1	16	6%	94%
19:00 - 19:59	1	17	6%	100%

Total Calls for MOBILE MEDICAL RESPONSE: 17

Requests by Nature of Call in Whitewater Twp

From 04/01/2018 to 04/30/2018

	Total
Abdominal Pain/Problems	1
Breathing Problems	1
Carbon Monoxide/Inhalation/HazMat	1
Cardiac or Respiratory Arrest/Death	1
Falls	1
Heart Problems / A.I.C.D.	1
Sick Person (Specific Diagnosis)	3
Traffic/Transportation/Accidents	5
Unconscious/Fainting (Near)	3
Total	17

Demand Analysis by Day of Week for Whitewater Twp

From 04/01/2018 to 04/30/2018

Time of Day

	1.SUN	2.MON	3.TUE	4.WED	5.THU	6.FRI	7.SAT	Total
00:00 - 00:59	0	0	1	0	0	0	0	1
06:00 - 06:59	0	0	0	0	0	0	1	1
07:00 - 07:59	0	1	0	0	0	0	0	1
11:00 - 11:59	0	1	0	0	0	0	0	1
14:00 - 14:59	0	1	0	0	0	0	0	1
15:00 - 15:59	0	1	0	1	0	0	0	2
16:00 - 16:59	1	0	0	0	0	0	0	1
17:00 - 17:59	0	0	0	0	0	5	0	5
18:00 - 18:59	0	0	0	0	1	0	0	1
19:00 - 19:59	0	1	0	1	0	1	0	3
Total	1	5	1	2	1	6	1	17

Transport Count by Month

	4/2017	5/2017	6/2017	7/2017	8/2017	9/2017	10/2017	11/2017	12/2017	1/2018	2/2018	3/2018	4/2018	Total
Village of Elk Rapids	21	14	11	27	22	17	7	12	17	11	4	13	15	191
Elk Rapids Twp	6	5	4	7	5	5	4	4	5	6	6	4	5	66
Milton Twp	4	4	17	13	12	16	11	7	6	11	6	9	8	124
Whitewater Twp	16	7	7	14	9	20	9	19	16	9	6	13	17	162
Torch Lk Twp	0	0	1	2	2	0	0	0	0	0	0	0	0	5
Kalkaska County	0	0	0	0	0	1	0	0	0	0	0	0	2	3
GT County	0	5	0	9	1	2	3	3	1	8	2	1	2	37
Total	47	35	40	72	51	61	34	45	45	45	24	40	49	588

**INTEREST FOR FISCAL YEAR 2017 / 2018
ALL ACCOUNTS - YTD**

Fund	ASB Checking Account	ASB Money Market		FCB Checking	FCB Savings	Total
General Fund- - 101	5456.89	202.99				5659.88
Payroll Clearing Fund - 750						0.00
Tower Removal					38.19	38.19
Road Fund-- 203	39.91					39.91
Road Repair Fund-- 204	279.89					279.89
Fire Fund-- 206	465.01	50.74				515.75
Park Fund- - 208	350.26	36.52				386.78
Recreation Fund- - 209	5.80					5.80
Ambulance Fund-- 210	349.06					349.06
Public Imprvmt Fund- - 401	0.46					0.46
Fire Cap Imprvmt Fund-- 406	206.44	14.24			363.04	583.72
Total						7859.44
Property Tax Ckg - -- 703				756.66		756.66
Miami Beach Fund- - 590				243.61		243.61
WMDLS Road Assmt Ckg -- 811				324.19		324.19
WMDLS Road Assmt Sav -- 811					704.25	704.25
GRAND TOTAL ALL INTEREST	7153.72	304.49		1324.46	1105.48	9888.15

Whitewater Township
 ASB Interest Investment Report
 April 2017 - March 2018

	April '17	May '17	June '17	July '17	Aug '17	Sept '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	March '18	GR TOTAL
General Fund-- 101	117.83	132.63	118.72	124.10	127.13	128.92	140.69	124.31	114.39	108.73	110.69	109.16	1,457.30
Road Fund-- 203	3.86	4.15	3.98	4.02	4.13	2.88	3.25	3.16	2.86	2.45	2.39	2.78	39.91
Road Rep-- 204	34.68	29.27	27.22	27.66	20.92	19.99	22.79	22.28	20.31	17.49	17.21	20.07	279.89
Fire Fund-- 206	36.48	40.63	38.31	37.50	37.18	34.04	37.01	34.54	35.17	40.46	42.77	50.92	465.01
Park Fund-- 208	32.55	34.92	33.99	32.43	31.88	27.76	29.58	27.63	25.98	22.31	21.91	28.99	349.93
Recreation Fund-- 209	2.83	0.82	0.39									1.76	5.80
Ambulance Fund-- 210	59.18	38.37	35.50	36.44	36.60	27.45	10.72			17.61	29.36	57.83	349.06
Public Imprvmt Fund-- 401	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.03	0.03	0.04	0.46
Fire Cap Imprvmt Fund-- 406	30.19	32.10	29.85	29.64	29.86	21.12	3.94	3.78		8.35	8.13	9.48	206.44
Total	317.64	312.93	288.00	291.83	287.74	262.20	248.02	215.74	198.75	217.43	232.49	281.03	3,153.80

Whitewater Township
 ASB Money Market Interest Report
 April 2017 - March 2018

	April '17	May '17	June '17	July '17	Aug '17	Sept '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	March '18	GR TOTAL
General Fund-- 101	16.66	17.22	16.68	17.23	17.23	16.68	17.24	16.70	17.25	17.25	15.59	17.26	202.99
Fire Fund-- 206	4.17	4.31	4.17	4.31	4.31	4.17	4.31	4.17	4.31	4.31	3.89	4.31	50.74
Park Fund-- 208	3.00	3.10	3.00	3.10	3.10	3.00	3.10	3.00	3.10	3.11	2.80	3.11	36.52
Fire Cap Imprvmt Fund-- 406	1.17	1.21	1.17	1.21	1.21	1.17	1.21	1.17	1.21	1.21	1.09	1.21	14.24
Road Fund-- 203													0.00
													0.00
Total	25.00	25.84	25.02	25.85	25.85	25.02	25.86	25.04	25.87	25.88	23.37	25.89	304.49

Whitewater Township
FCB Interest Report
April 2017 - March 2018

	April '17	May '17	June '17	July '17	Aug '17	Sept '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	March '18	GR TOTAL
Tower Removal			9.51			9.62			9.63			9.43	38.19
													0.00
Fire Cap Imprvmt Fund-- 406			90.41			91.47			91.54			89.62	363.04
Property Tax Ckg-- 703	0.21	0.12	0.10	41.69	85.82	319.46	121.54	10.30	33.73	79.68	47.13	16.88	756.66
													0.00
Miami Beach Fund-- 590	25.11	26.09	25.43	26.50	26.37	18.65	17.54	16.48	16.03	16.00	14.45	14.96	243.61
WMDLS Road Assmt Ckg-- 811	25.87	26.74	25.88	26.75	26.76	25.90	26.77	25.91	26.78	26.79	24.20	35.84	324.19
WMDLS Road Assmt Sav-- 811			181.86			184.00			184.14			154.25	704.25
Total	51.19	52.95	333.19	94.94	138.95	649.10	165.85	52.69	361.85	122.47	85.78	320.98	2,429.94

**Whitewater Township
Parks and Recreation Advisory Committee
Regular Minutes for Monday, March 12, 2018**

Call to order 7:00 p.m.

Roll Call: Butler, Cosgrove, Decker, Hubbell, Leach, Melton

Absent: None

Also in attendance Recording Secretary MacLean

Set / Approve Agenda: Set

Declaration of Conflict of Interest: None

Public Comment. None

Approval of February 12, 2018, Regular meeting minutes.

MOTION by Hubbell, second by Butler to approve the minutes. On voice vote: All in favor. Motion carried.

Reports/Presentations/Announcements/Comments/Correspondence:

Clerk Goss email: Paddle Antrim grant opportunity – possibly for a separate landing beach for canoes and kayaks. Possibly where the volleyball court area is currently. Park could buy and rent kayaks and canoes. Park could let a vendor in to rent kayaks, etc. and collect a fee.

Unfinished Business:

1. Parks & Rec budget 2018: Rec Fund budget request: \$39,728; Park approximately \$4,444. Park and Rec budgets were approved as presented. March 20 is the public hearing for final approval.
2. BCNA, appendix 9 & 14: GIS office update: Need a GPS, handheld Garmin, for the county to have the coordinates for the map. Denny may be able to get one from someone. Map-It is a mobile GIS / GPS app.
3. DNR or other grant writing updates. Lessons learned on grant writing opportunities – we really don't have the required personnel to qualify for the one DNR grant.
Decker: Went to the Water-way DNR grant writing training. Lots of good information. They want very large projects and they want all of the authority. Probably a three year project. Lots of information (\$\$) is necessary for the application. No construction can start until they say. Pre inspection, permits, reimburse after we pay for it, inspection reports, receipts, up to two years for funding to be approved by legislature (which is after the approval by the DNR). They are responsible for nothing and in charge of everything. Really need a very big project over many years. They do a lot of marina projects and break water projects.
There are other DNR grants besides the water-way grants available.
Large trails, the walking trail (a new structure) at Hi Pray Park may be an option. Converting the one ball field to a soccer field would (may) be something that they would work with.

Dodgeball leagues are getting to be more popular.

MLB and /or Little League Association. Grants are ready to be presented. Rotary grant is ready to go. 2% grant with the Tribe for the June cycle for the batting cages. Chuck will help the boys get the grant information together for presentation to the GTB for the June cycle.

Would really like to have someone who oversees and runs the using of the softball fields.

Information on metal detecting on public property. A gentleman was confronted by the “President of Whitewater Township” at Hi Pray Park. Sounds like a public relations disaster.

New Business:

1. Tentative scheduling of projects:

WWT playground equipment installation: Significant size project. Get the sand blasting, painting of all of the equipment first. Possibly six weeks to get back from Wheelock. Plan for the end of May or beginning of June? Make the final list in April: chain, swing seats, excavating, etc. to get purchase orders from Clerk.

For projects that were already approved we can move forward:

Once the budget is approved Chuck will go to the Clerk for a purchase order for the shed.

Once the budget is approved Chuck will go to the Clerk for a purchase order for the sandblasting and painting.

Hi Pray batting cage: mid April through May for the Little League in June. May 19-20 tentative.

BCNA & Lossie Trail signage/upgrades: We are going to put in for grant money.

Road signs for the park entrance approved by board? Remind Cheryl to have Board approve.

Other projects for scheduling or discussion: Maintenance, landscaping – remove the bushes and the berms, leave the trees, plant grass at Hi Pray Park. Bid out for the lawn maintenance guy.

Next regular meeting: April 9, 2018

Public Comment: None

Adjournment: 8:40 p.m.

Respectfully submitted,

Lois MacLean

Recording Secretary

WHITEWATER TOWNSHIP PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
April 4, 2018

Call to Order at 7:02 p.m.

Roll Call: Dean, Hooper, Jacobson, Lawson, Mangus, Render, Savage

Absent: None

Also in attendance: Recording Secretary MacLean

Set / Adjust Agenda: Set

Declaration of Conflict of Interest: None.

Public Comment: None

Public Hearing: None.

Approval of Minutes:

Motion to approve March 7, 2018, Regular Meeting Minutes by Hooper, second by Jacobson. On voice vote, all in favor. Motion carried.

Motion to approve March 21, 2018, Special Meeting Minutes by Savage, second by Lawson. On voice vote, all in favor. Motion carried.

Correspondence: None.

Reports:

Zoning Administrator Report, Habedank: N/A

Chair's Report, Mangus: None.

Township Board Rep., Lawson: Fire department is up and running. Board is interviewing for Fire Chief.

ZBA Representative, Hooper: No meetings.

Committee Reports: None.

Additional Items: None.

Old Business:

1. Article 6, R1, pre-public hearing review: Discussion: 6.10.K. Storage buildings, sheds, carports, storage of equipment, storage of property, size, setbacks. Article 12 is where the setbacks are addressed.
Remove 6.10.L
Discussion: 6.11.I.
Discussion: Stand-alone storage buildings, definition, size, etc.
2. Article 10, Ag – 4th review. Discussion. If Event Barns are going to be in RC and Ag it should be in Article 37.
Discussion: Read through of previously discussed wording.
Amendment to add Event Barns into Ag and RC. Add a definition.
Article 37.11, Event Barns for public hearing in May
3. Article 10, Farming standards and Ag dumps - postponed

New Business:

1. Article 37, Animals – 1st review. Posponed

Motion by Lawson, second by Jacobson to send to public hearing (1) R1Article 6; (2) ADUs and the corresponding definition; (3) Event barns definition and addition to Ag and RC districts as a special use, as three separate public hearings for the May 2, 2018, meeting. On voice vote. All in favor. Motion carried.

Next Regular Meeting May 2, 2018.

Public Comment: Karen McKenzie, Bayside Real Estate of Elk Rapids: the Cook Road barn has been removed. Appreciate the PC discussion. Looking forward to getting the process going.

Commission Discussion/Comments: Dean: Definition of farming; restrict zone by zone; discuss at the next meeting.

Adjournment: 9:10 p.m.

Respectfully Submitted
Lois MacLean,
Recording Secretary



GRAND TRAVERSE RURAL FIRE BOARD MEETING

Paradise Township Hall
2300 E. M-113
Kingsley, MI 49649

*March 14, 2018
Special Meeting held at 2:00 p.m.*

Chairman Ron Popp Vice-Chair Doug Mansfield Treasurer Rob Lajko

Members: Fife Lake -Linda Forwerck, Paradise- Rob Lajko, Springfield- Tom Gonyer, Union- Doug Mansfield, Whitewater- Ron Popp

Any interested person or group may address the Grand Traverse Rural Fire Board on any agenda item when recognized by the presiding Chairman or upon request of any Board Member. Also, any interested person or group may address the Grand Traverse Fire Board on any matter of Fire Department concern not on the Agenda during the agenda item designated Public Comment. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than five minutes unless otherwise explained by the presiding Chairman, subject to appeal by the Grand Traverse Rural Fire Board.

I. Roll Call

Paradise (present), Springfield (present), Union (present), Whitewater (present) and Fife Lake (present).

II. Approval of Agenda –

Motion by Union, supported by Fife Lake to approve the agenda as presented. Motion carried unanimously.

III. Conflict of Interest

No conflicts of interest were reported by members.

IV. Public Comment – None

V. New Business

a. Engine 6 Repair – Last Friday, Chief Fritz forwarded information on the repair of Engine 6. Chief summarized the repairs that are needed to the truck. A quote was received for \$30,000, but this is on the minimum of what is needed – the truck needs to be pulled apart to complete the repairs and it will probably end up costing more than this.

The truck has been certified by MDOT. The discussion at the last meeting was to declare the truck surplus and sell it as is. Fife Lake already has a new tanker on order, and it is planned to be in service by the end of March. The board discussed the disposition of the tanker.

b. Sale of Rural Assets – After the last GTRFD meeting, it was determined that Engine 6 had passed an MDOT inspection. Paradise's decisions at the last meeting were based on the impression that the truck had not passed such an inspection. The Paradise Township Board then rejected the value determinations made at the last meeting. The Paradise Township Board authorized Lajko to offer \$300,000-380,000 with all stations keeping their equipment, or to keep the number at \$413,000, with Paradise receiving Engine 6 at no additional cost.

Whitewater moved to accept a value of \$370,000 per station, plus 1/3 of all surplus equipment, with Engine 6 remaining in surplus. The board discussed. There was no second, so the motion died.

The board continued discussing the value of the equipment, and the cash that the townships would receive in each scenario. They discussed a number of different scenarios, and how to properly value the vehicles and other equipment. Whitewater presented a document that equalized the value of the equipment and vehicles, based on an exhaustive inventory of the equipment in Station 3, for review by the board.

Fife Lake and Springfield moved at their meeting to support the value and equipment distribution as decided at the February meeting. Whitewater's board supported \$370,000, plus 1/3 of the surplus equipment.

The board discussed timelines and the motion that was made at the February meeting. The board discussed the process for rescinding the motion made for \$413,000 at the last meeting. Fife Lake and Springfield have a standing motion from their townships to approve that number. Paradise and Whitewater have standing motions or consensus against that number. The board continued discussing the value of equipment.

It was mentioned that Paradise considers Rescue/Air 2 as significantly over-valued. The board discussed this piece of equipment. The board then returned to the discussion of the value of the equipment and the division of equipment and money between stations. The board worked to adjust the equalization numbers provided by Whitewater to account for extra equipment being divided between the stations.

The board discussed the value numbers that were presented and discussed at the February meeting. Paradise stated that regardless of how he votes tonight, his township board will accept the valuation number, however reluctantly, so that they have equipment to start with as a new department and the equipment will not have to be sold.

Paradise moved to rescind the motion made on February 21, 2018: “Union moved to accept that the value of the equipment is \$413,000 per station, with a value of \$232,000 removed from Fife Lake’s to account for Engine 6 for a total of \$181,000 paid by Fife Lake for the equipment.” Union supported. Roll Call Vote: Paradise (aye), Fife Lake (aye), Whitewater (aye), Union (aye), Springfield (aye). Motion passed.

Whitewater moved to accept a value of \$370,000 each for Stations 2 & 3 and \$189,000 for Station 6, plus 1/3 of all surplus equipment (including equipment from Ladder 2 and surplus equipment stored at Station 2). Engine 6 and Ladder 2 will remain in surplus and be sold, and the money split according to the township ownership percentages. Springfield seconded. Roll Call Vote: Paradise (no), Fife Lake (aye), Whitewater (aye), Union (aye), Springfield (aye). Motion passed.

The board briefly discussed the escrow account and remaining bills. Chief stated that he is working to get all final bills, including truck repair bills, in before April 1. The board had previously discussed placing \$80,000 in an escrow account. The board discussed the sale of Ladder 2 and Engine 6. Engine 6 cannot be sold until after April 1, and Ladder 2 is currently being used as backup while other engines are being taken in for service. Paradise may be interested in purchasing Engine 6. The board discussed brokering both vehicles – selling them to a broker for a lower amount, with the broker then reselling them. The board directed Chief Fritz to find out what the brokerage fees would be for both vehicles.

Fife Lake asked about transferring titles. April 1 is Easter Sunday, so Fife Lake will need to go to the Secretary of State on April 2. The Chief will sign titles over on Friday, March 30, so that they can be formally transferred on April 2. Fife Lake requested that Engine 6 be taken out of service on Wednesday, March 28, so that they can transfer the equipment from Engine 6 to their new engine. The board had consensus to do so. The various stations are working to update all of their insurance, box alarms, mutual aid agreements, etc., as well as picking up files and other documents.

VI. Second Public Comment

Scott Tinker – He asked when departments will start distributing/receiving surplus. The board discussed briefly. Chief Fritz will meet with his officers and new chiefs and set up a plan; he would like to have the equipment divided before the end of March. Tinker stated that Brush 6 is not pumping water; Chief will check into this.

Ron Popp – This (equipment repairs) is why everything shouldn’t have been turned over to the Fire Chief and let everything sit on him. The board should have had additional oversight of vehicle maintenance over the last few years.

Paul Hubbell – He might be interested in the surplus trucks; he is interested to know what the brokerage numbers are when they come in.

VII. Adjournment

Motion by Fife Lake, supported by Paradise to adjourn the meeting at 3:46 p.m. Motion carried unanimously.

Ron Popp, Chairman

Dana Boomer, Recording Secretary

DRAFT



GRAND TRAVERSE RURAL FIRE BOARD MEETING

**Paradise Township Hall
2300 E. M-113
Kingsley, MI 49649**

***March 21, 2018
Regular Meeting held at 6:00 p.m.***

Chairman Ron Popp Vice-Chair Doug Mansfield Treasurer Rob Lajko

Members: Fife Lake -Linda Forwerck, Paradise- Rob Lajko, Springfield- Tom Gonyer, Union- Doug Mansfield, Whitewater- Ron Popp

Any interested person or group may address the Grand Traverse Rural Fire Board on any agenda item when recognized by the presiding Chairman or upon request of any Board Member. Also, any interested person or group may address the Grand Traverse Fire Board on any matter of Fire Department concern not on the Agenda during the agenda item designated Public Comment. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than five minutes unless otherwise explained by the presiding Chairman, subject to appeal by the Grand Traverse Rural Fire Board.

I. Roll Call

Paradise (present), Springfield (present), Union (present), Whitewater (present) and Fife Lake (present).

II. Approval of Agenda – Whitewater asked to correct the consent calendar to read \$7,295.64 for vendors payable, add David Milliron memo as new business, item h, and add Kodiak offer to purchase vehicles as new business, item i.

Motion by Union, supported by Fife Lake to approve the agenda as amended. Motion carried unanimously.

III. Conflict of Interest

No conflicts of interest were reported by members.

IV. Consent Calendar

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one Board motion without discussion. Any member of the Board, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for individual consideration by the Board; and such requests will be automatically

respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single Board action adopting the consent calendar.

- a. Minutes - The Board approves the minutes of Grand Traverse Rural Fire Board of February 21, 2018 and Special Meeting of March 14, 2018.
- b. Payroll – The Board approves Payroll for February 8, 2018 in the amount of \$4,075.03 and February 22, 2018 in the amount of \$2,238.95.
- c. Accounts Payable – The Board approves Vendor’s payable in the amount of \$7,295.64.
- d. Reports and Communications – The Board directs the staff to receive, file and respond to communications as necessary. (Financial, Chief’s, RTC, Attorney).

Motion by Union, supported by Paradise to approve the consent calendar for March 21, 2018 as amended during the agenda discussion. Roll Call Vote: Fife Lake (aye) Paradise (aye), Springfield (aye), Union (aye), Whitewater (aye). Motion carried unanimously.

V. Public Comment - None

VI. Unfinished Business

- a. **Apparatus/Equipment Reassignments** – There has been no division of equipment yet. Chief Fritz plans to set up a meeting to divide surplus equipment next week. This equipment includes hose, turnout gear, the equipment off of Ladder 2, and office equipment. The board and chief briefly discussed this equipment. There is a consensus of the board that any unwanted equipment will be distributed 1/3 to each station and they can dispose of it as they please.

The board discussed equipment and cash distribution with Milliron. Chief Fritz and Milliron have discussed creating a “purchase agreement” for the trucks and 1/3 of the equipment, in an as-is state, for each township. Whitewater requested a summary of equipment given to each township in the surplus equipment distribution; the Chief will create these summaries. Milliron and Chief will work together to make sure that all assets on the department’s asset list are accounted for as to which township they were sent to.

Paradise asked whether there should be one last board meeting in April and May, to finalize any remaining business. How to take care of remaining business will be discussed under new business.

- b. **Dissolution Check List** – The board discussed the dissolution check list provided by Dave Milliron on 12/28/2017.
 - 1) Establish a procedure for returning equipment not wanted by townships. Location and inventory control for storage. Method of disposal. – This will be addressed in part under New Business item i. Method of disposing of excess equipment has been determined – 1/3 of any unwanted equipment will be given to each station to dispose of as they wish.

- 2) Retain business law firm to review all of the procedures prior to final distribution.
– So far, Jim Young has been aware of and reviewed all actions taken by the board regarding dissolution. If the board does not agree to place its authority in different board and staff members for a variety of duties after March 31, 2018 (which will be discussed in new business), a law firm may need to be retained to handle some of the department's closing business. This agenda item may be returned to after new business.
- 3) Establish an escrow account or letter of understanding that the townships will pay any bills which may occur after 3/31/18. – The board discussed the amount needed for an escrow amount. Previously \$80,000 was discussed, but this was with fixing Engine 6. Milliron thinks that \$15,000 would be sufficient, and \$20,000 would be comfortable. Chief Fritz stated that all bills for equipment repair should be in before March 31, but the board could add \$10,000 to the escrow if they are not comfortable with this time frame. **Paradise moved to create an escrow account in the amount of \$30,000 to cover any bills that come in after March 31, 2018. Fife Lake seconded.** After discussion regarding closing dates it was determined this would be discussed under New Business, **Paradise withdrew his motion and Fife Lake agreed.** The board briefly discussed distribution of funds, this will be discussed under New Business items c/d.
- 4) Discuss retention of Mr. Milliron/Mary Jo after 3/31/2018 as independent contractors. – This will be discussed under new business.

VII. New Business

- a. **Dissolution Discussion** – No discussion.
- b. **Move Out Date from Corporate Offices** – Paradise and Blair will work with whatever room GTRFD needs, including office space for Milliron and Mary Jo after April 1, 2018. The Chief's Office will be cleared out and provide living space for the crew after April 1.
- c. **Financial/Banking Accounts** – The board discussed the transfer of authority for financial and banking accounts. Once the accounts are combined and investments (CDs, etc.) are sold, Milliron will cut checks to each township, and they can either be mailed or each township would have the option of picking up its check. Milliron will create a worksheet for the monetary distribution and have Tobin & Associates verify the numbers. The board discussed temporarily having over \$800,000 in one account for a short period of time, which is over the FDIC insured amount of \$250,000. This exposure would be reduced by the townships picking up their checks and immediately depositing them. The board again discussed having the final numbers verified; this will be done after the checks have been cut, and will provide a paper trail that verifies that money went in and out correctly. **Whitewater moved to authorize Rural Fire Accountant Dave Milliron and Rural Fire Treasurer Rob Lajko to streamline all financial and banking accounts into a single account, beginning on Monday, March 26, 2018. Union seconded. Roll call vote: Paradise (yes), Fife Lake (yes), Whitewater (yes), Union (yes), Springfield (yes). All in favor, motion carried.**

- d. **Fund Distribution** – The board briefly discussed the distribution of funds at the end of the escrow account, and the length of time the escrow account will be open. Sixty days was determined to be sufficient. **Union moves to create an escrow account in the amount of \$30,000, and deposit any money received from the sale of residual equipment after April 1, 2018 into the escrow account. In addition, authorizes Rural Fire Accountant Dave Milliron and/or Rural Fire Treasurer Rob Lajko to distribute remaining escrow funds consistent with Member Township’s percent of ownership and close escrow account on or before June 1, 2018, authority effective March 30, 2018. Whitewater seconded. Roll call vote: Paradise (yes), Fife Lake (yes), Whitewater (yes), Union (yes), Springfield (yes). All in favor, motion carried.**
- e. **Conveyance Documents** – This board discussed the authority to sign conveyance documents and/or other documents. It was decided to merge the authority to sign conveyance documents into the full executive authority discussed in item f.
- f. **Executive Authority** – The board briefly discussed the granting of executive power. **Whitewater moves to authorize Rural Fire Chairman Ron Popp and/or Rural Fire Vice-Chairman Doug Mansfield the broad grant of authority for final decisions to resolve any and all unforeseen issues regarding the dissolution of the Grand Traverse Fire Department – Rural Division including execution of any and all documents on behalf of the Grand Traverse Fire Department – Rural Division Board, until June 1, 2018, authority effective March 30, 2018. Springfield seconded. Roll call vote: Paradise (yes), Fife Lake (yes), Whitewater (yes), Union (yes), Springfield (yes). All in favor, motion carried.**
- g. **Any and All Final Business** – The board briefly discussed the retention of Milliron and Mary Jo, and the length of retention and hourly wage. **Whitewater moved to retain David Milliron and Mary Jo Barck on an as-needed, hourly basis until June 1, 2018. They would be contract employees at a rate of \$20.00/hr. Union seconded. Roll call vote: Paradise (yes), Fife Lake (yes), Whitewater (yes), Union (yes), Springfield (yes). All in favor, motion carried.**

Fife Lake was under the impression that her township would owe money; it will not. There was a brief discussion of how much cash would come to each township.

- h. **David Milliron Memo** – Milliron distributed a memo regarding final administrative actions. He has been contacting various utilities and services to make sure these will be cancelled March 31, 2018. All vehicle license plates, gas cards and insurance certificates belong to GTRFD and are not transferrable, so must be returned when the equipment is transferred to the individual townships. Copies of all signed titles will be made, and a list by station and VIN numbers of vehicles will be made. The board briefly discussed these items. Milliron will be checking with Verizon to see if it is possible to change the authority for the phones in the vehicles over to the individual townships without deactivating and reactivating them, and will work with the individual townships on this.

- i. **Kodiak Offer to Purchase Vehicles** – Kodiak offered to purchase Ladder 2 and Engine 6 for trade in value, and also gave the potential resale value of the equipment. They offered to purchase Ladder 2 for \$12,600 and Engine 6 for \$32,500. They feel the potential resale value of Ladder 2 is \$35,000 and Engine 6 is \$75,000-110,000. Paradise offered \$40,000 for Engine 6. Fife Lake pointed out that they were almost on the hook for Engine 6 for \$232,000, and now it's having offers of \$30,000-40,000. The board briefly discussed this, and the possibility of GTRFD selling the equipment on their own. GTRFD does not have the time to sell this equipment on the open market, and would likely end up backed into a corner on May 30. The board discussed Paradise's offer. **Paradise moved to allow Paradise to purchase Engine 6, as is, with no extra equipment, for \$40,000. Union seconded. Roll call vote: Paradise (yes), Fife Lake (yes), Whitewater (no), Union (yes), Springfield (yes). Motion carried.**

Union moved to sell Ladder 2, as is, with no extra equipment, to Kodiak for \$12,600. Whitewater seconded. Roll call vote: Paradise (yes), Fife Lake (yes), Whitewater (yes), Union (yes), Springfield (yes). All in favor, motion carried.

VIII. Second Public Comment

Scott Tinker, 320 S. Essex Road, Kalkaska – Asked when Engine 6 would be taken out of service. He and Chief will be in discussion on this. He and Chief will be working on making sure all Fife Lake equipment is serviced and operational by March 31, 2018.

David Milliron thanked the board for being able to work with them for so many years. They have had a good run, and he has enjoyed his time and the work he has done with so many good people.

The audience led a round of applause for David Milliron and all of the work that he's done for the department over the years.

Linda Forwerck stated that although Rural Fire is being disbanded, she hopes all of the members can still work together and have the citizens' best interest in mind, even though they will now be working as separate entities.

IX. Adjournment

Motion by Paradise, supported by Union to adjourn the meeting at 7:56 p.m. Motion carried unanimously.

Ron Popp, Chairman

Dana Boomer, Recording Secretary



Greg Hamilton
9895 Elk Lake Trail
Williamsburg MI 49690
231.642.7772

April 16, 2018

Whitewater Township Board of Directors
5777 Vinton Road
Williamsburg MI 49690

Esteemed People,

I am writing to express concerns about a short-term summer rental in our neighborhood. Recently I met with Dennis Habedank, your zoning administrator. He was helpful answering and explaining issues and he also did some research.

It was surprising to find out this issue has not been thoroughly discussed or resolved by establishing any ordinances at the township level. Other townships nearby, such as Torch Lake and Peninsula townships, have established ordinances to tighten up rules and guidelines regarding this topic. This has become a hot item for discussion in the entire Grand Traverse region.

Nearby, a home at 9961 Elk Lake Trail sold a couple of years ago and since then it has been completely renovated to accommodate as many as 12 or more guests at a time. I know this because I have been inside this home. The house now has several small bedrooms. It is currently advertised on Airbnb and VRBO. It is also advertised as having shared frontage. The owner erroneously thinks that he owns part of the access when in fact the deed and tax records will indicate otherwise.

This letter is a proactive effort to avoid problems for all parties involved. The property owner at 9961 Elk Lake Trail has rights. However, before potential problems develop, the concerns of property owners in the rest of the subdivision must be heard and their rights protected as well.

The Elk Lake access, which has several restrictions as per two different lawsuits (1995 file #91-9416-C2 enclosed) is the primary concern. It will quickly become a problem if high volumes of traffic from this rental are using it. Excessive noise, fireworks, littering, drinking and use of a private dock should be important considerations to look at. The access runs very close to riparian homes on each side. The dock is private and renters from 9961 Elk Lake Trail can be prevented from using it but this restriction alone will not solve the problem. Many people in the neighborhood including some long-term renters have been allowed to use the dock at their own risk and enjoy the lake without any serious problems in the past. This potentially high volume traffic on this unique access will change everything. A private 5' strip co-owned by three parties is attached to the 15' access to allow for a 20' corridor from the road to the water. Technically,

anyone walking on the 5' privately-owned strip or the private dock would be trespassing if using it without permission. Other water access points are available close by, such as at the end of Angel Road, as well as the Yuba boat launch and the Whitewater Township Park.

I would strongly encourage the board to take a serious look at situations like this as they will undoubtedly become more prevalent problems for the township in the future. At this time no ordinance exists to legally address or even control this issue. A few suggestions would be to look at language other townships have in place. Also, there could be restrictions on the number of guests allowed to stay per week and/or requiring the owner to be living in the house being rented. The neighborhood is zoned R1. A commercial rental is not that much different than a small motel, as I see it. If it is operated as a commercial rental, it should be subject to commercial laws, codes, regulations and ordinances (such as fire codes, electrical codes and plumbing codes). Currently I believe it does not meet these code requirements.

I hope to attend township meetings in the future. Thank you for your time and attention to this matter.

Gregory R Hamilton
Padrice Brown Hamilton
9895 Elk Lake Trail
Williamsburg MI 49690
231.642.7772



Gregory R Hamilton


Padrice Brown Hamilton

Enc: Judgement, DeMott v Hamilton, et al, File 91-9416-CZ
Judgement, Holstein v Hamilton, et al, File 92-10136-CH
Two aerial maps of area in question
3/26/18 Record Eagle article

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF GRAND TRAVERSE

DONALD N. DeMOTT and ARLENE C.
DeMOTT, husband and wife,

Plaintiffs,

v

File No. 91-9416-CZ
HON. PHILIP E. RODGERS, JR.

GREGORY HAMILTON, a married man,
DOUGLAS SCOFIELD and KAREN
SCOFIELD, husband and wife, KENNETH
WEITSCHAT and MARGE WEITSCHAT,
husband and wife, and JAMES M. WEBER
and AGNES S. WEBER, husband and wife,

Defendants.

John A. MacNeal (P24098)
Attorney for Plaintiffs

Christopher L. Buday (P39942)
Attorney for Hamilton

Mark A. Risk (P31560)
Attorney for Scofields, Webers
and Weitschat

JUDGMENT

At a session of said Court held in the
Courthouse in Traverse City, Michigan,
on the ____ day of _____, 1995.

HONORABLE PHILIP E. RODGERS, JR.
Circuit Court Judge

This matter having been tried to the Court and the Court
having issued its written decision containing its finding of fact
and conclusions of law,

IT IS ORDERED AND ADJUDGED that Defendants Hamilton, Scofield
and Weitschat each own an undivided one-third interest in a five
(5) foot strip of land in the plat of Bosworth Meadows that may be
solely used for purposes of pedestrian access to Elk Lake. This
five (5) foot strip lies immediately to the South of Lot 6 in the

aforsaid plat, which itself is located in the NW fractional 1/4, Section 15, T28N, R9W, Whitewater Township, Grand Traverse County, Michigan.

IT IS FURTHER ORDERED AND ADJUDGED that Plaintiffs' claim to have adversely possessed this strip is denied as are Plaintiffs' other claims regarding an unlawful partition of real property.

IT IS FURTHER ORDERED AND ADJUDGED that Defendants Hamilton, Scofield, Weitschat and their successors in interest, jointly and severally, are permanently enjoined from the installation and maintenance of a dock or boat hoists and the keeping of boats on such hoists or adjoining a dock and from permanently mooring boats or launching boats in the waters of Elk Lake at the end of this five (5) foot strip of land. The Defendants and their successors in interest are likewise permanently enjoined from using the five (5) foot strip of land for the seasonal storage of boats and related equipment or picnicking.

IT IS FINALLY ORDERED AND ADJUDGED that the Defendant Douglas Scofield did trespass upon Plaintiffs' Lot 6 in Bosworth Meadows and did cut trees belonging to Plaintiffs which trees have a replacement value of \$1,922.00 and that the Defendant Scofield did remove limbs from an apple tree to which Plaintiffs are entitled to an award of nominal damages in the amount of \$1.00. The total damages awarded to Plaintiffs and against the Defendant Douglas Scofield total \$1,923.00 and shall be trebled consistent with the law of trespass. The Defendant Douglas Scofield shall then pay Plaintiffs total damages in the amount of \$5,769.00 together with interest at the statutory rate since the date the Complaint was filed.


HONORABLE PHILIP E. RODGERS, JR.
Circuit Court Judge

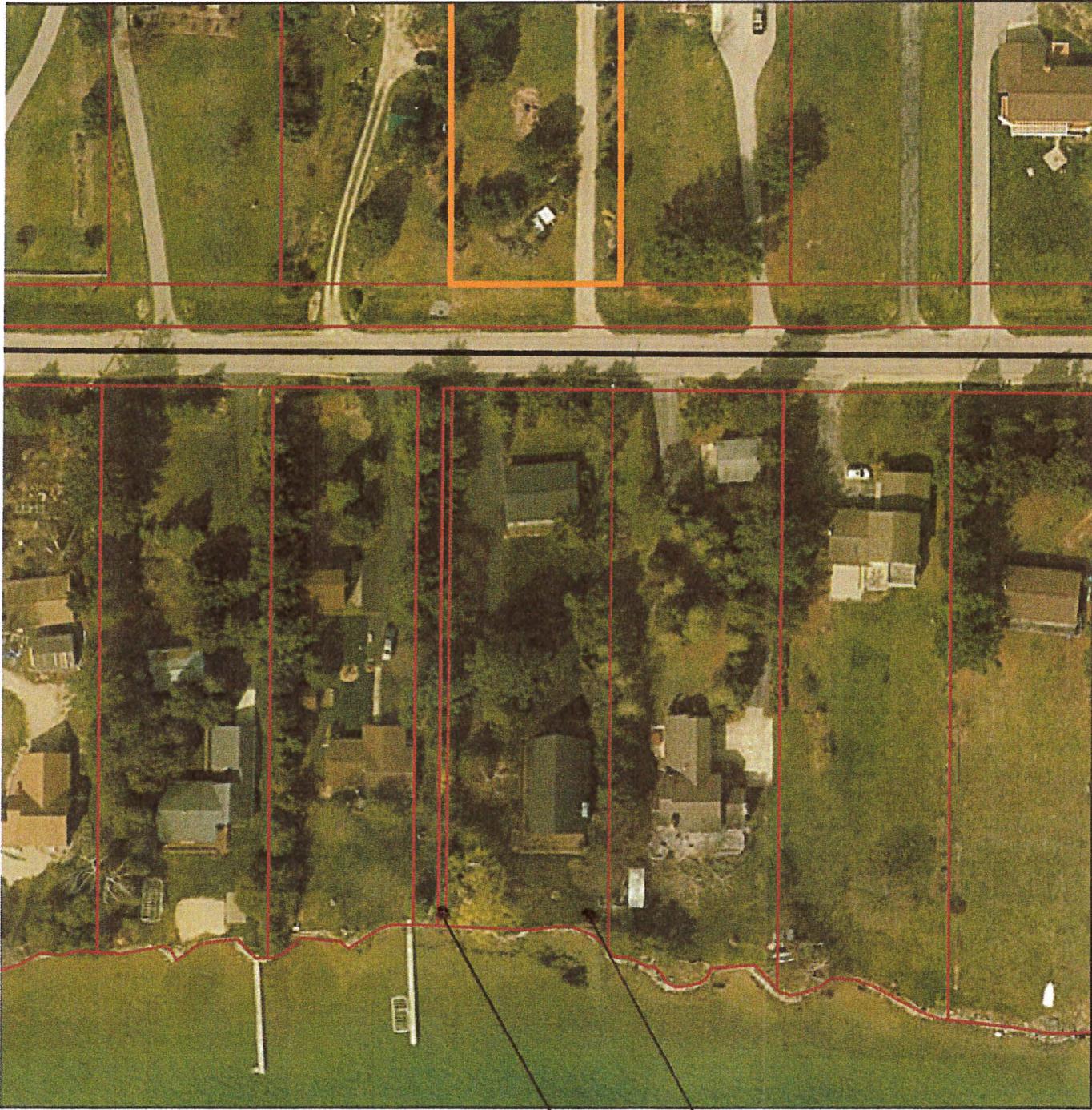
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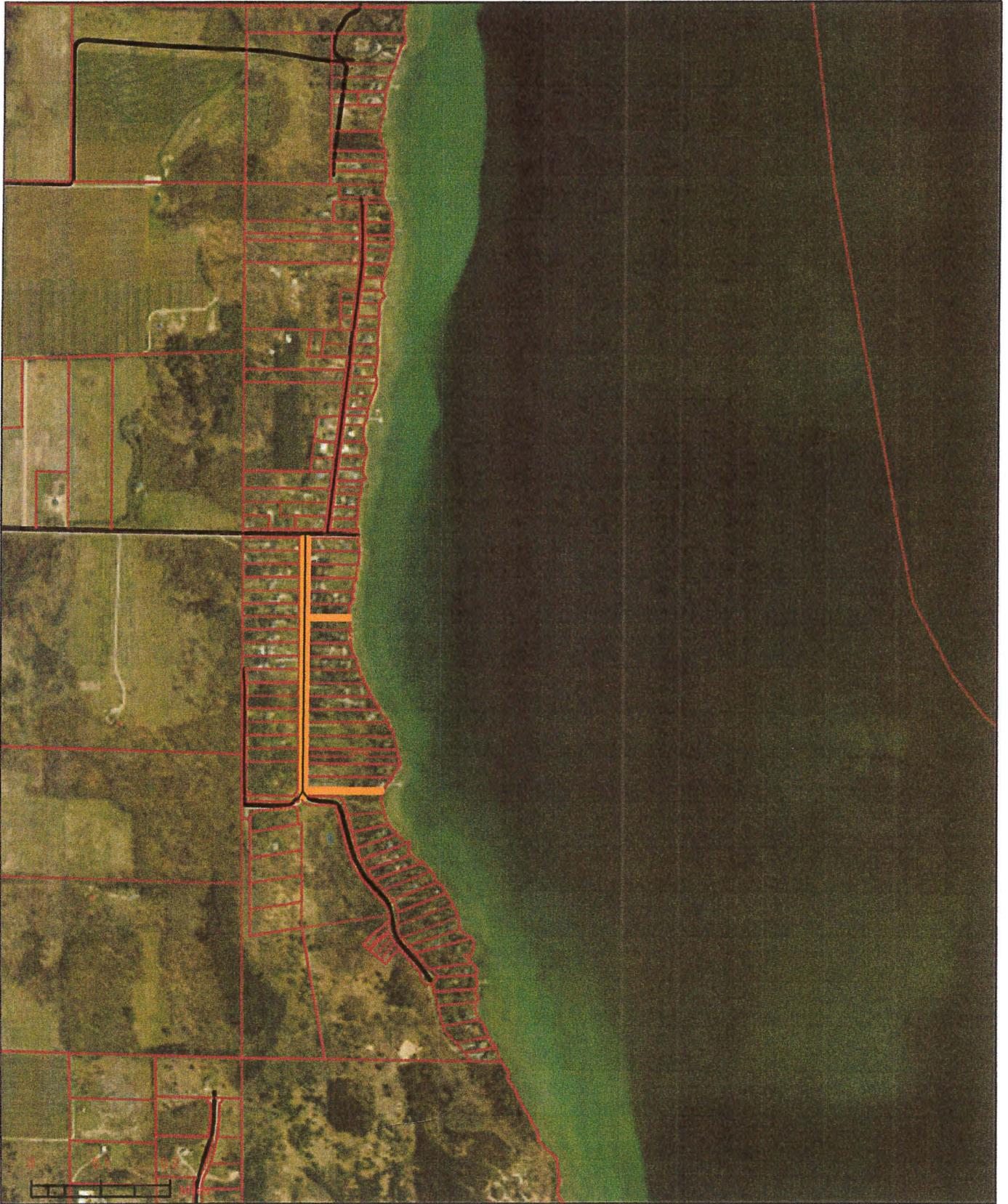
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HAMILTON, OWENS

WHITEWATER 2017



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TRAVERSE CITY RECORD

March 26, 2018

MONI

Housing



Record-Eagle/Jan-Michael Stump

Dave Durbin, here outside his Eleventh Street home in Traverse City, is in favor of the city loosening its rules on short-term rentals.

Rental debate rages

11 to 10116

'A GA



From left: Days for Girls Benzi

TC residents might argue
② short-term renting pros, cons

BY JORDAN TRAVIS
jtravis@record-eagle.com

continue - RE
Front page

TRAVERSE CITY — Dave Durbin hopes Traverse City planning commissioners follow through with a potential loosening of short-term rental rules.

Durbin once hosted paying guests in his home through an online service until city officials ordered him to stop. He has since formed Responsible Home Sharing Traverse City, an advocacy group. He and others want the city to allow more tourist homes in residential districts, and to allow guests to stay when the host is gone.

Traverse City must adapt to online rental platforms' popularity, just as other cities have, Durbin said.

"We are a tourist town, and this is a way that we can welcome more tourists to this town without needing new infrastructure or any new buildings or a marketing campaign or parking spaces or anything like that," he said. "It's a win for everybody if we embrace it and do it the right way."

Planning commissioners debated changing rules for tourist homes at a recent meeting — tourist home rules let homeowners rent up to three rooms for a week or less per visit, but they must be present. They're allowed in residential districts, unlike vacation homes, where the owner can be absent and guests can stay longer.

Commissioner Janet Fleshman chaired a committee delving into the topic, and said the group proposed eliminating a rule limiting tourist homes to one per 1,000 feet, but only for those running 21 days per year or less.

Other commissioners had their own suggestions — Commission chairwoman Linda Koebert said she's against unhosted stays in residential areas, while David Hassing said he's for them. Both proposed nixing the 1,000-foot rule outright.

← see ③

SEE RENTAL PAGE 2A

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1

RENTAL

TC residents argue short-term renting pros, cons

FROM PAGE 1A

"I believe we need to take a responsible approach and make a clear and confined space available for short-term rentals," Hassing said. "Otherwise, it threatens to eat us alive."

The planning board will solidify its proposals at an April 17 study session, city Planner Russ Soyering said. He sent commissioners a survey to see what kind of changes they'd like.

Durbin and others said there are benefits to allowing more short-term rentals in neighborhoods. Hosts can earn extra money while serving as ambassadors to the city. Visitors also get a different kind of experience by staying in a neighborhood.

But people who don't like short-term rentals in their neighborhood balk at the thought of seeing more of them.

Jan Cleland told planning commissioners loosening the rules could change her neighborhood for the worse. She wondered if anyone she knows there would be left, and it takes awhile to form neighborly bonds.

"You smile and wave, you watch each other, you see how they take care of

their yard. Trust is built. It happens that way, and that will be gone," she said.

Short-term rentals pose other problems, said Slabtown neighborhood resident Chris Campbell. The practice pushes up home values, making it harder for families to live in the city. Eliminating the 1,000-foot rule and allowing unhosted stays would only make that worse.

Streams of guests staying next door also can erode residents' sense of tranquility, Campbell said.

"Your residential neighborhoods are supposed to be residential, not supporting visitors and party-goers and whoop-tee-do goers," he said.

Durbin asserted many problems could be headed off by requiring hosts to rent their principle residence only — no accessory dwellings, vacation homes or investment properties. Other cities also require hosts who are gone when their guests stay to have an assignee who can handle issues. Hosts also have to set ground rules.

Planning commissioners' experiences with short-term renting, both as host and neighbor, surfaced during the debate.

Koebert told the planning board her home is on Airbnb.com but she didn't recuse herself — commissioners discussed changes for residential districts, while Koebert lives in a commercial district.

No commissioner objected to Koebert taking

part, but Mayor Jim Carruthers said her financial stake poses a conflict of interest.

Carruthers later said he believes the conflict is perceived, if not legal, while Koebert maintained there's none — acting city Attorney Karrie Zeits wasn't available Friday.

Paula Korndorfer said neighbors are constantly watching her tourist home, trying to catch her doing something wrong. One neighbor is a planning commissioner whom Korndorfer asserted is too biased to be deciding the issue.

Commissioner Camille Weatherholt is Korndorfer's neighbor. Weatherholt wasn't at the meeting but denied Korndorfer's accusations and any bias — Weatherholt did object to Korndorfer getting a tourist home license some years ago, and once complained to Korndorfer, then to the city, about Korndorfer's guests' parking, but did nothing else.

The overall debate involves many issues, and many options, Fleshman said. It'll take more work to grasp them all, and it's a task planning commissioners can't avoid.

"This is a discussion that we have to have," Fleshman said. "It's something I think we should move forward in allowing in some way that ... honors the fact that we live in a tourist town, recognizes the modern world but does not irrevocably change the character of the neighborhoods."

Short-term rentals (4)

In 2015 Garfield Township went through all the machinations that Traverse City proper is now going through on short-term rentals. It was prompted after numerous complaints from residents came to the forefront as their neighbors were renting their homes "under the radar" around Silver Lake. Those that support STRs maintain they are serving as city ambassadors and providing a genuine experience.

The truth is it is about generating income. Lots of income.

As one who lived directly across from an "under the radar" STR for over 10 years, I would liken it to living by a fraternity house. The promise of "screening carefully" and "having someone nearby" doesn't hold up when you are calling the police because a fight broke out, dealing with the noise, drunkenness, the weekly churning of guests, idling brew buses and much more. What we didn't know is there was an ordinance in place since 1974 forbidding STRs.

To the township's credit, they are now enforcing the ordinance and our home is as it should be — a quiet place to enjoy at the end of a day.

RE 4/1 Michelle Courval
Traverse City

**Whitewater Township Board
Minutes of Special Meeting held April 9, 2018**

Call to Order

Supervisor Popp called the meeting to order at 6:00 p.m. at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, Michigan.

Roll Call of Board Members

Board Members present: Benak, Goss, Hubbell, Lawson, Popp

Board Members absent: None

Others present: Janis "John" Smits

Set/Adjust Meeting Agenda

There were no adjustments.

Declaration of Conflict of Interest

None

Public Comment

None

Agenda Items as Listed in Special Meeting Notice

Interview – Janis "John" Smits – Fire Chief Position

Mr. Smits responded to numerous questions from board members concerning his education and work experience.

Board Comments/Discussion

None

Public Comment

None

Adjournment

Motion by Lawson to adjourn; second by Hubbell. Meeting adjourned at 7:19 p.m.

Respectfully submitted,

Cheryl A. Goss
Whitewater Township Clerk

**Whitewater Township Board
Minutes of Regular Meeting held April 10, 2018**

Call to Order/Pledge of Allegiance

Supervisor Popp called the meeting to order at 7:02 p.m. at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, Michigan, followed by the Pledge of Allegiance.

Roll Call of Board Members

Board Members present: Benak, Goss, Lawson, Popp

Board Members absent: Hubbell

Others present: Interim Fire Chief Tim Arbenowske, Kyle Riegle

Set/Adjust Meeting Agenda

There were no adjustments.

Declaration of Conflict of Interest

None

Public Comment

None

Public Hearing

None

Reports/Presentations/Announcements/Comments

County Board of Commissioners Report – No one is present from the County Board.

County Road Commissioner Report – No one is present from the Road Commission.

Mobile Medical Response Report – No one is present from Mobile Medical Response.

Planning Commission Report

Lawson reported they had a special meeting on 3/21. Zoning Administrator Habedank spoke briefly, said it is nice to see things coming together better with definitions, having things grouped together. They also talked about the FEMA flood maps and that may change the way things are insured and who is in the flood plain and who is not. They went through more definitions, more sections. They have a lot to move forward to public hearing.

Parks & Recreation Advisory Committee Report

Goss stated she was not able to attend the PRAC meeting last night due to the fire chief interview but spoke to Chairperson Melton today, who relayed the committee's appreciation for the board funding their projects for this year. Melton also relayed information on a couple projects the committee would like to get started on.

Consent Calendar

Receive and File

1. Supervisor's Report for March 2018
2. Clerk/Parks & Recreation Administrator's Report for March/April 2018
3. Zoning Administrator's 04/02/2018 Report/FEMA Meeting Report
4. Mobile Medical Response March 2018 Activity Reports
5. Approved 02/12/2018 Parks & Recreation Advisory Committee Minutes
6. Approved 03/07/2018 Planning Commission Minutes
7. Approved 03/21/2018 Planning Commission Special Meeting Minutes

Correspondence

1. Grand Traverse County Sheriff Department Statistics for March 2018 and 1st Quarter 2018 Totals
2. Letter 03/14/2018 Charter Communications re: New Channel Offering
3. Letter of Apology 04/06/2018 to Zoning Administrator Dennis Habedank

Minutes

1. Recommend approval of 03/01/2018 special meeting minutes, 03/06/2018 special meeting minutes, 03/13/2018 regular meeting minutes, 03/20/2018 special meeting minutes, 03/27/2018 regular meeting minutes, and 04/03/2018 special meeting minutes

Bills for Approval

1. Approval of Alden State Bank vouchers # 42527 though 42605
2. Approval of First Community Bank Miami Beach voucher # 1239
3. Approval of First Community Bank WMDLS vouchers # 1028 through 1309

Budget Amendments (none)

Revenue & Expenditure Report (none)

Motion by Lawson to approve Consent Calendar items as presented; second by Popp. There was no further discussion. **Roll call vote: Benak, yes; Goss, yes; Hubbell, absent; Lawson, yes; Popp, yes. Motion carried.**

Unfinished Business

Whitewater Township Fire Department

a. Resolution #18-10 Whitewater Township Mutual Aid Fee Schedule

Motion by Popp to adopt Resolution #18-10; second by Goss. There was no further discussion. **Roll call vote: Goss, yes; Hubbell, absent; Lawson, yes; Popp, yes; Benak, yes. Motion carried.**

b. Appointment of Interim Fire Captain

Motion by Lawson to appoint Dave Tilley as Whitewater Township Fire Department Interim Fire Captain, as recommended by Interim Fire Chief Tim Arbenowske; second by Goss. There was no further discussion. **On voice vote, all those present voted in favor, none opposed, Hubbell absent. Motion carried.**

c. Addition to Fife Lake Township Mutual Aid Agreement

Goss proposed that additional language be added to the agreement to state that it only applies to fire services, not ambulance, since the Fife Lake Area Emergency Services Authority provides fire and ambulance services. The township attorney agreed that a sentence could be added to clarify that it only relates to fire services.

Motion by Benak to add the language as written, that the scope of services excludes EMS service; second by Lawson.

Chief Arbenowske said his question is whether it should say fire and rescue.

Discussion followed.

The motion was modified to add the word “rescue” after the word “fire” where it is appropriate.

Further discussion followed.

On voice vote, Benak, Goss, and Lawson voted in favor, Popp opposed, Hubbell absent. Motion carried.

d. Other Fire Department Business

Goss noted that the vehicle titles are not completely filled out. Arbenowske stated he will get the mileage information.

Brief discussion of the interview process followed. Arbenowske was unable to attend the second candidate interview last evening.

Goss noted the Elk Rapids mutual aid agreement is now fully executed, as is the DNR cooperative mutual aid agreement.

Medical Licensing of Fire Department Vehicles

Popp stated he put this back on the agenda because it did not get finished at the last meeting.

Goss reported that two people she has spoken with have told her that an MFR licensed vehicle has to respond. Goss stated she did not find that requirement in the Emergency Services section of the Public Health Code.

Discussion followed.

Motion by Popp to medically MFR license the Air 3 rig; second by Lawson. Goss stated she does not recall putting any money in the budget for supplies for an MFR vehicle. Brief discussion followed. **Roll call vote: Hubbell, absent; Lawson, yes; Popp, yes; Benak, no; Goss, no. Motion failed.**

Motion by Popp to bring this back at the 4/24 meeting; second by Lawson. There was no further discussion. **On voice vote, Benak, Lawson, and Popp voted in favor, Goss opposed, Hubbell absent. Motion carried.**

Quarterly Review of Medical Marijuana Opt-Out

Popp stated he is receiving new requests about what our stance is on medical marijuana. We agreed to bring it back every quarter. Popp asked if there has been any change in how the board feels.

Discussion followed.

It was agreed that this issue will be revisited in six months, at an October 2018 meeting.

New Business

Review Proposals/Award Contract for Road/Site Work at Whitewater Township Park

Goss reported that last fall she and Ranger Cobb put together a request for quotes for road work and site work. Two contractors provided bids, Alpers Excavating and Avery Excavating. Kyle Riegle from Avery is present.

Riegle provided details of his proposal and answered questions from board members.

Motion by Popp to accept Avery Excavating's proposal using 6aa stone for a total of \$20,000; second by Benak. Popp commented that the other proposal is way above what we set aside for in the budget process. There was no further discussion. **Roll call vote: Lawson, yes; Popp, yes; Benak, yes; Goss, yes; Hubbell, absent. Motion carried.**

Riegle stated a 25% down payment is fine. He said he can get started as soon as frost laws are off, hopefully in 2-3 weeks. He estimated the project will take a week.

Discuss Ambulance Millage Ballot Language

The ambulance millage levy expired in 2017. The question is whether to place renewal or increase language on the ballot. The levy will be subject to Headlee rollbacks.

Discussion ensued.

Motion by Goss that the attorney's office be asked to draft renewal ballot language for the ambulance millage; second by Lawson. There was no further discussion. **On voice vote, all those present voted in favor, none opposed, Hubbell absent. Motion carried.**

Set 2018 Cleanup Day

Benak provided information regarding a June 9th date for cleanup day and vendor details.

Discussion followed.

Motion by Goss to contract with Area Waste for the 2018 Cleanup Day; second by Lawson. There was no further discussion. **Roll call vote: Popp, yes; Benak, yes; Goss, yes; Hubbell, absent; Lawson, yes. Motion carried.**

Benak will let them know.

Set Emergency Services Building Open House Date

Dates and times were discussed. It was proposed that the responders be paid training wage for their participation. MMR will be asked to provide a hands-only CPR class. The possibility of getting the smokehouse was discussed. Food and balloons were discussed. Benak will talk to WESA to see if they can do the food. There was consensus that the open house will be set for Saturday, June 23, from 11 am to 2 pm.

Resolution #18-11 Elk Rapids Schools Summer Tax Collection

Motion by Benak to adopt Resolution #18-11; second by Goss. There was no further discussion. **Roll call vote: Benak, yes; Goss, yes; Hubbell, absent; Lawson, yes; Popp, yes. Motion carried.**

Approve Recreation Fund Capital Expenditures

Approval is sought to expend monies for the batting cage, pitching machine, and 10 x 14 shed improvements at Hi Pray Park. The Parks & Recreation Advisory Committee would like to get started on this project.

Discussion followed.

Motion by Goss to approve capital expenditures in the amount of \$5,600; second by Benak. There was no further discussion. **Roll call vote: Goss, yes; Hubbell, absent; Lawson, yes; Popp, yes; Benak, yes. Motion carried.**

Review General Ordinance No. 7 Emergency Vehicle Services

Ordinances 7, 21, 37, and 40-06 are fire-related ordinances. Popp stated he wants to get copies of these to Interim Fire Chief Arbenowske for changes or whether they are still relevant.

Goss stated she does not want to burden Arbenowske; the documents should go to the attorney for revision.

Discussion followed.

There was consensus that Popp will review the four ordinances for obvious changes and submit the documents to Fahey's office for updating.

Review General Ordinance No. 21 Hazardous Spills Expense Recovery

See Ordinance No. 7 discussion.

Review General Ordinance No. 37 Emergency Services Charges

See Ordinance No. 7 discussion.

Review General Ordinance No. 40-06 Fire Prevention Ordinance
See Ordinance No. 7 discussion.

Tabled Items

Review Administrative Policy Section 5 (tabled 10/14/2014)
This agenda item will remain tabled.

Review Ordinance 22 Pension Plan (tabled 10/25/2016)
This agenda item will remain tabled.

Review Whitewater Township Planning & Zoning Fees (tabled 02/28/2017)
This agenda item will remain tabled.

Board Comments/Discussion

None

Announcements

Upcoming meetings are as follows:

4/11 – Fire chief interviews at 10:00 a.m., 1:00 p.m., and 6:00 p.m.

4/12 – Fire chief interview at 6:00 p.m. Popp stated he will be absent.

4/24 – Next regular township board meeting at 7:00 p.m.

Public Comment

None

Adjournment

Motion by Lawson to adjourn; second by Benak. On voice vote, all those present voted in favor, none opposed. Meeting adjourned at 8:48 p.m.

Respectfully submitted,

Cheryl A. Goss
Whitewater Township Clerk

**Whitewater Township Board
Minutes of Special Meeting held April 11, 2018**

Call to Order

Supervisor Popp called the meeting to order at 10:03 a.m. at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, Michigan.

Roll Call of Board Members

Board Members present: Benak, Goss, Lawson, Popp

Board Members absent: Hubbell

Others present: Bradley Justin Bailey

Set/Adjust Meeting Agenda

There were no adjustments.

Declaration of Conflict of Interest

None

Public Comment

None

Agenda Items as Listed in Special Meeting Notice

Interview – Bradley Justin Bailey – Fire Chief Position

Mr. Bailey responded to numerous questions from board members concerning his education and work experience.

At 11:43 a.m., the meeting recessed until the next scheduled interview at 1:00 p.m.

At 1:08 p.m., the meeting reconvened.

Benak, Goss, Lawson, and Popp are present; Hubbell absent. No one else is present.

Interview – Gary Dreyer – Fire Chief Position

Popp noted we are here to interview Mr. Gary Dreyer for the fire chief position. Mr. Dreyer is not here and he missed his noon appointment at the fire station.

Goss relayed some information she received recently about Mr. Dreyer.

At 1:15 p.m., the meeting recessed until the next scheduled interview at 6:00 p.m.

At 6:03 p.m., the meeting reconvened.

Benak, Goss, Lawson, and Popp are present; Hubbell absent.

Also present are Mr. Michael Paige, Interim Fire Chief Arbenowske, and Interim Fire Captain Dave Tilley.

Interview – Michael Paige – Fire Chief Position

Mr. Paige responded to numerous questions from board members concerning his education and work experience.

Board Comments/Discussion

None

Public Comment

None

Adjournment

Motion by Lawson to adjourn; second by Benak. On voice vote, all those present voted in favor, none opposed. Meeting adjourned at 7:52 p.m.

Respectfully submitted,

Cheryl A. Goss
Whitewater Township Clerk

DRAFT

**Whitewater Township Board
Minutes of Special Meeting held April 12, 2018**

Call to Order

In the absence of Supervisor Popp, Clerk Goss called the meeting to order at 6:00 p.m. at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, Michigan.

Motion by Goss to appoint Trustee Hubbell as chairperson of the meeting; second by Lawson. There was no discussion. **On voice vote, all those present voted in favor, none opposed, Popp absent. Motion carried.**

Roll Call of Board Members

Board Members present: Benak, Goss, Hubbell, Lawson

Board Members absent: Popp

Others present: Keith O'Neil, Firefighter Dave Tilley, Tim Shaffer

Set/Adjust Meeting Agenda

There were no adjustments.

Declaration of Conflict of Interest

None

Public Comment

None

Agenda Items as Listed in Special Meeting Notice

Interview – Keith O'Neil – Fire Chief Position

Mr. O'Neil responded to numerous questions from board members concerning his education and work experience.

Board Comments/Discussion

There was brief discussion about the candidate's training experience and his residency.

Goss informed those present that the candidate who missed his interview yesterday, Mr. Gary Dreyer, called this morning to sincerely apologize for his absence.

Discussion followed.

There was consensus that Mr. Dreyer will not be offered a makeup interview.

The board discussed the next step in the process of hiring a fire chief.

It was agreed that a special meeting will be set for April 25th at 6:00 p.m. to review/discuss fire chief candidate interviews and possibly make a decision.

Public Comment

None

Adjournment

Motion by Lawson to adjourn; second by Goss. On voice vote, all those present voted in favor, none opposed. Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Cheryl A. Goss
Whitewater Township Clerk

DRAFT

**Bills for Approval
May 8, 2018**

ALDEN STATE BANK	42606 - 42665	
PAYROLL 4/13	42606 - 42620	Gross Payroll \$6,627.72
ACCTS PAYABLE 4/13	42621	Grand Total \$5,000
ACCTS PAYABLE 4/18	42622 - 42631	Grand Total \$1,495.03
PAYROLL 4/27	42632 - 42651	Gross Payroll \$8,878.34
ACCTS PAYABLE 5/1	42652 - 42653	Grand Total \$1,499.14
ACCTS PAYABLE 5/1	42654 - 42665	Grand Total \$154,132.95

FIRST COMMUNITY BANK - MIAMI BEACH	1240	
ACCTS PAYABLE 5/1	1240	Grand Total \$1.25

FIRST COMMUNITY BANK - WMDLS

ALDEN STATE BANK - MONEY MARKET

Check Register Report

Bills for Approval 05/08/2018

Date: 05/03/2018

Time: 12:34 pm

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Whitewater Township

BANK: ALDEN STATE BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
ALDEN STATE BANK Checks							
42621	04/11/2018	Printed		AVERY EXC	AVERY EXCAVATING LLC	25 % DOWN ON ROAD/SITE WORK	5,000.00
42622	04/18/2018	Printed		365 OUTD	365 OUTDOOR	3/6-4/6 2018	320.00
42623	04/18/2018	Printed		AMERICAN	AMERICAN WASTE	4/01-4/30/2018	30.00
42624	04/18/2018	Printed		AT&T-PARK	AT&T	04/01-04/30/2018	72.02
42625	04/18/2018	Printed		AT&T-CELL	AT&T MOBILITY	3/23-4/22/2018	45.60
42626	04/18/2018	Printed		CONSUMERS	CONSUMERS ENERGY	03/01-03/31/2018	85.89
42627	04/18/2018	Printed		FUELMAN	FUELMAN	EXPEDITION	40.09
42628	04/18/2018	Printed		GT PACKJAN	GT PACKAGING & JANITORIAL	TOWELS	88.68
42629	04/18/2018	Printed		JENNY	JENNYCLEAN	WEEK MAR. 28, 2018	400.00
42630	04/18/2018	Printed		CULLIGAN	MCCARDEL CULLIGAN WATER COND	APRIL RENTAL	9.00
42631	04/18/2018	Printed		STAPLES	STAPLES CREDIT PLAN	PO 3994/3991	403.75
42652	05/01/2018	Printed		ADVANTAGE	ADVANTAGE ELECTRIC	INSTALL GARAGE DOOR OPENER	276.14
42653	05/01/2018	Printed		FAHEY	FAHEY SCHULTZ BURZYCH RHODES	ZONING	1,223.00
42654	05/01/2018	Printed		AD ASSESS	AD ASSESSING INC	MAY 2018	1,803.36
42655	05/01/2018	Printed		CEDAR CR	CEDAR CREEK STORAGE BARN	DOWNPAYMT 10X14 SHED	534.00
42656	05/01/2018	Printed		CHARTER	CHARTER COMMUNICATIONS	05/01-05/31/2018	374.66
42657	05/01/2018	Printed		CHERRYLANI	CHERRYLAND ELECTRIC COOP	M72 & COOK RD	43.42
42658	05/01/2018	Printed		CONSUMERS	CONSUMERS ENERGY	03/16-04/16/2018	1,590.37
42659	05/01/2018	Printed		DTE ENERGY	DTE ENERGY	03/23-04/23/2018	189.64
42660	05/01/2018	Printed		JOHN HANCC	JOHN HANCOCK LIFE INS CO	BENAK/HUBBELL JAN,FEB,MAR/2018	864.00
42661	05/01/2018	Printed		MOBILE MED	MOBILE MEDICAL RESPONSE	1/2 ANNUAL SUBSIDY	147,500.00
42662	05/01/2018	Printed		RICKY ZEE	RICKY ZEESTRATEN	100 FIRESTARTERS	50.00
42663	05/01/2018	Printed		THE COPY	THE COPY SHOP	PAPER FOR NEWSLETTER	8.50
42664	05/01/2018	Printed		TOTAL FUND	TOTAL FUNDS BY HASLER	POSTAGE FOR METER	1,000.00
42665	05/01/2018	Printed		VOYA INSTI	VOYA INSTITUTIONAL TRUST CO	MACLEAN JAN,FEB,MAR	175.00

Total Checks: 25

Checks Total (excluding void checks):

162,127.12

Total Payments: 25

Bank Total (excluding void checks):

162,127.12

Check Register Report

Bills for Approval 05/08/2018

Date: 05/03/2018

Time: 12:34 pm

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Whitewater Township

BANK: FIRST COMMUNITY BANK MB

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
FIRST COMMUNITY BANK MB Checks							
1240	05/01/2018	Printed		GTC TREAS	GRAND TRAVERSE CO TREASURER	DPW EXP MARCH 2018	1.25
Total Checks: 1						Checks Total (excluding void checks):	1.25
Total Payments: 1						Bank Total (excluding void checks):	1.25
Total Payments: 26						Grand Total (excluding void checks):	162,128.37

INVOICE APPROVAL LIST BY FUND REPORT

Bills for Approval 05/08/2018

Date: 05/03/2018

Time: 12:36 pm

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Whitewater Township

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
Fund: 101 GENERAL FUND							
Dept: 000							
101-000-015	Prepaid Postage						
	TOTAL FUNDS BY HASLER		POSTAGE FOR METER	42664	04/11/2018	05/01/2018	1,000.00
							<u>1,000.00</u>
						Total Dept. 000:	1,000.00
Dept: 101 Township Board							
101-101-727	Office Supplies & Exp						
	STAPLES CREDIT PLAN		PO 3994/3991	42631	04/08/2018	04/18/2018	225.21
							<u>225.21</u>
101-101-830	Pension Plan						
	JOHN HANCOCK LIFE INS C		BENAK/HUBBELL JAN,FEB,MA	42660	05/01/2018	05/01/2018	864.00
							<u>864.00</u>
101-101-903	Township Newsletter I						
	STAPLES CREDIT PLAN		PO 3994/3991	42631	04/08/2018	04/18/2018	82.62
	THE COPY SHOP	21342859	PAPER FOR NEWSLETTER	42663	04/17/2018	05/01/2018	8.50
							<u>91.12</u>
						Total Dept. Township Board:	1,180.33
Dept: 209 Assessor							
101-209-807	Assessing Services						
	AD ASSESSING INC		MAY 2018	42654	05/01/2018	05/01/2018	1,803.36
							<u>1,803.36</u>
						Total Dept. Assessor:	1,803.36
Dept: 210 Attorney							
101-210-801	Legal Services						
	FAHEY SCHULTZ BURZYCH	41534	FIRE DEPT.	42653	04/05/2018	05/01/2018	238.00
	FAHEY SCHULTZ BURZYCH	41534	FEMA	42653	04/05/2018	05/01/2018	558.00
	FAHEY SCHULTZ BURZYCH	41534	ZONING	42653	04/05/2018	05/01/2018	427.00
							<u>1,223.00</u>
						Total Dept. Attorney:	1,223.00
Dept: 215 Clerk							
101-215-727	Office Supplies & Exp						
	STAPLES CREDIT PLAN		PO 3994/3991	42631	04/08/2018	04/18/2018	71.44
							<u>71.44</u>
						Total Dept. Clerk:	71.44
Dept: 253 Treasurer							
101-253-727	Office Supplies & Exp						
	STAPLES CREDIT PLAN		PO 3994/3991	42631	04/08/2018	04/18/2018	2.49
							<u>2.49</u>
						Total Dept. Treasurer:	2.49
Dept: 265 Township Hall & Groun							
101-265-740	Operating Expense &						
	MCCARDEL CULLIGAN WATI		APRIL RENTAL	42630	04/01/2018	04/18/2018	9.00
							<u>9.00</u>
101-265-811	Waste Removal Servi						
	AMERICAN WASTE	2433449	4/01-4/30/2018	42623	04/01/2018	04/18/2018	15.00
							<u>15.00</u>
101-265-845	Snowplowing Service:						

INVOICE APPROVAL LIST BY FUND REPORT

Bills for Approval 05/08/2018

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Whitewater Township

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
365	OUTDOOR	2294	3/6-4/6 2018	42622	04/09/2018	04/18/2018	160.00
							160.00
101-265-851	Internet/Website CHARTER COMMUNICATION		4/30-5/29/2018	42656	04/20/2018	05/01/2018	59.99
							59.99
101-265-922	Electricity CONSUMERS ENERGY	201094237744	03/15-04/15/2018	42658	04/15/2018	05/01/2018	153.07
							153.07
101-265-923	Electric Heat CONSUMERS ENERGY	201094237745	03/15-04/15/2018	42658	04/15/2018	05/01/2018	511.13
							511.13
101-265-924	Telephone CHARTER COMMUNICATION		4/30-5/29/2018	42656	04/20/2018	05/01/2018	209.78
							209.78
							Total Dept. Township Hall & Grounds: 1,117.97
Dept: 276 Cemetery							
101-276-922	Electricity CONSUMERS ENERGY	202429038505	03/15-04/15/2018	42658	04/15/2018	05/01/2018	24.22
							24.22
							Total Dept. Cemetery: 24.22
Dept: 405 Zoning Administrator/F							
101-405-727	Office Supplies & Exp STAPLES CREDIT PLAN		PO 3994/3991	42631	04/08/2018	04/18/2018	21.99
							21.99
							Dept. Zoning Administrator/Planning: 21.99
							tal Fund GENERAL FUND: 6,444.80
Fund: 203 ROAD FUND							
Dept: 446 Road Right of Way							
203-446-921	Street Lights						
	CHERRYLAND ELECTRIC CC		M72 & MOORE RD	42657	04/25/2018	05/01/2018	13.74
	CHERRYLAND ELECTRIC CC		M72 & SKEGEMOG PT RD	42657	04/25/2018	05/01/2018	14.84
	CHERRYLAND ELECTRIC CC		M72 & COOK RD	42657	04/25/2018	05/01/2018	14.84
	CONSUMERS ENERGY	202073051991	03/01-03/31/2018	42626	03/31/2018	04/18/2018	85.89
							129.31
							Total Dept. Road Right of Way: 129.31
							Total Fund ROAD FUND: 129.31
Fund: 206 FIRE FUND							
Dept: 336 Fire Dept							
206-336-739	Fuel & Oil FUELMAN		MSJBL-QPZ9F EXPEDITION	42627	04/03/2018	04/18/2018	40.09
							40.09
206-336-740	Operating Expense & GT PACKAGING & JANITORI		0228993-IN TOWELS	42628	04/05/2018	04/18/2018	44.34
							44.34
206-336-810	Janitorial Services						

INVOICE APPROVAL LIST BY FUND REPORT

Bills for Approval 05/08/2018

Date: 05/03/2018

Time: 12:36 pm

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Whitewater Township

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
	JENNYCLEAN	7238	WEEK MAR 06 2018	42629	03/06/2018	04/18/2018	50.00
	JENNYCLEAN	7239	WEEK MAR. 13 2018	42629	03/13/2018	04/18/2018	50.00
	JENNYCLEAN	7240	WEEK MAR. 20 2018	42629	03/20/2018	04/18/2018	50.00
	JENNYCLEAN	7241	WEEK MAR. 28, 2018	42629	03/28/2018	04/18/2018	50.00
							200.00
206-336-811	Waste Removal Servi AMERICAN WASTE	2436200	4/01-4/30-2018	42623	04/01/2018	04/18/2018	15.00
							15.00
206-336-845	Snowplowing Service: 365 OUTDOOR	2294	3/6-4/6 2018	42622	04/09/2018	04/18/2018	160.00
							160.00
206-336-920	Natural Gas DTE ENERGY		03/23-04/23/2018	42659	04/25/2018	05/01/2018	94.82
							94.82
206-336-922	Electricity CONSUMERS ENERGY	202429038504	03/15-04/15/2018	42658	04/15/2018	05/01/2018	402.17
							402.17
206-336-924	Telephone CHARTER COMMUNICATION		05/01-05/31/2018	42656	04/22/2018	05/01/2018	104.89
							104.89
206-336-930	Facility Repairs/Maint ADVANTAGE ELECTRIC	15204	INSTALL GARAGE DOOR OPEI	42652	03/31/2018	05/01/2018	276.14
							276.14
							Total Dept. Fire Dept: 1,337.45
							Total Fund FIRE FUND: 1,337.45
Fund: 208 PARK FUND							
Dept: 756 Township Park							
208-756-740	Operating Expense & RICKY ZEESTRATEN		100 FIRESTARTERS	42662	04/11/2018	05/01/2018	50.00
							50.00
208-756-922	Electricity CONSUMERS ENERGY	201895073448	03/16-04/16/2018	42658	04/16/2018	05/01/2018	24.22
	CONSUMERS ENERGY	201895073449	03/16-04/16/2018	42658	04/16/2018	05/01/2018	39.50
							63.72
208-756-924	Telephone AT&T	231267509104	04/01-04/30/2018	42624	04/01/2018	04/18/2018	72.02
							72.02
208-756-925	Cellular Phone AT&T MOBILITY		3/23-4/22/2018	42625	03/22/2018	04/18/2018	45.60
							45.60
208-756-970	Capital Expenditure AVERY EXCAVATING LLC		25 % DOWN ON ROAD/SITE W	42621	04/11/2018	04/11/2018	5,000.00
							5,000.00
							Total Dept. Township Park: 5,231.34
							Total Fund PARK FUND: 5,231.34

Fund: 209 RECREATION FUND

Dept: 757 Recreation

209-757-922 Electricity

INVOICE APPROVAL LIST BY FUND REPORT

Bills for Approval 05/08/2018

Date: 05/03/2018

Time: 12:36 pm

Page: 4

Whitewater Township

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Check Date	Amount
	CONSUMERS ENERGY	201094237743	03/15-04/15/2018	42658	04/15/2018	05/01/2018	33.89
							<u>33.89</u>
209-757-970	Capital Expenditure						
	CEDAR CREEK STORAGE B.	6050	DOWNPAYMT 10X14 SHED	42655	04/24/2018	05/01/2018	534.00
							<u>534.00</u>
							Total Dept. Recreation: 567.89
							Fund RECREATION FUND: 567.89
Fund: 210 AMBULANCE FUND							
Dept: 651 Ambulance							
210-651-740	Operating Expense &						
	GT PACKAGING & JANITORIA	0228993-IN	TOWELS	42628	04/05/2018	04/18/2018	44.34
							<u>44.34</u>
210-651-806	Contractual Services						
	MOBILE MEDICAL RESPON	32273	1/2 ANNUAL SUBSIDY	42661	04/30/2018	05/01/2018	147,500.00
							<u>147,500.00</u>
210-651-810	Janitorial Services						
	JENNYCLEAN	7238	WEEK MAR 06 2018	42629	03/06/2018	04/18/2018	50.00
	JENNYCLEAN	7239	WEEK MAR. 13 2018	42629	03/13/2018	04/18/2018	50.00
	JENNYCLEAN	7240	WEEK MAR. 20 2018	42629	03/20/2018	04/18/2018	50.00
	JENNYCLEAN	7241	WEEK MAR. 28, 2018	42629	03/28/2018	04/18/2018	50.00
							<u>200.00</u>
210-651-920	Natural Gas						
	DTE ENERGY		03/23-04/23/2018	42659	04/25/2018	05/01/2018	94.82
							<u>94.82</u>
210-651-922	Electricity						
	CONSUMERS ENERGY	202429038504	03/15-04/15/2018	42658	04/15/2018	05/01/2018	402.17
							<u>402.17</u>
							Total Dept. Ambulance: 148,241.33
							Fund AMBULANCE FUND: 148,241.33
Fund: 590 MIAMI BEACH SEWER							
Dept: 000							
590-000-805	Contracted Services-I						
	GRAND TRAVERSE CO TRE	94648	DPW EXP MARCH 2018	1240	03/31/2018	05/01/2018	1.25
							<u>1.25</u>
							Total Dept. 000: 1.25
							MIAMI BEACH SEWER FUND: 1.25
Fund: 750 PAYROLL CLEARING F							
Dept: 000							
750-000-238	Pension Withheld						
	VOYA INSTITUTIONAL TRUS'		MACLEAN JAN,FEB,MAR	42665	05/01/2018	05/01/2018	175.00
							<u>175.00</u>
							Total Dept. 000: 175.00
							PAYROLL CLEARING FUND: 175.00
							Grand Total: 162,128.37

Cheryl A. Goss

From: Justin Bailey <bailey.justin435@gmail.com>
Sent: Friday, May 04, 2018 10:12 AM
To: Cheryl A. Goss
Subject: Fire Chief Position Response
Attachments: Letter to Whitewater Township.pdf

Cheryl,

Good morning. I wanted to give yourself and the Whitewater Township Board my official response.

After much prayer, discussion with family, and weighing in all options, I am going to have to formally refuse the position. I do believe the move would put too much strain and hardship on my family.

Attached is my formal letter of refusal to the Township Board.

I in my heart believe this would have been a great opportunity and the Township is going to have a great fire department. Unfortunately, it is a great opportunity at the wrong time.

I would to thank you and the township board for the opportunity and formal offer. I know there has been tremendous amount of work poured into this process. I wish the Whitewater Township and the Whitewater Township Fire Department the best of futures.

It has been a pleasure getting to know you and hope we cross paths in the future.

Sincerely,

Justin Bailey
(865) 257-2560

Justin Bailey
736 Sleepy Hollow Rd.
Oliver Springs, TN 37840
(865) 257- 2560
Bailey.justin435@gmail.com
May 4, 2018

Cheryl Goss
Clerk
Whitewater Township
5777 Vinton Road
Williamsburg, MI 49690

Dear Cheryl Goss:

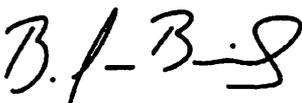
I am honored to have received the offer to become the Fire Chief with Whitewater Township. I appreciate you taking the time to consider me and for answering so many of my questions about the township and area.

After much thought, prayer, and discussion with my family, I've decided that now is not the best time to leave my current location and I am formally refusing the position. I believe the move would put too much strain and undue hardship on my family.

I believe what you have in Whitewater Township is a winning combination between a motivated Board and Fire Department. I wish you, the Whitewater Township Board, and the Fire Department the best of futures. I believe your team will do great things.

It's been a pleasure getting to know you, and I hope that we cross paths in the future.

Sincerely,

A handwritten signature in black ink that reads "B. J. Bailey". The signature is stylized, with the first letters of each name being prominent and the middle letters being more fluid and connected.

Justin Bailey

Cheryl A. Goss

From: Nicholas Carpenter <elkrapids@gmail.com>
Sent: Friday, May 04, 2018 11:45 AM
To: Cheryl A. Goss; Ron Popp; Tim Arbenowske; Dave Tilley
Subject: Fire Department Logo
Attachments: WhitewaterFD-vector_yellow.pdf

Hello, all.

We have completed our department logo and I have attached it here in PDF for review. Much of the work was done by our Firefighter Michael Stephenson and was finalized by Graphics Designer Gabe Augustine.

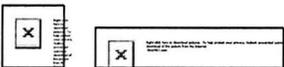
The logo has the same shape as the original Rural Fire Department logo to ensure compatibility when replacing vehicle graphics.

The latin phrase "Non Sibi Sed Omnibus" translates to: "Not for self, but for all."

We would like to submit this for approval at the next Township Board meeting so that we can get moving right away at re-branding our trucks and apparel.

Kind Regards,
- Nick Carpenter

Nicholas M. Carpenter | Assistant Chief
Whitewater Township Fire Department
8380 Old M 72 | PO Box 159
Williamsburg, Michigan 49690
p. 231.267.5969 | c. 231.769.2277 | e. elkrapids@gmail.com





WHITEWATER

STATION

FIRE

RESCUE

3

Non Sibi

Sed Omnibus

TOWNSHIP



OTWELL MAWBY, P.C.
 309 East Front Street
 Traverse City, Michigan 49684
 231-946-5200
 231-946-5216 FAX
 admin@otwellmawby.com

TRANSMITTAL LETTER

RECEIVED
 11/13/17
 CB

TO: Mr. Ron Popp, Supervisor
 Whitewater Township
 5777 Vinton Road, P.O. Box 159
 Williamsburg, MI 49690

RE: MDOT Railway Property, Old M-72, Whitewater Township, Grand Traverse County, MI
 Phase I Environmental Site Assessment

WE ARE SENDING YOU: ATTACHED UNDER SEPARATE COVER

THE FOLLOWING ITEMS:

Two (2) copies of the above-referenced report.

REMARKS:

Please call with any questions.

COPY TO:

DATE: 11/9/17

Teri A. Hunt
 Office Manager

Project Number
 17-246

Client Name
 Whitewater Township

Project Name
 MDOT Railway Property, Old
 M-72, Whitewater Township,
 Grand Traverse County, MI

**Michigan Department of Transportation Railway Property
Old M-72
Section 4, Township 27 North, Range 09 West
Whitewater Township
Grand Traverse County, Michigan**

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

November 2017

Prepared For:

Whitewater Township
C/o: Mr. Ron Popp, Supervisor
5777 Vinton Road
P.O. box 159
Williamsburg, Michigan 49690

Prepared By:

Otwell Mawby, P.C.
Consulting Engineers
309 East Front Street
Traverse City, Michigan 49684

Environmental Brownfield Asbestos Geotechnical Materials Testing

Otwell Mawby Project No.: 17-247

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- Figure 1. Site Location Map
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- Figure 3. Parcel Location Map
- Figure 4. Parcel Boundary Map

ATTACHMENTS

- Attachment A Certificate of Survey, August 16, 2017, and MDOT Railway Map
- Attachment B ASTM Property Transaction Screening Questionnaires
- Attachment C Site Photographs, October 30, 2017
- Attachment D Tax Assessment Information
- Attachment E Historical Aerial and Site Photographs

**Michigan Department of Transportation Railway Property
Old M-72
Section 4, Township 27 North, Range 09 West
Whitewater Township
Grand Traverse County, Michigan**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

November 2017

1.0 SUMMARY

At the request of Mr. Ron Popp, Supervisor, for Whitewater Township (Purchaser), Otwell Mawby, P.C. (Otwell Mawby) has conducted a Phase I Environmental Site Assessment (ESA) of the undeveloped Michigan Department of Transportation Railway Property (MDOT Railway Property) located along Old M-72, in Whitewater Township, Grand Traverse County, Michigan (hereafter referred to as the subject property). The subject property consisted of one undeveloped parcel comprised of approximately 0.51 - acres of land. The subject property is currently owned by the State of Michigan – Michigan Department of Transportation and is being split from the parent parcel of property with Parcel Identification Number is 13-004-005-00. Refer to the Certificate of Survey dated August 16, 2017, prepared by Bob Mitchell and Associates and the MDOT Railway Map, provided by Whitewater Township and MDOT, respectively, are included as Attachment A.

Based on information obtained during the completion of the Phase I ESA, the subject property had been undeveloped since at least 1892. The subject property was purchased by the railroad (Chicago and West Michigan Railroad) in 1892 as part of a larger land purchase for the establishment of a railroad line and depot in Williamsburg. The subject property remained undeveloped until the early 1900s when a railroad siding and two commercial buildings were developed on the property. The buildings had been utilized for the operation of a granary/grist mill and a potato warehouse. The subject property remained developed until the late 1970 or early 1980s at which time the two buildings were removed. The subject property was acquired by MDOT in 1982. At the time, of the Otwell Mawby Phase I ESA site reconnaissance (Monday, October 30, 2017), the subject property consisted of undeveloped field vegetation and scrub shrubbery and varying age tree growth. The railroad siding and remnants of the building foundations were noted on the subject property.

The location of the subject property is shown on Figure 1, Site Location Map, and Figure 3, Parcel Location Map. Section 8.0 of this Report identifies findings in association with the subject property and Section 9.0 provides

conclusions in regard to recognized environmental conditions (RECs). Based on information obtained from sources presented in this report, this Phase I ESA did identify one (1) REC associated with the subject property. The REC identified is presented below.

- 1. Presence of an Onsite Railroad Siding:** During the completion of the Phase I ESA, review of historical aerial and site photographs, and provided MDOT Railway Map depicted a railroad siding on the subject property along the southern portion of the parcel. Given the time period the railroad siding was present, coal and cinder deposits may be present along the location of the siding. Coal and cinders, as well as the railroad ties and track ballast itself, have the potential to impact soil and groundwater with metals, hydrocarbons, and other hazardous constituents. The presence of the railroad siding on the subject property represents an REC.

Otwell Mawby's assessment of potential environmental risk associated with the subject property and adjoining properties, as well as the other issues identified at the subject property, are discussed in the following sections.

2.0 INTRODUCTION

2.1 Purpose

The Phase I ESA of the subject property was conducted in general conformance with methods outlined by the American Society for Testing and Materials (ASTM) Standard E 1527-13, Standard for Environmental Site Assessment. A Phase I ESA is a means to determine whether information exists to effectively evaluate a property's environmental status. After collecting pertinent information, a determination is made as to the present condition of the subject property and the potential for environmental liabilities associated with its past and/or present use. The results of a Phase I ESA do not necessarily guarantee a zero level of environmental liability. The Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the subject property.

2.2 Scope of Services

The scope of work included performance of the following items as they relate to possible adverse environmental impacts on the property.

Records Review: Identify and review reasonably ascertainable, standard sources that would help to identify RECs in connection with the property and provide current and historical use information pertaining to the

property and surrounding properties. As defined in the ASTM Standard for Phase I ESAs, the prospective property user should conduct a title search of Federal, Tribal, and State recorded land title records to identify environmental liens or activity and use limitations associated with the property. Title Search documentation was not provided by the user.

Site Reconnaissance: Conduct an inspection of the property and observation of surrounding properties to identify any observable environmental conditions that have the potential to adversely impact the subject property. Attachment B contains the ASTM Property Transaction Screening Questionnaire completed by Otwell Mawby during the site reconnaissance. Site photographs depicting the condition of the subject property at the time of the site inspection (October 30, 2017) are included in Attachment C.

Interviews With Past and Present Owners of the Subject Property: Conduct interviews to determine current and historical uses of the property, as well as practices such as waste disposal and storage of any chemical and/or fuel products. According to the tax assessment records and information provided by MDOT for the subject property, it is comprised of one undeveloped parcel which is being split from the parent parcel, which is owned by the State of Michigan - MDOT, of Lansing, Michigan.

Otwell Mawby provided an ASTM Property Transaction Screening Questionnaire to be completed for the Phase I ESA to Ms. Jill Sherman, with MDOT Real Estate, representative of the current owner of the subject property, and to Mr. Ron Popp, Supervisor and representative for Whitewater Township, the User of this Phase I ESA. The questionnaires completed by Ms. Sherman and Mr. Popp are contained within Attachment B. Otwell Mawby also interviewed the individuals familiar with the location of the subject property. The interviews are summarized in Section 7.0.

Report Preparation: Prepare a Report that summarizes the findings of the Phase I ESA.

2.3 Significant Assumptions

No significant assumptions were made by Otwell Mawby during the completion of this Phase I ESA.

2.4 Limitations and Exceptions

The observations and discussions provided in this Report are intended to assist in making a reasonable assessment of risk with respect to potential environmental impact at this site. The information provided in this Report is based upon a review of documents and information available concerning the subject parcel as presented. Portions of this ESA are based upon information that has been verbally reported by persons claiming to have knowledge of

the property. No warranty is made as to the reliability or accuracy of this history, but upon request, this history will be supplemented by investigating beyond the sources identified. If the reader is aware of any actual or alleged inaccuracies or omissions in this Report, please advise Otwell Mawby immediately. This information is provided in response to a limited scope of investigation and should be used in light of the limited effort expended.

The opinions of environmental risk should not be construed as legal advice or financial recommendations. It cannot be stated unequivocally that this ESA is sufficient to meet the appropriate inquiry standard of law, although the opinions and recommendations of Otwell Mawby are the product of a professional evaluation of the property, consistent with existing industry practice in this area. Otwell Mawby certifies that an experienced Environmental Professional completed this Phase I ESA for the use of Whitewater Township. Section 14.0 contains the professional qualifications of Otwell Mawby personnel who conducted this Phase I ESA.

We declare that to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

2.4.1 Data Gaps

There were no data gaps identified during the completion of this Phase I ESA of the subject property.

2.5 Special Terms and Conditions

There are no special terms or conditions associated with this Phase I ESA.

2.6 User Reliance

Otwell Mawby certifies that an experienced Environmental Professional completed this assessment for the use of Whitewater Township.

3.0 SITE DESCRIPTION

The following sections provide general information pertaining to the location and uses of the subject property and the adjoining properties.

3.1 Location and Legal Description

The subject property consists of approximately 0.51 - acres of land, situated in Section 4, in Township 27 North (T27N), Range 9 West (R09W), in Whitewater Township, Grand Traverse County, Michigan. The property legal descriptions and equalization information provided by the Whitewater Township Assessors Office, Grand Traverse County Equalization Department website, and the MDOT are attached as Attachment D. Also, refer to the Certificate of Survey included as Attachment A.

The subject property is located on the south side and accessed from of Old M-72, and on the north side of the existing MDOT railroad line right-of-way (ROW) and Highway M-72. The subject property is located to the west of the intersection of Old M-72 and Williamsburg Road.

3.2 Site and Vicinity General Characteristics

Figure 1, Site Location Map, shows the location and area topography of the subject and surrounding properties. The site is located in a mixed use of residential, commercial, undeveloped woodland and fields. The subject property has little topographic relief, with a general topographic gradient from the west to the east. Based on review of the Williamsburg, 7.5 minute USGS topographic map for the vicinity of the subject property, groundwater flow direction is assumed to be easterly in the direction of Williamsburg Creek.

The USGS topographic map depicts the subject property as developed with to buildings along the southern property boundary. Refer to Figure 2, Site Location Map – Detail which depicts these structures. Use of adjoining properties is discussed further in Section 3.5.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) for Grand Traverse County, the surface soil of the subject property are classified as Kalkaska loamy sands (KaA), 0 to 2 percent slopes, and Kalkaska loamy sands (KaC), 6 to 12 percent slopes.

3.3 Current Use of Subject Property

At the time of the site inspection, the subject property was undeveloped consisting of undeveloped field vegetation and scrub shrubbery and varying age tree growth. The majority of the subject property consisted of overgrown field vegetation. A small portion of the subject property along the southern property boundary was wooded and consisted of various ages of tree growth.

Remnants of two partial building foundations (east and west building foundations) were noted on the southern portion subject property and significantly obscured by the vegetation growth. These foundations were constructed of poured cement. The presence of former buildings located on the subject property is discussed further throughout this report.

A railroad siding is also located along the southern portion of the subject property to the south of the former building foundations. This siding has not been used in many years and is significantly overgrown with vegetation. At the time of the site reconnaissance there were no unusual items or conditions noted in association with the foundations or the railroad siding. *The presence of a railroad siding located on the subject property represents an REC and is discussed further throughout this report.*

Refer to the included Figures which depicts features of the subject property. Pictures from the site reconnaissance are provided in Attachment C.

3.4 Description of Infrastructure

The subject property is currently undeveloped consisting of undeveloped field vegetation and scrub shrubbery and varying age tree growth. The subject property is accessed from the Old M-72 which is located to the north of the property, and from the MDOT railroad line ROW which is located along the southern property boundary and is the parent parcel. The subject property is undeveloped and currently does not use any public utilities.

As noted above, a railroad siding is located along the southern portion of the subject property and significantly overgrown with vegetation. *The presence of the railroad siding represents an REC in connection with the subject property.*

The presence of the former building foundations were also noted at the time of the site reconnaissance, and are also located on the southern portion of the subject property.

3.5 Current Use of Adjoining Properties

Figure 1, Site Location Map, and Figure 2, Parcel Location Map, show the location of the subject property and the surrounding properties. To the north of the subject property is the Grand Traverse Rural Fire Station #3, and the United States Post Office – Williamsburg, Michigan branch, beyond which is Old M-72 and residential properties. To the east of the subject property is the Whitewater Township Cemetery. To the south of the subject property is the MDOT railroad line ROW property, beyond which is M-72 Highway. To the west of the subject

property are residential properties. The historical use of these surrounding properties is discussed further in Section 5.5.

4.0 USER PROVIDED INFORMATION

Mr. Ron Popp, Supervisor, representative of Whitewater Township, the user of this Phase I ESA, completed the questionnaire provided by Otwell Mawby that contains information pursuant to the User’s responsibilities described in Section 6.0 of ASTM E 1527-13, Standard for Environmental Site Assessment. Review of the questionnaire completed by Mr. Popp did not reveal any potential RECs related to the subject property. The questionnaire completed by Mr. Popp can be found in Attachment B of this Report.

5.0 RECORDS REVIEW

The following sections present the findings of the records review completed for the subject property.

5.1 Standard Environmental Record Sources Findings

Further investigation of the environmental condition of the subject property was accomplished by examining off-site conditions that may affect the environmental quality of the site. This stage of the assessment involved researching regulatory compliance history, neighborhood complaints, reported spills and leaks, and waste disposal practices by conferring with local officials, interviewing State and County employees, and reviewing available regulatory data for the subject site and nearby facilities. Table 1 on the following page summarizes the ASTM Standard of Environmental Records sources that were searched and the appropriate ASTM search radii. An Otwell Mawby environmental professional performed the regulatory records search. Figure 1, Site Location Map, shows the search radii and the locations of the sites identified in the regulatory data search. *The subject property was not listed on any of the searched State, Federal, or Tribal environmental databases.* A brief description of each of the regulatory databases is provided in the following sections. Section 12.0 contains a list of persons interviewed and materials reviewed.

Table 1. Regulatory Review Summary

Database Searched	Radius (miles)	No. Found	Site Name / Address / Number of Listings	Reference Number
Federal NPL site list	1.0	0		
Federal Delisted NPL Sites (NFRAP)	0.5	0		
Federal CERCLIS list	1.0	0		
Federal CERCLIS NFRAP site list	0.5	0		
Federal RCRA CORRACTS facilities list	1.0	0		
Federal RCRA non-CORRACTS TSD facilities list	0.5	0		

Table 1. Regulatory Review Summary

Database Searched	Radius (miles)	No. Found	Site Name / Address / Number of Listings	Reference Number
Federal RCRA generators List	SP & A	1	City of Williamsburg, 8380 Old M-72	1
Federal institutional control/engineering control registries	SP	0		
Federal ERNS list	SP	0		
State and tribal equivalent NPL (201 sites and BEA sites)				
Part 201 Sites	1.0	0		
BEA Sites	1.0	0		
State and tribal equivalent CERCLIS				
State and tribal landfill /solid waste disposal sites	0.5	0		
State and tribal LUST	0.5	0		
State and tribal registered USTs				
State and tribal institutional control/engineering control registries	SP & A	0		
State and tribal voluntary cleanup sites	0.5	0		
State and tribal Brownfield sites	0.5	0		

SP = Subject Property SP&A = Subject Property and Adjoining * = Closed ** - Multiple BEA listings for one site

5.1.1 CERCLA National Priority List (Superfund Sites)

The National Priorities List (NPL) is a list of sites that the United States Environmental Protection Agency (USEPA) has deemed as having priority over all other sites of environmental contamination under the Federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The information included on the database was updated as of October 16, 2017 and searched on October 19, 2017. A review of this database did identify not any listed NPL sites within one (1) mile of the subject property.

5.1.2 Federal Delisted NPL Site List (Archived NFRAP Sites)

The USEPA list of archived NFRAP sites, which are former Federal Comprehensive Environmental Response, Compensation and Liability Act Information System sites (CERCLIS; inclusive of delisted NPL), was reviewed and no sites were identified within one-half (½) mile of subject property. This list was updated as of October 16, 2017 and searched on October 19, 2017.

5.1.3 CERCLIS Sites / CERCLIS NFRAP

This list is compiled from CERCLIS and includes an inventory of sites of known, suspected, uncontrolled, or abandoned hazardous waste. This list also includes sites where no further remedial action is planned (NFRAP). Review of this database on October 19, 2017 indicated there are no CERCLIS and no CERCLIS NFRAP sites located within a one-half mile radius of the subject property.

5.1.4 RCRA CORRACTS Sites

RCRA CORRACTS sites are hazardous waste generators; hazardous waste treatment, storage, or disposal (TSD) facilities; and other RCRIS facilities that have been notified by the USEPA to undertake corrective action under the Resource Conservation and Recovery Act (RCRA). The USEPA's Enforcement and Compliance History Online (ECHO) database, updated by the Agency on October 16, 2017 and searched on October 19, 2017 for CORRACTS sites near the subject property. A search of the database did not identify any CORRACTS sites within one (1) mile of the subject property.

5.1.5 RCRA Non-CORRACTS TSD Sites

The RCRA-TSD list is compiled in accordance with the Resource Conservation and Recovery Act and contains an inventory of hazardous waste treatment, storage, and disposal facilities (RCRA-TSD) in Benzie County was updated as of October 16, 2017 and searched on October 19, 2017, and there are no TSD facilities within ½ mile of the subject property.

5.1.6 RCRA Generators

This list is compiled in accordance with RCRA and Part 111 of the Michigan Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended, and contains an inventory of generators of hazardous waste. Review of this database on October 19, 2017 did not identify the subject property as a generator of hazardous waste.

The adjoining property *City of Williamsburg (1)* located at 8380 Old M-72 was identified as a generator of hazardous waste. This property is located to the north of the subject property and is utilized for the Grand Traverse Rural Fire Station #3. The identification of the adjoining property is for a liquid industrial waste generator. The information provided on the website indicated that the site was inactive. Mr. Theo Weber, Fire Chief, Grand Traverse Rural Fire Department, stated that he was not aware of any activities which would have contributed to the generation of waste materials. Mr. Ron Popp was also contacted and was unable to provide any information pertaining to the listing of the property as a generator. There are no activities or violations recorded related on handling or disposal of waste materials at the property, thus a REC was not identified related to the property's status as a RCRA Generator.

5.1.7 Federal Institutional Control / Engineering Control Registries

The USEPA maintains a register of sites for which there are federal institutional or engineering controls. This list was reviewed on the USEPA's website on October 19, 2017. The subject property is not included on the federal institutional or engineering controls database.

5.1.8 Emergency Response Notification System (ERNS) List

The Emergency Response Notification System (ERNS) list covers sites that have reported the release of a hazardous material to the environment. This list is available through The Right to Know Network via the National Response Center and was updated as of January 5, 2017. A review of this database on October 19, 2017 revealed the subject property was not listed on the database.

5.1.9 State and Tribal – Equivalent NPL (State Hazardous Waste List / Part 201, Public Act 451 Sites)

The State of Michigan maintains a list of scored contamination sites, which does not distinguish between tribal and non-tribal sites and includes both. This list is compiled in accordance with Part 201 of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended. This list is available through the MDEQ and was updated as of October 16, 2017 and searched on October 19, 2017. There were no sites identified on the database within a one (1) mile radius of the subject property.

5.1.10 Baseline Environmental Assessments

The MDEQ also maintains a list of Baseline Environmental Assessments (BEAs) that have been filed with the MDEQ; this list does not distinguish between tribal and non-tribal sites and includes both. BEAs are prepared when a property is determined to be a "facility" under Part 201 (Environmental Remediation) of the Natural Resources and Environmental Protection Act (1994 PA 451, as amended) or Part 213 (Leaking Underground Storage Tanks) of 1994 PA 451 and comes under new ownership. A "facility" is defined as any area, place, or property where there is a release of a hazardous substance in an amount that exceeds the established state cleanup standard for residential property.

According to information provided by the MDEQ website database, three hundred eighty-one (381) BEAs have been filed for properties in Grand Travers County as of October 19, 2017. Review of the three hundred eighty-one (381) BEAs identified on this database there were none of the sites within a one (1) mile radius of the subject property.

5.1.11 State and Tribal – Equivalent CERCLIS

The State of Michigan and the local Indian tribes do not maintain a separate listing equivalent to CERCLIS. There were no Part 201 and no BEA sites identified within one (1) mile of the subject property, as discussed in the respective sections, above.

5.1.12 State and Tribal – Waste Disposal Sites / Landfills

The MDEQ Waste Management Division database, containing an inventory of solid waste facilities and transfer stations including landfills, was reviewed on October 19, 2017. No sites were identified within a one-mile radius of the subject property.

5.1.13 State and Tribal – Leaking Underground Storage Tank (LUST) List

LUST sites are included as Part 213 of Act 451 listings. LUST listings, updated as of October 16, 2017 and searched on October 19, 2017 to identify any LUST sites within one-half (½) mile of the subject property. The assessor was contacted and confirmed that the tribes do not own land within one-half (½) mile of the subject property. An open LUST site indicates that the MDEQ has identified a site of environmental contamination and that investigation and potential cleanup has not occurred. A closed LUST site means that the file has been closed and the MDEQ is satisfied that the site has been remediated to clean-up standards in effect at the time.

Review of the LUST site database did not identify any “closed” or “open” LUST sites within one-half mile of the subject property.

5.1.14 State and Tribal – Registered Underground Storage Tank List

The MDEQ maintains a list of registered Underground Storage Tanks (USTs) located in the State of Michigan. These USTs have been registered by their owners in accordance with Public Act 423 of 1984, as amended. The assessor was contacted and confirmed that the tribes do not own land within one-half (½) mile of the subject property. The UST database was updated on October 16, 2017 and searched on October 19, 2017. Review of the UST site database did not identify the subject property or any of the adjoining properties as “open” or “closed” UST sites.

Based on the site being closed by the MDEQ as previously discussed above, Otwell Mawby assesses the potential for environmental impact to the subject property from these site to be low.

5.1.15 State and Tribal - Institutional Control / Engineering Control Registries

The State of Michigan and local Indian tribes do not have a state institutional control/engineering control registry. No evaluation could be made for institutional or engineering control sites.

5.1.16 State and Tribal Voluntary Cleanup Sites

The State of Michigan and local Indian tribes do not have a voluntary cleanup site listing. No evaluation could be made for voluntary cleanup sites.

5.1.17 State and Tribal Brownfield Sites

The Grand Traverse County Brownfield Redevelopment Authority was contacted to determine if any brownfield sites were located within ½ mile of the subject property. No brownfield sites were identified within ½ mile of the subject property.

5.2 Additional Environmental Record Sources

The following documents review of any previous environmental reports and the review of health department and land use and zoning records.

5.2.1 Previous Environmental Reports

There were no previously completed environmental reports for review and inclusion with the completion of this Phase I ESA.

5.2.2 Tribal Lands / Environmental Database Review

Otwell Mawby checked with the assessor's office to determine if the local tribes own property within one-mile of the subject property. Review of the township records did indicate the ownership of any properties by tribes within one-mile of the subject property.

5.2.3 Health Department

The Grand Traverse County Health Department, Environmental Health Division (EHD), Traverse City, was contacted for information concerning the subject property. The Department was contacted to determine whether they had any information concerning the subject property such as well logs, septic tank permits, or other environmental issues. The Health Department staff was unable to locate any water well records or septic permits for the subject property. According to Health Department staff, they have no information for the subject property. The subject property is currently undeveloped.

5.2.4 Fire Department

The Grand Traverse Rural Fire Department was contacted regarding incident information concerning the subject property. Otwell Mawby contacted Mr. Theo Weber, Fire Chief of the department for information pertaining to the subject property. Mr. Weber stated that the department has not completed any recent inspections of the subject property and they do not have any records indicating any hazardous conditions, spills, fires, or above-ground storage tanks (ASTs) or USTs at the property. There was also no record of any incidents that would pose a threat to the environmental condition of the subject property.

5.3 Historical Use Information on the Subject Property

5.3.1 Aerial Photographs

Otwell Mawby reviewed historical aerial photographs for the location of the subject property for the years 1938 1952, 1964, 1973, 1981, 1992, 1998, 2006, 2010 and 2016. Aerial photographs for years prior to 1938, if any, were not readily available for review and inclusion in this Report. Aerial photographs for years prior to 1938, if any, were not readily available for review and inclusion in this Report. The 1938 through 1981 aerial photographs were obtained from the United States Department of Agriculture (USDA). The 1992 and 1998 aerial photographs were provided by the Michigan Department of Natural Resources (MDNR). The 2006 and 2010 photographs were obtained from the Grand Traverse County website. The 2016 aerial photograph was obtained from the Google Maps (Google) website.

Historic site photographs from the early 1900s and late 1980s or early 1990s which depict the subject property and the surrounding properties (including the community) were also reviewed during the completion of the Phase I ESA. Copies of the aerial photographs and historical site photographs are provided in Attachment E. The review of these historical aerial and site photographs, are summarized below.

Date	Aerial Photograph Review
1938 1952, and 1964	Due to the poor resolution and clarity of the photographs the exact details of onsite development could not be determined during the review of the 1938 aerial photograph. Review of the 1952 and 1964 aerial photographs depicted the subject property as developed with two commercial warehouse buildings (eastern and western buildings) along the southern portion of the parcel. These buildings appeared to correspond with the locations of the foundations noted at the time of the site reconnaissance. It also appeared that a railroad siding was located along the south side of the two buildings. At the time of site reconnaissance, portions of the former foundations and the railroad siding were noted on the property. The presence of the former structures and the railroad siding correspond with the MDOT Railway Map provided during the completion of the Phase I ESA (Attachment A). The map depicts the location of the two structures and the railroad siding on the southern portion of the subject property. The presence of a railroad siding located on the subject property is discussed further throughout this report.
1973 and 1981	Due to the poor resolution and clarity of the photographs the exact details of onsite development could not be determined. Although, the subject property appeared to be developed with the two buildings and the

	railroad siding.
1992	The subject property is no longer developed and appeared to consist of vacant field. The two buildings appeared to have been removed between the dates of the 1981 and 1992 aerial photographs.
1998, 2006, 2010 and 2016	The subject property had remained vacant between the dates of the 1992 and 2016 aerial photographs. The railroad siding still appeared to be located on the southern portion of the subject property.
Historical Site Photographs	The subject property is depicted as developed with two commercial warehouse buildings and a railroad siding. Photographs depicting the demolition of the western warehouse building, reported to have been in the late 1980s or early 1990s. At the time of these pictures, the building located on the eastern portion of the subject property was no longer present.

The historical use of a railroad siding on the subject property as depicted on the aerials and noted at the time of the site reconnaissance, represents an REC and is discussed further throughout this report.

There were no other unusual items or conditions noted with the subject property based on review of these historical aerial photographs.

5.3.2 Fire Insurance Maps

Otwell Mawby reviewed the listing of municipalities that have Sanborn Insurance Map coverage within the State of Michigan. This listing was reviewed through the Library of Congress. According to the listing Sanborn Fire Insurance Map coverage is not available in Whitewater Township, Grand Traverse County, Michigan.

5.3.3 Property Tax Files

The property tax assessment files for the subject property were reviewed. Property legal descriptions and equalization information were provided by the Whitewater Township Assessors Office, the Grand Traverse County Equalization Department, and the MDOT and are included as Attachment D. Review of these files indicates the subject property is located on along Old M-72 and the MDOT railroad line ROW in Whitewater Township, Grand Traverse County, Michigan. The Parcel Identification Number for the parent parcel from which the subject property is being split is 13-004-005-00 and is owned by the State of Michigan. The records show that the subject property is currently part of the abandoned C&O Railroad ROW. There was no indications of any past development activities noted on the assessment information for the subject property.

At the time of the site reconnaissance, the presence of the former building foundations and a railroad siding were found to be present on the subject property. Refer to the MDOT Railway Map included in Attachment A for the locations of the former buildings and the railroad siding.

5.3.4 *Recorded Land Title Records*

The user did not provide a comprehensive set of recorded land title records for review by Otwell Mawby during the completion of this Phase I ESA.

5.3.5 *Local Street Directories*

Local city directories were not available for review for the location of the subject property in Whitewater Township, Grand Traverse County, Michigan.

5.3.6 *Site History*

The use of the subject property prior to 1892 could not be determined, but, review of a Warranty Deed indicated that the property was acquired by the railroad (Chicago and West Michigan Railroad) at this time. The subject property was a portion of a large land purchase for the establishment of a railroad line and depot in Williamsburg to service the communities throughout northern Michigan. The subject property remained undeveloped until sometime in the early to mid-1900s when it was developed with a railroad siding and two commercial buildings. These buildings were reported to have been utilized for the operation of a granary/grist mill (east building) and a potato warehouse (west building). The subject property remained developed with the two buildings and the railroad siding until the late 1970s or early 1980s when the buildings were removed. The railroad siding remains on the property. The property owned by the railroad including the subject property was acquired by MDOT in 1982. Since the purchase of the subject property by MDOT it has remained undeveloped and unused. At the time, of the Otwell Mawby Phase I ESA site reconnaissance (Monday, October 30, 2017), the 0.51 acres parcel which comprises the subject property consisted of undeveloped field vegetation and scrub shrubbery and varying age tree growth. The railroad siding and remnants of the building foundations were noted on the subject property.

5.4 Historical Use Information on the Adjoining Properties

5.4.1 *Aerial Photographs*

Otwell Mawby reviewed historic aerial photographs of the properties that adjoin the subject property for the years 1938 1952, 1964, 1973, 1981, 1992, 1998, 2006, 2010 and 2016. Aerial photographs for years prior to 1938, if any, were not readily available for review and inclusion in this Report. Copies of the aerial photographs are contained in Attachment E. There were no unusual items or conditions noted for the properties that are adjacent to the subject property based on review of these historical site photographs, as summarized below.

Date	Aerial Photograph Review
1938, 1952 and 1964	The surrounding properties appeared to consist of a mix of rural residential, undeveloped fields, agricultural land, and woodland areas. Old M-72 had been established to the north of the subject property. The property to the east had been established as a cemetery. The railroad line had been developed to the south of the subject property. Additional development had taken place along Old M-72 to the east and west of the subject property during the period of these aerial photographs.
1973 and 1981	The surrounding properties had remained developed. The current Highway M-72 had been developed to the south of the subject property between the dates of the 1964 and 1973 aerial photographs.
1992	Between the dates of the 1981 and 1992 aerials, additional development had taken place in all direction from the subject property. The property to the north had been developed for use as the fire department. The property to the northwest also appeared to have been redeveloped and corresponds with the existing building structure.
2000, 2006, 2012 and 2014	The surrounding properties have remained developed and occupied by residential and commercial between the dates of the 1992 and 2016 aerial photographs. The structures located on the surrounding properties appeared to correspond with the buildings at the time of the Otwell Mawby site reconnaissance.

There were no items or conditions noted with the adjoining properties to the subject property during the aerial photograph review.

5.4.2 Fire Insurance Maps

As stated in Section 5.3.2, Sanborn Fire Insurance Maps were not available for the location of the properties that adjoin the subject property within Whitewater Township, Grand Traverse County, Michigan.

5.4.3 Local Street Directories

Local city directories were not available for the properties surrounding the subject property in the Whitewater Township, Grand Traverse County, Michigan.

6.0 SITE RECONNAISSANCE

The following sections present the findings of the Monday, October 30, 2017 site reconnaissance conducted for the subject property.

6.1 Methodology and Limiting Conditions

Ms. Ruth Oppliger, Staff Engineer with Otwell Mawby conducted the site reconnaissance which consisted of walking the perimeter and several traverses of the central portion of the property and visual observations of the subject property, and surrounding properties. Attachment B contains the questionnaire completed by Otwell Mawby as part of this ESA. Attachment C contains photographs taken during the site reconnaissance to

document the current condition of the subject property and site features. To the best of Otwell Mawby's knowledge, all areas of the site were accessed and visually inspected.

6.2 General Site Setting

The subject property is located on the south side of Old M-72 directly behind the Grand Traverse Rural Fire Station #3, and on the north side of the MDOT railroad ROW, in Whitewater Township, Grand Traverse County, Michigan. The subject property consisted of an undeveloped field and woodland parcel with varying age tree growth.

6.3 Exterior Observations

The subject property is accessed from Old M-72 located to the north, and the MDOT railroad line ROW located to the south along the southern property boundary of the subject property parcel. There were no indications of any recent activities taking place on the property. The subject property is currently undeveloped field vegetation and scrub shrubbery and varying age tree growth. There were no unusual items or conditions noted in association with the vegetation on the subject property.

Remnants of two partial building foundations (east and west building foundations) were noted on the southern portion subject property and significantly obscured by the vegetation growth. These foundation were constructed of poured cement. There were no unusual items or conditions noted in connection with the presence of former building foundations located on the subject property.

A railroad siding is also located along the southern portion of the subject property to the south of the former building foundations. This siding has not been used in many years and is significantly overgrown with vegetation. At the time of the site reconnaissance there were no unusual items or conditions noted in association with the railroad siding. *The presence of a railroad siding located on the subject property represents an REC and is discussed further in Section 8.0 of this report.*

At the time of the site reconnaissance, there were no other unusual items or conditions noted in association with the subject property.

6.4 Interior Observations

At the time of the site inspection, the subject property was undeveloped with no structures present. Therefore, there are no interior observations which were made during the completion of the site reconnaissance.

7.0 INTERVIEWS

Otwell Mawby conducted interviews of several parties in order to obtain further information that may indicate any RECs in connection with the subject property. Section 12.0 lists the individuals who were interviewed during the completion of this Report. The discussion below details the interview that was conducted with the representative for the current owners of the subject property.

Mr. Forest Kraus, Representative of the Owner of the Subject Property (MDOT)

Mr. Kraus with MDOT was interviewed by an Otwell Mawby representative regarding the current and historical use of the subject property. Mr. Kraus stated that the subject property was part of the MDOT railroad ROW. He stated that he had never been to the property and was not that familiar with the location of the site. He stated that the subject property is along the portion of the MDOT railroad line ROW which is no longer being used and is currently terminated to the east of the subject property at Williamsburg Road.

Mr. Kraus stated that he was not aware of any other items or conditions that would affect the environmental condition of the subject property.

Ms. Jill Sherman, Representative of the Owner of the Subject Property (MDOT)

Ms. Sherman with the Real Estate portion of MDOT was contacted by an Otwell Mawby representative regarding the current and historical use of the subject property. Ms. Sherman indicated that the subject property was part of the MDOT railroad ROW. She also indicated that she had never been to the location of the subject property. She provided the copy of the MDOT Railway Map included in Attachment A. Review of the map indicated the presence of the railroad siding and two buildings. She was unable to provide any additional information pertaining to the former buildings. She also provided a summary of the Chain of Title for the ownership of the property which included the subject property parcel. A copy of the original Warranty Deed for the acquisition of a track of land in January 1892 which included the subject property was also provided. Review of the information provided indicated that the subject property has been owned by railroads since 1892 with various acquisitions over the years by railroad companies. MDOT had acquired the railroad property in 1982 which included the portion that comprises the subject property.

Ms. Sherman stated that she was not aware of any other items or conditions that would affect the environmental condition of the subject property.

Mr. Ron Popp, Whitewater Township Supervisor, Representative of the Purchaser of the Subject Property

Mr. Popp was interviewed by an Otwell Mawby representative regarding the current and historical use of the subject property. Mr. Popp stated that the subject property was part of the MDOT railroad ROW. The subject property is located directly to the south of property which is currently owned by the township and it will be added to this parcel. He also stated that through his research the subject property had reportedly been developed with a grain elevator /grist mill (eastern building) and that the building to the west would have been used as a potato warehouse. These buildings correspond with the structures noted in the historic aerials and photographs for the location of the subject property (refer to Attachment E). He also stated that the subject property is along the portion of the MDOT railroad line ROW which is no longer being used.

Mr. Popp stated that he was not aware of any other items or conditions that would affect the environmental condition of the subject property.

Ms. Luann Snider, Chairperson of the Whitewater Township Historical Society, Williamsburg, Michigan

Ms. Snider was contacted by an Otwell Mawby representative regarding the current and historical use of the subject property. Ms. Snider indicated that the subject property had been developed at one time for use as a grist mill and potato warehouse. She also stated that a railroad siding was still located on the subject property and believed it had been associated with the former buildings. She also provided the copies of the historical site photographs which have been included in Attachment E. She was unable to provide any additional information pertaining to the former buildings.

Ms. Snider stated that she was not aware of any other items or conditions that would affect the environmental condition of the subject property.

8.0 FINDINGS AND DISCUSSION

Otwell Mawby performed a Phase I ESA of the undeveloped Michigan Department of Transportation Railway Property (MDOT Railway Property) located along Old M-72, in Whitewater Township, Grand Traverse County, Michigan. The Phase I ESA was conducted in conformance with the scope and limitations of ASTM Standard E 1527-13. Any exceptions to or deviations from this practice are described in Section 10.0 of this Report.

Based on information obtained during the completion of the Phase I ESA, the subject property had been undeveloped since at least 1892. The subject property was purchased by the railroad (Chicago and West

Michigan Railroad) in 1892 as part of a larger land purchase for the establishment of a railroad line and depot in Williamsburg. The subject property remained undeveloped until the early 1900s when a railroad siding and two commercial buildings were developed on the property. The buildings had been utilized for the operation of a granary/grist mill and a potato warehouse. The subject property remained developed until the late 1970 or early 1980s at which time the two buildings were removed. The subject property was acquired by MDOT in 1982. At the time, of the Otwell Mawby Phase I ESA site reconnaissance, the subject property consisted of undeveloped field vegetation and scrub shrubbery and varying age tree growth. The railroad siding and remnants of the building foundations were noted on the subject property.

Based on the finding of the Phase I ESA, one (1) REC was identified in association with the subject property.

8.1 Presence of an Onsite Railroad Siding

During the completion of the Phase I ESA, review of historical aerial and site photographs, and provided MDOT Railway Map depicted a railroad siding on the subject property along the southern portion of the parcel. Given the time period the railroad siding was present, coal and cinder deposits may be present along the location of the siding. Coal and cinders, as well as the railroad ties and track ballast itself, have the potential to impact soil and groundwater with metals, hydrocarbons, and other hazardous constituents. The presence of the railroad siding on the subject property represents an REC.

9.0 CONCLUSIONS

Otwell Mawby performed a Phase I ESA of the undeveloped Michigan Department of Transportation Railway Property (subject property) comprised of one undeveloped 0.51 – acre parcel of land located along Old M-72, in Whitewater Township, Grand Traverse County, Michigan. At the time the site reconnaissance activities were completed on Monday, October 30, 2017, the subject property consisted of undeveloped field vegetation and scrub shrubbery and varying age tree growth. Tax assessment records obtained from the Whitewater Township Assessors Office and Grand Traverse County Equalization Department show the subject property is owned by the State of Michigan (parcel identification number for the parent parcel: 13-004-005-00).

The Phase I Environmental Site Assessment did identify the presence of one Recognized Environmental Condition (REC), which is the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or

surface water of the property, as defined by ASTM E-1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Based on the findings in Section 8.0, this Phase I ESA has identified one (1) REC, in association with the subject property, as follows:

- Presence of an Onsite Railroad Siding

10.0 DEVIATIONS

No deviations were made from the ASTM Standard E 1527-13, Standard for Environmental Site Assessment.

11.0 ADDITIONAL SERVICES

No additional services were performed as part of this Phase I ESA.

12.0 REFERENCES

12.1 Interview Contacts

1. Ms. Jill Sherman, Real Estate with Michigan Department of Transportation, Owner of the Subject Property
2. Mr. Forest Kraus, Representative of the Owner of the Subject Property (MDOT)
3. Mr. Ron Popp, Supervisor, Whitewater Township, User of this Phase I ESA
4. Ms. Dawn Kuhns, Assessor, Whitewater Township, Grand Traverse County, Michigan
5. Mr. Theo Weber, Fire Chief, Grand Traverse Rural Fire Department, Grand Traverse County, Michigan
6. Ms. Luann Snider, Chairperson, Whitewater Township Historical Society, Williamsburg, Michigan
7. Ms. Leslie Mahar, Assistant, Grand Traverse County Health Department, Environmental Health, Traverse City, Michigan

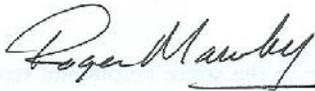
12.2 Materials and Sources Reviewed

1. Williamsburg, 7.5' USGS Quadrangle Map, (1983), Delorme 1999
2. Historical Aerial Photograph 2016, Google Maps Website
3. Historical Aerial Photographs 2006 and 2010, Grand Traverse County Web Site
4. Historical Aerial Photographs 1992 and 1998, Michigan Department of Natural Resource Website

5. Historical Aerial Photographs 1938, 1952, 1964, 1973, and 1981, United States Department of Agriculture, Traverse City, MI
6. Whitewater Township Assessment Records
7. Grand Traverse County Tax Assessment Records
8. Grand Traverse County Health Department, Environmental Health Division (EHD), Traverse City, Michigan
9. Natural Resource Conservation Service (NRCS), Web Soil Survey, Grand Traverse County, Michigan
10. Michigan Department of Environmental Quality (MDEQ) Online Services, Website
11. United States Environmental Protection Agency (US EPA) Website

13.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Roger L. Mawby, P.E.
Principal



Mark R. Collison, C.E.S.
Environmental Professional

*Otwell Mawby, P.C., Consulting Engineers
Environmental Brownfield Asbestos Geotechnical Materials Testing
Otwell Mawby Project: 17-247*

14.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Mr. Roger L. Mawby, P.E. (Principal)

*State of Michigan - Professional Engineer #32383
Underground Storage Tank Certified Professional #326*

Mr. Mawby has over 20 years of experience conducting soils and environmental investigations. In his position as Principal he is responsible for managing the company's geotechnical services and all phases of environmental assessments and remediation projects connected with real estate transactions, oil and gas production, industry, UST sites, and geotechnical and soils investigations. Responsibilities include planning, coordinating and supervising field activities relating to hydrogeologic, geotechnical and geoenvironmental projects, as well as

performing engineering analysis and evaluation of field and laboratory data, historical research, site reconnaissance and interaction with regulatory agencies on behalf of the client.

Specific project experience includes characterization of soils hydrogeologic conditions, evaluation of contaminant transport mechanisms and pathways, assessment of contaminant impact to groundwater quality, recommendation of remedial alternatives and development and implementation of remedial action and closure plans.

Prior to joining Otwell Mawby, P.C., Mr. Mawby managed the Geoenvironmental/Geotechnical Group at Gourdie Fraser & Associates, a Traverse City based engineering consulting firm from 1985 to 1990. He was responsible for managing the firms environmental, hydrogeological and geotechnical engineering operations as well as directing field operations and construction materials testing activities. Projects included environmental assessment projects for real estate transactions, hydrogeological investigation for discharge permitting and environmental remediation projects. Specific project experience included the selection and hydrogeologic evaluation of large flow residential septic disposal sites, groundwater discharge permitting, design of community sewage collection and disposal systems and geotechnical engineering.

From September 1982 to July 1985 Mr. Mawby worked as a Project Geotechnical Engineer for Black & Veatch Consulting Engineers in Kansas City, Kansas. His responsibilities included all phases of geotechnical field investigation and engineering analysis, providing geotechnical design recommendations for several large utility owned power projects.

In related experience, Mr. Mawby worked as a Geotechnical Engineer for Grand Rapids Testing Service from June 1980 to December 1980. His responsibilities included providing geotechnical recommendations and construction inspections for several local projects.

Mr. Mawby also gained experience as a laboratory and field technician at Material Testing Consultants from June 1979 to September 1979. His experience included performing various tests on soil and construction materials in the laboratory and field, including pile driving inspections, consolidation testing and density testing.

PROFESSIONAL MEMBERSHIPS

Grand Traverse County Resource Recovery Council, Chairman
National Society of Professional Engineers
Michigan Society of Professional Engineers, Northern Chapter, Past President
Grand Traverse County Board of Publics Works

EDUCATION

M.S., Civil Engineering, Michigan State University, 1982
B.S., Civil Engineering, Michigan State University, 1980

Mr. Mark Collison, C.E.S. (Environmental Professional)

Mark Collison has 24 years of environmental experience focusing on the preparation of Phase I and Phase II Environmental Site Assessments in the State of Michigan and the State of Ohio; Baseline Environmental Assessments and Brownfield Redevelopment Plans in Michigan; and Remedial Investigations.

He also has experience in proposal and report preparation, project presentations, project management, marketing, project research and historical reviews, overseeing of field personnel for project related sampling activities, environmental field sampling and screening of Asbestos, lead based paints, soil, surface waters, groundwater, oils and sludges, containment facilities and impoundments.

He has additional experience including working as an assistant on a drill rig to assist with soil sampling and classifications, boring log preparation, monitoring well installation and development, equipment decontamination and sample screening with a Photoionization Detector.

Mr. Collison also has experience with professional interaction with environmental regulatory agencies and local units of government.

Certifications

Environmental Assessment Association - Certified Environmental Specialist (CES) - February 1995
40 Hour OSHA Hazardous Materials Training and Refresher – February 2011
American Red Cross First Aid and CPR Certifications – April 2003

Education

Northern Michigan University, Marquette, Michigan
Bachelor of Science Degree in Environmental Conservation in May 1991

Affiliations

Environmental Assessment Association

Figures

Figure 1 – Site Location Map

Figure 2 – Site Location Map - Detail

Figure 3 – Parcel Location Map

Figure 4 – Parcel Boundary Map



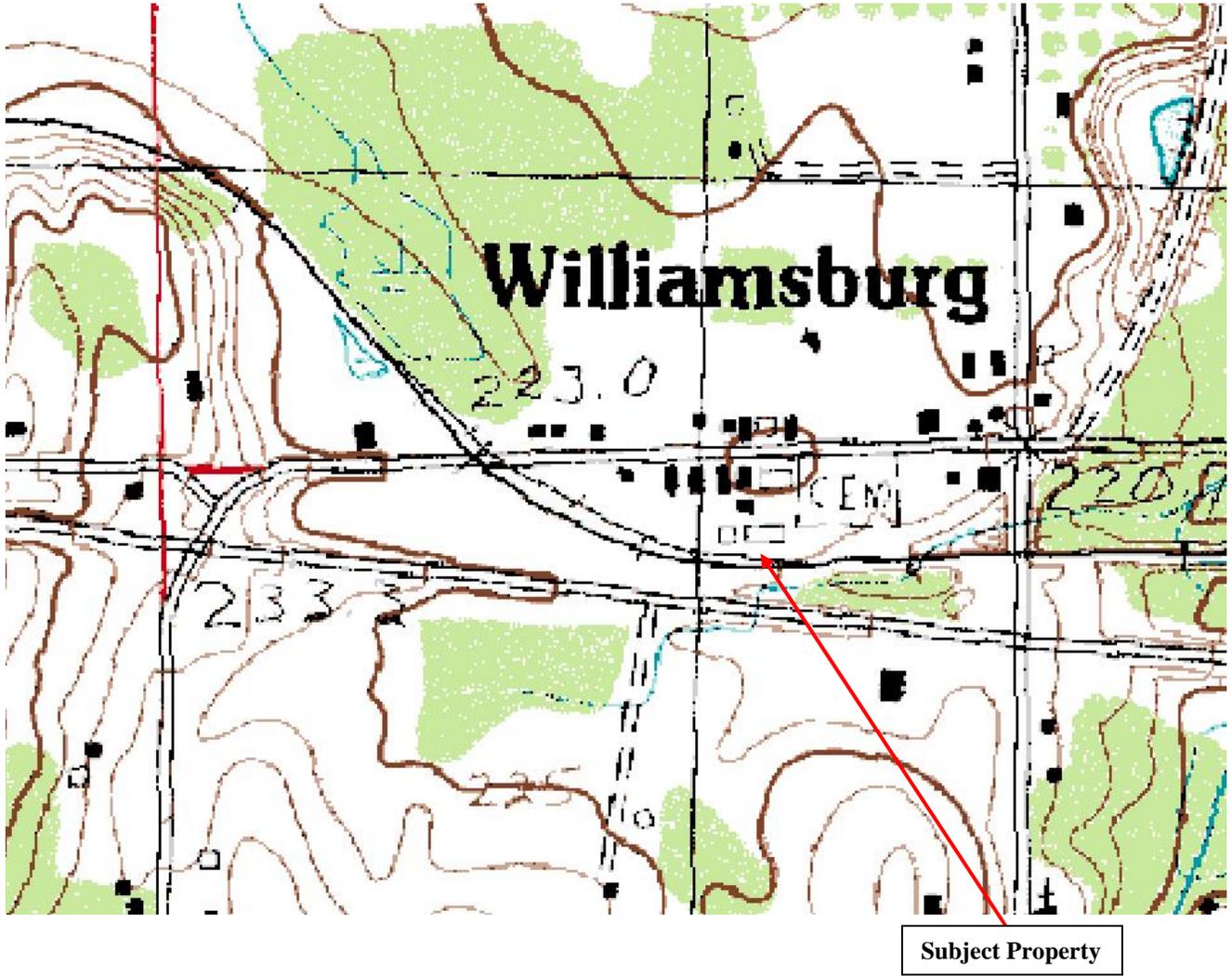
MDOT Railway Property
Old M-72, Section 4, T27N, R09W
Whitewater Twp., Grand Traverse Co., MI
Phase I Environmental Site Assessment


Otwell Mawby, PC
Traverse City, Michigan

Figure 1:
Site Location Map
 Scale: 1 : 24,000
 Datum: WGS84

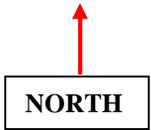

NORTH

Project No: 17-247	Date: 10/18/17	Source: USGS – Williamsburg, 7.5 Min. Quad
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Subject Property

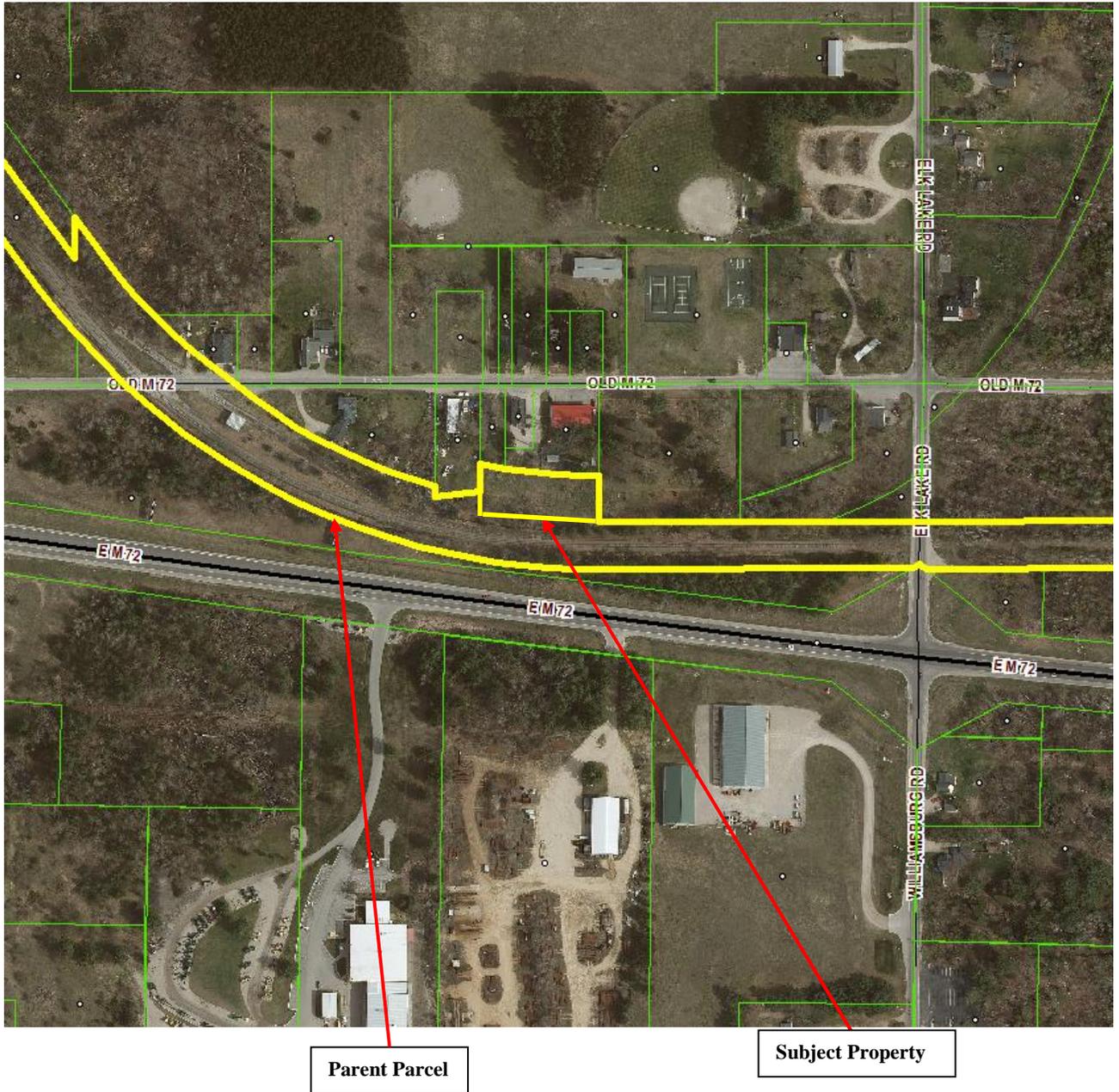
<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., MI Phase I Environmental Site Assessment</p>	<p>Figure 2: Site Location Map - Detail Scale: 1 : 24,000 Datum: WGS84</p>		
<p> Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: USGS – Williamsburg, 7.5 Min. Quad</p>





Subject Property

<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>Figure 3: Parcel Location Map</p> <div style="text-align: right;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: Google</p>



<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>Figure 4: Parcel Boundary Map</p> <div style="text-align: right;">  NORTH </div>		
<p> Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: G.T. Co.</p>

APPENDICES

**Appendix A Certificate of Survey, August 16, 2017,
And MDOT Railway Map**

**Appendix B ASTM Property Transaction Screening
Questionnaires**

Appendix C Site Photographs, October 30, 2017

Appendix D Tax Assessment Information

Appendix E Historical Aerial and Site Photographs

Appendix A

**Certificate of Survey,
August 16, 2017**

And

MDOT Railway Map

OLD M 72

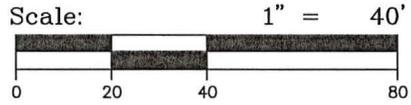


EM 72

CERTIFICATE OF SURVEY

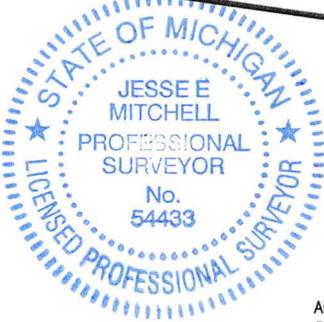
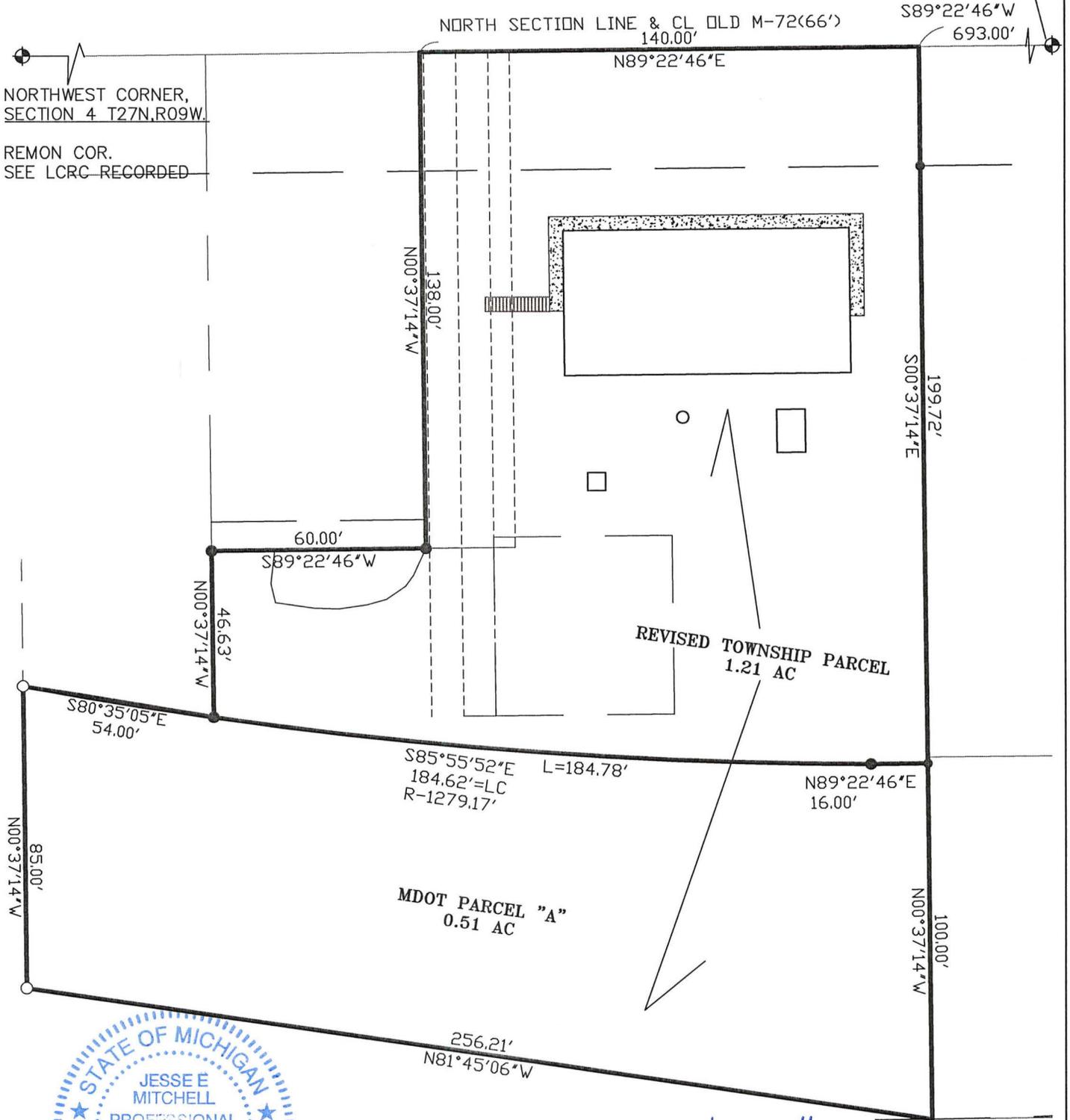
Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- ▲ NAIL SET
- ▲ NAIL FOUND
- ⊕ GOVERNMENT CORNER



NORTH 1/4 CORNER,
SECTION 4, T27N,R09W.

REMON CORNER
SEE LCRC RECORDED



ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF BOB MITCHELL & ASSOCIATES IS PROHIBITED.

Jesse E. Mitchell
Jesse E. Mitchell
Professional Surveyor No. 54433

ERROR OF CLOSURE IS 1/10,000

BASIS OF BEARING: RFM SURVEY 951446

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land; That the ratio of closure of the unadjusted field observations was within the accepted limits and that I have fully complied with the requirements of P.A. 132 of 1970.

CLIENT:
WHITEWATER TOWNSHIP

LOCATION:
NW 1/4, SEC 4,
T27N, R09W,
WHITEWATER TOWNSHIP, GRAND TRAVERSE
COUNTY, MICHIGAN



Bob Mitchell & Associates
SURVEYING / ENGINEERING
404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 263-5463 · FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email jesse@mapcivilsurvey.com

DWN. JEM	DATE 8-16-2017	FILE NO. 20160084
CK. WPM	F.L.D. BK. X PG. X	SHEET 1 OF 2

DESCRIPTION

DESCRIPTION: A parcel of land situated in the Township of Whitewater, County of Grand Traverse, State of Michigan and described as follows to-wit:

MDOT Parcel "A"

Part of the Northwest One-Quarter of Section 4, Town 27 North, Range 09 West, more fully described as Commencing at the North One-Quarter of said section; thence South 89°22'46" West, along the North line of said section, 693.00 feet; thence South 00°37'14" East, 199.72 feet, to the point of Beginning; thence South 00°37'14" East, 100.00 feet; thence North 81°45'06" West, 256.21 feet; thence North 00°37'14" West, 85.00 feet; thence South 80°35'05" East, 54.00 feet; thence 184.78 feet, along the arc of a 1279.17 foot radius curve to the left, with a long chord of North 85°22'46" East, 184.78 feet; thence North 89°22'46" East, 16.00 feet, to the Point of Beginning. Contains 0.51 Acres of land more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

DESCRIPTION: A parcel of land situated in the Township of Whitewater, County of Grand Traverse, State of Michigan and described as follows to-wit:

REVISED TOWNSHIP PARCEL

Part of the Northwest One-Quarter of Section 4, Town 27 North, Range 09 West, more fully described as Commencing at the North One-Quarter of said section; thence South 89°22'46" West, along the North line of said section, 693.00 feet, to the Point of beginning; thence South 00°37'14" East, 299.72 feet; thence North 81°45'06" West, 256.21 feet; thence North 00°37'14" West, 85.00 feet; thence South 80°35'05" East, 54.00 feet; thence North 00°37'14" West, 46.63 feet; thence North 89°22'46" East, 60.00 feet; thence North 00°37'14" West, 138.00 feet, to the North line of said section ; thence North 89°22'46" East, along the north line of said section, 140.00 feet, to the Point of Beginning. Contains 1.21 Acres of land more or less.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.



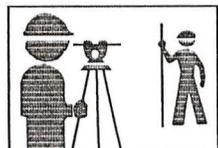
ALTERATION OF ANY PART OF THIS DOCUMENT WITHOUT THE PERMISSION OF BOB MITCHELL & ASSOCIATES IS PROHIBITED.

Jesse E. Mitchell
Professional Surveyor No. 54433

I, Jesse E. Mitchell, a Licensed Professional Surveyor in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land; That the ratio of closure of the unadjusted field observations was within the accepted limits and that I have fully complied with the requirements of P.A. 132 of 1970.

CLIENT: **WHITEWATER TOWNSHIP**

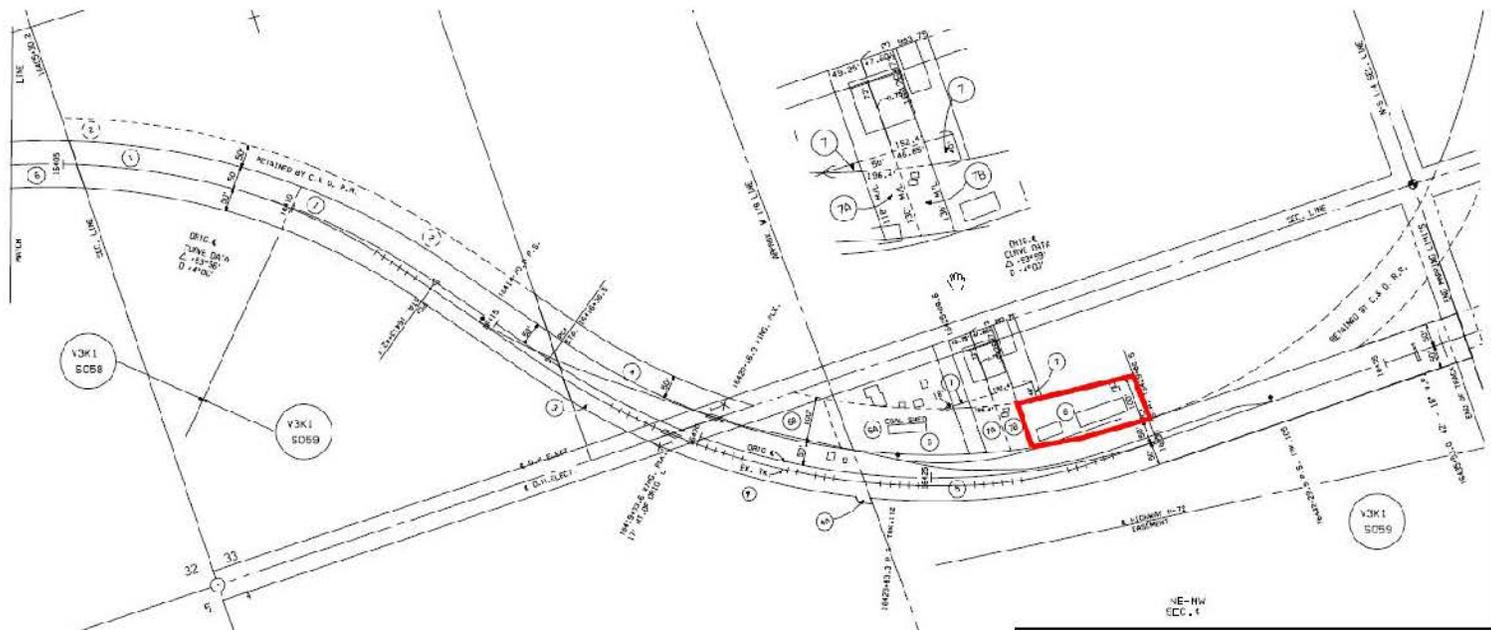
LOCATION:
NW 1/4, SEC 4,
T27N, R09W,
WHITEWATER TOWNSHIP, GRAND TRAVERSE
COUNTY, MICHIGAN



BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING

404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 263-5463 · FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email jesse@mipcivilsurvey.com

DWN. JEM	DATE 8.16.2017	FILE NO. 20160084
CK. WPM	FLD. BK. X PG. X	SHEET 2 OF 2



INFORMATION ONLY

*Provided for reference information only.

Michigan Department of Transportation does not warrant nor accept responsibility for accuracy, use or interpretation

Appendix B

ASTM Property Transaction Screening Questionnaires

Owner Questionnaire

ASTM – 1528-13 Property Transaction Screening Questionnaire

Description of Site: Michigan Department of Transportation Property, Old M-72, Whitewater Township, Grand Traverse County, MI

Question	Owner Yes/No/Unknown	Occupant Yes/No/Unknown	Observed During Site Visit Yes/No/Unknown	Comment
1a. Is the <i>property</i> used for an industrial use?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
1b. Is any <i>adjoining property</i> used for an industrial use?	UNKNOWN	Unknown	Never been to site	
2a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?	NO	Unknown	Never been to site	RAILROAD CORRIDOR
2b. Did you observe evidence or do you have any prior knowledge that the <i>adjoining property</i> has been used for an industrial use in the past?	NO	Unknown	Never been to site	
3a. Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage, disposal processing or recycling facility? (If applicable, identify which)	NO	Unknown	Never been to site	CURRENT USE IS RAILROAD CORRIDOR
3b. Is the <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage, disposal processing or recycling facility? (If applicable, identify which)	UNKNOWN	Unknown	Never been to site	
4a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage, disposal processing or recycling facility? (If applicable, identify which)	NO	Unknown	Never been to site	
4b. Did you observe evidence or do you have any prior knowledge that the <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage, disposal processing or recycling facility? (If applicable, identify which)	NO	Unknown	Never been to site	
5a. Are there currently any damaged or discarded automotive or industrial batteries or pesticides, paints or other chemicals in individual containers of greater than 5 gallons in volume or 50 gallons in the aggregate, stored on or used at the property or at the facility?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR

ASTM – 1528-13 Property Transaction Screening Questionnaire

Question	Owner Yes/No/Unknown	Occupant Yes/No/Unknown	Observed During Site Visit Yes/No/Unknown	Comment
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries or pesticides, paints or other chemicals in individual containers of greater than 5 gallons in volume or 50 gallons in the aggregate, stored on or used at the property or at the facility?	NO	Unknown	Never been to site	
6a. Are there currently any industrial <i>drums</i> (typically 55 gallon) or sacks of chemicals located on the property or at the facility?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gal) or sacks of chemicals located on this property or at the facility?	NO	Unknown	Never been to site	
7a. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the property that originated from a contaminated site?	NO	Unknown	Never been to site	
7b. Did you observe evidence or do you have any prior knowledge that the <i>fill</i> has been brought onto the property that is of an unknown origin?	NO	Unknown	Never been to site	RAILROAD CORRIDOR
8a. Are there currently any <i>pits, ponds or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
8b. Did you observe evidence or do you have any prior knowledge that there have been previously any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	NO	Unknown	Never been to site	RAILROAD CORRIDOR
9a. Did you observe evidence or do you have any prior knowledge that there is any stained soil on the <i>property</i> ?	NO	Unknown	Never been to site	RAILROAD CORRIDOR
9b. Did you observe evidence or do you have any prior knowledge that there have been previously, any stained soil on the <i>property</i> ?	NO	Unknown	Never been to site	RAILROAD CORRIDOR

Site: Michigan Department of Transportation Property, Old M-72, Whitewater Township, Grand Traverse County, MI September 2017
ASTM – 1528-13 Property Transaction Screening Questionnaire

Question	Owner Yes/No/Unknown	Occupant Yes/No/Unknown	Observed During Site Visit Yes/No/Unknown	Comment
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground located on the <i>property</i> ?	NO	Unknown	Never been to site	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	NO	Unknown	Never been to site	RAILROAD CORRIDOR
12a. Is there currently evidence of leaks, or spills or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings, or exposed grounds on the <i>property</i> ?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the <i>property</i> ?	NO	Unknown	Never been to site	RAILROAD CORRIDOR
13a. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
13b. If the <i>property</i> is served by a private well or non public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government / environmental / health agency?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR

ASTM – 1528-13 Property Transaction Screening Questionnaire

Question	Owner Yes/No/Unknown	Occupant Yes/No/Unknown	Observed During Site Visit Yes/No/Unknown	Comment
15a. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of <i>hazardous substances</i> or <i>petroleum products</i> on the <i>property</i> or any facility located on the <i>property</i> ?	NO	Unknown	Never been to site	RAILROAD CORRIDOR
15b. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of hazardous substances or petroleum products on the <i>property</i> or any facility located on the <i>property</i> ?	NO	Unknown	Never been to site	
15c. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
15d. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	NO	Unknown	Never been to site	RAILROAD CORRIDOR
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> , or contamination of the <i>property</i> , or recommended further assessment of the <i>property</i> ?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
18. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?	UNKNOWN	Unknown	Never been to site	RAILROAD CORRIDOR
19. Did you observe evidence or do you have prior knowledge that any <i>hazardous substance</i> or <i>petroleum products</i> , unidentified materials, tires, automotive or industrial batteries or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	NO	Unknown	Never been to site	RAILROAD CORRIDOR
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	UNKNOWN	Unknown	Never been to site	

ASTM – 1528-13 Property Transaction Screening Questionnaire

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below (if not known, state unknown)? **SEE TEXT OF PHASE I ESA REPORT, SECTION 5.0.**

	Present	Approximate Minimum Search Distance (miles)
Federal NPL site list	UNKNOWN	1
Federal CERCLIS list	UNKNOWN	0.5
Federal CERCLIS NFRAP site list	UNKNOWN	Property and adjoining properties
Federal RCRA CORRACTS facilities list	UNKNOWN	1
Federal RCRA non-CORRACTS TSD facilities list	UNKNOWN	0.5
Federal RCRA generators list	UNKNOWN	Property and adjoining properties
Federal ERNS list	UNKNOWN	Property only

22. Do any of the following state record systems list the property or any property within the search distance noted below (if not known, state unknown)? **SEE TEXT OF PHASE I ESA REPORT, SECTION 5.0.**

	Present	Approximate Minimum Search Distance (miles)
State – Equivalent NPL	UNKNOWN	1
State – Equivalent CERCLIS	UNKNOWN	0.5
State landfill and/or solid waste disposal site lists	UNKNOWN	0.5
State leaking UST lists	UNKNOWN	0.5
State registered UST lists	UNKNOWN	Property and adjoining properties

23. Based upon a review of fire insurance maps or consultation with the local fire department serving the property, are any buildings or other improvements on the property or on adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?

UNKNOWN

24. Date of purchase for the subject property.

CORRIDOR ACQUIRED BY MDOT ON 2/18/1982

25. List all of the public utilities and providers that are available or currently being utilized at the subject property.

UNKNOWN

Footnotes:

This questionnaire was completed by (Print Name and Title):

JILL A. SHERMAN, MICHIGAN DEPARTMENT OF TRANSPORTATION, REAL ESTATE SECTION, RAIL PROPERTY ANALYST

Date: 10/5/2017

This questionnaire was prepared for the use of **Whitewater Township**

Preparer’s relationship to site: FILE MANAGER

Preparer’s relationship to user: NONE; PREPARER IS AN EMPLOYEE OF MICHIGAN DEPARTMENT OF TRANSPORTATION

Copies of this completed questionnaire have been filed at: Included in the Phase I Environmental Site Assessment

Copies of this questionnaire have been mailed or delivered to: Included in the Phase I Environmental Site Assessment

Preparer represents to the best of the preparer’s knowledge that the above statements and facts are true and Correct and to the best of the preparer’s knowledge no material facts have been suppressed or misstated.

Jill A. Sherman

10/17/2017

Signature

Date

User Questionnaire

ASTM – 1527-13 User Questionnaire

Description of Site: Michigan Department of Transportation Property, Old M-72, Whitewater Township, Grand Traverse County, MI

Question	User Yes/No/Unknown	Comment
1a. Are you aware of any environmental cleanup liens against the <i>property</i> that are filed or recorded under federal, tribal, state or local law?	No	
2a. Are you aware of any activity and land use limitations (AULs), such as <i>engineering controls</i> , land use restrictions or <i>institutional controls</i> that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	No	
3a. As the <i>user</i> of this <i>ESA</i> do you have any specialized knowledge or experience related to the <i>property</i> or nearby properties? For example, are you involved in the same line of business as the current or former <i>occupants</i> of the <i>property</i> or an adjoining <i>property</i> so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No	
4a. Does the purchase price being paid for this <i>property</i> reasonably reflect the fair market value of the <i>property</i> ? If you conclude that there is a difference, have you considered whether the lower price is because contaminations is known or believed to be present at the <i>property</i> ?	Yes	The purchase price, in my opinion is a premium because of its relevant location to our existing land. The price is not artificially depressed because of possible contamination.
5a. Do you know the past uses of the <i>property</i> ?	Yes	Railroad siding.
5b. Do you know the specific chemicals that are present or once were present at the <i>property</i> ?	No	
5c. Do you know of spills or other chemical releases that have taken place at the <i>property</i> ?	No	
5d. Do you know of any environmental cleanups that have taken place at the <i>property</i> ?	No	I don't believe the land has been disturbed for some time. Evidence of building foundations are still present.
6a. As the user of this <i>ESA</i> , based on your knowledge and experience related to the <i>property</i> , are there any <i>obvious</i> indicators that point to the presence or likely presence of contamination at the <i>property</i> ?	No	

ASTM – 1527-13 User Questionnaire

Description of Site:

Michigan Department of Transportation Property, Old M-72, Whitewater Township, Grand Traverse County, MI

This questionnaire was completed by (Print Name and Title):

 Ron Popp Township Supervisor

Date: 10-2-2017

This questionnaire was prepared for the use of:

Whitewater Township

Copies of this completed questionnaire have been filed at:

Included in the Phase I ESA

Copies of this questionnaire have been mailed or delivered to:

Included in the Phase I ESA

Preparer represents to the best of the preparer's knowledge that the above statements and facts are true and correct and to the best of the preparer's knowledge no material facts have been suppressed or misstated.


Signature

 10-2-2017
Date

Otwell Mawby Questionnaire

ASTM – 1528-13 Property Transaction Screening Questionnaire

Description of Site: Michigan Department of Transportation Property, Old M-72, Whitewater Township, Grand Traverse County, MI

Question	Owner Yes/No/Unknown	Occupant Yes/No/Unknown	Observed During Site Visit Yes/No/Unknown	Comment
1a. Is the <i>property</i> used for an industrial use?			No	
1b. Is any <i>adjoining property</i> used for an industrial use?			No	
2a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?			No	
2b. Did you observe evidence or do you have any prior knowledge that the <i>adjoining property</i> has been used for an industrial use in the past?			No	
3a. Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage, disposal processing or recycling facility? (If applicable, identify which)			No	
3b. Is the <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage, disposal processing or recycling facility? (If applicable, identify which)			No	
4a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage, disposal processing or recycling facility? (If applicable, identify which)			No	
4b. Did you observe evidence or do you have any prior knowledge that the <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment, storage, disposal processing or recycling facility? (If applicable, identify which)			No	
5a. Are there currently any damaged or discarded automotive or industrial batteries or pesticides, paints or other chemicals in individual containers of greater than 5 gallons in volume or 50 gallons in the aggregate, stored on or used at the property or at the facility?			No	

ASTM – 1528-13 Property Transaction Screening Questionnaire

Question	Owner Yes/No/Unknown	Occupant Yes/No/Unknown	Observed During Site Visit Yes/No/Unknown	Comment
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries or pesticides, paints or other chemicals in individual containers of greater than 5 gallons in volume or 50 gallons in the aggregate, stored on or used at the property or at the facility?			NO	
6a. Are there currently any industrial <i>drums</i> (typically 55 gallon) or sacks of chemicals located on the property or at the facility?			NO	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gal) or sacks of chemicals located on this property or at the facility?			NO	
7a. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the property that originated from a contaminated site?			NO	
7b. Did you observe evidence or do you have any prior knowledge that the <i>fill</i> has been brought onto the property that is of an unknown origin?			NO	
8a. Are there currently any <i>pits, ponds or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?			NO	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?			NO	
9a. Did you observe evidence or do you have any prior knowledge that there is any stained soil on the <i>property</i> ?			NO	
9b. Did you observe evidence or do you have any prior knowledge that there have been previously, any stained soil on the <i>property</i> ?			NO	

Site: Michigan Department of Transportation Property, Old M-72, Whitewater Township, Grand Traverse County, MI October 2017
ASTM – 1528-13 Property Transaction Screening Questionnaire

Question	Owner Yes/No/Unknown	Occupant Yes/No/Unknown	Observed During Site Visit Yes/No/Unknown	Comment
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?			No	
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?			No	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?			No	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?			No	
12a. Is there currently evidence of leaks, or spills or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings, or exposed grounds on the <i>property</i> ?			No	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the <i>property</i> ?			No	
13a. If the <i>property</i> is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?			No	
13b. If the <i>property</i> is served by a private well or non public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government / environmental / health agency?			No	
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?			unknown	

ASTM – 1528-13 Property Transaction Screening Questionnaire

Question	Owner Yes/No/Unknown	Occupant Yes/No/Unknown	Observed During Site Visit Yes/No/Unknown	Comment
15a. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of <i>hazardous substances</i> or <i>petroleum products</i> on the <i>property</i> or any facility located on the <i>property</i> ?			unknown	
15b. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of hazardous substances or petroleum products on the <i>property</i> or any facility located on the <i>property</i> ?			unknown	
15c. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?			unknown	
15d. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?			unknown	
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> , or contamination of the property, or recommended further assessment of the property?			unknown	
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the property by any owner or occupant of the property?			unknown	
18. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?			No	
19. Did you observe evidence or do you have prior knowledge that any <i>hazardous substance</i> or <i>petroleum products</i> , unidentified materials, tires, automotive or industrial batteries or any other waste materials have been dumped above grade, buried and/or burned on the property?			No	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?			No	

ASTM – 1528-13 Property Transaction Screening Questionnaire

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below (if not known, state unknown)? SEE TEXT OF PHASE I ESA REPORT, SECTION 5.0.

Present	Approximate Minimum Search Distance (miles)
Federal NPL site list	1
Federal CERCLIS list	0.5
Federal CERCLIS NFRAP site list	Property and adjoining properties
Federal RCRA CORRACTS facilities list	1
Federal RCRA non-CORRACTS TSD facilities list	0.5
Federal RCRA generators list	Property and adjoining properties
Federal ERNS list	Property only

Phase I
Text

22. Do any of the following state record systems list the property or any property within the search distance noted below (if not known, state unknown)? SEE TEXT OF PHASE I ESA REPORT, SECTION 5.0.

Present	Approximate Minimum Search Distance (miles)
State – Equivalent NPL	1
State – Equivalent CERCLIS	0.5
State landfill and/or solid waste disposal site lists	0.5
State leaking UST lists	0.5
State registered UST lists	Property and adjoining properties

Phase I
Text

23. Based upon a review of fire insurance maps or consultation with the local fire department serving the property, are any buildings or other improvements on the property or on adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?

none

24. Date of purchase for the subject property.

early 1900's

25. List all of the public utilities and providers that are available or currently being utilized at the subject property.

none used

Footnotes:

This questionnaire was completed by (Print Name and Title):

Ruth Opplinger

Date: 10-31-17

This questionnaire was prepared for the use of Whitewater Township

Preparer's relationship to site: consultant

Preparer's relationship to user: consultant

Copies of this completed questionnaire have been filed at: Included in the Phase I Environmental Site Assessment

Copies of this questionnaire have been mailed or delivered to: Included in the Phase I Environmental Site Assessment

Preparer represents to the best of the preparer's knowledge that the above statements and facts are true and correct and to the best of the preparer's knowledge no material facts have been suppressed or misstated.

Ruth Opplinger
Signature

10-31-17
Date

Appendix C

Site Photographs

October 30, 2017



1. Photograph depicting the subject property, facing west.



2. Photograph depicting the subject property, facing east.

<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>Site Photographs: October 30, 2017</p>		
 <p>Otwell Mawby, P.C. Traverse City, Michigan</p>	<p>Date: 10/31/17</p>	<p>Job Number: 17-247</p>	<p>Taken By: Ms. Oppliger</p>



3. Photograph depicting the former building location on the subject property, facing west.



4. Photograph depicting the subject property, facing easterly.

<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>Site Photographs: October 30, 2017</p>		
 <p>Otwell Mawby, P.C. Traverse City, Michigan</p>	<p>Date: 10/31/17</p>	<p>Job Number: 17-247</p>	<p>Taken By: Ms. Oppliger</p>



5. Photograph depicting a typical portion of the former building foundations.



6. Photograph depicting the railroad siding located on the subject property, facing west.

MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment	Site Photographs: October 30, 2017		
 Otwell Mawby, P.C. Traverse City, Michigan	Date: 10/31/17	Job Number: 17-247	Taken By: Ms. Oppliger

Appendix D

Tax Assessment Information

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: EXEMPT STATE PROPE		Zoning: C1-COM		Building Permit(s)		Date	Number	Status		
		School: ELK RAPIDS										
Owner's Name/Address		P.R.E. 0%										
STATE OF MICHIGAN EXEMPT DEPT OF TRANSPORTATION		MAP #: 68 & 72										
		2018 Est TCV Tentative										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 6001.6001 DNR EXEMPT PROPERTY							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		2007 UPLAND ACREAGE		15.350 Acres		9,689		100		148,730
		Paved Road				15.35 Total Acres		Total Est. Land Value =				148,730
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2018	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
				2017	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
				2016	0	0	0	0				
				2015	0	0	0	0				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Whitewater, County of Grand Traverse, Michigan												

*** Information herein deemed reliable but not guaranteed***

Parcel 13-004-005-00

Grand Traverse County Property Information 2017

Parcel: 13-004-005-00

Jurisdiction: Whitewater Township

Owner Name: STATE OF MICHIGAN EXEMPT

Property Address: WILLIAMSBURG, MI 49690

2017 Property Information

Current Taxable Value: \$0

School District: 05060

Current Assessment: \$0

Current S.E.V.: \$0

Current P.R.E.*: 0%

* This percentage may pertain to exemptions other than the Principal Residence Exemption.

Current Property Class: 702 - Exempt State Property

Tax Information

Taxable Year	Summer Tax Amount	Winter Tax Amount
2016	\$0.00	\$0.00
2015	\$0.00	\$0.00
2014	\$0.00	\$0.00

Property Sale Information

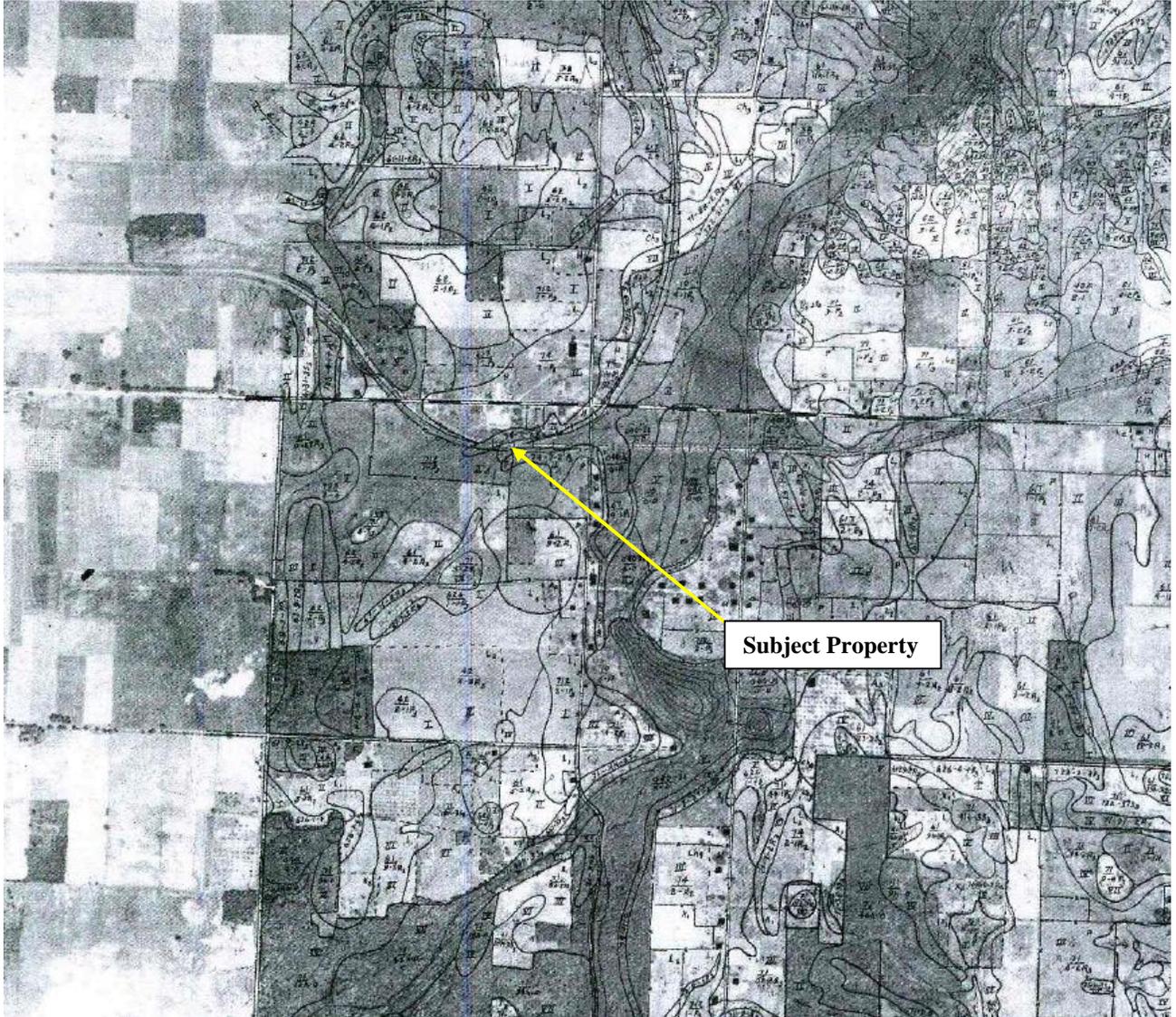
Sale information is not available for this property

Tax Description

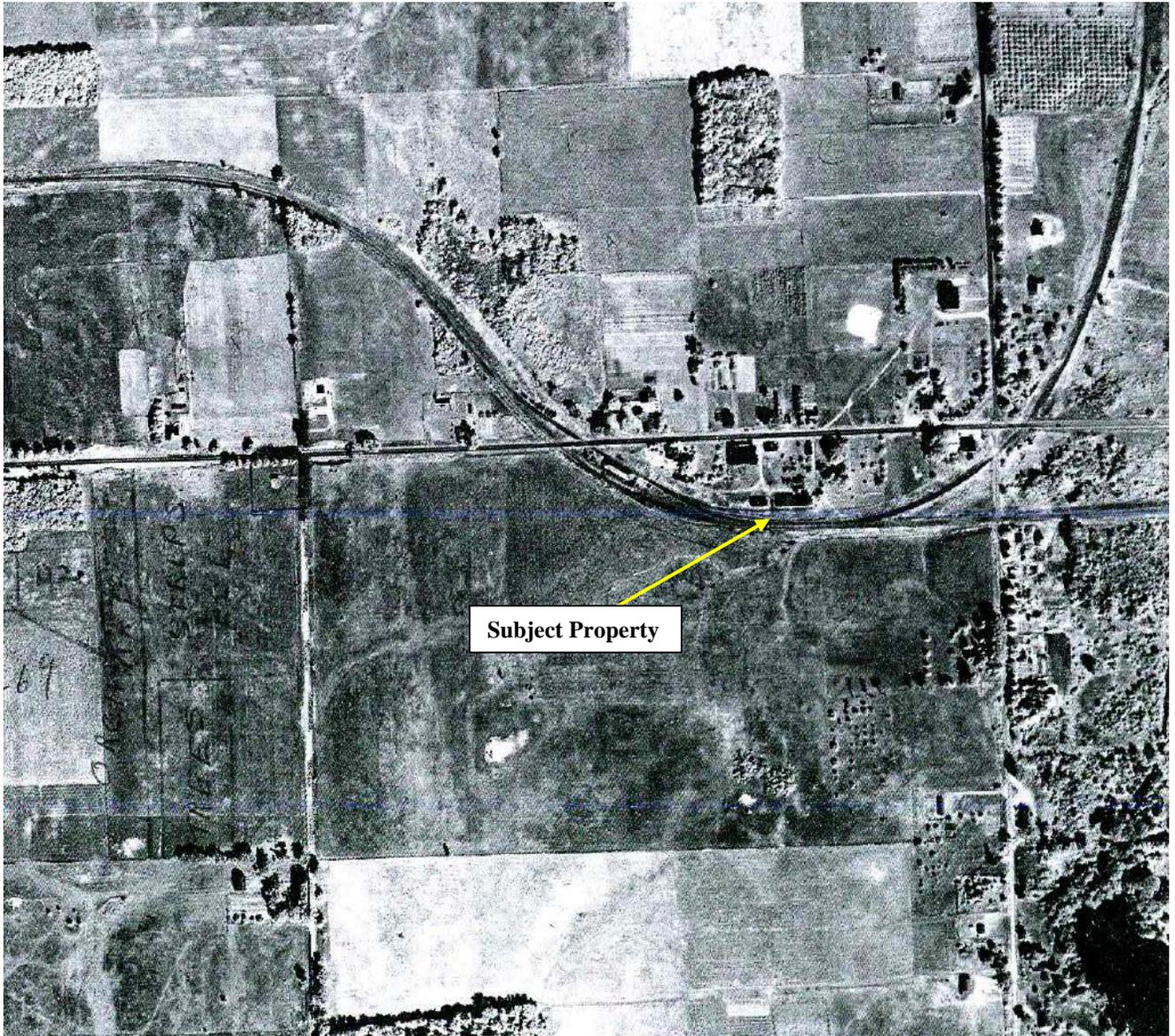
. ABANDONED C&O RR R/W SEC 4 T27N R9W WEST OF VINTON RD & E 1/2 OF SEC 32 & SW 1/4 SEC 33 T28N R9W

Appendix E

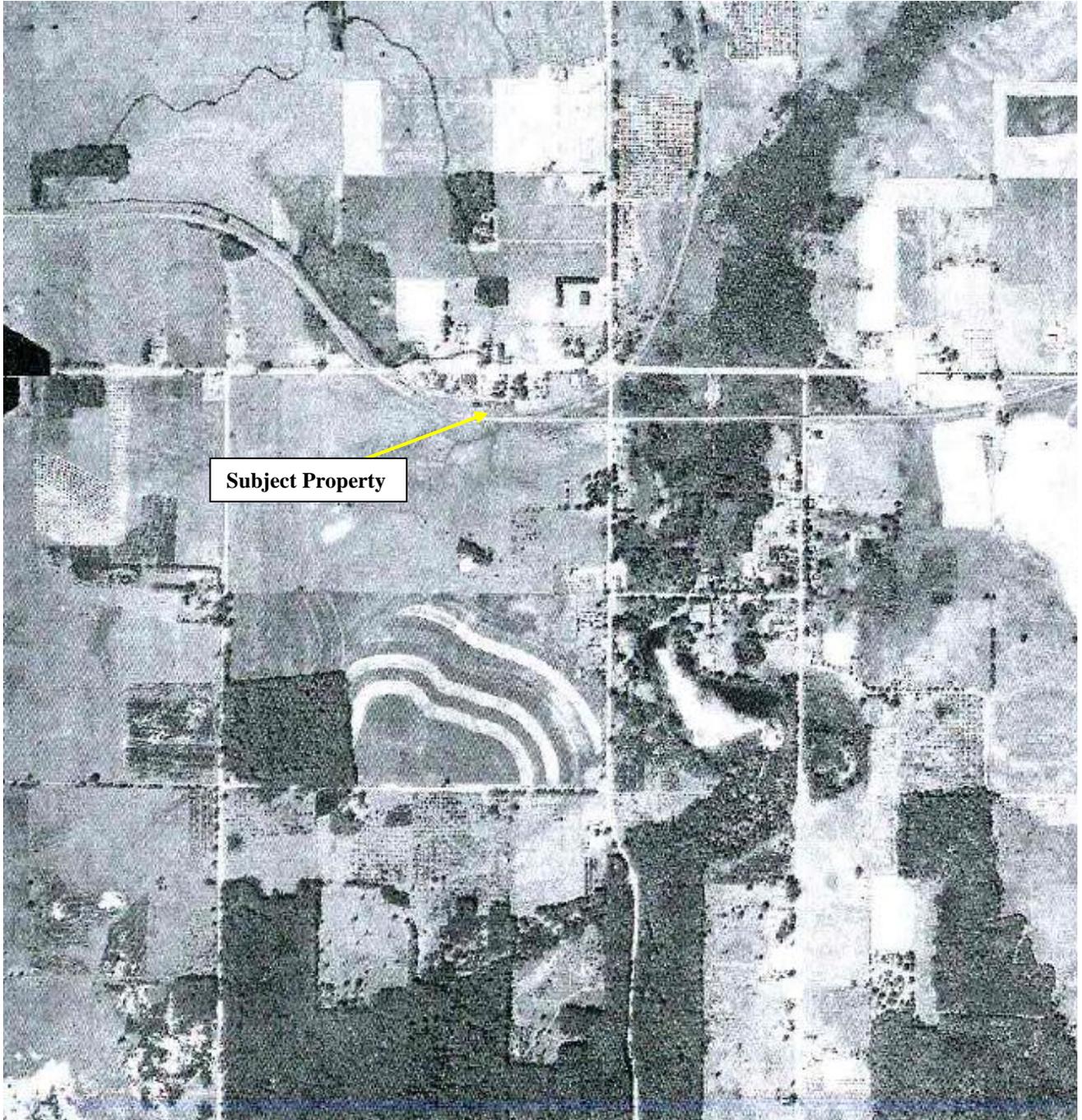
Historical Aerial and Site Photographs



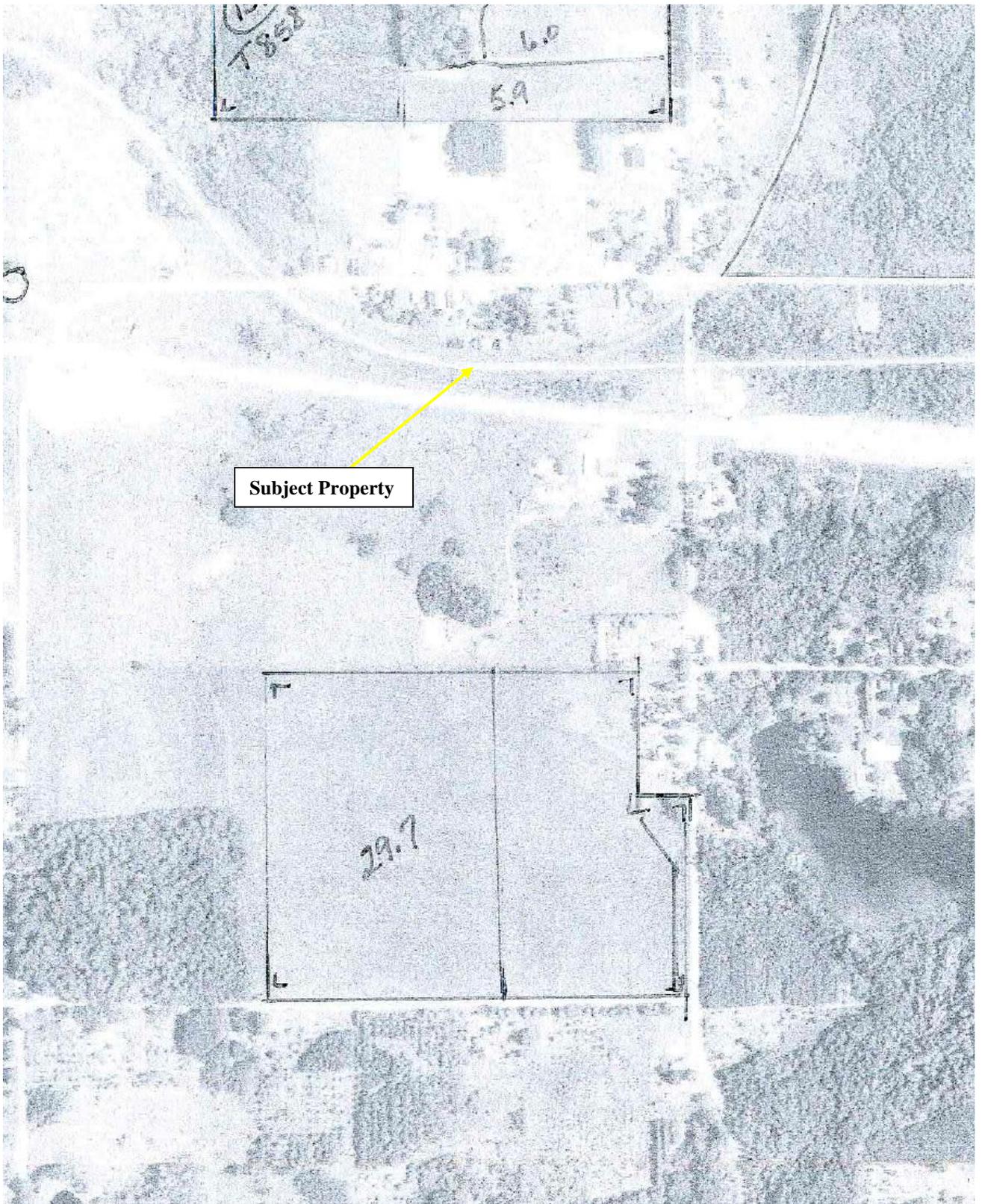
<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>1938 Aerial Photograph</p> <div style="text-align: right;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: USDA</p>



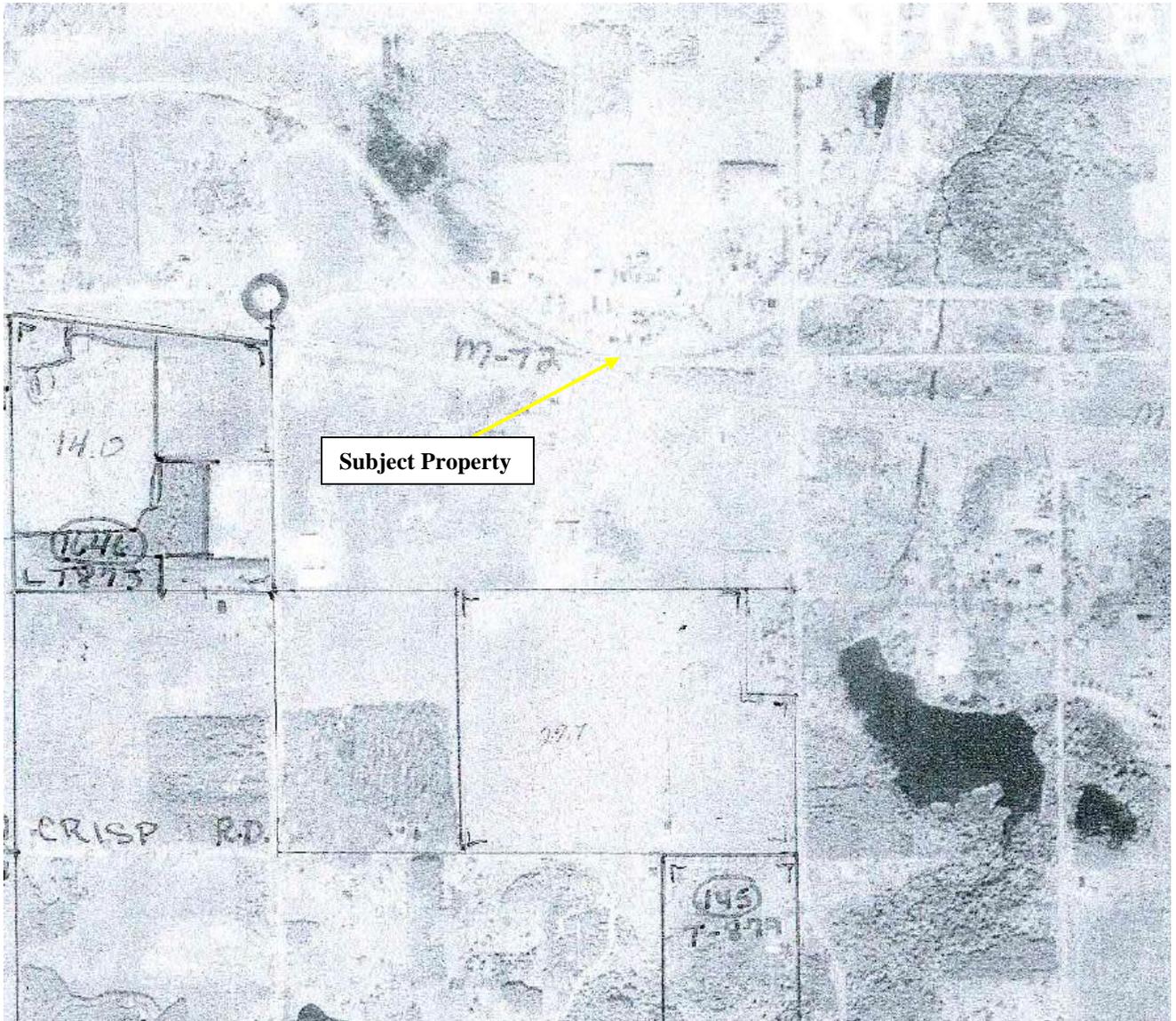
<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>1952 Aerial Photograph</p> <div style="text-align: right;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: USDA</p>



<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>1964 Aerial Photograph</p> <div style="text-align: right;">  <div style="border: 1px solid black; padding: 2px; display: inline-block;">NORTH</div> </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: USDA</p>



<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>1973 Aerial Photograph</p>		<p style="text-align: center;">↑ NORTH</p>
<p> Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: USDA</p>



<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>1981 Aerial Photograph</p> <div style="text-align: right;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: USDA</p>



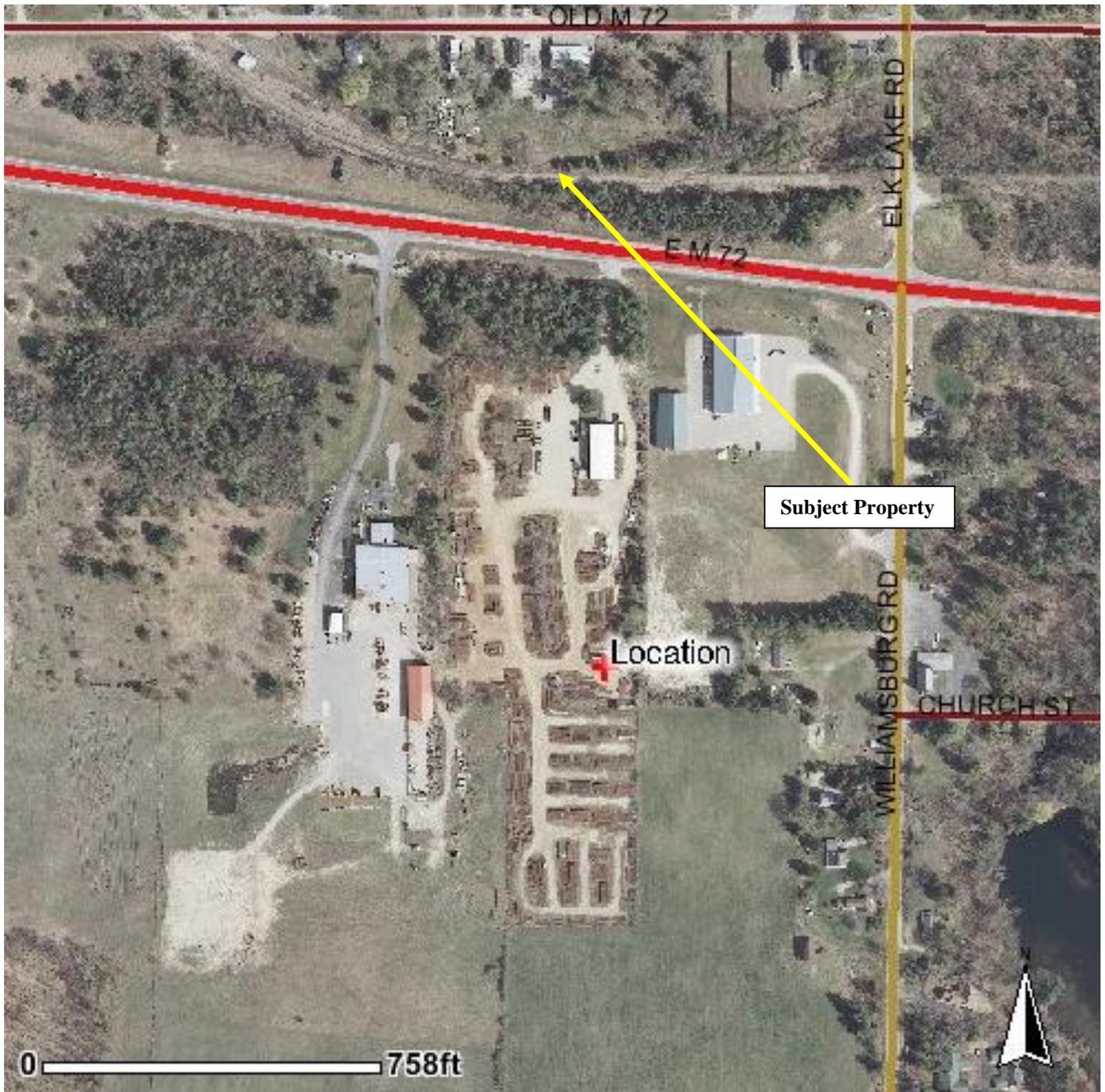
<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>1992 Aerial Photograph</p> <div style="text-align: right;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: MDNR</p>



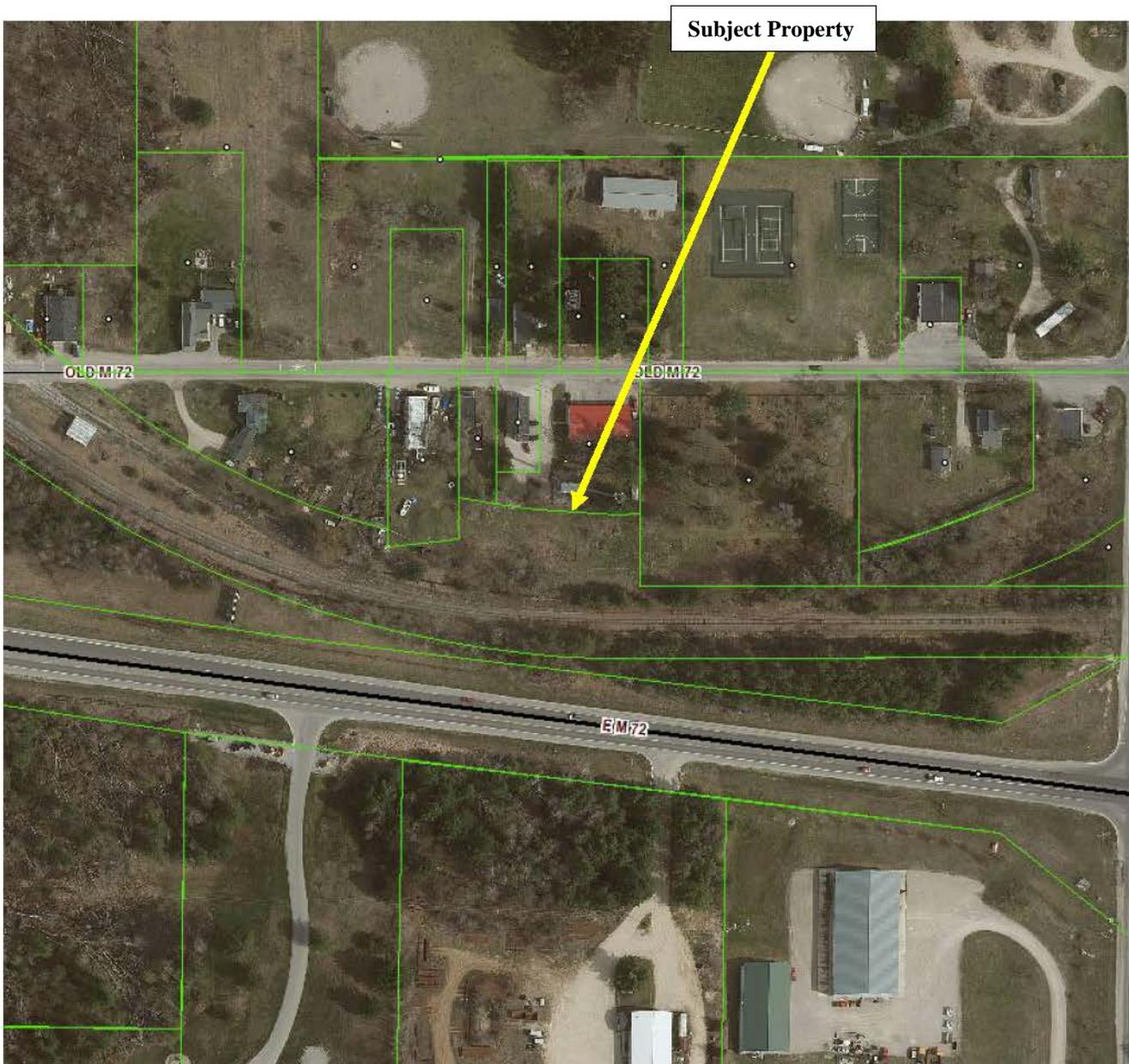
<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>1998 Aerial Photograph</p>		 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">NORTH</div>	
	<p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: MDNR</p>



<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>2006 Aerial Photograph</p> <div style="text-align: right;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: G.T. Co.</p>



<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>2010 Aerial Photograph</p> <div style="text-align: right;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: G.T. Co.</p>



<p>MDOT Railway Property Old M-72, Section 4, T27N, R09W Whitewater Twp., Grand Traverse Co., Michigan Phase I Environmental Site Assessment</p>	<p>2016 Aerial Photograph</p> <div style="text-align: right;">  NORTH </div>		
 <p>Otwell Mawby, PC Traverse City, Michigan</p>	<p>Project No: 17-247</p>	<p>Date: 10/18/17</p>	<p>Source: G.T. Co.</p>



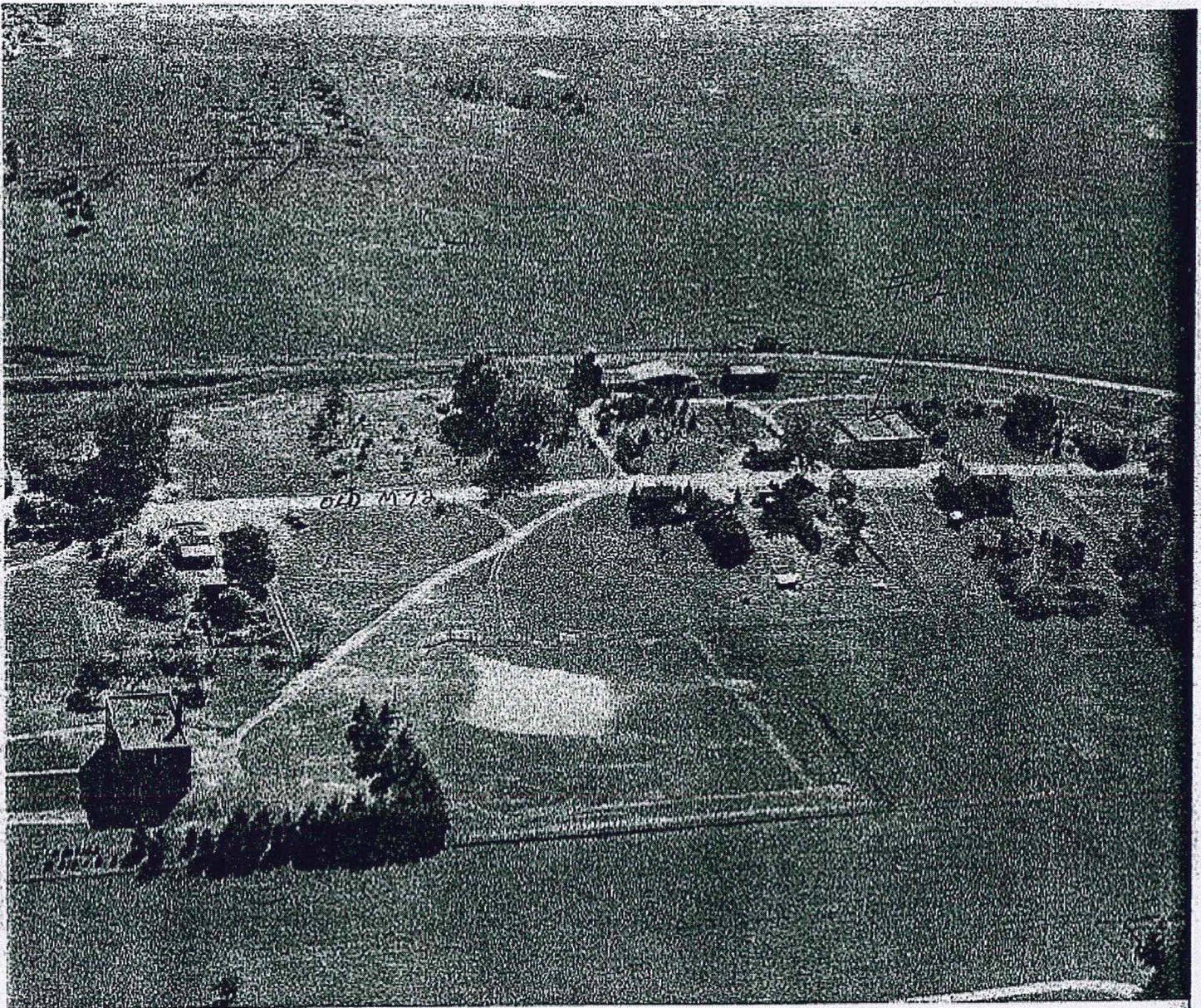
Williamsburg, Mich.



BINDSEYE OF WILLIAMSBURG, MICH.

ELK LAKE RD

#1 →



1955

Williamsburg School on Elk Lake Road #1
Big square building on old 72 is the Gym #2

It is with proud admiration and deep appreciation that we, the Senior Class of Nineteen Hundred and Fifty-Five dedicate this yearbook to the people of the community.

Although a very small community, the business proprietors have been very generous in helping us in both merchandise and respect. To this we say, "Thanks!"

Without the support of the people of Williamsburg we could not have successfully reached our goal. They were behind us in all things - school activities, athletics and the many other things which take the co-operation of the people as well as the students.

So, with genuine gratitude and thankfulness in our hearts, we Seniors say good-bye to our Senior year but not good-bye to the community nor to the things for which it stands. We will always come back to it, if only in memories, and think once again of the benefits and opportunities we were given.

Again we say, "Thanks!"



To: Whitewater Township Board

From: Cheryl A. Goss, Clerk

Date: 04/06/2018

Re: Resolution #18-12 Ambulance Millage Renewal Language

Attorney Chris Patterson provided the text of Resolution #18-12 containing ambulance millage renewal language for the August ballot. This resolution must be provided to the County Clerk's office no later than May 15, 2018, to get this proposal on the August ballot.

Assessor Kuhns provided the 2018 revenue figure in the ballot language. This figure is based on the post-Board of Review taxable value number for the township.

An appropriate motion would be: **Motion to adopt Resolution #18-12.**

A roll call vote should be taken.

###

RESOLUTION #18-12

Resolution to Adopt Ambulance Millage Renewal Language

**Whitewater Township
Grand Traverse County, Michigan**

At a meeting of the Whitewater Township Board, Grand Traverse County, Michigan, held at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, MI 49690, on the 8th day of May, 2018, at 7:00 p.m.

PRESENT: _____

ABSENT: _____.

The following was moved by _____ and seconded by _____.

WHEREAS, Whitewater Township may impose and levy *ad valorem* property taxes to finance lawful public services, as authorized by the Michigan Constitution of 1963 and other laws; and

WHEREAS, Whitewater Township is authorized to provide ambulance service by Public Act 50 of 1960, as amended, MCL 41.711, et seq; and

WHEREAS, the electors of Whitewater Township previously authorized 1.5 mills to be levied for the continued operation and maintenance of ambulance service within the Township, which millage expires after 2017; and

WHEREAS, the Whitewater Township Board wishes to renew the previously authorized millage for the continued operation and maintenance of ambulance service for an additional four (4) years, 2018 to 2021, inclusive, at the current rate of 1.5 mills and as may be reduced by any required future millage rollbacks; and

NOW, THEREFORE, BE IT RESOLVED that:

1. The Whitewater Township Board approves the following millage proposal language and directs the Clerk to submit it to be placed on the August, 2018, election ballot:

**WHITEWATER TOWNSHIP
AMBULANCE MILLAGE RENEWAL**

Shall the previous voted increase in the tax limitation imposed under Article IX, Section 6 of the Michigan Constitution in Whitewater Township, Grand Traverse County, Michigan, of 1.5 mills (\$1.50 per \$1,000 of taxable value), reduced to 1.4929 mills (\$1.4929 per \$1,000 of taxable value) by the required millage rollbacks, be renewed and levied at 1.4929 mills (\$1.49 per

\$1,000 of taxable value) for a period of four (4) years, 2018 through 2021, inclusive, for operating and maintaining ambulance service, raising an estimated \$ 290,061 in 2018?

Yes No

2. The Township Clerk is directed to post and publish notices of registration and notices of election, have ballots prepared and provided in sufficient quantity, and to do all things and provide all supplies necessary for the submission of this question at the election as required by law.

3. The Notice of Election for said election in Whitewater Township shall include notice of the submission of this question in substantially the following form:

TO THE QUALIFIED ELECTORS OF WHITEWATER TOWNSHIP

PLEASE TAKE NOTICE that at the election to be held in Whitewater Township, Grand Traverse County, Michigan, on August 7, 2018, the following proposal shall be submitted to the qualified electors:

**WHITEWATER TOWNSHIP
AMBULANCE MILLAGE RENEWAL PROPOSAL**

Shall the previous voted increase in the tax limitation imposed under Article IX, Section 6 of the Michigan Constitution in Whitewater Township, Grand Traverse County, Michigan, of 1.5 mills (\$1.50 per \$1,000 of taxable value), reduced to 1.4929 mills (\$1.4929 per \$1,000 of taxable value) by the required millage rollbacks, be renewed and levied at 1.4929 mills (\$1.49 per \$1,000 of taxable value) for a period of four (4) years, 2018 through 2021, inclusive, for operating and maintaining ambulance service, raising an estimated \$ 290,061 in 2018?

The full text of the millage proposal may be obtained at the administrative offices of Whitewater Township, 5777 Vinton Road, Williamsburg, MI 49690, telephone: 231-267-5141.

QUALIFICATIONS OF ELECTORS

All properly registered and qualified electors within Whitewater Township are entitled to vote on the questions. The places of election will be the regular voting places in Whitewater Township, Grand Traverse County, Michigan. The polls will be open from 7:00 a.m. until 8:00 p.m.

4. The questions to be voted on at said election shall be stated in substantially the same form and manner appearing on the foregoing Notice.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Roll call vote:

Yes: _____

No: _____

Abstain: _____

The Supervisor declared the resolution adopted.

Ron Popp, Whitewater Township Supervisor

CERTIFICATE

STATE OF MICHIGAN)

)

GRAND TRAVERSE COUNTY)

I, the undersigned, the duly qualified and acting Clerk for Whitewater Township, Grand Traverse County, Michigan, HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Whitewater Township Board at a meeting held on the 8th day of May, 2018, and further certify that the above Resolution was adopted at said meeting.

Cheryl A. Goss, Whitewater Township Clerk

To: Whitewater Township Board
From: Cheryl A. Goss, Clerk
Date: 04/06/2018
Re: **Resolution #18-13 Chain of Lakes Water Trail Designations in Whitewater Township**

Board members will recall that Deana Jerdee from Paddle Antrim made a presentation to the board on January 9, 2018, regarding the efforts of the Paddle Antrim organization to establish access points on the Chain of Lakes for non-motorized watercraft. They have requested permission to add two points in Whitewater Township to the water trail, one at Battle Creek Natural Area and one at Whitewater Township Park.

http://www.whitewatertownship.org/uploads/2/1/9/6/21966412/draft_20180109_township_board_minutes.pdf

Due to the press of other township business, it has taken until now to develop an appropriate resolution. She intends to be present at the board's 5/8 meeting to answer any questions.

As the Parks and Recreation Administrator, I support the addition of these two access points to the Chain of Lakes Water Trail.

An appropriate motion would be: **Motion to adopt Resolution #18-13.**

A voice vote is sufficient for this motion.

###

RESOLUTION #18-13

**CHAIN OF LAKES WATER TRAIL DESIGNATIONS
IN WHITEWATER TOWNSHIP**

Whitewater Township
Grand Traverse County, Michigan

WHEREAS, Whitewater Township owns and maintains two parks with frontage on Elk Lake, known as Whitewater Township Park and Battle Creek Natural Area; and

WHEREAS, the nonprofit organization Paddle Antrim is working to develop a water trail consisting of trailheads, access sites, and rest stops for non-motorized watercraft on Elk Lake and other waterways on the Chain of Lakes; and

WHEREAS, because of certain amenities available at Whitewater Township Park, Paddle Antrim has recommended that Whitewater Township Park be designated as a trailhead on the Chain of Lakes Water Trail, which is intended to serve as a primary entrance and exit site for designated routes; and

WHEREAS, because of the absence of amenities at Battle Creek Natural Area, Paddle Antrim has recommended that Battle Creek Natural Area be designated as a rest stop on the Chain of Lakes Water Trail, which is not intended to be for routine access but would provide a safe haven for individuals who need to get out of the water; and

WHEREAS, Whitewater Township Park and Battle Creek Natural Area are open to public use and designed, constructed and maintained according to best management practices; and

WHEREAS, Whitewater Township Park and Battle Creek Natural Area are compliant with local land use plans and environmental laws; and

WHEREAS, it is intended that Whitewater Township Park and Battle Creek Natural Area will be open for public use for at least 10 consecutive years after their designation on the Chain of Lakes Water Trail; and

WHEREAS, the Whitewater Township Board desires to support the use of non-motorized watercraft on Elk Lake by providing access to the above-named township parks; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Whitewater Township Board, Grand Traverse County, Michigan, hereby approves Whitewater Township Park as a trailhead on the Chain of Lakes Water Trail, and approves Battle Creek Natural Area as a rest stop on the Chain of Lakes Water Trail.

A motion to adopt the foregoing resolution was made by _____ and seconded by _____.

Upon roll call vote, the following voted:

Yes:

No:

Absent:

Resolution declared adopted.

Certificate

I, Cheryl A. Goss, Clerk of Whitewater Township, Grand Traverse County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Whitewater Township Board of said municipality at a regular meeting held on May 8, 2018, relative to the adoption of Resolution #18-13.

Cheryl A. Goss

Cheryl A. Goss

From: Mike Griffith <MikeG@ascomnorth.com>
Sent: Thursday, May 03, 2018 11:30 AM
To: Cheryl A. Goss
Cc: Dave Wierenga; Dave Barth
Subject: Re: Whitewater Township - Phone System Proposal - Ascomnorth
Attachments: Q8281 Whitewater Twp Phone System Proposal - Two Options.pdf

Cheryl,

It was nice speaking with you earlier. Please find attached the telephone proposal we spoke about on the phone. The proposal contains two options. I will follow up with another email later regarding the estimated installation time frame.

Sincerely,

Mike Griffith

Mike Griffith, Technologies Project Manager

Phone (231) 938-2230

Fax (231) 938-1378

Ascomnorth Inc.

6100 U.S. 31 North

Acme, MI 49610-0126

www.ascomnorth.com

P.S. Referrals are the lifeblood of our business. If you have a friend, or business associate who could benefit from our services and experience, please do not hesitate to contact us or pass along our contact information. We promise to treat them with respect and the highest level of integrity. Your referrals are the greatest compliment that we can receive, so please don't keep us a secret!



Like us on Facebook



Digital Telephone System Proposal

To: Whitewater Township
5777 Vinton Road, P.O. Box 159
Williamsburg, MI 49690

Quote Number: Q8281
Contact: Cheryl Goss
Telephone: 231-267-5141

OPTION ONE — NEW ALCATEL-LUCENT DIGITAL TELEPHONE SYSTEM:

Ascomnorth, Inc. proposes to provide and install a new software-driven expandable Alcatel Lucent Voice Server, including all programming and training for your proposed technology upgrade (Scope of Project: Multi-Tier System with Automated Attendant, Voice Messaging). Additional cabling, termination of cabling, or jacks, if required would be provided on a time and materials basis with prior customer approval.

Alcatel-Lucent OmniPCX is an integrated, state-of-the-art communication server that supports advanced, expandable business-class telephony. The proposed system is configured with (4) Caller ID ready trunks/telephone lines, (8) Digital, (4) Analog and (0) IP Station Ports. This expandable system does not limit you to the current set up. This is a rich platform and has many high end features included:

- Wide variety of Alcatel-Lucent digital phones
Caller ID with Name
Automated Attendant
Includes Expandable Voice Mail System
Voice Mail to Email Integration
Advanced Call Handling Features

- (1) Voice mail with 4 hour of message time
(1) Personalized Automated Attendant
(1) Alcatel-Lucent 8039 Premium Deskphones
(5) Alcatel-Lucent 8029 Premium Deskphones
(1) AC Power Surge Protection with Battery Backup

Regularly Installed Price of \$4,775.00, Minus Legacy Customer Trade-Up Discount of \$500.00:

Total Installed Price for the New Alcatel-Lucent Telephone System: \$ 4,525.00

Lease with \$1.00 Purchase Option — 60 Months: \$ 98.65 / month
39 Months: \$140.23 / month

Lease Option Details: At end of Lease Period: Purchase the equipment for \$1.00, trade up to new equipment, extend lease, or return the equipment. Additional lease terms/options available.

The preceding proposed Alcatel Lucent Platform will be installed complete including Design, Programming, Training, and 30 days of programming changes at no charge, 24-hour emergency service, and a One Year Warranty on the core system, One Year Warranty on Voice Messaging Server, and a One Year Warranty on all other products and labor for the above price plus applicable sales tax.

Thank you for the opportunity to be of service to you!
50% Down Payment, Progressive Thereafter, Technology Leasing Available

Name and Title

Mike Griffith

Date

Date



Digital Telephone System Proposal

OPTION TWO – REPAIR EXISTING IWATSU TELEPHONE SYSTEM:

Ascomnorth repaired the existing Iwatsu Telephone System on Wednesday, May 2nd, 2018. The below pricing reflects the 5/2/18 service call site fee, (2) labor hours, and the following refurbished replacement parts:

- (1) Iwatsu OM-VML Voice Mail Card - refurbished
(1) Iwatsu OM-KSU Key System Unit - refurbished

Total Price of Repairing the Existing Iwatsu Telephone System: \$ 1,890.00

If Whitewater Township chooses to purchase the new Alcatel-Lucent telephone system (Option One, previous page) then Ascomnorth will remove the Iwatsu System at time of installation and there will be no cost for the 5/2/18 service call. Additionally, the Option One pricing reflects a \$500.00 trade-in discount Ascomnorth offers to existing telephone system customers who upgrade to a new system.

(Price does not include sales tax, electrical upgrades, wiring or conduit)

The preceding proposed Iwatsu phone system replacement parts will be installed complete including Design, Programming, 24-hour emergency service, and a 90 Day Warranty on parts and a One Year Warranty on labor for the above price plus applicable sales tax. State and Local Permits, if required, are not included

Thank you for the opportunity to be of service to you!
50% Down Payment, Progressive Thereafter, Technology Leasing Available.

Name and Title

Mike Griffith

Date

Date

OPTIONAL EQUIPMENT

The following optional equipment would enhance or expand your above quoted system and reflect a complete price including labor, materials, and installation if purchased with or as part of the Core System:

Table with 2 columns: Equipment Name and Price. Items include Alcatel-Lucent Premium Deskphone, Wireless Office Headset System, Party Conference Call License, Universal Telephony License, Call Recording Functionality, and Polycom Conference Call Unit.

(The above pricing of optional phones does not include license)

Cheryl A. Goss

From: Dave Barth <DaveB@ascomnorth.com>
Sent: Friday, May 04, 2018 12:11 PM
To: Cheryl A. Goss; Mike Griffith
Cc: Dave Wierenga; Lisa Farrier; Kathy Bussa
Subject: RE: Whitewater Township - Phone System Proposal - Ascomnorth

Cheryl,

Thanks for the opportunity to work with you and Whitewater Township. We are celebrating our 35th anniversary this year thanks to partners like you and Whitewater Township.

Just a few thoughts to point out;

The Alcatel Lucent System is a very robust system that will serve you well for many years. The system is configured as a digital solution but can very easily be VOIP configured if you desired remote phones etc. all without having to replace the provided phones etc.

You will not have to upgrade your data/computer data network for us to implement the new system.

The Voice Mail System is also very stable and capable of integrating to your email and cell phones etc.

Ascomnorth focuses specifically on business, government, healthcare and educational facilities-**We are not a residential company that installs residential systems in business applications.**

Ascomnorth is a fully staffed, locally owned and operated Northern Michigan company with 24/7 support and factory trained technicians. **We are a fully commercial operation operating out of Acme for the past 35 years and have a full staff of technician and staff.**

I realize that the existing phone system has been an issue. We are able to swap out the system as soon as equipment is received, usually within 2 weeks. Since you are an existing customer, We have all of the documentation at hand and would be ready as soon as equipment arrives.

If you have any questions or concerns, please do not hesitate to call or email myself or any of our staff.

Sincerely, Dave Barth

Dave Barth
Vice President/Owner
Voice 1 231 938 2230
Fax 1 231 938 1378
Ascomnorth Inc.
6100 U.S. 31 North
Acme, MI 49610-0126
www.ascomnorth.com

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To: Whitewater Township Board
From: Cheryl A. Goss, Clerk
Date: 05/04/2018
Re: Disposal of Surplus Computer Equipment

With the discontinuation of support for Windows XP, the township has several computers which have been replaced or are no longer being used and should be disposed of.

The Administrative Policies and Procedures Manual says the following:

4.6(d) Disposal of Fixed Assets

Department heads shall make note on the annual inventory, or shall notify the clerk sooner if desired, of any equipment that would be appropriate for disposal. The clerk shall prepare a list of all such equipment recommended for disposal and shall submit the recommended disposal of fixed assets list to the township board for approval. The board shall determine the method of disposal, which may include sealed bids, auction, negotiated sale, gift or disposal. Township officials and employees are not eligible to purchase township fixed assets by negotiated sale without the approval of the board. An elected official shall refrain from voting on any negotiated sale involving the elected official.

There are four (4) Dell OptiPlex CPUs available for disposal:

- a. the former "server" PC
- b. the former zoning administrator PC
- c. the former deputy clerk PC
- d. a former ambulance PC

There are also three (3) monitors that are not being used, one of which is a wide monitor that perhaps another office in the township may wish to use. If so, there would be three (3) standard size monitors which could be disposed of.

There are also some keyboards and mouses (mice?).

A couple employees have expressed an interest in purchasing some of this equipment.

The board needs to discuss and decide on the method of disposal for these pieces of equipment as they are collecting dust and taking up space that could be otherwise utilized.

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