

Charter Township of Union



BOARD OF TRUSTEES

Regular Meeting

January 27, 2016

7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC COMMENT: Restricted to three minutes regarding issues on this agenda
5. REPORTS/BOARD COMMENTS
6. APPROVAL OF AGENDA
7. CONSENT AGENDA
 - A. Communications
 - B. Minutes-January 12, 2016-Special Meeting
 - C. Minutes – January 13, 2016– Regular Meeting
 - D. Bills
 - E. Payroll
 - F. Fire Reports
8. BOARD AGENDA
 - A. Credit Card Bill Payment
 - B. Park Truck Purchase
 - C. SUP 2016-01 Special Use Permit
 - D. Ordinance 2016-01 (first reading)
 - E. Broomfield Rd. Case Study Discussion
 - F. Municipal Violation Ordinance Discussion
9. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
10. FINAL BOARD MEMBER COMMENT
11. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Board of Trustees
Special Meeting

A special meeting of the Charter Township of Union Board of Trustees was held on January 12, 2016 at 7:00 p.m. at Union Township Hall.

Meeting was called to order at 6:00 p.m.

Roll Call

Supervisor Alwood, Clerk Henry, Treasurer Rice Trustee Hauck, Lannen, Mielke and Mikus were present.

Others Present

Jennifer Loveberry

Public Comment

None

Reports/Board Comments

Approval of Agenda

Hauck moved **Henry** supported to approve the agenda as presented. **Vote: Ayes: 7 Nays: 0.**
Motion carried.

BOARD AGENDA

A. Hiring Manager discussion

The Board of Trustees discussed hiring a Township Manager with Kathie Grinzinger from MML.

EXTENDED PUBLIC COMMENT

None

FINAL BOARD MEMBER COMMENTS

Mielke- the City Manager questioned who to contact at the Township in the absence of Township Manager. The Board agreed to contact Supervisor Alwood first, Trustee Mielke second followed by all other Trustees.

ADJOURNMENT

Hauck motioned **Mielke** supported to adjourn the meeting at 8:11 p.m. **Ayes: all. Motion carried.**

APPROVED BY:

Margie Henry, Clerk

Russ Alwood, Supervisor

(Recorded by Jennifer Loveberry)

CHARTER TOWNSHIP OF UNION
Board of Trustees
Regular Meeting

A regular meeting of the Charter Township of Union Board of Trustees was held on January 13, 2016 at 7:00 p.m. at Union Township Hall.

Meeting was called to order at 7:00 p.m.

Roll Call

Supervisor Alwood, Clerk Henry, Treasurer Rice Trustee Hauck, Lannen, Mielke and Mikus were present.

Others Present

Jennifer Loveberry, Sherrie Teall, Randy Robinson, Peter Gallinat, Pat DePriest

Public Comment

None

Reports/Board Comments

Mielke – Municipal Violation Ordinance-would like topic added to next agenda for discussion. Crawford Rd. safety update – The Township is communicating with both the Road Commission and CMU.

Approval of Agenda

Hauck moved **Rice** supported to approve the agenda with changes, adding closed session after Extended Public Comment. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Consent Agenda

- A. Communications
- B. Minutes – December 14, 2015– Regular Meeting
- C. Minutes – December 21, 2015-Special Meeting
- D. Bills
- E. Payroll
- F. Fire Reports

Rice moved **Hauck** supported to approve the consent agenda as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

BOARD AGENDA

A. 2016 Application for Tax Exemption (Poverty-MCL 211.7u)

Mielke motioned **Henry** supported to approve 2016 Application for Tax Exemption (Poverty-MCL 211.7u). **Vote: Ayes: 7 Nays: 0. Motion carried.**

B. Credit Card Bill Payment

Henry motioned Mikus supported to table the Credit Card Bill Payment discussion until January 27, 2016 meeting. **Vote: Ayes: 7 Nays: 0. Motion carried.**

C. Burn Ordinance 2015-05

Hauck motioned Mielke supported to postpone Burn Ordinance 2015-05 until the Fire Chief is able to attend. **Vote: Ayes: 7 Nays: 0. Motion carried.**

D. Interim Manager position discussion

Discussion was held by the board.

E. Broomfield Rd. discussion

Hauck motioned Mielke supported to table until January 27, 2016 meeting. **Vote: Ayes: 7 Nays: 0. Motion carried.**

EXTENDED PUBLIC COMMENT

Robert Sommerville, 3678 St. Andrews – voiced issues and concerns with township operations.

Hauck moved Rice supported to go into closed session at 8:07 p.m. **Roll call vote: Ayes: Alwood, Henry, Rice, Hauck, Lannen, Mielke, and Mikus. Motion carried.**

A. Closed Session – Consultation from Attorney

Rice moved Hauck supported to go out of closed session at 8:40 p.m. **Roll call vote: Ayes: Alwood, Henry, Rice, Hauck, Lannen, Mielke, and Mikus. Motion carried.**

FINAL BOARD MEMBER COMMENTS

ADJOURNMENT

Rice motioned Hauck supported to adjourn the meeting at 8:40 p.m. **Ayes: all. Motion carried.**

APPROVED BY:

Margie Henry, Clerk

Russ Alwood, Supervisor

(Recorded by Jennifer Loveberry)

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 101 POOLED CHECKING					
01/27/2016	101	31(E)	00146	CONSUMERS ENERGY PAYMENT CENTER	15,872.86
01/27/2016	101	32(E)	00146	VOID	0.00
01/27/2016	101	18068	00039	AQUA-AEROBIC SYSTEMS, INC.	1,634.73
01/27/2016	101	18069	00043	ARROW UNIFORM	300.30
01/27/2016	101	18070	01240	BRAUN KENDRICK FINKBEINER PLC	2,411.00
01/27/2016	101	18071	00095	C & C ENTERPRISES, INC.	171.50
01/27/2016	101	18072	00129	CMS INTERNET, LLC	9,354.21
01/27/2016	101	18073	01024	CODE OFFICIALS CONFERENCE-MI	120.00
01/27/2016	101	18074	01242	CULLIGAN WATER	13.00
01/27/2016	101	18075	01171	DBI BUSINESS INTERIORS	483.91
01/27/2016	101	18076	00249	GILL-ROY'S HARDWARE	52.16
01/27/2016	101	18077	00261	GRAINGER	155.88
01/27/2016	101	18078	00020	JAMES ALWOOD	357.24
01/27/2016	101	18079	01455	JENNIFER LOVEBERRY	2,000.00
01/27/2016	101	18080	01420	MECOSTA COUNTY ASSESSORS ASSN.	50.00
01/27/2016	101	18081	00356	KENNEDY INDUSTRIES, INC.	1,352.50
01/27/2016	101	18082	00360	KIMBALL MIDWEST	238.34
01/27/2016	101	18083	00362	KRAPOHL FORD & LINCOLN	119.85
01/27/2016	101	18084	00422	MICHIGAN PIPE & VALVE	1,906.00
01/27/2016	101	18085	00494	NORTH CENTRAL LABORATORIES	859.53
01/27/2016	101	18086	00131	PERCEPTIVE CONTROLS, INC	1,801.00
01/27/2016	101	18087	00525	PICKARD STREET CAR WASH	133.00
01/27/2016	101	18088	01460	RJM EQUIPMENT SALES, INC	7,564.00
01/27/2016	101	18089	01254	LARRY M SOMMER	347.31
01/27/2016	101	18090	01421	SUPERIOR BUSINESS SOLUTIONS	90.48
01/27/2016	101	18091	01371	TRACKER SOFTWARE CORPORATION INC	1,938.00
01/27/2016	101	18092	00668	UNITED PARCEL SERVICE	14.50
01/27/2016	101	18093	01013	USA BLUE BOOK	3,294.31
01/27/2016	101	18094	00703	WASTE MANAGEMENT OF MICHIGAN, INC	1,075.65
01/27/2016	101	18095	00723	WINN TELECOM	193.93

101 TOTALS:

Total of 30 Checks:	53,905.19
Less 1 Void Checks:	0.00
Total of 29 Disbursements:	<u>53,905.19</u>

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 101 POOLED CHECKING						
01/27/2016	101	31(E)	00146	CONSUMERS ENERGY PAYMENT CENTER	5142 BUD ST 5144 BUD ST 4244 E. BLUEGRASS 4795 S. MISSION 4797 S. MISSION BARN 4822 ENCORE 5228 S. ISABELLA 5076 S. MISSION 900 MULBERRY 5240 E. BROOMFIELD 590529920 2055 ENTERPRISE 5525 E. REMUS 5537 E. BROADWAY 1933 S. ISABELLA 1660 BELMONT	229.47 22.59 89.40 2,381.02 765.50 127.54 9,143.96 790.17 63.38 862.72 26.86 243.44 53.93 302.88 672.74 97.26
						15,872.86
01/27/2016	101	32(E)	00146	VOID		
Void Reason: Created From Check Run Process						
01/27/2016	101	18068	00039	AQUA-AEROBIC SYSTEMS, INC.	CLOTH SOCK	1,634.73
01/27/2016	101	18069	00043	ARROW UNIFORM	UNIFORMS UNIFORMS UNIFORMS UNIFORMS UNIFORMS	72.42 66.66 44.40 44.40 72.42
						300.30
01/27/2016	101	18070	01240	BRAUN KENDRICK FINKBEINER PLC	SERVICES RENDERED THROUGH DECEMBER 31,	2,411.00
01/27/2016	101	18071	00095	C & C ENTERPRISES, INC.	SUPPLIES SUPPLIES SUPPLIES	61.00 78.00 32.50
						171.50
01/27/2016	101	18072	00129	CMS INTERNET, LLC	REMOTE SUPPORT INTERNET SERVICE WWTP HEADWORKS AV & CAMERAS SET UP CAMERAS FOR WATER/SEWER IN DEC 2 WWTP OPTO SECURITY SYSTEM INSTALLED 2015	47.50 785.20 95.00 2,998.60 446.50 4,981.41
						9,354.21
01/27/2016	101	18073	01024	CODE OFFICIALS CONFERENCE-MI	2016 MEMBERSHIP CODE OFFICIALS CONFEREN 2016 CODE OFFICIALS CONFERENCE OF MICH	60.00 60.00
						120.00
01/27/2016	101	18074	01242	CULLIGAN WATER	WATER	13.00
01/27/2016	101	18075	01171	DBI BUSINESS INTERIORS	SUPPLIES	483.91
01/27/2016	101	18076	00249	GILL-ROY'S HARDWARE	SHOVEL AND SPRAY ADHESIVE FOR TOWNSHIP WALL STOP TOWNSHIP HALL	40.98 11.18

v

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
						52.16
01/27/2016	101	18077	00261	GRAINGER	SUPPLIES	103.80
					SUPPLIES	39.06
					SUPPLIES	13.02
						155.88
01/27/2016	101	18078	00020	JAMES ALWOOD	MERIDIAN WELL SITE LEASE	357.24
01/27/2016	101	18079	01455	JENNIFER LOVEBERRY	FLEX MEDICAL REIMBURSEMENT-2016	2,000.00
01/27/2016	101	18080	01420	MECOSTA COUNTY ASSESSORS ASSN.	BOARD OF REVIEW TRAINING ASSESSING	50.00
01/27/2016	101	18081	00356	KENNEDY INDUSTRIES, INC.	FIELD SERVICE	1,352.50
01/27/2016	101	18082	00360	KIMBALL MIDWEST	GLOVES	238.34
01/27/2016	101	18083	00362	KRAPOHL FORD & LINCOLN	2009 FOR ESCAPE OIL CHANGE	35.95
					2015 FORD SUPER DUTY	47.95
					2006 FORD F150	35.95
						119.85
01/27/2016	101	18084	00422	MICHIGAN PIPE & VALVE	SUPPLIES	1,906.00
01/27/2016	101	18085	00494	NORTH CENTRAL LABORATORIES	SUPPLIES	859.53
01/27/2016	101	18086	00131	PERCEPTIVE CONTROLS, INC	PROGRAMMING	660.00
					SUPPLIES	41.00
					GROOV PROGRAMMING	1,100.00
						1,801.00
01/27/2016	101	18087	00525	PICKARD STREET CAR WASH	VEHICLE CLEANING	133.00
01/27/2016	101	18088	01460	RJM EQUIPMENT SALES, INC	AQUAPHON A200	7,564.00
01/27/2016	101	18089	01254	LARRY M SOMMER	FLEX MEDICAL REIMBURSEMENT 2016	347.31
01/27/2016	101	18090	01421	SUPERIOR BUSINESS SOLUTIONS	W2 & 1099 FORMS	90.48
01/27/2016	101	18091	01371	TRACKER SOFTWARE CORPORATION INC	PUBWORKS ANNUAL SUPPORT - 2016	1,938.00
01/27/2016	101	18092	00668	UNITED PARCEL SERVICE	THIRD PARTY REVIEWER FIRE ALARM SUBMITT	14.50
01/27/2016	101	18093	01013	USA BLUE BOOK	HAND CLEANER	3.09
					SUPPLIES	2,239.31
					SUPPLIES	1,051.91
						3,294.31
01/27/2016	101	18094	00703	WASTE MANAGEMENT OF MICHIGAN, INC	2010 S. LINCOLN RD. MCDONALD PARK	155.02
					5142 BUD ST. JAMESON PARK	101.53
					5228 S. ISABELLA	62.67
					4511 E. RIVER RD.	660.42
					4795 S. MISSION	44.14
					2010 LINCOLN RD	51.87
						1,075.65
01/27/2016	101	18095	00723	WINN TELECOM	PHONE SERVICE	193.93
101 TOTALS:						
Total of 30 Checks:						53,905.19
Less 1 Void Checks:						0.00
Total of 29 Disbursements:						53,905.19

Charter Township of Union Payroll
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CHECK DATE: Jan 14, 2016

PPE: Jan 9, 2016

NOTE: CHECK TOTAL FOR TRANSFER

Gross Payroll	\$	45,448.21
Employer Share Med		648.78
Employer Share SS		2,774.08
SUI		2,589.72
Pension-Employer Portion		3,275.42
Workers' Comp		530.89
Life/LTD		-
Dental		-
Health Care		-
Cobra/Flex Administration		-
Total Transfer to Payroll checking	\$	<u>55,267.10</u>

NOTE: PAYROLL TRANSFER NEEDED

General Fund	\$	21,462.94
Building Fund		-
EDDA		-
WDDA		-
Sewer Fund		18,422.84
Water Fund		15,381.32
Workers Comp		-
Health Care		-
Total To Transfer from Pooled Savings	\$	<u>55,267.10</u>

Mount Pleasant Fire Department

Fire Experience Report For Union Township/City of Mt. Pleasant
Period -January 4, 2016 through January 10 2016

Category	Code	Description	Twp	Resp	City
Fire	100	Fire, Other			
	111	Building Fire			
	112	Fires in Structures other than a Building			
	113	Cooking Fire	1	2	
	114	Chimney or Flue Fire	1	8	
	131	Passenger Vehicle Fire			
	132	Road freight or transport vehicle fire			
	136	Self-propelled Motor Home/Recreational			
	138	Off-road vehicle of heavy equipment fire			
	140	Natural Vegetation Fire			
	143	Grass/Brush fire			
	150	Outside Rubbish Fire, other			
	151	Outside Rubbish Fire, trash or waste fire			
	154	Dumpster Fire			
	160	Special Outside Fire, Other			
	Overpressure Rupture, (No Fire)	251	Excessive heat, scorch burns with no fire		
Rescue & EMS Incident	311	Medical Assist to EMS Crew	1	2	3
	321	EMS Call excluding Veh. Accident	1	2	
	322	Motor Vehicle Acc. W/ Injuries	1	2	
	323	Motor Vehicle Acc/Pedestrian			
	324	Motor Vehicle Acc. W/no Injuries			
	342	Search for Person in Water			
	352	Extrication of Victim (s) from vehicle			
	353	Remove Victim from Stalled Elevator			
	360	Water & Ice-related Rescue, Other			
	361	Swimming /recreational water area rescue			
	3811	Technical rescue standby			
Hazardous Condition (No Fire)	400	Hazard condition other			
	410	Combustible/Flammable Gas Condition			
	411	Gasoline or Other Flammable Spill			
	412	Gas Leak			1
	413	Oil of Combustible Liquid Spill			
	424	Carbon Monoxide Incident			1
	440	Electric Wiring/Equipment Problem			
	441	Heat from Short Circuit			
	442	Overheated Motor			
	443	Breakdown of Light Ballast			
	444	Power Line Down			
	445	Arcing, shorted electrical equipment			
	463	Vehicle Accident, general cleanup			
	480	Attempted burning, illegal action, other			
	4441	Utility Line Down			

Service Call	500	Service Call - Other			
	510	Person in Distress			
	511	Lock-out			
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			
	561	Unauthorized Burning			
	571	Cover assignment, standby, moveup			
Good Intent Call	600	Good Intent Call, Other			
	611	Dispatched and Cancelled en route	1	2	2
	622	No Incident Found on Arrival			
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
	651	Smoke Scare, Odor of Smoke			
False Alarm & False Call	700	False Alarm, Other			
	710	Malicious, mischievous false call, other			
	715	Local Alarm System, Malicious False Alarm			
	730	System Malfunction			
	731	Sprinkler activation due to malfunction			
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			
	734	Heat Detector Activation - Malfunction			
	735	Alarm system sounded due to malfunction			
	736	CO detector activation due to malfunction			
	740	Unintentional transmission of alarm, other			
	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional			1
	744	Detector activation, no fire			
	745	Alarm System Act. - Unintentional			
	746	Carbon Monoxide Activation, NO CO			
Severe Weather	813	Wind Storm, Tornado/Hurricane Assessment			
Special Incident Type	911	Citizen Complaint			
	9003	Affidavit Issued			
		Total Response for Union Twp/City	6	8	8

	Emergency - MPFD
	Emergency - MPFD Secondary to MMR
	Non - Emergency

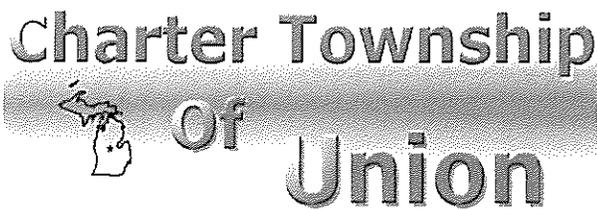
Mount Pleasant Fire Department

Fire Experience Report For Union Township/City of Mt. Pleasant
 Period -January 11, 2016 through January 17 2016

Category	Code	Description	Twp	Resp	City
Fire	100	Fire, Other			
	111	Building Fire			
	112	Fires in Structures other than a Building			
	113	Cooking Fire			
	114	Chimney or Flue Fire			
	131	Passenger Vehicle Fire			
	132	Road freight or transport vehicle fire			
	136	Self-propelled Motor Home/Recreational			
	138	Off-road vehicle of heavy equipment fire			
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	160	Special Outside Fire, Other			
	Overpressure Rupture, (No Fire)	251	Excessive heat, scorch burns with no fire		
Rescue & EMS Incident	311	Medical Assist to EMS Crew			2
	321	EMS Call excluding Veh. Accident			1
	322	Motor Vehicle Acc. W/ Injuries	1	4	3
	323	Motor Vehicle Acc/Pedestrian			
	324	Motor Vehicle Acc. W/no Injuries			
	342	Search for Person in Water			
	352	Extrication of Victim (s) from vehicle			
	353	Remove Victim from Stalled Elevator			
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	411	Gasoline or Other Flammable Spill			
	412	Gas Leak			
	413	Oil of Combustible Liquid Spill			
	424	Carbon Monoxide Incident			
	440	Electric Wiring/Equipment Problem			
	441	Heat from Short Curcuit			
	442	Overheated Motor			
	443	Breakdown of Light Ballast			
	444	Power Line Down			
		445	Arcing, shorted electrical equipment	1	14
	463	Vehicle Accident, general cleanup			
	480	Attempted burning, illegal action, other			
	4441	Utility Line Down			

Service Call	500	Service Call - Other			
	510	Person in Distress			
	511	Lock-out			
	512	Ring or Jewelry removal			
	520	Water Problem, Other			
	521	Water Evacuation			
	522	Water of Steam Leak			
	531	Smoke or Odor Removal			
	542	Animal Rescue			
	552	Police Matter			
	553	Public Service			
	561	Unauthorized Burning			
	571	Cover assignment, standby, moveup			
Good Intent Call	600	Good Intent Call, Other			
	611	Dispatched and Cancelled en route			1
	622	No Incident Found on Arrival			
	631	Authorized controlled burning			
	650	Steam, gas mistaken for smoke,			
	651	Smoke Scare, Odor of Smoke			
False Alarm & False Call	700	False Alarm, Other			
	710	Malicious, mischievous false call, other			
	715	Local Alarm System, Malicious False Alarm			
	730	System Malfunction			
	731	Sprinkler activation due to malfunction			
	732	Extinguishing System Activation - Malfunction			
	733	Smoke Det. Activation - Malfunction			
	734	Heat Detector Activation - Malfunction			
	735	Alarm system sounded due to malfunction			
	736	CO detector activation due to malfunction			
	740	Unintentional transmission of alarm, other			
	741	Sprinkler activation, no fire			
	743	Smoke Det. Activation - Unintentional			
	744	Detector activation, no fire			
	745	Alarm System Act. - Unintentional			
	746	Carbon Monoxide Activation, NO CO			
Severe Weather	813	Wind Storm,Tornado/Hurricane Assessment			
Special Incident Type	911	Citizen Complaint			
	9003	Affidavit Issued			
		Total Response for Union Twp/City	2	18	7

	Emergency - MPFD
	Emergency - MPFD Secondary to MMR
	Non - Emergency



Sherrie Teall
Accounting Office
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 240
Fax 989-773-1988

January 7, 2016

To: Charter Township of Union Board

Re: Credit Card Bill Payment

In the absence of the Township Manager, I have taken over the responsibility of coordinating the payment of the Mastercard bill each month. The December bill was due 1-7-16, I received the last of the approved invoices on 1-4-16, after reviewing them and entering them in our system, a check was issued on 1-5-16. To ensure the payment was received at the payment center in Crosslanes, West Virginia on time, we sent the check by overnight mail, costing the Township additional overnight fees and a special trip to the Post Office.

To make this process run smoother and less expensive, I have been working with the lender, Isabella Bank, to set up an online payment process. I would like this process in place for the January bill which will be due February 7th. Isabella Bank has an account and password set up for the Township that I could be using to make payments, but in the absence of the Township Manager to authorize the online payment process or any other necessary credit card administration, the bank is requiring signatures from all 7 board members. Please refer to the board resolution I've included dated June 10th, 2009.

Isabella Bank is suggesting that operationally the Township should have more than one position at the Township authorized to conduct credit administration such as: credit card requests for new employees, cancelling credit cards on terminated employees, as well as online access for making credit card payments, requesting account information, lost invoices, etc. Last week, I received a call from credit card security, checking to make sure a questionable charge was in fact a Township charge. In the absence of a Township Manager, there is not another position within the Township authorized to handle credit card administration, without the signatures of all seven board members.

I respectfully request the Board authorize the Accountant, in addition to the Manager, to set up and use the online payment system for the credit card account and manage the credit card account with Isabella Bank. Please see the attached Resolution for your review and consideration. I've also included a list of the amounts the Township paid on the credit card statements over the past 12 months for your review.

Sincerely,

Sherrie Teall
Accountant

Sherrie Teall

From: Ali N. Barnes [alibar@yeoandyeo.com]
Sent: Monday, January 18, 2016 2:59 PM
To: 'Sherrie Teall'
Subject: RE: Internal Control Question

Hi Sherrie,

Based on the facts presented, there shouldn't be an I/C issue. If you were ever to have a credit card, someone else should be reviewing / approving any transactions made by you.

Ali N. Barnes, CPA | Senior Manager
alibar@yeoandyeo.com



7810 N. Alger Rd. | Alma, MI 48801
Phone 989-463-6108 | Fax 989-463-8560

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From: Sherrie Teall [<mailto:steall@uniontownshipmi.com>]
Sent: Monday, January 18, 2016 1:43 PM
To: Ali N. Barnes <alibar@yeoandyeo.com>
Subject: Internal Control Question

Hi Ali,

I have a question for you regarding our credit card administration with Isabella Bank. We currently have a resolution in place authorized by the board in 2009, that gives the 7 members of the board, as a whole, authority to conduct credit card administration. The board has given the Township manager authority to administrate the credit card account with the bank through the policy governance document. Now that Brian has resigned, the Township doesn't have another single position authorized for credit card administration. I have had discussions with the bank, and they recommend that we have two positions authorized for credit card administration so in the event that one of those two positions leaves the Township, the Township would be able to continue normal operations, including credit card administration as needed. In 2009, when the original credit card resolution was signed, the Township did not have a full-time Accountant. I have made a request to the board, on the bank's recommendation, that the Township authorize the Accountant, in addition to the Township Manager, to conduct credit card administration.

From an internal control standpoint, I am thinking there is little risk for the following reasons:

1. The Accountant doesn't have a Township credit card.
2. The department heads approve the invoices for all purchases on the Mastercard account
3. After approval, the invoices are entered in the accounting system by an Office Assistant

4. The Manager or Accountant reviews invoice amounts entered, compares to the statement, and then prints the check or EFT documentation
5. The check payments or EFT payments made by the Manager or the Accountant are approved by the 7 member board at the meeting

The board has asked me to check with you to verify that the Township audit would not be negatively affected if the Accountant is allowed to handle the credit card administration with Isabella Bank. I've attached a copy of the original resolution, and the proposed resolution for your review, as well as my memo to the board explaining the situation.

Sherrie Teall
Accountant



2010 S. Lincoln
Mt. Pleasant, MI 48858
Phone (989)772-4600 Ext. 240
Fax (989)773-1988

RESOLUTIONS OF THE TOWNSHIP BOARD

Authority to Procure Visa/Mastercard Business Card Lines of Credit

(Certified Copy)

I HEREBY CERTIFY, that I am the duly elected and qualified Clerk of the Charter Township of Union and keeper of the records and seal of said Township; that the following is a true and correct copy of resolutions duly adopted at a meeting of the Board of Trustees thereof held in accordance with its Policies at its offices at 2010 S. Lincoln Road on the 13th day of January, 2016 and that the same are now in full force.

Copy of Resolutions

BE IT RESOLVED, that the Board of Trustees of this Township, or their successors in office, or any seven of them be; or the Township Accountant, or the Township Manager, are hereby authorized for, on behalf of, and in the name of this township to:

- a) Negotiate and procure Visa Business card revolving lines of credit from Isabella Bank (Lender), whose main office is located at 139 E. Broadway, Mount Pleasant, MI 48858, up to any amount not exceeding \$25,000 in the aggregate at any one time outstanding;
- b) Give security for any liabilities of this Township to said Lender by pledge or assignment or lien upon any real or personal property, tangible or intangible, of this Township and
- c) Execute in such form as may be required by Lender all notes and other evidences of such lines of credit, all instrument of pledge assignment of lien, and that none of the same shall be valid unless so signed or endorsed provided, however, that the endorsement of promissory notes discounted may be effected by any one of them.

RSOLVED FURTHER, that said Township be and it is hereby authorized and directed to pay the proceeds of any such lines of credit or discounts as directed by the persons authorized to sign. The Township agrees to be bound by the terms and conditions of the Isabella Bank Visa Cardholder Agreement, a copy of which has been provided the Township herewith. Receipt of such agreement and acceptance of such terms to be conclusively presumed by the use of and Visa Business Card issued to said Township.

RESOLUTION OF CONTINUING VALIDITY, Any and all acts authorized pursuant to this Resolution and performed prior to the passage of this Resolution are hereby ratified and approved. This Resolution shall be continuing, shall remain in full force and effect and Lender may rely on it until written notice of its revocation shall have been delivered to and received by Lender at Lender's address shown above (or such addresses as Lender may designate from time to time). Any such notice shall not affect any of the Township's agreement or commitments in effect at the time notice is given.

I HEREBY FURTHER CERTIFY, that the following named person have been duly elected to the office set opposite their respective names, that they continue to hold these office at the present time, and that the signatures appearing hereon are the genuine, original signatures of each respectively;

We each have read all the provision of this Resolution, and we each personally and on behalf of the Township certify that all statements and representations made in this Resolution are true and correct.

Supervisor
Russ Alwood

Trustee
Tim Lannen

Clerk
Margie Henry

Trustee
Bryan Mielke

Treasurer
Kimberly Rice

Trustee
Phil Mikus

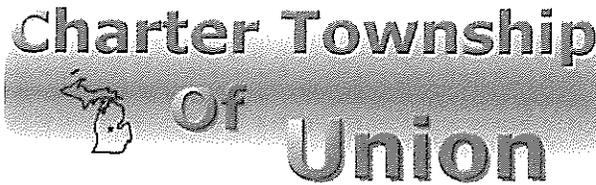
Trustee
Roger Hauck

IN WITNESS WHEREOF, I have hereunto affixed my name as Clerk and have caused the Township seal of said Township to be fereto affixed 13th day of January, 2016.

Clerk

I hereby certify that I am Supervisor of said Township and that the foregoing is a correct copy of resolutions passes as therein set forth, and that the same are now in full force.

Supervisor



2010 South Lincoln Road
Mt. Pleasant, MI 48858

Phone (989) 772 4600 ext. 224
Fax (989) 773 1988
E Mail ksmith@uniontownshipmi.com

Memo

To: Charter Township Board of Trustees
From: Kim Smith – Public Works Coordinator
Date: January 22, 2016
RE: Parks – Truck

As discussed in December there is a need to replace the truck in the Parks. The current parks truck is a 2001 Chevy that was passed from the Utility Department to the Parks Department. Since the December meeting we have parked the truck because it is extremely unsafe. The drivers door that was occasionally flying open while in motion will no longer latch. The headlights do not work and there is some other issue with the engine which causes it to stall out.

John Bellow and I went and looked at used trucks. We were looking for trucks that had low miles, some remaining warranty, and in good shape. I also contacted Stan from Kraphol Ford and Jim Agney from Gorno Ford and asked them to look for and price out a new F150 4 x 4 using the MiDeal Program discount. I did this so we could compare the cost of buying a new vehicle vs. a decent lower mile used vehicle. Below is a summary of what we found.

Kraphol Ford – New 2016 F150 4 x 4 Single Cab/MiDeal Discount (2 – 3 week delivery Red and White Truck available)	\$25,200.00
Gorno Ford – New 2016 F150 4 x 4 Single Cab/MiDeal Discount (10 – 12 week delivery/has to be ordered)	\$24,590.00
Graff Chevrolet – Used 2014 1500 4 x 4 Single Cab 14,255 miles (excellent condition/remaining warranty/good tires)	\$28,992.00
Sova – Used 2014 Extended Cab 1500 Chevy (12,000 miles – (Excellent condition/remaining warranty good tires)	\$27,900.00
Auto Group – Used 2010 Ford F-150 Extended Cab 42,400 miles (Good shape/3 month 3,000 mile warranty/good tires)	\$22,995.00

Graff GMC – Used 2014 GMC 1500 Double Cab 35,385 miles

(Good condition/remaining warranty/good tires)

\$30,948.00

I have attached the spec sheets that John and I received on each of these trucks. Because we were comparing various used trucks, new trucks, and available inventory all of the features and information for each truck varies. The three trucks that are the closest to what the Township normally purchases are the new trucks from Kraphol and Gomo Ford, and the 2014 single cab truck from Graff Chevrolet. John and I did not spend a great amount of time test driving these vehicles or trying to negotiate a better deal. Our goal was to get a feel for what is available and the cost of a new truck vs. a used truck.

I recommend that we purchase the new truck from Kraphol Ford because it has a full warranty, meets our needs, is available, local dealer, and we should not have any surprises with a new truck. Purchasing a truck for the parks was not in the parks budget and would have to be general fund expenditure. We have \$20,000.00 in contingency, \$5,000.00 budgeted for the purchase of picnic tables from the General Fund, and \$200.00 could come from the parks budget which includes \$500.00 for repairs to the 2001 truck. At this time I feel the purchase of the truck is more urgent than purchasing additional picnic tables. We can budget for tables again next year.

If the Board wishes to purchase a used truck I ask the Board to approve a not to exceed number so that we can look for a decent used truck and have the ability to negotiate a price and purchase the truck rather quickly. It is very difficult to commit to purchasing a vehicle from a used dealer and then ask them to hold it for three weeks while we seek approval.

If you have any questions please let me know.

Kraphol - New

2-3 week Delivery
Stan found a white
and red truck

Print window sticker



Disclaimer: This window sticker is only representative of the information contained on an actual window sticker, and may or may not match the actual window sticker on the vehicle itself. Please see your retailer for further information.

Vehicle Description

F-150 2016 F150 4X4 R/C
3.5L V6 TIVCT FFV ENGINE
ELEC 6-SPEED AUTO W/TOW MODE

VIN 1FTMF1E82GK D02831

Exterior
RACE RED
Interior
MEDIUM EARTH GRAY
INTERIORCLOTH 40/20/40 FRONT SEAT

Standard Equipment INCLUDED AT NO EXTRA CHARGE

EXTERIOR

- . EASY FUEL CAPLESS FILLER
- . HALOGEN HEADLAMPS
- . PICKUP BOX TIE DOWN HOOKS
- . SPARE TIRE & WHEEL LOCK

INTERIOR

- . 4.2" CTR STACK SCREEN
- . A/C W/MANUAL CLIMATE
- . AUXILIARY AUDIO INPUT JACK
- . DAY/NIGHT REARVIEW MIRROR

FUNCTIONAL

- . 12V AUXILIARY POWER POINT
- . FADE-TO-OFF INTERIOR LIGHT
- . HILL START ASSIST
- . MANUAL FOLD MIRRORS
- . LOCKS & TAILGATE LOCK
- . PWR RACK AND PINION STEER

SAFETY/SECURITY

- . AIRBAGS - FRONT SEAT
- . AIRBAGS - SAFETY CANOPY
- . CTR HIGH MOUNT STOP LAMP
- . SOS POST CRASH ALERT SYS

WARRANTY

- . 5YR/60,000 POWERTRAIN

- . DAYTIME RUNNING LIGHTS
- . FULLY BOXED STEEL FRAME
- . LOCKING REMOVABLE TAILGATE
- . REAR SOLAR TINTED GLASS
- . TOW HOOKS
- . 2.3" PRODUCTIVITY SCREEN
- . W/AUDIO CONTROLS CONTROL, SINGLE ZONE
- . BLACK VINYL FLOOR COVERING
- . TILT/TELESCOPE STR COLUMN
- . 4-WHEEL DISC BRAKES W/ABS
- . ELECT 4X4 SHIFT-ON-FLY
- . FAIL-SAFE COOLING SYSTEM
- . INTERMITTENT SPEED WIPERS
- . MANUAL WINDOWS, DOOR
- . OUTBOARD MNTD REAR SHOCKS
- . TRAILER SWAY CONTROL
- . ADVANCETRAC WITH RSC
- . MOUNTED SIDE IMPACT SIDE CURTAIN
- . SECURILOCK PASS ANTI THEFT
- . TIRE PRESSURE MONITOR SYS
- . 3YR/36,000 BUMPER / BUMPER
- . 5YR/60,000 ROADSIDE ASSIST

Price Information
STANDARD VEHICLE
PRICE

MSRP
\$31,260

Included on this Vehicle
EQUIPMENT GROUP 100A
XL SERIES

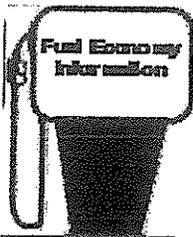
Optional Equipment

- 2016 MODEL YEAR
- RACE RED
- DARK GRAY CLOTH 40/20/40
- .17" SILVER STEEL WHEELS
- 3.5L V6 TIVCT FFV ENGINE
- ELEC 6-SPEED AUTO W/TOW MODE
- .265/70R 17 OWL ALL-TERRAIN
- 3.73 RATIO REGULAR AXLE
- 6100# GVWR PACKAGE
- TRAILER TOW PACKAGE 495
- 23 GALLON FUEL TANK
- BEDLINER-PLASTIC, DROP-IN*ACCY 350
- FLEX FUEL VEHICLE

TOTAL VEHICLE & OPTIONS 32,105
DESTINATION & DELIVERY 1,195

TOTAL MSRP \$33,300

Disclaimer: Option pricing will be blank for any item that is priced as 0 or "No Charge".



CITY MPG
17
HIGHWAY
MPG
23

Estimated Annual Fuel Cost: \$

Vehicle Engine Information

Actual mileage will vary with options, driving conditions, driving habits and vehicle's condition. Results reported to EPA indicate that the majority of vehicles with these estimates will achieve between _ and _ mpg in the city and between _ and _ mpg on the highway. For Comparison Shopping all vehicles classified as _ have been issued mileage ratings from _ to _ mpg city and _ to _ mpg highway.



Ford Extended Service Plan is the ONLY service contract backed by Ford and honored by the Ford and Lincoln dealers. Ask your dealer for prices and additional details or see our website at www.Ford-ESP.com.

2016
Single Cab
Ford

Kevin - You Paid
\$ 25,200.00

Gorno Ford - New
10-12 week Delivery
Mid to Late April

GORNO FORD
22025 ALLEN ROAD
WOODHAVEN, MI 48183

DATE: 1/22/16

TO: KIM SMITH, UNION TWP. DPW
989-772-4600 EXT. 224 (DIRECT) ksmith@uniontownshipmi.com

FROM: JIM AGNEY, GORNO FORD, GOVERNMENT & FLEET SALES
734-671-4033 (DIRECT) (FAX) 734-676-7647 jagnev@gornoford.com

RE: **MiDEAL # 3905-0091 2016MY FORD F-150 XL REG. CAB 4x4, 8.0'BOX, 141"WB, 3.5L V6, 6spd. A/T, RED/GRAY VINYL, AM/FMw/CLOCK, TPMS, 6,100# GVWR, A/C, TILT CRUISE, ADVANCE TRACw/ROLL STAB. CNTRL., 3.73 REG. AXLE, P265/70Rx17AT, PWR. DISC BRKS.w/ABS, TRAILER TOW PKG. TRAILER SWAY CNTRL., FRNT/SIDE AIR BAGS**

F.O.B. DELIVERED TO UNION TWP., MI \$22,236.00
(MSRP = \$33,585.00)

Current lead time is estimated at 10 - 12 weeks from receipt of P.O.

RECOMMENDED OPTION:

CLOTH SEATS	<u>179.00</u>
PLATFORM RUNNING BOARDS	250.00
PWR. WINDOWS/LOCKS/MIRRORS	970.00
HTD. MIRRORS	<u>305.00</u>
ELEC. TRLR. BRK. CNTRLR.	<u>275.00</u>
CHROME BUMPERS	175.00
ALL-WEATHER H.D. FLOOR MATS	79.00
RHINO SPRAY-IN BED LINER	649.00
MUNICIPAL SAFETY LIGHT PKG.	<u>1,595.00</u>

(Includes; Amber FrGrill/Rr LED Insider Flashers, Amber Roof Mount LED Mini-Light-Bar)

\$24,590

Please review, **SELECT OPTIONS**, sign and e-mail/fax back or e-mail/fax Purchase Order to Jim Agney.

Customer Signature: _____

Thank you,

Jim Agney

This quotation is confidential and privileged and is intended solely for the use of Gorno Ford and Union Twp. . This quotation is compiled in association with the MiDEAL Contract and intended for use by MiDEAL Members and State of Michigan government agencies stated above. Information/specifications in this quotation have been established by and are intended only for use by the stated parties. This document is not to be disclosed, distributed, used/re-used as a basis for specifications subsequent bids or request(s) for quotation(s) to any other party or bidders other than the intended parties and/or their authorized personnel.

Still Needs a bed liner

Graff - Used



Connect

sal sanchez

[Update My Profile](#)
[Logout](#)

January 22, 2016

Global Warranty Management: Main > Interface With Customer > View Vehicle Build

INTERFACE WITH CUSTOMER

View Vehicle Build

This screen allows IVH users to view the initial build information on the selected VIN including option codes with descriptions (where available).

For this vehicle:

- [View Vehicle Summary](#)
 - Service Contract
 - Branded Title
 - Warranty Block
- [View Vehicle Build](#)
- [View Vehicle Component Summary](#)
- [View Vehicle Transaction History Detail](#)
- [View Vehicle Delivery Information](#)

Vehicle Information

VIN: 1GCKNREC6EZ218986 Model: CK15703-2014 SILVERADO 1500 4WD REG CAB
 Service Contract: No Branded Title: No Warranty Block: No PDI Status: Yes
 Order Type: 70 - RETAIL - STOCK
 Field Actions: [0 Open](#)

[REQUEST ANOTHER VIN](#)

Vehicle Build

Model: CK15703-2014 SILVERADO 1500 4WD REG CAB Order Number: RKMVJM
 Gross Vehicle Weight: 3,087 Build Date: 12/09/2013
 Build Plant: Z

Option Codes

*IVH is not the definitive source of GM Vehicle RPO information and is intended for service reference only. Should there be any questions about the vehicle's original build or RPO information please refer to the original vehicle invoice or window sticker.

1SZ - OPTION PACKAGE DISCOUNT	2LT - 2LT PACKAGE
4AA - INTERIOR TRIM	6EB - COMPONENT FRT LH COMPUTER
7EB - COMPONENT FRT RH COMPUTER	8X2 - COMPONENT RR LH NON-COMPUTER
9X2 - COMPONENT RR RH NON-COMPUTER	A31 - POWER WINDOWS, DRIVER EXPRESS
A60 - LOCKING TAILGATE	AG1 - PWR SEAT ADJUSTER, DRIVER
AKO - GLASS, DEEP-TINTED	AL0 - AIRBAG SENSING SYSTEM, PASSENGER
AQQ - REMOTE KEYLESS ENTRY	AU3 - POWER DOOR LOCK SYSTEM
AXK - VEHICLE TYPE TRUCK	AY0 - AIRBAGS DRIVER AND FRONT PASS
AZ3 - SEATS, FRONT 40/20/40 BENCH	B30 - COLOR KEYED CARPET
B32 - FLOOR MATS, FRONT	BTV - REMOTE VEHICLE START
BWN - CORNERSTEP, REAR BUMPER	C49 - ELECTRIC REAR WINDOW DEFOGGER
C5U - GVW RATING - 6,800 LBS	C67 - AIR CONDITIONING
DH6 - VISORS, DRIVER AND FRONT PASSENGER, LIGHTED	DL8 - POWER HEATED OUTSIDE MIRRORS
E63 - PICK UP BOX	EF7 - COUNTRY UNITED STATES OF AMERICA (USA)
F60 - SPRING FRONT HEAVY DUTY	FE9 - 50-STATE EMISSIONS
FHS - VEHICLE FUEL GASOLINE E85	FWI - FORT WAYNE PLANT
G80 - AUTO LOCKING REAR DIFFERENTIAL	GCN - VICTORY RED
GU4 - REAR AXLE 3.08 RATIO	H0U - JET BLACK
I14 - ENGINEERING MODEL YEAR	I04 - CHEVROLET MYLINK AUDIO SYSTEM W/ 4.2" DIAGONAL COLOR
JD9 - ANTILOCK BRAKES, 4 WHEEL DISC	JHD - HILL DESCENT CONTROL
JL1 - TRAILER BRAKE CONTROLLER	K34 - CRUISE CONTROL
K47 - HIGH CAPACITY AIR CLEANER	KC4 - ENGINE OIL COOLING SYSTEM
K14 - POWER OUTLET, 110-VOLT AC	KNP - TRANSMISSION OIL COOLER

#28,992⁰⁰

Remainings
3yr, 36,000 miles - Bump
5yr, 100,000 powertrain

75,000 left
Extended to Crew cab
4.5+

2014
14,255 Miles
Single Cab - Chevy

KW7 - GENERATOR 170 AMP	L83 - ENGINE, 5.3L V8 ECOTEC3
MAH - MARKETING AREA NORTH AMERICA	MYC - TRANSMISSION, 6 SPD AUTOMATIC
N33 - STEERING COLUMN, TILT	NP5 - LEATHER WRAP STEERING WHEEL
NQH - TRANSFER CASE 2-SPEED	NT7 - EMISSION SYSTEM
NZZ - UNDERBODY SHIELD, TRANS CASE	PCM -
PPA - EZ LIFT AND LOWER TAILGATE	R9N - FORCE ON ALL VEHICLES FOR PRICING OF INTERIOR TRIM
R9Z - POMS PROCESSING OPTION	RBW - 18" TIRES, ALL TERRAIN W.O.L.
RC4 - TIRE, SPARE 17" ALL SEASON BLACKWALL	RD1 - WHEELS, 18" BRIGHT-MACHINED ALUMINUM
ROO - BARS VOMS BAILMENT	RUF - WHEEL, 17" STEEL SPARE
SAF - SPARE-TIRE LOCK	SLM - STOCK ORDERS
T3U - FRONT FOG LAMPS	TG5 - SINGLE-SLOT CD/MP3 PLAYER
TRW - PROVISIONS-ROOF MOUNTED LAMP	U2M - SIRIUSXM + SERVICE SUBSCRIPTION SOLD SEPARATELY BY SIRIUSXM AFTER 3 MONTHS
U73 - ANTENNA - FIXED MAST	UDD - DRIVER INFO - COLOR DISPLAY
UE1 - ONSTAR	UJM - TIRE PRESSURE MONITOR SYSTEM (EXCL SPARE TIRE)
UK3 - STEERING WHEEL AUDIO CONTROLS	UMN - SPEEDOMETER
UQ3 - ENHANCED AUDIO SPEAKERS	UTJ - THEFT DETERRENT SYSTEM
UVC - REAR VISION CAMERA	V22 - CHROME GRILLE SURROUND
V46 - FRONT BUMPER, CHROME	V76 - RECOVERY HOOKS, FRONT
V8D - VEHICLE STATEMENT	VJH - BUMPER, REAR CHROME
VK3 - FRONT LICENSE PLATE BRACKET	VRK - VAA/COMPONENT REL ROOF TRIM
VT7 - OWNERS MANUAL ENGLISH	VYU - SNOW PLOW PREP PACKAGE: * GENERATOR 170 AMP * PROVISIONS-ROOF MOUNTED LAMP * HEAVY DUTY FRONT SPRINGS
VZE - VIN MODEL YEAR 2014	WEA - Z71 APPEARANCE PACKAGE
X88 - CHEVROLET CONVERSION	XL7 - FREQUENCY RATING 315 MH
YE9 - TRIM PACKAGE	Z71 - Z71 OFF-ROAD SUSPENSION
Z82 - TRAILERING EQUIPMENT PKG	ZY1 - SOLID PAINT

Added Option Codes

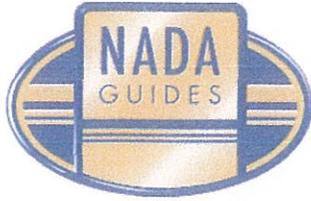
Vehicle has no current record of SAIO codes.

Global Warranty Management: Site Map

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Sova - Used



NADAguides Price Report

1/22/2016

2014 Chevrolet Silverado 1500-V8⁶

Extended Cab LT 4WD

2014 - Extended Cab
12,000 Miles
\$ 27,900

Values

	Rough Trade-In	Average Trade-In	Clean Trade-In	Clean Retail
Base Price	\$24,250	\$26,000	\$27,425	\$30,675
Mileage (12,000)	\$1,850	\$1,850	\$1,850	\$1,850
Total Base Price	\$26,100	\$27,850	\$29,275	\$32,525
Options:				
Power Seat	\$325	\$325	\$325	\$375
Bed Liner	\$50	\$50	\$50	\$75
Towing/Camper Pkg	\$350	\$350	\$350	\$400
Z71 Off-Road Pkg	\$425	\$425	\$425	\$475
Price with Options	\$27,250	\$29,000	\$30,425	\$33,850

Rough Trade-In - Rough Trade-in values reflect a vehicle in rough condition. Meaning a vehicle with significant mechanical defects requiring repairs in order to restore reasonable running condition. Paint, body and wheel surfaces have considerable damage to their finish, which may include dull or faded (oxidized) paint, small to medium size dents, frame damage, rust or obvious signs of previous repairs. Interior reflects above average wear with inoperable equipment, damaged or missing trim and heavily soiled/permanent imperfections on the headliner, carpet, and upholstery. Vehicle may have a branded title and un-true mileage. Vehicle will need substantial reconditioning and repair to be made ready for resale. Some existing issues may be difficult to restore. Because individual vehicle condition varies greatly, users of NADAguides.com may need to make independent adjustments for actual vehicle condition.

Average Trade-In - The Average Trade-In values on nadaguides.com are meant to reflect a vehicle in average condition. A vehicle that is mechanically sound but may require some repairs/servicing to pass all necessary inspections; Paint, body and wheel surfaces have moderate imperfections and an average finish and shine which can be improved with restorative repair; Interior reflects some soiling and wear in relation to vehicle age, with all equipment operable or requiring minimal effort to make operable; Clean title history; Vehicle will need a fair degree of reconditioning to be made ready for resale. Because individual vehicle condition varies greatly, users of nadaguides.com may need to make independent adjustments for actual vehicle condition.

Clean Trade-In - Clean Trade-In values reflect a vehicle in clean condition. This means a vehicle with no mechanical defects and passes all necessary inspections with ease. Paint, body and wheels have minor surface scratching with a high gloss finish and shine. Interior reflects minimal soiling and wear with all equipment in complete working order. Vehicle has a clean title history. Vehicle will need minimal reconditioning to be made ready for resale. Because individual vehicle condition varies greatly, users of NADAguides.com may need to make independent adjustments for actual vehicle condition.

Clean Retail - Clean Retail values reflect a vehicle in clean condition. This means a vehicle with no mechanical defects and passes all necessary inspections with ease. Paint, body and wheels have minor surface scratching with a high gloss finish and shine. Interior reflects minimal soiling and wear with all equipment in complete working order. Vehicle has a clean title history. Because individual vehicle condition varies greatly, users of NADAguides.com may need to make independent adjustments for actual vehicle condition. Note: Vehicles with low mileage that are in exceptionally good condition and/or include a manufacturer certification can be worth a significantly higher value than the Clean Retail price shown.

Untitled

- Rear Spring Type - Leaf
 - Rear Suspension Classification - Solid Live Axle
 - Rear Suspension Type - Multi-Leaf
 - Retained Accessory Power
 - Roll Stability Control
 - Satellite Communications
 - Satellite Communications - Onstar
 - Satellite Radio - Siriusxm
 - Seatbelt Warning Sensor - Front
 - Side Airbags - Front
 - Side Curtain Airbags - Front And Rear
 - Side Mirror Adjustments - Manual Folding
 - Side Mirror Adjustments - Power
 - Side Mirror Type - Spotter Mirror
 - Side Mirrors - Heated
 - Side-Curtain Airbag Rollover Sensor
 - Spare Tire Mount Location - Underbody
 - Spare Tire Size - Full-Size
 - Spare Wheel Type - Steel
 - Stability Control - Electronic
 - Steering Ratio - 16.3
 - Steering Wheel - Tilt
-
- Steering Wheel Mounted Controls - Audio
 - Steering Wheel Mounted Controls - Cruise Control
 - Steering Wheel Trim - Leather
 - Storage - In Seat Cushion
 - Tailgate - Ez-Lift
 - Tailgate Protection Cap
 - Tinted Glass
 - Tire Pressure Monitoring System
 - Tire Type - All Terrain
 - Total Speakers - 6
 - Tow Hooks - Front
 - Tow/Haul Mode
 - Traction Control - With Trailer Stability Control
 - Trailer Hitch
 - Trailer Wiring - 4-Pin
 - Trailer Wiring - 7-Pin
 - Transfer Case - Electronic
 - Trip Odometer
 - Turns Lock-To-Lock - 3.0
 - Upholstery - Cloth
 - Vanity Mirrors - Dual Illuminating
 - Voice Recognition
 - Warnings And Reminders - Low Fuel Level
 - Warnings And Reminders - Tire Fill Alert
 - Warnings And Reminders - Turn Off Headlights

Untitled

- Front Headrests - Adjustable
- Front Seat Type - 40-20-40 Split Bench
- Front Seatbelts - 3-Point
- Front Shock Type - Monotube
- Front Spring Type - Coil
- Front Stabilizer Bar - Diameter: 34 Mm
- Front Struts
- Front Suspension Classification - Independent
- Front Suspension Type - Upper And Lower Control Arms
- Front Wipers - Variable Intermittent
- Gauge - Oil Pressure
- Gauge - Tachometer

- Grille Color - Black
- Grille Color - Chrome Surround
- Headlights - Halogen
- Hill Descent Control
- Hill Holder Control
- In-Dash Cd - Mp3 Playback
- In-Dash Cd - Single Disc
- Locking Differential - Rear
- Mirror Color - Black
- Multi-Function Remote - Keyless Entry
- Multi-Function Remote - Panic Alarm
- One-Touch Windows - 4
- Passenger Seat Manual Adjustments - 4
- Passenger Seat Manual Adjustments - Recline
- Phone - Voice Activated
- Pickup Bed Light
- Pickup Bed Type - Fleetside
- Power Brakes
- Power Door Locks
- Power Steering
- Power Windows
- Power Windows - Lockout Button
- Radio - Am/Fm
- Radio - Hd Radio
- Rear Brake Diameter - 13.6
- Rear Brake Type - Disc
- Rear Brake Width - 0.79
- Rear Bumper Color - Chrome

- Rear Headrests - 2
- Rear Headrests - Adjustable
- Rear Seat Folding - Folds Up
- Rear Seat Type - 60-40 Split Bench
- Rear Seatbelts - 3-Point
- Rear Shock Type - Monotube

Untitled

- 4wd Type - Part Time W/ On Demand Setting
- Abs - 4-Wheel
- Air Filtration
- Airbag Deactivation - Occupant Sensing Passenger
- Alternator - 150 Amps
- Antenna Type - Element
- Assist Handle - Front
- Assist Handle - Passenger Side
- Auxiliary Audio Input - Bluetooth
- Auxiliary Audio Input - Jack
- Auxiliary Audio Input - Memory Card Slot
- Auxiliary Audio Input - Usb
- Auxiliary Engine Cooler
- Axle Ratio - 3.42
- Battery - Maintenance-Free
- Battery Rating - 730 Cca
- Battery Saver
- Bumper Detail - Rear Step
- Center Console - Front Console With Armrest And Storage
- Child Safety Locks
- Child Seat Anchors - Latch System
- Clock
- Cruise Control
- Cupholders - Front
- Cylinder Deactivation
- Daytime Running Lights
- Dimming Rearview Mirror - Manual Day/Night
- Door Handle Color - Black
- Driver Information System

- Driver Seat Manual Adjustments - 4
- Driver Seat Manual Adjustments - Lumbar
- Driver Seat Manual Adjustments - Recline
- Exhaust Tip Color - Stainless-Steel
- Floor Mat Material - Rubber/Vinyl
- Floor Material - Carpet
- Floor Mats - Front
- Floor Mats - Rear
- Front Air Conditioning
- Front Air Conditioning Zones - Single
- Front Airbags - Dual
- Front Brake Diameter - 13.0
- Front Brake Type - Disc
- Front Brake Width - 1.18
- Front Bumper Color - Chrome
- Front Fog Lights
- Front Headrests - 2

Untitled

- Wheels - Aluminum
- Window Trim - Black
-

Auto Group - Used

AUTO GROUP LEASING, LLC.

4720 E. PICKARD

MOUNT PLEASANT, MI 48858

(989)772-1113

www.theautogroup.biz

Year **2010**
Make **FORD**
Model **F-150**
Trim **XLT**
Body Style **PICKUP**
Mileage **42377**
Color **SILVER**
Drive Type **4WD**
Engine **V8,5.4L(330**
Trans **AUTOMATIC**
Stock # **6918**

VIN **1FTFW1EV7AFD67656**

Equipment & Options

AIR CONDITIONING
ALLOY WHEELS
AM/FM STEREO
BACKUP WARNING
BEDLINER
CD PLAYER
CENTER CONS
CHILD SECURITY
CHROME WHEELS
CRUISE
FLEX FUEL
FOG LIGHTS
KEYLESS ENTRY
MEDIA CONTROL
MP3 READY
POWER LOCKS
POWER MIRRORS
POWER WINDOWS
PWR DRVR SEAT
RUNNING BOARDS
SYNC
TILT WHEEL
TINTED GLASS
TONNEAU
TOW PACKAGE



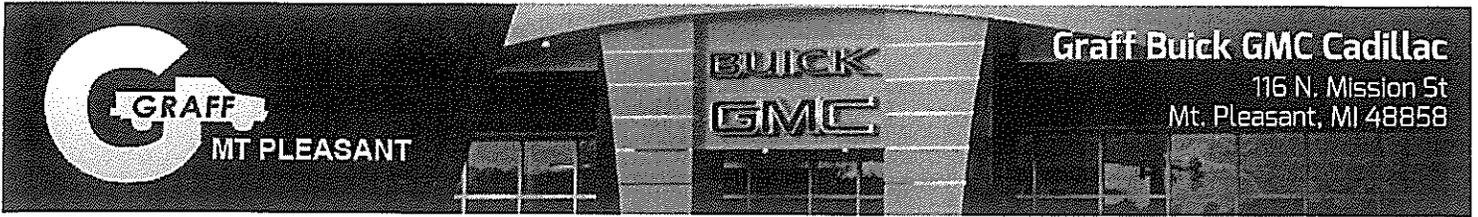
4-Door - Spring in line
Good Tires / Tonn. Cover
Tan Interior / Cloth / carpet
5.4 Engine

\$22,995

(42,400 miles)

Extended Cab

Tires - Good



[← BACK TO SEARCH RESULTS](#)

[PRINT DETAILS](#)

[EMAIL TO A FRIEND](#)

2014 GMC Sierra 1500 SLE Double Cab
Quicksilver Metallic | 4x4 Double Cab

Stock #: 80-3820A
VIN #: 1GTV2UEH0EZ224264



Price: **\$30,948**

[Disclosures](#)

USED

*2014 - GMC
Good Tires
1500 4x4*

Call Us with Any Questions at:
989-773-3917

OVERVIEW

MPG:



17/22
city/hwy

Mileage:



35,385
miles

Details:

- **Engine:** 4.3L EcoTec3 V6 FlexFuel
- **Transmission:** Electronic 6-Speed Automatic w/OD

Features:

VEHICLE HISTORY REPORT

Vehicle Service Record:

AutoCheck
vehicle history reports

VIEW VEHICLE HISTORY REPORT

FEATURE DETAILS



- 150 Amp Alternator
- 3.42 Rear Axle Ratio
- 3.42 Rear Axle Ratio
- 4.2" Diagonal Color Display Driver Info Center
- 40/20/40 Front Split Bench Seat
- Body Color Bodyside Moldings
- Body Color Door Handles
 - Body Color Power-Adjustable Heated Outside Mirrors
 - Chrome Front Bumper
 - Chrome Grille Surround
 - Chrome Rear Bumper
 - Cloth Seat Trim
 - Color-Keyed Carpeting w/Rubberized Vinyl Floor Mats
 - Deep-Tinted Glass
 - Driver & Front Passenger Illuminated Vanity Mirrors
 - EZ Lift & Lower Tailgate
 - Electronic Autotrac Transfer Case
 - Engine: 4.3L EcoTec3 V6 FlexFuel
 - Front Frame-Mounted Black Recovery Hooks
 - GVWR: 7,100 lbs (3,221 kgs)
 - Heavy Duty Suspension
- Heavy-Duty Rear Locking Differential
- LED Cargo Box Lighting
- Leather Wrapped Steering Wheel w/Cruise Controls
- Manual Tilt Wheel Steering Column
- OnStar 6 Months Directions & Connections Plan
- P255/70R17 AS BW Spare Tire
- Power Windows w/Driver Express Up
- Preferred Equipment Group 3SA
- Radio: AM/FM Stereo w/8" Diagonal Color Touch Screen
- Rear Bumper Cornersteps
- Rear Vision Camera w/Dynamic Guide Lines
- Rear Wheelhouse Liners
- Remote Keyless Entry
- Single Slot CD/MP3 Player
- Single-Zone Air Conditioning
- SiriusXM Satellite & HD Radio
- Steering Wheel Audio Controls
- Tires: P255/70R17 AS BW
- Transmission: Electronic 6-Speed Automatic w/OD
- Wheels: 17" x 8" Bright Machined Aluminum

AUTOCHECK VEHICLE HISTORY REPORT



Questions? 
 Click here to chat live now!



APPLICATION FOR A SPECIAL USE PERMIT

I (we) Lux Family Properties CZA, LLC OWNERS OF PROPERTY AT 2300 S. Lincoln Rd LEGAL DESCRIPTION AS FOLLOWS: mt. Pleasant

See attached

Respectfully request that a determination be made by the Township Board on the following request:

- I. Special Use For expansion of the funeral home
 II. Junk Yard Permit

Note: Use one of the sections below as appropriate. If space provided is inadequate, use a separate sheet.

I. Special Use Permit is requested for approx 7000 sq ft expansion plus related parking to provide a reception center

Give reason why you feel permit should be granted: expansion of existing permitted use

II. Junk Yard Permit requirements are:

Location of property to be used _____

Zoning of the area involved is R2A

Zoning of the abutting areas R2A R3A

Fees \$200 Signature of Applicant Charles R. Lux

Date 12-18-15

UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, January 19, 2016, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Lux Family Properties CZA, LLC**, a Special Use Permit in a R-2A (One and Two-Family Residential District) zone for Public and Institutional Use Reception Center

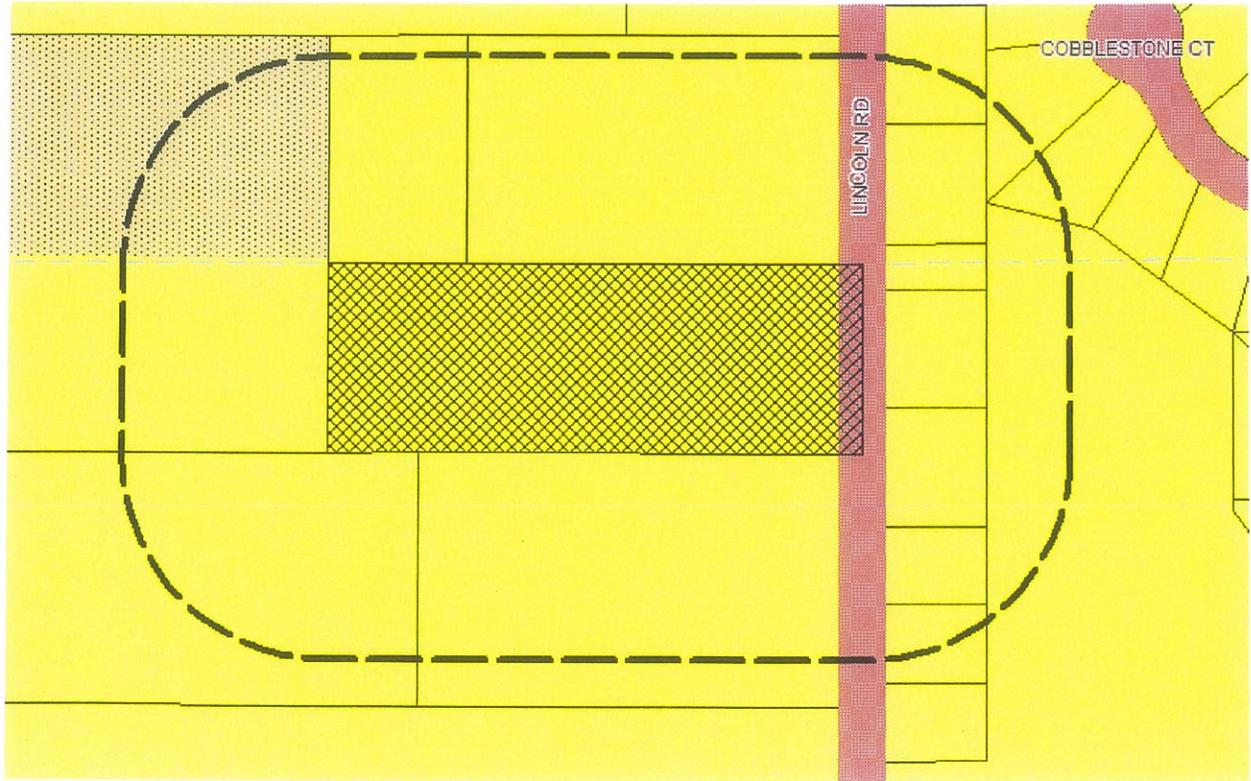
Legal Description of property: T14N R4W SEC 17 COM AT NE COR OF SEC 17 TH S 00D 26M 40S E 1322.78 FT TO POB TH S 00D 26M 40S E 275.00 FT TH S 89D 43M 46S W 743.91 FT TH N 00D 26M 40S W 275.10 FT TH N 89D 44M 15S E 743.91 FT BACK TO POB 4.7 A M/L AND SUBJECT TO HIGHWAY USE OF THE EAST 33 FT THEREOF AND ALSO SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD . COMB/SPLIT FOR 2007 FROM 20-001-08 & 20-001-09 TO 20-001-10 & 20-001-12

This property is located at: 2300 S LINCOLN RD Mt. Pleasant, MI 48858

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

Peter Gallinat,
Township Planner



The checkered Parcel is located at 2300 S. Lincoln Road and is zoned R-2A (One and Two Family District). The applicant is applying for a Special Use Permit for a Public and Institutional Use for a Reception Center. The surrounding parcel colored yellow are also zoned R-2A. The one brown parcel is zoned R-3A (Apartment and Condominium District)

LONG PATRICIA J &
2191 S LINCOLN RD
MT PLEASANT, MI 48858

HOWARD RONALD & CINDY
2233 S LINCOLN RD
MT PLEASANT, MI 48858

BAKER JAMES & CAROL
2293 S LINCOLN RD
MT PLEASANT, MI 48858

ZUIRMAN RATU & ZAINUDIN
GLORIA
2315 S LINCOLN RD
MT PLEASANT, MI 48858

ORLOSKI MARY H & GRIMES JILL E
2337 S LINCOLN RD
MT PLEASANT, MI 48858

MILLER DAVID D ET UX
2355 S LINCOLN RD
MT PLEASANT, MI 48858

CRESTWOOD VILLAGE ASSIST
LIVIN
3196 KRAFT AVE SE STE 200
GRAND RAPIDS, MI 49512

CRESTWOOD HOLDINGS LLC
1026 PINEVIEW CT
ALMA, MI 48801

ISABELLA COUNTY
200 N MAIN ST
MT PLEASANT, MI 48858

LUX FAMILY PROPERTIES CZA
LLC
2300 S LINCOLN RD
MOUNT PLEASANT, MI 48858

LUX CHARLES & MINDE
1240 BUCKINGHAM PLACE
MOUNT PLEASANT, MI 48858

N MI DIST OF WESLEYAN CHURCH
720 WAYNE ST
TRAVERSE CITY, MI 49684-1493

VICTORY CHRISTIAN CENTER
1114 W HIGH ST
MT PLEASANT, MI 48858

SHOFF VICTORIA
2052 COBBLESTONE CT
MT PLEASANT, MI 48858

SHEETS LARRY & DONNA
2032 COBBLESTONE CT
MT PLEASANT, MI 48858

AFFIDAVIT OF PUBLICATION

48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: peter gallinat

STATE OF MICHIGAN,
COUNTY OF OAKLAND

Lynn Dropping
Lynn Dropping

The undersigned _____, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	01/04/16
morningstarpublishing.com	01/04/16



Sworn to the subscribed before me this 4th January 2016

Tina M. Crown

Notary Public, State of Michigan
Acting in County of Oakland

UNION TOWNSHIP PUBLIC HEARING NOTICE - SPECIAL USE PERMIT

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Requested by **Lux Family Properties CZA, LLC**, a Special Use Permit in a R-2A (One and TwoFamily Residential District) zone for Public and Institutional Use Reception Center

Legal Description of property: T14N R4W SEC 17 COM AT NE COR OF SEC 17 TH S 00D 26M 40S E 1322.78 FT TO POB TH S 00D 26M 40S E 275.00 FT TH S 89D 43M 46S W 743.91 FT TH N 00D 26M 40S W 275.10 FT TH N 89D 44M 15S E 743.91 FT BACK TO POB 4.7 A.M./L AND SUBJECT TO HIGHWAY USE OF THE EAST 33 FT THEREOF AND ALSO SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD. COMB/SPLIT FOR 2007 FROM 20-001-08 & 20-001-09 TO 20-001-10 & 20-001-12

This property is located at: 2300 S LINCOLN RD Mt. Pleasant, MI 48858

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

Peter Gallinat,
Township Planner

Advertisement Information

Client Id: 531226

Ad Id: 868990

PO: supa 2016-01

Sales Person: 200307

DESCRIPTIONS PREPARED:

PARCEL A

A PARCEL OF LAND IN THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, T.14 N.- R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°-26'-40"E., ON THE EAST LINE OF SAID SECTION, 992.09 FEET; THENCE S.89°-44'-44"W., ON THE NORTH LINE OF SAID SOUTH 1/4, 572.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-26'-40"E., PARALLEL WITH SAID EAST SECTION LINE, 330.77 FEET TO A POINT ON THE NORTH 1/8 LINE OF SAID SECTION; THENCE S.89°-44'-15"W., ON SAID NORTH 1/8 LINE, 171.56 FEET; THENCE N.00°-26'-40"W., PARALLEL WITH SAID EAST SECTION LINE, 330.80 FEET; THENCE N.89°-44'-44"E., ON THE NORTH LINE OF SAID SOUTH 1/4, 171.56 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.30 ACRES OF LAND AND SUBJECT TO A PUBLIC AND/OR PRIVATE EASEMENT FOR INGRESS/EGRESS AND UTILITIES OVER AND ACROSS THE NORTH 66.00 FEET THEREOF AND ALSO SUBJECT TO AND TOGETHER WITH ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

PARCEL B

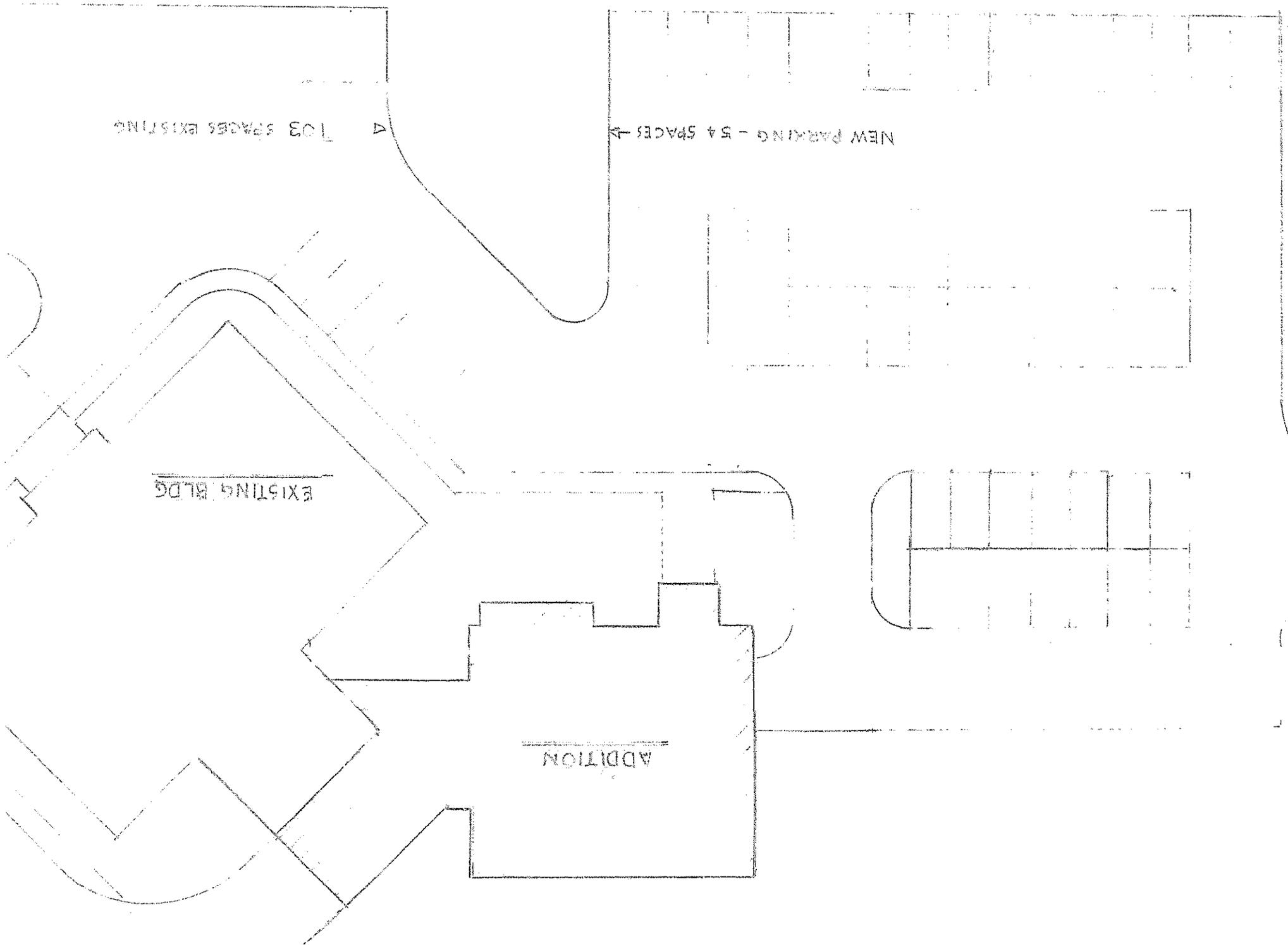
A PARCEL OF LAND IN THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, T.14 N.- R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°-26'-40"E., ON THE EAST LINE OF SAID SECTION, 1322.78 FEET TO THE NORTHEAST CORNER OF SAID NORTH 1/4 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-26'-40"E., CONTINUING ON SAID EAST SECTION LINE, 275.00 FEET; THENCE S.89°-43'-46"W., PARALLEL WITH THE SOUTH LINE OF SAID NORTH 1/4, 743.91 FEET; THENCE N.00°-26'-40"W., PARALLEL WITH SAID EAST SECTION LINE, 275.10 FEET; THENCE N.89°-44'-15"E., ON THE NORTH 1/8 LINE OF SAID SECTION, 743.91 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 4.70 ACRES OF LAND AND SUBJECT TO HIGHWAY USE OF THE EAST 33.00 FEET THEREOF AND ALSO SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD.

703 SPACES EXISTING

NEW PARKING - 54 SPACES

EXISTING BLDG

ADDITION



**UNION TOWNSHIP PUBLIC HEARING NOTICE -
ZONING TEXT AMENDMENT**

NOTICE is hereby given that a Public Hearing will be held on January 19, 2016, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following Zoning Ordinance text amendment:

Requested by: Crisis Center Inc. d.b.a. Listening Ear

Legal Description of property: T14N R4W, SEC 34; E 597.8 FT OF N 300 FT OF E 1/2 OF NW 1/4 OF NW 1/4 SEC 34

Property located at: 3166 E DEERFIELD Mt. Pleasant MI, 48858

Amend Ordinance 2012-09 Sections I and V

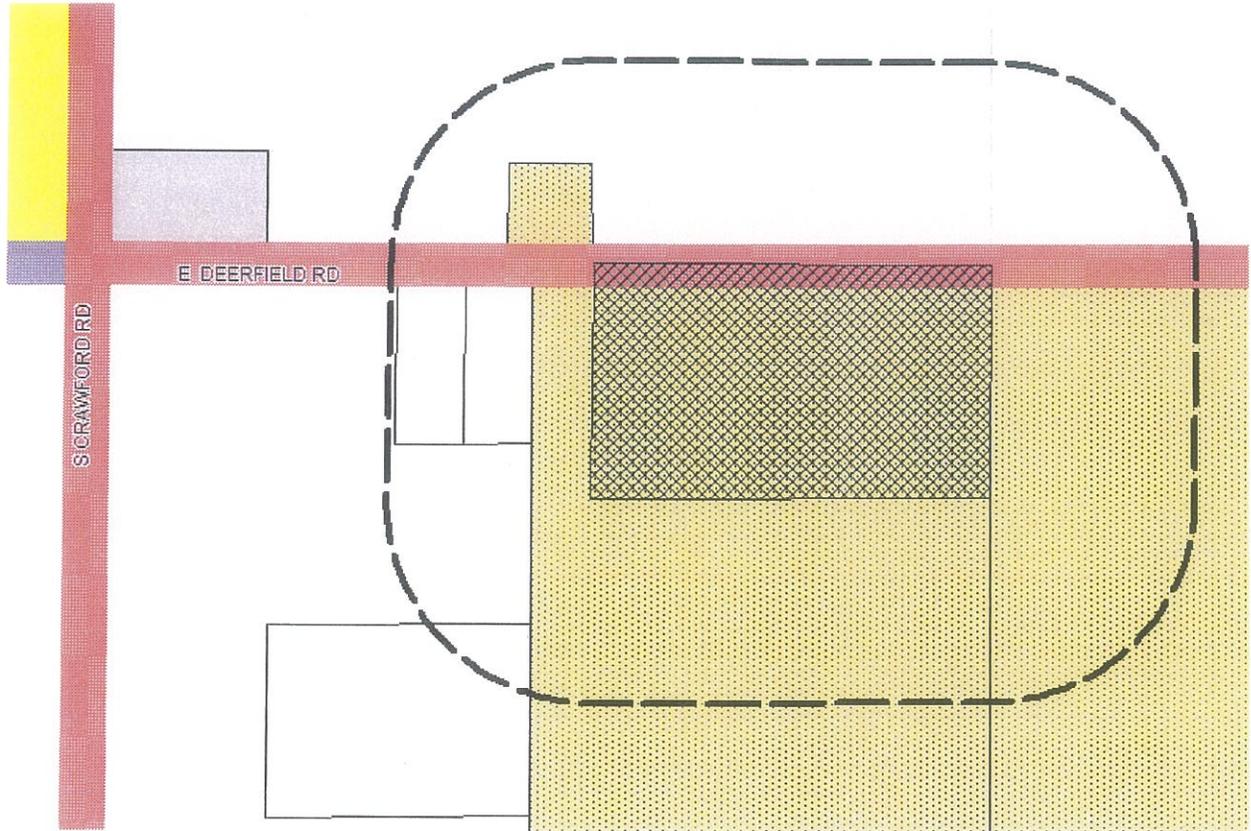
From: Northwinds Apartments LDHA in Section I and 10% Section V

To: Crisis Center Inc. d.b.a. Listening Ear in Section I and 8% in Section V

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

Peter Gallinat,
Township Planner



The checked parcel is located at 3166 E DEERFIELD Road and is zoned R-3A (Apartment and Condominium District). Crisis Center Inc. d.b.a. Listening Ear is applying for a text amendment to Ordinance 2012-09 Northwinds Apartments LDHA Tax Exemption Ordinance. The white colored parcels are zone AG (Agricultural District) The Blue is CMU property and the surrounding brown are R-3A.

NORTHWINDS APARTMENTS
LIMITED
325 COMMERCE CT
GLADWIN, MI 48624

TIMBER CREEK APARTMENTS ET
AL
2550 TELEGR BLOOMFIELD HILL,
MI 48302 APH RD STE 200

CENTRAL MICHIGAN UNIVERSITY
1303 W CAMPUS DR
MT PLEASANT, MI 48859

SIMPSON PHILLIP
3155 E DEERFIELD RD
MT PLEASANT, MI 48858

OLIVIERI MANAGEMENT INC
1933 CHURCHILL
MT PLEASANT, MI 48858

SPONSELLER WINIFRED TRUST
5175 S CRAWFORD RD
MOUNT PLEASANT, MI 48858

CC VIII OPERATING LLC
12405 POWERSCOURT DR
SAINT LOUIS, MO 63131

AFFIDAVIT OF PUBLICATION
48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: peter gallinat

STATE OF MICHIGAN,
COUNTY OF OAKLAND

Lynn Dropping
Lynn Dropping

The undersigned _____, being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	01/04/16
morningstarpublishing.com	01/04/16



Sworn to the subscribed before me this 4th January 2016

Tina M Crown

Notary Public, State of Michigan
Acting in County of Oakland

UNION TOWNSHIP PUBLIC HEARING NOTICE - ZONING TEXT AMENDMENT

NOTICE is hereby given that a Public Hearing will be held on January 19, 2016, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following Zoning Ordinance text amendment:

Requested by: Crisis Center Inc. d.b.a. Listening Ear

Legal Description of property: T14N R4W, SEC 34; E 597.8 FT OF N 300 FT OF E 1/2 OF NW 1/4 OF NW 1/4 SEC 34

Property located at: 3166 E DEERFIELD Mt. Pleasant MI, 48858

Amend Ordinance 2012-09 Sections I and V

From: Northwinds Apartments LDHA in Section I and 10% Section V

To: Crisis Center Inc. d.b.a. Listening Ear in Section I and 8% in Section V

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

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Peter Gallinat,
Township Planner

Advertisement Information

Client Id: 531226

Ad Id: 868975

PO: txt admend

Sales Person: 200307

CHARTER TOWNSHIP OF UNION

Isabella County, Michigan

Ordinance Number 2016-01

801.001 TITLE.

Charter Township of Union Tax Exemption Ordinance as provided by the State Housing Development Act.

An ordinance to revise Ordinance Number 2012-09 to provide for a service charge in lieu of taxes for a multiple family dwelling project for persons of low to moderate income to be financed or assisted pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended.

The Charter Township of Union, Isabella County, Michigan, Ordains:

SECTION I

This Ordinance shall be known as the "Crisis Center, Inc. d.b.a. Listening Ear Crisis Center LDHA tax Exemption Ordinance."

SECTION II - PREAMBLE

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its citizens of low to moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCLA Section 125.1401 et.seq., MSA Section 16.114 (1) et.seq.) The Township is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low to moderate income is a public necessity, and as the Township will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such tax exemption.

The Township acknowledges that Crisis Center, Inc. d.b.a. Listening Ear Crisis Center (the "Sponsor") has offered, subject to receipt of an allocation under the Low Income Housing Tax Credit (LIHTC), to erect, own, and operate a housing development identified as Listening Ear Crisis Center on certain property located at 3166, 3176, 3220 and 3230 E. Deerfield Road, in the Township to serve persons of low to moderate income, and that the Sponsor has offered to pay to the Township on account of this Housing Development in annual service charge for public services in lieu of all taxes.

SECTION III – DEFINITIONS

All terms shall be defined as set forth in the State Housing Development Authority Act of 1966, of the State of Michigan, as amended, except as follows:

(A) *Act* means the State Housing Development Authority Act, being Public Act 346 of 1966, of the State of Michigan, as amended.

(B) *Annual Shelter Rent* means the total collections during an agreed annual period from all occupants of a housing development representing rent for occupancy charges, exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.

(C) *Authority* means the Michigan State Housing Development Authority.

(D) *Housing Development* mean a development which contains a significant element of housing for person of low income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the Authority determines improve the quality of the development as it relates to person of low income.

(E) *Elderly* means a single person who is fifty-five (55) years of age or older or a household in which at least one (1) member is fifty-five (55) years of age and all other members are fifty (50) years of age or older.

(F) *Sponsor* means persons or entities which have applied to the Authority for an allocation under the Low Income Housing Tax Credit Program to finance a Housing Development.

(G) *Utilities* mean fuel, water, sanitary sewer and electrical service which are paid by the Housing Development.

SECTION IV - CLASS OF HOUSING DEVELOPMENTS

It is determined that the class of Housing Developments to which the tax exemption shall apply and for which a service charge shall be paid in lieu of taxes shall be housing developments for elderly persons and persons and families of low to moderate income, which are financed or assisted pursuant to the Act. It is further determined that the "Crisis Center, Inc. d.b.a. Listening Ear Crisis Center is of this class.

SECTION V – ESTABLISHMENT OF ANNUAL SERVICE CHARGE

The Housing Development identified as Listening Ear Crisis Center which the tax exemption shall be constructed shall be exempt from all property taxes from and after the year the project is placed in service as evidenced by a certificate of occupancy from the appropriate public officials. The Township acknowledging that the Sponsor and the Authority have established the economic feasibility of the Housing Development in reliance upon the enactment and continuing effect of this Ordinance and the qualification of the Housing Development for exemption from all property taxes and a payment in lieu of taxes as established in this Ordinance, and in consideration of the Sponsor's offer, subject to receipt of an allocation under the LIHTC program, to construct, own and operate the Housing Development agrees

to accept payment of an annual service charge for public services in lieu of all property taxes. The annual service charge shall be equal to eight percent (8%) of the Annual Shelter Rents actually collected.

SECTION VI – LIMITATION ON THE PAYMENT OF ANNUAL SERVICE CHARGE

Notwithstanding Section V, the service charge to be paid each year in lieu of taxes for part of the Housing Development which is tax exempt and which is occupied by other than low income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the Housing Development if the Housing Development were not tax exempt.

The term “low income person or families” as used herein shall be the same meaning as found in Section 15(a)(7) of the Act.

SECTION VIII – PAYMENT OF SERVICE CHARGE

The service charge in lieu of taxes as determined under the Ordinance shall be payable in the same manner as general property taxes except that the estimated annual payment shall be paid on or before December 31 of each year. The sponsor shall submit a statement from its independent auditor verifying the amounts used to compute the payment are correct as reported. The statement and supporting documents which may be from the sponsor’s federal tax return shall be due by February 28 following the tax year. Any adjustment in payment (from the estimated payment) shall be made on that date. Any claim for overpayment will be adjusted in the next December 31 payment due.

SECTION IX – DURATION

This ordinance shall remain in effect until December 31, 2028, so long as the Housing Development remains subject to income and rent restrictions pursuant to Section 42 of the Internal Revenue Code of 1986, as amended.

SECTION X – REPEAL AND AMENDMENT

The Township of Union may repeal and/or amend this ordinance subject to the provisions of the Act.

SECTION XI – TERMINATION

Notwithstanding anything contained herein to the contrary, should the sponsor fail to pay the final adjusted service charge in lieu of taxes granted hereunder or fail to provide the verification of the calculations used to make the payment, the Township of Union shall file a certificate of nonpayment upon the Sponsor of the Housing Development and the Authority by certified mail, with the Register of Deeds of Isabella County. Following the expiration of sixty (60) days after service upon the Sponsor and the Authority of a certificate of nonpayment, if payment and supporting documentation has not been made within the intervening sixty (60) days, the service charge in lieu of taxes granted by this ordinance shall automatically be terminated, retroactive to January 1 of that year.

SECTION XII – SEVERABILITY

The various sections and provisions of this Ordinance shall be deemed to be severable, should any section or provision of this ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of the Ordinance as a whole or any section or provision of this Ordinance other than the section or provision so declared to be unconstitutional or invalid.

SECTION XIII – ACKNOWLEDGMENT

The Township hereby acknowledges receipt of documentation from the authority indicating that the authority’s participation with the Housing Development is limited solely to the allocation of tax credits under the Low Income Housing Tax Credit Program.

SECTION XIV – EFFECTIVE DATE

This Ordinance shall become effective on _____, or as otherwise provided in the Charter. All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict. Made and passed by the Township Board of the Charter Township of Union, Isabella County, Michigan on this _____ day of _____.

ADOPTED BY THE TOWNSHIP BOARD:

Russell Alwood, Supervisor
Charter Township of Union

STATE OF MICHIGAN)
) SS
COUNTY OF ISABELLA)

I, Margie R. Henry, the duly qualified and acting Clerk of Union Charter Township, Isabella County, Michigan, DO HEREBY CERTIFY that the foregoing Ordinance 2016-01 was adopted at a regular meeting of the Charter Township of Union Board of Trustees held on the 14th day of November, 2012 at which meeting the following named members were present and voted in person:

Voting in favor of adoption:

Voting against adoption:

Certification Date

Margie R. Henry
Charter Township of Union Clerk

LISTENING EAR CRISIS CENTER

107 E. Illinois - P.O. Box 800
Mt. Pleasant, MI 48804-0800
24-Hour Helpline - (989) 772-2918
Business Calls - (989) 773-6904
www.listeningear.com

"Focusing on What People Can Do 24-Hours a Day"

November 19, 2015

Brian Smith, Township Manager
Charter Township of Union
2010 South Lincoln
Mt. Pleasant, MI 48858

Dear Brian,

Crisis Center, Inc. d.b.a. Listening Ear Crisis Center is requesting a PILOT of 8% on the Northwinds Apartment Complex at 3176 E. Deerfield Road. Listening Ear is a private, non-profit, United Way agency with a mission to provide human services and affordable housing throughout mid and northern Michigan, including 79 affordable housing units mainly in Isabella County. Through our 24 hour crisis line, 2-1-1 information and referral services and other programs, we support 42,000 people a year.

We currently have a purchase agreement with Northwinds Apartments Limited Dividend Housing Association Limited Partnership of Gladwin. In order to conclude the purchase of the complex, Listening Ear is requesting an 8% PILOT over the next 15 years. The approval of the 8% PILOT will allow our agency to almost break even financially on the complex.

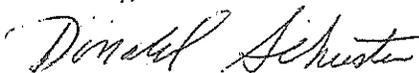
As of July 1, 2015, the Northwinds Apartment complex is no longer a low income housing complex according to MSHDA. With the purchase of the complex by Listening Ear, we would meet Section 42 of the Internal Revenue Code for perpetuity, which is a condition of Charitable Housing for a Non Profit. This would provide affordable housing to the low income citizens of Union Township .

When Listening Ear owns this property, we will additionally provide information and referral services, along with the array of other agency services to the tenants at Northwinds. This might include information related to utility, rent and food assistance, family support services, transportation assistance, mental health referrals and employment. We ensure that each tenant understands the basic support and mental health services of Isabella County and provide each family our agency brochure.

I have attached a copy of the income and expense projections, the IRS Charitable Housing rule, Unit Rents, comparable PILOTS from surrounding counties and agency brochure.

I look forward to attending any future meetings related to this request and answering any questions.

Sincerely,



Donald Schuster, LMSW
Executive Director



ACCREDITED
COUNCIL ON ACCREDITATION
OF SERVICES FOR FAMILIES
AND CHILDREN, INC.

Executive Director
Donald Schuster

Board of Directors
Dr. Kristin Sheridan
Chairperson

Gregg Barrick
Ruth Freebury
Bonnie Hayward
Dr. Shelly Hinck
Al Kaufmann
Kris Kirby
Carol Meixner
Dr. Ross Rapaport
Lori Shively
Paul Siers
Lois VanOrden



**Northwinds Apartments 2015
Income Expense Projections**

Northwinds Sale Price	\$ 1,650,000	8% Pilot	10% Pilot
	Month	Annual	Annual
Monthly Land Contract Payment	\$ 9,734.67	\$ 116,816.0	\$ 116,816
	Month	Annual	Annual
Sixty Units	\$ 31,000	\$ 372,000	\$ 372,000
(Based on 95% occupancy)			
Total Gross Income	\$ 31,000	\$ 372,000	\$ 372,000
Expenses			
Insurance	\$ 1,167	\$ 14,000	\$ 14,000
Interest	\$ 6,926	\$ 83,117	\$ 83,117
Maintenance	\$ 7,000	\$ 84,000	\$ 84,000
Depreciation (40 yrs.)	\$ 3,229	\$ 38,750	\$ 38,750
Utilities	\$ 5,000	\$ 60,000	\$ 60,000
Management Fee (Employee/Benefits/Accounting)	\$ 4,417	\$ 53,000	\$ 53,000
Marketing	\$ 50	\$ 600	\$ 600
Office and Supplies	\$ 750	\$ 9,000	\$ 9,000
Property Taxes-8% Pilot	\$ 2,480	\$ 29,760	\$ 36,600
Miscellaneous (legal)	\$ 400	\$ 4,800	\$ 4,800
Total	\$ 31,419	\$ 377,027	\$ 383,867
Annual Profit/Loss		\$ (5,027)	\$ (11,867)

b. Charitable Housing: Rev. Proc. 96-32. Rev. Proc. 96-32, 1996-1 C.B.

717, sets out “safe harbors” for organizations that provide housing to the “distressed and poor” to qualify as 501(c)(3) organizations:

- at least 75% of the units are occupied by residents with “low income” (80% of the area’s median income, adjusted for family size);
 - and either at least 20% of the units are occupied by residents with “very-low income” (50% of the area’s median income, adjusted for family size),
 - ~~◦ or at least 40% of the units are occupied by residents with income that does not exceed 120% of the area’s very-low income limitation (60% of the area’s median income, limitation adjusted for family size).~~
- The housing must be “affordable” for the charitable beneficiaries (and not merely available for low-income or very low-income residents). This requirement may be met by the adoption of a rent policy that complies with government-imposed rent restrictions or otherwise provides for the limitation of the tenant’s portion of the rent, e.g., the Section 42 limit of 30% of the applicable median income.
- Up to 25% of the units may be leased to residents without regard to income limitations.

Northwinds 60 Units

>12 units for people at 50% of median income	(20% of units)
>33 units for people at 80% of median income	(55% of units)
>15 units for people above 80% of median income	(25% of units)

Unit Breakdown, Rents and Projected Income Northwinds

Unit Type	Number of Units	Rent	Months	Annual Rent
3 Bedroom Units				
50 % or Below	0	\$ 555	12	\$ -
80% or Below	5	\$ 657	12	\$ 39,420
81% or Above	7	\$ 701	12	\$ 58,884
Total 3 Bedroom	12			\$ 98,304
2 Bedroom Units				
50 % or Below	6	\$ 489	12	\$ 35,208
80% or Below	18	\$ 569	12	\$ 122,904
81% or Above	8	\$ 617	12	\$ 59,232
Total 2 Bedroom	32			\$ 217,344
1 Bedroom Units				
50 % or Below	6	\$ 411	12	\$ 29,592
80% or Below	10	\$ 479	12	\$ 57,480
81% or Above	0	\$ 532	12	\$ -
Total 1 Bedroom	16			\$ 87,072
Total Units	60			
Total Potential Income				\$ 402,720
Projected Income due to Occupancy, transaction fees, uncollected rent				\$ 372,000

PILOTS WITH GLD PROPERTIES

GLD Management				
Pilot / Service Fee				
12/31/2015				
	Adams Acres		4.0%	Midland
	Countryside I		6.0%	Alma
	Countryside II		6.0%	Alma
	Croze Manor		10.0%	Harrison
	Gaylord - Sheldon		8.5%	Gaylord
	Greenland Place		6%	St. Louis
	Hungtinton Place		8.0%	Prudenville
	Northwinds		10.0%	Union Township
	Park Place		6%	Hemlock
	Ross Lake		6.0%	Beaverton
	Ryan Creek		6.0%	Big Rapids
	Sandy Hill I		10%	Vassar
	Sandy Hill II		10%	Vassar
	Sheldon Place II		8.5%	Gaylord
	Sheldon Place III		8.5%	Gaylord
	Village North		9.0%	Gladwin
	Whittemore Square		5%	Whittemore

ARCHITECTS. ENGINEERS. PLANNERS.



December 9, 2015

Peter,

See below for explanation of the storm water plan.

Per the township's requirements the minimum required storage volume for this site is 4,543 cft. The proposed improvements will provide 4,762 cft of volume.

The site has two existing areas that detain water during a storm event:

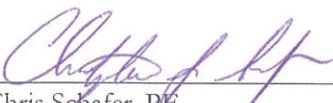
1. A ditch like swale on the west side of the building has 300 cft of storage. This catches water from the western wing of the building and a small portion of the parking lot.
2. A low spot on the northeast corner of the property which will hold 1705 cft. This collects water from the north side of the building along with a portion of the parking lot to the east of the building.

To provide the remaining volume needed a swale is proposed on the southwest corner of the parking lot. This swale will hold 2757 cft of storm water and will outlet into the ditch along Lincoln Road. The perimeter of the parking lot will be graded to catch any water leaving the parking lot and direct it to the detention swale.

The owner plans to have a contractor return to the site in the spring to complete the fine grading and slope restoration. They propose to complete the swale at that time.

As always, if you have any questions or concerns let me know. Thank you.

Sincerely,
OHM Advisors



Chris Schafer, PE

Part 2

2.000 - ORDINANCE ENFORCEMENT OFFICER Ord. No. 1986-3 Adopted: March 5, 1986

An Ordinance to establish the office of Ordinance Enforcement Officer; to prescribe the duties of said office; to authorize the Township Board to appoint any person or persons to said office; and to amend any Ordinances of Union Township which conflict with the provisions hereof.

2.001 - Title.

Sec. 1. This Ordinance shall be known and cited as "The Union Township Ordinance Enforcement Officer Ordinance."

2.002 - Ordinance Enforcement Officer.

Sec. 2. There is hereby established the office of Ordinance Enforcement Officer within the Township of Union, Isabella County, Michigan.

2.003 - Appointment.

Sec. 3. The Township Board of Union is hereby authorized by resolution, at any regular meeting of said Board, to appoint any person or persons to the office of Ordinance Enforcement Officer for such term or terms as may be designated in said resolution. Said Board may further, by resolution, remove any person from said office, in the discretion of said Board.

2.004 - Duties.

Sec. 4. The Ordinance Enforcement Officer is hereby authorized to enforce all Ordinances of the Township of Union, whether heretofore or hereafter enacted, and whether such Ordinances specifically designate a different official to enforce the same or do not designate any particular enforcing officer. Where a particular officer is so designated in any such Ordinance, the authority of the Ordinance Enforcement Officer to enforce the same shall be in addition and supplementary to the authority granted to such other specific officer. The authority of such Ordinance Enforcement Officer shall also be in addition and supplementary to the authority vested in the Township Supervisor by state statute. The Ordinance enforcing authority of the Township Supervisor and the other officers specifically designated in any Township shall continue in full force and effect and shall in no way be diminished or impaired by the terms of the within Ordinance.

2.005 - Definitions.

Sec. 5. The ordinance enforcement duties herein authorized shall include, among others, the following: Investigation of ordinance violations; serving notice of violations; serving appearance tickets as authorized under Chapter IV of Public Act 175 of 1927, as amended; appearance in court or other judicial proceedings to assist in the prosecution of ordinance violators, and such other ordinance-enforcing duties as may be delegated by the Township Supervisor or assigned by the Township Attorney.

2.006 - Saving clause.

Sec. 6. The provisions of the within Ordinance are hereby declared to be severable and the invalidation of any one or more of the same by any judicial determination or statutory or constitutional provision shall not invalidate the remainder of said provisions or Ordinance.

2.007 - Effective date.

Sec. 7. This Ordinance shall take immediate effect. All ordinances of the Township heretofore or hereafter adopted shall hereafter be supplemented by the terms of the within Ordinance.

Part 3

3.000 - MUNICIPAL ORDINANCE VIOLATION BUREAU Ord. No. 1999-02 Adopted: June 14, 1999

An Ordinance adopted pursuant to Public Act 12 of 1994 to establish a municipal ordinance violations bureau for the purpose of accepting admissions of responsibility for ordinance violations designated as municipal civil infractions for which municipal ordinance violation notices have been issued and served by authorized officials; to collect and retain civil fines/costs for such violations as prescribed herein, and to repeal all conflicting ordinance or parts of ordinances.

The Charter Township of Union, Isabella County, Michigan, hereby ordains:

3.001 - [Short title.]

Sec. I. This Ordinance shall be known and cited as the Charter Township of Union Municipal Ordinance Violations Bureau Ordinance.

3.002 - Establishment, location and personnel of Municipal Ordinance Violations Bureau.

Sec. II.

- A. *Establishment.* The Charter Township of Union Municipal Ordinance Violations Bureau (hereafter "Bureau") is hereby established pursuant to Public Act 12 of 1994 (MCL 600.8396), as it may be amended from time to time, for the purpose of accepting admissions of responsibility for ordinance violations designated as municipal civil infractions, and to collect and retain civil fines/costs for such violations as prescribed herein.
- B. *Location.* The bureau shall be located at the township hall or other such location in the township as may be designated by the township board.
- C. *Personnel.* All personnel of the bureau shall be township employees. The township board may by resolution designate a bureau clerk with the duties prescribed herein and as otherwise may be delegated by the township board.

3.003 - Bureau authority.

Sec. III. This bureau shall only have authority to accept admissions of responsibility (without explanation) for municipal civil infractions for which a municipal ordinance violations notice (as compared to a citation) has been issued and served, and to collect and retain the scheduled civil fines/costs for such violations specified pursuant to this ordinance or other applicable ordinance. The bureau shall not accept payment of fines/costs from any person who denies having committed the alleged violation or who admits responsibility only with explanation. The bureau shall not determine or attempt to determine the truth or falsity of any fact or matter relating to an alleged ordinance violation.

3.004 - Ordinance violation notice requirements.

Sec. IV.

A.

Municipal civil infraction violation notices shall be issued and served by authorized township officials as provided by law. A municipal ordinance violation notice shall include, at a minimum, all of the following:

1. The violation;
 2. The time within which the person must contact the bureau for purposes of admitting or denying responsibility for the violation;
 3. The amount of the scheduled fines/costs for the violation;
 4. The methods by which the violation may be admitted or denied;
 5. The consequences of failing to pay the required fines/costs or contact the bureau within the required time;
 6. The address and telephone number of the bureau, and
 7. The days and hours that the bureau is open.
- B. *Denial of responsibility.* Where a person fails to admit responsibility (without explanation) for a violation within the jurisdiction of the bureau and pay the required civil fines/costs within the designated time period, the bureau clerk or other designated township employee(s) shall advise the complainant to issue and file a municipal civil infraction citation for such violation with the court having jurisdiction of the matter. The citation filed with the court shall consist of a sworn complaint containing, at a minimum, the allegations stated in the municipal ordinance violation notice and shall fairly inform the alleged violator how to respond to the citation. A copy of the citation may be served by first class mail upon the alleged violator at the alleged violator's last known address. The citation shall thereafter be processed in the manner required by the law.

3.005 - Schedule of civil fines/costs.

Sec. V. Unless a different schedule of civil fines is provided for by an applicable ordinance, the civil fines payable to the bureau upon admissions of responsibility by persons served with municipal ordinance violation notices shall be determined pursuant to the following schedule:

- First violation within a three-year period*\$50.00
- Second violation within a three-year period*\$125.00
- Third violation within a three-year period*\$250.00
- Fourth or subsequent violation within a three-year period\$400.00

(*Determined on the basis of the date of the violation(s)).

In addition to the above-prescribed civil fines, costs in the amount of ten dollars (\$10.00) shall be assessed by the bureau if the fine and costs are paid within ten (10) days of the date of service of the municipal ordinance violation notice. Otherwise, costs of twenty dollars (\$20.00) shall be assessed by the bureau.

3.006 - Record and accounting.

Sec. VI. The bureau clerk or other designated township official/employee shall retain a copy of all municipal ordinance violation notices and shall account to the township board once a month or at such other intervals as the township board may require concerning the number of admissions and denials

of responsibility for ordinance violations within the jurisdiction of the bureau and the amount of fines/costs collected with respect to such violations. The civil fines/costs collected shall be delivered to the township treasurer at such intervals as the treasurer shall require, and shall be deposited in the general fund of the township.

3.007 - Availability of other enforcement options.

Sec. VII. Nothing in this Ordinance shall be deemed to require the township to initiate its municipal civil infraction ordinance enforcement activity through the issuance of an ordinance violation notice. As to each ordinance violation designated as a municipal civil infraction, the township may, at its sole discretion, proceed directly with the issuance of a municipal civil infraction citation or take such other enforcement action as is authorized by law.

3.008 - Severability.

Sec. VIII. The provisions, sections, sentences and phrases of this Ordinance are declared to be severable and if any such portion is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, such finding shall in no way affect or invalidate the remainder of this Ordinance.

3.009 - Repeal.

Sec. IX. This Ordinance shall not repeal the penalty section of the following Union Township ordinances: Part 61, Ordinance 1993-3, "Nuisance Party Ordinance"; Part 62, Ordinance 1993-5, "Minor Purchase of Alcohol." All other Ordinances, resolutions, or orders or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict, repealed.

3.010 - Effective date.

Sec. X. This Ordinance shall become effective immediately after publication.