



Emergency Services Renewal Millage on August 5th Primary Ballot

Paradise Township voters will see two local proposals on the August 5th ballot; the first is a renewal millage for fire protection services, and the second is for Ambulance and emergency medical service. Both proposals are RENEWAL requests and successful passage ensures uninterrupted emergency services in Paradise Township. Following the initial proposal for ambulance services is a new request for additional millage up to 1/2 (.5) mils, this would provide up to a total of 1.5 mils for operation of the ambulance and emergency medical services.

Fire protection services are contracted through the Grand Traverse County Rural Fire Department, the intergovernmental agreement between rural townships working together to provide equipment, training, and staffing for efficient administration of fire protection. Each year the Rural Fire system determines participation costs from the townships based on their population, total SEV, and total number of fire runs. This figure is used to calculate the millage at the local level. Participation costs can fluctuate annually based on increases in property tax values and number of runs. The renewal millage request will be for five (5) years, anticipating a significant increase in the population of the township, which will be determined at the 2010 census. The population figures in the budget formula are based on the federal census and only change at the beginning of each decade. Proposal language states **“up to 1.5 mils”**, which guarantees consistent funding for fire services even if the allocation formula changes based on the above factors in the next five year period. For the past two years, the township levied 1.0 mils, and expects the same for 2008.

Ambulance and emergency medical services are contracted through the Kingsley Volunteer Ambulance Association which provides paid staffing through a voted millage. Currently the Association has full time staff on weekdays between the hours of 7:00 am and 3:00 pm. Weekend coverage is also provided. It is expected that the Association will need to provide staffing during evening hours in the near future and the supplemental 1/2 mil will cover this cost. As you will note by the Millage language, the second Ambulance proposal only applies if the initial renewal mil passes.

Ambulance millage is based on the projected employee costs in each fiscal year supported by submission of annual budgets to justify the cost of staffing. Successful passage of the first ambulance proposal continues the reliable emergency medical services Paradise Township residents are accustomed to; passage of the second proposal helps provide additional coverage. Any questions regarding these millage proposals should be directed to the township board, or to any Emergency services volunteer or employee. *Taxpayers should note that local proposals are one of the few instances where your tax dollar works for you in your community.*

TOWNSHIP FIRE PROTECTION SERVICES MILLAGE RENEWAL

Shall the expired previous voted increase in the tax limitation imposed under Article IX, Sec 6 of the Michigan Constitution on general ad valorem taxes within Paradise Township, of up to 1.5 mils (\$1.50 per \$1,000 of taxable value), be renewed at up to 1.5 mils (for a total of \$1.50 per \$1,000 of taxable value) for a period of 2008 through 2012 inclusive for Township fire protection services; and shall the Township levy such renewal in millage for said purpose thereby raising in the first year of the levy up to an estimated \$173,803.45.

AMBULANCE AND EMERGENCY MEDICAL SERVICE RENEWAL MILLAGE LEVY PROPOSAL

Shall the expired previous voted increase in the tax limitation imposed under Article IX, Sec 6 of the Michigan Constitution on general ad valorem taxes within Paradise Township, of 1.0 mils (\$1.00 per \$1,000 of taxable value), REDUCED TO .96930 mils by the required millage rollbacks, be renewed at and increased up to the original voted 1.0 mils (for a total of \$1.00 per \$1,000 of taxable value) and levied for a period of 2008 through 2010 inclusive for the purpose of providing ambulance and emergency medical services through the Kingsley Area Volunteer Ambulance Association; and shall the Township levy renewal in millage for said purpose thereby raising in the first year an estimated \$115,868.96

If the answer to Question 1 is “YES”, then shall Paradise Township impose an increase of up to .5 mils (\$.50 per \$1,000 of taxable value) in the tax limitation imposed under Article IX, Sec 6 of the Michigan Constitution and levy it for a period of three years, 2008 through 2010, inclusive, for the purpose of providing ambulance and emergency medical services through the Kingsley Area Volunteer Ambulance Association; and shall the Township levy such renewal in millage for said purpose, thereby, raising in the first year an estimated \$57,934.48

Public Hearing Notice: Wednesday July 9, 2008 @ 7:00 pm
Proposed Zoning Ordinance and Map see page 6 for additional details

Emergency Services Building Project is Underway

Paradise Township residents may expect construction of the proposed Emergency Services Building to commence within the next two months. The building, which will be constructed adjacent to the Township Hall, consists of a 1,753 square foot business and staff area and a 6,080 square foot apparatus bay. The project also includes construction of the access drive to the proposed site of the compactor station, as well as the retaining walls and drainage basins necessary for both projects. Mr. Rick Skendzel of Architecture Technologies was contracted for architectural design services in the amount of \$55,800; this fee includes the services of Apex Engineering & Management for structural engineering, Nealis engineering, Inc., for Mechanical and electrical engineering, and Elmer's Construction Engineering, Inc., for site civil engineering. On the next page is a site map of the proposed building which includes location of the compactor station and the existing township hall. Blueprints and document copies of the project are available at the township office for review. Mr. Jim White of Mika, Meyers, Beckett and Jones has been hired to assist the Township in financial preparation for the project. Bid packages have been sent out and the Township Board may be prepared to award the bid at their July 9th meeting.

During the past several months while the project was nearing the construction bid stage, the township has appreciated the input and advice from members of the Village Council as well as the Village Manager, Mr. Adam Umbrasses. The Village of Kingsley has our sincere thanks for their willingness to work together on this community project in all stages from initial design and financing options to extension of sewer mains and hookup to municipal water supply. The proposed Emergency Services Building will provide affordable and efficient housing of Battalion 2 Volunteer Fire Department and the Kingsley Volunteer Ambulance Association. Our entire community can take pride in the fact that so many people have worked collaboratively on this project.

The KMP Building that currently houses emergency services and the Village offices has been sold to The Rock of Kingsley, who will remodel the building for use as a youth center. The Rock purchased the building in early 2008 for \$149,000. The funds will go to the three municipalities who own the building—Kingsley, Mayfield Township and Paradise Township; it is expected that the funds will roll directly into financing the existing projects underway—the village offices/library and the emergency services building. The Rock is expected to take ownership of the KMP in January 2009. During the past several years while the need for more modern and efficient emergency services were being considered, the township contracted with Gourdie Fraser & Associates for cost analysis of upgrades to the KMP. Based upon those estimates and consideration of traffic flow patterns in the downtown area, the KMP membership voted to pursue construction of a new facility and sale of the current building. Completion of the Village offices/Library is scheduled for December 2008, and completion of the Emergency Services Building is anticipated the following month.

In conjunction with the Emergency Services Building, the township is proceeding with construction of the compactor station. The proposed site is immediately south of the Township Hall, with the service drive to run adjacent to and behind the fire station; traffic will enter from M-113 and circle both buildings to exit. The access drive will be completed simultaneous to the site work for the Emergency Services Building, including asphalt. The only portion of the compactor site not included in the building project is the physical construction of the compactor building. This will be contracted by the township independent of the main project. The township is considering the operational variables for the compactor station, including user fees, payment options, and whether services will be available to other townships. As we move toward completion of the project, please check the website or call the office for updates.

By now, there are probably two main questions: How much will it cost and how do we pay for it? Initial project costs for the Emergency Services Building were estimated at \$750,000 plus up to \$150,000 for the compactor station. The township Board recorded in their minutes the desire to stick to the \$750,000 figure for the station due to present economic conditions. Negotiations will be expected if the construction bids exceed that figure. The cost for the compactor station is expected to be less than originally planned due in large part to combining both projects and saving dollars on site work. Once operational, the compactor station will begin generating revenue and ultimately will pay for itself. The largest portion of the budget is the site work (estimated at \$70,000) and the steel building to house the compactor (estimated at \$30-40,000 with retaining walls). The township budgets \$100,000 annually for building and grounds and expects to continue this line item for the next 15 years. Once financed at a conservative rate of 5% for 15 years, the township expects to pay approximately \$73,000 in payments on the building and up to \$18,000 in utilities annually. Also we need to consider that the costs for maintenance and operation of the KMP Building will be eliminated. These figures are within the \$100,000 budget, and do not include revenues for rental in the amount of \$8,000 from Rural Fire and the Ambulance Association. The line item for this cost center is within the annual budget of \$600,000. State Shared Revenue payments average \$160,000 annually and the majority of these funds are dedicated to building and grounds. Compactor operation and expenses are within the line item for Township Board expenses and are within the annual budget. Fire and Ambulance millages are operated independent of the General Fund, and this entire project is independent of those millages. This is a General Fund project and not a millage project. If there are questions, please contact the township.

Paradise Township News:

Office Hours: The township office is open Tuesday through Friday from 8 am to noon, and 1 –5 pm. We are considering changing our calendar and returning to Friday closures , thus office hours would be Monday through Thursday. In the event of a change it would take effect at the next fiscal year beginning April 1, 2009. Look for an update with the winter newsletter.

Recycling: Due to the planned construction of the new Emergency Services Building, the township will relocate the recycling bins to the east end of the Township parking lot prior to site excavation. The bins may be inaccessible during a few days during the move, but once set up in the new location should be operational during the construction phase.

Pugsley Work Crew: The work crew from Camp Pugsley is back following a brief delay while the State reviewed the program. The crew from Pugsley has been instrumental in helping the township and the Evergreen Cemetery Association maintain the grounds at the cemetery. The work crew is available for non-profit community projects at a cost of \$30 per person for an eight hour day. If interested in contracting for a work crew, please contact Kim Morin at 263-5253.

Boardman River Dams Project: The Boardman River Dams Project engages all interested parties to recommend the fate of four dams (e.g. retain, remove, modify, etc.) on the Boardman River in Grand Traverse and Kalkaska Counties. The Project is entering its final year and the Committee will be requiring input from as many community members as possible for its recommendation to be completed by December 2008. This is an extremely important issue that will have great effects throughout the entire area. The Boardman River Dams Committee meets on the fourth Tuesday of every month from 6-8 pm at the Grand Traverse County Civic Center; everyone is welcome to attend. For more information and to get involved please visit www.theboardman.org

Mayfield Pond Park: Our beautiful township park is available for rent at a cost of \$45 for the pavilion with the option to have electricity for \$5 more. For availability call the township office. Please remember to take your trash with you following your visit at the park, and return tables to their original location. With a little effort from all of us, we can keep the park looking its best. A special thank you to the members of the Kingsley High School Volunteer Club and the local residents who helped with the Mayfield Pond Park cleanup day on May 10th. With so many helping hands the task was completed quicker, enabling us to open the park for visitors.

Kingsley Public Library:

Summer Reading Program 2008: Story times will be held at the Paradise Township Hall. End of the season picnic will be at the Civic Center South weather permitting; in the event of inclement weather the picnic will be held at the Township Hall. The Kingsley Branch Library's Summer Reading Program is scheduled for June 19 to July 17. Program will conclude with a picnic at Civic Center South on Thursday, July 19th @ 11:30 am. KBL's Summer Reading Program is for all children. Kids can read or parents can read to them. Summer Reading Club encourages children to read every day. At registration time each participant sets a reading goal in minutes per day, with a 15 minute minimum. Reading logs can be for individuals, families or groups. Prizes are awarded as follows: 1 prize weekly for meeting the reading goal, 1 prize weekly for UGLY BUGLY trivia question, 1 prize for each book report (reports can be oral, written, or pictorial) Missed book reports can be made up at any time, maximum of 5 book reports. Last day to claim prizes is August 9, 2008.

Thursdays at the Summer Reading Club: 7/3/08 Acting Up Theatre/Stop Buggin' Me, I'm Readin' 11 am Township Hall
7/10/08 Zippity2Dads/Imagine the Possibilities 11 am Township Hall
7/17/08 Picnic w/Harmonica Hobos 11:30 am @ Civic Center South

Township Board & Staff

www.paradisetwp.org

Supervisor: Evelynne (Marie) Dean
supervisor@paradisetwp.org

Treasurer: Jessi Sedlacek
treasurer@paradisetwp.org

Clerk: Judith Smith
clerk@paradisetwp.org

Trustee: Mitch Sedlacek

Trustee: Robert Whims

Planner & Zoning Administrator:
Marvin Radtke, Jr.
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Office Administration: Cheri Tuller
secretary2810@aol.com

Township Board Meetings:

Regular: 2nd Wednesday monthly
Work/Special: 1st Wednesday monthly
Special: Scheduled as needed

Planning Commission:

Regular: 1st Thursday monthly
Special: Scheduled as needed

All meetings begin at 7:00 pm unless posted otherwise at least 18 hours in advance; all meetings open to the public and held in accordance with the Open Meetings Act

From the Supervisor's Desk:

Our compactor is in the works, we have one more county meeting to work through any issues we may or may not have. We hope to finally get this project up and running by late August. We appreciate your patience and look forward to servicing the community soon. This is an election year. All votes count, so please make sure you are registered and come and vote. Absentee ballots are available through the township clerk. The Summit City Grange is available for rent, please contact me at 263-5802 for availability.

From the Clerk's Desk:

Important Dates to Remember—Primary Election August 5th; General Election November 4th. Remember to bring your identification with you when you arrive at the polls; a valid Michigan Driver's License or Michigan Identification Card must be shown to the precinct worker. Polls open at 7 am and close at 8 pm. Your vote counts; if you can't make the polls on election day, please see me for an absentee ballot. Applications are available at the office.

From the Treasurer's Desk:

Summer tax bills are enclosed with this newsletter and are payable July 1st through September 14th without penalty or interest. Low income senior citizens may qualify for a Deferment of Summer taxes enabling them to postpone payment until February 14th without penalty or interest. Please contact me if you want more information. This year's summer tax bill has millage for State Education Tax (SET) in the amount of 6 mills, and Grand Traverse County Tax in the amount of 4.9838 mills; there is no Library Debt on this summer's levy. As with all tax bills, the 1% Administrative fee remains in the township and covers the cost of printing, mailing, and collecting the tax. All tax bills are mailed the first week of July and the first week of December. If you do not get a tax bill during these times, please contact the office as we usually get at least 50 returned to us as undeliverable; most times we are able to track landowners, but in about 20-30 cases each cycle we cannot find the landowner and the taxes get turned in as delinquent. It is each landowners responsibility to pay the taxes, even if the bill can't find you. Also, for those of you that are buying or selling property in mid-cycle, it is not uncommon for the taxes to get paid twice. I refund the payment to the second party in every instance. Once the initial payment is posted, it cannot be reversed, therefore the second payment is returned to whoever sent it. Sometimes this creates chaos for a landowner awaiting a refund, but it needs to be understood that I will never refund first payments. The tax collection in this office is disbursed to taxing authorities every two weeks and the account balanced—reversing payments is not an option.

As we face local ballot proposals in the August election, I want to emphasize that the General Fund is independent of the Special Funds for Fire and Ambulance which are millage based and used solely for contracted emergency services. A review of your previous winter tax bills will reflect that there is a Township tax, which is for general operation, as well as a Fire Tax and an Ambulance Tax as approved by voters three years ago. If you are curious about how much it will cost you for continuation of these services, look at previous bills, or call the township. With tax issues, zoning concerns, or general operation of this township, if you have any questions please bring your concerns and/or comments into the office, we are happy to help you find the answers. Have a safe and happy summer.

Important Dates to Remember:

July 1st through September 14th: Summer taxes due (interest applies beginning September 15th)

July 4, 2008: Township Office closed in observance of Independence Day

July 9, 2008: Township Board Public Hearing on Zoning Ordinance & Map 7:00 pm

August 5, 2008: Primary Election - polls open at 7:00 am

November 4, 2008: General Election— polls open at 7:00 am

November 11, 2008: Township Office closed in observance of Veteran's Day

November 28, 2008: Township Office closed in observance of Thanksgiving Day

**From the Zoning Administrator /
Planner's Desk:**

Summer is upon us. An amended Zoning Ordinance is very close to finalization. Substantial changes include site development standards for non residential and agricultural uses, additional definitions and compliance with recently amended zoning and planning laws. Public input was great. The stop gap measures help solidify our existing Zoning Ordinance until we can review and update our Master Plan. It is anticipated that updating the Master Plan will take several months and perhaps even a year or two. A Master Plan is a document that will guide development patterns in the Township for years to come. It has been a few years that the existing Master Plan has been reviewed with great detail so it is time that residents continue with their participation to help ensure the future of Paradise Township. Once the Master Plan has been adopted, the Zoning Ordinance and Zoning Map will need to be reevaluated to ensure that the rules will obtain the goals set forth in the Master Plan. Currently the Planning Commissions of Paradise Township and the Village of Kingsley have held several joint meetings with mutual concerns for our area and have been sponsored in this endeavor by County Planning Director John Sych. These joint meetings have been very beneficial in minimizing duplication of projects. We are attempting to get a grant from the Partnership for Change organization which recognizes communities working together on projects. Collectively, the first project to collaborate on is the trail system that would connect Mayfield Pond Park to Civic Center South Park. Kingsley Schools are involved in this project as it also will provide for "Safe Routes to School". This program identifies issues with students walking to school and ways to minimize hazards that currently exist while providing a designated route to Kingsley Area Schools. Paradise Township received a grant from Grand Traverse Rotary Charities for installation of a walking path at the Mayfield Pond Park and to enhance the view from the 'lookout' on the west side of the Pond. This project has been completed with the guidance of Steve Largent of Grand Traverse Soil Conservation District. Please take a moment to use the improvements. Many thanks to those involved in this labor intensive project.

Please check with the township prior to any construction to see if any permits will be required. It is cheaper and easier to get permits prior to construction than after construction is underway.

Project Information Sheet

Michigan Department of Transportation (MDOT)

M-113 in the Village of Kingsley, Grand Traverse County

Starting June 9, 2008, road construction will begin on M-113 in the village of Kingsley, in Grand Traverse County, spanning a stretch from approximately 250' west of Clark Street to 600' east of Summit City Road.

Work will include construction of a center left turn lane, pavement rehabilitation, drainage improvements, and replacement of the flashing beacon at Brownson Avenue.

Streetscaping will also be performed in the downtown area, including decorative sidewalks and various plantings.

Traffic will be maintained by flag control allowing alternating east-west movement of vehicles in a single lane. Access to all businesses and residents will be maintained during this project.

For more information, contact MDOT's Traverse City Transportation Service Center at (231) 941-1986 or (888) 457-MDOT.



**Major Projects in Paradise Township
and the Village of Kingsley**

- Construction on M-113
- Village offices and Public Library—site excavation is underway and residents should expect construction of the building to begin within the next several weeks. Stop by the Village office to see the plans for this community building.
- Proposed Emergency Services Building and Compactor Station at Township Hall. Details of this project appear on page 3. Project will require relocation of recycling bins to the east end of the parking lot. Call for information or stop by the office
- Renovation of the existing KMP Building to house The Rock, a proposed youth center for area residents. Kudos to the Walton, Reamer, and Barnhart families for all their hard work in initiation this project.

The best way to be informed and stay current on what is happening in your community is to get involved and ask questions. Plan to attend meetings of local government, visit the websites, and talk to the people that are elected to make decisions on your behalf.