

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322 Fax: 231.223.7117

: www.peninsulatownship.com

Town Board Meeting

October 31, 2018, 7:00 pm

Township Hall

Agenda

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Approve Agenda**
5. **Conflict of Interest**
6. **Business**
 1. Approve invoices
 2. Clarify and confirm Zoning Board of Appeals board member terms
 3. First interviews for clerk position
 - a. Robin Noval
 - b. Rebecca Chown
9. **Citizen Comments**
10. **Board Comments**
11. **Adjournment**

Joanne M. Westphal, Clerk

Posted: October 29, 2018, 7:00 pm

Peninsula Township has several portable hearing devices available for audience members. If you would like to use one, please ask the Clerk.

BUSINESS

INVOICES

**PENINSULA TOWNSHIP
INVOICE REGISTER**

For Invoices Scheduled for Payment on: 10/25/2018 12

VENDOR INFORMATION

INVOICE INFORMATION

ACCIDENT FUND

**Amount of Invoice Paid: \$853.00
BALANCE DUE AFTER AUDIT OF POLICY**

Distribution:

101-851-710.000	Townpak/Work Comp	(8.00)
101-851-710.000	Townpak/Work Comp	1,825.00
208-751-710.000	Townpak/Work Comp	(923.00)
101-265-710.CEM	Townpak/Work Comp	(45.00)

BAIRD, COTTER & BISHOP, P.C.

**Amount of Invoice Paid: \$1,310.00
BANK RECONCILIATIONS**

Distribution:

101-215-818.CPA	CPA Contract Services	1,310.00
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CHRISTINA DEEREN

**Amount of Invoice Paid: \$445.10
MILEAGE REIMBURSEMENT**

Distribution:

101-420-870.000	Mileage	445.10
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CHS

**Amount of Invoice Paid: \$356.42
BULK PROPANE LH**

Distribution:

508-000-745.000	Heating Fuel	356.42
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CRAIN SYSTEMS GROUP LLC

**Amount of Invoice Paid: \$200.00
CANCELLED TRADE IN AS PART OF PAYMEN**

Distribution:

101-901-970.400	PLANNING	200.00
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CRAIN SYSTEMS GROUP LLC

**Amount of Invoice Paid: \$871.40
WORK ON ASSESSING, PLANNER & ZONING**

Distribution:

101-209-818.COM	Computers	150.00
101-901-970.209	ASSESSING	138.20
101-901-970.209	ASSESSING	8.20
101-400-818.COM	Computers	250.00
101-420-818.COM	Computers	325.00

FOLEY & MANSFIELD

**Amount of Invoice Paid: \$3,451.66
GENERAL MATTERS CURRENT ONLY PER RO**

Distribution:

101-101-801.000	Legal Fees	3,451.66
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**PENINSULA TOWNSHIP
INVOICE REGISTER**

For Invoices Scheduled for Payment on: 10/25/2018 12

VENDOR INFORMATION

INVOICE INFORMATION

HAMPEL'S INC	Amount of Invoice Paid:	\$120.95
	ZONING	
<i>Distribution:</i>		
101-420-726.000	Supplies	120.95
HERITAGE FLAG & BANNER	Amount of Invoice Paid:	\$368.00
	FLAGS FOR TWP	
<i>Distribution:</i>		
101-265-726.000	Supplies	188.00
101-265-726.000	Supplies	180.00
IMAGE360	Amount of Invoice Paid:	\$347.84
	4 SIGNS FOR PRECINCT TO BECAUSE NEW	
<i>Distribution:</i>		
101-191-726.000	Supplies	347.84
JOANNE WESTPHAL	Amount of Invoice Paid:	\$11.50
	POSTAGE FOR INTERNATIONAL OVERSEAS	
<i>Distribution:</i>		
101-191-724.000	Postage	11.50
KELLER THOMA	Amount of Invoice Paid:	\$1,536.25
	LEGAL PROFESSIONAL SERVICES	
<i>Distribution:</i>		
101-101-801.000	Legal Fees	247.50
101-101-801.000	Legal Fees	43.75
101-215-801.000	Legal Fees	131.25
101-215-801.000	Legal Fees	1,113.75
KWIK PRINT	Amount of Invoice Paid:	\$2,515.20
	FALL 2018 NEWSLETTER	
<i>Distribution:</i>		
101-101-881.400	Community Activity/Newsletter	2,515.20
NATIONAL BUSINESS FURNITURE	Amount of Invoice Paid:	\$4,225.00
	LATERAL FIRE FILE 44"W 4 DRW	
<i>Distribution:</i>		
101-901-970.215	CLERK	4,225.00
NORTHERN OFFICE EQUIPMENT	Amount of Invoice Paid:	\$764.96
	BLACK/COLOR COPIES TWP OFFICES	
<i>Distribution:</i>		

**PENINSULA TOWNSHIP
INVOICE REGISTER**

For Invoices Scheduled for Payment on: 10/25/2018 12

VENDOR INFORMATION

INVOICE INFORMATION

	101-173-818.COP	COPIER & COPIER SUPPLIES - BLACK	94.29
	101-173-818.COP	COPIER & COPIER SUPPLIES - COLOR	670.67
PRINTING SYSTEMS, INC.		Amount of Invoice Paid:	\$581.70
		VOTER ID CARDS, POUCHES & SECRECY FO	
	<i>Distribution:</i>		
	101-191-726.000	Supplies	329.95
	101-191-726.000	Supplies	42.75
	101-191-726.000	Supplies	209.00
RECORD EAGLE (PUBS)		Amount of Invoice Paid:	\$594.00
		PC & ZBA ADVERTISING FOR INTEREST & R	
	<i>Distribution:</i>		
	101-410-900.000	Publishing	297.00
	101-430-900.000	Publishing	297.00
RECORD EAGLE (PUBS)		Amount of Invoice Paid:	\$232.80
		PDR & ZBA LEGAL NOTICES	
	<i>Distribution:</i>		
	297-000-900.000	Printing & Publishing	118.80
	101-430-900.000	Publishing	114.00
ROBERT K MANIGOLD		Amount of Invoice Paid:	\$9.85
		SUPERVISOR LUNCH	
	<i>Distribution:</i>		
	101-171-965.000	Meetings	9.85
ROSATI, SCHULTZ, JOPPICH & AMTSBUEC		Amount of Invoice Paid:	\$6,847.70
		LEGAL SERVICES	
	<i>Distribution:</i>		
	101-101-801.000	Legal Fees	6,847.70
SCOTT ROKOS		Amount of Invoice Paid:	\$730.00
		FIELD APPRAISER SITE INSPECTION-REVIE	
	<i>Distribution:</i>		
	101-209-818.FIN	Field Inspector Assessing	730.00
YOUR COBRA CONNECTION		Amount of Invoice Paid:	\$75.00
		COBRA ADMINISTRATION 11/1/18-1/31/1	
	<i>Distribution:</i>		
	101-215-818.000	Contractual Services	75.00
		Total Amount Disbursed:	\$26,448.33

**PENINSULA TOWNSHIP
INVOICE REGISTER**

FIRE

For Invoices Scheduled for Payment on: 10/25/2018 12

VENDOR INFORMATION

INVOICE INFORMATION

ACCIDENT FUND

**Amount of Invoice Paid: \$531.00
PREMIUM DUE AFTER AUDIT**

Distribution:

206-000-710.000	Townpak/Work Comp	(1,240.00)
206-000-710.000	Townpak/Work Comp	1,771.00

AIRGAS USA

**Amount of Invoice Paid: \$29.80
OXYGEN CYLINDERS**

Distribution:

206-000-932.000	Ambulance Supplies	29.80
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APOLLO FIRE APPARATUS REPAIR

**Amount of Invoice Paid: \$110.20
DOOR FOR ENGINE 1**

Distribution:

206-000-939.000	Vehicle Maintenance	110.20
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ARTS AUTO & TRUCK PARTS, INC.

**Amount of Invoice Paid: \$98.74
GAS VEH, UTILITY**

Distribution:

206-000-939.000	Vehicle Maintenance	98.74
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BOUND TREE MEDICAL

**Amount of Invoice Paid: \$112.50
IV CATHETER, AUTOGUARD, NEEDLE, SHIEL**

Distribution:

206-000-932.000	Ambulance Supplies	112.50
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BOUND TREE MEDICAL

**Amount of Invoice Paid: \$0.30
AMBULANCE SUPPLIES**

Distribution:

206-000-932.000	Ambulance Supplies	0.30
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BOUND TREE MEDICAL

**Amount of Invoice Paid: \$164.88
AMBULANCE SUPPLIES**

Distribution:

206-000-932.000	Ambulance Supplies	164.88
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BOUND TREE MEDICAL

**Amount of Invoice Paid: \$207.59
AMBULANCE SUPPLIES**

Distribution:

206-000-932.000	Ambulance Supplies	207.59
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**PENINSULA TOWNSHIP
INVOICE REGISTER**

For Invoices Scheduled for Payment on: 10/25/2018 12

VENDOR INFORMATION**INVOICE INFORMATION**

CRYSTAL FLASH PETROLEUM	Amount of Invoice Paid:	\$553.64
	NL TANK @ FIRE DEPT	
<i>Distribution:</i>		
206-000-751.000	Gas & Oil	553.64
CRYSTAL FLASH PETROLEUM	Amount of Invoice Paid:	\$1,531.69
	FIRE DEPT ON RD DIESEL	
<i>Distribution:</i>		
206-000-751.000	Gas & Oil	1,531.69
ELMER'S	Amount of Invoice Paid:	\$1,497.50
	PUMPING OUT OF STATION GARAGE DRAIN	
<i>Distribution:</i>		
206-000-930.000	Stations Repairs and Maintenance	1,497.50
ESO SOLUTIONS, INC	Amount of Invoice Paid:	\$395.00
	INTERFACE FRUSA BILLING	
<i>Distribution:</i>		
206-000-818.200	Software License	395.00
FICK & SONS DIESEL GARAGE	Amount of Invoice Paid:	\$5,673.26
	REPAIRS FOR BRAVO 2	
<i>Distribution:</i>		
206-000-939.000	Vehicle Maintenance	5,673.26
FIRECATT LLC	Amount of Invoice Paid:	\$3,657.98
	FIRE HOSE TESTING & LABOR FOR TESTIN	
<i>Distribution:</i>		
206-000-818.757	Testing Compliance	3,657.98
FRUSA EMS	Amount of Invoice Paid:	\$479.82
	SEPTEMBER 2018 PAYMENTS	
<i>Distribution:</i>		
206-301-818.000	Contractual Services	479.82
GRAND TRAVERSE MOBILE COMM	Amount of Invoice Paid:	\$55.50
	LIGHTS FOR ALPHA/BRAVO 1	
<i>Distribution:</i>		
206-000-939.000	Vehicle Maintenance	55.50

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INVOICE REGISTER**

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VENDOR INFORMATION**INVOICE INFORMATION**

HERITAGE FLAG & BANNER	Amount of Invoice Paid:	\$94.00
	FLAGS FOR FD	
<i>Distribution:</i>		
206-000-726.000	Supplies	94.00
KOPY SALES, INC.	Amount of Invoice Paid:	\$62.30
	BLACK/COLOR COPIES	
<i>Distribution:</i>		
205-000-818.COP	Copier & Copier Supplies	62.30
MUNSON MEDICAL CENTER	Amount of Invoice Paid:	\$5.00
	IV KIT BALANCE	
<i>Distribution:</i>		
206-000-932.000	Ambulance Supplies	5.00
NYE UNIFORM	Amount of Invoice Paid:	\$187.00
	2 PANTS S/S SHIRT	
<i>Distribution:</i>		
206-000-935.000	Uniforms	187.00
OVERHEAD DOOR	Amount of Invoice Paid:	\$261.24
	REPLACE TRACK, LUBE & ADJUST DOOR	
<i>Distribution:</i>		
206-000-930.000	Stations Repairs and Maintenance	261.24
SUMMIT COMPANIES	Amount of Invoice Paid:	\$1,258.11
	FIRE EXTINGUISHER MAINT. & ADDITION	
<i>Distribution:</i>		
206-000-933.000	Equipment Maintenance	1,258.11
	Total Amount Disbursed:	\$16,967.05

**PENINSULA TOWNSHIP
INVOICE REGISTER**

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VENDOR INFORMATION

GRAND TRAVERSE COUNTY

INVOICE INFORMATION

**Amount of Invoice Paid: \$9,361.44
SEWER DPW OP/MAINT EXPENSES SEPTEM**

Distribution:

<i>590-000-818.000</i>	<i>Contractual Services</i>	<i>9,361.44</i>
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Total Amount Disbursed: \$9,361.44

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For Invoices Scheduled for Payment on: 10/25/2018 12

VENDOR INFORMATION

GRAND TRAVERSE COUNTY

INVOICE INFORMATION

**Amount of Invoice Paid: \$10,028.96
WATER DPW OP/MAINT EXPENSES SEPTEM**

Distribution:

<i>591-000-818.000</i>	<i>Contractual Services</i>	<i>10,028.96</i>
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Total Amount Disbursed: \$10,028.96

PENINSULA TOWNSHIP
INVOICE REGISTER

For Invoices Scheduled for Payment on: 10/23/2018 12

VENDOR INFORMATION

INVOICE INFORMATION

DEWEESE HARDWARE

Amount of Invoice Paid: \$68.94
HIDEAWAY HOSE REEL & TRASH BAGS

Distribution:

508-000-726.000 *Supplies* 68.94

FASTSIGNS TRAVERSE CITY

Amount of Invoice Paid: \$769.80
NO PARKING SIGNS FOR BH

Distribution:

208-751-930.000 *Repairs and Maintenance* 769.80

GINGER SCHULTZ

Amount of Invoice Paid: \$51.00
MILEAGE REIMBURSEMENT

Distribution:

508-000-670.000 *Mileage* 51.00

MIHM ENTERPRISES

Amount of Invoice Paid: \$7,713.00
BALANCE OWING PER CONTRACT

Distribution:

508-000-930.000 *Repairs and Maintenance* 7,713.00

O'LEARY PAINT

Amount of Invoice Paid: \$59.95
DURA-LAST EXT PRIME FOR LH

Distribution:

508-000-930.000 *Repairs and Maintenance* 59.95

SECURITY SANITATION, INC

Amount of Invoice Paid: \$1,060.00
LH PORT-A-JOHNS CLEANING

Distribution:

508-000-618.SAN *Sanitation Services* 1,060.00

Total Amount Disbursed: \$9,722.69

PENINSULA TOWNSHIP
INVOICE REGISTER

For Invoices Scheduled for Payment on: 10/23/2018 12

VENDOR INFORMATION

INVOICE INFORMATION

AVERY COLOR STUDIOS, INC

Amount of Invoice Paid: \$181.16
25 GREAT LAKES CHARTS ROLLED

Distribution:

509-000-727.000 Merchandise For Lighthouse Gift Shop 181.16

AVERY COLOR STUDIOS, INC

Amount of Invoice Paid: \$1,250.24
VARIOUS ITEMS FOR LHGS

Distribution:

509-000-727.000 Merchandise For Lighthouse Gift Shop 1,250.24

NESTLED PINES WOODWORKING

Amount of Invoice Paid: \$489.95
100 MPLH OVAL ORNAMENT

Distribution:

509-000-727.000 Merchandise For Lighthouse Gift Shop 489.95

Total Amount Disbursed: \$1,921.35

ZBA BOARD MEMBER TERMS

No Information Provided By Supervisor

**FIRST INTERVIEW
CLERK CANDIDATES**

ROBIN NOVAL

(323) 397-3928 | noval@earthlink.net
1262 Londolyn Terrace East, Traverse City, MI 49686

October 12, 2018

Ms. Joanne Westphal
Township Clerk
13235 Center Road
Traverse City, MI 49686

RECEIVED
OCT 15 2018
CLERK

Dear Ms. Westphal,

I am writing to apply for the **Peninsula Township Clerk** opening. The position sounds just like the kind of opportunity I am seeking. As a seasoned executive administrative professional, I will bring to this organization over 25 years of experience and specific expertise in managing executive offices and providing comprehensive support enabling executives to focus on achieving network goals and corporate missions. I graduated with my Bachelor of Arts in communications with an emphasis in advertising and marketing from Michigan State University and was born and raised in Traverse City. I recently returned to Traverse City with my husband and have happily made this our home.

Quality-oriented and very resourceful, throughout my career I have distinguished myself by my tireless work ethic, by my ability to quickly solve problems and resolve issues, and by the trust and strong relationships I have established with the executives I have served. Driven by new challenges and able to quickly learn new skills and proficiencies, my record shows that I excel as an administrative leader and trusted business partner who can always be counted on for a job well done, no matter what it takes!

Please consider just three examples of my experience and accomplishments:

- Managed the office of a non-profit trade association, handling annual dues, political action committee documentation and filings, organized large events and general office duties.
- Managed a multi-dimensional database, which detailed air, mix and delivery dates for over 22 network television shows at Warner Brothers. Compiled & updated this episodic information into a weekly report that was utilized by many divisions through-out the company
- Spearheaded special projects entailing research of editorial material for revival of archived shows.
- Directed daily operations for an office with 15 employees and provided essential executive-level support to the President of Creative Affairs at Paramount Pictures Domestic Television.

I always have a positive, enthusiastic attitude, and I am comfortable working with a variety of personality types. Moreover, I have experience and I genuinely enjoy training and motivating others to achieve their best. Finally, I possess excellent communication and interpersonal skills to easily and effectively interact with all individuals.

I would appreciate the opportunity to further share with you my qualifications and my successes. I invite you to review my resume, and I thank you very much for your time and consideration.

Sincerely,

Robin Noval

Career Summary

Accomplished Administrator/Executive Assistant with proven skills managing an executive office with detail, organization and efficiency. A seasoned and creative professional with broad-based experience in:

- Executive office management (Phones/Schedule/Files/Travel/Expenses)
- Strong organizational & analytical skills
- Professional and Confidential interaction with Talent, Executives and Agents
- Tracking & reconciliation of Budgets/Business Accounts
- Proficient in Microsoft Office

THE ASSOCIATION OF TALENT AGENTS (ATA) – Los Angeles, CA

Dec '11 – July '17

Administrator/Office Manager.

- Manage office, schedule and phones for Executive Director of national non-profit trade association.
- Coordinate and execute luncheon meetings/presentations for 100+ members including PowerPoint presentations, guest speakers and video conferencing.
- Prepare agenda and take minutes for monthly board meetings with 16 high level executives.
- Manage spreadsheet for annual dues payments for 100+ member agencies; balance ledgers and bank deposits.
- Set up and manage funds and reporting for two Political Action Committees in CA and NY.
- Design, update and maintain company website: www.agentassociation.com
- Independent self-supervision of multiple ongoing projects with various timelines.
- Troubleshoot member questions and issues.

THE DOCTORS – CBS Television Network Show, Los Angeles, CA.

March '11 – May '11

Executive Assistant to Co-Executive Producer

- Manage schedule, phones & expenses for busy executive
- Manage Airdate Schedule for daily show
- Track weekly production schedule and daily ratings by market

EXECUTIVE TEMPS – Burbank, CA

Nov '09 – Feb '11

Executive Assistant

- Temporary assignments in Entertainment (including Disney Channel, Warner Bros TV)
- Assist Executives in management of calendar, phones, filing and projects as assigned.

WARNER BROTHERS TELEVISION - Burbank, CA

Post Production Administrator

July '02 – Nov. '09

- Maintain database that tracks all episodic airdates, mix and delivery schedules
- Manage all Post staff contracts (Union & non-union) from start to term.
- Maintain/track episodic budgets

Executive Assistant to VP/ Dept. Head - Post Production

July '01 – July '02

- Handle busy phones, schedule and expenses
- Manage extensive file system
- Manage departmental staff of 10

Page 2

REAL TV (TV Show) - Paramount Pictures, Los Angeles, CA

June '96 – May '01

Associate Producer

- Develop stories for show segments.
- Conduct investigative research, set-up interviews and sourced additional tape.
- Supervise acquisition of material from various domestic and international libraries.

PARAMOUNT PICTURES - Domestic Television, Los Angeles, CA

June '95 - May '96

Director, Production Control

- Created show budgets for projects in development.
- Daily monitoring of budgets for Current Programming.
- Interface with Programming, Finance and Legal Executives in troubleshooting production decisions.

PARAMOUNT PICTURES - Domestic Television, Los Angeles, CA

July '86 - June '95

Executive Assistant to President, Creative Affairs

- Manage office of 15 people, including direct supervision of support staff
- Track projects in development.
- Handle scheduling, phones and travel arrangements for busy executive
- Manage departmental overhead budget

Executive Assistant to Vice President, Advertising

Mar '85 – July '86

- Manage office, phones and calendar for bi-coastal department head.
- Order and inventory office supplies for department
- Interface with department managers in tracking current campaigns

MICHIGAN STATE UNIVERSITY - East Lansing, Michigan

B.A. in Communications

- Emphasis on Advertising/Marketing

TRAVERSE CITY HIGH SCHOOL – Traverse City, Michigan

- College Preparatory Academics

October 23, 2018

Joanne Westphal
Peninsula Township Clerk
13235 Center Road
Traverse City, MI 49686

Dear Joanne,

I am writing to express my desire to be considered for the position of Peninsula Township Clerk.

By way of background, my husband, Glen, and I have lived on the north end of the peninsula for 24 years in an historic farmhouse. Until our first son was born, I commuted daily to Elk Rapids High School, where I taught writing and literature. After that, I started an editing business that has kept me busy for the past two-plus decades.

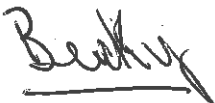
Our sons William (21), Martin (18), and Leonard (15) all attended Old Mission Peninsula School, and all three boys planned and executed their Eagle Scout projects to benefit Pelizzari Natural Area. Our family has an abiding love and respect for this peninsula, its people, and its agricultural and historical heritage.

I strongly believe in representative democracy and that maintaining the integrity of our civic institutions is of paramount importance. Among my qualifications for the position of clerk are a keen level of organization, ability to communicate clearly, and fundamental desire to conduct myself with integrity. I believe in reliability, in follow through, and in paying attention to detail. I am also a quick study. Serving as township clerk would be a great honor and privilege, and I am ready for a new challenge and to be more deeply engaged in the life of our community.

Attached please find my resume. I would be happy to answer any questions you might have and am available via cell phone (231-409-4888) or email (rwchown@gmail.com).

Thank you very much for the opportunity to apply for this position.

Very sincerely,



Rebecca Chown

Rebecca W. Chown

2877 Old Mission Road, Traverse City, Michigan 49686 rv.chown@gmail.com 231-409-4888

Education

Northern Illinois University, DeKalb, Illinois; Master of Arts in English, May, 1992; Secondary Teaching Certification at the Master's Level, December, 1992; Bachelor of Arts in English/Minor in Anthropology, May, 1989; graduated *Summa Cum Laude*

Experience

Counsel Pine Communications, Traverse City, MI (1997–Present)

- As owner and operator of freelance editing business, review, edit, and ghostwrite fiction and nonfiction books, academic publications, and content on business websites.

Jenkins Group, Traverse City, MI (1997–Present)

- As principle editor and writer for custom book publishing services firm, edit and/or co-write fiction and nonfiction books including novels, memoirs, young adult and children's books, and books on psychology, business, and self-help; write press releases for newly published authors

Inspire on Purpose, Dallas, Texas (2012–Present)

- As principle editor and writer for custom book publishing services firm, edit and/or co-write all categories of fiction and nonfiction

Team Detroit, Dearborn, Michigan (December, 2015–January, 2016)

- As SEO (search engine optimization) writer, created keyword research in Excel to be utilized when updating Ford.com's website pages and wrote or edited various technical and best practices documents covering topics such as secure page strategy, global SEO standards, and how-to documents for researchers

Elk Rapids High School, Elk Rapids, MI (1994–1997)

- Taught literature, humanities, and writing for grades ten through twelve

Northwestern Michigan College, Traverse City, MI (1990–1992)

- Taught multiple sections of freshman composition

Stewardship Quarterly, Elk Rapids, MI (1992–1994)

- Editor of quarterly publication; responsible for coordinating all content and outreach, researching and writing features, and editing all content

The Gazette, Traverse City, MI (1990–1994)

- Assistant editor of bi-weekly publication; responsible for editing all features, articles, and columns, writing numerous features, and writing a regular column titled Wishbones

RGS (quarterly journal of the Ruffed Grouse Society)

- Published author of "All About Butch" Winter, 1991
- Published author of "Pepper" Summer, 1992

Activities & Philanthropies

Writing consultant, Grand Traverse Regional Land Conservancy (GTRLC)

Land Champion, Sustainer, and Member of Vanguard Society, GTRLC

Member/Volunteer, Heifer International, Citizen's Climate Lobby, Boy Scouts of America

Grower of award-winning Riesling wine grapes on historic Old Mission Peninsula farm