

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
September 28, 2021**

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on September 28, 2021 at 6:01p.m.

Pledge of Allegiance

Roll Call of Board Members

Present: Molly Agostinelli, Chris Barsheff, Chuck Korn, Chloe Macomber, Lanie McManus and Denise Schmuckal

Absent and excused: Steve Duell

1. Public Comment (6:02)

None

2. Review and Approval of the Agenda - Conflict of Interest (6:02)

Agostinelli moved and Schmuckal seconded to approve the agenda as presented.

*Yeas: Agostinelli, Schmuckal, Barsheff, Macomber, McManus, Korn
Nays: None*

3. Consent Calendar (6:02)

a. Minutes

September 14, 2021 Regular Board Meeting
(Recommend Approval)

b. Bills

(i) General Fund \$35,317.40
(Recommend Approval)

(ii) Gourdie-Fraser
Developer's Escrow Fund – Utility Plan
Review, Oversight & Closeout \$ 1,625.00
Utility Receiving Fund \$29,102.50
Park Funds/DNR Trust Fund 755.00

Total \$31,392.00
(Recommend Approval)

c. MTT Update (Receive and File)

Agostinelli moved and Schmuckal seconded to adopt the Consent Calendar as presented.

*Yeas: Agostinelli, Schmuckal, Barsheff, McManus, Macomber, Korn
Nays: None*

4. Items Removed from the Consent Calendar

None

5. Correspondence (6:04)

- a. Letter for Recreational Authority regarding 2021 Tax Rate Request
- b. Grand Traverse Conservation District August 2021 Report
- c. RecycleSmart 2021 Newsletter
- d. Letter from Haggard's dated September 17, 2021 regarding Flats at Carriage Commons PILOT request

6. Reports

a. Construction Report (6:05)

Township Engineer Jennifer Hodges stated that the PRV's were approved are moving forward and Gourdie Fraser is also reaching out to Blair Township regarding water for that end of the township. The State of Michigan grant for water expansion with Long Lake Township has been approved. Roof construction on the lower roof of the township hall has begun and permits have been received for the River East project. She is busy with plan reviews and stormwater reviews.

b. GT Metro Fire Department Report (6:11)

Fire Chief Pat Parker reported that 335 calls were attributed to Garfield Township in the month of August. He reviewed Metro statistics from August with the board and said that the 2022 budget has passed. The scheduled memorial on 9/11 was moving and there are some new part-time employees attending fire school. Fire Prevention month is coming up and events are being planned.

c. MMR Report (6:17)

Paul Owens, MMR Manager, reported 314 calls in the month of August. They have had success in hiring more staff members.

d. County Commissioner's Report (6:24)

No Report

e. **Supervisor's Report (6:24)**

Supervisor Korn reported that he is working on a water project with East Bay Township and he attended the 9/11 memorial event at Metro station.

7. **Unfinished Business**

a. **Public Hearing – Consideration of Resolution 2021-29-T, a resolution requesting approval of Payment in Lieu of Taxes (PILOT) for the Flats at Carriage Commons (6:28)**

The Traverse City Housing Commission submitted an application for a PILOT for the housing connected with the BATA project. Supervisor Korn opened the public hearing at 6:30pm and seeing no one wishing to speak, closed the public hearing. Tony Lentych, Executive Director of TCHC, thanked the board for the consideration and said that property taxes would be cut in half with the PILOT. He explained that by doing a PILOT, costs could be kept lower for renters. The term of the mortgage of forty years could be used interchangeably in the agreement. Board members agreed to add language to the agreement which states, that the PILOT will be "for the term of the mortgage if there is a MSDHA mortgage or 18 years if there is none."

Agostinelli moved and Schmuckal seconded to adopt Resolution 2021-29-T, a resolution requesting approval of Payment in Lieu of Taxes (PILOT) for the Flats at Carriage Commons with addendums stating the six (6) members were present and the terms of the PILOT shall be for the terms of the Mortgage if there is a MSHDA mortgage and 18 years if there is not a MSHDA mortgage.

*Yeas: Agostinelli, Schmuckal, Barsheff, Macomber, McManus, Korn
Nays: None*

b. **Consideration of Approval of the Community Foundation Agreement (6:40)**

Board members discussed what happened to the funds if TART fails.

Schmuckal moved and Barsheff seconded to approve the Boardman Lake Loop Trail Maintenance Endowment Fund Agreement.

*Yeas: Schmuckal, Barsheff, Macomber, McManus, Agostinelli, Korn
Nays: None*

8. **New Business**

a. **Consideration of Resolution 2021-30-T, a resolution recommending local approval for a new on-premises tasting room permit for Fox & Fern Brewing Company. (6:47)**

Schmuckal moved and Barsheff seconded to adopt Resolution 2021-30-T, a resolution recommending local approval for a new on-premises tasting

room permit for Fox & Fern Brewing Company.

*Yeas: Schmuckal, Barsheff, Macomber, Agostinelli, McManus, Korn
Nays: None*

b. Consideration of Resolution 2021-31-T, a resolution approving voter precinct locations (6:48)

Schmuckal moved and Barsheff seconded to adopt Resolution 2021-31-T, a resolution approving voter precinct locations.

*Yeas: Schmuckal, Barsheff, Macomber, Agostinelli, McManus, Korn
Nays: None*

10. Public Comment: (6:55)

None

11. Other Business (6:55)

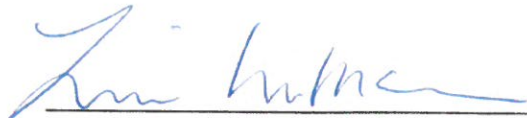
None

12. Adjournment

Korn adjourned the meeting at 6:57pm.



Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686



Lanie McManus, Clerk
Charter Township of Garfield
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