

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**October 11, 2022**

The Town Board Meeting was called to order at the Garfield Township Hall on October 11, 2022 at 6:00p.m.

**Pledge of Allegiance**

**Roll Call of Board Members**

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

Staff Present: John Sych, Planning Director

**1. Public Comment (6:01)**

Erik Falcon of Sunset Lane commented on the upcoming millage for BATA.

**2. Review and Approval of the Agenda - Conflict of Interest (6:04)**

*Schmuckal moved and Barsheff seconded to approve the amended agenda as presented.*

*Yeas: Schmuckal, Barsheff, Agostinelli, Duell, McManus, Macomber, Korn*

*Nays: None*

**3. Consent Calendar (6:05)**

**a. Minutes**

September 13, 2022 Regular Board Meeting  
September 21, Special Budget Meeting  
(Recommend Approval)

**b. Bills**

i.	General Fund	\$443,578.53
ii.	Gourdie-Fraser Developer's Escrow Fund – Storm Water Reviews, Utility Plan Review, Oversight and Private Road Review	\$ 14,689.13
	General Utilities	<u>10,201.50</u>
	Total	\$ 24,890.63

(Recommend Approval)

**c. MTT Update (Receive and File)**

**d. Consideration of Contractor's Applications for Payment No. 3 to Elmer's for Cedar Run PRV (Recommend Approval)**

- e. **Consideration of Contractor’s Application for Payment No. 7 to Grand Traverse Construction for Township roof (Recommend Approval)**
- f. **Consideration of Amended Resolution 2022-05-T, for Chef Lady Tavern License updating the address – suite number (Recommend Approval)**
- g. **Consideration of Resolution 2022-22-T, a resolution recommending approval of New Resort B-Hotel and SDM liquor licenses for Traverse Tru B&W LLC (Recommend Approval)**
- h. **Highlighted list of Board Appointments expiring December 31, 2022 (Receive and File)**

Board members removed consent item G and placed it under agenda item #4.

*Agostinelli moved and Barsheff seconded to approve the consent calendar as amended.*

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

**4. Items Removed from the Consent Calendar (6:07)**

- a. **Consideration of Resolution 2022-22-T, a resolution recommending approval of New Resort B-Hotel and SDM liquor licenses for Traverse Tru B&W LLC (Recommend Approval)**

Board members asked questions regarding the application.

*McManus moved and Schmuckal seconded to adopt Resolution 2022-22-T, a resolution recommending approval of New Resort B-Hotel and SDM liquor licenses for Traverse Tru B&W LLC.*

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

**5. Correspondence (6:09)**

- a. Letter from Northwest Education Services dated September 22, 2022
- b. Letter from John Edgecomb dated September 22, 2022.

**6. Reports**

- a. **County Commissioner’s Report (6:11)**  
County Commissioner Brad Jewett reported that the county has entered into a memorandum of understanding with Community Mental Health for

services. The Board of Commissioners authorized the administration to prepare an RPF for a facilities master plan. The deadline for entities to submit applications for ARPA funding to the county is October 31<sup>st</sup>. Millages for the COA, Senior Center, Veterans Administration, Animal Control and BATA will appear on the ballot this November.

**b. Construction Report (6:16)**

Engineer Jennifer Graham reported Cedar Run water main went out for bid and is on hold for other funding sources. The NorthWest tank project is complete and operating as intended. She added that the Silver Lake Sewer Extension is ready for permits and she is working with staff on county ARPA fund submittals. Graham is also performing several plan reviews.

**c. Sheriff's Report (6:19)**

Lt. Brinks reviewed statistics for the month of September 2022. He also gave third quarter statistics. Fraud classes are beginning and he hopes to have good attendance.

**d. Planning Department Report for October 2022 (6:21)**

Planning Director John Sych highlighted developments coming to the township. Planning staff is awaiting the draft for the Commons Area and will present it to the public. Staff is also updating the Parks and Rec Master Plan and working on ARPA submittals.

**e. Parks & Rec Report (6:16)**

Parks Steward Sean Kehoe updated board members on a few highlights and events in the parks. He stated that the ceiling is complete on the River East Pavilion and Miller Creek encampments have been moved. A volunteer tree planting was held at Kids Creek and trees donated by DTE were planted.

**f. Clerk's Report (6:34)**

McManus stated that her report was submitted in writing and her office is gearing up for elections.

**g. Supervisor's Report (6:35)**

Korn reported that a tentative agreement was reached with the Metro Firefighters Union and the fire chief's job description is being rewritten. He met with Gregg Bird, Nate Alger and Beth Friend to plan for traffic on South Airport Road when the parkway is closed for construction. Korn added that pictometry technology may be coming to the county.

**7. Unfinished Business**

**a. Consideration of Resolution 2022-23-T a resolution adopting Payment in Lieu of Taxes (PILOT) Guidelines (6:39)**

Board members discussed and asked questions regarding the existing PILOTS.

*Schmuckal moved and Barsheff seconded to adopt Resolution 2022-23-T a resolution adopting Payment in Lieu of Taxes (PILOT) Guidelines.*

*Yeas: Schmuckal, Barsheff, Duell, McManus, Macomber, Agostinelli, Korn*

*Nays: None*

**b. 2022 Garfield Township Community Survey – Summary Report (6:41)**

Planning Director John Sych presented the report which was prepared in preparation to update the Township Master Plan. Board members commented on the survey.

**c. Consideration of Resolution 2022-24-T, a resolution regarding Tax Abatement and Payment to be made in Lieu of Taxes for Hammond Road Apartments (6:47) Board members**

*Duell moved and Schmuckal seconded to adopt Resolution 2022-24-T, a resolution regarding Tax Abatement and Payment to be made in Lieu of Taxes for Hammond Road Apartments.*

*Yeas: Duell, Schmuckal, Agostinelli, Macomber, McManus, Barsheff, Korn*

*Nays: None*

**8. New Business**

**a. Brownfield Redevelopment Presentation for Traverse City Curling Center by Mac McClelland of Mac Consulting Service LLC**

Mac McClelland presented a proposed Brownfield Plan for the redevelopment of the former Kmart property at Cherryland Center which the TC curling Club recently purchased. There will be extraordinary costs for redevelopment including environmental due diligence, asbestos abatement and selective demolition. A Brownfield Plan will be prepared and the Township Board will be asked to approve it at a November meeting.

**b. Consideration of Resolution 2022-21-T, a resolution to adopt the Grand Traverse County Natural Hazard Mitigation Plan**

*Agostinelli moved and Barsheff seconded THAT Resolution 2022-21-T adopting Resolution 2022-21-T, a resolution to adopt the Grand Traverse County Natural Hazard Mitigation Plan be adopted.*

*Yeas: Agostinelli, Barsheff, Schmuckal, McManus, Duell, Macomber, Korn*

*Nays: None*

9. **Public Comment: (6:59)**

None

10. **Other Business (6:59)**

Korn reported that the Barlow Street crossing was made easier for people using the TART trail.

Schmuckal asked about the 2023 budget finalization.

Schmuckal commented on the reappointment process for appointed positions.

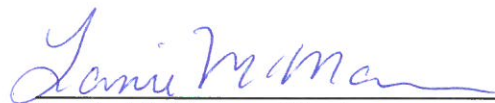
11. **Adjournment**

*Korn adjourned the meeting at 7:03pm.*



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



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Lanie McManus, Clerk  
Charter Township of Garfield  
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Traverse City, MI 49686