

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**May 8, 2018**

Chuck Korn called the Town Board Meeting to order on May 8, 2018 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

**Pledge of Allegiance**

**Roll call of Board Members**

Present: Molly Agostinelli, Denise Schmuckal, Jeane Blood Law, Dan Walters, Steve Duell, Lanie McManus, Chuck Korn

Staff Present: Erik Perdonick

**1. Public Comment (6:01)**  
None

**2. Review and Approval of the Agenda - Conflict of Interest (6:01)**  
Blood Law and McManus announced possible conflicts but the board agreed there was no conflict for either.

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

*Yeas: Agostinelli, Schmuckal, Duell, Blood Law, McManus, Walters, Korn*  
*Nays: None*

**3. Consent Calendar (6:04)**  
**a. Minutes**

April 10, 2018 Meeting (Recommend Approval)

**b. Bills**

**General Fund** **\$546,632.00**  
**(Recommend Approval)**

**Gourdie-Fraser**

Developer's Escrow Fund – Storm Water Reviews	\$ 8,577.50
Developer's Escrow Fund – Utility Plan Review	11,551.12
Utility Receiving Fund	16,377.40
Park Funds/DNR Trust Fund	1,474.60
<b>Grand Total</b>	<b>\$ 37,980.62</b>
<b>(Recommend Approval)</b>	

- c. **MTT Report (Receive and File)**
- d. **PD 2018-52 Reappointment of Joe McManus to the Joint Planning Commission (Recommend Approval)**
- e. **Consideration of Close-out and Turnover documents for Hammond Industrial Center – Industry Drive Extension (Final Phase) (Recommend Approval)**

Board members removed consent calendar items b, c and d.

*Schmuckal moved and Duell seconded to approve the Consent Calendar as amended.*

*Yeas: Schmuckal, Duell, McManus, Blood Law, Agostinelli, Walters, Korn*

*Nays: None*

#### **4. Items removed from Consent Calendar**

##### **a. Bills**

Board members asked for clarification on a couple of the bills.

*Duell moved and Schmuckal seconded to approve the bills as presented.*

*Yeas: Duell, Schmuckal, Walters, McManus, Blood Law, Agostinelli, Korn*

*Nays: None*

##### **b. MTT Update**

Board members moved this MTT Update to New Business Item B.

##### **c. PD 2018-52 Reappointment of Joe McManus to the Joint Planning Commission**

Board members discussed the committee application process and determined that the appointment should be done by application in order to follow the new board appointment policy. Duell will discuss the process at the next Planning Commission to determine if there is additional interest in the appointment.

*Duell moved and Schmuckal seconded to allow McManus to serve on the Joint Planning Commission until the formal reappointment process can take place.*

*Yeas: Duell, Schmuckal, McManus, Blood Law, Walters, Agostinelli, Korn*

*Nays: None*

#### **5. Correspondence (6:14)**

##### **a. Grand Traverse Conservation District – April Report**

It was noted that an Invasive species clean-up will take place on Tuesday, May 15 at 9am.

#### **6. Reports**

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

Jennifer Hodges said may projects are beginning with the nicer weather. The NorthWest water system improvements will be started in mid-June. DN Tanks has completed construction of the new tank and will finish the final testing when water is available. Board members asked questions about the new tank being built by the City and some other ongoing projects.

**b. Sheriff's Report (6:35)**

Deputy Chris Halleck reported that there were 1,279 calls in the township for April 2018 which comprised 40% of the county total. Deputies have been participating in several active shooter programs and there are more scheduled throughout the summer months. A Drug Take Back at the mall resulted in 81 lbs of pills being turned in. Board members discussed the possible purchase of a Shield 15 Digital Traffic Monitor.

*Schmuckal moved and Walters seconded to approve the purchase of the Shield 15 Speed Display for a cost of at \$5,125.00 and two batteries for the Shield 12 at a cost \$286.00 to be deducted from the Community Awareness Fund.*

*Yeas: Schmuckal, Walters, Agostinelli, McManus, Duell, Blood Law, Korn*

*Nays: None*

**c. County Commissioner's Report**

No report

**d. Personnel Committee Report (6:35)**

Schmuckal said that there were excellent candidates for the Assessor II position and a recommendation will be forthcoming under item 7.c.

**e. Treasurer's Report (6:36)**

Blood Law explained some variances in the accounting balances and said that the tax collection rate is currently 98.43% which is historically the highest tax collection rate ever.

**f. Clerk's Report (6:42)**

McManus said that her report was submitted in writing and her office has been busy with preparations for the August election.

**g. Supervisor's Report (6:44)**

Korn reported that some homeless camping was taken care of near the river. He discussed a traffic safety meeting as it pertained to marihuana driving laws and added that there is no law in place yet for testing drivers under the influence of marihuana. Korn reported on the MTA sessions he attended, as well as, the last Metro Fire Board meeting. Short term rental lawsuits were also discussed.

**7. Unfinished Business**

- a. Consideration of Resolution 2018-12-T, a resolution designating the rehabilitation of an existing 70 unit Section 8 Housing Project commonly known as Aspen Hills, located at 1291 Oak Terrace, Traverse City, Michigan 49686 as a “Qualified Project” under the Charter Township of Garfield’s Ordinance No. 18 as amended. (6:55)**

After the last meeting, changes were made in the contract and all parties have reviewed the new contract between MHT for Aspen Hills and Garfield Charter Township for a PILOT agreement. Jim Gromer, a representative of MHT, is requesting a 4% PILOT plus a municipal services agreement for a length of 34 years.

*Agostinelli moved and Duell seconded to adopt Resolution 2018-12-T, a resolution designating the rehabilitation of an existing 70 unit Section 8 Housing Project commonly known as Aspen Hills, located at 1291 Oak Terrace, Traverse City, Michigan 49686 as a “Qualified Project” under the Charter Township of Garfield’s Ordinance No. 18 as amended.*

*Yeas: Agostinelli, Duell, Walters, Blood Law, Schmuckal, Agostinelli, Korn  
Nays: None*

- b. PD 2018-47 – Brickways and Church of Christ Rezoning – to rezone approximately 12 acres from R-1 One-Family Residential to R-3 Multi-Family Residential, without restriction Parcel Nos. 05-015-042-10 and 05-015-044-00. (7:02)**

Perdonik said that the Planning Commission found that rezoning the Brickways property and the property immediately to the south to be in compliance with the Master Plan.

Korn opened the Public Hearing at 7:05 p.m.

Marilyn Madison of Concord Street asked about future projects that could be developed on this property. She shared concerns with traffic as well.

Beth Futh, representing Brickways, reassured the public that Brickways will work with the Township on all aspects of the development and explained what types of people would be housed there.

Korn closed the Public Hearing 7:13pm.

*Schmuckal moved and Walters seconded THAT the Planning Commission’s adopted Findings of Fact for Application Z-2017-06, attached to PD Report 2018-47 and forming part of this motion BE APPROVED.*

*Yeas: Schmuckal, Walters, Duell, Agostinelli, Blood Law, McManus, Korn  
Nays: None*

*Schmuckal moved and Walters seconded that application Z-2017-06, submitted by Grand Traverse Engineering, LLC to rezone lands at Parcel Identification Nos. 05-015-042-10 and 05-015-044-00 from the R-1 Family Residential District to the R-3 Multi-Family Zoning District, and constituting amendment No. 9 to the Garfield Township Zoning Ordinance, BE APPROVED, based on the approved Findings of Fact and for the reasons set out in report PD-2018-47.*

*Yeas: Schmuckal, Walters, McManus, Agostinelli, Blood Law, Duell, Korn*

*Nays: None*

*Schmuckal moved and Walters seconded to direct Staff to draft a Resolution in support of approval of application Z-2017-06 for consideration at the May 22, 2018 meeting of the Township Board.*

*Yeas: Schmuckal, Walters, McManus, Agostinelli, Blood Law, Duell, Korn*

*Nays: None*

**c. Consideration of the hiring of Justin Bigbee for the Appraiser II Position. (7:23)**

*Schmuckal recommended Justin Bigbee for the vacant Appraiser II position at a rate consistent as stated in the union contract. McManus seconded the recommendation.*

*Yeas: Schmuckal, McManus, Duell, Walters, Blood Law, Agostinelli, Korn*

*Nays: None*

**8. New Business**

**a. Consideration of Letter of Support for NMCAA grant for HOME Funds (7:24)**

Leslie Cassleman, Projects Coordinator from NMCAA, is asking for a letter of support from the township for a HOME investment partnership grant. The grant would allow for up to \$40,000 per project and is intended for rehabilitation projects. The grant is competitive and would be awarded on a first come first served basis in a three county area.

*Duell moved and Blood Law seconded to issue a letter of support for MSHDA's HOME funds grant to be submitted by NMCAA.*

*Yeas: Duell, Blood Law, Agostinelli, Walters, Schmuckal, McManus, Korn*

*Nays: None*

**b. Discussion and consideration of support in "Dark Store" litigation (7:35)**

The city of Escanaba is asking for contributions from other municipalities to support a remand in the Michigan Tax Tribunal appeal in the "dark store" property valuation case.

*Agostinelli moved to support the litigation with \$1,000 from the Community Awareness funds to the city of Escanaba towards the "dark store" valuation case. Schmuckal seconded the motion.*

*Yeas: Agostinelli, Schmuckal, Duell, Walters, Blood Law, McManus, Korn  
Nays: None*

Blood Law reviewed the MTT Update of tax tribunal suits coming to the township.

*Schmuckal moved and Blood Law seconded to receive and file the MTT report.*

*Yeas: Schmuckal, Blood Law, Duell, Walters, McManus, Agostinelli, Korn  
Nays: None*

**c. Consideration of Resolution 2018-13-T, a resolution to authorize Consumers Energy Company to make changes in the lighting service as provided in the standard Lighting Contract. (7:41)**

*Agostinelli moved and Schmuckal seconded to approve the contract numbered 100000311801 for two lights near the old dam on Cass Road.*

*Yeas: Agostinelli, Schmuckal, Duell, Blood Law, McManus, Walters, Korn  
Nays: None*

**9. Public Comment: (7:43)**

None

**10. Other Business (7:43)**

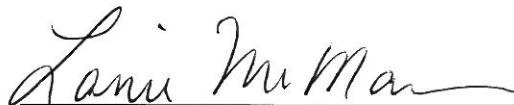
Walters asked about a possible zoning issue at Sam's Club. A packet for the next GT Metro meeting will be issued to all board members. Blood Law mentioned a salary committee to review salaries before the next budget year.

**11. Adjournment**

*Schmuckal moved and Walters seconded to adjourn the meeting at 7:49pm.*



Chuck Korn, Supervisor  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49684



Lanie McManus, Clerk  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49684