

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
July 9, 2019**

Supervisor Korn called the Town Board Meeting to order on July 9, 2019 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: Denise Schmuckal, Jeane Blood Law, Molly Agostinelli, Dan Walters, Steve Duell, Lanie McManus and Chuck Korn

1. Public Comment (6:01)

None

2. Review and Approval of the Agenda - Conflict of Interest (6:01)

Blood Law declared a conflict with bills, but board members declined the conflict. Questions were asked about new business item 8a.

Duell moved and Schmuckal seconded to remove item 8a from the agenda.

Yeas: Duell, Schmuckal, Walters

Nays: Blood Law, Agostinelli, McManus and Korn

Agostinelli moved and Blood Law seconded to approve the agenda as presented.

Yeas: Agostinelli, Blood Law, McManus, Korn

Nays: Walters, Duell, Schmuckal

3. Consent Calendar (6:15)

a. Minutes

June 25, 2019 Regular Meeting (Recommend Approval)

b. Bills

General Fund

\$85,203.89

(Recommend Approval)

Board members removed consent item b – Bills.

Duell moved and Blood Law seconded to approve the consent calendar as amended.

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

4. Items removed from the Consent Calendar

- a. Bills

General Fund	\$85,203.89
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Board members asked questions regarding the bills.

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

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

5. Correspondence (6:18)

- a. **Grand Traverse Conservation District – June 2019 Report**

6. Reports

- a. **Sheriff’s Department Report (6:18)**

Acting Lt. Chris Oosse said that the department held some events in June which included a cookout at Carson Square and the YMCA Public Safety Day. More active shooter programs are scheduled and the person who committed multiple larcenies from cars in the township has been apprehended.

- b. **YMCA Report (6:24)**

Andy Page, CEO of the YMCA, introduced himself and updated board members on the YMCA. A new furnace is needed and will cost between \$70,000 and \$80,000. In light of that information, the YMCA is asking for a new lease for a five year duration. Supervisor Korn said he would have a new lease drafted reflecting a five year term.

- c. **County Commissioner’s Report (6:28)**

Commissioner Brad Jewett said that Commissioners approved some updated policies and procedures for County employees. They also hired a consultant to study building codes and permitting processes at the county level in hopes that efficiency will be upgraded. A new Community Police Officer was approved for Green Lake Township. Board members asked questions and commented on his report.

- d. **Treasurer’s Report (6:35)**

Blood Law shared the revenue sharing and stated that the township is ahead of last year’s numbers by about \$27,000.

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

Submitted in writing

f. **Supervisor's Report (6:36)**

Korn stated that American Waste, the township preferred hauler, raised their rates by \$2 per month. Board members discussed a single hauler concept. Korn attended the Metro budget meeting last week and they discussed raising the millage rate from 2.35 to 2.6. Board members asked questions about the metro board and Jay Zollinger's retirement. Bids are out on the Boardman Lake Trail project and plans for the Cass Road corridor is still being worked on.

7. **Unfinished Business**

a. **PD Report 2019-84 Township Board Strategic Planning – Step 2b (6:47)**

At the last meeting, board members did a SWOT analysis where they reviewed strengths and weakness in the township. Now, Planners would like the board to identify opportunities and threats to the township. Opportunities were identified as partnerships, economic development areas, parks expansion, high speed internet, state branding and marketing of the region. Threats were identified as MTT decisions, the decline of brick/mortar retail, the increase in homelessness, the reliance on city water and sewer, increased traffic and its impacts on essential services and lack of affordable housing.

Board members then discussed how opportunities could work with the weaknesses identified and how threats could work with the strengths already identified. Sych then defined what vision and mission statements were and board members came up with key words and phrases to describe the township such as financial stability, safety, roads, prosperity, strong economic base, thriving, growing, progressive, green space, low tax base, parks, small government, efficient, clean, quality development, and well groomed.

8. **New Business**

a. **PD Report 2019-85, French Manor/Terra Energy PUD Major Amendment (7:20)**

The application requests an amendment to the Terra Energy PUD to provide a single story 80-unit assisted living facility. Phase I consists of 30 units. Future phases of the development will expand to a total of 80 units for a complete build-out. The majority of the future development will occur into the west half of the property. The subject parcel is about 3.78 acres and is located in the Terra Energy (PUD) off of LaFranier Road. Access to the parcel is from Terra Road and is zoned R-3 Multiple Family Residential. The Master Plan designates this parcel as high density residential. Dusty Christensen, representing the Terra Energy PUD,

presented the proposed development. Board members discussed the proposal and asked questions. Also discussed was the fact that the Findings of Fact were not yet approved by the Planning Commission. Supervisor Korn said that since it was a PUD, the project could be approved by the board at this time ahead of the formal approval by the Planning Commission. He said that this was merely an introduction to the board and if, for some reason, the Findings of Fact were not approved, there would be no Public Hearing needed at the board level.

Agostinelli moved and Blood Law seconded that Application SUP-1995-03B BE SCHEDULED for public hearing for the Garfield Township Board of Trustees meeting to be held on July 23, 2019 pending approval of the Finding of Facts by the Planning Commission.

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

Board members asked for a written policy regarding the procedures which pertain to the approval of PUD's.

b. PD Report 2019-86, Draft Meeting Room Rental Policy – For Discussion (7:54)

The board discussed a draft of the meeting room rental policy. Security deposits were discussed as well as food and drink. Changes will be made and another draft will be brought back to the board.

9. Public Comment (8:12)

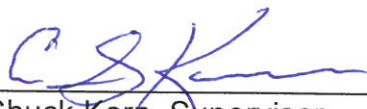
Tom Cash commented positively on American Waste.

10. Other Business (8:13)

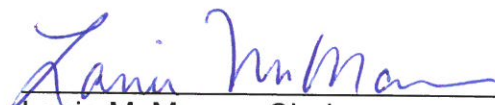
Steve Duell will be absent at the Planning Commission meeting tomorrow evening.

11. Adjournment

Schmuckal adjourned the meeting at 8:13pm.



Chuck Korn, Supervisor
Charter Township of Garfield
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Lanie McManus, Clerk
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