

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
August 22, 2017

Supervisor Chuck Korn called the Town Board Meeting to order on August 22, 2017 at 6:05 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, Steve Duell, Dan Walters, Lanie McManus, Molly Agostinelli and Chuck Korn

Also Present: Planner Rob Larrea

1. Public Comment (6:06)

None

2. Review and Approval of the Agenda - Conflict of Interest (6:06)

Schmuckal added item 6.f. - Personnel Committee Report. Korn declared a conflict of interest with item 8.b. and asked for the board to excuse him.

Blood Law moved to allow him not to vote or discuss item 8.b.. Schmuckal seconded.

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

Nays: None

Korn did not vote.

McManus said that the Resolution regarding Item 7.b. has been replaced and the new resolution is on board members' desks.

Duell moved and Schmuckal seconded to approve the agenda as amended.

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

Nays: None

3. Consent Calendar (6:09)

a. Minutes

August 8, 2017 Regular Meeting Minutes (Recommend Approval)

b. Bills

General Fund	\$ 65,511.20
(Recommend Approval)	

Gourdie-Fraser	
Developer's Escrow Fund	\$ 4,699.30
Utility Receiving Fund	<u>16,867.50</u>
Total	\$ 21,566.80

c. MTT Update (Receive and File)

Blood Law asked to remove Consent Calendar item c. to Item 4.a.

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

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

Nays: None

4. Items Removed from the Consent Calendar (6:11)

a. MTT Update

Assessor Amy DeHaan gave an update on several new items which appear on the MTT Update. She indicated that the Grand Traverse Mall case will go to trial in December and the county and school district will help with costs associated with the tax trial. The township will also have the support of the state Attorney General's office.

Schmuckal moved and Duell seconded to receive and file the MTT Update.

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

Nays: None

5. Correspondence (6:19)

None

6. Reports

a. Construction Report (6:19)

Engineer Jennifer Hodges said she submitted her report in writing. She has been busy with many stormwater reviews and the township has received approval from the city for the new water tower. Gourdie-Fraser will have a drone video as the new water tower is built. The Oak Terrace project is nearly complete and will go through the close out process soon.

b. GT Metro Fire Report (6:26)

Metro Chief Pat Parker gave board members a synopsis of events which transpired in August. Through July 2017, there have been 301 lift assists of which 8% were transported by ambulance. He also reviewed crash data through August 6th.

c. County Commissioner's Report (6:30)

County Commissioner Tom Mair reported that the EDC may move from the county to the city and Garfield Township currently has no representation on the committee. He attended the Boardman River dams implementation meeting and invites everyone to come and meet the new County Administrator at a meet and greet to be held at 4pm on Wednesday September 6th.

d. Clerk's Report (6:42)

McManus said that new voting equipment will arrive next month and the machines will be tested before she accepts them.

e. Supervisor’s Report (6:43)

Korn reported that they have been working with other municipal entities to negotiate a refranchise agreement with Charter.

f. Personnel Committee Report (6:49)

Schmuckal reported that an offer for the vacant assessor position was turned down, but Hilary Alpers has accepted the position and will move into the assessing department from the receptionist position. An advertisement needs to be placed for the receptionist position.

Schmuckal moved and Duell seconded to advertise the vacant receptionist position.

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

Schmuckal moved and Duell seconded to appoint Hilary Alpers to the vacant Assessor position.

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

7. Unfinished Business

a. Public Hearing – Rezone – Midwest MFD, LLC rezoning of 30 acres of land at the northwest corner of Hammond Road from A Agricultural district to R-3 Multi-Family Residential district, without restriction (6:53)

Larea said that this rezoning request involves three properties and the rezoning to the west has already been approved. He added that this request complies with the Master Plan. Applicant Mark Oppenhuizen, representing the owner, addressed the board regarding the rezoning request and said that the proposed apartment complex will be accessed from Lloyd Lane. Korn opened the Public Hearing at 6:57pm and seeing no one wishing to comment, closed the Public Hearing.

Schmuckal moved and Agostinelli seconded THAT the Planning Commission’s adopted Findings of Fact for Application Z-2017-02, attached to PD report 2017-77 and forming part of this motion, BE APPROVED.

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

Schmuckal moved and Walters seconded THAT application Z-2017-02, submitted by Midwest MFD, LLC rezone lands along LaFranier Road to Multi-Family Zoning District, and constituting amendment No. 8 to the Garfield Township Zoning Ordinance, BE APPROVED and direct staff to prepare a Resolution for adoption.

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

- b. Consideration of Resolution 2017-18-T, a resolution requesting that the Department of Natural Resource conduct a public hearing to inquire into the need for special watercraft controls on Silver Lake (7:06)**

Schmuckal moved and Blood Law seconded to approve Resolution 2017-18-T, a resolution requesting that the Department of Natural Resource conduct a public hearing to inquire into the need for special watercraft controls on Silver Lake.

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

Nays: None

- c. PD Report No. 2017-79 – CJLP Invoice (7:07)**

The Parks Commission formed a committee to review the CJLP invoice and reached the conclusion that the invoice should not be paid.

Agostinelli moved and Walters seconded to follow the direction of the Parks Commission subcommittee and approve the recommendation of non-payment of an invoice submitted by CJLP.

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

Nays: None

8. New Business

- a. Pat Parker – Grand Traverse Metro Fire Department Budget Assumptions/Issues Introduction and schedule for public hearing on September 12, 2017 (7:10)**

Metro Chief Pat Parker presented the proposed 2018 Grand Traverse Metro Fire budget. He reviewed all assumptions and said it was an inflationary budget with increases in wages and benefits for employees. Real property values increased which brought in more revenue. A 2% wage increase is included in the budget and a 10% increase for health care was also budgeted. Parker reviewed the capital outlay projects for the future and said that a bond may need to be considered at some point in the future. He proposes to keep the 2018 budget at 2.35 mills. Board members asked questions and discussed the proposed budget.

Schmuckal moved and Walters seconded to schedule a Public Hearing on September 12, 2017 for the purpose of taking comments on the proposed Grand Traverse Metro Fire Department 2018 budget.

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

Nays: None

- b. Consideration of Resolution 2017-19-T(a), a resolution of Intent to Create a Special Assessment District for the Reconstruction of Heritage Way Entry Road (7:20)**

Korn removed himself from the discussion because of a conflict of interest. Amy DeHaan explained the Special Assessment process and said that the petition was signed by 68% of the people living on the road. The petition has been verified by DeHaan. A Public Hearing can be held on September 12th to establish the Special Assessment District.

Bob Griffin spoke and said that he received an estimate of \$40,000 to fix the 475 feet of entryway into the subdivision.

Jennifer Hodges said that she had some cost estimates but they may be related to the water main work.

Fred Curow said he talked to the county road commission and estimates that it may be only \$200 per parcel to fix the area.

Board members discussed having estimates before a petition goes out.

Walters moved and Duell seconded to hold a public hearing on September 12th in the matter of the Heritage Way Entry Road and to approve Resolution 2017-19-T(a), a resolution of Intent to Create a Special Assessment District for the Reconstruction of Heritage Way Entry Road.

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

Nays: None

c. PD Report No. 2017-80 – Buffalo Ridge Connector Bid (7:41)

Larrea said that the Parks and Recreation Commission received three bids for the Buffalo Ridge Trail Connector. Tom Vitale, of the Conservation District informed the commission that the TC Track Club has awarded a \$5000 grant towards the project. The Parks and Recreation Commission recommended that the bid submitted by RW Popp Excavating be accepted to construct the connector trail at a cost of \$13,698.00.

Schmuckal moved to award a bid to RW Popp Excavating, Inc in the amount of \$13,698.00 with \$5,000 to be paid from the TC Track Club towards the proposed Buffalo Ridge Trail Connector. Blood Law seconded the motion.

Yeas: Schmuckal, Blood Law, Duell, Waters, McManus, Agostinelli, Korn

Nays: None

d. PD Report No. 2017-81 – Kids Creek – Demo and Removal of Mill Structure – Bid (7:48)

Larrea indicated that the historic grist mill located in Kids Creek Park is beyond repair. The interior and some working parts will be stored for future use and reconstruction. Three bids for demolition of the structure were received and the Parks and Recreation Commission voted to award the demolition contract to Alpers Excavating for \$9,350.00.

Walters moved and Schmuckal supported to accept the recommendation of the Parks Commission to accept the demolition bid in the amount \$9,350 and the approval of permits in the amount of up to \$400 to demolish the Old Grist Mill at Kids Creek Park.

Yeas: Waters, Schmuckal, Duell, Agostinelli, Blood Law, McManus, Korn

Nays: None

e. Consideration of a Sewer and Water Benefits Deferral Agreement with Farm Lane Properties, LLC (7:55)

Agostinelli moved and Blood Law seconded to approve a Sewer and Water Benefits Deferral Agreement with Farm Lane Properties LLC for a period of five years.

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

Nays: None

9. Public Comment: (7:58)

None

10. Other Business (7:58)

Duell asked about a clean up of Silver Lake Park. There are brush piles that could be chipped and laid on the trails. Blood Law suggested that maybe Tom Vitale could help with the project. The possible clean up will be on the agenda at the next Parks and Recreation Commission meeting.

11. Adjournment

Korn adjourned the meeting at 8:02pm.



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



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