

**CHARTER TOWNSHIP OF GARFIELD
TOWNSHIP BOARD MEETING**

Tuesday, February 20, 2024 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

AGENDA

ORDER OF BUSINESS

**Call meeting to order
Pledge of Allegiance
Roll call of Board Members**

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Township Board, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures: a.) any person wishing to address the Board is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Township Board Member's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

2. Review and approval of the Agenda - Conflict of Interest

3. Consent Calendar

The purpose of the Consent calendar is to expedite business by grouping non-controversial items together to be dealt with in one Board motion without discussion. Any member of the Board, staff or the public may ask that any item on the Consent Calendar be removed there from and placed elsewhere on the Agenda for full discussion. Such requests will be automatically respected. If any item is not removed from the Consent Calendar, the action noted in parentheses on the Agenda is approved by a single Board action adopting the Consent Calendar.

a. Minutes – February 13, 2024 Regular meeting
(Recommend Approval)

b. Bills -

(i) General Fund \$407.19
(Recommend Approval)

(ii) Gourdie-Fraser

Developer's Escrow Fund – Storm Water Reviews, Utility Plan Review,
Oversight & Closeout \$8,563.50

General Utilities 6,176.20

Park Funds / DNR Trust Fund 3,500.00

Total \$18,239.70

(Recommend Approval)

- c. MTT Update (Receive and File)
- d. Consideration of Resolution 2024-04-T to recommend approval for New Resort Class C and SDM licenses for Traverse Fairfield Beer & Wine, LLC (Recommend Approval)

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

5. **Correspondence**

6. **Reports**

- a. Construction Report
- b. MMR Report
- c. County Commissioner's Report
- d. GT County Road Commission Report
- e. Supervisor's Report

7. **Unfinished Business**

- a. Public Hearing – consideration of Resolution 2024-01-T(c) to approve Tentative Ridge View Ct. Resurfacing Special Assessment Roll
- b. Discussion on changes to the Township's administrative structure

8. **New Business**

- a. Consideration of bid from Elmers for the Stone Ridge PRV project
- b. Consideration of bid from Molon for the Silver Lake Sewer Extension project

9. **Public Comment**

10. **Other Business**

11. **Adjournment**

Lanie McManus, Clerk

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
February 13, 2024

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on February 13, 2024 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: Planning Director John Sych

1. Public Comment (6:01)

None

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

Schmuckal declared a conflict with consent item f.

Duell declared a possible conflict with the Township Manager item since two board members may be interested in those positions. Board members stated that they did not see any conflict and the item was merely for discussion.

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

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

Nays: None

3. Consent Calendar (6:02)

a. Minutes

January 23, 2024 Regular Meeting
 (Recommend Approval)

b. Bills

General Fund	\$93,785.24
(Recommend Approval)	

c. Township Strategic Plan – 2023 Year End Report (Receive and File)

d. Planning Commission Annual Report for 2023 (Receive and File)

- e. **Parks and Recreation Commission Annual Report for 2023 (Receive and File)**
- f. **Consideration of Resolution 2024-1-T(b) to schedule Public Hearing on February 20, 2024 for Special Assessment Roll for Ridge View Court Resurfacing (Recommend Approval)**
- g. **Consideration of changing the name of Ramsdell Street, East of Incochee Woods Drive if extended, to Ramsdell Road (Recommend Approval)**

Agostinelli moved and Duell seconded to approve the consent calendar as presented.

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

4. Items Removed from the Consent Calendar

None

5. Correspondence (6:08)

- a. Correspondence regarding TCLP property sale

6. Reports

a. County Commissioner’s Report (6:12)

County Commissioners Brad Jewett and Lauren Flynn reported that a treasurer has been appointed at the county level. 60-70% of County APRA awardees have not begun their projects and a memorandum of understanding between local entities was signed to end homelessness in the region and a study session will be set to discuss the issue. Board members and commissioners discussed the potential reallocation of ARPA funds if projects are not going to get done.

b. Sheriff’s Report (6:20)

Captain Brandon Brinks from the Sheriff’s office shared statistics for Garfield Township for January 2023. He addressed the two openings in Garfield Township for CPO’s and stated that the department is working to fill those positions.

c. Planning Department Report for February 2024 (6:25)

Planner John Sych stated that his report was submitted in writing and added that there is a final draft of the Master Plan which Commissioners will review in the coming month. He hopes that the Master Plan draft can be shared with Board members at the joint meeting in March.

- d. **Parks and Rec Report (6:26)**
Derek Morton, Parks Steward, submitted his report in writing and added that larcenies at Silver Lake Park were solved and an arrest was made. Kehoe has been working on Kiosk maps and parks stewards met with Copper Ridge officials regarding a potential trailhead site. He added that the RFP has gone out for bathrooms at River East.
 - e. **Treasurer's Report (6:30)**
Macomber submitted her report in writing and added that she has been taking advantage of the good interest rates and moving funds accordingly.
 - f. **Clerk's Report (6:32)**
McManus stated that she submitted in her report in writing and added that a public accuracy test yesterday went smoothly.
 - g. **Supervisor's Report (6:33)**
Korn reported that GT Metro search has been lots of work but they are negotiating an agreement for a new chief. He met with Jefferson Road residents and road commission representatives regarding the estimate for resurfacing. The bid opening was held for the utility upgrades and both were favorable.
7. **Unfinished Business**
- a. **Discussion on changes to the township's administrative structure (6:36)**
Board members discussed the data provided by the personnel committee and gathered by Trustee Barsheff. Board members asked Korn for his opinion on a list of the duties of a supervisor vs. manager.
8. **New Business**
- a. **Public Hearing – Consideration of Lederer R-1 Rezoning, Resolution 2024-03-T (7:02)**
The applicant has requested rezoning of their parcel (ID #05-020-004-10) at 4220 Eastward Drive from the A-Agricultural district to the R-1 One-Family Residential district via the Zoning Map Amendment process, without restriction. Korn opened the public hearing at 7:06pm and with no one wishing to speak, closed the public hearing.

Schmuckal moved and Duell seconded that the Planning Commission's recommended Findings of Fact for the application Z-2023-02 as provided in PD Report 2024-13 and forming part of this motion, BE APPROVED.

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

Schmuckal moved and Barsheff seconded THAT application Z-2023-03 submitted by Dan Lederer to rezone parcel #05-020-004-10 located at 4220 Eastward Drive, from its current zoning of the A-Agricultural zoning district to the R-1 One-Family Residential zoning district and constituting Amendment No. 39 to Garfield Township Ordinance No. 68, BE APPROVED based on the adopted Findings of Fact and for the reasons set forth in PD Report 2024-23.

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

Nays: None

Schmuckal moved and Barsheff seconded THAT Resolution 2024-3-T for adopting Amendment No. 39 to Garfield Township Ordinance No. 68, rezoning parcel # 05-020-004-10 located at 4220 Eastward Drive, from its current zoning of the A-Agricultural zoning district to the R-1 One-Family Residential zoning district, BE ADOPTED.

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

Nays: None

b. Public Hearing – Consideration of Zoning Ordinance Commercial District Housing Development Amendment, Resolution 2024-02-T (7:09)

Staff recommends amending Section 725 of the Zoning Ordinance to clarify shared parking arrangements and to clarify open space and reliance upon the site design requirements and general criteria.

Korn opened the public hearing at 7:10pm and with no one wishing to speak, closed the public hearing.

Duell moved and Barsheff seconded THAT Resolution #2024-02-T adopting Amendment No. 38 to Ordinance No. 68 of the Garfield Township Zoning Ordinance BE ADOPTED.

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

Nays: None

c. Consideration of bids for upgrading the Garfield Township office security system (7:11)

Schmuckal moved and Barsheff seconded to approve the bid from EPS in the amount of \$5,254.00 to upgrade the Garfield Township office security system.

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

Nays: None

9. **Public Comment: (7:15)**

Lauren Flynn commented on the proposed Township Manager position.

10. **Other Business (7:16)**

McManus stated that the MTA Conference was coming up on April 22-25 and asked board members to let her know if they planned to attend. She will bring a schedule of conference topics next week.

Barsheff commented on the liquor license that was recently awarded.

11. **Adjournment**

Korn adjourned the meeting at 7:21 pm.

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

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

RESOLUTION #2024-1-T(b)

**SCHEDULING PUBLIC HEARING ON
SPECIAL ASSESSMENT ROLL FOR RIDGE VIEW CT RESURFACING**

WHEREAS, the supervisor and assessing officer of the Township of Garfield has, in accordance with resolution of the township board and the laws and statutes pertinent thereto, prepared a tentative special assessment roll in the estimated amount of \$172,176.81 (total cost, with \$32,106.50 covered by the Grand Traverse County Road Commission, \$43,044.20 covered by the Township, and \$97,026.11 to be spread among the property owners) covering all the parcels of land in the Ridge View Ct Resurfacing Special Assessment District, according to the relation of the benefit to each parcel of land to the total benefit to all parcels of land in such special assessment district and has affixed thereto his or her certificate as required.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That said tentative special assessment roll shall be filed with the township clerk and shall be available for public examination during regular working days from the present date until the public hearing upon the same and shall further be examined at such public hearing.
2. That the township board shall meet at 6:00 pm on Tuesday, February 20, 2024, in the large, upstairs meeting room at the Township Hall located at 3848 Veterans Drive, Traverse City, MI, to hold a public hearing and review such special assessment roll and hear any objections thereto.
3. That the township clerk shall cause notice of such hearing and the filing of such assessment roll to be published twice in the Record Eagle, a newspaper of general circulation in the township prior to the date of the hearing with the first publication being not less than 10 days prior to the hearing and shall further cause notice of such hearing to be mailed by first-class mail to all owners of record or persons of interest in property within the Ridge View Ct Resurfacing Special Assessment District as shown in township records.

Moved: Molly Agostinelli

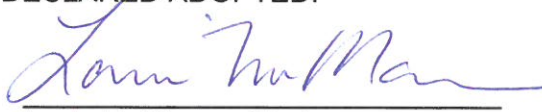
Supported: Steve Duell

Ayes: Agostinelli, Duell, Barsheff, Schmuckal, McManus, Macomber, Korn

Nays: None

Absent and Excused: None

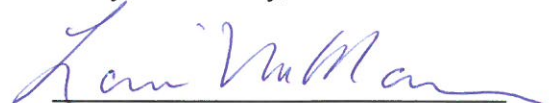
RESOLUTION 2024-1-T(b) DECLARED ADOPTED.

By: 
Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of February, 2024.

Dated: 02-14-2024


Lanie McManus, Clerk

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 38

RESOLUTION #2024-02-T

A RESOLUTION TO AMEND GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

WHEREAS the Charter Township of Garfield regulates the use and development of land pursuant to the authority of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended; and

WHEREAS the Garfield Township Board of Trustees, following the February 13, 2024 public hearing, finds that an amendment to the Charter Township of Garfield Zoning Ordinance is necessary to incorporate the following changes:

- ***Section 725 A.(1)(d) – Commercial District Housing Development***
 - Proposed text is as follows: Shared parking arrangements shall be encouraged between the residential and commercial uses.

- ***Section 725 A.(2)(c) – Commercial District Housing Development***
 - Proposed text is as follows: For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 38 TO GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

- A. THAT **Section 725 A.(1)(d) Commercial District Housing Development** BE REPEALED AND REPLACED in its entirety with the following language: Shared parking arrangements shall be encouraged between the residential and commercial uses.

- B. THAT **Section 725 A.(2)(c) – Commercial District Housing Development** BE REPEALED AND REPLACED in its entirety with the following language: For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.

Moved: Steve Duell


Supported: Chris Barsheff

Ayes: Duell, Barsheff, Agostinelli, Schmuckal, McManus, Macomber, Korn

Nays: None

Absent and Excused: None

By:



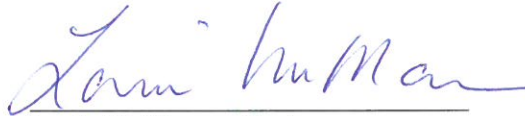
Chuck Korn, Supervisor
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2024-02-T which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of February 2024. Amendment No. 38 to Garfield Township Ordinance No. 68 (Zoning Ordinance) shall take effect upon the expiration of seven (7) days following publication.

Dated:

02-14-2024



Lanie McManus, Clerk
Charter Township of Garfield

Introduced: January 23, 2024
Adopted: February 13, 2024
Published: February 18, 2024
Effective: February 25, 2024

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 39

RESOLUTION #2024-3-T

A RESOLUTION TO AMEND GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

WHEREAS the Charter Township of Garfield regulates the use and development of land pursuant to the authority of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended; and

WHEREAS application Z-2023-03 has been received to rezone approximately 3.8 acres of land (“subject property”) at Parcel #05-020-004-10; and

WHEREAS the request has been found to be justified based on criteria in the Garfield Township Zoning Ordinance listed in Section 421.E: Approval Criteria of Zoning Map Amendment; and

WHEREAS the Garfield Township Planning Commission, after conducting a public hearing on December 12, 2023 and adopting Findings of Fact on January 10, 2024, recommended approval of the application to the Township Board; and

WHEREAS the Township Board, following a public hearing on February 13, 2024, and having adopted Findings of Fact in support of approval of the application to rezone the subject property.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 39 TO GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

At the request of the owners and their representatives of Parcel #05-020-004-10, situated in the Charter Township of Garfield, Grand Traverse County, Michigan, Parcel #05-020-004-10 has been rezoned by way of a map amendment from its current zoning of the A-Agricultural zoning district to the R-1 One-Family Residential zoning district.

Moved: Denise Schmuckal

Supported: Chris Barsheff

Ayes: Schmuckal, Barsheff, Duell, Agostinelli, Macomber, McManus, Korn

Nays: None

Absent and Excused: None

By:



Chuck Korn, Supervisor
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2024-3-T which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of February 2024. Amendment No. 39 to Garfield Township Ordinance No. 68 (Zoning Ordinance) shall take effect upon the expiration of seven (7) days following publication.

Dated: 2-14-2024



Lanie McManus, Clerk
Charter Township of Garfield

Introduced: January 23, 2024
Adopted: February 13, 2024
Published: February 18, 2024
Effective: February 25, 2024



123 West Front Street
 Traverse City, Michigan 49684
 231 946 5874
 231 946 3703

February 13, 2024

**SUMMARY OF BILLINGS FOR APPROVAL
 FROM GARFIELD TOWNSHIP**

I. Developer's Escrow Fund

A. Storm Water Reviews

1. Engineering consulting services for storm water plan review. Waggener Drive, Escrow No. 215.814			
Project# 23209	Invoice No. 2320903		978.75
2. Engineering consulting services for storm water plan review. Airstream of NW Michigan, Escrow No. 215.808			
Project# 23375	Invoice No. 2337501		1,383.75
		Total A	<u>2,362.50</u>

B. Utility Plan Review, Oversight & Closeout

1. Engineering plan review and overall capacity evaluation, construction services, project turnover South 22, Water / Sewer Extension, Escrow# 701-000-214.815			
Project# 22074	Invoice No. 2207410		3,536.00
2. Engineering plan review and overall capacity evaluation, construction services, project turnover Birmley Hills Site Condominium			
Project# 22300	Invoice No. 2230008		2,665.00
		Total B	<u>6,201.00</u>

Total Developer's Escrow Fund 8,563.50

II. General Utilities

1. Engineering and survey services for design, topo survey, bidding, construction services, project turnover Stone Ridge PRV Replacement			
Project# 21066	Invoice No. 2106606		1,970.00
2. Engineering and survey services for design, permitting and construction engineering for sewer extension NW Silver Lake Road Sewer Extension			
Project# 22230	Invoice No. 2223005		4,206.20
		Total Utility Receiving Fund	<u>6,176.20</u>

III. Park Funds / DNR Trust Fund

1. Engineering and survey services for design, permitting, bidding, construction services. River East Park Improvements, Phase III			
Project# 23073	Invoice No. 2307305		3,500.00
		Total Park Funds / DNR Trust Fund	<u>3,500.00</u>

GRAND TOTAL \$18,239.70

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

February 13, 2024
Project No: 23209
Invoice No: 2320903

Re: Waggener Drive, Storm Water Review, Escrow No. 215.814

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes 3rd review, communication with applicant / engineer and correspondence letter of 3rd review with final acceptance letter.

Project Location: 1661 Lake Drive, Traverse City

Professional Services from December 13, 2023 to February 10, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	7.25	135.00	978.75	
Totals	7.25		978.75	
Total Labor				978.75
		Total this Invoice		\$978.75

Billings to Date

	Current	Prior	Total
Labor	978.75	860.00	1,838.75
Totals	978.75	860.00	1,838.75

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

February 13, 2024
Project No: 23375
Invoice No: 2337501

Re: Airstream of Northern Michigan, Storm Water Review, Escrow No. 215.808

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of initial review.

Project Location: Blue Star Drive,, Traverse City

Professional Services from November 05, 2023 to February 10, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	10.25	135.00	1,383.75	
Totals	10.25		1,383.75	
Total Labor				1,383.75
		Total this Invoice		\$1,383.75

Billings to Date

	Current	Prior	Total
Labor	1,383.75	0.00	1,383.75
Totals	1,383.75	0.00	1,383.75

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

February 13, 2024
Project No: 22074
Invoice No: 2207410

Re: South 22, Water / Sewer Extension, Escrow# 701-000-214.815

Services Performed: Engineering and construction services for plan review, construction oversight and project close out for the water main and sanitary sewer extension to service the residential housing complex located along Lafranier Road north of the intersection of Hammond Road. Housing complex is comprised of three apartment buildings and nine quadplex apartment buildings and a maintenance building.

Additional Services:

1. Engineering services for a second plan review and overall capacity evaluation to determine impact to the existing water and sewer system and the ability to services. The completion is due to SUP amendment and site plan/usage change. Act 399 and Part 41 permit assistance for watermain and sewer main extension. \$1,500.

Project Location: 1532 W. Hammond Road, Traverse City

Professional Services from January 14, 2024 to February 10, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineering Plan Review	3,500.00	100.00	3,500.00	3,500.00	0.00
Construction Observation & Testing	44,200.00	90.00	39,780.00	36,244.00	3,536.00
Project Closeout & Turnover	2,500.00	25.00	625.00	625.00	0.00
Engineering 2nd Plan Review	1,500.00	100.00	1,500.00	1,500.00	0.00
Total Fee	51,700.00		45,405.00	41,869.00	3,536.00
Total Fee					3,536.00
Total this Invoice					\$3,536.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
 CHARTER TWP OF GARFIELD
 3848 VETERANS DR
 TRAVERSE CITY, MI 49684

February 13, 2024
 Project No: 22300
 Invoice No: 2230008

Re: Birmley Hills Site Condominium, Utility Extension (Water, Sewer and Storm Water Plan Review)

Services Performed:

- A. Engineering services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter findings and approval after several site modifications and supplemental reviews and communication with owner/ engineer
- B.1 Plan review of overall capacity evaluation to determine impact to existing water and sewer system and ability to service, includes Act 399 permit and Part 41 assistance for the water main and sewer.
- B.2 Full time construction observation for watermain/sanitary sewer testing and walk through with DPW.
- B.3 Project turnover for review drawing and easements, close out and turnover documentation to township and updates to GIS and overall utility maps.

Additional Services (AS#):

AS#1 - Fulltime construction observation, testing and walk through with DPW for water main and sanitary sewer extension.

Project Location: South of Birmley Estates and Farmington Drive Traverse City

Professional Services from January 14, 2024 to February 10, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
A. Storm Water Review	3,395.00	100.00	3,395.00	3,395.00	0.00
B.1 Engineering Utility Plan Review	3,500.00	100.00	3,500.00	3,500.00	0.00
B.2 Construction Observation & Testing	33,250.00	100.00	33,250.00	33,250.00	0.00
B.3 Project Close Out, Turnover	2,750.00	6.00	165.00	0.00	165.00
AS#1 Cons., Obs., Testing, Walk-Thru	2,500.00	100.00	2,500.00	0.00	2,500.00
Total Fee	45,395.00		42,810.00	40,145.00	2,665.00
		Total Fee			2,665.00
				Total this Invoice	\$2,665.00

Invoice

Gourdie-Fraser, Inc.
 123 West Front Street, Suite A
 Traverse City, MI 49684
 Phone: 231-946-5874, Fax: 231-946-9634
 VISA/MASTERCARD Accepted, Due Upon Receipt
 A/R email: melanie@gfa.tc

MR CHUCK KORN
 CHARTER TWP OF GARFIELD
 3848 VETERANS DR
 TRAVERSE CITY, MI 49684

February 13, 2024
 Project No: 21066
 Invoice No: 2106606

Re: Stone Ridge PRV Replacement

Services Performed: Professional engineering services for a topographic survey, preliminary design, final design, bidding, construction administration, construction staking, construction observation, project close out and turn over as detailed in proposal letter dated March 3, 2021.

Professional Services from October 17, 2023 to February 10, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Topographic Survey	5,250.00	100.00	5,250.00	5,250.00	0.00
Preliminary Design	12,500.00	100.00	12,500.00	12,500.00	0.00
Final Design	14,350.00	100.00	14,350.00	14,350.00	0.00
Bidding Services	4,000.00	100.00	4,000.00	4,000.00	0.00
Construction Administration	9,850.00	20.00	1,970.00	0.00	1,970.00
Construction Staking	3,500.00	0.00	0.00	0.00	0.00
Construction Observation	12,350.00	15.00	1,852.50	1,852.50	0.00
Project Closeout and Turnover	2,500.00	0.00	0.00	0.00	0.00
Total Fee	64,300.00		39,922.50	37,952.50	1,970.00
			Total Fee		1,970.00
				Total this Invoice	\$1,970.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

February 13, 2024
Project No: 22230
Invoice No: 2223005

Re: NW Silver Lake Road Sewer Extension

Project Description: Project consists of professional engineering services for the design, permitting and construction engineering for the extension of the 8" gravity sewer along Silver Lake Road to provide sanitary to the adjacent property owners. The extension would include approximately 1,800 feet of 8" gravity sewer to be extended to the limits of the parcel providing sanitary sewer service to five (5) parcels. The engineering fees would include design, permitting, bidding, construction observation and closeout. The project would be financed by the Township with costs reimbursed by the property owners (upon connection) as a Lateral Charge with financing options offered by the Township. This project supports the Township's goals and objectives to provide municipal infrastructure, hence preserving the health and safety of the public and environment.

Professional Services from September 03, 2023 to February 10, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineering Design	21,850.00	100.00	21,850.00	21,850.00	0.00
Construction Staking	5,000.00	0.00	0.00	0.00	0.00
Construction Administration	5,750.00	20.00	1,150.00	0.00	1,150.00
Construction Observation	28,500.00	10.00	2,850.00	0.00	2,850.00
Project Closeout and Turnover	1,500.00	0.00	0.00	0.00	0.00
Total Fee	62,600.00		25,850.00	21,850.00	4,000.00
Total Fee					4,000.00

Reimbursable Expenses

MITA					
1/22/2024	MITA		ADVERTISEMENT FOR BIDS/N W SILVER LK RD, SANITARY SEWER EXT		86.25
TRaverse City Record Eagle					
1/26/2024	TRaverse City Record Eagle		ADVERTISEMENT FOR BIDS		119.95
Total Reimbursables					206.20
Total this Invoice					\$4,206.20

Invoice

Gourdie-Fraser, Inc.
 123 West Front Street, Suite A
 Traverse City, MI 49684
 Phone: 231-946-5874, Fax: 231-946-9634
 VISA/MASTERCARD Accepted, Due Upon Receipt
 A/R email: melanie@gfa.tc

MR CHUCK KORN
 CHARTER TWP OF GARFIELD
 3848 VETERANS DR
 TRAVERSE CITY, MI 49684

February 13, 2024
 Project No: 23073
 Invoice No: 2307305

Re: River East Park Improvements, Phase III

Services Performed: Civil engineering services including design, permitting, bidding, construction oversight and project closeout services to facilitate the completion of the project. Improvements consist of installation of a bathroom, service amenities, sidewalk and parking improvements. Scope of project shall be consistent with the concept drawing and cost estimate as detailed in proposal letter dated March 16, 2023.

Project Location: 2143 North Keystone Road

Professional Services from November 05, 2023 to February 10, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Topographic Survey	2,500.00	100.00	2,500.00	2,500.00	0.00
Site Design	24,500.00	100.00	24,500.00	24,500.00	0.00
RFP and Bidding	3,500.00	100.00	3,500.00	0.00	3,500.00
Construction Staking and Layout	2,500.00	0.00	0.00	0.00	0.00
Const. Observation & Materials Testing	13,500.00	0.00	0.00	0.00	0.00
Construction Admin. and Engineering	5,000.00	0.00	0.00	0.00	0.00
Total Fee	51,500.00		30,500.00	27,000.00	3,500.00
		Total Fee			3,500.00
				Total this Invoice	\$3,500.00

MITT Update
 Prepared for Garfield Twp Board

Property Address	Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences		Status Notes	ACTUAL	
		Assessed	Taxable	Assessed	Taxable	Assessed	Taxable		Twp Millage Loss	METRO Millage Loss
3100 N US 31 South SETTLED	2023	\$ 579,300	\$ 579,300	\$ 475,000	\$ 475,000	\$ (104,300)	\$ (104,300)	4/4/23 Rec'd Judgment for 2022 and 2023.	\$ (182.53)	\$ (286.83)
2401 N US 31 South AGREED ON VALUE	2023	\$ 4,253,200	\$ 4,095,193	\$ 2,700,000	\$ 2,700,000	\$ (1,553,200)	\$ (1,395,193)	2/14/24 Signed stipulation. Waiting for judgment.	\$ (857.84)	\$ (1,348.03)
2640 Crossing Cir AGREED ON VALUE	2023	\$ 5,123,400	\$ 5,123,400	\$ 3,100,000	\$ 3,100,000	\$ (2,023,400)	\$ (2,023,400)	2/14/24 Signed stipulation. Waiting for judgment.	\$ (1,591.80)	\$ (2,501.40)
872 Floresta St	2023	\$ 660,900	\$ 660,900	\$ 518,000	\$ 518,000	\$ (142,900)	\$ (142,900)	12/21/23 Rec'd Consent Judgment	\$ (234.85)	\$ (369.05)
1288 W So Airport Rd	2023	\$ 484,600	\$ 352,874	\$ 170,000	\$ 170,000	\$ (314,600)	\$ (5182.874)	10/20/23 Rec'd order of withdrawal	\$ -	\$ -
TOTALS:		\$ 11,101,400	\$ 10,811,667	\$ 15,308,500	\$ 15,308,500	\$ (5,830,400)	\$ (5,382,660)			
		SETTLED VALUES:		2023	\$ (1,796,300)	\$ (1,638,293)				
		2023 Potential Tax Loss		Township	\$ (10,203.20)	\$ (14,802.32)				
				Metro					2023	\$ (2,867.01)
				ACTUAL TAX LOSS					GRAND TOTAL	\$ (2,867.01)
										\$ (4,505.31)
										\$ (4,505.31)

3.c.



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

RESOLUTION 2024-04-T

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ regular _____ meeting of the _____ Garfield Township _____ council/board
(regular or special) (township, city, village)
called to order by _____ on February 20, 2024 at 6:00 p.m.
the following resolution was offered: (date) (time)

Moved by _____ and supported by _____

that the application from Traverse Fairfield Beer & Wine, LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): New Resort Class C and SDM licenses pursuant to MCL 436.1531(4)
(list specific licenses requested)

to be located at: 3654 N. US-31 South, Traverse City, MI 49684

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ recommends _____ this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____
Nays: _____
Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____ Garfield Township
council/board at a _____ Regular _____ meeting held on February 20, 2024 _____
(regular or special) (date) (township, city, village)

Lanie McManus

February 20, 2024

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Fax to: 517-763-0059

(d) The number of the licenses revoked, suspended, or as to which other disciplinary action was taken, the names of the licensees, and the grounds for revocation, suspension, or disciplinary action.

(4) In addition to any licenses for the sale of alcoholic liquor for consumption on the premises that may be available in the local governmental unit under subsection (1) and the resort licenses authorized in subsections (2) and (3), the commission may issue not more than 15 resort economic development licenses per year. A person is eligible to apply for a resort economic development license under this subsection on submitting an application to the commission and demonstrating all of the following:

(a) The establishment's business and operation, as determined by the commission, is designed to attract and accommodate tourists and visitors to the resort area.

(b) The establishment's primary business is not the sale of alcoholic liquor.

(c) The capital investment in real property, leasehold improvement, fixtures, and inventory for the premises to be licensed is in excess of \$1,500,000.00.

(d) The establishment does not allow or permit casino gambling on the premises.

(5) In governmental units having a population of 50,000 or less, as determined by the last federal decennial census or as determined under subsection (15), in which the quota of specially designated distributor licenses, as provided by section 533, has been exhausted, the commission may issue not more than a total of 15 additional specially designated distributor licenses per year to established merchants whose business and operation, as determined by the commission, is designed to attract and accommodate tourists and visitors to the resort area. A specially designated distributor license issued under this subsection may be issued at a location within 2,640 feet of existing specially designated distributor license locations. A specially designated distributor license issued under this subsection does not bar another specially designated distributor licensee from transferring location to within 2,640 feet of that licensed location. A specially designated distributor license issued under section 533 may be located within 2,640 feet of a specially designated distributor license issued under this subsection. The person signing the application for a specially designated distributor license under this subsection shall state that the person attempted to secure an escrowed specially designated distributor license or quota license and that, to the best of the person's knowledge, an escrowed specially designated distributor license or quota license is not readily available within the county in which the applicant for the specially designated distributor license under this subsection proposes to operate.

(6) In addition to any licenses for the sale of alcoholic liquor for consumption on the premises that may be available in the local governmental unit under subsection (1), and the resort or resort economic development licenses authorized in subsections (2), (3), and (4), and notwithstanding section 519, the commission may issue not more than 5 additional special purpose licenses in any calendar year for the sale of beer and wine for consumption on the premises. The commission may issue a special purpose license under this subsection only for events that are to be held from May 1 to September 30, are artistic in nature, and that are to be held on the campus of a public university with an enrollment of 30,000 or more students. A special purpose license is valid for 30 days or for the duration of the event for which it is issued, whichever is less. The fee for a special purpose license is \$50.00. A special purpose license may be issued only to a corporation that meets all of the following requirements:

(a) The corporation is a nonprofit corporation organized under the nonprofit corporation act, 1982 PA 162, MCL 450.2101 to 450.3192.

(b) The corporation has a board of directors constituted of members of whom half are elected by the public university at which the event is scheduled and half are elected by the local governmental unit.

(c) The corporation has been in continuous existence for not less than 6 years.

(7) Notwithstanding the local legislative body approval requirement of section 501(2) and notwithstanding section 519, the commission may issue, without regard to the quota requirement of subsection (1) and with the approval of the governing board of the university, either a tavern or class C license that may be used only for regularly scheduled events at a public university's established outdoor program or festival at a facility on the campus of a public university having a head count enrollment of 10,000 students or more. The commission may issue a license under this

MICHIGAN LIQUOR CONTROL CODE OF 1998 (EXCERPT)
Act 58 of 1998

436.1531 Public license and resort license; on-premises escrowed license; limitations and quotas; additional licenses for certain establishments; license for certain events at public university; outdoor stadium; economic development factors; exceptions as to certain veterans and airports; special state census of local governmental unit; rules; availability of transferable licenses held in escrow; on-premises escrowed or quota license; issuance of available licenses; report; hotels; escrowed specially designated distributor license; transfer; applicability of administrative rule; definitions.

Sec. 531.

(1) The commission shall not issue a public license for the sale of alcoholic liquor for consumption on the premises if the issuance would result in more than 1 license for each 1,500 of population or major fraction of 1,500 population. An on-premises escrowed license issued under this subsection may be transferred, subject to local legislative approval under section 501(2), to an applicant whose proposed operation is located within any local governmental unit in a county in which the escrowed license was located. If the local governmental unit within which the former licensee's premises were located spans more than 1 county, an escrowed license may be transferred, subject to local legislative approval under section 501(2), to an applicant whose proposed operation is located within any local governmental unit in either county. If an escrowed license is activated within a local governmental unit other than that local governmental unit within which the escrowed license was originally issued, the commission shall count that activated license against the local governmental unit originally issuing the license. The quota under this subsection does not bar the right of an existing licensee to renew a license or transfer the license and does not bar the right of an on-premises licensee of any class to reclassify to another class of on-premises license in a manner not in violation of law or this act, subject to the consent of the commission. The upgrading of a license resulting from a request under this subsection is subject to approval by the local governmental unit having jurisdiction.

(2) In a resort area, the commission may issue no more than 550 licenses for a period not to exceed 12 months without regard to a limitation because of population and with respect to the resort license the commission, by rule, shall define and classify resort seasons by months and may issue 1 or more licenses for resort seasons without regard to the calendar year or licensing year.

(3) In addition to the resort licenses authorized in subsection (2), the commission may issue not more than 5 additional licenses per year to establishments whose business and operation, as determined by the commission, is designed to attract and accommodate tourists and visitors to the resort area, whose primary purpose is not for the sale of alcoholic liquor, and whose capital investment in real property, leasehold improvement, and fixtures for the premises to be licensed is \$75,000.00 or more. Further, the commission shall issue 1 license under this subsection per year to an applicant located in a rural area that has a poverty rate, as defined by the latest decennial census, greater than the statewide average, or that is located in a rural area that has an unemployment rate higher than the statewide average for 3 of the 5 preceding years. In counties having a population of less than 50,000, as determined by the last federal decennial census or as determined under subsection (15) and subject to subsection (20) for a class A hotel or a class B hotel, the commission shall not require the establishments to have dining facilities to seat more than 50 persons. The commission may cancel the license if the resort is no longer active or no longer qualifies for the license. Before January 16 of each year the commission shall transmit to the legislature a report giving details as to all of the following:

- (a) The number of applications received under this subsection.
- (b) The number of licenses granted and to whom.
- (c) The number of applications rejected and the reasons they were rejected.

Charter Township of Garfield**Engineering Report / Construction Update****February 14, 2024****I. Water Projects****Northwest Service District – Water System Improvements**

Status below:

Division I: Tank was officially placed online in September 2019 and project is closed out

Division II: Project was completed and accepted (utilities turned over) by Township.

Division III: Booster Station / Mechanical Upgrade design is 75% complete and expected to be finalized in 2023 for permitting and bids. Project has been on hold due to high bid prices / volatile market. Upon completion, the abandonment of three (3) booster station will occur, area overall will experience 5-10 psi increase in pressure and west side of town will be serviced from the new tank rather than directly from the city.

Township board approved GFA contract to provide design, permitting and construction / installation of PRV. Project was recently bid and based upon pricing the Board approved to pursue only Cedar Run PRV replacement / booster station abandonment at this time. PRV has been delivered and installed along with abandonment of 2 booster stations. Water fed to Munson area along Cedar Run is provided by the Cedar Run tank without disruption and more consistent flows observed (less spikes). Project is done and closed out

McCrae PRV: US31 / 37 Water Pressure Issues

This area historically experiences low pressure and fire suppression difficulties, specifically Cracker Barrel / Sam's Club. Water that services this area is from McCrae groundwater tank which services the US31/ 37 corridor by gravity and controlled by Pressure Control Valves to maintain pressures less than 80 psi. McCrae PRV has been proposed to be relocated to address this pocket of low pressure in past water studies and capital improvement plans. Project is on hold due to high bid price received

Stone Ridge PRV Replacement

The PRV located on Silverlake Road that services the Stoneridge Subdivision is one of the oldest and subject to frequent flooding / maintenance. The station is at its life expectancy and in need of replacement as identified both by the DPW and Township Capitol Improvement Plans. It was the original intent to include this project construction with the McCrae PRV replacement to optimize cost with a single contractor however project was placed on hold last year due to high prices. Recently DPW noted priority of this station with additional maintenance needed and safety concerns. Project was recently rebid and letter of recommendation is included in packet for consideration.

*Recent update the existing watermain north of the Stoneridge PRV along Silverlake by YMCA has been leaking. Excavation and repairs indicated signs of pipe failure because of heavy / wet soils and concerns

with future leaks are possible. Recommendation for watermain replacement (Plastic C900) in the future.

Tank Inspection

GFA is assisting the DPW with required maintenance of the water storage tanks located on McCrae, Cedar Run, Birmley and Heritage. Routine inspection is required every 5 years as mandated by EGLE. GFA will be responsible for coordinating with the inspection company, monitoring operations during the inspection and providing a report to the Township and DPW related to findings. McRae / Cedar Tanks inspections have been completed with no major issues noted. Final report received and on file. Copy also sent to EGLE for their files

Birmley Tank Mixer

GFA assisted with review and implementation of some operation improvements to the existing elevated tank in Birmley Hills Estate Subdivision to improve pressures. These changes required raising the operating range of water levels in the tank which by doing so reducing proper mixing of the water. The board and DPW approved moving forward with the install and unit has been ordered.

Sewer Projects

SAW Grant – US 31 Siphon Flow Monitoring

Township board approved recommendations in report at September 26th 2017 meeting. GFA coordinated with the DPW to initiate operations change. Siphon continues to be monitored with increase in growth and permits on west side of town as a capacity restriction exists based upon study results. In March 2019, flows were rerouted to Pump Stations #2 at logans landing from Pump Station #6 at Applebees to alleviate the capacity at the siphon. DPW has been monitoring and discharge has been going well without incident. A need for a pump station may be more imminent to bypass siphon as it continues to present both a maintenance issue and capacity restriction but for the time being, the bypass of flows is working well and EGLE has accepted and permitting new development on west side of town.

NW Silver Lake Sewer Extension

Recently interest (from Franciscos) to extend sanitary sewer along NW Silverlake Road was requested by property owners. Project has designed, permitted and bid opening was held last month with no interest. Project is currently out for rebid to allow for spring / summer 2024 construction. Included in board packet is letter of recommendation for consideration.

Birmley Estates

GFA completed flow monitoring in this area and submitted results to Twp and EGLE. There is a limited pipe section from Northern Star Drive to Garfield that based upon flow monitored demonstrated is has adequate capacity to meet existing some future growth in the area. No improvements needed at this time.

General Utilities

Sewer / Water City Contracts

GFA, DPW and Township continue to monitor flows and contractual terms with the City which is currently set at 5 MGD. In the upcoming future negotiations will be initiated to discuss terms of the 1987 contract.

Water Reliability Study

GFA completed the last study in 2012 and are to be completed every 5 years. GFA had requested a time extension from DEQ awaiting completion of work on Northwest side of town. With growth and interest to extend system to Olesons / Meadowlane and need for tank to service Traditions, EGLE has requested GFA complete a mini study for each service area (there are 5). This would include flow data and capacity assessment of existing infrastructure. The Township recently approved the EGLE DWRF Engineering report which will include completing the water study and was submitted to EGLE for funding consideration on June 1, 2023. Scoring was recently released (DRAFT) with over 200 communities making application. The Township received a score of 45 out of 100. Final award information to be forthcoming in September.

GIS Mapping

GFA has been working with the DPW to create an asset management program for the Township with respect to the Water and sewer Infrastructure. The 1st step of this process which includes creation of a GIS map that includes all record drawing information has been completed. GFA / DPW are now pursuing forward to inventory major and minor assets and GPS the locations of each.

The BPW was awarded the CGAP grant as offered by the Michigan Dept of Treasury. This grant promotes collaboration of communities and efficiency in government. The funds covered 75% of the expenses including equipment (GPS handheld).

Water Service Expansion

Southwest Part of Township: Olesons Development have initiated and expressed an interest to partner to facilitate the extension of municipal watermain to service the respective developments. GFA has prepared budgetary cost estimates for various options to provide access to water service to the southwest side of the township which currently does not exist (terminates at McCrae / US-37. GFA and Township staff have been working on cost sharing options and has been meeting with developers on ability to collaborate on project to extend Garfield infrastructure to provide both domestic and fire. Based upon recent meetings with developer and Township, there is a verbal commitment from Developer to fund the extension of the watermain whereas the Township will fund the booster station as a CIP project since it is deemed a public benefit to the entire water system. Formal commitment was in your board packet and approved in November 2023. GFA will coordinate and prepare a contract for the booster station and have in your packet for approval in early 2024.

Capital Improvement Projects

GFA continues working on capital improvement list and submitted an updated CIP for both utilities and park projects to the Planning Department last month. The list will be utilized to assist the Planning Commission and Township Board with prioritizing projects and for soliciting infrastructure funding that is upcoming, as applicable. Township recently submitted to EGLE for DWSRF grant for water infrastructure but do to number of applicants was not funded. GFA will be resubmitting for 2025.

II. Parks & Recreation

East River Park – Capital Improvements

GFA worked Township staff on preparing a conceptual plan and budgetary cost estimates for discussion purposes at upcoming Park and Rec Meeting. Amenities proposed include trail, dog parks, parking lot, pavilion, signage and seating areas. GFA recently had an onsite meeting to review project scope and costs based upon the adopted 2023 budget providing some funds to implement some improvements. A proposal was submitted to the Township and was approved to proceed with the phase 3 of this project including sidewalk and bathroom. Phase I and II have been completed and GFA has been approved to proceed with Phase III. Phase III is complete however based upon feedback from Park / Rec and Township Board additional amenities including water fountains are to be added. Project is currently out for bids with a March 5th bid opening and provide 2024 construction. GFA updated overall cost estimate and conceptual drawing to show existing and future phases.

Copper Ridge – Trailhead Parking

GFA is working with Township staff on some conceptual layouts to provide additional overflow parking. Work includes locations, impacts to storm and accessibility and budgetary cost estimates.

Utility Plan Reviews

Windy Hills (60 Acre Herkner Parcel) – Phase II

GFA has completed a 3rd review and after receipt of another plan submission recently. GFA to provide oversight with fulltime inspection to be provided by applicant.

Ashland Park - Phase 2 & 3 Plan review has been completed by GFA and in receipt of all EGLE permits. GFA will be providing as needed construction oversight. Watermain to storage units have been installed and inspected by GFA. We are awaiting closeout documents for this portion before recommending approval to accept.

Fox Run

Plans have been approved and am in receipt of all DEQ permits. GFA will be providing as needed construction oversight. Some challenges to access connection to existing gravity sewer have presented

themselves and worked with developer / DPW to provide connection. A preconstruction meeting was held in 2022 and project was intended to start soon, no update as of current.

Chelsea Park West – Phase II

Plans have been approved and am in receipt of all EGLE permits. GFA will be providing as needed construction oversight.

BATA Facility / TCHC

All permits have been issued and project is currently under construction. All onsite and offsite utility for BATA have been installed and GFA is currently working on closeout paperwork and punchlist items with developer. GFA is in receipt of a site plan amendment for TCHC and recently completed a review for utility / sw compliance.

Marengo 31

Plans have been reviewed and approved and EGLE permit has been issued. GFA will provide full time inspection with work to begin when notified.

Ridges at 45 – Phase V

An amended drawing set was submitted and reviewed by GFA to submit for permit amendments. Permits have been issued and project started in September. GFA was onsite providing full time inspection.

Britten, New Buildings (Cass Road)

Project is complete with GFA providing fulltime construction oversight. Currently working on closeout paperwork

Birmley Hills Condo

Project is complete with GFA providing fulltime construction oversight. Currently working on closeout paperwork

Birmley Meadows

EGLE Permits have been issued and construction started in September. GFA is providing full time inspection and project is almost complete and working on closeout documents.

Villages at Garfield

GFA has completed an initial review of the plans related to water main and sewer extension to service development. GFA just received updated plans and then will process for EGLE permits.

2023 – 2024 Storm Water & Private Road Plan Reviews

*list represents those still outstanding / not approved

Unit C Addition - Machin Properties	Initial review email sent 2/6/23 - PROJECT CANCELLED
Sunbelt Rentals	Initial review email sent 2/15/23, Final letter sent 5/10/23 - DONE, Cursory letter 6/12
Seven Brews - US 31	Conditional approval per letter. Field verifications required - Verification completed 8/28 ltr sent 9/6
Chelsea Park West Bldg 9 and 10	Review letter sent out 3/30/23 - DONE
1712 S Garfield Rd - (StoneField, Cherryland Mall)	SW Review letter sent 3/8/23. Cursory review remains -DONE
Pine Grove - (Crain Engineering LLC)	Initial review sent 3/21
UPS	Review letter sent 4/7/23, Final review sent 5/5/23- add curves, Curves attend 5/8/23- DONE
Unit 31 HIC Drayton Builders	Final letter sent 5/2/23 - DONE
Morgan Farms	Initial email sent 5/22/23, Follow up RFI email sent to JH on 5/25, DL review 6/8, Final letter out 7/6
Cedar Run Annex Sidewalk	Phone calls and emails on 8/21 to responded to 8/16 RFI . No grades on plans to review.
Brimely Meadows Site Condo	RS draft review 6/1, MWM sent CM comments on 7/11
French Manor II	Initial grading review approved 6/5 per email, Final letter out 6/22/23
Creekside Church	Letter sent 7/14 - DONE
Bish's RV	Initial review sent 7/24, received info 8/4- Application was removed in review
Boon	
1661 Lake Drive Driveway	Plans received on 7/26, initial review sent 8/2
Village at Garfield: Findings of Fact and Utility/SW Plan Review Set	Initial review by AB on 8/4 for MM QA. Sent out 8/14. Done
Ridge 45	Waiting on calcs from SJ. Calcs received: Done
Atomic Properties (Paving Review)	Conditional approval per letter 11/22/2023.
K1 Speed	AB initial review not sent to client, Req for info on 11/15, final letter 11/29
1353 Lake Rd	Initial review completed 11/13, Final letter out 11/15
TBD - TC Symphony	Waiting plan submission from applicant
BATA Housing minor amendment	Final letter sent 1/12/2023 approving changes
Marengo	Pending submission

Garfield Township Responses

January 2023

6.b.

Nature of Call	GT-Garfield	Total
10-Chest Pain (Non-Traumatic)	17	17
12-Convulsions/Seizures	7	7
13-Diabetic Problems	1	1
17-Falls	63	63
18-Headache	5	5
19-Heart Problems / A.I.C.D.	6	6
1-Abdominal Pain/Problems	15	15
20-Heat/Cold Exposure	1	1
21-Hemorrhage/Lacerations	8	8
23-Overdose / Poisoning (Ingestion)	7	7
24-Pregnancy/Childbirth/Miscarriage	2	2
25-Psychiatric/ Abnormal Behavior/Suicide At	6	6
26-Sick Person (Specific Diagnosis)	85	85
28-Stroke (CVA)	7	7
29-Traffic/Transportation/Accidents	21	21
2-Allergies (Reactions)/Envenomations (Sting	2	2
30-Traumatic Injuries (Specific)	2	2
31-Unconscious/Fainting (Near)	26	26
32-Unknown Problem (Man Down)	17	17
4-Assault/Sexual Assault	2	2
5-Back Pain (Non-traumatic or Non Recent Tra	5	5
6-Breathing Problems	39	39
7-Burns (Scalds) /Explosion	3	3
9-Cardiac or Respiratory Arrest/Death	4	4
Total	351	351

Call Disposition	GT-Garfield	Total
Transport	238	238
Refusal	51	51
Cancelled	62	62
Total	351	351

Response Priority	GT-Garfield	Total
P-1 Emergency ALS	140	140
P-2 Emergency BLS	113	113
P-3 Non-Emergent	98	98
Total	351	351

Garfield Response Times January



P-1 Life Threatening Emergency

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
00:00 - 00:59	1	1	0.00%	0.34 %
01:00 - 01:59	7	8	0.00%	2.69 %
02:00 - 02:59	15	23	0.00%	7.74 %
03:00 - 03:59	31	54	0.00%	18.18 %
04:00 - 04:59	30	84	0.00%	28.28 %
05:00 - 05:59	46	130	0.00%	43.77 %
06:00 - 06:59	36	166	0.00%	55.89 %
07:00 - 07:59	35	201	0.00%	67.68 %
08:00 - 08:59	24	225	0.00%	75.76 %
09:00 - 09:59	18	243	0.00%	81.82 %
10:00 - 10:59	13	256	0.00%	86.20 %
11:00 - 11:59	8	264	0.00%	88.89 %
12:00 - 12:59	19	283	0.00%	95.29 %
13:00 - 13:59	2	285	0.00%	95.96 %
14:00 - 14:59	6	291	0.00%	97.98 %
15:00 and up	6	297	0.00%	100.00 %

P-2 Emergency No Lights

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
01:00 - 01:59	10	10	0.00%	4.57 %
02:00 - 02:59	13	23	0.00%	10.50 %
03:00 - 03:59	17	40	0.00%	18.26 %
04:00 - 04:59	15	55	0.00%	25.11 %
05:00 - 05:59	33	88	0.00%	40.18 %
06:00 - 06:59	37	125	0.00%	57.08 %
07:00 - 07:59	23	148	0.00%	67.58 %
08:00 - 08:59	19	167	0.00%	76.26 %
09:00 - 09:59	7	174	0.00%	79.45 %
10:00 - 10:59	11	185	0.00%	84.47 %
11:00 - 11:59	9	194	0.00%	88.58 %
12:00 - 12:59	6	200	0.00%	91.32 %
13:00 - 13:59	4	204	0.00%	93.15 %
14:00 - 14:59	2	206	0.00%	94.06 %
15:00 and up	13	219	0.00%	100.00 %

P-3 Downgrade (No Lts/Sirens)

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
01:00 - 01:59	2	2	0.00%	1.01 %
02:00 - 02:59	11	13	0.00%	6.57 %
03:00 - 03:59	6	19	0.00%	9.60 %
04:00 - 04:59	22	41	0.00%	20.71 %
05:00 - 05:59	20	61	0.00%	30.81 %
06:00 - 06:59	21	82	0.00%	41.41 %
07:00 - 07:59	26	108	0.00%	54.55 %
08:00 - 08:59	29	137	0.00%	69.19 %
09:00 - 09:59	21	158	0.00%	79.80 %
10:00 - 10:59	11	169	0.00%	85.35 %
11:00 - 11:59	5	174	0.00%	87.88 %
12:00 - 12:59	4	178	0.01%	89.90 %
13:00 - 13:59	7	185	0.00%	93.43 %
14:00 - 14:59	4	189	0.00%	95.45 %
15:00 and up	9	198	0.00%	100.00 %

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION #2024-1-T(c)

**TENTATIVE SPECIAL ASSESSMENT ROLL FOR
RIDGE VIEW CT RESURFACING SPECIAL ASSESSMENT DISTRICT**

WHEREAS, the Township Board of the Charter Township of Garfield, Grand Traverse County, Michigan, on this day, February 20, 2024, after due and legal notice, has conducted a public hearing upon a proposed assessment roll prepared by the supervisor and assessing officer of the township for the purpose of defraying a portion of the costs of Road Improvement proposed to be completed within the Ridge View Ct Resurfacing Special Assessment District as shown on the plans and specifications for such project; and

WHEREAS, such public hearing was preceded by proper notice in the Record Eagle, a newspaper of general circulation in the township, and by first-class mail notice to each property owner of record within said district and upon said assessment roll; and

WHEREAS, (no) written objections were received to said roll and levy; and

WHEREAS, the oral comments received indicated the reasonableness of the following amendments to said assessment roll; and

WHEREAS, a record of those present to protest, and of written protests, submitted at or before the public hearing was made a part of the minutes of the hearing; and

WHEREAS, the Township Board has duly inspected the proposed assessment roll and considered all comments and proposed amendments thereto and has found the proposed assessment roll, as amended, to be correct, just and reasonable;

NOW THEREFORE, BE IT HEREBY RESOLVED as follows:

1. The tentative assessment roll submitted by the supervisor and assessing officer of the township (as amended in the within resolution) shall hereafter be designated as Ridge View Ct Resurfacing Special Assessment District and shall be hereby confirmed as the tentative assessment roll for said Special Assessment District.
2. The assessments in said Ridge View Ct Resurfacing Special Assessment District shall be in twenty (20) annual installments with the first installment to be due on or before September 1st, 2025. All unpaid installments prior to transfer to the tax roll as provided by Michigan Public Act 188 of 1954, as amended, shall bear interest payable annually on each installment due date at the rate of 8.14%* percent per annum commencing on the first installment due date hereinbefore set forth. Any payments made before such first installment due date shall not bear any such interest. *The interest rate will be based on the rate of the 10 year Treasury Bill (4.14% as of January 23, 2024), at the time the project is complete, plus 4.00% in accordance with Garfield Township's Special Assessment Rate and Term Policy.

3. The assessments made in said special assessment roll are hereby ordered and directed to be collected by the township treasurer, and the township clerk shall deliver said special assessment roll to said treasurer with his/her warrant attached, commanding the treasurer to collect such assessments in accordance with the direction of the Township Board and said PA 188.
4. All resolutions and parts of resolutions insofar as they conflict with the provision of the within resolutions be and the same are hereby rescinded.

Upon roll call vote, the following voted -

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2024-1-T(c) DECLARED ADOPTED.

By: _____
Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 20th day of February, 2024.

Dated: _____

Lanie McManus, Clerk

Population: Special Assessment District (116)

OWNER
ADDRESS

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
28-05-280-001-00	116, RIDGE VIEW CT RD	5,707.41	STERR CHRISTOPHER K & MCCAIN JOLEEN 1516 RIDGE VIEW CT
28-05-280-002-00	116, RIDGE VIEW CT RD	5,707.41	STREETER WILLIAM R JR & JUNE 1538 RIDGE VIEW CT
28-05-280-003-00	116, RIDGE VIEW CT RD	5,707.41	JOHNSON REGINA C 1546 RIDGE VIEW CT
28-05-280-004-00	116, RIDGE VIEW CT RD	5,707.42	BOISVERT DORIS HELEN TRUST 1554 RIDGE VIEW CT
28-05-280-005-00	116, RIDGE VIEW CT RD	5,707.42	SCHMUCKAL DENISE E 1562 RIDGE VIEW CT
28-05-280-006-00	116, RIDGE VIEW CT RD	5,707.42	FREES JAMES R 1570 RIDGE VIEW CT
28-05-280-007-00	116, RIDGE VIEW CT RD	5,707.42	GAUDARD COLLIN & NOBLE ANNE L 1578 RIDGE VIEW CT
28-05-280-008-00	116, RIDGE VIEW CT RD	5,707.42	CRONIN KIM & CYNTHIA 1586 RIDGE VIEW CT
28-05-280-009-00	116, RIDGE VIEW CT RD	5,707.42	CAPTAIN RICHARD L & PATRICIA J 1594 RIDGE VIEW CT
28-05-280-010-00	116, RIDGE VIEW CT RD	5,707.42	CANNON THOMAS 1602 RIDGE VIEW CT
28-05-280-012-00	116, RIDGE VIEW CT RD	5,707.42	EMERY ROBERT Z & ALICIA M 1581 RIDGE VIEW CT
28-05-280-013-00	116, RIDGE VIEW CT RD	5,707.42	KRUMLAUF ZEBULON JADE 1573 RIDGE VIEW CT
28-05-280-014-00	116, RIDGE VIEW CT RD	5,707.42	PRIEST JIMMY 1565 RIDGE VIEW CT
28-05-280-015-00	116, RIDGE VIEW CT RD	5,707.42	BARRY WESLEY E & MARY T 1537 RIDGE VIEW CT
28-05-280-016-00	116, RIDGE VIEW CT RD	5,707.42	STIPE SCOTT D & JILL M 1529 RIDGE VIEW CT
28-05-280-017-00	116, RIDGE VIEW CT RD	5,707.42	WARNICK GEORGE H & TOINETTE L (LE) 836 INDIAN TRAIL BLVD
28-05-280-018-00	116, RIDGE VIEW CT RD	5,707.42	KINGSFORD THOMAS 2945 E HAMMOND RD
# OF PARCELS: 17	TOTALS:	97,026.11	

Charter Township of Garfield

**Proposed Ridge View Ct Road
Improvement Special Assessment**

Crush and Shape

Cost Estimate	10/10/2023	\$ 128,426.00	
GTCRC Design & Construction Engineering	25% of Cost	\$ 32,106.50	
Garfield Township Costs		\$ 11,644.31	20-year costs
Total Project Cost Estimate:		<u>\$ 172,176.81</u>	

Less Contributions:

Grand Traverse Co. Rd. Commission		\$ (32,106.50)
Garfield Charter Township	25%	<u>\$ (43,044.20)</u>

Total Cost to Property Owners: \$ 97,026.11
 # of Properties: 17
Cost to Each Property: \$ 5,707.42

20-year Plan (10 yr T-bill as of 1/23/24 - 4.14%+4.0) @ 8.14% Interest (Est)					
	Payment	Principal	Interest	Balance	
					Payment Amt: \$ (561.52)
1	(\$561.52)	\$ (561.52)		\$ 5,145.89	
2	\$ (561.52)	\$ (115.89)	\$ 445.63	\$ 5,030.00	
3	\$ (561.52)	\$ (125.93)	\$ 435.60	\$ 4,904.08	
4	\$ (561.52)	\$ (136.83)	\$ 424.69	\$ 4,767.25	
5	\$ (561.52)	\$ (148.68)	\$ 412.84	\$ 4,618.57	
6	\$ (561.52)	\$ (161.56)	\$ 399.97	\$ 4,457.01	
7	\$ (561.52)	\$ (175.55)	\$ 385.98	\$ 4,281.47	
8	\$ (561.52)	\$ (190.75)	\$ 370.77	\$ 4,090.72	
9	\$ (561.52)	\$ (207.27)	\$ 354.26	\$ 3,883.45	
10	\$ (561.52)	\$ (225.22)	\$ 336.31	\$ 3,658.23	
11	\$ (561.52)	\$ (244.72)	\$ 316.80	\$ 3,413.51	
12	\$ (561.52)	\$ (265.91)	\$ 295.61	\$ 3,147.60	
13	\$ (561.52)	\$ (288.94)	\$ 272.58	\$ 2,858.65	
14	\$ (561.52)	\$ (313.96)	\$ 247.56	\$ 2,544.69	
15	\$ (561.52)	\$ (341.15)	\$ 220.37	\$ 2,203.54	
16	\$ (561.52)	\$ (370.70)	\$ 190.83	\$ 1,832.84	
17	\$ (561.52)	\$ (402.80)	\$ 158.72	\$ 1,430.04	
18	\$ (561.52)	\$ (437.68)	\$ 123.84	\$ 992.36	
19	\$ (561.52)	\$ (475.59)	\$ 85.94	\$ 516.77	
20	\$ (561.52)	\$ (516.77)	\$ 44.75	\$ (0.00)	
	<u>(\$11,230.48)</u>	<u>\$ (5,707.42)</u>	\$ 5,523.06		

RECEIVED

JAN 22 2024

1/17/24

GARFIELD TWP. ASSESSOR

To whom it may concern!

I am writing regarding the water main installing + special assessment + road project for S. Rainbow Ct.

I do not need the water main installation as I just had a new well put in a couple years ago.

As far as the road project goes my vote would be NO. I live on social security budget + have no extra money for another monthly payment. As far as you saying that paving the road would add value to the selling of my house, my house sells itself without a paved road, a paved road does not sell my house! It has just as much value on a dirt road.

Thank you
Doris Boismort

RIDGE VIEW CT RESURFACING SPECIAL ASSESSMENT

1/16/24 Received call from Susan (231-922-0197) she is the daughter of Doris Boisvert. She wanted to know about the Special Assessment, what it is and how it all works. Explained that this is a way for the residents to fund road improvements – in this case, resurfacing that is badly needed. Told her that the cost to each property owner is estimated to be approximately \$5,700, and the amount would likely be spread over 20 years, making the annual payment roughly \$561.

She also asked about the Water Main project and what it had to do with their property? Explained that since the road will already be under construction, it makes more sense to also run the water main at the same time rather than doing it at a later date and having to tear up the new road. She said they just had a new well done recently, so they don't need water. Told her they do not have to pay or hook up to the water at this time, it is being installed for when the residents need it. They pay for it when they need to, or decide to, hook up.

Susan then told me that her mother does not have the finances to pay for even the road improvements, so she would oppose this project. I explained that I had sent her a deferment application, which would allow the payment of the special assessment to be deferred until the property is sold or transferred. A lien is placed on the property to insure payment, and cleared once payment is made. She asked if that means – if they were to sell the property for \$50,000 (example only), would they need to get an additional \$5,700, or \$55,700, so the special assessment can be paid and they can get the \$50,000? The answer is yes. The lien guarantees that the Township gets the money back that they paid to have the road re-paved.

She also wondered, since 55% of the residents signed, is this a “done deal”? Told her the people that signed agreed to get the district created only. There will be a public hearing on a tentative special assessment roll in the near future, at which time, those opposed can express their concerns to the Township Board. The Board can amend the roll as they see fit, or if there is enough opposition, they could decide to not have the road done at all. However, the Board can also choose to move forward with the project as a health, welfare and safety issue and the special assessment would still be levied. I did also explain to her that having the road repaired will likely increase the value of the homes on Ridge View Ct, which should be enough to cover the cost of the improvement being made.

She indicated that she will be sending a letter of opposition. I told her to address that letter to me so I can be sure to share it with the Board at the Public Hearing.

Amy DeHaan

From: Cindy Cronin <cscronin@gmail.com>
Sent: Tuesday, January 16, 2024 4:48 PM
To: Amy DeHaan
Subject: RidgeView Ct resurfacing special assessment...

Amy, I've only just opened your invitation to tonight's meeting, so will communicate via email rather than attend in person.

Clearly RidgeView Court is in need of significant attention; if memory serves it's had only patches since a tar and chip resurface about 30 years ago. I'd certainly rather the Road Commission had kept up with the necessary regular repairs (and expect that a new road will be maintained properly) but for the sake of our neighborhood's backs, cars, and property values my husband and I are ready to accept the Special Assessment.

We have yet to consider whether to connect to the public water supply and will appreciate further information on that subject.

Thanks for your time and attention, Kim and Cindy Cronin, 1586 Ridge View Ct, Traverse City

Amy DeHaan

From: Tom Kingsford <cablingtogo@gmail.com>
Sent: Monday, January 29, 2024 10:25 AM
To: Amy DeHaan
Subject: Re: Ridgeview resurfacing

Thanks so much for promptly answering my questions. I cant imagine being messenger of "bad news" is any fun but thanks for informing me. The road needs repair and doing the water lines while it's torn up makes sense to me.

Thanks again for your help,
Tom Kingsford

On Mon, Jan 29, 2024, 10:18 AM Amy DeHaan <adehaan@garfield-twp.com> wrote:

The estimates show each property owner would be responsible for \$5,707.42, which would be spread over 20 years with interest. The annual payments on this amount are roughly \$561.52 – I say roughly because we don't know what the final cost will be until the job is done, and it isn't until that time that the interest rates are set. Thankfully, it looks like interest is coming down.

Amy L DeHaan, MMAO(4)

Assessor

Garfield Charter Township


Grand Traverse County

3848 Veterans Drive

"Coming together is a beginning,

Traverse City, MI 49684

keeping together is progress,

 (231) 941-1620

and working together is success." - Henry Ford

From: Tom Kingsford <cablingtogo@gmail.com>
Sent: Monday, January 29, 2024 10:01 AM
To: Amy DeHaan <adehaan@garfield-twp.com>
Subject: Re: Ridgeview resurfacing

Thanks for taking the time to answer my questions. One more question:

Amy DeHaan

From: Amy DeHaan
Sent: Monday, January 29, 2024 8:26 AM
To: 'Tom Kingsford'
Subject: RE: Ridgeview resurfacing

See answers below in BLUE.

Amy L DeHaan, MMAO(4)

Assessor

Garfield Charter Township

Grand Traverse County

3848 Veterans Drive

Traverse City, MI 49684

☎ (231) 941-1620

*"Coming together is a beginning,
keeping together is progress,
and working together is success." - Henry Ford*

From: Tom Kingsford <cablingtogo@gmail.com>
Sent: Saturday, January 27, 2024 4:28 PM
To: Amy DeHaan <adehaan@garfield-twp.com>
Subject: Ridgeview resurfacing

Dear Garfield township. The mail is pretty slow these days and I didn't get my notice in time to attend. Thanks for providing an email address to participate after the fact.

My questions on this are first:

- Aren't my property taxes for maintaining the roads along with police, fire and schools etc? There is a millage for the Rd Commission included in your property taxes. Unfortunately, subdivision roads are not generally included in the maintenance this pays for. It helps maintain main thoroughfares.
- If the logic is the public should not pay for roads they don't use, it would only make sense that I would pay for only a portion of the first 100ft of Ridge View Court cul-de-sac since I'm on the corner and never use the rest of the road. Will you be assessing according to use? When there is a special assessment of this type, the cost is allocated per property owner. So you would only pay for a small portion of the whole, and the road improvements are estimated to increase property values here providing additional benefit to the property owners.
- As far as the water main project, I should be exempt since I am already connected to your water system and already paying monthly for water and the infrastructure/tap that was in place when I connected a few years ago. Will I be exempt? The water main is being installed for the future – property owners are not responsible for any costs unless they connect to it. It is being done now is to avoid the need for tearing up a new road and creating future problems for the property owners.

Ridgeview Court looks like it's been carpet bombed and definitely needs to be serviced.

Hopefully, I've answered your questions. If you have any additional questions or concerns, don't hesitate to reach out.

Tom Kingsford
Owner of 1513 Ridgeview Court
(231)499-5601



February 14, 2024

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

Re: Charter Township of Garfield
Letter of Recommendation for the Stone Ridge PRV
GFA #19135

Dear Township Board:

We have reviewed the bids received on Tuesday February 13, 2024, for the above referenced project. The one (1) responsive bidders to the project and their bid price is summarized as follows:

	Bid
1. Elmers Crane & Dozer, Inc.	\$731,680.00

GFA was requested by the Township and GTC DPW to solicit bids for replacement of the Stone Ridge PRV in 2021 due to age and condition. At that time, the bid prices received were much higher than budgeted and the project was tabled. Two (2) years have lapsed, and the station continues to experience maintenance problems in addition to safety concerns cited by DPW staff therefore replacement of this PRV has been identified as a priority to replace.

Gourdie-Fraser evaluated the received bid and inquired with the single bidder and prospective bidders who did provide a quote to provide some explanation for lack of participation, price discrepancy and high prices. From our research although it appears the market has stabilized, material prices remain high and limited availability of labor is still a challenge. For reference the Township received one bid for \$720,000 in 2021.

Based upon the information provided, our review of the bids and past working relationships/ experience with Elmers, it is our recommendation that the Board approve Elmers for the Stone Ridge PRV Project for the amount of \$731,680.

Gourdie Fraser will be providing construction oversight and administration for this project as needed. Please contact me if you have any questions.

Very truly yours,
Gourdie-Fraser, Inc.

JENNIFER GRAHAM, P.E.,
DIRECTOR OF ENGINEERING

Bid Results
Charter Township of Garfield
StoneRidge Pressure Reducing Valve
GFA Project No. 19135

Elmer's Crane and Dozer, Inc.					
No.	Item	Unit	Est. Qty.	Unit Price	Item Cost
1	Mobilization	LS	1	\$40,570.00	\$40,570.00
2	Traffic Control	LS	1	\$5,991.00	\$5,991.00
3	Tapping Sleeve & Valve, 12"	EA	2	\$8,675.00	\$17,350.00
4	Insertion Valve, 12"	EA	1	\$12,500.00	\$12,500.00
5	Water Main, Ductile Iron, 12"	LF	35	\$300.00	\$10,500.00
6	Pressure Reducing Station	LS	1	\$598,159.00	\$598,159.00
7	Telemetry Allowance	LS	1	\$23,110.00	\$23,110.00
8	Electrical Allowance	LS	1	\$9,000.00	\$9,000.00
9	Restoration	LS	1	\$6,000.00	\$6,000.00
10	Abandon PRV Station - StoneRidge	LS	1	\$8,500.00	\$8,500.00
				TOTAL BIDS	\$731,680.00

Recommended Low Bidder



Engineering
 Surveying
 Testing &
 Operations

8.b.

123 West Front S.
 Traverse City, Michigan 49684
 231.946.5874
 231.946.3703

February 14, 2024

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

Re: Charter Township of Garfield
 Letter of Recommendation for the Silver Lake Sewer Extension
 GFA #22230

Dear Township Board:

We have reviewed the bids received on Tuesday February 13, 2024, for the above referenced project. The one (1) responsive bidders to the project and their bid price is summarized as follows:

	<u>Bid</u>	
	Base	Alternate
1. Molon Excavating	\$420,000.00	\$427,180.00

GFA was requested by the Township to solicit bids for extension of the sanitary sewer along Silver Lake Road to service Franciscos market and surrounding parcels in 2022. This project was initiated through a request from representatives of Franciscos to have access to municipal sewer. The Township approved funding including construction costs and management as facilitated through their lateral charge process. In addition, this project was awarded supplemental funding of \$285,000 from the Grand Traverse County ARPA funds.

This project was originally solicited for bids last fall and unfortunately there were no response bidders. This project has now been rebid providing two (2) alternates to consider: open cut versus directional drill. Gourdie-Fraser evaluated the received bid and a comparison to the original engineer completed in 2022 of \$335,000 translated to an 18% cost increase. Overall from our research, the cost increase is reasonable and consistent with the current market and limited availability of labor that is still a challenge.

Based upon the information provided, our review of the bids and past working relationships/ experience with Molon, it is our recommendation that the Board approve Molon Excavating for the sewer extension project for the amount of \$420,000 (open cut). Gourdie Fraser will be providing construction oversight and administration for this project as needed. Please contact me if you have any questions.

Very truly yours,
 Gourdie-Fraser, Inc.

JENNIFER GRAHAM, P.E.,
 DIRECTOR OF ENGINEERING

Bid Results
Charter Township of Garfield
SilverLake Sewer Extension
GFA Project No. 22230

No.	Item	Unit	Base - Open Cut			Alternate - Directional Drill		
			Est. Qty.	Unit Price	Item Cost	Est. Qty.	Unit Price	Item Cost
1	Mobilization, 5%	LS	1	\$ 17,500.00	\$ 17,500.00	1	\$ 17,500.00	\$ 17,500.00
2	Sanitary Sewer, 8" PVC SDR 35	LF	950	\$ 148.00	\$ 140,600.00	350	\$ 148.00	\$ 51,800.00
3	Sanitary Sewer, 8" HDPE, DR 17, Directionally Drilled	LF	350	\$ 365.00	\$ 127,750.00	950	\$ 255.00	\$ 242,250.00
4	Sanitary Sewer Lead, 6"	LF	50	\$ 120.00	\$ 6,000.00	50	\$ 120.00	\$ 6,000.00
5	Manhole, 4' Diameter	EA	6	\$ 4,725.00	\$ 28,350.00	6	\$ 4,725.00	\$ 28,350.00
6	IPP Manhole, 4' Diameter	EA	1	\$ 4,845.00	\$ 4,845.00	1	\$ 4,845.00	\$ 4,845.00
7	Connect to Existing Sewer	EA	1	\$ 11,290.00	\$ 11,290.00	1	\$ 11,290.00	\$ 11,290.00
8	Traffic Control	LS	1	\$ 38,680.00	\$ 38,680.00	1	\$ 27,275.00	\$ 27,275.00
9	Restoration and Clean-up	LS	1	\$ 28,745.00	\$ 28,745.00	1	\$ 21,630.00	\$ 21,630.00
10	HMA, Drive Replacement	SY	280	\$ 58.00	\$ 16,240.00	280	\$ 58.00	\$ 16,240.00
TOTAL BIDS \$					420,000.00			\$427,180.00

Recommended Low Bidder