

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**June 13, 2017**

Supervisor Chuck Korn called the Town Board Meeting to order on June 13, 2017 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

**Pledge of Allegiance**

**Roll call of Board Members**

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

Staff Present: Rob Larrea

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

None

**2. Review and Approval of the Agenda - Conflict of Interest (6:02)**

Korn added Unfinished Business Item C – Boardman Trail Memorandum of Understanding.

Duell added Unfinished Business Item D - Renaming of Parks Commission and Payment to Parks Commissioners.

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

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

*Nays: None*

**3. Consent Calendar (6:02)**

**a. Minutes**

May 9, 2017 Special Site Plan Visit Minutes (Recommend Approval)

May 9, 2017 Regular Meeting Minutes (Recommend Approval)

**b. Bills**

General Fund	\$324,857.73
(Recommend Approval)	

Gourdie-Fraser

Developer's Escrow Fund	\$ 5,712.50
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Utility Receiving Fund	13,320.00
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Total	\$ 19,032.50
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**c. MTT Update (Receive and File)**

- d. **PD 2017-39 Reappointment of John Racine to City of Traverse City and Garfield Township Joint Planning Commission for a 3 year term expiring on May 14, 2020. (Recommend Approval)**
- e. **PD 2017-40 Reappointment of Tim Hughes to the City of Traverse City and Garfield Recreational Authority for a 3 year term expiring on June 30, 2020. (Recommend Approval)**
- f. **PD 2017-36 Silver Lake Recreation Authority Area – Invoice (Recommend Approval)**
- g. **PD 2017-37 Rezoning request for 2535 W. Front Street from R-3 Multi-Family Residential to C-O Office Commercial, without restriction – Introduce and schedule for Public Hearing on July 11, 2017. (Recommend Approval)**
- h. **Change Order 1 for Oak Terrace Drive SAD project in the amount of \$4,334.48 (Recommend Approval)**
- i. **Application of Partial Payment Request No. 1 for Oak Terrace Drive SAD project to D.J. McQuestion & Sons, Inc. in the amount of \$51,552.00 (Recommend Approval)**

Korn asked to remove Consent Calendar Item F to Item 4A and to remove the May 9, 2017 Regular Meeting Minutes to Item 4B.

Blood Law made the board aware that a check was written to her husband's business. Board members did not have an issue with Blood Law approving the bills.

*Walters moved and Schmuckal seconded to adopt the consent calendar as amended.*

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

**4. Items Removed from the Consent Calendar (6:04)**

**a. PD 2017-36 Silver Lake Recreation Authority Invoice**

Board members noted that the invoice needs to be more detailed and then brought to the Parks and Recreation Board for any approvals. The contract contains a clause that states that either party can remove themselves from the contract with a 120 day notice. There is language in the PD report indicating that the course will be finished sometime in the future, but the township never approved that course. Board members agreed that a policy needed to be put into place to clarify what board or commission was responsible for approving such matters.

*Schmuckal moved and Duell seconded to terminate the agreement between the Carly Lewis Playground non-profit organization and Garfield Township pursuant to the contractual 120 day period.*

Discussion took place over the jurisdiction of the Town Board and the Parks and Recreation Commission.

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

Schmuckal asked that the bill from CJLP Disc Course Design be sent back to them for clarification and details and then brought back before the town board.

**b. Minutes – May 9, 2017 Regular Meeting Minutes**

Duell asked to add language to Unfinished Business Item A so that the last sentence reads: "The 35' height allowance was discussed by the board members at length and it was decided to clarify and approve any heights with the FAA and hold a joint meeting with the Planning Commission to further discuss building heights in the township."

*Duell moved and Walters seconded to approve the Regular meeting minutes of May 9, 2017 as amended.*

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

**5. Correspondence (6:24)**

**a. Grand Traverse Conservation District – Activity for May 2017**

**6. Reports**

**a. Construction Report**

None

**b. Sheriff's Report (6:25)**

Mike Makowski, a Garfield CPO said that there were 1,529 calls for service in Garfield Township for the month of May. He will be doing more drug take backs at nursing facilities in the next few days and helping with the Cherry Festival bike rodeo. The Sheriff's department is still short staffed, but is hiring.

**c. GT Metro Fire Report (6:31)**

Steve Apostol, Assistant Chief said that calls are picking up with the summer weather. He reviewed a few calls with board members including a vehicle crash as a result of a seizure, a house fire in Long Lake

Township and a motorcycle crash. The department is continuing to install smoke alarms in homes.

**d. Northflight EMS Report (6:34)**

Daryl Case, Northflight Operations Manager, reported that the largest call volume is due to fall victims. There were 248 calls for service in April and 250 calls in May. The response time in April was 6.3 minutes and in May it was 5.5 minutes. Calls are on the increase as it is a busier time of year. One of their staff received an EMS Practitioner of the Year award.

**e. County Commissioner's Report (6:38)**

Cheryl-Gore Follett reported that the partial pension solution will allow the County to budget properly and offers some relief to the pension situation. County land located in Whitewater Township was sold to the Land Conservancy who will hold it until the DNR can take it over. There has been no discussion of selling any other county owned property at this time. Commissioners are still searching for ways to resolve budget issues.

**f. Clerk's Report (6:43)**

McManus reported that an invoice was submitted to BATA for the election in the amount of \$14,000 and she received payment this week. She passed out a draft of the 2016 audit and asked that board members send her questions by email and she will have them answered in a public forum.

**g. Supervisor's Report (6:46)**

Korn reported that the Oak Terrace roads are almost complete and the Road Commission is right on or ahead of schedule. The consensus is that the building heights was a difficult subject and a joint meeting with the Planning Commission was warranted. The board decided on a 6:00pm joint Board/Planning Commission meeting on June 28<sup>th</sup> to discuss the matter since the zoning amendment should be moved along and not stalled. Korn met with county officials on the LaFranier tank. The tank is in poor condition and the city proposed a cost sharing agreement on a new tank. Korn also discussed the Metro Fire Board meeting. He reiterated that the leases were different but did not think that Garfield Township was being treated fairly on the board since the township pays 48% of Metro's budget. He stated that East Bay Township claims that it is not responsible for \$48,000 in costs since 2008. Board members wanted to know what the options were to remedy the situation. The leases are being reviewed for a possible revision and the Articles of Incorporation are also being reviewed. Steve Apostol addressed the board and said that they thought all townships were being done in the same way and that Metro has spent organizational money on all townships, not just one or two. Metro realizes the error and also said that the leases need to be rewritten.

**7. Unfinished Business****a. Northwest Infrastructure Project – water Storage Tank – Concrete Tank Architectural Options/Costs (7:11)**

Patrick McNry, a representative from DN Tanks, talked about options for the tank exterior and said that he will be the project manager. The board discussed the various options.

*Agostinelli moved and Schmuckal seconded to follow option 1 for the tank exterior at an added cost of \$49,500 for pilasters.*

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

*Nays: Blood Law*

*Schmuckal moved and Duell seconded to have the exterior primary color of Alpine with a trim color of Gray.*

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

*Nays: None*

*Abstained: Walters*

**b. Discussion Regarding PD Report 2017-30 – Zoning Ordinance Amendment No. 6 to Ordinance No. 68 – Hotel Regulations (7:22)**

Korn said that the Public Hearing was held on this matter and it can go forward. This ordinance only established where hotels can be placed in the township and has nothing to do with the heights of such buildings. Duell wants more clarification on the FAA regulations and proposed waiting until after the joint meeting to make any decisions. Board members discussed the matter at length and Larrea reiterated that this amendment was only to allow hotels in the C-P Planned Shopping District provided that the height and number of stories for hotels in all districts were addressed.

*Blood Law moved and Agostinelli seconded to direct staff to prepare a formal amendment and resolution to approve the amendment.*

*Yeas: Blood Law, Agostinelli, McManus, Korn*

*Nays: Duell, Schmuckal, Walters*

**c. Memorandum of Understanding Boardman Trail (7:44)**

Board members discussed the trail system and maintenance of the trail systems in the township at length. It was agreed that not discussing or planning for maintenance of any proposed trail was wrong and that any payment for a proposed trail should be a one-time event. Board members decided to postpone a decision on the Memorandum of Understanding until the next meeting so that TART could be present to discuss the

proposed trail.

**d. Parks Commission Name Change and Payment of Members (7:55)**

Korn said that he talked to the township attorney and the name of the entity does not matter. Since the Parks and Recreation Commission was established by ordinance, a Public Hearing would need to be held to change the name. The language in the MTA Guidebook concerning commissions was brought up. Korn said that the Garfield Parks and Recreation Commission is an appointed and recommending body, but will consult with the MTA guidebook and determine why there is a difference.

*Duell moved that all members of the Garfield Township Parks Commission receive \$100 per meeting. Schmuckal seconded the motion. McManus said that a budget amendment would need to be made.*

*Yeas: Duell, Schmuckal, Walters, McManus*

*Nays: Agostinelli, Blood Law, Korn*

**8. New Business**

**a. Consideration of Resolution 2017-12-T, a resolution to approve/not approve Kelly Keift of Polyculture Kombucha for a Manufacturer and Wholesaler License and Permit for a Micro Brewer (8:01)**

*Schmuckal moved and Duell seconded to approve resolution 2017-12-T a resolution to approve Kelly Keift of Polyculture Kombucha for a Manufacturer and Wholesaler License and Permit for a Micro Brewer.*

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

*Nays: None*

**b. Consideration of Resolution 2017-13-T, a resolution of Approval of Computerized Tax Roll (8:02)**

Blood Law said that this needs to be done on an annual basis and states that the township is not keeping paper documentation on taxes and that the county has a back-up database.

*Walters moved and Schmuckal seconded to approve Resolution 2017-13-T, a resolution of Approval of Computerized Tax Roll.*

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

*Nays: None*

**9. Public Comment: (8:03)**

None

**10. Other Business (8:04)**

Agostinelli provided board members with changes that will be made to Division Street for informational purposes. She added that the botanic gardens and the barns at Barns park sustained vandalism.

Walters thanked Korn for the legal update.

Schmuckal asked about the Hobby Lobby project in Buffalo Ridge and Larrea explained that an outside Planner was hired to deal with the proposal and it will be paid out of the escrow funds. Schmuckal also mentioned that the curbs on Woodmere were in poor condition and Korn said that they were the county's responsibility. She asked about fixing the screens for the board members.

Walters asked about the township hall exterior fixes and Korn had brick samples that could be reviewed.

Blood Law has looked at the milfoil problem and it may not have to be dealt with for a couple years.

**11. Adjournment**

Korn adjourned the meeting at 8:13pm.



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



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