

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**August 22, 2023**

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on August 22, 2023 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: John Sych, Planning Director

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

Kevin Query and Kevin Bryne commented on behalf of the Traverse City Curling Club.

**2. Review and Approval of the Agenda - Conflict of Interest (6:03)**

*Barsheff moved and Duell seconded to approve the agenda as presented.*

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

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

**a. Minutes**

August 8, 2023 Regular Meeting  
(Recommend Approval)

**b. Bills**

General Fund \$102,937.17  
(Recommend Approval)

**c. Consideration of Contractor's Change Order No. 3 to Elmer's for Cedar Run Water main extension (Recommend Approval)**

**d. Consideration of Contractor's Application for Payment No. 4 – Final to Elmer's for Cedar Run Watermain Extension (Recommend Approval)**

**e. Consideration of Cedar Run Watermain Extension Close-out and Turnover Documents (Recommend Approval)**

**f. Consideration of issuing LaFranier Road Mid-Block Crossing Notification to Grand Traverse County Road Commission (Recommend Approval)**

*Barsheff moved and Schmuckal seconded to adopt the Consent Calendar as presented.*

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

**4. Items Removed from the Consent Calendar (6:06)**

**5. Correspondence (6:06)**

**6. Reports**

**a. MMR Report (6:06)**

Director Amy Fairchild stated that the summer has been busy and they are increasing their staffing. MMR is still recruiting paramedics.

**b. GT County Commissioner's Report (6:08)**

County Commissioner Lauren Flynn reported that the county will enter into the PFAS lawsuit. She will be attending an opioid task force meeting in the coming days. The GT Pavilions will be discussed at future meetings.

**c. GT County Road Commission Report (6:11)**

Alan Leman from the Road Commission reported that construction has begun near Silver Lake. The new Road Commission garage is being constructed.

**d. Supervisor's Report (6:16)**

Supervisor Korn gave a short report on happenings in the township.

**7. Unfinished Business (6:16)**

**a. Consideration of recommending approval for a Class C or Tavern Liquor License to the following applicants:**

- I. High Tops request for Class C License, Resolution 2023-18-T**
- II. Curling Club request for Class C License, Resolution 2023-23-T**
- III. Two Brothers Dog Park Bar Inc. request for Tavern License Resolution 2023-24-T**

Each Applicant gave a short presentation to the board regarding their plans for the Class C Liquor License. Board members asked questions of each applicant. After hearing each applicant, board members discussed each plan.

*Agostinelli moved and Schmuckal seconded to table a recommendation until the next meeting to gather more information on the licenses and the proposed businesses.*

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

**b. Consideration of Establishing Rates and Charges Pursuant to the Charter Township of Garfield Water Ordinance No. 15, Resolution 2023-22-T (7:17)**

Board members discussed new rates for water.

*Schmuckal moved and Macomber seconded to set water use charges at \$17.00 for a monthly minimum charge.*

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

**8. New Business**

**a. Consideration of 2023 Millage Rate to Fund 2024 Budget Year (7:25)**

Board members discussed the millage rate and the fund balance. A budget meeting was set for Tuesday August 29<sup>th</sup> at 3pm.

*Schmuckal moved and Barsheff seconded to set the public hearing to consider the 2023 millage rate for September 12, 2023.*

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

**b. Consideration of bids for repair of the Silver Lake Recreation Area walking loop (7:35)**

Parks Steward Derek Morton stated that three bids were received in the Silver Lake Recreation Area asphalt seal cracking project. The topcoat and resealing is included in this bid package. Morton recommends that the board award the contract to Black Magic at a price of \$10,793.40.

*Schmuckal moved and Duell seconded to award the contract to repair the Silver Lake Recreation Area walking loop to Black Magic in the amount of \$10,793.40.*

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

**9. Public Comment: (7:38)**

None

10. **Other Business (7:38)**

Schmuckal inquired on a road project.

Agostinelli inquired about the fire millage.

Duell said Sight and Sounds on television station 9&10 was at Silver Lake Recreation area with a drone.

11. **Adjournment**

*Korn adjourned the meeting at 7:43pm.*



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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

**RESOLUTION # 2023-22-T**

**RESOLUTION ESTABLISHING RATES AND CHARGES  
PURSUANT TO THE CHARTER TOWNSHIP OF GARFIELD  
WATER ORDINANCE #15**

**WHEREAS**, Ordinance #15 of the Charter Township of Garfield, as amended, provides for the establishment of rates and charges applicable to the Township Water System, and

**WHEREAS**, the Township Board of the Charter Township of Garfield has determined that rates and charges applicable to the Township Water System need to be revised based on a financial analysis of current and future costs, and

**NOW THEREFORE BE IT RESOLVED:**

For the privilege of connecting to the Township Water System and receiving service therefrom there shall be paid, on behalf of each user/customer desiring service from the System, the following charges:

**1. PERMIT AND INSPECTION FEES** (New connections to the system)

Filing Fee: \$25.00  
Inspection: \$50.00  
Meter Fee: actual cost of meter plus 15%

**2. CONNECTION CHARGES**

Connection (Benefit) Fee is a minimum fee charged per unit according to the attached Schedule of Residential Benefits (REU).

Benefit Fee: \$3,500.00

**3. USE CHARGES**

(Availability & Commodity charges include a water allowance of 462 cubic feet/month)

Availability: \$17.00; the monthly minimum charge (includes 462 cuft)  
Commodity: \$2.70 per 100 cuft; per each 100 cubic feet above minimum

**4. Miscellaneous Fees**

Turn On/Turn Off: \$50.00  
Hydrant Permit/Use:  
Permit: \$75.00  
Hydrant Use: \$ 4.00 per 1,000 gallons

**5. LATE PAYMENT AND INTEREST PROVISIONS**

A one-time charge of 10% of the amount of the current bill will be applied to those payments that are made after the due date.

**Effective Date:** This Resolution shall be effective September 1, 2023.

Moved: Denise Schmuckal

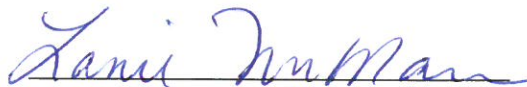
Supported: Chloe Macomber

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

Nays: None

Absent and Excused: None

By:



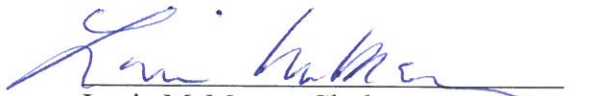
Lanie McManus, Clerk  
Charter Township of Garfield

**CERTIFICATE**

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution #2023-22-T which was adopted by the Township Board of the Charter Township of Garfield on the 22nd day of August, 2023.

Dated:

8-23-2023



Lanie McManus, Clerk  
Charter Township of Garfield

**CHARTER TOWNSHIP OF GARFIELD**  
**TABLE 1**  
**SCHEDULE OF BENEFIT CHARGES**

Category	Benefit	Per Unit
Single Family Residence	1.00	benefit for each home
Duplex	2.00	benefit for each unit/home
Apartment Complex	.50	benefit per unit
Senior Living Complexes (for residents 55 or older)	.35	benefit per unit
Assisted Living	.30	benefit per unit
Auto /Boat/Snowmobile Dealers, etc. & Repair Facilities		
Per Service Stall	.30	per stall+
+ other areas based on their use office/storage, etc.		other areas at their rate
Barber, Beauty, Massage, Nail, Tanning Shops - based on 1.00 benefit	1.00	benefit+
+ number of chairs at .10 per chair	.10	per chair
Bar: 50.1% or more of its revenue from the sale of alcoholic drinks	.10	per seat
Bowling Alleys	.16	per alley
Car Washes		
Manual type - out of car operation - usually self serve	1.00	per stall
Automatic- Driver stays in the car	12.00	per lane
Churches	1.00	benefit+
+ .10 per 1,000 square feet	.10	per 1,000 sq. ft.
Cleaners - based on sq. ft.	2.00	benefits per 1,000 sq. ft. +
+ number of presses	2.00	benefits per press
Clubhouse - within a subdivision and/or condo association (not a "public" meeting area - private for residents only.)	.50	per 1,000 sq. ft.
Day Care Center Adult or Child	1.00	benefit+
	.10	Per person (adult/child)
Distillery/Winery/Tasting Rooms	.10	per seat
Like manufacturing(+ Industrial Pre-Treatment Processing as Required by OMI/WWTP Operators)		Minimum of 1.00 benefit for tasting room area
Food Court Vendors with shared seating	2.00	per vendor
Fraternal Organizations	1.00	for the first 2,000 sq. ft. +
	.50	per 1,000 sq. ft.
Garage - residential with water hooked to it for a sink or bathroom	.00	
If it is being used as a residential unit see apt/residential unit above	1.00	Benefit per unit

Category	Benefit	Per Unit
Gas Station/Service Station	.25	benefits per fill-up location +
Plus retail areas and repair stalls at their rate		other areas at their rate
Grocery Store - Party/Liquor Store (like 7-11, Geyer's Party Haus)	1.00	per 1,000 sq. ft.
(for other types of stores see Offices/Banks/Retail/Stores/Work areas below)	.50	per 1,000 sq. ft.
Gyms	.70	per 1,000 sq. ft.
Tennis Courts - (Inside a gym)	.25	per court
Racquetball - (Inside a gym)	.25	per court
Swimming Pool - (Inside a gym if not used for competition/spectator events)	1.00	benefit
Home Business: business out of the home	1.00	for the home plus
	.50	minimum .50 for the business
Hotels or Motels	.50	per unit without a kitchen
Units under 400 sq. ft.	.25	with a kitchen
+ 25 if the room has a hot tub	.25	with a hot tub
Units over 400 sq. ft.	1.00	
Laundry - Self Service	.50	per washer
Manufacturing (exclusive of Industrial Waste)	.50	per 1,000 sq. ft.
Manufacturing(+ Industrial Pre-Treatment Processing as required by OMI) (Same rates for us but must meet any requirements by OMI/WWTP operators)	.50	per 1,000 sq. ft.
Marina Building (bathroom and showers for boaters)	.75	per 1,000 sq. ft.
2010- Lowered the rate but recheck each year		
Meat Market or Produce Market	2.50	per 1,000 sq. ft.
Mobile Home Parks	1.00	benefit per home space
Nursing Homes	.45	per bed
Offices: Full office buildings, or calculated office space in other types of uses	.25	per 1,000 sq. ft.
Offices: Chiropractor, Dental, Medical	.25	per 1,000 sq. ft.
	.50	per exam chair/room/table
Public Meeting Spaces	1.00	benefit per 1,000 sq. ft.
Racquetball/Tennis Courts (stand alone-not inside a gym)	1.00	benefit+
+ .25 per court	.25	per court

Category	Benefit	Per Unit
Restaurants	.125	per seat
Restaurants - Outdoor Seating: patio/deck	.014	per sq. ft.
Retail/Banks/Work Areas: Clothing, Drapery, Drug, Gift, Fabric, Furniture, etc. Examples of Work Areas: Where anything is manufactured, assembled, coated, prepared, painted for manufacturing, and/or tested, etc.	.50	benefit per 1,000 sq. ft.
Roller Rinks	1.00	benefit per 1,000 sq. ft.
Schools	.30	per classroom
Snack Bars - Inside an establishment (Drive-in , etc. providing no alcohol	.10	per seat
Sporting Event that serves alcohol	.004	per seat
Swimming pools - Pool Areas inside an establishment that is not a recreational facility (like a hotel/motel)	1.00	benefit per pool
Swimming pools - Olympic size or associated with a recreational facility- with competitions/spectators during events	1.00	benefit per 1,000 sq. ft.
Warehouse (loading/unloading trucks of racks with stored material) And/Or Storage (areas used as "cold" storage only - nothing is manufactured, assembled, coated, prepared for manufacturing, and/or tested. If work is done in the area see Office/Stores/ Work Areas above.)	.10	Per 1,000 sq. ft.
ALL COMMERCIAL BUILDINGS ARE REQUIRED TO HAVE AN INSPECTION MANHOLE.  ALL ESTABLISHMENTS THAT DO ANY KIND OF FOOD PREPARATION NEED A GREASE TRAP.		