

## CHARTER TOWNSHIP OF GARFIELD TOWNSHIP BOARD MEETING

Tuesday, August 22, 2023 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 – 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 Watermain 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)

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

5. **Correspondence**

6. **Reports**

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

7. **Unfinished Business**

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

8. **New Business**

- a. Consideration of 2023 Millage Rate to Fund 2024 Budget Year
- b. Consideration of bids for repair of the Silver Lake Recreation Area walking loop

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) 9411620.

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**August 8, 2023**

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on August 8, 2023 at 6:00p.m.

**Pledge of Allegiance**

**Roll Call of Board Members**

Present: Molly Agostinelli, Chris Barsheff, Steve Duell, Chuck Korn, Chloe Macomber and Denise Schmuckal

Absent and Excused: Lanie McManus

Staff Present: John Sych, Planning Director

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

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

**2. Review and Approval of the Agenda - Conflict of Interest (6:04)**

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

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

*Nays: None*

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

**a. Minutes**

July 11, 2023 Regular Meeting  
 (Recommend Approval)

**b. Bills,**

(i) General Fund \$88,624.15  
 (Recommend Approval)

(ii) Gourdie-Fraser  
 Developer's Escrow Fund – Storm Water  
 Reviews, Utility Plan Review, Oversight  
 & Closeout \$ 30,479.25  
 General Utilities 56,180.00  
 Park Funds/DNR Trust Fund 18,350.00  
 Total \$105,009.25  
 (Recommend Approval)

**c. MTT Update (Receive and File)**

- d. **STC Assessment Audit for 2023 (Receive and File)**
- e. **Schedule a Public Hearing for September 12, 2023 to establish the property tax millage rate to be levied to support the Township's 2024 General and Fire Fund accounts (Recommend Approval)**
- f. **Consideration of Resolution 2023-19-T, a resolution recommending approval of an On-Premises Tasting Room Permit for Nocturnal Bloom brewing, LLC (Recommend Approval)**
- g. **Consideration of Contractor's Application for Payment No. 3 – Final to Walton Contracting, Inc. for River East Recreation Area Improvements Phase II (Recommend Approval)**
- h. **Consideration of River East Recreation Area Improvements Phase II – Dog Park, Close-out and Turnover Documents (Recommend Approval)**
- i. **Consideration of Village at LaFranier Woods – Water Main and Sanitary Sewer Extension Close-out and Turnover Documents (Recommend Approval)**
- j. **Resolution to approve Grand Traverse Metro Emergency Services Authority Budget Proposal (Recommend Approval)**

Board members removed the General Fund Bills from the Consent Calendar.

*Agostinelli moved and Barsheff seconded to adopt the Consent Calendar as amended.*

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

**4. Items Removed from the Consent Calendar (6:08)**

**a. Bills – General Fund**

Board members asked questions regarding the General Fund Bills.

*Schmuckal moved and Duell seconded to approve the General Fund bills in the amount of \$88,624.15.*

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



**5. Correspondence (6:10)**

- a. Traverse Connect Q2 Growth Barometer Results and Quarterly Accomplishments

**6. Reports****a. County Commissioner's Report (6:11)**

County Commissioners Brad Jewett and Lauren Flynn reported that the board approved a \$13 million bond to build a new facility in Kingsley and added that a new phone service for jail inmates was approved. Leelanau and Grand Traverse counties have approved the BATA agreement and the Sheriff is retiring on September 3<sup>rd</sup>. Flynn stated that they traveled to Austin, Texas to a County Commissioner conference and a community needs assessment for Grand Traverse County parks will be going out soon.

**b. Construction Report (6:28)**

Township Engineer Jennifer Graham included her report in writing and added that due to high demands, booster station 5 will be bid next year. River East has been closed out for Phase 2 and Phase 3 is moving forward and the bathroom project will be bid out this fall. Construction reviews are keeping her busy.

**c. Sheriff's Report (6:35)**

Acting Lieutenant Roy Raska gave the statistics for July 2023 and added that fraud awareness presentations were given last month.

**d. GT Metro Fire Report (6:38)**

Metro Fire Chief Pat Parker shared statistics for July 2023. He added that Metro hired an investigator for the department who will be moving here soon. Excess equipment will be going up for bids and training is ongoing. Metro is once again doing the Safe Neighborhood program and testing smoke alarms in homes.

**e. Traverse Connect Presentation (6:45)**

Warren Call with Traverse Connect presented the Market Feasibility Study to board members. He talked about the availability and demand for light industrial uses in the township. He reviewed main corridors in the township and their capacity for industrial uses and expansion and noted that water and sewer could be expanded for any diversified needs. Flex space is also in demand. Call also touched on housing and development in the township.

**f. Planning Department Report for August 2023 (7:09)**

Planner John Sych submitted his report in writing and added that there were several items to be heard at the next meeting and he mentioned that the Master Plan project is on track to wrap up at the end of the year.

**g. Parks and Rec Report (6:15)**

Parks Steward Derek Morton stated that a full report was included in writing. He added that the pavilion at Silver Lake Recreation area was hit by a car and is being repaired. Staff is bidding out work to be done to the pavement on the walking loop and working on a trail head for the Commons Area.

Schmuckal reported on the flagpole placement at Silver Lake Park and stated that the Parks Commission approved the donation of electrical work at the Silver Lake Pavilion pending board approval. The donor wants to do the electric first and then will erect the flagpole. Board members agreed to the donation of electricity at the Silver Lake Park pavilion. The Parks Commission also looked at priority projects for 2024. Staff will prepare a budget and bring it back to the Parks Commission on October.

**h. Treasurer's Report (7:15)**

Macomber submitted her report in writing and added that the state budget was approved and 1% would be added to ARPA funds if it could be used in 2024. Board members gave feedback for project lists.

*Schmuckal moved and Agostinelli seconded to move forward with the proposed ARPA spending plan.*

Macomber stated that the allocated percentages are flexible and board members will be able to discuss the specific projects that department heads come up with before any money is spent.

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

*Nays: None*

**i. Clerk's Report in Writing (7:31)**

McManus submitted her report in writing.

**j. Supervisor's Report (7:31)**

Supervisor Korn stated that he was invited to a meeting to discuss the homeless problem in the area. Petitions have been put together for the Jefferson Street project.

**7. Unfinished Business (7:36)**

None

**8. New Business****a. Public Hearing – Consideration of Amendment to Ordinance 15 – Operation and Maintenance of the Grand Traverse County Water Supply System No. 1, Resolution 2023-21-T (7:36)**

This Amendment would allow for modifications to the water and sewer to be made by resolution instead of by ordinance. Korn opened the public

hearing at 7:38pm, and seeing no one wishing to comment, closed the public hearing.

*Schmuckal moved and Duell seconded to adopt Amendment to Ordinance 15 – Operation and Maintenance of the Grand Traverse County Water Supply System No. 1, Resolution 2023-21-T.*

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

**b. Consideration of Birmley Meadows Site Condominium application  
SPR 2023-04 (7:39)**

Birmley Meadows is a proposed 26-lot residential site condominium development immediately adjacent to the north of the existing Birmley Hills Estates subdivision. The site is directly accessed from Birmley Estates Drive and Farmington Drive, which both provide access from Birmley Road. The site is about 16 acres and zoned R-1 One-Family Residential. This application is for a site condominium development of 26 single-family residential lots. According to the application, the lots will be between 15,000 and 40,000 square feet, the development will be served by municipal water and sewer, and all utilities will be underground. Sych stated that all criteria has been met

*Schmuckal moved and Barsheff seconded THAT Findings of Fact for Application SPR-2023-04, submitted by T&R Investments, for a site condominium at Parcel #05-026-020-33, as presented in Planning Department Report 2023-93 and as recommended for adoption by the Planning Commission, BE ADOPTED.*

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

*Schmuckal moved and Barsheff seconded MOTION THAT application SPR-2023-04, submitted by T&R Investments, for a site condominium at Parcel #05-026-020-33, BE APPROVED subject to the following conditions:*

- 1. Final engineering review and approval by the Township Engineer is required including all infrastructure and stormwater.*
- 2. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 3. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township prior to any Land Use Permits being issued.*
- 4. After recording the condominium plan, master deed, bylaws and deed*

*restrictions, the developer shall file two (2) copies of each document, including all pertinent attachments, with the Township.*

*5. Condominium Protective Covenants and Deed Restrictions which hold harmless the Township for improvements within the site condominium subdivision and which require conformance with all conditions and requirements of condominium plan approval and this ordinance shall be required.*

*6. The Condominium Master Deed and Bylaws shall include the following statement: "Condominium Amendments which are recorded prior to the receipt of written Garfield Township Planning Department approval shall be considered null and void."*

*7. After the construction of all improvements, the developer shall file with the Township two (2) copies of the as-built condominium plan and a certification from the developer's engineer that the improvements have been installed in conformance with the approved construction drawings*

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

*Nays: None*

**c. Consideration of recommending a Class C Liquor License for High Tops, Resolution 2023-18-T (7:42)**

Philip Beehler of Traverse City spoke about the Class C license and proposed his idea for a restaurant in the Grand Traverse Mall. His daughter also spoke and said that they were trying to open a restaurant to help revitalize the mall. Board members discussed the proposed project and asked questions. The applicants will return on August 22<sup>nd</sup> to give a presentation with further information pertaining to their project and the liquor license.

**d. Consideration of ordering two streetlights for Kensington West Condominiums (7:55)**

Board members agreed to move ahead with two new streetlights for the Kensington West Condominiums Association. The township will front the cost and the association will pay the township back.

*Schmuckal moved and Duell seconded to order two streetlights for Kensington West Condominiums.*

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

*Nays: None*

**9. Public Comment: (7:58)**

**10. Other Business (7:58)**

None

**11. Adjournment**

*Korn adjourned the meeting at 7:59pm.*

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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





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

3.a.  
(cont.)  
Business ID: \_\_\_\_\_  
Request ID: \_\_\_\_\_  
(For MLCC use only)

**Local Government Approval For On-Premises Tasting Room Permit**  
(Authorized by MCL 436.1536)

**RESOLUTION 2023-19-T**

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new On-Premises Tasting Room Permit application.

**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 Charter Township of Garfield council/board  
(regular or special) (township, city, village)  
called to order by Supervisor Korn on August 8, 2023 at 6:00 PM  
the following resolution was offered: (date) (time)  
Moved by Molly Agostinelli and supported by Chris Barsheff  
that the application from Nocturnal Bloom Brewing, LLC  
(name of applicant - if a corporation or limited liability company, please state the company name)

**for a NEW ON-PREMISES TASTING ROOM PERMIT**

to be located at: 3344 Cass Rd., Traverse City, MI 49684

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: 6  
Nays: 0  
Absent: 1

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 August 8, 2023 (township, city, village)  
(regular or special) (date)

Lanie McManus

Print Name of Clerk

*Lanie McManus*

Signature of Clerk

*8-9-2023*

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: Constitution Hall - 525 W. Allegan Street, Lansing, MI 48933  
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906  
Fax to: 517-763-0059

2024 BUDGET RESOLUTION FOR  
CHARTER TOWNSHIP OF GARFIELD  
COUNTY OF GRAND TRAVERSE, MICHIGAN  
RESOLUTION 2023-20-T

Minutes of a regular meeting of the Charter Township of Garfield Board, held on the 8<sup>th</sup> day of August, 2023, at 6:00 o'clock pm.

PRESENT: Molly Agostinelli, Chris Barsheff, Steve Duell, Chuck Korn, Chloe Macomber, and Denise Schmuckal.

WHEREAS, The Township is an Incorporating Township of the Grand Traverse Metro Emergency Services Authority ("Metro"), incorporated under the authority of Public Act 57 of 1988, and

WHEREAS, Article XV of the Articles of Incorporation for Metro provides that Metro's annual budget will be funded by contributions from each Incorporating Township.

**NOW, THEREFORE,**

BE IT RESOLVED that the Township hereby commits to fund Metro's 2024 Budget year with a financial contribution equal to 2.75 mills times the Townships ad valorem real property tax value, which equates to \$3,078,425 for Garfield.

BE IT FURTHER RESOLVED, that the Township agrees to contribute all of this revenue to Metro by May 15, 2024.

BE IT FURTHER RESOLVED, that the Township can fund Metro's 2024 Budget obligation using any combination of a millage rate and general fund contribution as deemed financially beneficial to the Township.

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

Nays: None

Absent and Excused: Lanie McManus

## CERTIFICATE

I, Lanie McManus, the duly elected and acting Clerk of the Charter Township of Garfield, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Charter Township of Garfield, adopted during a meeting of the Garfield Township Board, Grand Traverse County, Michigan held on August 8, 2023, at which meeting six (6) members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the minutes of said meeting were kept and will be and have been made available as required by said Act.

Dated: 8-9-2023

A handwritten signature in blue ink, reading "Lanie McManus", written over a horizontal line.

Lanie McManus  
Clerk, Charter Township of Garfield  
Grand Traverse County, Michigan



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

**RESOLUTION # 2023-21-T**

**RESOLUTION ADOPTING AMENDMENT NO. 42 TO ORDINANCE 15 – OPERATION AND  
MAINTENANCE OF THE GRAND TRAVERSE COUNTY WATER SUPPLY SYSTEM NO. 1  
(GARFIELD TOWNSHIP)**

**WHEREAS** the Charter Township of Garfield Ordinance No. 15, as amended, contains provisions to provide for the operation and maintenance of the Grand Traverse County water supply system No. 1 (Garfield Township) on a public utility basis under the provisions of Act 94, Public Acts of Michigan, 1933, as amended; and

**WHEREAS** said adjustments in the benefit charge and use charges rates to be charged for service furnished by the System were implemented through an amendment to Ordinance 15; and

**WHEREAS**, the Township Board deems it is more appropriate and reasonable to adopt updated rates as costs change and new information becomes available through the process of adopting a Resolution.

**NOW THEREFORE:**

**THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:**

**AMENDMENT NO. 42 TO GARFIELD TOWNSHIP ORDINANCE NO. 15:**

THAT **Section 4A.** BE AMENDED as follows:

**DELETE** the following under Section 4A.:

Rates to be charged for service furnished by the System shall be as follows:

Benefit Charge

For the privilege of connecting to the system and receiving service there from there shall be paid on behalf of each user-customer desiring service from the system the following charges:

<u>Benefit Charge</u>		\$2,800.00	
This charge will be increased beginning			
January 1, 2007, and then by \$100 every two			
(2) years after that through the year 2021, as			
displayed in the table below:			
January 1, 2007	\$2,800.00	January 1, 2015	\$3,200.00
January 1, 2009	\$2,900.00	January 1, 2017	\$3,300.00

January 1, 2011	\$3,000.00	January 1, 2019	\$3,400.00
January 1, 2013	\$3,100.00	January 1, 2021	\$3,500.00

The Benefit Charge for connection of premises other than single family residences shall be in the appropriate amounts specified above, multiplied by the factors provided for in Table 1 (as amended) provided, however, that the minimum Benefit Charge shall be that specified above for a single family residence.

#### Use Charges

Use charges to each premises served by the System shall be at the following metered rates per month: Beginning January 1, 2007 the base water rate fee will be \$9.20 for the first 462 cubic feet of water used per month, and the commodity charge will be \$1.70 for every 100 cubic feet for usage above the initial 462 cubic feet, then these rates will increase based on the table below:

January 1, 2007	\$9.20 1 <sup>st</sup> 462 cu.ft. and \$1.70 per 100 cu.ft. over
January 1, 2008	\$10.35 1 <sup>st</sup> 462 cu.ft. and \$1.75 per 100 cu.ft. over
January 1, 2009	\$11.50 1 <sup>st</sup> 462 cu.ft. and \$1.75 per 100 cu.ft. over
January 1, 2010	\$11.50 1 <sup>st</sup> 462 cu.ft. and \$1.80 per 100 cu.ft. over

**REPLACE** with the following:

**Section 4A.** "Permits and other fees, charges for services and equipment, security deposits, and rates for water shall be in the amounts specified and as provided for by resolution of the Township Board as now existing or as may be modified from time to time."

**AMEND Section 14** to read "This Ordinance Amendment shall become effective immediately upon its publication."

Moved: Denise Schmuckal

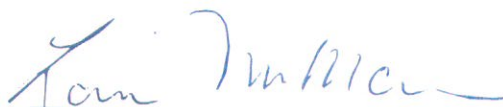
Supported: Steve Duell

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

Nays: None

Absent and Excused: Lanie McManus

By:

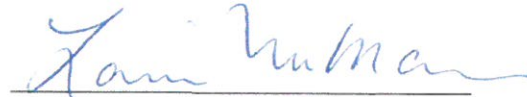


Lanie McManus, Clerk  
Charter Township of Garfield

## 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 #2023-21-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of August, 2023.

Dated: 8-9-2023



Lanie McManus, Clerk  
Charter Township of Garfield

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/09/2023	GEN	41612	CONSERVATION RESOURCE ALLIANCE	BUFFALO RIDGE TREE PLANTING	308-000-970.000	18,248.02
08/09/2023	GEN	41613	DTE ENERGY	910020833133	101-265-920.601	271.47
08/09/2023	GEN	41614	DTE ENERGY	910020833257	101-265-920.601	59.26
08/09/2023	GEN	41615	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	1,326.08
08/09/2023	GEN	41616	GOURDIE-FRASER, INC.	RIVER EAST PHASE II	308-000-970.000	18,350.00
08/09/2023	GEN	41617	GRAND TRAVERSE COUNTY DPW	5590511	308-000-805.000	18.66
08/09/2023	GEN	41618	GRAND TRAVERSE COUNTY DPW	5105021	101-265-920.602	378.47
08/09/2023	GEN	41619	PREMIER OUTDOORS OF TRAVERSE CITY	TOWNSHIP HALL MOWING	101-265-935.602	340.00
08/09/2023	GEN	41620	PREMIER OUTDOORS OF TRAVERSE CITY	SILVER LAKE PARK	308-000-805.000	1,920.00
08/09/2023	GEN	41621	STAPLES	PAPER/PENS/KLEENEX/STAPLES/	101-101-726.000	299.00
08/09/2023	GEN	41622	UNITED WAY	UNITED WAY	101-000-238.000	180.00
08/09/2023	GEN	41623	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	1,860.00
08/09/2023	GEN	41624	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	1,860.00
08/09/2023	GEN	41625	WALTON CONTRACTING, INC.	FINAL PAYMENT RIVER EAST PHASE II	308-000-970.000	8,066.10
08/15/2023	GEN	41626	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTH	101-851-873.030	22,670.69
08/15/2023	GEN	41627	GFL ENVIRONMENTAL	002114258	308-000-805.000	493.11
08/15/2023	GEN	41628	GFL ENVIRONMENTAL	002114259	101-265-935.604	122.80
08/15/2023	GEN	41629	GMOSER'S SEPTIC SERVICE, INC	JULY MONTHLY RENTAL	308-000-805.000	270.00
08/15/2023	GEN	41630	GRAND TRAVERSE COUNTY ROAD	BRINE - 1ST APPLICATION	101-747-880.007	672.89
08/15/2023	GEN	41631	GRANITE TELECOMMUNICATIONS	POTS LINES	101-265-850.000	137.78
08/15/2023	GEN	41632	GRID4 COMMUNICATIONS, INC.	PHONES	101-265-850.000	616.09
08/15/2023	GEN	41633	INTEGRITY BUSINESS SOLUTIONS	LEGAL PAD/PAPER/LETTER POUCH/HILITER	101-101-726.000	141.65
08/15/2023	GEN	41634	LAND INFORMATION ACCESS ASSOC	FRANCHISE FEES	101-747-880.011	20,924.89
08/15/2023	GEN	41635	PREMIER OUTDOORS OF TRAVERSE CITY	JULY MOWING TOWN HALL	101-265-935.602	715.00
08/15/2023	GEN	41636	PREMIER OUTDOORS OF TRAVERSE CITY	JULY MOWING PARK	308-000-805.000	1,920.00
08/15/2023	GEN	41637	SPECTRUM ENTERPRISE	INTERNET	101-258-935.016	159.98
08/15/2023	GEN	41638	TRAVERSE CITY LIGHT & POWER	00104659-5	101-448-920.005	10.61
08/15/2023	GEN	41639	TRAVERSE REPRODUCTION	PLOTTER PAPER	101-101-726.000	165.12

3.b.

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/15/2023	GEN	41640	VC3 INC.	CLOUD DATA RECOVERY	101-258-935.015	619.50
08/16/2023	GEN	41641	86TH DISTRICT COURT	WHITE TIGER - SMALL CLAIMS	101-253-801.000	30.00
08/16/2023	GEN	41642	86TH DISTRICT COURT	CTR FOR COMPASSION - SMALL CLAIMS	101-253-801.000	30.00
08/16/2023	GEN	41643	86TH DISTRICT COURT	TC MEXICAN - SMALL CLAIMS	101-253-801.000	30.00
08/16/2023	GEN	41644	86TH DISTRICT COURT	UNIQUE SIGNS - SMALL CLAIMS	101-253-801.000	30.00
TOTAL - ALL FUNDS				TOTAL OF 33 CHECKS		102,937.17
--- GL TOTALS ---						
101-000-227.000			DEFERRED COMP			3,720.00
101-000-237.000			HSA (FORMERLY FLEX)			1,326.08
101-000-238.000			UNITED WAY			180.00
101-101-726.000			SUPPLIES			605.77
101-253-801.000			LEGAL SERVICES			120.00
101-258-935.015			COMPUTER SUPPORT SYSTEMS			619.50
101-258-935.016			COMPUTER NETWORK			159.98
101-265-850.000			TELEPHONE			753.87
101-265-920.601			HEATING / GAS			330.73
101-265-920.602			WATER / SEWER			378.47
101-265-935.602			LAWN MAINTENANCE			1,055.00
101-265-935.604			RUBBISH REMOVAL			122.80
101-448-920.005			STREET LIGHTS TOWNSHIP			10.61
101-747-880.007			COM. PROM. - COMMUNITY AWAREN			672.89
101-747-880.011			COM. PROM. - P.E.G.			20,924.89
101-851-873.030			INSURANCE - EMPLOYEE HEALTH			22,670.69
308-000-805.000			CONTRACTED AND OTHER SERVICES			4,621.77
308-000-970.000			CAPITAL OUTLAY			44,664.12
TOTAL						102,937.17



**Change Order No.** 3

Date of Issuance: August 11, 2023  
Owner: Charter Township of Garfield  
Contractor: Elmer's Crane and Dozer  
Engineer: Gourdie-Fraser, Inc  
Project: Cedar Run Watermain Extension

Effective Date: August 11, 2023  
Owner's Contract No.:  
Contractor's Project No.:  
Engineer's Project No.: 21391  
Contract Name:


The Contract is modified as follows upon execution of this Change Order:

Description: Final Balancing to account for final quantities of material, labor installed

Attachments: N/A

<b>CHANGE IN CONTRACT PRICE</b>	<b>CHANGE IN CONTRACT TIMES</b> <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>1,389,275</u>	Original Contract Times: Substantial Completion: <u>June 8, 2023</u> Ready for Final Payment: <u>July 8, 2023</u> days or dates
{Increase} [Decrease] from previously approved Change Orders No. <u>2</u> to No. <u>3</u> : \$ <u>-12,989.00</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>  </u> to No. <u>  </u> : Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>1,376,286.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>June 8, 2023</u> Ready for Final Payment: <u>July 8, 2023</u> days or dates
{Increase} [Decrease] of this Change Order: \$ <u>30,420.60</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>June 8, 2023</u> Ready for Final Payment: <u>July 8, 2023</u> days or dates
Contract Price incorporating this Change Order: \$ <u>1,345,865.40</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>June 8, 2023</u> Ready for Final Payment: <u>July 8, 2023</u> days or dates

RECOMMENDED:

By:   
Engineer (if required)

Title: Project Manager

Date: 8/11/2023

**ACCEPTED:**

By: \_\_\_\_\_  
Owner (Authorized Signature)

Title \_\_\_\_\_

Date \_\_\_\_\_

**ACCEPTED:**

By:	
	Contractor (Authorized Signature)
Title	
Date	

Approved by Funding Agency (if applicable)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

FINAL BALANCING CHANGE ORDER #3

**PROJECT:** Cedar Run Watermain Extension

**DATE ISSUED:** 11-Aug-23

The following items summarize changes being made to the Contract Documents:

ITEM NO.	COMPLETE DESCRIPTION OF CHANGES	DECREASE CONTRACT	INCREASE CONTRACT
	<b>FINAL BALANCING:</b>		
1	Deducted Qty 58 LF - Water Main - 12", C900	\$6,554.00	
2	Deducted Qty 1 LF - Water Main - 18" C900	\$78.00	
8	Added Qty 0.5 EA - Connect to Existing		\$2,637.50
9	Deducted Qty 177.79 SYD - Asphalt Drive Replacment	\$26,260.12	
1-8	Deducted Qty 175 SYD - Concrete Drive Replacment	\$14,700.00	
1-12	Added Qty 523.56 SY - Asphalt, Road Replacement		\$28,534.02
1-13	Deducted Qty 460 LF - Concrete Curb	\$14,000.00	
1-14	Deducted Qty 27 LF - Concrete Curb & Gutter Replacement		
	Total Decrease	\$61,592.12	
	Total Increase		\$31,171.52
	<b>Net Increase (Decrease)</b>	<b>\$30,420.60</b>	

The sum of \$30,420.60 is hereby (deducted from) ~~(added to)~~ the total Contract Price.

The time provided for completion in the Contract is (un)changed.

This document shall become an amendment to the Contract and all provisions of the Contract will apply hereto.



ENGINEERS JOINT CONTRACT  
DOCUMENTS COMMITTEE

**Contractor's Application for Payment No.**

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE		Application Period: 6/26/2023 - 7/25/2023	Application Date: 7/25/2023
To (Owner)	Garfield Township	From (Contractor)	Gourdie Fraser, Inc.
Project:	Cedar Run Water Main Extension	Contractor: 3600 Rennie School Rd. Traverse City, Mi 49685 Address: 49685	Engineer Address: 123 West Front St., Traverse City, MI 49684
Owner's Contract No.:		Contractor's Project No.:	Engineer's Project No.: 21391

**Application For Payment**  
**Change Order Summary**

Change Order summary		
Approved Change Orders	Additions	Deductions
Number 1		\$21,793.00
2	\$8,804.00	
3		\$30,420.60
TOTALS	\$8,804.00	\$52,213.60
NET CHANGE BY		\$-43,409.60
CHANGE ORDERS		

## Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by Payment for Work Done.
- (2) Title to all work materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances), and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

<p>The undersigned Contractor certifies, to the best of its knowledge, the following:</p> <p>(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;</p> <p>(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and</p> <p>(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.</p>	<p>Contractor Signature</p>	<p>By: _____ Date: _____</p>	
	<p>is recommended by: _____</p>	<p>_____</p> <p>8/11/2023</p> <p>(Date)</p>	<p>Payment of: _____</p> <p>One Dollars and Seventy-Five Cents</p> <p>(Line 8 or other - attach explanation of the other amount)</p>
	<p>is approved by: _____</p>	<p>_____</p> <p>(Owner)</p> <p>(Date)</p>	<p>Payment of: _____</p> <p>Three Hundred and Seventy Four Thousand, Three Hundred and Sixty One Dollars and Seventy-Five Cents</p> <p>(Line 8 or other - attach explanation of the other amount)</p>
	<p>Approved by: _____</p>	<p>_____</p> <p>(Date)</p>	<p>Payment of: _____</p> <p>One Dollars and Seventy-Five Cents</p> <p>(Line 8 or other - attach explanation of the other amount)</p>



# Progress Estimate - Unit Price Work

5/26/2023 - 6/25/2023

3  
####

# Contractor's Application

For (Contract) 3600 Rennie School Rd, Traverse City, MI 49685										Application Number: 4 - Final				
Application Period 6/26/2023 - 7/25/2023										Application Date: 7/25/2023				
A			B				C			D	E	F		
Item		Contract Information												
Bid Item No.	Description	Item Qty	Units	Unit Price	Total Value of Item (\$)	Qty Instd Prev	Value of Work Instd Prev	Qty Instd This Period	Value of Work Instd This Period	Value of Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% Complete (F / B)	Balance to Finish (B - F)	
1	Water Main, 12" C900 (High Pressure)	5700	LF	\$113.00	\$644,100.00	5642	\$637,546.00				\$637,546.00	100.0%		
2	Water Main, 8" C900 (High Pressure)	350	LF	\$78.00	\$27,300.00	349	\$27,222.00				\$27,222.00	100.0%		
3	Bore & Jack, In Place, 24"	60	LF	\$1,000.00	\$60,000.00	60	\$60,000.00				\$60,000.00	100.0%		
4	Gate and Valve Box, 12"	7	EA	\$4,200.00	\$29,400.00	7	\$29,400.00				\$29,400.00	100.0%		
5	Gate and Valve Box, 8"	3	EA	\$3,700.00	\$11,100.00	3	\$11,100.00				\$11,100.00	100.0%		
6	Tapping Sleeve and Valve, 6"	1	EA	\$4,450.00	\$4,450.00	1	\$4,450.00				\$4,450.00	100.0%		
7	Fire Hydrant Assembly	13	EA	\$7,350.00	\$95,550.00	13	\$95,550.00				\$95,550.00	100.0%		
8	Connect to Existing Water Main	1	EA	\$5,275.00	\$5,275.00	1	\$5,275.00	0.5	\$2,637.50		\$7,912.50	100.0%		
9	Asphalt, Drive Replacement	500	SY	\$81.50	\$40,750.00			177.8	\$14,489.89		\$14,489.89	100.0%		
10	Concrete, Drive Replacement	175	SY	\$84.00	\$14,700.00									
11	Asphalt, Road Replacement	1600	SY	\$54.50	\$87,200.00			2124	\$115,734.02		\$115,734.02	100.0%		
12	Concrete Curb	460	LF	\$40.00	\$18,400.00	110	\$4,400.00				\$4,400.00	100.0%		
13	Traffic Control	1	LS	\$82,050.00	\$82,050.00	1	\$82,050.00				\$82,050.00	100.0%		
14	Restoration and Clean-up	1	LS	\$100,000.00	\$100,000.00	0.7	\$70,000.00	0.3	\$30,000.00		\$100,000.00	100.0%		
15	Mobilization	1	LS	\$85,000.00	\$85,000.00	1	\$85,000.00				\$85,000.00	100.0%		
16	Water Well Abandonment	2	EA	\$8,000.00	\$16,000.00			2	\$16,000.00		\$16,000.00	100.0%		
17	Water Treatment Plant Abandonment	1	LS	\$30,000.00	\$30,000.00	1	\$30,000.00				\$30,000.00	100.0%		
18	Master Meter	1	EA	\$38,000.00	\$38,000.00	1	\$38,000.00				\$38,000.00	100.0%		
19	CQ#1													
20	Fiber Optic	1	EA	\$8,987.00	\$8,987.00	1	\$8,987.00				\$8,987.00	100.0%		
21	Replace Bore/Jack with Dir Drill	1	EA	-\$30,780.00	-\$30,780.00	1	-\$30,780.00				-\$30,780.00	100.0%		
22	CQ#2													
23	1" Copper Water Service	1	EA	\$5,879.00	\$5,879.00	1	\$5,879.00				\$5,879.00	100.0%		
24	Cut, cap & fill brine tank outlet line	1	EA	\$2,925.00	\$2,925.00			1	\$2,925.00		\$2,925.00	100.0%		
25	CQ#3													
Totals					\$1,376,286.00		\$1,164,079.00		\$181,786.41		\$1,345,865.41	100.0%		



Engineering  
Surveying  
Testing &  
Operations

123 West Front Street  
Traverse City, Michigan 49684  
231.946.5874 (P)  
231.946.3703 (M)

August 11, 2023

Charter Township of Garfield  
Attn: Chuck Korn  
2848 Veterans Drive  
Traverse City, MI 49684

RE: Cedar Run Watermain Extension  
GFA #21391  
Close-out & Turnover

Dear Chuck:

The project for the Cedar Run Watermain has been completed. Enclosed please find copies of the following items submitted by the contractor in compliance with the contract documents:

1. One-Year Maintenance Bond
2. Letter of Guarantee
3. Affidavit of Completion/Consent of Surety
4. Recorded Grant of Easement (on file with Township)
5. One Year Warranty

The Record Drawings and reports are completed and both paper and CD copies will be delivered to the Grand Traverse County Department of Public Works.

GFA has provided construction oversight to this project and hereby verifies to the best of our knowledge, the contractor has installed the facilities according to the approved plans and specifications. Based on this information, we recommend that the Township accept the facilities, approve the final balancing change order and final pay application.

If you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,  
Gourdie-Fraser, Inc.

Jennifer Graham, P.E.  
Project Manager

Enclosures

cc: John Divozzo, Grand Traverse County DPW



3600 Rennie School Road  
Traverse City, MI 49685  
Phone (231) 943 - 3443 · Fax (231) 943 - 8975  
[www.TeamElmers.com](http://www.TeamElmers.com)  
An Equal Opportunity Employer

Alpena · Boyne City · Ellsworth · Harrison · Hillman · Ludington · Manistee · Mt. Pleasant · Omer · Oscoda · Petoskey · Tri-City · White Cloud

## ONE YEAR WARRANTY

August 8, 2023

Charter Township of Garfield

Project: Cedar Run Watermain Extension

Elmer's Crane and Dozer, Inc. will replace or repair any defect in material or workmanship provided and/or installed by us in connection with the project named above.

This warranty is valid one year from the date of substantial completion. The substantial completion date is July 13, 2023, making this warranty in effect until July 13, 2024.

We will not warranty workmanship defects caused by improper installation of materials provided by us and installed by others. However, if such materials are found to be faulty we will repair or replace the materials themselves.

Elmer's Crane and Dozer, Inc. will not be responsible for damage caused by any other type of natural disaster.

A handwritten signature in blue ink, appearing to read "Nick Broad", is written over a horizontal line.

Nick Broad

Project Manager

8/8/2023

# AFFIDAVIT OF COMPLETION / CONSENT OF SURETY

520381

Elmer's Crane and Dozer, Inc.

Name of Contractor

P.O. Box 6150, Traverse City, Michigan 49696 - 6150

Address of Contractor

being duly sworn, deposes and says that they entered into a contract with:

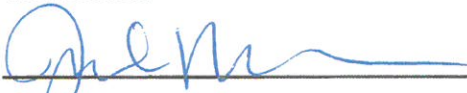
Charter Township of Garfield on the 8th day of March, 2023  
for the Cedar Run Road water main extension Project.

Contractor further says that the said contract has been completed and all indebtedness incurred by him to subcontractors, suppliers, and laborers in their employ has been paid in full.

Contractor further says that there are no outstanding or pending claims, liens or actions in law involving this contract.

Contractor further says this affidavit is furnished as an inducement to the Owner to confirm  
Final Payment / Release Retainage on said contract.


WITNESSES:

  
Julia Morse

SIGNED: Elmer's Crane and Dozer, Inc.

  
Nicholas L Broad

Subscribed and sworn to before me MARYNELL RIPMASTER 9th day of August, 2023  
NOTARY PUBLIC STATE OF MICHIGAN  
COUNTY OF GRAND TRAVERSE  
MY COMMISSION EXPIRES 02/04/2029  
My commission expires: 02/04/2029 ACTING IN GRAND TRAVERSE COUNTY

  
Notary Public

## CONSENT OF SURETY

We, as Surety on the above-described contract, hereby give our consent to the payment to the Contractor as indicated.

NAME OF SURETY COMPANY:

The Cincinnati Insurance Company

PERFORMANCE AND PAYMENT BOND NO.:

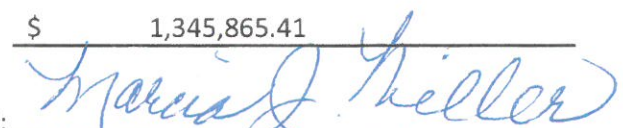
B 3281470

FINAL CONTRACT PRICE:

\$ 1,345,865.41

Date: August 7, 2023

Signed:



Name: Marcia J Miller, Attorney-in-Fact



THE CINCINNATI INSURANCE COMPANY  
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Robert G. Chapman; David G. Chapman; Nathan G. Chapman; Marcia J. Miller;  
Cloyd W. Barnes; Curtis M. Peterson; Ryan Peterson and/or Nicole Andries

of Lansing, Michigan

their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to  
Fifty Million and No/100 Dollars (\$50,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO )

COUNTY OF BUTLER )

SS:

THE CINCINNATI INSURANCE COMPANY  
THE CINCINNATI CASUALTY COMPANY

*Stephen A. Ventre*

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



*Keith Collett*

Keith Collett, Attorney at Law  
Notary Public - State of Ohio

My commission has no expiration date.  
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 7th day of August, 2023



*Ed H*

## MAINTENANCE BOND

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**CONTRACTOR (Name and Address):**

Elmer's Crane and Dozer, Inc  
3600 Rennie School Road  
Traverse City, MI 49685

**SURETY (Name and Address of Principal Place of Business):**

The Cincinnati Insurance Company  
6200 S Gilmore Road  
Fairfield, OH 45014

**OWNER (Name and Address):**

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

**CONTRACT**

**Date:**

**Amount:** \$1,345,865.41

**Project Description (Name and Location):** Cedar Run Road Water Main Extension (Black Bear Farms Water System Consolidation Project)

**BOND**

**Date (1 year from date of Acceptance by the Municipality):** August 7, 2023

**Amount:** \$672,932.71

**Bond Number:** B3281470

Surety and Contractor, intending to be legally bound hereby, subject to the following terms, to each cause this Maintenance Bond to be duly executed on its behalf by its authorized officer, agent or representative.

**KNOW ALL MEN BY THESE PRESENTS,**

**That we,** Elmer's Crane and Dozer, Inc

entered into a Contract with said Oblige for Cedar Run Road Water Main Extension (Black Bear Farms Water System Consolidation Project)

in accordance with the General Conditions, the Drawings and Specifications, which Contract is by reference incorporated herein, and made a part hereof, and is referred to as the Contract..

as Principal, (hereinafter called Principal), and

The Cincinnati Insurance Company

as Surety (hereinafter called

Surety), are held and firmly bound into

Charter Township of Garfield

as Oblige (hereinafter called Oblige), in the  
penal sum of Six Hundred Seventy Two Thousand Nine Hundred Thirty Two and 71/100--

Dollars \$ 672,932.71 for the  
payment whereof Principal and Surety bind  
themselves, their heirs, executors,  
administrators, successors, and assigns, jointly  
and severally, firmly by these presents

NOW, THEREFORE, the condition of this  
obligation is such that, if said Principal shall  
maintain and remedy any defects due to faulty  
materials or workmanship, and pay for any  
damage to other Work resulting therefrom, and  
additional expense which shall appear within a  
period of one year(s) from the date of  
acceptance by the municipality of the Work  
provided for in the Contract, then this obligation

WHEREAS, said Principal has by written  
Agreement, dated \_\_\_\_\_

to be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that said Obligee shall give Principal and Surety notice of observed defects with reasonable promptness.

Signed and sealed this 7th day of August, 2023

CONTRACTOR AS PRINCIPAL

Company: (Corp. Seal)

Elmer's Crane and Dozer, Inc

Signature: 

Name and Title: Nicholas L Broad, PM

SURETY

Company:

The Cincinnati Insurance Company

Signature: 

Name and Title: Marcia J Miller, attorney-in-fact  
(Attach Power of Attorney)

(Space is provided below for signatures of additional parties, if required).

CONTRACTOR AS PRINCIPAL

Company: (Corp. Seal)

SURETY

Company:

(Corp. Seal)

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

NOTE: Date of Bond must not be prior to date of Substantial Completion. If Contractor is a Partnership, all partners should execute Bond.

IMPORTANT: Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.

THE CINCINNATI INSURANCE COMPANY  
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Robert G. Chapman; David G. Chapman; Nathan G. Chapman; Marcia J. Miller;  
Cloyd W. Barnes, Curtis M. Peterson; Ryan Peterson and/or Nicole Andries

of Lansing, Michigan

their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to  
Fifty Million and No/100 Dollars (\$50,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO )  
COUNTY OF BUTLER )

THE CINCINNATI INSURANCE COMPANY  
THE CINCINNATI CASUALTY COMPANY

*Stephen A. Ventre*

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



*Keith Collett*

Keith Collett, Attorney at Law  
Notary Public - State of Ohio

My commission has no expiration date.  
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 7th day of August, 2023



BN-1457 (3/21)

*ELH*





DocId:8391878

Tx:4242098

2023R-09092

STATE OF MICHIGAN

GRAND TRAVERSE COUNTY

RECORDED 08/02/2023 10:30:48 AM

PEGGY HAINES REGISTER OF DEEDS

PAGE 1 OF 4

### GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: that Black Bear Farms Co-Owners' Association, Inc. and Black Bear Farms II Condominium Association

(Grantor), whose address is 2240 W. South Airport Road, Suite E, Traverse City, MI 49684

For and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to

Charter Township of Garfield, a Michigan municipal corporation, (Grantee),

whose address is 3848 Veterans Drive, Traverse City, MI 49684

and the successors and assigns of Grantee, a non-exclusive easement for the purpose of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting, and replacing public and/or private utilities, through, along, and across the following described property:

Situated in the Township of Long Lake, County of Grand Traverse, State of Michigan, to wit:

### 20' WIDE PUBLIC UTILITY EASEMENT

A 20 foot wide easement for the installation and maintenance of PUBLIC WATER and appurtenances in part of Section 12, Town 27 North, Range 12 West, Long Lake Township, Grand Traverse County, Michigan, said Easement being within Tax Parcel # 08-701-900-00, which is more fully described as;

Commencing at the North one-quarter corner of said Section 12;

thence South 87°33'34" East, 1,691.02 feet, along the North line of said Section 12;

thence South 01°05'34" West, 33.01 feet, to a point on the Southerly right of way line of Cedar Run Road, and to the

#### POINT OF BEGINNING;

thence South 87°33'34" East, 20.00 feet, along said Southerly right of way line;

thence South 01°05'34" West, 101.59 feet;

thence South 27°41'02" West, 102.21 feet;

thence South 15°36'02" West, 36.19 feet;

thence South 00°18'22" West, 75.19 feet;

thence North 89°41'38" West, 20.00 feet;

thence North 00°18'22" East, 77.87 feet;

thence North 15°36'02" East, 40.99 feet;

thence North 27°41'02" East, 99.60 feet;

thence North 01°05'34" East, 97.33 feet, to a point on Southerly right of way line of said Cedar Run Road, and to the

#### POINT OF BEGINNING.

Subject to other easements or restrictions, if any.

Together with the right of ingress and egress to, from and over said lands, and subject to other easements or restrictions if any.

The Grantee shall replace and restore the property to the extent practicable whenever any construction or maintenance occurs within the easement area Grantee shall not be responsible for replacing any trees or vegetation in the easement area that are distributed as a result of construction or maintenance. Grantor agrees that no buildings, fences, or other structures of any kind will be placed within the boundaries of said easement, and Grantor shall not plant any trees or vegetation in the easement that interfere with Grantees rights under this easement. Grantee shall have the right to remove any buildings, fences, structures, trees, or vegetation placed within the easement and Grantor shall be responsible for the cost of such removal.

This easement and associated rights and restriction are granted in perpetuity.

Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so, and shall include the heirs, successors and assigns of the parties hereto.

The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assigns of Grantors.

Dated this 28<sup>th</sup> day of July, 2023

Duane C Bickel, Grantor Duane C. Bickel

Elaine A Justice, Grantor Elaine A. Justice

For Black Bear Farms Co Owners Association Inc AND Black Bear Farms II Condominium Association, S.B.

STATE OF MICHIGAN

COUNTY OF Grand Traverse

Acknowledged before me on the 28 day of July, 2023

By Duane C Bickel Grantors

Elaine A. Justice Grantors

Melanie Sue Nickerson

Notary Public:

MELANIE SUE NICKERSON  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF GRAND TRAVERSE  
MY COMMISSION EXPIRES NOV 28, 2023  
ACTING IN COUNTY OF Grand Traverse




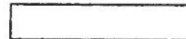
Grand Traverse, Michigan

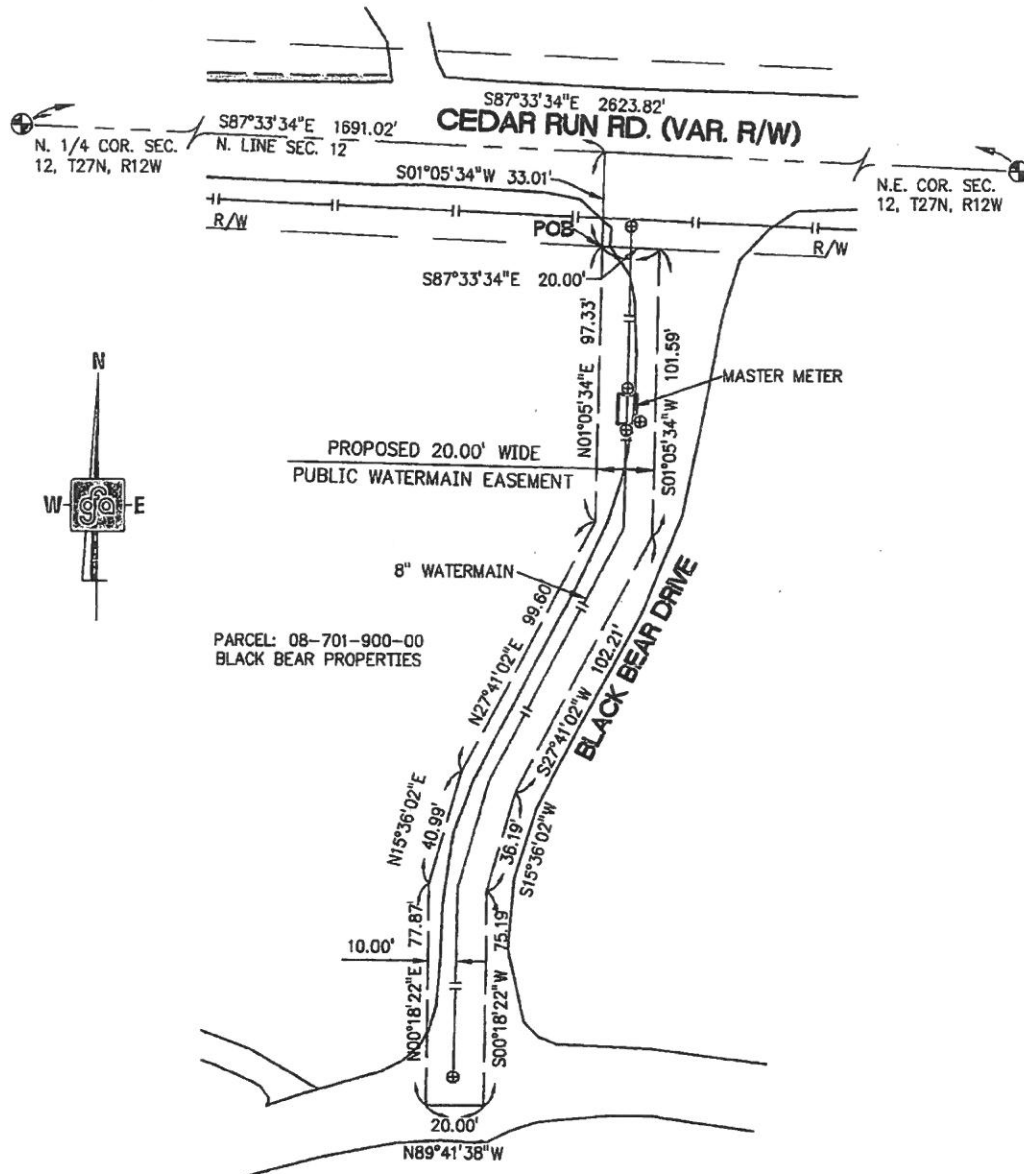
My Commission Expires: 11-28-2023

\* Drafted by Gourdie Fraser, 123 West Front Street, Traverse City, MI 49684

# PUBLIC WATERMAIN EASEMENT

## SURVEY LEGEND

-  GOVERNMENT CORNER (AS NOTED)
-  WATER VALVE
-  WATERMAIN
-  ASPHALT SURFACE






GRAPHIC SCALE: 1 inch = 50 feet

0 25 50 100 150

PREPARED FOR: **LONG LAKE TOWNSHIP**

BASIS OF BEARINGS: ML STATE PLANE COORD. SYSTEM, CENTRAL ZONE, NAD83(2011)

<p><b>ENGINEERING SURVEYING TESTING &amp; OPERATIONS</b></p> <p>123 West Front Street Traverse City, MI 49684</p>	<p> <a href="http://gta.tc">http://gta.tc</a></p> <p> 231.946.5874 (p)</p> <p> 231.946.3703 (f)</p>	<p>Location: <b>PUBLIC WATERMAIN EASEMENT IN PART OF SECTION 12, TOWN 27 NORTH, RANGE 12 WEST LONG LAKE TWP., GRAND TRAVERSE CO., MI</b></p>	<p>DATE: July 17, 2023</p> <p>P.M.: CHRIS LESTER P.S.</p> <p>DR: MJF CRL: CLL</p> <p><b>21391</b></p> <p>SHT 1 OF 2</p>
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THESE DOCUMENTS ARE PREPARED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CONTRACT FOR THIS PROJECT.

REV. 2023R-09092 Pg# 3

# PUBLIC WATERMAIN EASEMENT

## 20' WIDE PUBLIC UTILITY EASEMENT DESCRIPTION





A 20 foot wide easement for the installation and maintenance of watermain and appurtenances in part of Section 12, Town 27 North, Range 12 West, Long Lake Township, Grand Traverse County, Michigan, being more particularly described as follows:

Commencing at the North one-quarter corner of said Section 12;

thence South 87°33'34" East, 1,691.02 feet,  
along the North line of said Section 12;  
thence South 01°05'34" West, 33.01 feet,  
to a point on the Southerly right of way line of Cedar Run Road, and to the  
**POINT OF BEGINNING**;  
thence South 87°33'34" East, 20.00 feet,  
along said Southerly right of way line;  
thence South 01°05'34" West, 101.59 feet;  
thence South 27°41'02" West, 102.21 feet;  
thence South 15°36'02" West, 36.19 feet;  
thence South 00°18'22" West, 75.19 feet;  
thence North 89°41'38" West, 20.00 feet;  
thence North 00°18'22" East, 77.87 feet;  
thence North 15°36'02" East, 40.99 feet;  
thence North 27°41'02" East, 99.60 feet;  
thence North 01°05'34" East, 97.33 feet,  
to a point on Southerly right of way line of said Cedar Run Road, and to the **POINT OF BEGINNING**.

PREPARED FOR: **LONG LAKE TOWNSHIP**

BASIS OF BEARINGS: MI. STATE PLANE COORD. SYSTEM, CENTRAL ZONE, NAD83(2011)


<b>ENGINEERING SURVEYING TESTING &amp; OPERATIONS</b>  123 West Front Street Traverse City, MI 49684		 <a href="http://gfa.tc">http://gfa.tc</a>  231.946.5874 (p)  231.946.3703 (f)	Location: <b>PUBLIC WATERMAIN EASEMENT IN PART OF SECTION 12, TOWN 27 NORTH, RANGE 12 WEST LONG LAKE TWP., GRAND TRAVERSE CO., MI</b>	DATE: July 17, 2023
				P.A.L: CHRIS LESTER P.S. DR: MJF CND: CLL <b>21391</b> SHT 2 OF 2

THESE DOCUMENTS ARE PREPARED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CONTRACT FOR THIS PROJECT.

PROJECTS\21391\DWG\SURVEY\21391\_EASMT\_BLACK BEARING (07-10-23 2:56 PM) CLESTER

REV: -

2023R-09092 Pg# 4

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2023-104</b>		
Prepared:	August 16, 2023	Pages: 1
Meeting:	August 22, 2023 Township Board	Attachments: <input checked="" type="checkbox"/>
Subject:	LaFranier Road Mid-Block Crossing	

**BACKGROUND:**

As a condition of Township Board approval in 2022, the BATA/Traverse City Housing Commission (TCHC) Planned Unit Development (PUD) is required to construct a pedestrian crossing at the northwest corner of the site. This was part of the effort to connect residents on the west side of LaFranier Road with the transfer station being built by BATA on the east side of LaFranier Road. As a condition of Planning Commission approval in 2023, Ridge45 Multi-Family Housing Development (Phases I – IV) Special Use Permit developed by Westwind on the west side of LaFranier Road is required to participate in construction of the same required pedestrian crossing.

At a meeting on July 17, 2023, representatives from both developments met to coordinate work to construct the pedestrian crossing. At the meeting, the Grand Traverse County Road Commission requested notification by the Township of the required improvement.

**ACTION REQUESTED:**

If the Board is prepared to issue the notification to the Road Commission, Staff offers the following motion:

MOTION TO issue notification to the Grand Traverse County Road Commission of the construction of a pedestrian crossing on LaFranier Road as required by the BATA/Traverse City Housing Commission (TCHC) Planned Unit Development (PUD) and the Ridge45 apartments (Phases I – IV) developed by Westwind.

## **LaFranier Road Mid-Block Pedestrian Crossing**

Notification to Grand Traverse County Road Commission

Charter Township of Garfield

As a condition of Township Board approval in 2022, the BATA/Traverse City Housing Commission Planned Unit Development (PUD) is required to construct a pedestrian crossing at the northwest corner of its site on LaFranier Road, north of Hammond Road. The purpose of the crossing is to connect residents on the west side of LaFranier Road with the bus transit center being built by BATA on the east side of LaFranier Road.

As a condition of Planning Commission approval in 2023, Ridge45 Multi-Family Housing Development (Phases I – IV) Special Use Permit developed by Westwind on the west side of LaFranier Road is required to participate in construction of the same required pedestrian crosswalk.

At a meeting on July 17, 2023, representatives from both developments along with representatives from Garfield Township and the Grand Traverse County Road Commission agreed to the following steps to construct the crossing:

1. A notice issued from Garfield Township to the Road Commission of the required pedestrian crossing on LaFranier Road, north of Hammond Road that will be constructed by the BATA/Traverse City Housing Commission and Ridge45 developments.
2. Trip generation data for pedestrians (walk trips) based on the developments will be provided by the BATA/Traverse City Housing Commission and Ridge45 developments.
3. It is anticipated that the type of mid-block crossing at this time will be a basic design by including sidewalk ramps, signage, and pavement markings. A refuge island may be incorporated. More advanced designs (i.e., rapid flashing beacon) may be considered in the future should an increase in pedestrian usage occur.
4. The design of the mid-block crossing will be conducted by engineers for the BATA/Traverse City Housing Commission and Ridge45 developments with review and approval by the Road Commission.
5. Funding for the mid-block crossing will be shared between the BATA/Traverse City Housing Commission and Ridge45 developments.

The mid-block crossing is to be generally centered around the intersection of LaFranier Road, Parkside Boulevard (Ridge45), and Carriage View Lane (BATA/Traverse City Housing Commission PUD) with proximity to the BATA bus transit center. Engineering design will determine the exact location.

This notification is being provided to the Road Commission to initiate the process.



# Garfield Township Responses

July 2023

Nature of Call	GT-Garfield	Total
10-Chest Pain (Non-Traumatic)	14	14
11-Choking	2	2
12-Convulsions/Seizures	14	14
13-Diabetic Problems	3	3
14-Drowning (near)/Diving/ Scuba Accident	1	1
17-Falls	63	63
18-Headache	1	1
19-Heart Problems / A.I.C.D.	4	4
1-Abdominal Pain/Problems	7	7
21-Hemorrhage/Lacerations	7	7
23-Overdose / Poisoning (Ingestion)	6	6
25-Psychiatric/ Abnormal Behavior/Suicide At	13	13
26-Sick Person (Specific Diagnosis)	74	74
28-Stroke (CVA)	4	4
29-Traffic/Transportation/Accidents	26	26
2-Allergies (Reactions)/Envenomations (Sting)	5	5
30-Traumatic Injuries (Specific)	5	5
31-Unconscious/Fainting (Near)	33	33
32-Unknown Problem (Man Down)	28	28
4-Assault/Sexual Assault	5	5
5-Back Pain (Non-traumatic or Non Recent Tra	7	7
6-Breathing Problems	22	22
7-Burns (Scalds) /Explosion	3	3
9-Cardiac or Respiratory Arrest/Death	4	4
Total	351	351

Call Disposition	GT-Garfield	Total
Transport	209	209
Refusal	56	56
Cancelled	86	86
Total	351	351

Response Priority	GT-Garfield	Total
P-1 Emergency ALS	75	75
P-2 Emergency BLS	235	235
P-3 Non-Emergent	39	39
P-18 Stage	2	2
Total	351	351

Garfield Twp RT July 2023

Priority 1

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
00:00:00 - 00:00:59	0	0	0.00%	0.00%
00:01:00 - 00:01:59	1	1	1.49%	1.49%
00:02:00 - 00:02:59	4	5	5.97%	7.46%
00:03:00 - 00:03:59	5	10	7.46%	14.93%
00:04:00 - 00:04:59	10	20	14.93%	29.85%
00:05:00 - 00:05:59	13	33	19.40%	49.25%
00:06:00 - 00:06:59	9	42	13.43%	62.69%
00:07:00 - 00:07:59	9	51	13.43%	76.12%
00:08:00 - 00:08:59	6	57	8.96%	85.07%
00:09:00 - 00:09:59	3	60	4.48%	89.55%
00:10:00 - 00:10:59	1	61	1.49%	91.04%
00:11:00 - 00:11:59	1	62	1.49%	92.54%
00:12:00 - 00:12:59	1	63	1.49%	94.03%
00:13:00 - 00:13:59	1	64	1.49%	95.52%
00:16:00 - 00:16:59	2	66	2.99%	98.51%
00:21:00 - 00:21:59	1	67	1.49%	100.00%

Priority 2

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
00:00:00 - 00:00:59	0	0	0.00%	0.00%
00:01:00 - 00:01:59	4	4	2.35%	2.35%
00:02:00 - 00:02:59	12	16	7.06%	9.41%
00:03:00 - 00:03:59	10	26	5.88%	15.29%
00:04:00 - 00:04:59	30	56	17.65%	32.94%
00:05:00 - 00:05:59	20	76	11.76%	44.71%
00:06:00 - 00:06:59	19	95	11.18%	55.88%
00:07:00 - 00:07:59	21	116	12.35%	68.24%
00:08:00 - 00:08:59	10	126	5.88%	74.12%
00:09:00 - 00:09:59	8	134	4.71%	78.82%
00:10:00 - 00:10:59	5	139	2.94%	81.76%
00:11:00 - 00:11:59	4	143	2.35%	84.12%
00:12:00 - 00:12:59	7	150	4.12%	88.24%
00:13:00 - 00:13:59	3	153	1.76%	90.00%
00:14:00 - 00:14:59	2	155	1.18%	91.18%
00:15:00 - 00:15:59	5	160	2.94%	94.12%
00:16:00 - 00:16:59	2	162	1.18%	95.29%
00:18:00 - 00:18:59	4	166	2.35%	97.65%
00:19:00 - 00:19:59	1	167	0.59%	98.24%
00:20:00 - 00:20:59	2	169	1.18%	99.41%
00:22:00 - 00:22:59	1	170	0.59%	100.00%





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

**7.a.(i)**  
Business ID: \_\_\_\_\_  
Request ID: \_\_\_\_\_  
(For MLCC use only)

**Local Government Approval**  
(Authorized by MCL 436.1501)

**RESOLUTION 2023-18-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 \_\_\_\_\_ Charter Township of Garfield \_\_\_\_\_ council/board  
(regular or special) (township, city, village)  
called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_  
(date) (time)  
the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from High Tops  
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Class C  
(list specific licenses requested)

to be located at: Grand Traverse Mall, 3200 W. South Airport Rd. #200, 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 \_\_\_\_\_ 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  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_ (township, city, village)  
(regular or special) (date)

\_\_\_\_\_  
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

Garfield Township

To Whom It May Concern:

My name is Philip Beehler. I have been a builder for over 20 years. My daughter, Tristina Beehler currently manages and runs our hair salon Premier 31 in the Grand Traverse Mall. Prior to that both of us have had extensive experience in the food service industry.

It has been my lifelong dream to open an entertainment destination place, where people can go to unwind. For years I have looked for such a place to open our family business. My daughter and I are looking to make this dream come true at the Old Jonathan's B Pubs location, plus several of the adjacent spaces.

Our plan is to transform the space to accommodate day and evening activities. This would include Billiards, Dancing, Indoor cornhole and perhaps a Mechanical Bull! We would offer different events such as Karaoke, Comedy Night, and local Live Entertainment. With a full kitchen we will be able to offer anything from a simple menu to unique food experiences. The area is prominent and centrally located, with two entrances. One being at the main intersection in the mall and an independent entrance located aside from the mall itself. Not relying solely on mall traffic but will bring people to the area, as it will be a destination and located in the best area allowable in town.

We have been working with professionals in various areas of business expertise for years researching everything from financials, staffing, demographics, marketing areas, and design to ensure its success and offer uniqueness.

High Tops, the name of the new up upcoming hot spot. The place where everyone will want to be at. The name that has personal meaning to me.

Thank you for your time and consideration

Sincerely,  
Philip Beehler






Tristina Beehler



premiercustomhomestc@yahoo.com  
231 357-0234

COUNTY OF Grand Traverse  
Bonnie Scheele  
OFFICE OF THE Clerk  
400 Boardman Ave  
Traverse City, MI 49684  
231-922-4760

FILE NUMBER: 2023A-0331  
DATE FILED: 07/06/2023  
DATE EXPIRES: 07/06/2028

ORIGINAL:   
RENEWAL:   
AMENDED: 

### CERTIFICATE OF PERSONS CONDUCTING BUSINESS UNDER ASSUMED NAME

THE UNDERSIGNED do hereby certify, under the provisions of P.A. No. 101, P.A., of Mich. For the year 1907, as amended, now owns, carries on, conducts or transacts, or intends to own, carry on, conduct or transact a business or maintain an office of place of business in the County of Grand Traverse, State of Michigan, under the name designation or style set forth below.

1. Name of Business: HIGH TOPS

Phone Number: 231-357-0234

2. Physical Address of Business: 3200 W SOUTH AIRPORT RD #200 TRAVERSE CITY MICHIGAN 49684

3. Mailing Address of Business: (if different)

4. Type of Business:

5. Name of Person(s) owning, conducting, transacting or composing the above business

Name of Person(s)	Residence Address (Street, City, State, Zip)
PHILIP BEEHLER	7525 CEDAR RUN RD TRAVERSE CITY MICHIGAN 49684
TRISTINA BEEHLER	3112 HAMMOND RD E TRAVERSE CITY MICHIGAN 49686

GENERAL PARTNERSHIP CERTIFICATE: The undersigned hereby certify under the provisions of Michigan State Annotated Sec. 20.111ff., that:

(a) The Business mentioned herein IS ☒ or IS NOT ☐ a Co-Partnership

(b) Length of time Partnership is to continue \_\_\_\_\_

6. SIGNATURES OF PERSON(S) must be signed before a Notary Public

(Signature)   
(Signature) 



STATE OF MICHIGAN

Subscribed and sworn before me on this 6 day of July, 2023 by all persons listed above.

COUNTY OF ~~Grand~~ Traverse



Print or Type Name of Notary

Notary Public, State of Michigan, County of Grand Traverse

My commission expires:

Acting in the County of:

Grand Traverse

Note: This Certificate expires (3) years from the date of filing. This office must be notified of any changes to your business address, if any persons listed above change, and/or if the business is discontinued.

State of Michigan  
Grand Traverse

I, Bonnie Scheele, Clerk of the Circuit Court of Grand Traverse County do hereby certify that this document is a true copy of the record now on file in the office of the Clerk of said County and Court. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at the city of Traverse City this 6 day of July AD-2023.

Bonnie Scheele

Clerk

By



Deputy Clerk



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

**Local Government Approval**  
(Authorized by MCL 436.1501)

Business ID: **7.a.(ii)**  
Request ID: \_\_\_\_\_  
(For MLCC use only)

**RESOLUTION 2023-23-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 \_\_\_\_\_ Charter Township of Garfield \_\_\_\_\_ council/board  
(regular or special) (township, city, village)  
called to order by \_\_\_\_\_ on August 22, 2023 at \_\_\_\_\_  
(date) (time)  
the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Traverse City Curling Club, Inc.  
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Class C  
(list specific licenses requested)

to be located at: 1712 S. Garfield Ave., Traverse City, MI 49686

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ 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 \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_ (township, city, village)  
(regular or special) (date)

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





## Traverse City Curling Club

### CLASS C LIQUOR LICENSE

The Traverse City Curling Club, Inc is a 501(c)3 non-profit operating in Garfield Township, Michigan. The Club owns and operates the Traverse City Curling Center, located at 1712 S Garfield, in the Cherryland Center, and is a member of USA Curling, the national governing body of the sport of curling in the US. Our Club's mission is to "Build Community Through the Sport of Curling."

In 2022 the Club purchased and renovated the old K Mart building to house a world class curling facility, one capable of hosting State, National and International championship events in an \$8 million project. In April 2023, the Club hosted its annual Cherry Bombspiel, which drew teams from across the United States and Canada, including Olympic Gold Medal winners from both countries. In 2024 the Club will host Curling USA's Mixed Doubles National Championship. We are the proud home club of Team Strouse, reigning US Silver Medalists in the 2023 USA Championships, and a front runner to represent the USA in the next Winter Olympic Games.

Our initial business plan assumed a Members' License from the Michigan Liquor Control Commission, which was awarded to the Club in August of 2023. One privilege of being a registered non-profit in the State of Michigan is the ability to apply for up to 12 single day Special Permits, which allows the organization to sell alcohol to the qualifying public for fundraising purposes. We learned quickly that we would need many more days of sales to support the event calendar required to meet our plan. When we realized our needs would outstrip our capacity for Special Permits, and on the advice of counsel, we decided to wait until our Members' License was approved, and then immediately apply for the Class C license. We have been informed by staff at MLCC that we would apply as any other applicant, and that our Members' License would be revoked and seamlessly replaced by the Class C license should our application be approved.

Our Club takes security and responsibility seriously, our Alcohol management Plan has been approved by the Michigan Liquor Control Commission. We have the most secure alcohol dispensing system available. We have no inventory in view or sitting unattended. Members activate the system with an RFID card which 1) ensures they are a Member and of age, 2) insures the card has not purchased more than 32 oz of beverages in the day, and 3) routes payment directly from the buyer to our bank accounts, eliminating the need for cash, or the security requirements for keeping the cash safe. As a matter of course, whenever children's or Junior's events are in progress, the dispensing system is deactivated.

Furthermore, to the extent allowable under Michigan law, should the Club cease operations for any reason, the Club will escrow the Class C license, until it can be repurposed with the approval of the Township.



As the Club moves ahead with the rehabilitation of our building, we must stay at the forefront of the rejuvenation of the space around us. New and attractive tenants are planning to open in the remaining portion of our building and grounds, and other new businesses in the complex continue to move in. Our activities will increase the tax base in a significant manner, benefitting the Township, County and State with increased tax base, and revenues. With the continued support of the Township and many other groups, we plan to move relentlessly forward to encourage and realize a revitalized Cherryland Center.



**Local Government Approval**  
(Authorized by MCL 436.1501)

**RESOLUTION 2023-24-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 Charter Township of Garfield council/board  
(regular or special) (township, city, village)  
called to order by \_\_\_\_\_ on August 22, 2023 at \_\_\_\_\_  
(date) (time)  
the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_  
that the application from Two Brothers Dog Park Bar Inc.

(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): On-Premises Tavern  
(list specific licenses requested)

to be located at: Market Place Circle, Suite C-40, 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 \_\_\_\_\_ 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  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_ (township, city, village)  
(regular or special) (date)

\_\_\_\_\_  
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



**AUGUST 22, 2023**

Property of Two Brothers, Inc.





# A PROVEN CONCEPT



**FETCH**



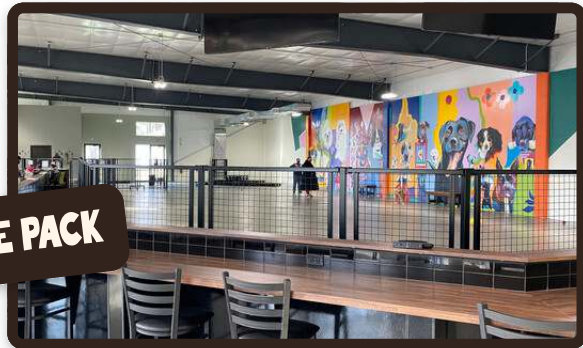
**Opened 2018, Georgia**  
Grown to 5 locations



**BAR K**



**Opened 2018, Missouri**  
Grown to 3 locations



**THE PACK**



**Opened 2020, Grand Rapids MI**  
Continues to be successful



**K&A**



**Opening soon, Traverse City MI (Chums Corner)**  
In construction



**BARKSIDE**



**Opening soon, Detroit MI**  
In construction



**AUGUST 22, 2023**

Property of Two Brothers, Inc.



# WHAT IS TWO BROTHERS?



## INCLUSIVE COMMUNITY

Created by and for dog lovers. Two Brothers fosters a sense of belonging amongst dog lovers, creating a warm and inclusive space where people can connect and share their love for their furry companions.



## LOCAL ENGAGEMENT

Supporting the local Traverse City community by sourcing ingredients from local suppliers, collaborating with nearby businesses, and contributing to community initiatives.

Musicians

Artists

Trainers

Groomers

Humane Society

Food + Drinks



## SAFE SPACE

Making safety a top priority, implementing measures to ensure the well-being of dogs and visitors, such as vaccination and behavior requirements, as well as proper fencing, supervision, and sanitation.



## CONNECTION

Recognizing the powerful bond between humans and dogs, and striving to strengthen that connection through shared experiences, events, and activities.



## WORK + PLAY

A place where work and play can co-exist. The blending of productivity and leisure, where functional work areas seamlessly integrate with zones designed for both human and canine enjoyment.



**AUGUST 22, 2023**

Property of Two Brothers, Inc.





# WHAT IS TWO BROTHERS?



## PAID MEMBERSHIP

Granting you and your furry companion access to premium amenities, events, and a vibrant community of fellow dog enthusiasts.



## INDOOR + OUTDOOR DOG PARK

The ultimate dog-friendly haven at our unique dog park cafe and taproom, featuring both indoor and outdoor play areas, where your four-legged friend can frolic freely regardless of the weather.



## DOGGIE DAY CARE

Pet-friendly hospitality that offers professional doggie day care services, ensuring a day of both fun and care.



## CAFE

A unique and inviting cafe atmosphere serving specialty coffees and sandwiches for you and delicious treats for your dog.



## TAPROOM

Unwind with local craft brews and wines while your canine companion enjoys playtime in our expansive park.



## MERCHANDISE

Browse through an array of dog-themed merchandise and accessories.



**AUGUST 22, 2023**

Property of Two Brothers, Inc.



# EXPERIENCE

We've engaged with exceptional individuals within our community, seeking their valuable insights and wisdom to guide and support us.

## FOUNDERS



**Eric Engel**

Product, Technology,  
Marketing Exec.



**David Wilson**

Business Architecture  
& Strategist



**Danni Engel**

Staff Product Designer

## EXTENDED TEAM



**Joni Krolczyk**

Coach: SBDC  
Business Consultant



**Mike Hawkins**

Accountant



**Brian Beckworth**

Attorney



**Marty Stevenson**

Realtor



**Taylor Lilly**

Architect



**Andrew Kieras**

Construction  
Consultant

## BUSINESS LEADERS WE ARE ENGAGING WITH



**Becky Tranchell**

Rough Pony, Owner



**Soon Hagerty**

Good Bowl, Owner



**Josh Hart**

Riley's Candles, Owner



**Dan Karabacz**

Charles & Reid, Owner



**Gary Jonas**

Little Fleet, Owner



**AUGUST 22, 2023**

Property of Two Brothers, Inc.



# TIMELINE



**SEPT 26**

Lease and general contractor signed



**OCT 3**

Architectural designs complete



**OCT 28**

Planned Unit Development changes approved  
Permits acquired



**NOV 7**

Construction resources scheduled



**2024**



**NOV – FEB**

Internal renovations complete  
Two Brothers opens (indoor only)!



**MAY 28**

External park construction completed  
Two Brothers outdoor park opens!



**AUGUST 22, 2023**

Property of Two Brothers, Inc.

**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:	\$ _____; 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.

**CERTIFICATION**

I hereby certify that the foregoing is a true and correct copy of the resolution adopted at a meeting of the Township Board of the Charter Township of Garfield, on this 22<sup>nd</sup> of August 2023.

Charter Township of Garfield

Dated

By Lanie McManus Its Clerk

GARFIELD TOWNSHIP  
TABLE 1  
SCHEDULE OF RESIDENTIAL BENEFITS

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 sa. 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.		



# Charter Township of Garfield

## Grand Traverse County

3848 VETERANS DRIVE  
TRAVERSE CITY, MICHIGAN 49684  
PH: (231) 941-1620 • FAX: (231) 941-1588

TO: Garfield Township Board  
FROM: Chloe Macomber, Treasurer  
DATE: August 15, 2023  
SUBJECT: 2023 Millage Rate to Fund 2024 Budget Year

Dear Township Board,

Please find in your packet an evaluation of Garfield Township's fund balance and tax revenues regarding a suggested millage rate reduction. Garfield Township has historically been at the millage rate of 2.0000 since 2015, and has since then seen significant increases in taxable values and tax revenue each year. The Township has also maintained very conservative spending and savings practices that have kept our expenses low, putting the Township in the position to decrease our millage. The millage was last lowered in 2015 from 2.3372 to 2.000 mills.

As the Treasurer, I am asking the Board to consider another reduction in our millage rate due to our healthy growing fund balance and due to the increases in taxable values and tax revenues from year to year. The Township is only predicted to grow more each year with the high demand for this area, further adding to the taxable value and increasing our tax revenue each year.

I would also like to address a potential market downturn, where I am confident the Township is very well insulated with its current fund balance, and can ensure the Board our tax revenues will be protected in a downturn. **Confirmed by our Head Assessor, Amy DeHaan, because of the State's 1994 Proposal "A", the State Equalized Value of the Township is much higher than the Taxable Value, so even if the housing market should take a significant downturn the Township's tax revenue would be well protected.**

I am very confident in recommending a millage rate decrease and would like the Board to consider this as an option when setting the millage at our September 12<sup>th</sup> board meeting. Please see the options proposed on the spreadsheet to determine what decrease, if any, the Board is comfortable with.

Please contact me with any questions you may have,

*Chloe Macomber*

Chloe Macomber, Treasurer  
[Cmacomber@garfield-twp.com](mailto:Cmacomber@garfield-twp.com)  
231-225-3043

**2022 Millages**  
**Grand Traverse County**

	<u>Operating</u>	<u>Fire</u>	<u>Police</u>	<u>Ambulance</u>	<u>Farmland</u>	<u>TOTAL</u>
Acme	0.7081	2.7500 Special Asmts	0.2500	0.5500	0.7049 Voted	4.9630
Blair	0.7869	<u>Fire/Police</u> 1.4310 Spec Asmt	<u>Emerg Svc Debt</u> 2.5000 Voted	<u>Ambulance</u> 0.9870 Voted		5.7049
East Bay	0.6871	<u>Police</u> 0.2600	<u>Fire</u> 2.7500 ALL Special Asmts	<u>Ambulance</u> 1.0000		4.6971
Fife Lake	0.7740 0.1602	<u>Police</u> 1.7500	<u>Fire</u> 1.1503 ALL Voted thru 12/2025	<u>Ambulance</u> 1.2462	<u>Fire Equip</u> 0.9709	5.8914
Garfield	2.0000	<u>Fire Op</u> 2.6000 Spec Asmt				4.6000
Grant	0.7246	<u>Fire &amp; Amb</u> 1.7454 Voted				2.4700
Green Lake	0.6715	<u>Fire/Amb</u> 1.8272	<u>Amb-ALS</u> 0.9149 ALL Voted	<u>EMS/Debt</u> 0.6000		4.0136
Long Lake	0.6265	<u>Fire Safety</u> 0.9548	<u>Emerg Svcs</u> 1.5101 ALL Voted	<u>Emerg Svc/Debt</u> 0.4400		3.5314
Mayfield	0.7923	<u>Fire &amp; Amb</u> 2.1873 Voted				2.9796
Paradise	0.7533	<u>Fire</u> 1.8577 BOTH Voted	<u>EMS</u> 1.9000			4.5110
Peninsula	0.6151	<u>PDR</u> 2.0000 Voted	<u>Fire</u> 2.6000 Spec Asmt	<u>Police</u> 0.2300 Voted		5.4451
Union	0.7007	<u>Fire</u> 0.4736 Voted				1.1743
Whitewater	0.5755	<u>Fire</u> 1.0000 Spec Asmt	<u>Ambulance</u> 1.4346 Voted			3.0101
Traverse City	11.7688	<u>Act 345</u> 2.3200 Charter				14.0888
Vlg of Fife Lake	8.6826					8.6826
Vlg of Kingsley	9.1212					9.1212



# Charter Township of Garfield Operating Millage Rate Evaluation

## Millage Rate History

Year	Operating Millage Rate
2017	2.0000
2018	2.0000
2019	2.0000
2020	2.0000
2021	2.0000
2022	2.0000
2023	2.0000

## Historical General Fund Balances

Year	General Fund Historic Increase	Unassigned General Fund Balance	% of total General Fund Expenditures
2017	\$ 273,438	\$ 7,387,687	255%
2018	\$ 785,631	\$ 8,173,318	281%
2019	\$ 337,567	\$ 8,510,885	267%
2020	\$ 293,301	\$ 8,804,186	250%
2021	\$ 1,048,089	\$ 9,852,275	238%
2022	\$ 600,789	\$ 10,453,064	258%
	\$ 300,000	Avg Increase w/o outliers	

\*unassigned fund balance is available for spending at the Township's discretion

## Historical Taxable Values and Proposed Millage Rates Changes

Tax Year	Total Taxable Value	Operating Millage Rate	Taxes Collected	Reduced Revenue from Millage Change	Fund balance Increase/Decrease from Average
2017	\$ 892,192,048	2.0000	\$ 1,784,384		
2018	\$ 921,387,628	2.0000	\$ 1,842,775		
2019	\$ 967,710,840	2.0000	\$ 1,935,422		
2020	\$ 1,018,965,268	2.0000	\$ 2,037,931		
2021	\$ 1,057,241,645	2.0000	\$ 2,114,483		
2022	\$ 1,145,700,080	2.0000	\$ 2,291,400		
2023	\$ 1,210,765,558	2.0000	\$ 2,421,531		
2023 Proposed	\$ 1,210,765,558	1.9000	\$ 2,300,455	\$ (121,076.56)	\$ 178,923.44
2023 Proposed	\$ 1,210,765,558	1.8500	\$ 2,239,916	\$ (181,614.83)	\$ 118,385.17
2023 Proposed	\$ 1,210,765,558	1.8000	\$ 2,179,378	\$ (242,153.11)	\$ 57,846.89
2023 Proposed	\$ 1,210,765,558	1.7500	\$ 2,118,840	\$ (302,691.39)	\$ (2,691.39)
2023 Proposed	\$ 1,210,765,558	1.7000	\$ 2,058,301	\$ (363,229.67)	\$ (63,229.67)

## Would Recommend...

If Board would like to still add to fund balance, but less each year  
 If Board would like to still add to fund balance, but less each year  
 If Board would like to still add to fund balance, but less each year  
 If Board would like to not add to or spend down fund balance  
 If Board would like to spend down fund balance very conservatively

## Savings for Taxpayers for \$100,000 in Home Value (\$50,000 Taxable Value) Per Year

Proposed Millage	Current Millage	Difference	Taxable Value	Savings per \$100,000
1.9000	2.0000	0.1000	\$ 50,000	\$ 5.00
1.8500	2.0000	0.1500	\$ 50,000	\$ 7.50
1.8000	2.0000	0.2000	\$ 50,000	\$ 10.00
1.7500	2.0000	0.2500	\$ 50,000	\$ 12.50
1.7000	2.0000	0.3000	\$ 50,000	\$ 15.00

Figures obtained from Charter Township of Garfield's audited financial statements and by the Township's Tax Rolls



**BACKGROUND**

Below are the three bids I obtained for crack sealing, top coating, and crack repair for the Walking Loop at the Silver Lake Recreation Area. There are twenty cracks that have opened where a simple rubber fill will not sustain. The bids below include the crack repair, in addition to, crack seal and top coat.

	Crack Seal/Top Coat	Crack Repair	Total
Ace Seal Right	\$6,6000.00	\$7750.00	\$14,350.00
Black Magic	\$8,021.40	\$2,772.00	\$10,793.40
Molon Asphalt	\$8,401.00	\$3,500.00	\$11,901.00

**STAFF COMMENT:**

Both Molon Asphalt & Black Magic have performed adequate asphalt work for the township in the recent past. Their bids are relatively close in cost, with Black Magic being the lowest bidder.

**ACTION REQUESTED:**

After discussion with the Township Board, it is suggested to approve Black Magic for crack sealing, top coating, and crack repair for the Silver Lake Recreation Area Walking Loop.

MOTION TO approve Black Magic for the previously mentioned resurfacing of the Township Office & SLRA parking lots.

**ATTACHMENTS:**

- 1) Bids sheets from potential contractors.

BLACK  
MAGIC 1-1

# BLACK-MAGIC

ASPHALT SEALING & REPAIR

P.O. Box 511 | Acme, MI 49610  
231-218-8709 | [rachel.blackmagicasphaltsealing@gmail.com](mailto:rachel.blackmagicasphaltsealing@gmail.com) |  
<https://www.blackmagicasphaltsealing.com/>

## RECIPIENT:

### Garfield Township Hall

Walking Loop and Walking Spur to Pavillion  
1785 N. East Silver Lake Rd  
Traverse City, Michigan 49685

## Quote #1849

Sent on

Jun 22, 2023

**Total**

**\$10,793.40**

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Apply Black Magic Environmentally Friendly Grade Sealer	40,920 square feet	40920	\$0.17	\$6,956.40
Power Clean	Wire Brush and High Power Blow	1	\$0.00	\$0.00
Patch Cracks	HOT rubberized crack filler heated to 400 degrees. For cracks 1/4 to 1 inch wide. FILL MAJOR CRACKS ONLY 710 lineal feet	710	\$1.50	\$1,065.00
Barricade Access to Driveway with Black Magic Banner for 24 hours		1	\$0.00	\$0.00
Repairs	.....ASPHALT REPAIR..... CUT OUT AND REPLACE 231 FEET OF CRACKS AND LAY NEW ASPHALT AND ROLL SMOOTH.	231	\$12.00	\$2,772.00

**Total**

**\$10,793.40**

## GUARANTEE

We stand behind our work and our products. If for any reason you are not completely satisfied with the results of our application call us ASAP before winter. Some conditions on driveways or parking lots are not ideal for the sealcoating process and may prevent bonding of sealer to asphalt. An application of a solution of bleach and water for moss and a heated power washer for tree saps applied prior to Black Magic service will help these problems. Sealer applied after October 1st does NOT carry a guarantee.

Payment is greatly appreciated upon completion of service.

Molon  
1-2



Charter Township of Garfield  
Grand Traverse County, MI

Bidders are instructed to submit bids for this project on a completed price to perform the job. All items are inclusive and shall include all incidentals, but not limited to, fuel, surcharges, taxes, equipment maintenance, etc. All work shall be in compliance with terms identified in the RFP, Michigan Standards and applicable laws.

Bidders are responsible for a cost estimate to **crack seal and topcoat** the walking loop and walking spur to pavilion at the Silver Lake Recreation Area at 1785 N. East Silver Lake Road (see map for details). The walking loop including the spur is approximately **.8 miles by 6 foot wide**.

Area		Cost
Crack Seal	APPROX: 1,440 linear ft.	\$1,440 <sup>00</sup>
Topcoat SEALCOAT	APPROX: 41,650 <sup>sq</sup>	\$6,961 <sup>00</sup>
* OPTIONAL REPAIRS	APPROX: 231 <sup>sq</sup>	\$3,500 <sup>00</sup>

Total Cost: \$11,901<sup>00</sup>

Michael Wilson

MICHAEL WILSON - 231-218-6034

Bidder Signature

Printed Name

MOLON ASPHALT 2900 CASS RD, T.C. MI 49684

Business Name & Address

BUSINESS: 231-275-4334      mwilson@molonasphalt.com

Telephone Number & Email

Charter Township of Garfield reserves the right to accept or reject any or all bid proposals.

Charter Township of Garfield reserves the right to terminate the contract with selected Contractor



Molon  
2-2

ESTIMATE		
<b>Molon Asphalt, Inc</b>		
2900 Cass Rd Traverse City, MI 49684 Phone: (231) 275-4334 Email: info@molonasphalt.net www.MolonAsphalt.com		
Billing Name:	Charter Township of Garfield	Date: July 7, 2023
Street:	3848 Veterans Dr.	Phone: 231-941-1620
City, State, Zip:	Traverse City, MI 49684	Job Number:
Contact:	Derek Morton	Cell: 231-225-3158
		E mail: dmorton@garfield-twp.com
Job Location:	Silver Lake Recreational Area Walking Loop: 1785 East Silver Lake Road	
<b>We Hereby submit specifications and estimate for Walking Path Asphalt Maintenance:</b>		
1.) <b>Seal Coat:</b>		
Mechanically edge the grass that covers the asphalt. ~ both sides of path approx 8,330 ft to edge \$ 2,380.00		
Clean the entire asphalt area to be sealed with wire brushes and blowers.		
Treat existing oil spots with primer and/or oxidation method using propane torches.		
Hand apply one coat of GEM Seal brand sealcoat product mixed to spec.		
Our mix design contains 2lbs of silica sand per gallon of sealer, for traction and durability.		
Diamond shield fortifier is added for accelerated curing time and pristine finish as needed.		
Estimated square feet....	41,650	= \$ 4,581.00
2.) <b>Hot Rubber Crack filler:</b>		
Burn out the cracks using the "Crack Jet" Heat Lance which generates 2800 degrees @ 90CFM to remove moisture, weeds and debris while etching the asphalt for proper adhesion.		
Fill the cracks with 350 degree liquefied rubber.		
Estimated linear feet....	1,440	= \$ 1,440.00
3.) <b>Asphalt Repair:</b>		
We recommend repair of Extra wide cracks instead of Crack Filler		
Sawcut and remove damaged asphalt. Repair base, replace asphalt and compact.		
20 areas (10' x 1') each of more than 2 inch wide cracks across path. ~ 200 sq		
An area approx (10' x 3') wide cracks across path ~ 30 sq		
small (1x1) hole torch and hand tamp ~ 1 sq		
Estimated square feet....	231	= \$ 3,500.00
<b>GRAND TOTAL: \$ 11,901.00</b>		
Payments to be made as follows...		
50% Deposit required. All Remaining payments are due and payable at time of completion and/or presentation of bill for services. Any balance due after 30 days will incur 1.5% interest charge then and every 30 days thereafter. All fees, costs and charges incurred by Molon Asphalt will be the burden of the party/parties authorizing service. Molon Asphalt will not be held liable for damages that occur due to natural occurrences, foul weather, vandalism or customer neglect.		
Acceptance of this Estimate - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.		
Estimator: Michael Wilson mwilson@molonasphalt.net		Cell # (231) 218-6034
Acceptance of this Estimate - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.		
Customer Signature: _____		Date: _____
~ Quality Work ~ Competitive Prices ~ Great Customer Service		

ACE 1-2



Charter Township of Garfield  
Grand Traverse County, MI

Bidders are instructed to submit bids for this project on a completed price to perform the job. All items are inclusive and shall include all incidentals, but not limited to, fuel, surcharges, taxes, equipment maintenance, etc. All work shall be in compliance with terms identified in the RFP, Michigan Standards and applicable laws.

Bidders are responsible for a cost estimate to **crack seal and topcoat** the walking loop and walking spur to pavilion at the Silver Lake Recreation Area at 1785 N. East Silver Lake Road (see map for details). The walking loop including the spur is approximately **.8 miles by 6 foot wide**.

	Area	Cost
Crack Seal	2,916 ft crack	\$2,300
Topcoat	42,250 sqft	\$3,500

Cleaning = \$800

Total Cost: \$6,600

Bidder Signature

Printed Name

Stefanie Meyer

Stefanie Meyer

Business Name & Address

ACE Seal Right LLC - 10814 Elizabethtown dr Interlochen  
MI 49643

Telephone Number & Email

231-499-8988

acesearight@gmail.com

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ACE 222

# Proposal

Page# \_\_\_\_\_ of \_\_\_\_\_ Pages

(231) 499-8988

**ACE SEAL RIGHT, LLC**

10814 Elizabethtown Dr. • Interlochen, MI 49643

acesearight@gmail.com



Email dmorton@garfield-twp.com

Phone 231-225-3158

Date 8/14/2023

PROPOSAL SUBMITTED TO Derek Morton for Silver Lake Recreation Area

STREET 1785 N East Silver Lake Rd

CITY, STATE, AND ZIP Traverse City MI 49685

ARCHITECT **Kendrick Meyer**

DATE OF PLANS \_\_\_\_\_

We hereby submit specification and estimates for:

Complete machine cleaning and edging of asphalt. \_\_\_\_\_

All petroleum deposits to be degreased and treated with special oil spot primer. \_\_\_\_\_

Apply one coat of coal tar asphalt emulsion sealer. \_\_\_\_\_

Hot Melt Rubber Crack Repair \_\_\_\_\_

Infrared Patchwork \_\_\_\_\_

Infrared Patchwork \_\_\_\_\_

Lines \_\_\_\_\_ Handicap \_\_\_\_\_ Arrows \_\_\_\_\_

Cut and Replace \$7,750.00 for (20) 10 x 1; (1) 10 x 3; (1) 1 x 1; 231 sq ft TOTAL

We Propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

Seven thousand seven hundred fifty dollars and 00/100----- dollars (\$ 7,750.00 )



All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. If driveway is shaded, sealcoating not warranted.

Authorized Signature Kendrick Meyer

Note - this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** - The above policies, specifications, and conditions are satisfactory and hereby accepted.

You are authorized to do the work as specified. Payment will be made as outlined above.

Legal fees and court costs incurred in collection of monies owed according to this contract will be paid by the customers.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_