

CHARTER TOWNSHIP OF GARFIELD TOWNSHIP BOARD MEETING

Tuesday, October 24, 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 – October 10, 2023 Regular meeting
(Recommend Approval)

b. Bills -
General Fund \$42,504.31
(Recommend Approval)

c. Introduction of Durga R-3 rezoning and schedule public hearing for November 14, 2023 (Recommend Approval)

- d. Highlighted list of Board appointments expiring December 31, 2023 (Receive and File)

4. Items removed from the Consent Calendar

5. Correspondence

- a. Letter from Arlene R. Nelson and Kevin W. Nelson regarding Jefferson Ave. Improvement Special Assessment District

6. Reports

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

7. Unfinished Business

- a. Public Hearing – consideration of creating Jefferson Ave. Road Special Assessment District and Order Preparation of Special Assessment Roll, Resolution 2023-26-T(a)
- b. Consideration of final draft of ARPA funds allocation

8. New Business

- a. Consideration of Change Order No. 1 from Environmental Consulting and Technology, inc. for Commons Natural Area Wetland Delineation and Report
- b. Consideration of Resolution 2023-30-T in opposition to legislation preempting local control for siting and permitting of utility-scale renewable facilities
- c. Consideration of nominating the Traverse City Curling Club for an Outstanding Development Award

9. Public Comment

10. Other Business

11. Adjournment

Lanie McManus, Clerk

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

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
October 10, 2023

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on October 10, 2023 at 6:00p.m.

Pledge of Allegiance

Roll Call of Board Members

Present: Molly Agostinelli, Chris Barsheff, Steve Duell, Chuck Korn, Lanie McManus and Denise Schmuckal

Absent and Excused: Chloe Macomber

Staff Present: John Sych, Planning Director

1. Public Comment (6:01)

None

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

Korn asked to add "Letter to BATA" to agenda item #5.

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

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

Nays: None

3. Consent Calendar (6:02)

a. Minutes

September 12, 2023 Regular Meeting

September 19, 2023 Study Session

(Recommend Approval)

b. Bills

(i)	General Fund	\$88,021.19
(ii)	Gourdie Fraser	
	Developer's Escrow Fund -Utility Plan Review,	
	Oversight and Closeout	\$ 29,997.75
	General Utilities	873.75
	Park Funds/DNR Trust Fund	2,205.00
	Total	\$ 33,257.75

(Recommend Approval)

- c. **MTT Update (Receive and File)**
- d. **2024 Priority Parks and Recreation projects as recommended by the Parks and Recreation Commission (Receive and File)**
- e. **Consideration of Intent to Create Special Assessment District for resurfacing Jefferson Avenue and schedule Public Hearing for October 24, 2023, Resolution 2023-26-T (recommend Approval)**
- f. **Introduction of Zoning Ordinance R-2/R-3 Amendment and schedule Public Hearing for November 14, 2023 (Recommend Approval)**
- g. **Consideration of license classification transfer from Tavern to Class C for Chef Lady, Resolution 2023-27-T**

Board members asked to remove consent items 3b(i) and 3g.

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

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

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

a. **Bills**

(i) General Fund	\$88,021.19
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Board members asked questions about the bills.

Duell moved and Schmuckal seconded to approve the bills as presented.

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

b. **Consideration of license classification transfer from Tavern to Class C for Chef Lady, Resolution 2023-27-T**

Board members asked questions about the application. Lisa Roland, the owner of Chef Lady, spoke and explained her business. Her business teaches others how to cook and she wants to be able to cook with liquor. Due to a misunderstanding with the liquor control, the license has already been granted.

Barsheff moved and Duell supported to adopt Resolution 2023-27-T approving a license classification transfer from Tavern to Class C for Chef Lady.

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

Nays: None

5. Correspondence (6:19)

- a. Letter from Haggard's Plumbing and Heating**
- b. Letter to BATA and the TC Housing Commission**

6. Reports

a. GT County Commissioner's Report (6:21)

Commissioners Brad Jewett and Lauren Flynn stated there is a strategic planning session coming up on October 25th for the Board of Commissioners. Jewett stated that Randy Fewless was named Undersheriff and an interim director was named for the Pavilions. He added that the Road Commission Director resigned and an interim was appointed. The county is working on the 2024 budget. Flynn stated that she rode along with meals on wheels and had a positive experience. She also said the Grand Traverse County Parks received a million dollar grant to fix the walking loop at the Civic Center. Coffee hours with commissioners will be held throughout the county starting October 16th at Garfield Township Hall.

b. Construction Report (6:28)

Township Engineer Jennifer Graham reported that the Cedar Run reimbursements are all submitted. She has been working on River East Phase Three and bids will go out next month. She is continuing to work on utility plan reviews. Board members asked questions regarding the BATA project and the Franciscos water/sewer project.

c. Sheriff's Report (6:35)

Lieutenant Roy Raska gave personnel updates for the Sheriff's department and reported on statistics from September 2023. New Grand Traverse County Sheriff Mike Shea was recently appointed and introduced himself.

d. GT Metro Fire Report (6:40)

Report was submitted in writing.

e. Planning Department Report for October 2023 (6:40)

Township Planner John Sych reported that the report was in writing and a new housing project will be introduced tomorrow evening to the PC. Commissioners and staff continue to work on the Master Plan and a representative from the state did a site evaluation of the trust fund grant

f. Parks & Recreation Report (6:43)

Parks Steward Sean Kehoe highlighted some items from a written report and added that the cracks were sealed on the Silver Lake walking path. Staff met with Copper Ridge staff about a new trail head and mountain bike trail signs are in and will be installed soon.

g. Clerk's Report (6:48)

McManus stated that her report was submitted in writing and added that she is looking for a precinct three location for the elections in case she cannot use the present location.

h. Supervisor's Report (6:50)

Supervisor Korn stated that Metro Chief Parker tendered his resignation and the fire board has contracted with an executive search firm. He attended the grand opening of the Village at LaFranier Woods and met with the regional manager for the Grand Traverse Mall. He added that he attended a board meeting basics seminar and received an estimate for the repaving of Ridgeview Court and the SAD process can now begin.

7. Unfinished Business (6:54)

None

8. New Business**a. Public Hearing - Consideration of Amendment to Grand Traverse Commons Development Regulations, Resolution 2023-28-T (6:54)**

Planner John Sych stated that this would allow for a text amendment for the development regulations related to the building height of the former central receiving building formerly in the front center of building 50. The first part of the amendment has to do with how building heights are measured as defined in Section 1.09 and the second part of the amendment deals with design standards specific to Subdistrict V-3. These changes are specific to the District 3- Building 50 envelope.

Korn opened the public hearing at 6:57pm.

Ray Minervini with the Minervini group stated that these changes help to clarify building heights and the hope to replace the Central Administration to its original height.

Korn closed the public hearing at 6:58pm.

Schmuckal moved and Barsheff seconded THAT Resolution 2023-28-T adopting Amendment No. 3 to the Grand Traverse Commons Development Regulations, including proposed amendments to Sections 1.09 and 5.15, BE ADOPTED.

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

Nays: None

b. Consideration of proposed ARPA funds allocation (7:00)

Board members discussed the ARPA budgets as presented in a report prepared by Treasurer, Chloe Macomber, on behalf of the Finance Committee. Board members were in favor of the projects to be funded by ARPA funds.

c. Consideration of modification to contribution for Blue Star Special Assessment (7:06)

Korn stated that there were mistakes made in the cost calculations. After discussions, the Road Commission agreed to allocate 6.5% to the project and now the township total is 31.5%. The board discussed adopting a policy capping SAD costs to 25% at a future meeting.

Acting Road Commission Manager Dan Watkins introduced himself to Board members and Engineer Jim Schiffer said he has been working with a couple of the SAD's notably Blue Star and Ridgeview Court.

Schmuckal moved and Barsheff seconded that Garfield Township pay 31.5% on the Blue Star Special Assessment District.

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

d. Consideration of Adopting Early Voting Site at Charter Township of Garfield Hall, Resolution 2023-29-T (7:13)

Clerk McManus stated that a resolution needs to be approved to make Garfield Township Hall an early voting site.

Schmuckal moved and Duell seconded to adopt Resolution 2023-29-T Adopting Early Voting Site at Charter Township of Garfield Hall.

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

9. Public Comment: (7:15)

None

10. Other Business (7:15)

Comments were made regarding wind and solar power as seen in the MTA flyer.

11. Adjournment

Korn adjourned the meeting at 7:17pm.

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

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

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION #2023-26-T

INTENT TO CREATE SPECIAL ASSESSMENT DISTRICT
FOR RESURFACING OF JEFFERSON AVE

BE IT HEREBY RESOLVED that the Charter Township of Garfield does hereby declare its intent to improve Jefferson Ave (from Fulton St to West end of roadway) within the following described area:

Part of the Northwest quarter of the Southwest quarter of Section 4, and part of the Southeast quarter of fractional Section 5, Town 27 North, Range 11 West; commencing at the East Quarter corner of said fractional Section 5, also being the centerline of Randolph Street; thence West along said street centerline 653.41 feet; thence South 1320 feet, more or less, to the South line of the Northeast quarter of said Southeast quarter; thence East 653.41 feet to the section line; thence North 83 degrees 57 minutes 01 seconds East along the South boundary of Supervisors Plat along said section line to the North right-of-way line of Jefferson Ave, 1097.15 feet; thence South 00 degrees 30 minutes 35 seconds West, 616.09 feet; thence East 50 feet; thence North 89 degrees 59 minutes 35 seconds East, 31 feet, to the North right-of-way line of West Front Street; thence North 47 degrees 27 minutes 57 seconds East along said North right-of-way line, 907.61 feet; thence South 88 degrees 05 minutes West, 260.5 feet; thence North 00 degrees 10 minutes West, 127.77 feet to the North line of Lot 4, Supervisors Plat; thence Northeasterly along said North line 330 feet; thence South along the East line of Lot 4, Supervisors Plat, 101.2 feet to the North right-of-way line of West Front Street; thence Northeasterly along said North right-of-way line, 602.5 feet to the City limits of the City of Traverse City; thence Northerly along the City limits line the following courses: North 28 degrees 50 minutes 27 seconds, West, 128.24 feet; thence North 53 degrees 07 minutes East, 49.21 feet; thence North 357.13 feet to the South right-of-way line of Jefferson Ave; thence along said right-of-way line North 77 degrees 44 minutes East, 141.6 feet; thence Northwest along the City of Traverse City limits line to the North right-of-way of Jefferson Ave; thence Southwesterly along said North right-of-way line to the Southeast corner of Lot 16, Supervisors Plat; said Southeast corner also being the Southwest corner of Lot 1, Cambridge Woods; thence North along the East line of Lot 16, Supervisors Plat, 265.43 feet; thence North 89 degrees 03 minutes West, 238.2 feet; thence South 85 degrees 52 minutes 30 seconds East, 413.06 feet; thence South 00 degrees 26 minutes 37 seconds East, 19.98 feet; thence South 84 degrees 20 minutes 51 seconds West, 679.19 feet; thence North 17 degrees 53 minutes West, 247.45 feet to the South right-of-way line of Randolph Street; thence Southwest along the following two courses: South 84 degrees 05 minutes 53 seconds West, 261.13 feet; thence South 83 degrees 48 minutes East, 365.5 feet to the West line of Section 4; thence North 33 feet to the center of the Randolph Street right-of-way to the point of beginning.

By using an approved method of crush and shape road improvement, together with the necessary structures and other work incidental thereto, all within the proposed district in accordance with the petitions of property owners therefore.

BE IT FURTHER RESOLVED that the Township Board does tentatively designate the special assessment district against which the costs of improvements are to be assessed as Jefferson Ave Improvement District, which shall include the lands and premises more particularly described above.

BE IT FURTHER RESOLVED that a hearing on any objections to the improvement, the estimate of costs and to the special assessment district proposed to be established for the assessment of the cost of such improvement shall be held on October 24, 2023, at a regular meeting of the township board at Garfield Charter Township Hall in the upstairs, large meeting room, at 3848 Veterans Drive, Traverse City, Michigan, commencing at 6:00 p.m.

BE IT FURTHER RESOLVED that the Clerk is instructed to give the proper notice of such hearing by mailing and publication in accordance with law and statute provided.

BE IT FURTHER RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

Moved: Steve Duell

Supported: Molly Agostinelli


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

Nays: None

Absent and Excused: Chloe Macomber

RESOLUTION 2023-26-T DECLARED ADOPTED.


By:


Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 10th day of October, 2023.

Dated: 10-11-2023


Lanie McManus, Clerk



Local Government Approval
(Authorized by MCL 436.1501)

RESOLUTION 2023-27-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 _____ Supervisor Korn _____ on _____ October 10, 2023 _____ at _____ 6:00 pm _____
(date) (time)
the following resolution was offered:
Moved by _____ Chris Barsheff _____ and supported by _____ Steve Duell _____
that the application from Chef Lady Enterprises, LLC _____
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): reclassification of Tavern License to Class C License
(list specific licenses requested)

to be located at: 1610 Barlow St. Suite #104, 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 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 _____ October 10, 2023 _____
(regular or special) (date) (township, city, village)

Lanie McManus

Print Name of Clerk

Lanie McManus
Signature of Clerk

10-11-2023
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 or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059

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

GRAND TRAVERSE COMMONS DEVELOPMENT REGULATIONS: AMENDMENT NO. 3

RESOLUTION #2023-28-T

A RESOLUTION TO AMEND THE GRAND TRAVERSE COMMONS DEVELOPMENT REGULATIONS, in accordance with the provisions of Act 110 of the Public Acts of 2006, as amended.

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

WHEREAS the Garfield Township Board of Trustees, following their October 10, 2023 public hearing, finds that an amendment to the Grand Traverse Commons Development Regulations is necessary to incorporate the changes to Section 1.09 Definitions and Section 5.15 Village District Subdistrict 3 - Design Standards.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 3 TO GRAND TRAVERSE COMMONS DEVELOPMENT REGULATIONS:

That Section 1.09 Definitions of the Grand Traverse Commons Development Regulations be amended to read in its entirety as follows:

Building Height means a vertical distance from the grade to the highest point on a mansard or flat roof, or the median height between the eaves and the ridge for gable, hip, and gambrel roofs, except for Village Subdistrict 3, in which buildings shall be measured from the grade to the highest point on any roof type.

That Section 5.15 Village District Subdistrict 3 - Design Standards of the Grand Traverse Commons Development Regulations be amended to read in its entirety as follows:

C. Height. Principle buildings shall be measured by stories, as indicated in Illustration 5.15. The height of the first floor above the sidewalk elevation of the primary entrance of the building should be consistent with that of the surrounding buildings within the Subdistrict. Accessory buildings shall be no more than twenty-five (25) feet in height. Replacement of the historic Kirkbride center administration building shall be exempt from this provision.

Moved: Denise Schmuckal

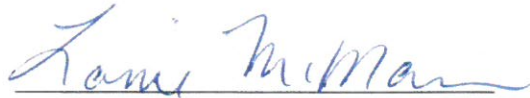
Supported: Chris Barsheff

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

Nays: None

Absent and Excused: Chloe Macomber

By:



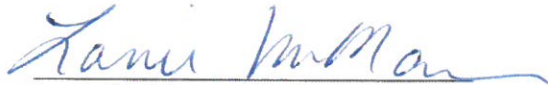
Lanie McManus, Clerk
Charter Township of Garfield

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 2023-28-T which was adopted by the Township Board of the Charter Township of Garfield on the 10th day of October 2023. Amendment No. 3 to Grand Traverse Commons Development Regulations shall take effect upon the expiration of seven (7) days following publication.

Dated:

October 11, 2023



Lanie McManus, Clerk
Charter Township of Garfield

Introduced: September 12, 2023

Adopted: October 10, 2023

Published:

Effective:

**CHARTER TOWNSHIP of GARFIELD
COUNTY OF GRAND TRAVERSE**

RESOLUTION 2023-29-T

RESOLUTION ADOPTING EARLY VOTING SITE

Board member Denise Schmuckal offered the following resolution and moved for its adoption, seconded by board member Steve Duell:

RECITALS

WHEREAS, the voters in Michigan on November 8, 2022, approved the passage of Proposal 22-2, which, in part, entitles voters the right, once registered, to vote in each statewide and federal election in person at an early voting site prior to election day, open for nine consecutive days for at least eight hours each day; and

WHEREAS, the Early Voting precinct for all Charter Township of Garfield registered voters will be located at the Charter Township of Garfield Hall, 3848 Veterans Dr., Traverse City, MI, as it meets polling place requirements; and

WHEREAS, the Early Voting precinct for statewide state and federal elections will be open for nine consecutive days beginning the second Saturday before Election Day through the Sunday before Election Day during the hours of 8:00 a.m. to 4:00 p.m.; and

WHEREAS, the township clerk is allowed to set additional hours for Early Voting, add additional days of Early Voting, and allow Early Voting for an election that is not a statewide or federal election, by this resolution; and

WHEREAS, all Early Voting dates and times will be posted sufficiently prior to every applicable election to notify voters.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Early Voting precincts are established at the Charter Township of Garfield Hall.


YEAS: Schmuckal, Duell, Agostinelli, Barsheff, McManus and Korn

NAYS: None


ABSENT: Chloe Macomber

Resolution declared ADOPTED this 10th day of October, 2023

Charter Township of Garfield

BY: 
Chuck Korn, Supervisor

I, Lanie McManus, the duly elected clerk of the Charter Township of Garfield do hereby certify the foregoing is a true and complete copy of a resolution adopted by the township board at a duly scheduled meeting held October 10, 2023.


Signed: 
Lanie McManus, Clerk

Check Date	Bank	Check #	Payee	Description	GL #	Amount
10/10/2023	GEN	41749	BATTERIES PLUS OF TRAVERSE CITY	BULBS	101-265-726.003	24.20
10/10/2023	GEN	41750	CONSUMERS ENERGY	100000311801	101-000-084.861	1,538.22
		41750		100000311801	101-448-920.005	1,675.73
						3,213.95
10/10/2023	GEN	41751	CONSUMERS ENERGY	103043977273	308-000-805.000	31.04
10/10/2023	GEN	41752	CONSUMERS ENERGY	100018131597	101-448-920.005	64.53
10/10/2023	GEN	41753	CONSUMERS ENERGY	103033456148	101-448-920.005	2,324.84
10/10/2023	GEN	41754	DTE ENERGY	910020833133	101-265-920.601	321.83
10/10/2023	GEN	41755	DTE ENERGY	910020833257	101-265-920.601	60.04
10/10/2023	GEN	41756	ENGINEERED PROTECTION SYS.	11.1.23-1.31.24 SVC AGREEMENT	101-265-935.606	376.38
10/10/2023	GEN	41757	GMOSER'S SEPTIC SERVICE, INC	PORTABLE TOILET	308-000-805.000	270.00
10/10/2023	GEN	41758	GRAND TRAVERSE COUNTY MTA	MTA LUNCH	101-253-960.000	15.00
10/10/2023	GEN	41759	INTEGRITY BUSINESS SOLUTIONS	LABEL TAPE/TOWELING/MARKERS/PAPER	101-101-726.000	297.68
10/10/2023	GEN	41760	LAUTNER IRRIGATION INC	PARK WINTERIZATION	308-000-805.000	725.00
10/10/2023	GEN	41761	NORTHWEST LOCK, INC	LATCH PROTECTORS	101-265-935.608	325.00
10/10/2023	GEN	41762	OLSON, BZDOK, & HOWARD	ZONING FEES	101-410-801.000	1,134.50
10/10/2023	GEN	41763	SPECTRUM ENTERPRISE	INTERNET	101-258-935.016	159.98
10/10/2023	GEN	41764	LYNN FRICKE	PAYROLL SEPTEMBER 2023	101-410-701.002	110.13
10/17/2023	GEN	41765	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTH	101-851-873.030	22,670.69
10/17/2023	GEN	41766	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	663.04
10/17/2023	GEN	41767	GFL ENVIRONMENTAL	002096164	308-000-805.000	493.11
10/17/2023	GEN	41768	GFL ENVIRONMENTAL	002114259	101-265-935.604	122.80
10/17/2023	GEN	41769	GOURDIE-FRASER, INC.	CAPITAL IMPROVEMENT PLAN	101-101-805.000	873.75
10/17/2023	GEN	41770	GOURDIE-FRASER, INC.	RIVER EAST PHASE III	308-000-970.000	2,205.00
10/17/2023	GEN	41771	GOURDIE-FRASER, INC.	RIDGEVIEW COURT SAD	246-000-612.000	181.25
10/17/2023	GEN	41772	GRANITE TELECOMMUNICATIONS	PHONES	101-265-850.000	149.19
10/17/2023	GEN	41773	IAAO	00011300 2024 DUES	101-171-965.000	240.00
10/17/2023	GEN	41774	KRAFT BUSINESS SYSTEMS	COPIER CONTRACT	101-101-726.002	385.82

3.b.

Check Date	Bank	Check #	Payee	Description	GL #	Amount
10/17/2023	GEN	41775	PREMIER OUTDOORS OF TRAVERSE CITY	LOGANS MEDIAN	101-265-935.602	580.00
10/17/2023	GEN	41776	PREMIER OUTDOORS OF TRAVERSE CITY	SILVER LAKE	308-000-805.000	1,920.00
10/17/2023	GEN	41777	TRAVERSE CITY LIGHT & POWER	00104659-5	101-448-920.005	10.61
10/17/2023	GEN	41778	TRAVERSE CITY RECORD EAGLE	ADVERTISING	101-101-901.000	365.45
		41778		ADVERTISING	101-410-901.000	189.50
						554.95
10/17/2023	GEN	41779	UNITED WAY	UNITED WAY	101-000-238.000	90.00
10/17/2023	GEN	41780	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	1,910.00
TOTAL - ALL FUNDS						42,504.31

--- GL TOTALS ---						
101-000-084.861	DUE FROM #861 STREET LIGHTS					1,538.22
101-000-227.000	DEFERRED COMP					1,910.00
101-000-237.000	HSA (FORMERLY FLEX)					663.04
101-000-238.000	UNITED WAY					90.00
101-101-726.000	SUPPLIES					297.68
101-101-726.002	SUPPLIES - COPIER MAINTENANCE					385.82
101-101-805.000	CONTRACTED AND OTHER SERVICES					873.75
101-101-901.000	ADVERTISING					365.45
101-171-965.000	DUES & PUBLICATIONS					240.00
101-253-960.000	EDUCATION & TRAINING					15.00
101-258-935.016	COMPUTER NETWORK					159.98
101-265-726.003	SUPPLIES-MAINTANCE					24.20
101-265-850.000	TELEPHONE					149.19
101-265-920.601	HEATING / GAS					381.87
101-265-935.602	LAWN MAINTENANCE					580.00
101-265-935.604	RUBBISH REMOVAL					122.80
101-265-935.606	ELECTRONIC PROTECTION SYSTEM					376.38
101-265-935.608	MAINTENANCE-OTHER					325.00
101-410-701.002	WAGES - ZONING					110.13
101-410-801.000	LEGAL SERVICES					1,134.50
101-410-901.000	ADVERTISING					189.50
101-448-920.005	STREET LIGHTS TOWNSHIP					4,075.71
101-851-873.030	INSURANCE - EMPLOYEE HEALTH					22,670.69
246-000-612.000	CHARGES FOR TOWNSHIP SERVICES					181.25
308-000-805.000	CONTRACTED AND OTHER SERVICES					3,439.15
308-000-970.000	CAPITAL OUTLAY					2,205.00
TOTAL						42,504.31

 Charter Township of Garfield Planning Department Report No. 2023-122			
Prepared:	October 17, 2023	Pages:	5
Meeting:	October 24, 2023 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Durga R-3 Rezoning – Introduction / Set Public Hearing		
File No.:	Z-2023-02		
Parcel No.:	#05-022-023-00		
Applicant / Owner:	Gerda Durga		

PURPOSE OF APPLICATION:

The applicant has requested rezoning of their parcel (ID #05-022-023-00) at 2624 Hartman Road from the R-R Rural Residential district to the R-3 Multi-Family Residential district via the Zoning Map Amendment process, without restriction. The application has been reviewed at the following meetings:

- August 9, 2023 Planning Commission (PC) – Introduction / Set Public Hearing
- September 13, 2023 PC – Public Hearing / Direct Staff to prepare Findings of Fact
- October 11, 2023 PC – Findings of Fact / Recommend approval to Township Board

SUBJECT PROPERTY:

This parcel is located on the north side of Hartman Road near the intersection with Cass Road and is about 5 acres in total. The site contains a single-family home in the southeast corner of the parcel and has a single curb cut on Hartman Road.

Google Street View image of subject property looking northwest off Hartman Road



Zoomed-out aerial view of the subject property (highlighted in blue)*Zoomed-in aerial view of the subject property (highlighted in blue)***FINDINGS OF FACT:**

The Planning Commission adopted the following Findings of Fact at their October 11, 2023 meeting:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- According to the Master Plan, the Future Land Use designation on most of the site is High Density Residential, with the northwest corner having a designation of Recreational.
- The proposed zoning of R-3 Multi-Family Residential is compatible with the Future Land Use designation of High Density Residential on most of the parcel.
- The R-3 zoning is not compatible with the Future Land Use designation of Recreational, but the corner of the parcel with this designation appears to contain wetlands and wetland soils and is not anticipated to be buildable regardless of its zoning classification.
- As part of the Implementation section, the Master Plan includes a goal for Housing which states: “Continue to use the Township’s Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light-industrial uses where compatible.” The Commercial and light-industrial uses are not compatible in this area; however, the north side of Hartman Road has several high-density residential sites to the west including Arbors of Traverse City PUD and Chelsea Park PUD.

2. Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed zoning of R-3 Multi-Family Residential is compatible with the Future Land Use designation of High Density Residential on most of the parcel.
- The R-3 zoning is compatible with surrounding land uses. Most properties to the west on the north side of Hartman Road also have a Future Land Use designation of High Density Residential; sites to the east have a designation of Institutional.
- No adverse impacts on neighboring lands are anticipated as part of this rezoning request.

3. Suitability as Presently Zoned

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The subject parcel is currently zoned as R-R Rural Residential. Most of the north side of Hartman Road, including the Arbors of Traverse City PUD and Chelsea Park PUD, has a Future Land Use designation of High Density Residential.
- The proposed zoning of R-3 Multi-Family Residential is compatible with the Future Land Use designation of High Density Residential on most of the parcel.

4. Changed Conditions

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No changes in conditions are known which would prevent consideration of this rezoning.

5. Health, Safety, and Welfare

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The back portion of the parcel in the northwest corner has a Future Land Use designation of Recreational and appears to be a wetland area. Any future development on this parcel must comply with the wetland regulations of Section 534 of the Zoning Ordinance, which are intended to protect the water quality and environmental health of the Township.
- There does not appear to be any nearby historical or cultural places or areas.

6. Public Policy

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed zoning of R-3 Multi-Family Residential is compatible with the Future Land Use designation of High Density Residential on most of the parcel.
- As part of the Implementation section, the Master Plan includes a goal for Housing which states: “Continue to use the Township’s Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light-industrial uses where compatible.”

7. Size of Tract

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The parcel size is about 5 acres.
- Although the application is to rezone a single parcel, the proposed R-3 zoning is compatible with the Future Land Use designation of High Density Residential on most of the parcel.
- Most of the north side of Hartman Road, including the Arbors of Traverse City PUD and Chelsea Park PUD, has a Future Land Use designation of High Density Residential.

- No issues relating to the size of the tract are anticipated as part of this proposed rezoning.

8. Other Factors

The Township may consider any other factors relevant to a rezoning application under state law.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No other additional factors, besides those mentioned above, are anticipated to impact this proposed rezoning.

ACTION REQUESTED:

The purpose of this item being placed on tonight's agenda is to introduce the application and schedule it for a public hearing. If the Board is prepared to accept this application and schedule the public hearing, the following motion is suggested:

MOTION THAT application Z-2023-02 BE SCHEDULED for a public hearing for the Garfield Township Board meeting to be held on November 14, 2023.

Any additional information deemed necessary by the Township Board should be added to the motion.

2023 APPOINTMENTS

<u>Board</u>	<u>Term</u>	<u>Expires</u>
<u>Planning Commission</u>		
Molly Agostinelli (TB Rep)	4 years	Nov. 20, 2024
Chris DeGood	3 years	Dec. 31, 2024
Robert Fudge	3 years	Dec. 31, 2024
Pat Cline	3 years	Dec. 31, 2025
Joseph McManus	3 years	Dec. 31, 2025
Joe Robertson	3 years	Dec. 31, 2023
John Racine	3 years	Dec. 31, 2023

GT Metro Emergency Services Board

Chuck Korn	1 year	Dec. 31, 2023
Chris Barsheff	1 year	Dec. 31, 2023
Molly Agostinelli (alternate I)	1 year	Dec. 31, 2023
Denise Schmuckal (alternate II)	1 year	Dec. 31, 2023

Zoning Board of Appeals

Bob Fudge (PC Rep)	1 year	Dec. 31, 2023
Lynn Fricke	3 years	Dec. 31, 2025
Rick Smith	3 years	Dec. 31, 2025
Kent Rozycki	3 years	Dec. 31, 2023
Scott Swan	3 years	Dec. 31, 2023
Steve Duell (Alternate I)	3 years	Dec. 31, 2024
Fern Spence (Alternate II)	3 years	Dec. 31, 2025

Board of Review

Cherry Wolf	2 years	Dec. 31, 2024
Jim Chrestensen	2 years	Dec. 31, 2024
Daniel Ladd	2 years	Dec. 31, 2024

Parks and Recreation Commission

Denise Schmuckal (TB Rep)	1 year	Dec. 31, 2023
Chris DeGood	3 years	Dec. 31, 2024
Andrew Hoort	3 years	Dec. 31, 2023
Chris Remy	3 years	Dec. 31, 2024
Fern Spence	3 years	Dec. 31, 2025
Art Bukowski	3 years	Dec. 31, 2025
Bill Scott	3 years	Dec. 31, 2024

Building Code of Appeals

Dave Chryst	2 years	Dec. 31, 2023
Tom Piehl	2 years	Dec. 31, 2023
Steve Duell	2 years	Dec. 31, 2023
Marc Burkholder	2 years	Dec. 31, 2023
Peter Alt	2 years	Dec. 31, 2023

Grand Traverse Commons Joint Planning Commission

Joe McManus	3 years	May 14, 2024
Amy DeHaan	3 years	May 14, 2024
John Racine	3 years	May 14, 2026

City of Traverse City and Charter Township of Garfield Recreational Authority

Michael Groleau	3 years	June 30, 2024
Steve Duell	3 years	June 30, 2025
Tim Hughes	3 years	June 30, 2026

STANDING COMMITTEES (1 Year Term - Expires Dec. 31, 2023)

Personnel Committee

Chris Barsheff	Town Board
Lanie McManus	Town Board
Chuck Korn	Town Board

Building and Grounds Committee

(Township Maint)	Employee Member
Denise Schmuckal	Town Board
Steve Duell	Town Board

Finance Committee

Chuck Korn	Town Board
Lanie McManus	Town Board
Chloe Macomber	Town Board
Betty Tezak	Employee

Elections Committee

Lanie McManus	Town Board
Molly Agostinelli	Town Board
Denise Schmuckal	Town Board

Law Enforcement Committee

Denise Schmuckal
Chuck Korn

Ethics Committee

Chris Barsheff
Denise Schmuckal
Chuck Korn

Code Enforcement Officer

Michael Green
Carl Studzinski
Derek Morton
Sean Kehoe

Grand Traverse County Commission

Chuck Korn
Lanie McManus

Grand Traverse County Road Commission

Chuck Korn
John Sych

TTCI

Chuck Korn



Charter Township of Garfield

3848 Veterans Drive, Traverse City, MI 49684

Phone: (231) 941-1620 Fax (231) 941-1588

www.garfield-twp.com

Board Appointment Application

Thank you for your interest in serving on a board, commission or committee. Your participation helps to promote our high quality of life and thriving community. If you are not selected at this time, your application will be kept on file for one year and considered if additional openings occur.

Boards/Commissions/Committees

Please check the Board/Commission you are interested in serving

- ☐ Board of Review (2 years)
- ☐ Building Code of Appeals (2 years)
- ☐ GT Commons Joint Planning Commission (3 years)
- ☐ Joint Recreation Authority (3 years)
- ☐ Parks and Recreation Commission (3 yrs, 1 yr TB)
- ☐ Planning Commission (3 yrs, 1 yr TB)
- ☐ Zoning Board of Appeals (3 yrs, 1 yr PC)

This section is for Trustees only (all 1-year terms)

- ☐ GT Metro Emergency Services

Standing Committees

- ☐ Building & Grounds
- ☐ Election
- ☐ Ethics
- ☐ Finance
- ☐ Law Enforcement
- ☐ Personnel

Personal Information

Name: _____

Residential Address: _____
(Street) (City) (State) (Zip)

Email Address: _____

Preferred Phone No.: _____ Additional Phone No.: _____

Occupation: _____ (if retired, please provide your career)

Acknowledgement

I acknowledge that:

1. If appointed, I will comply with all statutory and other requirements and obligations of my appointment;
2. If I cease to comply with such requirements, I automatically forfeit said appointed position;
3. I hold no position or appointment which is a conflict of interest with the appointed position applied for. Should a conflict of interest arise, I will promptly inform the board or commission.
 - a. I shall inform the department head/staff prior to any meeting at which I have a possible conflict of interest that may restrict my participation in said meeting;
 - b. I will always avoid the appearance of conflict between public duties and personal interests and activities in all township public forums, pursuant to state law and township policies; and
 - c. I will not allow my personal relationships or views to affect my responsibilities to the residents I represent;
4. As a public officer (servant), I shall not engage in a business transaction with or contractual relationship to any board or commission that I am on, in which (as public officer) I may profit from, according to MCL 15.322 Public Act 317 of 1968, Contracts of Public Servants with Public Entities;
5. To the best of my knowledge and belief, I possess the requisite qualifications for the office I am seeking; and
6. If appointed, I am committed to attend all duly noticed board or commission meetings. In the event I am not able to attend a scheduled meeting, I will notify the chairman of my absence to allow them enough time to notify an alternate member to attend.

I agree and understand the responsibilities of accepting this position.

(Signature)

(Date)

FOR NONINCUMBENTS – GO TO PAGE 2

Wesley V and Arlene R Nelson Trust
3515 Jefferson Rd.
Traverse City, MI 49684-2163

October 18, 2023

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

RE: PUBLIC HEARING – JEFFERSON AVE IMPROVEMENT SPECIAL ASSESSMENT DISTRICT

Dear Township Staff and interested public:

We support the S.A.D. for the Jefferson Rd improvement as proposed and described. As 55-year residents of Jefferson Rd., we have seen its evolution and growth, and cherish what the street and its residences bordering it provide us as a neighborhood.

It has needed a proper repair for decades and we are willing to pay our share of the S.A.D. bond for its reconstruction and... a renewal, really.

The obvious reasons we support it and encourage the support of it by the other proposed S.A.D. residents are:

- A. The value of our property on the resale market, if ever sold, would likely be *at least* as much appreciation as what the bond fees would be.
- B. The ease of access for residents, guests and delivery or utility service, road snow removal vehicles, etc., while affording safer driving conditions for all.
- C. Lower wear and tear on our own vehicles.
- D. Noise of vehicles swerving or striking potholes and cracks will be less with a refurbished road.
- E. Pedestrian/bicycle rider safety and enjoyment would be greatly enhanced, as this being a residential one-way street makes it ideal for pedestrian/bicycle use.
- F. If we don't take this step now, it will only cost more later, and the road will continue to decline in condition.

As long-term residents, we'd like to point out that the repair should be amply designed to overcome the clay layer water runoff that erodes the roadbed continually halfway up the initial hill close to the actual city/county line. Patchwork repairs that have been 'the fix' never suffice but a few weeks or until heavy rain. This effects really every resident except the first drive past Fulton St. It has been the bane of the road users for many decades.

We appreciate the position the Road Commission is in for budgetary concerns – and – appreciate that the township and county will support and assist in partial funding.

Sincerely,



Arlene R. Nelson, Co-Trustee



Kevin W. Nelson, Co-Trustee

Garfield Township Responses

September 2023

6.a.

Nature of Call	GT-Garfield	Total
10-Chest Pain (Non-Traumatic)	13	13
11-Choking	1	1
12-Convulsions/Seizures	14	14
13-Diabetic Problems	5	5
17-Falls	74	74
18-Headache	3	3
19-Heart Problems / A.I.C.D.	4	4
1-Abdominal Pain/Problems	6	6
21-Hemorrhage/Lacerations	8	8
23-Overdose / Poisoning (Ingestion)	7	7
25-Psychiatric/ Abnormal Behavior/Suicide At	1	1
26-Sick Person (Specific Diagnosis)	70	70
28-Stroke (CVA)	10	10
29-Traffic/Transportation/Accidents	14	14
2-Allergies (Reactions)/Envenomations (Sting:	4	4
30-Traumatic Injuries (Specific)	1	1
31-Unconscious/Fainting (Near)	17	17
32-Unknown Problem (Man Down)	31	31
3-Animal Bites/Attacks	1	1
4-Assault/Sexual Assault	2	2
5-Back Pain (Non-traumatic or Non Recent Tra	9	9
6-Breathing Problems	21	21
7-Burns (Scalds) /Explosion	1	1
9-Cardiac or Respiratory Arrest/Death	3	3
Total	320	320

Call Disposition	GT-Garfield	Total
Transport	193	193
Refusal	50	50
Cancelled	77	77
Total	320	320

Response Priority	GT-Garfield	Total
P-1 Emergency ALS	104	104
P-2 Emergency BLS	149	149
P-3 Non-Emergent	62	62
P-18 Stage	5	5
Total	320	320

Garfield RT September 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	5	5	5.95%	5.95%
00:02:00 - 00:02:59	8	13	9.52%	15.48%
00:03:00 - 00:03:59	4	17	4.76%	20.24%
00:04:00 - 00:04:59	18	35	21.43%	41.67%
00:05:00 - 00:05:59	12	47	14.29%	55.95%
00:06:00 - 00:06:59	10	57	11.90%	67.86%
00:07:00 - 00:07:59	8	65	9.52%	77.38%
00:08:00 - 00:08:59	7	72	8.33%	85.71%
00:09:00 - 00:09:59	3	75	3.57%	89.29%
00:10:00 - 00:10:59	3	78	3.57%	92.86%
00:11:00 - 00:11:59	3	81	3.57%	96.43%
00:12:00 - 00:12:59	1	82	1.19%	97.62%
00:19:00 - 00:19:59	1	83	1.19%	98.81%
00:21:00 - 00:21:59	1	84	1.19%	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	2	2	1.82%	1.82%
00:02:00 - 00:02:59	4	6	3.64%	5.45%
00:03:00 - 00:03:59	11	17	10.00%	15.45%
00:04:00 - 00:04:59	16	33	14.55%	30.00%
00:05:00 - 00:05:59	15	48	13.64%	43.64%
00:06:00 - 00:06:59	12	60	10.91%	54.55%
00:07:00 - 00:07:59	12	72	10.91%	65.45%
00:08:00 - 00:08:59	13	85	11.82%	77.27%
00:09:00 - 00:09:59	5	90	4.55%	81.82%
00:10:00 - 00:10:59	8	98	7.27%	89.09%
00:11:00 - 00:11:59	1	99	0.91%	90.00%
00:12:00 - 00:12:59	5	104	4.55%	94.55%
00:14:00 - 00:14:59	1	105	0.91%	95.45%
00:15:00 - 00:15:59	1	106	0.91%	96.36%
00:17:00 - 00:17:59	1	107	0.91%	97.27%
00:18:00 - 00:18:59	1	108	0.91%	98.18%
00:19:00 - 00:19:59	1	109	0.91%	99.09%
00:22:00 - 00:22:59	1	110	0.91%	100.00%



Charter Township of Garfield
Treasurer's Report
Ending September 30th, 2023

ACCT.	UNRESTRICTED FUNDS	TYPE	06/30/23	09/30/23	DIFFERENCE	MATURITY	RATE
7118	General Fund	Checking	\$ 1,859,039	\$ 1,569,613	\$ (289,426)	N/A	
0001	General Fund - MI CLASS	Invest.Pool	\$ 2,049,434	\$ 2,077,494	\$ 28,060	N/A	5.00%
401	ARPA Fund - State Savings Bank	MM/ICS	\$ 1,889,466	\$ 1,903,807	\$ 14,341	N/A	3.00%
* 4670	Managed Account - General Fund	Invest	\$ 3,958,535	\$ 3,908,700	\$ (49,835)	N/A	
1330	Huntington - TCF Bank	CD	\$ 140,000	\$ 141,306	\$ 1,306	6/3/24	4.15%
330	TBA Credit Union - Budget Stab.	CD	\$ 83,776	\$ 83,776	\$ -	11/18/23	0.25%
604	Nicolet National Bank (Mbank)	CD	\$ 101,131	\$ 101,131	\$ -	9/24/23	0.50%
605	Nicolet National Bank (Mbank)	CD	\$ 101,131	\$ 101,131	\$ -	9/24/23	0.50%
606	Nicolet National Bank (Mbank)	CD	\$ 40,267	\$ 40,267	\$ -	9/24/23	0.50%
12316	4-Front Credit Union	CD	\$ 222,146	\$ 224,301	\$ 2,155	7/8/23	5.15%
301	NW Consumers CU	CD	\$ 174,571	\$ 174,725	\$ 154	8/28/23	0.35%
302	NW Consumers CU	CD	\$ 65,569	\$ 65,842	\$ 273	9/28/24	1.65%
662	Independent	CD	\$ 282,531	\$ 282,780	\$ 249	3/12/24	0.35%
55	1st Community Bank	CD	\$ 226,947	\$ 226,947	\$ -	8/2/24	2.00%
1864	West Shore Bank	CD	\$ 245,497	\$ 245,497	\$ -	5/23/25	0.40%
6015	First National Bank of America	CD	\$ 243,382	\$ 243,867	\$ 485	7/14/24	0.80%
1002	Team One Credit Union	CD	\$ 267,818	\$ 268,290	\$ 473	3/2/24	0.70%
212	Credit Union One	CD	\$ 262,987	\$ 263,319	\$ 332	2/26/24	0.50%
206	Honor Bank	CD	\$ 262,987	\$ 262,987	\$ -	12/2/25	0.20%
41	Lake Michigan Credit Union	CD	\$ 244,222	\$ 246,828	\$ 2,606	1/23/24	4.22%
115	State Savings Bank	CD	\$ 245,308	\$ 245,922	\$ 614	7/3/25	0.20%
147	MSU Credit Union	CD	\$ 246,804	\$ 247,471	\$ 667	10/29/25	1.05%
Total Unrestricted Funds - Available for Spending			\$ 13,213,547	\$ 12,926,001	\$ (287,546)		
ACCT.	RESTRICTED FUNDS	TYPE	06/30/23	09/30/23	DIFFERENCE	MATURITY	RATE
7118	Park Fund	Checking	\$ 670,552	\$ 581,706	\$ (88,845)		
7118	Roads	Checking	\$ 492,933	\$ 493,433	\$ 500		
8728	Fire Fund	Checking	\$ 380,247	\$ 380,659	\$ 412		
* 4654	Managed Account - Fire Fund	Invest	\$ 780,093	\$ 777,761	\$ (2,332)		
7134	Receiving Fund - Water/Sewer	Checking	\$ 3,554,505	\$ 5,601,321	\$ 2,046,817		
0002	Receiving Fund - Water - MI CLASS	Invest.Pool	\$ 2,049,434	\$ 2,077,494	\$ 28,060		5.25%
0003	Receiving Fund - Sewer - MI CLASS	Invest.Pool	\$ 2,049,434	\$ 2,077,494	\$ 28,060		5.25%
* 4662	Managed Account - Receiving Fund	Invest	\$ 14,833,341	\$ 14,570,946	\$ (262,396)		
* 7940	Managed Account - DPW Fund	Invest	\$ 119,466	\$ 120,955	\$ 1,488		
7126	Tax Fund	Checking	\$ 33,105	\$ 952,679	\$ 919,574		
4750	General Employee Flex (H.S.A)	Checking	\$ 42,110	\$ 42,152	\$ 42		
3734	Retirement Rec Fund	Checking	\$ 46,612	\$ 42,137	\$ (4,475)		
8681	Trust & Agency	Checking	\$ 334,851	\$ 283,169	\$ (51,683)		
1726	Specials Lights	Checking	\$ 6,280	\$ 6,280	\$ -		
1073	Specials (Milfoil, Roads, Water, Sewer)	Checking	\$ 28,424	\$ 31,674	\$ 3,250		
Total Restricted Funds - Restricted Use			\$ 25,421,386	\$ 28,039,859	\$ 2,618,473		
TOTAL			\$ 38,634,933	\$ 40,965,861	\$ 2,330,927		

* 5/3 Managed Accounts - See full breakdown of investments on the page (2) of report

Respectfully Submitted By:

Chloe Macomber

Chloe Macomber, Treasurer

Email: cmacomber@garfield-twp.com

Phone: (231) 225-3043



Charter Township of Garfield
Treasurer's Report
Ending September 30th, 2023

FIRE FUND MANAGED ACCOUNT

CUSIP	PAR AMT	ISSUER	SECURITY TYPE	COUPON	MATURITY	PURCHASE PRICE	TYPE	CALL DATE	CALL STRUCTURE	BOOK VALUE	MARKET VALUE	NET UNREALIZED GAIN/LOSS
N/A	N/A	FEDERATED HERMS GOVT	MONEY MARKET	5.09%	N/A	N/A	MM	N/A	N/A	\$ 258,509	\$ 258,509	\$ -
3130AJN54	\$ 600,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.07%	6/8/2027	100.000	FIXED	3/16/2022	Anytime	\$ 600,000	\$ 519,252	\$ (80,748)
TOTAL										\$ 858,509	\$ 777,761	\$ (80,748)

RECEIVING FUND (WATER/SEWER) MANAGED ACCOUNT

CUSIP	PAR AMT	ISSUER	SECURITY TYPE	COUPON	MATURITY	PURCHASE PRICE	TYPE	CALL DATE	CALL STRUCTURE	BOOK VALUE	MARKET VALUE	NET UNREALIZED GAIN/LOSS
N/A	N/A	FEDERATED HERMS GOVT	MONEY MARKET	4.53%	N/A	N/A	MM	N/A	N/A	\$ 844,775	\$ 844,775	\$ -
3130AJR68	\$ 2,684,211	FEDERAL HOME LOAN BANK	AGENCY BOND	0.92%	6/30/2026	100.000	FIXED	3/16/2022	Anytime - Partially Called	\$ 2,684,211	\$ 2,395,685	\$ (288,526)
3133ELZ23	\$ 1,000,000	FEDERAL FARM CREDIT BANK	AGENCY BOND	0.98%	4/27/2027	99.850	FIXED	3/16/2022	Anytime	\$ 998,500	\$ 866,950	\$ (131,550)
3130AJN54	\$ 5,000,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.07%	6/8/2027	100.000	FIXED	3/16/2022	Anytime	\$ 5,000,000	\$ 4,327,100	\$ (672,900)
3130AJR68	\$ 649,351	FEDERAL HOME LOAN BANK	AGENCY BOND	1.05%	6/24/2027	100.000	FIXED	3/16/2022	Anytime - Partially Called	\$ 649,351	\$ 560,656	\$ (88,695)
3130AMB44	\$ 2,000,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.00%	5/12/2028	100.000	STEP CPN	5/12/2022	Quarterly	\$ 2,000,000	\$ 1,717,140	\$ (282,860)
3130AKNU6	\$ 1,600,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.00%	7/28/2028	100.000	FIXED	4/28/2022	Quarterly	\$ 1,600,000	\$ 1,322,832	\$ (277,168)
3130APM69	\$ 1,200,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.00%	11/16/2029	100.000	STEP CPN	11/16/2022	Quarterly	\$ 1,200,000	\$ 996,948	\$ (203,052)
3130AMB68	\$ 2,000,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.00%	5/19/2036	100.000	STEP CPN	5/19/2022	Quarterly	\$ 2,000,000	\$ 1,538,860	\$ (461,140)
TOTAL										\$ 16,976,836	\$ 14,570,946	\$ (2,405,891)

GENERAL FUND MANAGED ACCOUNT

CUSIP	PAR AMT	ISSUER	SECURITY TYPE	COUPON	MATURITY	PURCHASE PRICE	TYPE	CALL DATE	CALL STRUCTURE	BOOK VALUE	MARKET VALUE	NET UNREALIZED GAIN/LOSS
N/A	N/A	FEDERATED HERMS GOVT	MONEY MARKET	5.09%	N/A	N/A	MM	N/A	N/A	\$ 184,157	\$ 184,157	\$ -
3130AUZC1	\$ 500,000	FEDERAL HOME LOAN BANK	AGENCY BOND	4.63%	3/14/2025	99.656	FIXED	N/A	N/A	\$ 498,278	\$ 494,260	\$ (4,018)
3133EPCF0	\$ 500,000	FEDERAL FARM CREDIT BANK	AGENCY BOND	4.50%	3/2/2026	100.000	FIXED	N/A	N/A	\$ 500,000	\$ 494,715	\$ (5,285)
3130AJN54	\$ 1,400,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.07%	6/8/2027	100.000	FIXED	3/16/2022	Anytime	\$ 1,400,000	\$ 1,211,588	\$ (188,412)
3134GWNX0	\$ 2,000,000	FREDDIE MAC	AGENCY BOND	1.10%	8/27/2030	100.000	FIXED	5/27/2022	Quarterly	\$ 2,000,000	\$ 1,523,980	\$ (476,020)
TOTAL										\$ 4,582,436	\$ 3,908,700	\$ (673,735)

DPW FUND MANAGED ACCOUNT

CUSIP	PAR AMT	ISSUER	SECURITY TYPE	COUPON	MATURITY	PURCHASE PRICE	TYPE	CALL DATE	CALL STRUCTURE	BOOK VALUE	MARKET VALUE	NET UNREALIZED GAIN/LOSS
N/A	N/A	FEDERATED HERMS GOVT	MONEY MARKET	4.53%	N/A	N/A	MM	N/A	N/A	\$ 120,955	\$ 120,955	\$ -
TOTAL										\$ 120,955	\$ 120,955	\$ -

Par Value: The face value of a bond. It determines the maturity value as well as the dollar value of coupon payments. How much the issuer pays the holder at maturity.

Book Value: Par Value of the bond less any discount or plus any premium.

Market Value: The actual price that the bond is worth at a current point in time for trade on the market. What a bond is actually worth if sold before maturity.

Net Unrealized Gain/Loss: The Book Value - Market Value. Changes with the bond's value as it goes up and down with the market. Unrealized gains/losses are only 'realized' or occur when a bond is sold before maturity.

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

RESOLUTION #2023-26-T(a)

**RESOLUTION TO CREATE JEFFERSON AVE ROAD
SPECIAL ASSESSMENT DISTRICT AND
ORDER PREPARATION OF SPECIAL ASSESSMENT ROLL**

WHEREAS, the Township Board of the Charter Township of Garfield received Petitions signed by more than 50 percent of the total area of the proposed special assessment district described hereinafter, and accordingly, determined to proceed under the provisions of PA 188 of 1954, as amended, to secure plans and estimates of costs together with a proposed special assessment district for assessing the costs an approved method of Jefferson Ave (from Fulton St to West end of roadway) and to schedule a public hearing upon the same for this date, and

WHEREAS, the plans, estimates of cost and proposed special assessment district were filed with the township clerk for public examination and notice of the within hearing upon the same was published and mailed in accordance with the law and statute provided as shown by affidavits pertaining thereto on file with the township clerk, and

WHEREAS, in accordance with the aforesaid notices, a hearing was scheduled and held on this, the 24th day of October, 2023, commencing at 6:00 p.m., and all persons were given the opportunity to be heard in the matter, and

WHEREAS, as a result of the foregoing, the township board believes the project to be in the best interests of the township and of the district proposed to be established therefore;

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That this Township Board does hereby determine that creation of the Jefferson Ave Road District is necessary for the health and welfare of those doing business within the project area.
2. That this Township Board does hereby approve the plans for the road improvements as prepared and presented by the Grand Traverse County Road Commission's registered engineer and his/her estimate of costs for the completion thereof, plus the Township's cost of administration, of **\$294,200**.
3. That this Township Board does hereby create, determine and define a special assessment district to be known as Jefferson Ave Road Special Assessment District within which the costs of such improvements shall be assessed according to benefits, the following described area within said township:

Part of the Northwest quarter of the Southwest quarter of Section 4, and part of the Southeast quarter of fractional Section 5, Town 27 North, Range 11 West; commencing at the East Quarter corner of said fractional Section 5, also being the centerline of Randolph Street; thence West along said street centerline 653.41 feet; thence South 1320 feet, more or less, to the South line of the Northeast quarter of said Southeast quarter; thence East 653.41 feet to the section line; thence North 83 degrees 57 minutes

01 seconds East along the South boundary of Supervisors Plat along said section line to the North right-of-way line of Jefferson Ave, 1097.15 feet; thence South 00 degrees 30 minutes 35 seconds West, 616.09 feet; thence East 50 feet; thence North 89 degrees 59 minutes 35 seconds East, 31 feet, to the North right-of-way line of West Front Street; thence North 47 degrees 27 minutes 57 seconds East along said North right-of-way line, 907.61 feet; thence South 88 degrees 05 minutes West, 260.5 feet; thence North 00 degrees 10 minutes West, 127.77 feet to the North line of Lot 4, Supervisors Plat; thence Northeasterly along said North line 330 feet; thence South along the East line of Lot 4, Supervisors Plat, 101.2 feet to the North right-of-way line of West Front Street; thence Northeasterly along said North right-of-way line, 602.5 feet to the City limits of the City of Traverse City; thence Northerly along the City limits line the following courses: North 28 degrees 50 minutes 27 seconds, West, 128.24 feet; thence North 53 degrees 07 minutes East, 49.21 feet; thence North 357.13 feet to the South right-of-way line of Jefferson Ave; thence along said right-of-way line North 77 degrees 44 minutes East, 141.6 feet; thence Northwest along the City of Traverse City limits line to the North right-of-way of Jefferson Ave; thence Southwesterly along said North right-of-way line to the Southeast corner of Lot 16, Supervisors Plat; said Southeast corner also being the Southwest corner of Lot 1, Cambridge Woods; thence North along the East line of Lot 16, Supervisors Plat, 265.43 feet; thence North 89 degrees 03 minutes West, 238.2 feet; thence South 85 degrees 52 minutes 30 seconds East, 413.06 feet; thence South 00 degrees 26 minutes 37 seconds East, 19.98 feet; thence South 84 degrees 20 minutes 51 seconds West, 679.19 feet; thence North 17 degrees 53 minutes West, 247.45 feet to the South right-of-way line of Randolph Street; thence Southwest along the following two courses: South 84 degrees 05 minutes 53 seconds West, 261.13 feet; thence South 83 degrees 48 minutes East, 365.5 feet to the West line of Section 4; thence North 33 feet to the center of the Randolph Street right-of-way to the point of beginning.

4. That the Grand Traverse County Road Commission has committed to paying for the total cost of the construction engineering (\$58,850), and the Township Board, in an effort to encourage this type of citizen involvement, has committed to paying for one-quarter of the total cost (\$73,600) of the improvement. Therefore, the estimated cost to the property owners will be \$161,750 – or an average of \$7,352.27, for each of the 22 owners.
5. That on the basis of the foregoing, this Township Board does hereby direct the supervisor and assessing officer to make a special assessment roll in which shall be entered and described all the parcels of land to be assessed with the names of the respective owners thereof if known, and a total amount to be assessed against each parcel of land which amount shall be the relative portion of the whole sum to be levied against the parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefit to all the parcels of land in the special assessment district. When the same has been completed, the supervisor or assessing officer shall affix thereto his/her certificate a statement that it was made pursuant to this resolution and that in making such assessment roll, he/she has, according to his/her best judgment, conformed in all respects to the directions contained in this resolution and the applicable state statutes.
6. That all resolutions and parts of resolutions insofar as they conflict with the provision of the within resolutions be and the same are hereby rescinded.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2023-26-T(a) DECLARED

By: _____
Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 24th day of October, 2023.

Dated: _____

Lanie McManus, Clerk



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: October 24, 2023
SUBJECT: Final Draft ARPA Spending Plan

Dear Township Board:

Township officials and staff have updated the ARPA Spending Plan based on Board feedback and other considerations. The \$1,864,273.88 in funding received by the Township through the American Rescue Plan Act of 2021 (ARPA) must be committed and under contract by December 31, 2024 and fully spent by December 31, 2026.

Both the project list and project descriptions have been revised. Careful consideration has been made that each project meets community needs. In most cases, projects have been previously identified as priorities for implementation. Supporting policies for the projects include the Township Strategic Plan, Master Plan, Parks and Recreation Master Plan, and the 2022 Community Survey. Each project description includes one or more of the supporting policies.

Finally, a few projects were moved as it was decided that they would be better funded by other means entirely. All three Special Assessment projects were moved to the Roads Fund as the Roads Fund balance is currently sufficient. The Miller Creek/Boardman Valley connector trail would be moved to a future Parks Fund project and the River East Recreation Area improvements (bathroom, walking paths) for 2023 are already funded in the current budget by the Parks Fund.

If, following discussion and any changes, the Board is comfortable with the Final Draft of the ARPA Spending Plan, the following motion is suggested:

MOTION TO adopt the Charter Township of Garfield's Final Draft of the ARPA Spending Plan

Respectfully,

Chloe Macomber
Chloe Macomber, Treasurer
Cmacomber@garfield-twp.com
231-225-3043

Final Draft
APRA Spending Plan

Type	Project	Estimated Total Project Cost	Total of ARPA Funds Used for Project	Difference	Other Funding Source for Project if Necessary	Total Per Type for ARPA Spending	% Per Type
1. Water/Sewer	McCrae Hill PRV - 1/2 of total cost	\$ 1,100,000.00	\$ 525,000.00	\$ 575,000.00	Water Fund	\$ 525,000.00	28%
2. Roads	Mast Arms (2) - US-31 at Meijer and Lowes	\$ 160,000.00	\$ 160,000.00	\$ -	N/A	\$ 160,000.00	9%
3. Parks	Hands-Free Drinking Fountains (2) - Silver Lake and River East	\$ 10,000.00	\$ 10,000.00	\$ -	N/A		
	River East Recreation Area Amenities	\$ 250,000.00	\$ 250,000.00	\$ -	Park Fund	\$ 260,000.00	14%
4. Sidewalk/Trail Connections (Walkability)	Barlow/Boardman Lake Loop Connector	\$ 564,073.00	\$ 564,073.00	\$ -	N/A		
	Wyatt/Westchester Connector	\$ 72,136.00	\$ 72,136.00	\$ -	N/A	\$ 636,209.00	34%
5. Township Beautification	Logan's Landing Median Improvements	\$ 30,000.00	\$ 30,000.00	\$ -	Park Fund	\$ 30,000.00	2%
6. Identity of Township	Website Update	\$ 50,000.00	\$ 50,000.00	\$ -	N/A		
	Primary Gateway Monument Signs (2) and Locations	\$ 225,000.00	\$ 150,000.00	\$ 75,000.00	General Fund	\$ 205,200.00	11%
	Entry Signs (17)	\$ 5,200.00	\$ 5,200.00	\$ -	General Fund		
7. Township Hall Infrastructure Improvements	Planning Office Wall/Door Installation	\$ 20,000.00	\$ 20,000.00	\$ -	N/A		
	Hands-Free Drinking Fountains (2) - Township Hall	\$ 5,000.00	\$ 5,000.00	\$ -	N/A	\$ 47,864.88	3%
	Software Upgrades BS&A Cloud - \$100,000 first year and \$50,000 per year after	\$ 100,000.00	\$ 22,864.88	\$ 77,135.12	N/A		
		\$ 2,591,409.00	\$ 1,864,273.88	\$ 727,135.12		\$ 1,864,273.88	100%

CHANGES:

8. Blue Star SA, Jefferson Ave SA, and Ridgeview SA	To be Funded by Roads Fund
9. Miller Creek/Boardman Valley Connector	To be Funded by Parks Fund (2026)
10. River East Accelerated (Bathrooms, Walking paths)	Already in 2023 Parks Fund Budget

ARPA Project Descriptions
Charter Township of Garfield
October 18, 2023

1. Water/Sewer

- a. McRae PRV. Upgrade of existing Pressure Reducing Valve (PRV) station on McRae Hill Road.

Support for the project:

i. Strategic Plan:

1. Water Quality. Make water system improvements and support environmental conservation efforts to protect water quality.
2. Transportation & Infrastructure. Invest in transportation and infrastructure which support high-quality development.

ii. Master Plan:

1. Goal: Direct development to areas which are served by adequate facilities.

2. Roads

- a. US-31 Traffic Signal Mast Arms. Replace current traffic signals at Lowe's Drive and US-31 and Meijer Drive and US-31 with new traffic signal mast arms. This project will be done in coordination with MDOT.

Support for the project:

i. Strategic Plan:

1. Transportation & Infrastructure. Invest in transportation and infrastructure which support high-quality development.

ii. Master Plan:

1. Goal: Direct development to areas which are served by adequate facilities.

- iii. 2022 Community Survey: 76% of residents support the following statement: "Garfield should fund the improvement of commercial corridors, such as South Airport Road, through limiting signs, building sidewalks, reducing driveways, adding trees, etc."

3. Parks

- a. River East Recreation Area Amenities. Several major projects including the parking lot, pavilion, and dog park, have been completed in the past few years. The next project would add amenities including a children's playground, wayfinding signage, and improvements to natural trails.

Support:

i. Strategic Plan:

1. Parks and Trails. Foster a system of high-quality active and passive parks connected by trails.

ii. Parks and Recreation Master Plan:

1. Goal: Expand and improve the Township's non-motorized transportation system of trails, sidewalks, and pathways.

2. Goal: Provide a variety of parks and recreation amenities and activities to meet the needs of all segments of the population.
- iii. 2022 Community Survey: 48% of residents want Garfield to focus on “Quality and Quantity of parks and open space.”
- b. Hands-Free Drinking Fountains. One fountain to be installed at Silver Lake Recreation Area and one fountain to be installed at River East Recreation Area. These fountains provide a clean method of dispensing water and reduce plastic waste by accommodating reusable water bottles.

Support for the project:

- i. Strategic Plan:

1. Water Quality. Make water system improvements and support environmental conservation efforts to protect water quality.

4. Sidewalk/Trail Connections (Walkability)

- a. Barlow/Boardman Lake Loop Connector. Construct a six-foot wide sidewalk along the east side of Barlow Street and the north side South Airport Road to connect the Barlow-Garfield Neighborhood with the Boardman Lake Loop Trail. In 2022, the Boardman Lake Loop Trail was completed, and this loop trail can become a key hub connection for other trails into the regional system. This project envisions a connection from the Boardman Lake Loop Trail to the east side of Garfield on South Airport Road and Barlow Street. These corridors connect to dense residential areas. This area is served by Traverse Heights Elementary School in Traverse City; a recent Safe Routes to School grant provided for upgraded sidewalks in nearby neighborhoods. The project would include about 0.3 miles along South Airport Road and about 0.75 miles along Barlow Street north to Boon Street.



Support:

i. Strategic Plan:

1. Parks and Trails. Foster a system of high-quality active and passive parks connected by trails.

ii. Master Plan:

1. Goal: Continue to support the development of non-motorized and other alternative transportation options to reduce demand on area roadways, improve community connectivity, and promote public health, among many other benefits.

iii. Parks and Recreation Master Plan:

1. Goal: Expand and improve Garfield's non-motorized transportation system of trails, sidewalks, and pathways.
2. Project is identified in the Parks and Recreation Master Plan.

- iv. 2022 Community Survey: 63% of residents support the following statement: "I want more paved bicycle paths and sidewalks in the area where I live." 63% of residents support the following statement: "Garfield should fund the construction of bike paths and sidewalks in the form of a millage, grants, general fund, or other funding sources."

- b. Wyatt/Westchester Connector. This non-motorized route would include both trail and on-road segments providing for a 2-mile connection between West Middle School and West Senior High School. A segment of trail was recently completed at the Meadow Valley senior living complex, building a connection that was envisioned on the Township's Non-Motorized Plan within the Master Plan. The on-road portions would connect with neighborhoods along Westchester Commons and Wyatt Road. One key challenge for this project is that while a portion of Wyatt Road is a public road, the rest of Wyatt and all of Westchester Commons are private roads. A crossing of Zimmerman Road is also required. The Township should work with the GTCRC to express the desire for a safe crossing. Elements of the crossing include ADA-accessible ramps, pavement markings, and signage.



Support:

- i. Strategic Plan:
 1. Parks and Trails. Foster a system of high-quality active and passive parks connected by trails.
- ii. Master Plan:
 1. Goal: Continue to support the development of non-motorized and other alternative transportation options to reduce demand on area roadways, improve community connectivity, and promote public health, among many other benefits.
- iii. Parks and Recreation Master Plan:
 1. Goal: Expand and improve Garfield's non-motorized transportation system of trails, sidewalks, and pathways.
 2. Project is identified in the Parks and Recreation Master Plan.
- iv. 2022 Community Survey: 63% of residents support the following statement: "I want more paved bicycle paths and sidewalks in the area where I live." 63% of residents support the following statement: "Garfield should fund the construction of bike paths and sidewalks in the form of a millage, grants, general fund, or other funding sources."

5. Township Beautification.

- a. Logan's Landing Median Improvements. Upgrade landscaping and possibly incorporate two Township monument signs (one facing east and one facing west). Currently waiting for response from Road Commission about the ability to upgrade landscaping and install monument signs at the median. See sign examples below.

Support:

- i. Strategic Plan:
 1. Identity. Develop a strong identity that conveys the character and values of the community to the region and beyond.
- ii. 2022 Community Survey: 28% of residents want Garfield to "Improve image and character of Garfield."

6. Identity of Township.

- a. Website Update. Update current website. An RFP has been prepared to be issued to obtain proposals for upgrading the website.

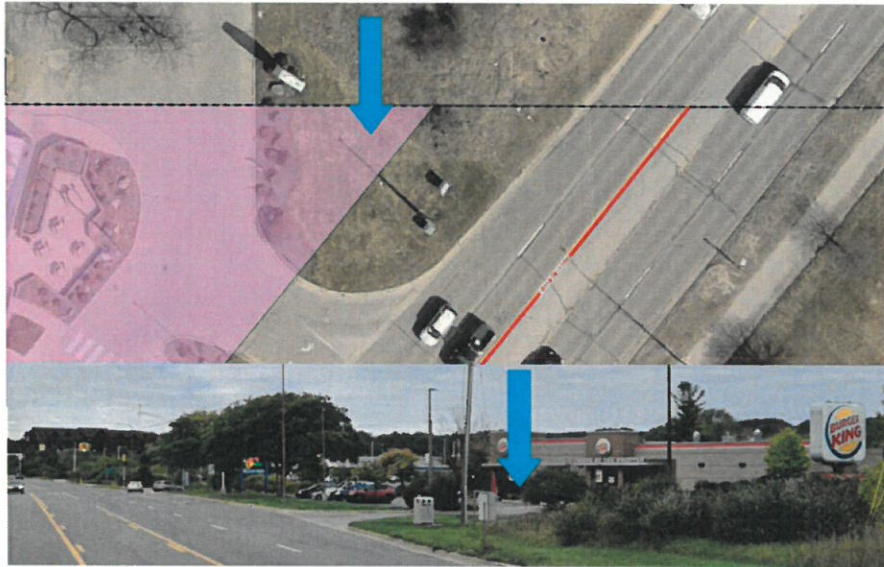
Support:

- i. Strategic Plan:
 1. Identity. Develop a strong identity that conveys the character and values of the community to the region and beyond.
 - ii. 2022 Community Survey: 28% of residents want Garfield to "Improve image and character of Garfield."
- b. Primary Gateway Monument Signs. Two gateway monument signs are proposed with one sign to be located on US-31 on the south end of the Township and the other sign to be located on US-31 at the north end of the Township. A possible north location is at Burger King. This could be accomplished by obtaining an easement for the sign. A possible southerly location is the old state highway turnout (formerly the Blue Star Highway Scenic Turnout) near the top of McRae Hill. This could be accomplished by purchasing the

property which is currently for sale. Examples of monument signs from other townships in Michigan:



Possible Locations for Township Gateway Monument Signs on US-31
NORTH LOCATION (Easement from Burger King)



Possible Locations for Township Gateway Monument Signs on US-31
SOUTH LOCATION (1202 US-31 N)



Support:

- i. Strategic Plan:
 1. Identity. Develop a strong identity that conveys the character and values of the community to the region and beyond.
- ii. 2022 Community Survey: 28% of residents want Garfield to “Improve image and character of Garfield.”
- c. Entry Signs. An entry sign is a metal roadside sign that states “Entering Garfield Township.” Signs would be placed within the County right-of-way and require Road Commission approval. Two signs are already in place. 17 new sign locations have been identified. See list below.



The following list includes two existing entry signs and 17 possible new sign locations for “Entering Garfield Township” signs. The existing entry sign for Garfield Township on Cedar Run would be replaced with a new entry sign.

- | | | |
|----|------------------|---|
| 1. | Barney | East of Gray |
| 2. | Cedar Run | East of Gray. Existing “Zoning Ordinance in Effect Garfield Township” (White/Black Lettering) |
| 3. | Long Lake | At Long Lake Township line (existing Long Lake Township sign in place) |
| 4. | Herkner | Near Pembroke |
| 5. | Secor | At Long Lake Township line (existing Long Lake Township sign in place) |
| 6. | West Silver Lake | At Blair Township line (existing Blair Township sign in place) |
| 7. | East Silver Lake | Existing “Entering Garfield Township” (Green/White Lettering) |
| 8. | Keystone | Existing “Entering Garfield Township” (Green/White Lettering) |
| 9. | Rusch | North of Potter/Hoch |

- | | | |
|-----|---------------------|------------------------|
| 10. | Garfield (South) | North of Potter |
| 11. | Hammond | West of Townline |
| 12. | South Airport | West of Townline |
| 13. | Garfield (North) | North of N. Forestlane |
| 14. | Barlow | South of Boon |
| 15. | Woodmere | South of Boon |
| 16. | Cass | At Traverse City line |
| 17. | Veterans | At Traverse City line |
| 18. | Silver Lake (North) | At Franke/Silver |
| 19. | West Front | West of Madison |

Support:

i. Strategic Plan:

1. Identity. Develop a strong identity that conveys the character and values of the community to the region and beyond.
2. Transportation & Infrastructure. Invest in transportation and infrastructure which support high-quality development.

- ii. 2022 Community Survey: 28% of residents want Garfield to "Improve image and character of Garfield."

7. Township Hall Infrastructure Improvements

- a. Planning Office Wall/Door. Install new wall and door in the Planning Department in the Township Hall.
- b. Hands-free Drinking Fountain. Two fountains to be installed in the Township Hall. One fountain on the first floor and one fountain on the second floor. These fountains provide a clean method of dispensing water and reduce plastic waste by accommodating reuseable water bottles.
- c. Technology Upgrades. Identify any computer and software upgrades. BS&A cloud software is one upgrade being considered at this time.

Support:

i. Strategic Plan:

1. Fiscal Responsibility. Deliver effective public services to the community and operate with fiscal efficiency.
2. Water Quality. Make water system improvements and support environmental conservation efforts to protect water quality.

CHANGES:

8. 2024 SA Commitments. Township commitments for the following Special Assessment Road improvement projects:
- a. Blue Star Dr SA
 - b. Jefferson Ave SA
 - c. Ridge View Ct SA

MOVED TO ROADS FUND

9. Miller Creek/Boardman Valley Connector. This trail would connect Miller Creek Nature Reserve and Boardman Valley Nature Preserve by filling in a gap of about 0.4 miles between these two parks. This project is listed in the Parks and Recreation Master Plan. From Miller Creek Nature Reserve, the trail would continue east along the site of the Sabin Data Center, a former elementary school owned by TCAPS. The trail would need to cross Cass Road and then continue along Dairy Square to property owned by Four Seasons Storage LLC. Garfield acquired an access easement on one of the Four Seasons Storage sites in 2011 to access Boardman Valley Nature Preserve. The crossing of Cass Road is a challenge because of the high speed and its proximity to the major intersection with Hartman Road. Garfield should coordinate with GTCRC to ensure safe crossing of this trail.



MOVED TO PARKS FUND (2026)

10. River East Accelerated. Bathrooms, paved walking path, sidewalks.

ALREADY IN THE 2023 BUDGET

Change Order 8.a.

No. 001

Date of Issuance: October 16, 2023

Effective Date: October 16, 2023

Project: <u>Garfield Township Commons Natural Area Wetland Delineation & Report</u>	Owner: <u>Garfield Township</u>	Owner's Contract No.: _____
Contract: <u>Garfield Township Commons Natural Area Wetland Delineation & Report</u>		Date of Contract: <u>July 25, 2023</u>
Consultant: <u>Environmental Consulting and Technology, Inc. (ECT)</u>		Engineer's Project No.: <u>230547</u>

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

Description:

- Increase project budget to include additional staff time to complete unanticipated Scope of Work needing for mapping and analysis complexities at the site.

Attachments: (List documents supporting change):

- ECT – Garfield Township Executed Contract
- ECT Wetland Delineation Report

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$8,305

[Increase] from previously approved Change Orders

No. _____ to No. _____:

\$ _____

Contract Price prior to this Change Order:

\$8,305

[Increase] [~~Decrease~~] of this Change Order:

\$1,226.50

Contract Price incorporating this Change Order:

\$9,531.50

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☐ Calendar days

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] from previously approved Change Orders

No. _____ to No. _____:

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Times prior to this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] of this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

Contract Times with all approved Change Orders:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

SIGNED BY:

By: _____

Environmental Consulting & Technology, Inc.

Date: _____

ACCEPTED:

By: _____

Charter Township of Garfield

Date: _____

By: _____

Date: _____

**Environmental Consulting & Technology, Inc.**

7027 SW 24th Avenue | Gainesville, FL 32607

352.332.0444

GARFIELD, CHARTER TOWSHIP OF
3848 VETERANS DRIVE
TRAVERSE CITY, MI 49684

Attention: JOHN SYCH**Invoice # : DRAFT FINAL FOR REVIEW****Invoice Date :****Project : 230547****Project Name : GARFIELD-GT COMMONS NATURAL ARI****Fed ID : 59-2921038****Terms : Net 30****Client Ref :****For Professional Services Rendered through: 9/29/2023**

EMAIL INVOICES TO: jsych@garfield-twp.com

Phase	Current Amt Due	Cumulative Revised Budget Request	Original Budget
Phase : 0100 -- WETLAND DELINEATION & STREAM ASSESS			
Labor	6,113.75	9,335.00	
Expenses	196.50	196.50	
total Phase : 0100 -- WETLAND DELINEATION & STREAM ASSESS	6,310.25	9,531.50	8,305.00

Current Amt Due : 6,310.25
 Prior Billings: 3,221.25
 Revised Total Cost: 9,531.50

Amount Requested Due This Invoice **	6,310.25
Original Budget Available **	5,083.75
Additional Budget Amount Requested **	1,226.50

Project Manager : TONYA M. LEWANDOWSKI

Environmental Consulting & Technology, Inc.

Billings : 001407

Labor & Expense Detail

GARFIELD, CHARTER TOWSHIP OF

Project : 230547 -- GARFIELD-GT COMMONS NATURAL AREA

Invoice # :

Phase : 0100 -- WETLAND DELINEATION & STREAM ASSESS

Labor					
Activity / Class / Employee Name	Date	Hours	Rate	Amount	
GENERAL					
SR. PROJECT MANAGER					
BRIAN J. HUEBNER	09/05/2023	0.25	225.00	56.25	
	09/07/2023	8.00	225.00	1,800.00	
	09/08/2023	2.50	225.00	562.50	
BRIAN J. HUEBNER	09/11/2023	0.25	225.00	56.25	
BRIAN J. HUEBNER	09/20/2023	1.00	225.00	225.00	
	09/21/2023	4.00	225.00	900.00	
BRIAN J. HUEBNER	09/26/2023	2.50	225.00	562.50	
	09/28/2023	0.25	225.00	56.25	
KEITH D. TOLLENAERE	09/26/2023	0.50	225.00	112.50	
PLANNER/LANDSCAPE ARCHITECT					
MICHELLE L. POST	09/07/2023	8.50	170.00	1,445.00	
GIS/CAD ANALYST					
JOSH M. SPENCE	09/21/2023	2.50	135.00	337.50	
Labor				6,113.75	
Unit Pricing Expenses					
Vendor / Employee Name	Doc Nbr	Doc Date	Units	Rate	Amount
TRAVEL MILEAGE - DIRECT					
MILEAGE - EXPENSE REPORT					
BRIAN J. HUEBNER	ER00004820	09/07/2023	300.00	0.66	196.50
pers vehicle - Saginaw - site (Traverse City) - Saginaw					
Unit Pricing				196.50	
Total Phase : 0100 -- WETLAND DELINEATION & STREAM ASSESS				Labor :	6,113.75
				Expense :	196.50

June 30, 2023

John Sych, AICP
Planning Director
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Re: Proposal for Wetland Delineation Services, Grand Traverse Commons Natural Area

Dear Mr. Sych:

Environmental Consulting & Technology, Inc. (ECT) is pleased to provide this proposal to the Charter Township of Garfield (Client) for wetland delineation services at the Grand Traverse Commons Natural Area (Project Site) in Garfield Township, Grand Traverse County, Michigan.

PROJECT UNDERSTANDING

It is our understanding that the Client is seeking to conduct a wetland delineation for its proposed Accessible Trail project at the Project Site to better understand potential impacts. The newly proposed 10' wide trail alignment circumnavigates a known wetland area and will cross stream/creek areas in up to 4 locations within the Project Site. The area of interest consists of approximately 60-acres of forested and wetland areas on varying topography.

ECT will gather background information, conduct the on-site field review and analysis, and generate a Wetland Delineation and Stream Assessment Report with findings for use in future/potential permitting discussion with the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

For the purposes of this proposal, ECT anticipates the following tasks will be required:

1. Wetland Delineation and Stream Assessment
2. Wetland Delineation and Stream Assessment Report

ECT comes highly qualified to perform this work based on familiarity with the Project Site from previous professional experience and personal use of the park. We are confident lessons learned and previous design discussions through preliminary trail design efforts will help increase efficiencies moving forward. In addition, our team of wetland delineation specialists have performed similar services in scope and scale to this project around Michigan.

SCOPE OF WORK

The following scope of work describes ECT's responsibilities under this contract.

Task 1 - Wetland Delineation and Stream Assessment

ECT will conduct a wetland delineation specific to the Project Site to map and identify features subject to EGLE and U.S. Army Corps of Engineers (USACE) jurisdiction. The wetland delineation

will include stream crossing impact assessment will follow the *1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual* regional supplement and the statutory criteria of Part 301, Inland Lakes and Streams, Part 303, Wetlands Protection, and Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994, PA 451, as amended. This methodology calls for a review of vegetation, hydrology, and soils present within wetlands.

Task 2 - Wetland Delineation and Stream Assessment Report

ECT will prepare a *Wetland Delineation and Stream Assessment Report*. This report will summarize findings from the field delineation and assessment, regulatory opinion and potential permitting conclusions for water resources identified. ECT will provide the Client with a draft report and upon review and approval, a final copy will be provided within one week. This report will also include tables and figures that can be used for the EGLE/USACE Joint Permit Application (JPA).

PROJECT ASSUMPTIONS, SCHEDULE & BUDGET

This scope of work will be conducted on a time and materials not-to-exceed (NTE) basis. The cost estimate for this proposal is presented in Table 1, and is based on the following assumptions:

Project Assumptions

- This proposal is valid for a period of 60 days from the date of this proposal.
- All survey and related work necessary to mark the proposed Accessible Trail alignment prior to commencing work will be completed by the Client. If the Client prefers survey staking be included by ECT, we will provide additional cost to complete.
- Desktop and field efforts will be limited to the Project Site and appropriate buffer, provided to ECT. These areas can be seen in the Grand Traverse Commons Natural Area Accessible Trail – Site Plan provided with the RFB.
- Site access will be provided by Client prior to field work.
- Delineations will be conducted by two delineators, all of whom will be onsite for no more than two business days.
- Field dates are dependent on weather and may be affected by this, or other unforeseen circumstances.
- This proposal does not include EGLE permitting support services. This can be provided at any additional cost to the Client.
- ECT will provide a dedicated project manager and consistent team of professionals throughout the performance of the work.

Mr. John Sych
Charter Township of Garfield
June 30, 2023
Page 3

Table 1. Cost Estimate

Phase	Task Description	Fee	Type
1.0	Wetland Delineation and Stream Assessment	\$5,095	T&M - NTE
2.0	Wetland Delineation and Stream Assessment Report	\$3,210	T&M - NTE
TOTAL ESTIMATED FEES		\$8,305	EST

T&M - NTE = Time and Materials - Not to Exceed

Should the use of a Subcontractor be necessary, expenses will include a 10% markup. All other project-related reimbursable expenses, including vehicle mileage, lodging, travel, travel time, computer time, outside data reports, postage, shipping, reproductions, etc. will be billed at cost.

Project Schedule

ECT is prepared to commence work once written authorization is provided by the Client via signature on Attachment A. ECT will organize a kickoff call upon project authorization and schedule Task 1 as expeditiously as possible within the 2023 field season.

ECT appreciates the opportunity to continue assisting Garfield Township with this very important Accessible Trail project. If there are any questions regarding this proposal, please contact me at 231.676.3024 or tlewandowski@ectinc.com.

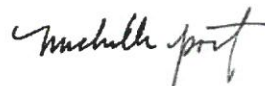
We look forward hearing back.

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Tonya Lewandowski, PE
Senior Engineer
Water Resources



Michelle Post, PLA
Landscape Architect
Water Resources

ATTACHMENT A

General Terms and Conditions For Proposals Submitted in Calendar Year 2023

1. **Services.** ECT agrees to perform for Client professional services ("Services") as described in an ECT Proposal. Because of the uncertainties inherent in the Services contemplated, time schedules are only estimated schedules and are subject to revision unless otherwise specifically described in the Proposal. As full consideration for the performance of Services, Client shall pay to ECT the compensation provided for in the Proposal.

2. **Required Disclosures.** Client shall provide ECT all information which is known or readily accessible to Client which may be reasonable and/or necessary for completion of the Services by ECT.

3. **Permit Assistance.** Client shall assist ECT in obtaining all necessary governmental permits and/or approvals required for the performance of the Services. ECT obligations hereunder are specifically subject to the issuance of all such permits and/or approvals.

4. **Site Access.** Client grants a right of entry to the Site to ECT, its employees, agents and subcontractors, to perform the Services. If Client does not own the Site, Client warrants that it has the permission of the owner of the Site to grant this right of entry to ECT. If, in order to perform the Services, ECT damages or alters a Site owned by a third party, Client agrees to pay the cost of restoring the Site to its condition prior to the performance of the Services, unless said damages are determined to be the result of ECT's gross negligence or willful misconduct.

5. **Standard of Performance.** The Services will be performed for the exclusive benefit of the Client and with the level of skill and care ordinarily exercised by the environmental consulting profession in the same locale acting under similar circumstances and conditions. EXCEPT AS SET FORTH HEREIN, ECT MAKES NO OTHER REPRESENTATION, GUARANTEE, OR WARRANTY, EXPRESS OR IMPLIED, IN FACT OR BY LAW, WHETHER OF MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE OR OTHERWISE, CONCERNING ANY OF THE SERVICES WHICH MAY BE FURNISHED BY ECT TO CLIENT.

6. **Limitations on the Scope of Services.** Client acknowledges that ECT has not had any role in generating, treating, storing or disposing of hazardous or toxic substances, pollutants and contaminants or other waste materials ("Waste Materials") which may be present at the Site. Any Waste Materials connected with the Services shall at no time become the property of ECT. Nothing herein shall require ECT to assume the status of a generator, or a storage, treatment or disposal facility as those terms are defined by any federal or state statute or regulation governing the generation, treatment or disposal of hazardous waste or solid waste. If Services include the transportation of Waste Materials from the Site, ECT may evaluate and recommend possible disposal sites for the Client's use. ECT cannot accept ownership, title or responsibility for the disposal of any Waste Materials. Client agrees that it shall evaluate and "select" the proper site for treatment or disposal of its Waste Materials and shall be solely responsible therefore. Arrangements made by ECT for treatment, storage, transport or disposal of any Waste Materials shall be construed as being made solely for the Client's benefit and Client shall indemnify and hold harmless ECT against all claims, damages, losses, liability and expenses, including attorney's fees, which arise therefrom.

7. **Geophysical Services.** ECT does not guarantee any specific results from sampling or analytical activity. Client is liable for loss and/or damage to the surface or subsurface due to subsurface sampling. ECT is not liable for damages to wells caused by subsurface trespass or from operation services. Client will repair or replace any equipment damaged or lost in a well unless caused by ECT's gross negligence or willful misconduct. Recovery of lost equipment will be under Client's control. Client may accept advice from ECT as to methods to recover the items lost without recourse to damages that may be caused by or to Client. ECT is not liable for the accuracy of copies of the original logs or for recommendations based on such copies. ECT will provide professional interpretation and recommendations if required in writing. ECT shall not be responsible for obtaining permits or permission to log a well on a Site owned by a third party.

8. **Force Majeure.** Neither party shall be responsible for damages or delays caused by Force Majeure or other events beyond its control and which could not have reasonably been anticipated or prevented. For purposes of the Proposal, Force Majeure includes, but is not limited to, acts of God (including floods, hurricanes, tornados and other adverse weather), war, riot, strikes, lockouts, and other industrial disturbances; epidemics, disease, unknown site conditions, accidents, sabotage, fire, loss of or failure to obtain permits; unavailability of labor, materials, fuels or services; actions or inactions of government or other authorities, law enforcement actions, curfews, closure of transportation systems or other unusual travel difficulties, or inability to provide a safe working environment for employees. Should Force Majeure occur, the parties shall mutually agree on the terms and conditions upon which the Services may be continued.

9. **Deliverables.** All deliverables, including, but not limited to, any and all reports, drawings, plans, designs and specifications prepared by ECT hereunder shall become Client's property upon final payment for ECT Services. ECT shall retain copies of all deliverables. Deliverables may not be used or reused by Client, its employees, agents or subcontractors on any extension of the project or on any other project without the prior written consent of ECT, which consent will not be unreasonably withheld.

10. **Method of Payment.** Unless otherwise stated in ECT's Proposal, payment shall be on a time and materials basis using the Professional Services Fee Schedule in effect

when the Services are performed. Monthly, ECT will invoice Client for all Services rendered during the previous month with payment due within thirty (30) days after date of invoice. Client shall notify ECT in writing of any disputed amount within fifteen (15) days after date of invoice; otherwise all invoice charges are agreed to be acceptable. Any overdue charges will draw interest at the lesser of one and one-half percent (1.5%) per month or the highest rate allowed by law, commencing thirty (30) days after date of invoice. ECT reserves the right to suspend services pending receipt of overdue charges. Should it be necessary for ECT to initiate collection procedures for unpaid charges, the cost of such procedures will be added to the amount due ECT from Client. Fixed price projects will be invoiced on a percent complete basis.

11. **Insurance.** During performance of the Services, ECT shall at all times maintain such insurance as is generally available at reasonable expense to businesses similarly situated and as will protect it from claims under workers' compensation laws, disability laws, or other similar employee benefit laws; from claims for damage because of bodily injury, occupational sickness or disease, or death of its employees, and claims insured by usual personal injury liability coverage; from claims for damages because of bodily injury, sickness or disease, or death of any person other than its employees including claims insured by usual personal injury liability coverage; and from claims for injury to or destruction of tangible property, any or all of which may result from any action of ECT or its employees in its performance of the Services.

12. **Termination.** The Services may be terminated by either party upon thirty (30) days written notice to the other party. Regardless of which party terminates or the cause therefore, Client shall, within thirty (30) days of termination, compensate ECT for costs incurred up to the time of termination, as well as those associated with termination and post-termination activities, such as demobilization, modifying schedules, reassigning personnel, decontaminating and/or disposing of equipment, and disposal and/or replacement of contaminated consumables. At any time after the total compensation payable to ECT exceeds \$25,000, ECT shall have the right to suspend further performance of the Services until Client and ECT have executed a comprehensive Agreement for the Services.

13. **Limitation of Liability.** Except for circumstances caused by the willful misconduct of ECT, all claims for damages asserted against ECT, its directors, officers, shareholders, employees and agents, including claims for damages asserted against ECT by Client, are limited to the greater of (i) \$25,000; or (ii) the total dollar value of the Proposal. ECT is not responsible for any special, incidental, indirect, or consequential damages (including loss of profits), incurred by Client as a result of ECT's actions or inactions. Any claim shall be deemed waived unless made by Client in writing and received by ECT within one (1) year after completion of the Services.

14. **Indemnification.** Client shall indemnify and hold harmless ECT, and its shareholders, directors, officers, employees and agents against all losses or claims, and costs incidental thereto (including costs of defense, settlement and reasonable attorney's fees) which any or all of them may incur, resulting from bodily injuries (or death) to any person, damage (including loss of use) to any property, or contamination of or adverse effects on the environment, arising out of or which are in any way connected with (i) any release or threatened release of Waste Materials, or any other activity relating to the Waste Materials, (ii) the negligent acts or omissions of Client, Client's employees, agents and subcontractors, or (iii) Client's breach of these terms.

15. **Compliance with Laws.** ECT and Client will each comply with all federal, state, and local laws, ordinances and regulations, including, but not limited to, building and zoning laws, environmental laws, land use laws, health and safety, minority business enterprise and disadvantaged business enterprise regulations.

16. **Equal Employment Opportunity.** ECT agrees to comply with the Equal Employment Opportunity and Affirmative Action Requirements of Executive Order 11246, Section 503 of the Rehabilitation Act of 1973, the Vietnam Era Veterans' Readjustment Act of 1974 and any other rules or regulations applicable to the Services.

17. **Precedence.** These terms shall take precedence over any inconsistent or contradictory provisions contained in any Client-issued purchase order, requisition, notice to proceed, or like document regarding the Services.

18. **Survival.** All obligations arising prior to the termination of the Services and all provisions of these terms allocating responsibility or liability between Client and ECT shall survive the completion of Services hereunder.

19. **Legal Fees.** In the event of legal or other necessary action to enforce the terms of the Proposal or these General Terms and Conditions, the prevailing party shall be entitled to recover all costs incurred, including court costs and a reasonable sum for attorney fees at trial and on appeal.

20. **Governing Laws.** These terms shall be governed by, construed and interpreted in accordance with the laws of the State of Florida, excluding any choice of law rules which may direct the application of the laws of any other jurisdiction.

Accepted by: Lanier McManus
Printed Name: Lanier McManus
Title: Clark
Date: 7-25-2023

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

RESOLUTION # 2023-30-T

**OPPOSITION TO LEGISLATION TO PREEMPT LOCAL CONTROL FOR THE SITING AND
PERMITTING OF UTILITY-SCALE RENEWABLE FACILITIES INCLUDING SOLAR, WIND
AND LARGE-SCALE BATTERY STORAGE FACILITIES**

WHEREAS, Executive Directive 2020-10 proposes to achieve 100% carbon neutrality in the state by 2050; and

WHEREAS, to meet the energy goals and to expand renewable energy projects in Michigan, Gov. Whitmer has proposed the Michigan Public Service Commission be the sole authority for the siting and permitting of utility-scale renewable projects, allowing these projects to be expedited; and

WHEREAS, by transferring this sole authority to the Michigan Public Service Commission, local authority will be preempted; and

WHEREAS, a township would be unable to determine the number, location, size, setback requirements, site plan approval, fire protection and emergency plan, volume levels, construction traffic routes, decommissioning plan or any other criteria for such solar, wind or large-scale battery facilities; and

WHEREAS, a township ordinance, rule, policy or requirement currently in place for solar, wind and large-scale solar facilities would be null and void; and

WHEREAS, all other energy facilities regulated by Michigan Public Service Commission must adhere to local zoning requirements; and

WHEREAS, the Michigan Townships Association opposes legislation that eliminates local government authority on the siting and permitting of said facilities that will be located in those communities for 20-50 years;

NOW, THEREFORE, BE IT RESOLVED that Garfield Township opposes legislation that would preempt local control in the siting and permitting of large-scale renewable energy facilities including solar, wind and large-scale battery storage facilities.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

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 #2023-30-T which was adopted by the Township Board of the Charter Township of Garfield on the 24th day of October, 2023.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield



Charter Township of Garfield

Planning Department Report No. 2023-123

Prepared:	October 18, 2023	Pages:	2
Meeting:	October 24, 2023 Township Board	Attachments:	<input type="checkbox"/>
Subject:	Outstanding Development Award Nomination for the Traverse City Curling Center		

BACKGROUND:

The Grand Traverse County Chapter of the Michigan Townships Association (MTA) is requesting award nominations for its annual awards banquet, holding its Annual Awards Banquet. The Annual Awards Banquet, sponsored by the Grand Traverse County Chapter of the Michigan Townships Association, is scheduled for Thursday, November 2, 2023, at Boone's Long Lake Inn. Nomination categories include Certificates of Appreciation, Distinguished Service Award, Placemaking Awards, Outstanding Development Awards, Municipal Excellence Awards, the Roger Williams Planner Award, and Frank Purvis Stewardship Award.

OUTSTANDING DEVELOPMENT AWARD NOMINATION:

In April of 2023, the Traverse City Curling Club (Club) opened its new 28,000-square-foot, five-sheet curling center in the former Kmart building at Cherryland Center. A project supported by the Township through approval of a brownfield redevelopment plan for the site.

The Club purchased 11 acres at the Cherryland Center in 2022 that included both the former Kmart building and the adjoining parking lot. Since the curling center's launch earlier this year, the Club has grown to over 350 members (it had under 100 a year ago), hired a full-time executive director, hosted gold medalist Olympians for facility visits, and offered regular learn-to-curl classes and other community programs and events.

Other revenue streams have come from leasing or selling off parts of the larger property the Club bought at Cherryland Center beyond its own curling center space. Traverse Symphony Orchestra recently announced plans for a new community music school at the site by leasing space from the Club. The Club also sold off parking lot property to Alrig USA to develop an outlet building next to Wendy's with multiple commercial tenants.

Other prospective tenants of the former Kmart building who could soon be coming online include pickleball courts, a golf simulator, and a national retail furniture company. If all those tenants materialize, that still leaves another 5,000 square feet available for potential retail or restaurant use.

This admirable effort by the Traverse City Curling Club sets the tone for further revitalization of the entire Cherryland Center and creates active reuse of a struggling commercial center in the Township.

ACTION REQUESTED:

If the Board is supportive of the nomination, the following motion is suggested:

MOTION THAT the Charter Township of Garfield nominate the Traverse City Curling Club for its effort to reuse the defunct Kmart store and start revitalization of the Cherryland Center with the construction of the Traverse City Curling Center.