

**CHARTER TOWNSHIP OF GARFIELD  
TOWN BOARD MEETING  
November 15, 2022**

The Town Board Meeting was called to order at the Garfield Township Hall on November 15, 2022 at 6:00p.m.

**Pledge of Allegiance**

**Roll Call of Board Members**

Present: Molly Agostinelli, Chris Barsheff, Steve Duell, Chloe Macomber, Lanie McManus and Denise Schmuckal

Absent and Excused: Chuck Korn

Staff Present: Planning Director John Sych

*Schmuckal moved to elect Trustee Chris Barsheff as chair for this meeting. Duell seconded the motion.*

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

*Nays: None*

**1. Public Comment (6:00)**

None

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

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

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

*Nays: None*

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

**a. Minutes**

October 11, 2022 Regular Board Meeting  
October 25, 2022 Budget Meeting  
(Recommend Approval)

**b. Bills**

(i) General Fund \$190,882.88  
(Recommend Approval)

(ii) Gourdie-Fraser  
Developer's Escrow Fund – Storm

Water Reviews, Utility Plan Reviews, Oversight and Closeout	\$17,833.38
General Utilities	1,355.00
Total	\$19,188.38

(Recommend Approval)

- c. **MTT Update (Receive and File)**
- d. **Consideration of request to add delinquent special assessments to the winter tax roll (Recommend Approval)**
- e. **Consideration of Resolution 2022-25-T approving financial institutions which the Township Treasurer will do business with in 2023 (Recommend Approval)**
- f. **Consideration of Contractor’s Application for Payment No. 8 to Grand Traverse Construction for Township roof (Recommend Approval)**
- g. **Consideration of Contractor’s Application for Payment 4- Final to Elmer’s for Cedar Run PRV (Recommend Approval)**
- h. **Consideration of Cedar Run PRV – Close-Out and Turnover Documents (Recommend Approval)**
- i. **Consideration of a Request from Project Feed the Kids for a Charitable Gaming License, Resolution 2022-28-T (Recommend Approval)**

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

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

**4. Items Removed from the Consent Calendar (6:02)**

None

**5. Correspondence (6:07)**

- a. Letter of Apology to the Township Clerk from Steve Duell  
McManus discussed this item briefly.
- b. Correspondence regarding Stormwater Drainage, Eaglehurst Estates  
Subdivision

**6. Reports****a. Construction Report (6:08)**

Engineer Jennifer Graham said the Cedar Run PRV project is complete. Tank inspections have been performed and nothing was found. The NW Silverlake Road sewer extension project is currently awaiting permits. ARPA applications were submitted to the county and she is working on closing out many projects. The BATA facility and South 22 permits have been issued. Board members asked questions and discussed the report.

**b. Sheriff's Report (6:13)**

Lt. Brinks reviewed statistics from October 2022. Fraud awareness classes have been held. He mentioned the CPO's have been working overtime in the Commons Area to fight vandalism.

**c. GT Metro Fire Report (6:14)**

Operations Chief Tony Posey noted that an engine was sent to Menominee for a paper factory fire with two personnel and Metro will be reimbursed. There are three new part-time candidates in fire school and metro staff is still looking into the SAFER grant from the federal government. Posey reviewed training operations that recently took place and reviewed some calls.

**d. MMR Report (6:20)**

Amy Fairchild from MMR reviewed calls in the month of October. She stated that two paramedics were hired and five just graduated from paramedic school. Two new trucks are finally arriving to be housed in Garfield Township.

**e. Planning Department Report for November 2022 (6:24)**

Planning Director John Sych provided his report in writing and highlighted the 7Brew Special Use permit and the Birmley Hills site condominium. He discussed the Commons Area open house at Kirkbride Hall and stated that the Parks and Recreation Master plan is being drafted. Commissioners asked questions and discussed the 7Brew special use permit.

**f. Parks & Rec Report (6:30)**

Schmuckal stated that the Parks & Rec Commission is working on the Master Plan. There was a report submitted by Derek Morton in writing.

**g. Treasurer's Report (6:31)**

Macomber reviewed the finances and said that a line item was added for ARPA funds and those funds needed to be expended by 2024.

**h. Clerk’s Report (6:33)**

McManus stated that her report was submitted in writing and stated that there was a 57% voting turnout.

**i. Supervisor’s Report (6:36)**

Korn submitted his report in writing.

**7. Unfinished Business**

**a. Consideration of Resolution 2022-27-T, a resolution concurring with the redevelopment Brownfield Plan of the Former Kmart (6:38)**

Mac McClelland, the Brownfield representative for the Traverse City Curling Club, Inc. project, gave a short PowerPoint on the proposed project at the defunct Cherryland Center and talked about how the Brownfield plan would work. There are extraordinary costs for redevelopment which include environmental due diligence, removal of auto repair hoists, asbestos abatement and selective demolition. The Brownfield Financing Act provides for the reimbursement of these costs through the capture of increased taxes generated by additional private investment. Board members asked questions regarding the proposed Brownfield Plan. Anne Jamieson-Urena spoke regarding the Brownfield and explained how money will be distributed and how reporting the funds works. The plan needs to be adjusted because the emergency services special assessment was not figured correctly.

*Agostinelli moved and Macomber to adopt Resolution 2022-27-T for concurrence of the Brownfield Redevelopment Plan for the former Kmart at the Cherryland Center and that the Emergency Services assessment be recalculated.*

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

**8. New Business**

**a. Consideration of Resolution 2022-26-T, a resolution approving financing for Fire Truck Purchase (6:56)**

Chief Posey stated that this resolution would allow for the purchase of a new fire engine for Metro Emergency services. Because of supply issues, the truck needs to be ordered now for a delivery in 32-36 months. Payments on the new fire truck would begin in April 2024 and the new payment would replace another one that will be paid off by that time.

*Schmuckal moved and Duell seconded to adopt Resolution 2022-26-T, a resolution approving financing for Fire Truck Purchase.*

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

**b. Consideration of contracting with the Road Commission for an estimate on repaving Jefferson Avenue (6:59)**

Assessor Amy DeHaan stated that over 25% of the owners on Jefferson Avenue signed a petition to ask the township for an estimate to repave the road. The township will contract with the Road Commission for an estimate.

*Schmuckal moved and McManus seconded to contract with the Road Commission for an estimate on repaving Jefferson Ave.*

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

**9. Public Comment: (7:02)**

None

**10. Other Business (7:02)**

The next meeting date was discussed and it was decided that the November 22<sup>nd</sup> meeting would be moved to November 29<sup>th</sup>.

Board members will pick a date to meet and finalize the 2023 budget at the November 29<sup>th</sup> meeting.

**11. Adjournment**

*Barsheff adjourned the meeting at 7:06pm.*



\_\_\_\_\_  
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  
RESOLUTION 2022-25-T**

**APPROVAL OF FINANCIAL INSTITUTIONS WHICH  
THE TOWNSHIP TREASURER WILL DO BUSINESS WITH IN 2023**

**BE IT RESOLVED**, that the Board of Trustees of the Charter Township of Garfield approves of the Township Treasurer doing business with the following financial institutions in the year 2023.

Chase  
4 Front Credit Union  
Fifth Third Bank  
Traverse Catholic Federal Credit Union  
Independent Bank  
First Community Bank  
TBA Credit Union  
Honor State Bank  
Team One Credit Union  
Huntington Bank  
West Shore Bank

First National Bank of America  
Northwestern Consumers Credit Union  
Lake Michigan Credit Union  
Nicolet National Bank  
First Citizens Bank  
Credit Union One  
PNC Bank  
Michigan Class  
MSU Federal Credit Union  
State Savings Bank

Moved: Steve Duell

Supported: Chloe Macomber

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

Nays: None

Absent/Excused: Korn

The Chairman declared Resolution 2022-25-T duly adopted this 15th day of November, 2022.

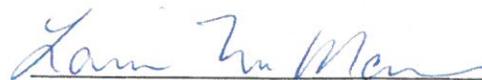


Lanie McManus, Clerk  
Charter Township of Garfield

**CERTIFICATION**

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 Board of Trustees for the Charter Township of Garfield on the 15<sup>th</sup> day of November, 2022.

Date: 11-16-2022



Lanie McManus, Clerk  
Charter Township of Garfield

**CHARTER TOWNSHIP OF GARFIELD  
GRAND TRAVERSE COUNTY, MICHIGAN  
RESOLUTION 2022-26-T**

**RESOLUTION APPROVING FINANCING FOR  
FIRE TRUCK PURCHASE**

Resolution of a meeting of the Township Board of Charter Township of Garfield, Grand Traverse County, Michigan held on the 15th day of November 2022 at six o'clock p.m.

**PRESENT:** Molly Agostinelli, Chris Barsheff, Steve Duell, Chloe Macomber, Lanie McManus and Denise Schmuckal

The following preamble and resolution were offered by Denise Schmuckal and supported by Steve Duell.

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

**WHEREAS,** Article XII of Metro's Articles of Incorporation provides that a Township must approve capital expenditures requiring allocation of funds or financing for periods exceeding one year if that Township is to be responsible for financial obligations extending beyond Metro's regular annual budget; and

**WHEREAS,** Metro has a future need for a replacement pumper truck that due to supply chain issues will not be delivered until April/May of 2024. The vehicle will replace a 1993 Pierce pumper truck; and

**WHEREAS,** the Metro Board approved the purchase of a Pierce Impel Pumper from Halt Fire for \$737,880, at its October 25, 2022 Authority Board Meeting.

**WHEREAS,** Metro intends at a future date to apply for financing from a commercial bank institution in the amount of \$737,880; and

**WHEREAS,** the term of the bank financing would extend beyond Metro's regular annual budget; and

**WHEREAS,** this equipment purchase and associated financing furthers the Township's interest in efficient provision of fire protection services.

**NOW, THEREFORE,**

**BE IT RESOLVED** that the Township hereby commits its financial resources to this expenditure in accordance with Metro's Articles of Incorporation and, subject to final approval of appropriate loan documents by Metro.

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

Nays: None

Absent: Korn

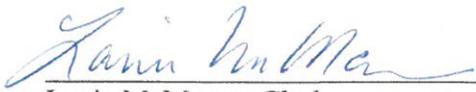
**RESOLUTION DECLARED ADOPTED.**

  
\_\_\_\_\_  
Lanie McManus, Clerk

**CERTIFICATE**

I, Lanie McManus, the duly elected and acting Clerk of the Charter Township of Garfield, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Charter Township of Garfield adopted during a meeting of the Garfield Township Board, Grand Traverse County, Michigan, held on November 15, 2022, at which meeting (6) six members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the minutes of said meeting were kept and will be and have been made available as required by said Act.

Dated: 11/16/2022

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

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

**RESOLUTION # 2022-27-T**

**CONCURRENCE OF THE FORMER KMART  
REDEVELOPMENT BROWNFIELD PLAN**

**WHEREAS**, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete and historic designated property through tax increment financing of eligible environmental and nonenvironmental activities; and

**WHEREAS**, The Grand Traverse County Board of Commissioners established the Grand Traverse County Brownfield Redevelopment Authority in 1997 and appointed its members; and

**WHEREAS**, The Grand Traverse County Brownfield Redevelopment Authority has reviewed the Brownfield Plan for the redevelopment of the former Kmart property for the Traverse City Curling Club, additional businesses in the former Kmart building and out lot development at their October 27, 2022 meeting, approved the Brownfield Plan and recommends approval by the Grand Traverse County Board of Commissioners and concurrence by the Charter Township of Garfield Board of Trustees; and

**WHEREAS**, Act 381 requires the concurrence of the local unit of government in which the Brownfield project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the former Kmart Redevelopment is located in the Charter Township of Garfield; and

**WHEREAS**, A public hearing will be held by the Grand Traverse County Board of Commissioners on December 7, 2022 and will consider the Former Kmart Redevelopment Brownfield Plan at their regular meeting on December 7, 2022; and

**NOW THEREFORE BE IT RESOLVED**, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, et seq, the Charter Township of Garfield Board of Trustees hereby concurs with the Former Kmart Redevelopment Brownfield Plan in the Charter Township of Garfield.

Moved: Molly Agostinelli

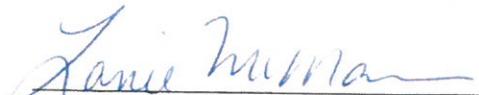
Supported: Chloe Macomber

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

Nays: None

Absent and Excused: Korn

By:



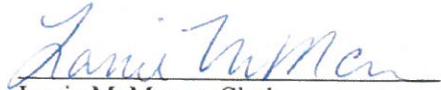
Lanie McManus, Clerk

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 #2022-27-T which was adopted by the Township Board of the Charter Township of Garfield on the 15th day of November, 2022.

Dated: 11-16-2022

  
Lanie McManus, Clerk  
Charter Township of Garfield



State of Michigan  
 Michigan Gaming Control Board  
 Millionaire Party Licensing  
 3062 W. Grand Blvd, Suite L-700  
 Detroit, MI 48202-6062  
 Phone: (313) 456-4940  
 Fax: (313) 456-3405  
 Email: Millionaireparty@michigan.gov  
 www.michigan.gov/mgcb

**LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES**  
 (Required by MCL 432.103(k)(ii))

At a Regular meeting of the Charter Township of Garfield Board  
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by Lanie McManus, Clerk on November 15, 2022  
DATE

at 6:00 pm a.m./p.m. the following resolution was offered:  
TIME

Moved by Steve Duell and supported by Chloe Macomber

that the request from Project Feed the Kids of Traverse City,  
NAME OF ORGANIZATION CITY

county of Grand Traverse, asking that they be recognized as a nonprofit  
COUNTY

organization operating in the community, for the purpose of obtaining charitable gaming licenses, be

considered for Approval.  
APPROVAL/DISAPPROVAL

<u>APPROVAL:</u>	Yeas: <u>6</u>	<u>DISAPPROVAL:</u>	Yeas: _____
	Nays: <u>0</u>		Nays: _____
	Absent: <u>1</u>		Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and adopted

by the Charter Township of Garfield at a Regular  
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on November 15, 2022.  
DATE

SIGNED:

Lanie McManus  
TOWNSHIP, CITY, OR VILLAGE CLERK

Lanie McManus, Charter Township of Garfield Clerk

PRINTED NAME AND TITLE

3848 Veterans Drive, Traverse City, MI 49684

ADDRESS

Organization Information: 1081 W South Airport Rd., Traverse City 49686  
ORGANIZATION'S MAILING ADDRESS, STREET, CITY, ZIP

Tiffany McQueer, President  
ORGANIZATION'S PRINCIPAL OFFICER NAME AND TITLE

( 231 ) 941-8844  
PHONE NUMBER