



APPROVED

**ACME TOWNSHIP SPECIAL BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, March 19, 2019 7:00 p.m.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE at 7:00 p.m.

ROLL CALL: Members present: D. Nelson, J. Zollinger, J. Aukerman, P. Scott, A. Jenema

Members excused: D. White, C. Dye

Staff present: Planning & Zoning Administrator, V. Donn, Recording Secretary

- A. LIMITED PUBLIC COMMENT:** None
- B. APPROVAL OF AGENDA:**
Motion by Nelson to approve the agenda as presented, supported by Scott. Motion carried unanimously.
- C. INQUIRY AS TO CONFLICTS OF INTEREST:** None
- D. PUBLIC HEARING:**
Approval of Application for MDNR Trust Fund Grant, Bunker Hill to M-72 Segment of the TC to Charlevoix Trail segment.

Winter explained the MDNR Natural Resources Trust Fund grant application is for the construction of the Traverse City to Charlevoix Trail: Bunker Hill Road to M-72 Segment. The request will be for the trail segments extending from Bunker Hill Rd to Mount Hope Rd, Mount Hope Rd to M-72 (shared road facility), M-72 between Mount Hope Rd and the US-31/M-72 intersection, and from Mount Hope Rd through Samaritas, Feast of Victory Lutheran Church, Koti development, and the Grand Traverse Town Center. The entire scope of the project is currently being engineered by Beckett & Raeder, who was able to provide an estimate of the project costs for the grant application. The total estimated project costs submitted was \$1,126,356. Winter and Chris Kushman, Planning & Management Director at TART Trails, looked over the estimate and adjusted where they felt appropriate based on historical pricing data from similar projects implemented in the area. The estimated \$65,000 in engineering costs was subtracted from the total, still leaving an additional value for contingency purposes, and the estimated \$26,000 construction and grant administration fee was included. This resulted in a revised estimate of \$1,014,070. He emphasized this new estimate was derived by using Beckett & Raeder's calculations and their own experiences and is only an estimate. True project costs will be known once bids are received. He gave a breakdown of costs on the trail segments with the revised cost for the TART Trails of \$608,391 instead of \$639,000 and total project cost of \$983,381 instead of \$1,014,000. If supported and approved by the Board, the grant application will be submitted requesting the maximum of \$300,000. Acme Township is being asked to commit \$75,000 to the construction costs as matching funds. TART Trails has committed to fundraising the balance through private and public organizations.

George Hermach, 4154 Williamston Court, voiced his support on the trails project.

Pat Salathiel, 4888 Five Mile Rd, supports the trails project and is excited it is moving forward.

John Morris, 4275 Paper Birch Lane, supports the trails project.

APPROVED

Brian Kelley, submitted written comments in support of the trail project. (Added to special meeting packet).

Mike Stemo, submitted written comments in support of the trail project. (Added to special meeting packet).

Public Hearing closed at 7:15 pm

Motion by Aukerman to approve Resolution # 2019-10 submission of an application for the Michigan Natural Resources Trust Fund, Tart Trail amount \$608,381 and project total \$983,381, supported by Jenema. Roll call motion carried unanimously.

Motion by Nelson to authorize signing the agreement between Acme Township and Traverse Area Recreation and Transportation Trails Inc., supported by Scott. Roll call motion carried unanimously.

E. NEW BUSINESS:

1. Elk Rapids School Summer Taxes Resolution #2019-03

Motion by Jenema to pass Resolution #2019-03 with the modification to the agreement to collect the summer taxes for the school's 2019 tax year, supported by Nelson. Motion carried unanimously.

PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Lyndon Salathiel, 4888 Five Mile Rd., thanked the board for their work on the tart trail.

~~Brian Kelley submitted written comments dated 03.19.19 to be added to the special meeting packet~~

ADJOURN: Meeting adjourned at 7:27 pm

Cathy Dyer
Acme Twp Clerk

To: Acme Township Board
From: Brian Kelley
Date: March 19, 2019

Subject: Public Hearing - TART trail

Good evening,

I use and support the TART trail system. I support the connection of the Bunker Hill TART segment to the Lautner segment.

However, a portion of the proposed route intends to cross the creek and wetlands at enormous expense; that is the Mt. Hope to GTTC portion.

The proposed estimated budget is \$1.1 million dollars. \$750,000 of that is solely to cross the creek and wetlands (and a a portion of the GTTC property). It is not a fiscally responsible expenditure, by any measure or metric. Especially given that good alternatives exist.

Ecologically sensitive state recognized cold water trout stream

The creek and wetlands along that area of the route are very ecologically sensitive areas that have already been impaired by development. To date the township has declined to even discuss hiring an independent expert to assess the route and potential environmental impact. Who is the expert on this project? It cannot be Beckett and Raeder - they have chosen the role of engineering firm.

Recent flooding in route area

The proposed north-south route east of the creek, along the KOTI and GTTC property, has recently experienced flooding from the adjacent property. Who will pay for maintenance issues that may occur from similar future events?

HopeMt.

They call it Mt. Hope for a reason. The hill is steep. Some cyclists will be comfortable with the hill, while others would much prefer to detour around it.

The obvious detour around the creek and wetlands is a route along M72, and either

through the GTTC or along Lautner road. That route would be much more economical.

Tribe and KOTI participation?

As new owners of the GTTC, I had hoped the Tribe would commit to funding a significant portion of the \$750,000 for this segment, which will greatly benefit their private development. They have made an application to transfer the development into a tribal trust, which would result in no tax revenue from the property. Many tax-free entities have established PILOT programs to offset their impact on the community.

The KOTI development is generously donating an easement for a route. But that does not begin to cover the substantial cost, or offset the benefit to the private development.

This proposed solution does not connect the TART segments

Despite the \$1.1 million dollar estimated cost, this project will not actually connect the TART segments.

Used a different way, that sum is more than enough to connect the trail segments, potentially for significantly less than \$1.1 million.

Summary

Build it, but choose a different route; a route that is fiscally and environmentally responsible

Thank you,

Brian Kelley

Jay Zollinger

From: Karly Wentzloff <karly.wentzloff@gmail.com>
Sent: Monday, March 18, 2019 8:06 AM
To: Mike Stemo; Jay Zollinger
Cc: Dawn Stemo
Subject: Re: Acme Trail

Mike and Dawn,

I am copying Jay Zollinger, the township Supervisor on this email in hopes that he will include your email as correspondence at the meeting.

It is pothole season! At least it is a little better than before they did the patch work...



Coldwell Banker Schmidt Realtors | WCR | PMN | ABR | SRS | SFR
m 231.944.9800 | f 231.946.1384 | 402 e. front street traverse city, mi 49686
www.karlywentzloff.com | karly.wentzloff@gmail.com

On Mon, Mar 18, 2019 at 8:02 AM Mike Stemo <stemorows@gmail.com> wrote:

Hi Karly,

We (Dawn & I) are not able to attend the meeting on Tuesday and we both support the grant application to the Trust Fund for the Acme Trail project.

Cheers,

Mike Stemo

P.S. It's looking like Deepwater rd near your home is going to get the "pothole" award. Near our home (6664) we only have "mini lakes".



ACME TOWNSHIP **SPECIAL BOARD MEETING**
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Tuesday, March 19, 2019, 7:00 pm

GENERAL TOWNSHIP MEETING POLICIES

- A. All cell phones shall be switched to silent mode or turned off.**
- B. Any person may make a video, audio or other record of this meeting. Standing equipment, records, or portable microphones must be located so as not to block audience view.**

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE
ROLL CALL

A. LIMITED PUBLIC COMMENT:

Public Comment periods are provided at the beginning and end of each meeting agenda. Members of the public may address the Board regarding any subject of community interest during these periods. Comment during other portions of the agenda may or may not be entertained at the moderator's discretion.

B. APPROVAL OF AGENDA:

C. INQUIRY AS TO CONFLICTS OF INTEREST:

D. PUBLIC HEARING:

Approval of Application for MDNR Trust Fund Grant, Bunker Hill to M-72 Segment of the TC to Charlevoix Trail segment.

E. NEW BUSINESS:

- 1. Elk Rapids School Summer Taxes Resolution**

F. PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

ADJOURN



MEMORANDUM

Planning and Zoning

6042 Acme Road | Williamsburg, MI | 49690

Phone: (231) 938-1350 Fax: (231) 938-1510 Web: www.acmetownship.org

To: Acme Township Board of Trustees
From: Shawn Winter, Planning & Zoning Administrator
CC: Chris Kushman, TART Trails
Date: March 13, 2019
Re: 2019 Application to the Michigan Natural Resources Trust Fund –
Traverse City to Charlevoix Trail: Bunker Hill Road to M-72 Segment

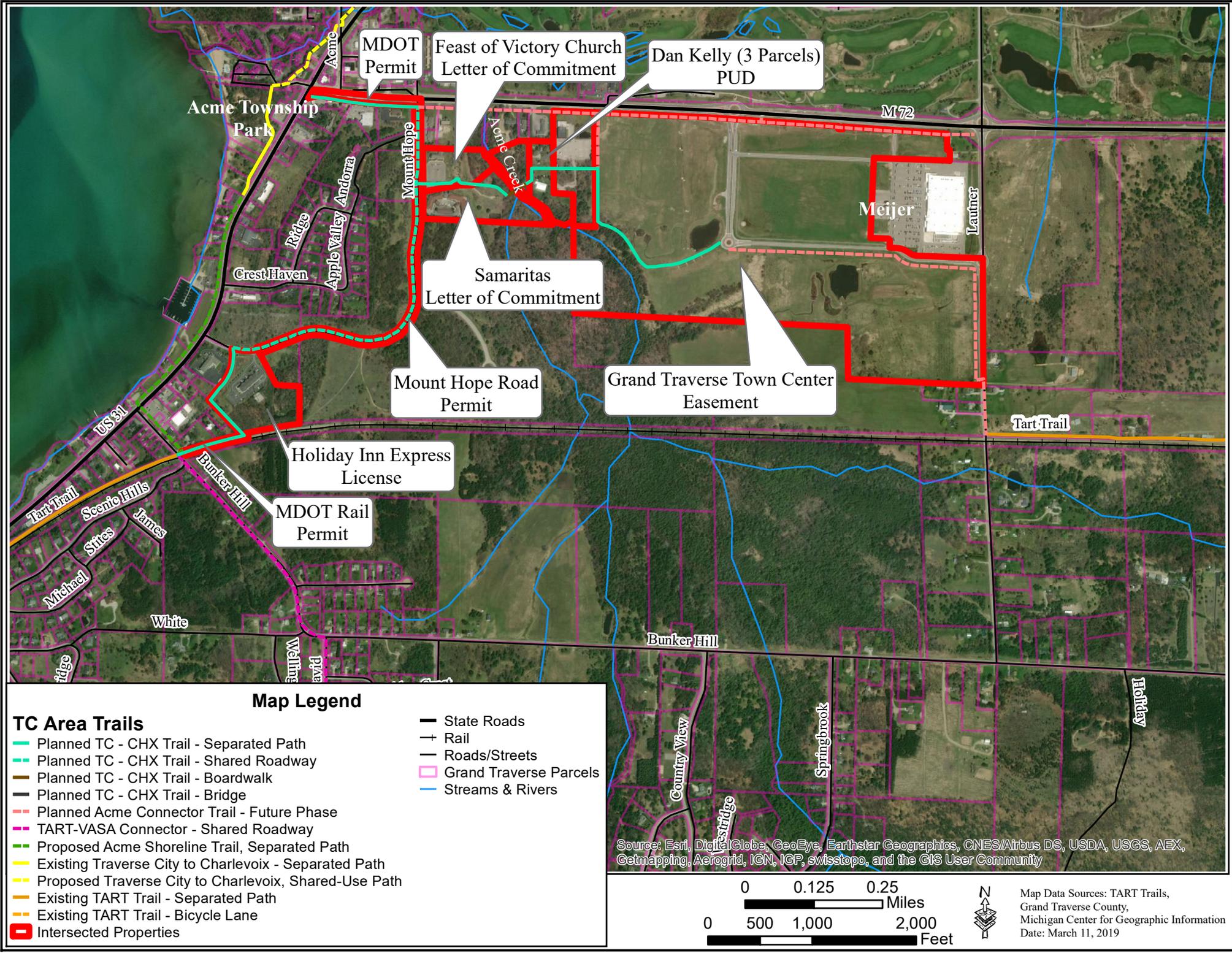
The special meeting on March 19, 2019 will include a public hearing to consider approving the submission of a MDNR Natural Resources Trust Fund grant application for the construction of the Traverse City to Charlevoix Trail: Bunker Hill Road to M-72 Segment. Specifically, the request will be for the trail segments extending from Bunker Hill Rd to Mount Hope Rd, Mount Hope Rd to M-72 (shared road facility), M-72 between Mount Hope Rd and the US-31/M-72 intersection, and from Mount Hope Rd through Samaritas, Feast of Victory Lutheran Church, Koti development, and the Grand Traverse Town Center. A map has been included for reference.

The entire scope of the project is currently being engineered by Beckett & Raeder, who as able to provide an estimate of the project costs for the grant application. This estimate covered the material and construction costs of the trail, including the bridge, box culvert and boardwalks necessary for the environmentally sensitive areas; trail amenities such as accessible benches and trash/recycling bins; and a 10% engineering estimate for the whole project. The total estimated project costs submitted was \$1,126,356. It's worth noting their estimate was created using very conservative numbers that trend on the higher side of component costs.

Chris Kushman, Planning & Management Director at TART Trails, and I went over the estimate and adjusted where we felt appropriate based on historical pricing data from similar projects implemented in the area. From there, the estimated \$65,000 in engineering costs was subtracted from the total, still leaving an additional value for contingency purposes, and the estimated \$26,000 construction and grant administration fee was included. This resulted in a revised estimate of \$1,014,070. I want to emphasize this new estimate was derived by Kushman and I using Beckett & Raeder's calculations and our own experiences and is only an estimate. True project costs will be known once bids are received, but I am confident in the values given the methodology that was used. A breakdown of the revised estimate is provided on the following page.

If supported and approved by the Board, the grant application will be submitted requesting the maximum of \$300,000. Acme Township is being asked to commit \$75,000 to the construction costs as matching funds. TART Trails has committed to fundraising the balance through private and public organizations. A draft memorandum of understanding has been attached that defines the roles of Acme Township and TART Trails.

Trail Segment	Cost
Bunker Hill Rd to Mount Hope Rd	\$ 177,771
<i>10' wide accessible paved trail</i>	\$ 156,249
<i>wayfinding and interpretive signs</i>	\$ 1,150
<i>accessible benches</i>	\$ 1,854
<i>trash and recycling receptacles</i>	\$ 1,783
<i>MDNR MNRTF program sign</i>	\$ 575
<i>10% engineering</i>	\$ 16,161
Mount Hope Rd to Samaritas	\$ 5,060
<i>shared road markings and signs</i>	\$ 4,600
<i>10% engineering</i>	\$ 460
Mount Hope Rd to Koti Development	\$ 291,260
<i>10' wide accessible paved trail</i>	\$ 121,030
<i>14' wide boardwalk</i>	\$ 41,423
<i>14' wide bridge</i>	\$ 98,052
<i>wayfinding and interpretive signs</i>	\$ 1,150
<i>accessible benches</i>	\$ 1,488
<i>trash and recycling receptacles</i>	\$ 1,639
<i>10% engineering</i>	\$ 26,478
Koti Development	\$ 137,686
<i>10' wide accessible paved trail</i>	\$ 82,596
<i>14' wide boardwalk</i>	\$ 41,423
<i>wayfinding and interpretive signs</i>	\$ 1,150
<i>10% engineering</i>	\$ 12,517
Grand Traverse Town Center	\$ 315,482
<i>10' wide accessible paved trail</i>	\$ 195,645
<i>14' wide boardwalk</i>	\$ 45,644
<i>14' wide box culvert</i>	\$ 37,536
<i>wayfinding and interpretive signs</i>	\$ 1,725
<i>accessible benches</i>	\$ 2,975
<i>trash and recycling receptacles</i>	\$ 3,278
<i>10% engineering</i>	\$ 28,680
Samaritas to M-72	\$ 1,265
<i>shared road markings and signs</i>	\$ 1,150
<i>10% engineering</i>	\$ 115
Mount Hope Rd to US-31/M-72 Intersection	\$ 124,045
<i>10' wide accessible paved trail</i>	\$ 112,193
<i>wayfinding and interpretive signs</i>	\$ 575
<i>10% engineering</i>	\$ 11,277
Materials & Construction Subtotal	\$ 956,881
10% Engineering Subtotal	\$ 95,688
Current Engineering Scope	\$ (65,000)
Construction & Grant Administration	\$ 26,500
PROJECT TOTAL	\$ 1,014,070
MDNR Trust Fund Grant	\$ (300,000)
Acme Township	\$ (75,000)
TART Trails	\$ (639,000)



MDOT Permit

Feast of Victory Church Letter of Commitment

Dan Kelly (3 Parcels) PUD

Samaritas Letter of Commitment

Mount Hope Road Permit

Grand Traverse Town Center Easement

Holiday Inn Express License

MDOT Rail Permit

Acme Township Park

Crest Haven

Apple Valley Andorra Ridge

Mount Hope

Acme Creek

M72

Meijer

Lautner

Tart Trail

US 391

Bunker Hill

Scenario Hills

James

Michael

Stites

White

Wellington

Bunker Hill

Country View

Lastridge

Springbrook

Holiday

**Traverse City to Charlevoix Trail - Bunker Hill Road to M-72
Project Agreement**

Between:

Acme Township; and

Traverse Area Recreation and Transportation Trails, Inc.

This Project Agreement (“Agreement”) is between Acme Township (“Township”), 6042 Acme Road, Williamsburg, MI 49690; Traverse Area Recreation and Transportation Trails, Inc. (“TART”), 148 E. Front St, Suite 201, Traverse City, MI 49685

The Parties enter into this Agreement on the basis of the following:

- A. The Parties share a common desire that the Traverse City to Charlevoix Trail - Bunker Hill Road to M-72 (“Trail”) segment (see Attachment A) is designed and developed to serve recreation and transportation uses and subsequently managed in a manner that:
 - a. Upholds the terms and intended uses set forth in the awarded MDOT/MDNR TC-CHX Trail funds; and,
 - b. Facilitates public access for all.
- B. The Parties acknowledge that in order to be successful there must be a coordinated approach to the following activities associated with the Trail project.
 - a. Landowner easement negotiations
 - b. Pursuit of public funding;
 - c. Private fundraising;
 - d. Grant writing;
 - e. Communications; and,
 - f. Media outreach;

Therefore,

- 1. The Township will:
 - a. Provide the lead role in the following aspects of the project:
 - i. Design
 - ii. Pursuit of public funding; and,
 - iii. Overall project coordination;
 - b. Submit a Development grant to the Michigan Natural Resources Trust Fund (MNRTF), due April 1, 2019;
 - c. Allocate \$75,000 of funds as match for the above-noted MNRTF grant;
 - d. Include TART in the planning process that relate to the design and construction of the Trail;
 - e. Work with TART to identify potential sources for public funding for construction and maintenance;
 - f. Recognize past and present contributions of TART with signage and in published materials related to the Trail;

- g. Work with TART on communication for the project and coordinate media outreach;
 - h. Support TART's efforts of private fundraising; and,
 - i. Support TART's outreach by providing access to spokesperson(s) who can share information about trail efforts and the Township's commitment to the Trail.
2. TART will:
- a. Provide the lead role in fundraising to secure remaining matching funds for the MNRTF grant noted in 1.b. herein;
 - b. Work with the Township on naming opportunities that may be associated with special gifts and/or requests for donor recognition. The Township maintains the authority for, and will have final approval for, any and all naming opportunities related to the Trail. TART will not offer any naming opportunity to a donor without the Township's approval;
 - c. Participate in the design process and provide expertise for best practices related to trail design;
 - d. Open up the trail to the TART Trails' Ambassador program – supporting maintenance of the constructed Trail as part of regular activities when construction is completed;
 - e. Support the Township's application for public grants;
 - f. Provide a staff person and/or official point of contact for the partners to work with on the project;
 - g. Provide the lead role in communication and outreach for regional trail efforts. Throughout the various planning and development stages, TART will facilitate communication and outreach to all regional trail and connection partners.

The Parties have executed this Agreement on the date indicated below:

Acme Township:

Jay Zollinger, Supervisor

Date

Traverse Area Recreation and Transportation Trails, Inc:

Julie Clark, Executive Director

Date

**ACME TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN**

BOARD OF TRUSTEES RESOLUTION 2019-___

**2019 APPLICATION TO THE MICHIGAN NATURAL RESOURCES TRUST FUND FOR,
"Traverse City to Charlevoix Trail: Bunker Hill Road to M-72 Segment"**

March 19, 2019

At a Special Meeting of the ACME TOWNSHIP BOARD OF TRUSTEES held on March 19, 2019 the ACME TOWNSHIP BOARD OF TRUSTEES, on a Motion made by _____ and seconded by _____, passed the following Resolution by a Roll call vote of ___ in favor and ___ opposed:

WHEREAS, Acme Township supports the submission of an application titled, "Traverse City to Charlevoix Trail: Bunker Hill Road to M-72 Segment" to the Michigan Natural Resources Trust Fund for development of a non-motorized trail through Acme Township, extended from the current Traverse Area Recreation and Transportation Trail ("TART") terminus at Bunker Hill Rd, and as part of the regional Traverse City to Charlevoix Trail system: and,

WHEREAS, the proposed application is supported by the Acme Township Parks Master Plan 2019 – 2023; and,

WHEREAS, Acme Township has made a financial commitment to the project in the amount of \$75,000 matching funds, in cash and/or force account for the construction of the project; and,

WHEREAS, if the grant is awarded the applicant commits its local match and donated amounts from the following sources:

TART Trails: **\$639,000**

Project Total: **\$1,014,000**

NOW THEREFORE, BE IT RESOLVED that Acme Township Board of Trustees hereby authorized submission of a Michigan Natural Resources Trust Fund grant application for **\$300,000**, and further resolves to make available its financial obligation amount of **\$75,000** (Acme Township) and **\$639,000** (TART) for a total of 70% of a total **\$1,014,000** project cost.

Roll Call Vote:

Ayes:

Nayes:

Abstain:

Absence:

Motion Approved

I, Cathy Dye, Acme Township Clerk, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Acme Township Board of Trustees at a Special Meeting held on March 19, 2019.

Cathy Dye, Clerk

Date

**ELK RAPIDS SCHOOLS
AND
ACME TOWNSHIP**

**AGREEMENT FOR COLLECTION OF 2019
SUMMER SCHOOL PROPERTY TAXES**

THIS AGREEMENT made this 2-4-, 2019, by and between the **ELK RAPIDS SCHOOLS**, 707 E. Third Street, Elk Rapids, MI 49629 (hereinafter described as "School District") and **ACME TOWNSHIP**, 6042 Acme Road, P.O. Box 115, Acme, MI 49610-0115 (hereinafter described as "Township"), pursuant to 1976 PA 451, as amended, providing for the collection by the Township of a summer tax levy of the total (100%) of School District property taxes for the year 2019.

THE PARTIES AGREE TO THE FOLLOWING:

1. The Township agrees to collect the total school property taxes as certified by the School District for levy on July 1 of each year on property located within the Township.
2. The School District agrees to pay costs for preparation and collection of summer taxes for the School District as follows:
 - a. The collection fee for 2019 will be a \$ 1.50 per parcel of taxable property (plus the postage rate increase should it become effective prior to the July 1 mailing of the tax bills) within the School District as the cost for preparation of bills and collection of taxes. This fee is also to include the cost of collecting the Traverse Bay Area Intermediate School District summer tax levy.
 - b. The Township is to submit billing for the total number of parcels with first remittance of tax collections and the School District Business Office will remit to the Township within five (5) business days upon receipt of billing.
3. No later than the second Thursday in June, the School District shall certify to the Township Supervisor the school millage to be levied on property for summer collection.
4. The Township Treasurer agrees to distribute the school tax collection on a timely schedule of 10 business days after the 1st and 15th day of each month as provided in Section 211.43(3)a of the General Property Tax Act.
5. In return for the bi-weekly payment, the School District waives any claim to interest earned during the time the money is in Township accounts.

6. General conditions of this agreement negotiated by the Township Treasurer and School District Superintendent is subject to approval of both Boards.

SIGNED BY:

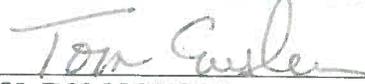
TOWNSHIP OF ACME

BY: AMY JENEMA
Treasurer

SIGNATURE AUTHORIZED BY
ACME TOWNSHIP
TRUSTEES' RESOLUTION OF

BY: JAY B. ZOLLINGER
Supervisor

ELK RAPIDS PUBLIC SCHOOLS

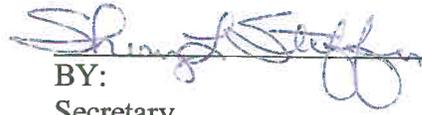


BY: TOM ENSLEN
Interim Superintendent

SIGNATURE AUTHORIZED BY
ELK RAPIDS PUBLIC SCHOOLS'
BOARD OF EDUCATION
RESOLUTION OF Jan. 21,
2019.



BY:
President



BY:
Secretary