

**CHARTER TOWNSHIP OF COMMERCE  
REGULAR BOARD OF TRUSTEES MEETING**

*Tuesday, February 12, 2008*

2840 Fisher Avenue

Commerce Township, Michigan 48390

**CALL TO ORDER:** Supervisor Thomas Zoner called the meeting to order at 7:00 p.m. and introduced the members of the Board.

**PLEDGE OF ALLEGIANCE TO FLAG**

**ROLL CALL:** Present: Thomas K. Zoner, Supervisor  
Sandra Abrams, Clerk  
Susan Gross, Treasurer  
Debra Kirkwood, Trustee  
Robert Long, Trustee  
Rick Sovel, Trustee

Absent: Daniel Munro, Trustee

Also Present: Phillip Adkison, Township Attorney  
Hans Rentrop, Township Attorney  
Loren Crandell, Giffels-Webster Engineers

**APPROVAL OF MINUTES**

**MOTION** by Abrams, supported by Kirkwood, to approve the Regular Township Board Meeting Minutes of January 8, 2008 as submitted.

**MOTION CARRIED UNANIMOUSLY**

**PRESENTATIONS:**

**A. Todd Martin – 30 years Service to the Township**

**MOTION** by Sovel, supported by Abrams, to approve the Resolution recognizing Todd Martin for dedicating 30 years of public service in Commerce Township.

**MOTION CARRIED UNANIMOUSLY**

**PRESENTATIONS (continued):**

**B. Susan Gross – 35 years Service to the Township**

**MOTION** by Sovel, supported by Abrams, to approve the Resolution recognizing Susan Gross for dedicating 35 years of public service in Commerce Township.

**MOTION CARRIED UNANIMOUSLY**

**PETITIONS:**

None

**ITEM 1:2-12 APPROVAL OF AGENDA**

**MOTION** by Gross, supported by Abrams, to approve the Agenda with the addition adding the appointment of Marvin Lee to the Parks and Recreation Committee under Item 4 Board Appointments.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 2:2-12 PUBLIC COMMENTS**

None

**ITEM 3:2-12 PUBLIC HEARINGS**

**Special Projects #27 – Establish and Maintain the SAD**  
Supervisor Zoner opened the Public Hearing

One resident questioned the legal fees and why there was an increase in the connection charge. Supervisor Thomas Zoner referred him to Jeff Bowdell, Building and Zoning Director regarding the increase in the connection charge and legal fees

Supervisor Zoner closed the Public Hearing.

**MOTION** by Gross, supported by Abrams, to approve the Resolution Confirming Special Assessment Roll for the Special Assessment District Designated Special Projects No. 27.

**ITEM 3:2-12 PUBLIC HEARINGS (continued)**  
**Special Projects #27 – Establish and Maintain the SAD (Motion continued)**

**ROLL CALL VOTE:**

**AYES:** Gross, Abrams, Kirkwood, Long, Sovel, Zoner

**NAYS:** None

**ABSENT:** Munro

**MOTION CARRIED UNANIMOUSLY**

**ITEM 4:2-12 BOARD APPOINTMENTS**

**Board of Review**

**MOTION** by Abrams, supported by Kirkwood, to approve the recommendation of Supervisor Thomas Zoner to appoint Barbara McNutt and Arlene Dipaola to the Board of Review for a one-year term expiring on December 31, 2008.

**MOTION CARRIED UNANIMOUSLY**

**Parks and Recreation Committee**

**MOTION** by Gross, supported by Abrams, to approve the appointment of Marvin Lee to the Parks and Recreation Committee for a three year term expiring on December 31, 2010.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 5:2-12 CONTRACTS AWARDS AND AGREEMENTS**

**AT&T – Local Franchise Agreement**

Phillip Adkison, Township Attorney gave a review of the agreement.

**MOTION** by Kirkwood, supported by Sovel, to approve the Uniform Video Service Local Franchise Agreement between the Charter Township of Commerce and Michigan Bell Telephone Company, a Michigan Corporation, doing business as AT&T Michigan and authorize the appropriate signatures.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 6:2-12 INTRODUCTIONS**

- A. An Ordinance to Amend Ordinance No. 73-95-0, The Charter Township of Commerce Hardship Tax Exemption Ordinance. Ordinance to be known as 73-08-2.**

Hans Rentrop, Township Attorney gave a review of the Ordinance.

**ITEM 6:2-12 INTRODUCTIONS (continued)**

**B. An Ordinance to Amend Ordinance No. 73-95-0, The Charter Township of Commerce Hardship Tax Exemption Ordinance. Ordinance to be known as 73-08-2. (continued)**

Rusty Rosman, Chairperson of the Board of Review also commented.

**MOTION** by Gross, supported by Abrams, to Introduce an Ordinance to Amend Ordinance No. 73-95-0, The Charter Township of Commerce Hardship Tax Exemption Ordinance. Ordinance to be known as 73-08-2 and to post and publish according to law and bring back for Adoption at the next regular Township Board of Trustees Meeting. **MOTION CARRIED UNANIMOUSLY**

**C. An Ordinance to Amend Ordinance No. 62, The Charter Township of Commerce Water 7 Sewer Ordinance. Ordinance to be known as 62-08-38.**

Phillip Adkison, Township Attorney gave a review of the Ordinance.

Jeff Bowdell, Building and Zoning Director gave comment.

**MOTION** by Abrams, supported by Gross, to Introduce an Ordinance to Amend Ordinance No. 62, The Charter Township of Commerce Water 7 Sewer Ordinance. Ordinance to be known as 62-08-38 2 and to post and publish according to law and bring back for Adoption at the next regular Township Board of Trustees Meeting. **MOTION CARRIED UNANIMOUSLY**

Supervisor Thomas Zoner introduced Lieutenant Clay Jansen of the Oakland County Sheriffs Department whom presented a monthly report to the Board.

Supervisor Thomas Zoner introduced Joseph Schornack, Fire Chief whom presented a monthly report to the Board.

**ITEM 7:2-12 ADOPTIONS**

None

**ITEM 8:2-12 SITE CONDOMINIUMS AND PLATS**

None

**ITEM 9:2-12 CONSENT AGENDA**

- A. Banking Services**
- B. Use of Improvement Revolving Funds for Payment of Project Costs in SAD Districts**
- C. 5K Walk, Run**

**MOTION** by Sovel, supported by Abrams, to approve the Resolution of the Township Board of the Charter Township of Commerce Consent Agenda.

**ROLL CALL VOTE:**

**AYES:** Sovel, Abrams, Long, Kirkwood, Gross, Zoner

**NAYS:** None

**ABSENT:** Munro

**MOTION CARRIED UNANIMOUSLY**

**ITEM 10:2-12 PURCHASES**

None

**ITEM 11:2-12 OLD BUSINESS**

None

**ITEM 12:2-12 NEW BUSINESS**

- A. LLC Class C Liquor License Transfer**

**MOTION** by Abrams, supported by Gross, to approve LLC Class C Liquor License Transfer from GEC Entertainment L.L.C. located at 3100 E. West Maple, Walled Lake, Michigan 48390 to Ryan's Tavern at Ironwood, Inc.

**MOTION CARRIED UNANIMOUSLY**

- B. Wastewater Treatment Plant Force Main**

Loren Crandell, Giffels-Webster Engineers gave a review of the project.

**MOTION** by Gross, supported by Kirkwood, to accept the recommendation of Giffels-Webster Engineers to reject all bids for the WWTP Force Main Extension and re-bid and redesign the bid utilizing the smaller diameter pipe.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 12:2-12 NEW BUSINESS (continued)**

**C. 2 Year Extension of Firefighters Contract**

Randy Hall, Chairperson of Union Local 2154, I.A.F.F. was present and stated the Union supports the Contract.

**MOTION** by Sovel, supported by Abrams, to approve the Collective Bargaining Agreement between the Township Board of the Charter Township of Commerce and the Charter Township of Commerce Professional Fire Fighters Union Local 2154, I.A.F.F. for a two year extension (April 1, 2008 through March 31, 2010) and authorize the appropriate signatures.

**MOTION CARRIED UNANIMOUSLY**

**D. Amended Roll Resolution for SP #26**

Susan Gross gave a review of the Resolution.

**MOTION** by Gross, supported by Abrams, to approve the Resolution Amending Resolution Confirming Special Assessment Roll for the Special Assessment District Designated Special Projects No. 26 and authorize the appropriate signatures.

**ROLL CALL VOTE:**

**AYES:** Gross, Abrams, Kirkwood, Long, Sovel, Zoner

**NAYS:** None

**ABSENT:** Munro

**MOTION CARRIED UNANIMOUSLY**

**E. Amended Roll Resolution for Wildwood Commons Sewer SAD**

Susan Gross gave a review of the Resolution.

**MOTION** by Gross, supported by Abrams, to approve the Resolution Amending Resolution Confirming Special Assessment Roll for the Special Assessment District Designated Wildwood Commons Off-Site Sewer Special Assessment District and authorize the appropriate signatures.

**ROLL CALL VOTE:**

**AYES:** Gross, Abrams, Sovel, Long, Kirkwood, Zoner

**NAYS:** None

**ABSENT:** Munro

**MOTION CARRIED UNANIMOUSLY**

**ITEM 12:2-12 NEW BUSINESS (continued)**

**F. Township Newsletter**

**MOTION** by Sovel, supported by Kirkwood, to suspend the 2008 Spirit Newsletter until further discussion. **MOTION CARRIED UNANIMOUSLY**

**G. Request for Tri-Party Funds**

**MOTION** by Long supported by Sovel, to Table the Tri-Party Funds for overlays on three primary roads in Commerce Township.

**ROLL CALL VOTE:**

**AYES:** Long, Sovel, Kirkwood Gross, Abrams

**NAYS:** Zoner

**ABSENT:** Munro

**MOTION CARRIED**

**H. Parks & Rec. – Dodge Park V Irrigation**

Emily Dubey, Parks and Recreation Director, gave a review of the Motion made by the Parks and Recreation Committee regarding Dodge Park V irrigation.

William Petsch, Chairperson Parks and Recreation, was present to discuss this issue and asked for direction from the Township Board.

Discussion by Board members followed.

**MOTION** by Zoner, supported by Abrams to direct Emily Dubey, Parks and Recreation Director, to pursue installation of a well to supply irrigation at Dodge Park V for the athletic fields. **MOTION CARRIED UNANIMOUSLY**

**ITEM 14:2-12 ORDERS**

**MOTION** by Abrams, supported by Gross, to approve the orders with additions. **MOTION CARRIED UNANIMOUSLY**

**ITEM 15:2-12 OTHER MATTERS**

Phillip Adkison, Township Attorney apprised the Board on the expansion of the wastewater treatment plant.

Rick Sovel stated that the discussion meeting scheduled for April 2008 between the Township Board and the Library Board needs to be rescheduled due to lack of attendance. An alternative date will be brought before the Township Board for approval.

**ITEM 13:2-12 EXECUTIVE SESSION**

**MOTION** by Abrams, supported by Kirkwood, to enter into Executive Session for the purpose of discussing Attorney Client Information.

**ROLL CALL VOTE:**

**AYES:** Abrams, Kirkwood, Gross, Sovel, Long, Zoner

**NAYS:** None

**ABSENT:** Munro

**MOTION CARRIED UNANIMOUSLY**

Entered into Executive Session at 8-45 p.m.  
Returned from Executive Session at 10:20 p.m.

**ITEM 16:2-12 ADJOURNMENT**

**MOTION** by Gross, supported by Abrams, to adjourn the meeting at 10:25 p.m.

**MOTION CARRIED UNANIMOUSLY**



Sandra Abrams, CMC  
Clerk, Charter Township of Commerce