

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

*Tuesday, March 11, 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  
Daniel Munro, Trustee  
Rick Sovel, Trustee

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

**APPROVAL OF MINUTES**

**MOTION** by Abrams, supported by Gross, to approve the Regular Township Board Meeting Minutes of February 12, 2008 as submitted.

**MOTION CARRIED UNANIMOUSLY**

**PRESENTATIONS:**

**A. Walled Lake Central Girls Varsity Bowling Team – 2<sup>nd</sup> Place State Finals**

**MOTION** by Abrams, supported by Kirkwood, to approve the Resolution commending The Walled Lake Schools Girls Varsity Bowling Team for placing 1<sup>st</sup> in the Oakland County Tournament, 1<sup>st</sup> in Regional Competition and 2<sup>nd</sup> in the MHSAA State Bowling Finals.

**MOTION CARRIED UNANIMOUSLY**

**PRESENTATIONS (continued):**

**B. Walled Lake Central Boys Varsity Bowling Team – 1st Place State Champions**

**MOTION** by Abrams, supported by Kirkwood, to approve the Resolution commending the Walled Lake Schools Boys Varsity Bowling Team for placing 1<sup>st</sup> in the Oakland County Tournament, 2<sup>nd</sup> in Regional Competition and earned the prestigious title of State Champions in the MHSAA State Bowling Finals.

**MOTION CARRIED UNANIMOUSLY**

**PETITIONS:**

None

**ITEM 1:3-11 APPROVAL OF AGENDA**

**MOTION** by Abrams, supported by Sovel, to approve the Agenda with the added addendum to New Business.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 2:3-11 PUBLIC COMMENTS**

Richardson Senior Center - Walled Lake Seniors are looking for additional tables (3) and opening up the doors, which are blocked with boxes, for more ventilation on Tuesdays during the day. They are looking for additional space to play cards. Supervisor Thomas Zoner will review their request although he did mention there are not enough Federal Funds to accommodate additional space for Commerce Township residents.

**ITEM 3:3-11 PUBLIC HEARINGS**

None

**ITEM 4:3-11 BOARD APPOINTMENTS**

**Zoning Board of Appeals**

**MOTION** by Sovel, supported by Long, to approve the recommendation of Supervisor Thomas Zoner to appoint Jorge Pacheco to the Zoning Board of Appeals for a three-year term expiring March 2011.

**MOTION CARRIED UNANIMOUSLY**

**ITEM 5:3-11 CONTRACTS AWARDS AND AGREEMENTS**

**McKenna Landscaping Proposal**

Seth Shpargel, Senior Planner McKenna Associates, Inc. was present.

Kathleen Bartoluzzi, Planning Director was present.

**MOTION** by Zoner, supported by Munro, to table the Addendum to Section 8, Additional Services, Contract dated May 20, 2004 and authorize the appropriate signatures. **MOTION CARRIED UNANIMOUSLY**

**ITEM 6:3-11 INTRODUCTIONS**

None

**ITEM 7:3-11 ADOPTIONS**

- 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.**

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

**MOTION** by Sovel, supported by Abrams, to Adopt 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. **MOTION CARRIED UNANIMOUSLY**

- B. 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.

**MOTION** by Gross, supported by Abrams, to Adopt 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. **MOTION CARRIED UNANIMOUSLY**

**ITEM 8:3-11 SITE CONDOMINIUMS AND PLATS**

None

**ITEM 9:3-11 CONSENT AGENDA**

- A. Proclaim April as National Child Abuse Prevention and Awareness Month in the Charter Township of Commerce**
- B. Brian Blaesing Proclamation**
- C. Amendment of Post Closing Occupancy Agreement**
- D. Request by Open Door Outreach for a Banner across Union Lake Road**
- E. Request by St. Patrick's Parish for a Banner across Union Lake Road**

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

**ROLL CALL VOTE:**

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

**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

**ITEM 10:3-11 PURCHASES**

None

**ITEM 11:3-11 OLD BUSINESS**

RCOC Tri-Party (Tabled 2-12-08)

**MOTION** by Sovel, supported by Abrams, to remove RCOC Tri-Party from the table.

**MOTION CARRIED UNANIMOUSLY**

Thomas G. Noechel, Programming Supervisor Road Commission for Oakland County was present and gave an explanation and review of the Tri-Party Funds for Commerce Township.

**MOTION** by Long, supported by Kirkwood, to table the Fiscal Year 2008 Tri-Party Funds.

**ROLL CALL VOTE:**

**AYES:** Long, Kirkwood

**NAYS:** Sovel, Abrams, Zoner, Gross, Munro

**MOTION FAILED**

**ITEM 11:3-11 OLD BUSINESS**  
**RCOC Tri-Party (continued)**

**MOTION** by Munro, supported by Abrams, to approve the Fiscal Year 2008 Tri-Party Funds as recommended by Thomas Zoner, Township Supervisor and the Road Commission for Oakland County at a total cost of \$170,000.00 to Commerce Township -

- S. Commerce Road from Oakley Park Road to Cooley Lake Road (3.00 miles)
- Oakley Park Road from Benstein Road to S. Commerce Road (1.35 miles)
- Benstein Road from Oakley Park Road to N. of Bass Lake Road (0.75 miles)

**ROLL CALL VOTE:**

**AYES:** Munro, Abrams, Gross, Zoner

**NAYS:** Kirkwood, Long, Sovel

**MOTION CARRIED**

**ITEM 12:3-11 NEW BUSINESS**

**A. Appoint Committee for union matters.**

**MOTION** by Gross, supported Abrams, to appoint Thomas Zoner, Dan Munro and Debra Kirkwood to a committee in order to hold a hearing for union matters.

**MOTION CARRIED UNANIMOUSLY**

Discussion - Randy Hall would like Thomas Zoner to be removed from the recommendation because he receives and acts on union grievances in his position as Township Supervisor.

**B. Glenmore**

No action

**C. Water rate update**

Mark Beauchamp was present and advised the Board of his projection of the sewer treatment financing.

**ITEM 12:3-11 NEW BUSINESS**

**C. Water rate update (continued)**

Tom Traciak gave a review of the bond schedule and addressed selling bonds. He recommends that future bond sales be by utilizing an underwriter up front to negotiate a competitive rate. This would give more control over pricing of bonds. Discussion ensued.

**MOTION** by Sovel, supported by Munro, to commence with the sewer treatment financing and the two bond issues in two separate series to pay for a sanitary sewer treatment plant.

**Motion and support withdrawn**

**ITEM 14:3-11 ORDERS**

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

**ITEM 15:3-11 OTHER MATTERS**

Update - Library Advisory Board

**ITEM 13:3-11 EXECUTIVE SESSION**

**MOTION** by Sovel, supported by Abrams, to enter into Executive Session for the purpose of discussing the acquisition of property.

**ROLL CALL VOTE:**

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

**NAYS:** None

**MOTION CARRIED UNANIMOUSLY**

Entered into Executive Session at 10:05 p.m.  
Returned from Executive Session at 11:20 p.m.

Tuesday, March 11, 2008

**MOTION** by Kirkwood, supported by Gross, to authorize 19M in negotiated bond sales, contingent on DDA Board recommendation for same.

**ROLL CALL VOTE:**

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

**NAYS:** Munro, Long

**MOTION CARRIED**

**ITEM 16:3-11 ADJOURNMENT**

**MOTION** by Sovel, supported by Abrams, to adjourn the meeting at 11:50 p.m.

**MOTION CARRIED UNANIMOUSLY**



Sandra Abrams, CMC  
Clerk, Charter Township of Commerce