

**CHARTER TOWNSHIP OF COMMERCE
QUARTERLY DISCUSSION AND
JOINT MEETING OF THE TOWNSHIP
BOARD OF TRUSTEES AND THE
PARKS AND RECREATION COMMITTEE
2009 Township Drive
Commerce Township, MI 48390
Tuesday, April 25, 2017, 7:00 p.m.**

CALL TO ORDER: Supervisor Scott called the Township Board of Trustees Quarterly Discussion meeting to order at 7:07 p.m.

ROLL CALL: Present: David E. Scott, Supervisor
John Hindo, Trustee
Vanessa Magner, Trustee
Rick Sovel, Trustee

Absent: Melissa Creech, Clerk
Molly Phillips, Treasurer

Also Present: Director England, Chuck Kummer, Chief Dundas

Supervisor Scott addressed Items 7 and 8: Richardson Community Center Remodel Update and Remodel Bids first.

ITEMS 7 AND 8: RICHARDSON COMMUNITY CENTER REMODEL UPDATE AND REMODEL BIDS

Supervisor Scott asked Chuck Kummer for an update on the Richardson Center Remodel. Mr. Kummer introduced himself and gave a review of the 6 months spent working with the Parks and Recreation Committee, Director England, and the architect to design a space that meets all of the needs of the community. He sent the project out for bids which came in at \$1,804,900.00. He suggests having \$100,000.00 as a contingency due to the age of the existing building. A discussion ensued regarding the budget, availability of funds, possible construction start date, current rental contracts for use of the Richardson Center, and which features to include in the remodel project. Mr. Kummer stressed the importance of securing the trades as soon as possible for this construction season.

MOTION by Berkheiser, supported by Scott, to move forward with the Richardson Community Center remodel with a budget not to exceed \$2,000,000.00.

A discussion followed regarding cutting costs and leaving some portions to be finished at a later date.

MOTION CARRIED UNANIMOUSLY

CALL TO ORDER: Chairperson Petsch called the Parks and Recreation Committee meeting to order at 7:20 p.m.

ROLL CALL: Present: William Petsch, Chair
Michelle Holmes, Secretary
Rachel Kast
Bob Berkheiser

Absent: Barbara Garbutt
Tim Wichert
Linda Champagne

ITEMS 1 AND 2: WISE ROAD DEVELOPMENT AND THE NAMING OF WISE ROAD PARK

Chairperson Petsch gave a summary of the 4-24-17 Parks and Recreation meeting and their discussions regarding naming the 2 parks. The Parks and Recreation Committee would like to name the park on the south side of Wise Road Victory Park, a nod to the goddess Nike and the former missiles stored there. They would like to name the park on the north side of Wise Road Wise Woods Park. A discussion followed regarding remediation of left over components on the base, potential for extending Newton Road to Wise Road, the cost of constructing a new park entrance, and the Parks and Recreation Master Plan. Other topics of discussion included working with the Road Commission for Oakland County on adding additional turn lanes, parking lots, having more than one ingress and egress which is especially important during inclement weather situations, and the encroachment on the park by nearby homeowners and other residents.

A few residents expressed concern over various issues such as hunting, a new road, and the method of notification by the Township.

ITEM 3: BYERS HOUSE

Chairperson Petsch said one of the issues with the Byers house is structural safety and the Parks and Recreation Committee is looking for direction from the Township Board.

Supervisor Scott introduced new Fire Chief Dundas who summarized the types of things the fire marshal takes into consideration when evaluating the safety and potential occupancy of a building.

A discussion regarding the history of the Byers House took place including its importance to the community, obtaining provenance and funding to restore its historical identity and replacing the historical marker.

Supervisor Scott asked Director England if she has an estimate for repairs to the house.

ITEM 3: BYERS HOUSE (continued)

Director England explained the repair work can be done in 3 phases with costs ranging from \$14,000.00 to \$68,500.00 plus fees.

Chairperson Petsch said Michelle Holmes has worked very hard on this and in his opinion we need to preserve the history of Commerce Township and move forward with preserving the Byers House.

Supervisor Scott agreed. A discussion regarding preserving the house followed.

Trustee Magner asked what is the first step and do we have the money to do it?

Chairperson Petsch answered that stability is the first step.

Director England said restoration would be a 2018 project.

Karen Schantz, 455 Airport Road, Waterford, said she suggested a 501C3 and a go fund me page to pay for preservation. She says \$172,000.00 for repairs is not a lot in the grand scheme of things.

Supervisor Scott explained that there are currently no budgeted funds to pay for repairs.

ITEM 4: SCARLET'S SMILE PLAYGROUND

Supervisor Scott gave a synopsis of events so far and the purpose of the playground.

Chairperson Petsch said the Parks and Recreation Committee is waiting on footprint and impact information which is needed to apply for grant money.

Trustee Berkheiser indicated we need parking and traffic information.

Trustee Sovel asked when the grant deadline is.

Director England indicated the application was due April 1 and she is planning to apply in 2018.

ITEM 5: CW3 SOCCER

Director England indicated that everyone is waiting for the contract and for a commitment from the Township so that CW3 can pursue funding for the construction of soccer fields at Wise Road Park.

Trustee Magner asked if we have the contract?

ITEM 5: CW3 SOCCER (continued)

Director England stated Phil Adkison, Township Attorney, has it.

Trustee Berkheiser asked if Director England would ask Attorney Adkison to finish his review as CW3 still has an interest. He also indicated that because there is a new Board we need to discuss it.

Mike Scobie, CW3 General Manager, and Chris Haney, Assistant to the General Manager, were present and explained that CW3 needs a commitment from Commerce Township so that CW3 can secure third party funding for the construction of new fields at Wise Road Park. He also explained that CW3 would apply for grants and obtain some philanthropic funding.

A discussion ensued regarding the benefits derived by the Township and the community by having CW3 develop the soccer fields at Wise Road Park. Director England stressed the great working relationship between the Parks Department and CW3. Michelle Holmes stated that due to the expense involved in developing playing fields a partnership method is usually the way it's done. The discussion continued regarding adult soccer fields, an open playing field, acreage required, preventing vehicle intrusion, and access to fields by residents. Supervisor Scott wants to see the contract from Attorney Phil Adkison and ended the discussion.

ITEM 6: OAK WILT

Director England says oak wilt has been identified at Wise Road Park and Hickory Glen Park. Instead of a piecemeal approach we need comprehensive forestry management because oak wilt travels through the trees' root systems.

A discussion followed regarding where oak wilt has been observed currently and in the past, steps to eradicate it, and concern about oak wilt at Proud Lake Recreation Area infecting trees at Wise Road Park.

ITEM 9: OTHER MATTERS

Jim Meenahan, 725 Gertrude, Waterford, addressed the Board regarding the disposition of Byers House and Farm. He's happy the Board is taking an interest but is worried that if The Friends of Byers leave the site it will remain unattended and he wants to ensure the house and barn are not demolished. He continued by saying that he hopes the restoration project is funded soon and he asked Supervisor Scott if The Friends of Byers are required to vacate the property by May 1, 2017.

Supervisor Scott said no, The Friends of Byers must vacate by May 1, 2017 if they are not insured. He continued with a summary of the interviews he had with the members of The Friends of Byers and stated they are not in compliance with their by-laws, they

ITEM 9: OTHER MATTERS (continued)

lack liability insurance, are operating without a lease agreement, and are not ADA compliant.

Jim Meenahan, 725 Gertrude, Waterford said he was hoping for collaboration between The Friends of Byers and the Township Board of Trustees.

Supervisor Scott reiterated that the Township is taking steps to preserve the park and in the meantime The Friends of Byers should contact the Parks Department.

Karen Schantz, 455 Airport Road, Waterford, stated that Supervisor Scott has misled the public regarding voting and meetings and attacked her personally by saying that she is stealing money.

Supervisor Scott told her to contact his office.

Karen Schantz, 455 Airport Road, Waterford, stated that thousands of people want Byers to be open to the public and she increased funds from \$2300.00 to \$23,000.00 during her tenure as Treasurer for The Friends of Byers.

Supervisor Scott reiterated that they must have a lease and insurance to operate out of the barn and asked her again to contact his office so they can work it out.

Fran Fadie, 355 Carr Drive, also indicated her displeasure with the way Supervisor Scott has handled The Friends of Byers.

ADJOURNMENT

MOTION by Berkheiser, supported by Holmes, to adjourn the Parks and Recreation Committee meeting at 9:49 p.m.

MOTION CARRIED UNANIMOUSLY

Fred Dore, 2173 Pleasant Drive, spoke of the importance of adding feeder trails to the Michigan Airline Trailway.

Trustee Sovel asked if there's been a noticeable impact on the soccer fields at Dodge Park No. 5 since the new Community Library opened.

Chris Haney said that he's noticed a few more people on the bike pathway.

Trustee Berkheiser asked if the parking lot is full on the south side.

Chris Haney said that some people choose to park at the Library and walk to the soccer fields but most people park in the south parking lot.

ITEM 9: OTHER MATTERS (continued)

A general discussion followed regarding the Township purchasing local properties as they become available on the open market.

ADJOURNMENT

MOTION by Sovel, supported by Berkheiser, to adjourn the meeting at 10:00 p.m.

MOTION CARRIED UNANIMOUSLY



Melissa Creech, CMMC
Clerk, Commerce Township