

**CHARTER TOWNSHIP OF COMMERCE
TOWNSHIP BOARD QUARTERLY DISCUSSION MEETING
2009 Township Drive
Commerce Township, MI 48390
Tuesday, October 27, 2015, 7:00 p.m.**

CALL TO ORDER: Supervisor Zoner called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Thomas K. Zoner, Supervisor
Vanessa Magner, Clerk
Molly Phillips, Treasurer
Robert Long, Trustee
Rick Sovel, Trustee
Bob Berkheiser, Trustee
John Hindo, Trustee

Also Present: Phillip Adkison, Township Attorney
Hans Rentrop, Township Attorney

ITEM 1: Proposed Amendment to Code of Ordinances – Private Roads

Phil Adkison stated this is an Introduction Amendment and pertains to the Commerce Towne Place Zoning Overlay District only.

Mark Stacey stated there are current purchase agreements where the developer is under the impression that private roads are permitted. Hunter Pasteur wants private roads, Barrington is designed based on private roads and the retail property wouldn't work if they were public roads.

Long asked why the DDA would enter into an agreement including private roads when an ordinance permitting them hasn't even been adopted.

Stacey replied the agreements were entered into before his position as director.

Sovel asked what would happen if this ordinance isn't adopted.

Stacey replied the Barrington development would have significant concerns as it is based on private roads and other developers would have issues as well.

Magner asked who would be responsible for paying for maintenance.

Stacey stated each individual association would.

MOTION by Berkheiser, supported by Phillips, to approve the proposed Amendment to Code of Ordinances to be known as Code Amendment Ordinance No. 1.029.

ROLL CALL VOTE:

AYES: Berkheiser, Phillips, Zoner, Magner

NAYES: Hindo, Long, Sovel

ABSENT: None

MOTION CARRIED

ITEM 2: Advancement of Funds to DDA

Mark Stacey stated the DDA will not have the funds to make the December Bond payment due to the delay in closing on one of the parcels. The developer won't close on the property without the Private Road Ordinance being approved. The board discussed the timeframe of approval, publication and adoption of the ordinance and determined the Advance can be placed on the regular Township Board agenda in November.

Molly Phillips and Mark Stacey will ask our Bond Counsel, Bowden Brown, the options on paying the advancement funds back to the Township with the proceeds of the upcoming closing.

No Action Taken.

ITEM 3: Approval of Single Year Special Assessments for 2015 Tax Roll

Attorney, Hans Rentrop stated he and Treasurer Phillips have been working together on the Single Year SAD's and there are a few inconsistencies relating to vacant parcels. Each assessment should be approved based upon the original roll resolution.

MOTION by Phillips, supported by Zoner, to approve the cost redeterminations of the Single Year Special Assessments to achieve the result that all properties shown on the special assessment rolls approved by the Township Board at the time the SAD was established shall also be shown on the current special assessment rolls with the individual properties being assessed in the same proportion as originally approved by the Township Board, unless at the time of such original approval a different allocation of cost was specified. The Township Treasurer and the Township attorney are directed to inspect the records of each single year SAD and report to the Township Board any anomalies in past actual assessments compared to the assessment rolls as approved by the Township Board.

MOTION CARRIED UNANIMOUSLY

ITEM 4: Library Budget

Director, Connie Ozinga is asking the board to reconsider the library budget based upon a new spreadsheet she provided relating to employee wages. Ms. Ozinga explained the difference in the budget and actually spent is because employees took time off for medical reasons in 2014 and 2015, and also because the turn over with part time employees caused less hours worked than anticipated. It was also explained the library payroll varies due to the amount of part time employees who do not receive PTO. The amount she is asking for is based upon the number of current employees working their normal hours.

MOTION by Berkheiser, supported by Zoner, to restore the Library Budget back to \$612,320 for Personnel Salaries.

ROLL CALL VOTE:

AYES: Berkheiser, Zoner, Hindo, Magner

NAYES: Sovel, Long, Phillips

ABSENT: None

MOTION CARRIED

ITEM 5: Review of Township Ordinances

Attorney Hans Rentrop has spoke with Jay James, Todd Martin, Judy Golden and Vanessa Magner regarding ordinances specific to their departments. He explained due to state guidelines certain permit fees are in place and cannot be removed or changed. The board discussed other ordinances that need to be reviewed and updated such as fences, sidewalks, chickens and abandoned road signs. Jay James stated he will look at the ordinances in question.

ITEM 6: Building / Planning Departments

Magner informed the board Dave Campbell has accepted the Planner position. She does not have an exact start date yet.

Attorney Phil Adkison is working on Jay James contract for the Building Department.

ITEM 7: Halloween Hours

MOTION by Long, supported by Berkheiser, to approve the Trick or Treating hours of 6:00 – 8:30 pm on Halloween.

MOTION CARRIED UNANIMOUSLY

ITEM 9: Other Matters to Come Before the Board (taken out of order)

Zoner stated he spoke with Randy Thomas of Insite Commercial regarding the value of some township owned properties.

Zoner asked the Board for direction on a Vapor System in the new library. The Township Board stated they aren't familiar with the system and would like to have the architects and the construction manager for the new library come before the board and give an update so the board can hear it from both sides. There may be some difference of opinion on whether some items are necessary.

Long asked if the township is paying for building permits for the new library and where the funds are coming from.

Jay James stated the plumbing and electrical inspectors will be paid per inspection and that is all.

Long requested the Commerce Township logo added to the Library rendering signs.

Zoner agreed and will work with office staff to have the logo added to the signs.

MOTION by Long, supported by Berkheiser, to pay permit fees to the inspectors out of the Building Fund.

MOTION CARRIED UNANIMOUSLY

Berkheiser stated a representative from Wolverine Lake was present at the last Parks and Recreation meeting and spoke regarding the paths in Commerce and how they would like them to continue toward Pontiac Trail into Walled Lake.

Phil Adkison reported on the Trailway Council meeting he attended where they discussed the pedestrian bridge which will allow the trail to pass over M-5. He urged the board members to look at various types of pedestrian overpasses so when it comes time for it to come to the board they will have some references.

ITEM 8: Closed Session – Union Negotiations

MOTION by Hindo, supported by Berkheiser to enter into executive session at 9:18 p.m. for the discussion of Union Negotiations.

ROLL CALL VOTE:

AYES: Hindo, Berkheiser, Long, Sovel, Magner, Zoner, Phillips

NAYES: None

ABSENT: None

MOTION CARRIED UNANIMOUSLY

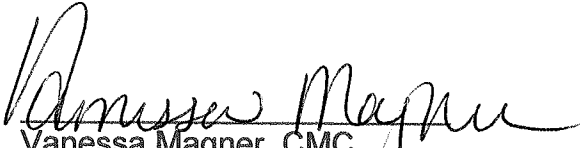
Entered into Closed Session at 9:18 p.m.
Returned to Regular Session at 9:38 p.m

MOTION by Zoner, supported by Magner, to adjourn from Closed Session and approved Closed Session Minutes.

MOTION CARRIED UNANIMOUSLY

MOTION by Magner, supported by Sovel, to adjourn the meeting at 9:39 p.m.

MOTION CARRIED UNANIMOUSLY


Vanessa Magner, CMC
Clerk, Charter Township of Commerce