

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

March 11, 2025

2009 Township Drive
Commerce Township, Michigan 48390

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

PLEDGE OF ALLEGIANCE

ROLL CALL: Present: Larry Gray, Supervisor
Melissa Creech, Clerk
Robert Berkheiser, Trustee
Rick Sovel, Trustee
George Weber, Trustee

Absent: Molly Phillips, Treasurer (excused)
Robert Long, Trustee (excused)

Also Present: Hans Rentrop, Township Attorney
John Kummer, Township Attorney
Jason Mayer, Giffels Webster Engineers
Jim Dundas, Fire Chief
Jay James, Building Official
Alyson Lobert, Library Director

Members of Boy Scout Troop 308 and 254 were present to observe the meeting as one of the requirements for earning a merit badge.

Members of Cub Scout Pack 227 were present to observe the meeting.

APPROVAL OF MINUTES

MOTION by Sovel, supported by Creech, to approve the February 11, 2025 Regular Township Board Meeting minutes, as submitted.

MOTION CARRIED UNANIMOUSLY

ITEM 1:3-11 APPROVAL OF AGENDA

MOTION by Sovel, supported by Creech, to approve the March 11, 2025 agenda.

MOTION CARRIED UNANIMOUSLY

ITEM 2:3-11 PUBLIC COMMENTS

Supervisor Gray opened Public Comments and advised the public that speaking time is limited to three (3) minutes. This is for public comments only and not for comments regarding the public hearings on the agenda.

There were no public comments.

Supervisor Gray closed Public Comments.

ITEM 3:3-11 PUBLIC HEARINGS

A. Establishment Resolution – Special Projects No. 53 SAD

John Kummer, Township Attorney, said this SAD project is for the connection of six (6) parcels to sewer and one (1) parcel to water.

Supervisor Gray opened Public Hearings

There were no public comments.

Supervisor Gray closed Public Hearings

MOTION by Sovel, supported by Berkheiser, to approve The Resolution of The Township Board of The Charter Township of Commerce Determining to Undertake an Improvement Project and to Establish and Maintain a Special Assessment District to Pay Costs Associated Therewith and Approving the Plans and Estimates of Costs Therefor Special Projects No. 53.

MOTION CARRIED UNANIMOUSLY

ITEM 4:3-11 PURCHASES

A. New Ambulance – Fire Department

Jim Dundas, Fire Chief, is requesting approval to purchase a Wheeled Coach ambulance. He said this will replace the 16-year-old reserve Medic 5 ambulance. This ambulance would be put in service as Medic 2 and the current Medic 2 would then be moved to reserve status. He said the cost is included in the 2025 Fire Department Budget.

MOTION by Berkheiser, supported by Weber, to approve the purchase of a 2024 Wheeled Coach Type I Ford F450 4x4 diesel ambulance from EV+ Emergency Vehicles Plus (quote dated 3-4-2025) in an amount not to exceed \$440,000. Funds to come from the Fire Department Fund.

MOTION CARRIED UNANIMOUSLY

B. Cardiac Monitor – Fire Department

Jim Dundas, Fire Chief, is requesting approval to purchase a cardiac monitor for Station #3. He said the cost is included in the 2025 Fire Department Budget.

MOTION by Sovel, supported by Creech, to approve the purchase of a Lifepack 35 monitor from Stryker (Quote No: 11079336) in an amount not to exceed \$59,000. Funds to come from the Fire Department Fund.

MOTION CARRIED UNANIMOUSLY

ITEM 4:3-11 PURCHASES (continued)

C. Envisionware Security Gates – Library

Alyson Lobert, Library Director, is requesting approval to replace the security gates at the Commerce Township Community Library. The Library Advisory Board recommends approval of the purchase from Envisionware in the amount of \$12,983. She said the cost is included in the library's 2025 Technology Budget.

MOTION by Berkheiser, supported by Creech, to approve the purchase of replacement security gates from Envisionware in an amount not to exceed \$13,000. Funds to come from the library's 2025 Technology Budget. **MOTION CARRIED UNANIMOUSLY**

ITEM 5:3-11 NEW BUSINESS

A. Intention Resolution – Commerce Crossing SAD

John Kummer, Township Attorney, said this is an Intention Resolution to re-establish a previously established 10 yr. SAD for the maintenance of the paved portions of Commerce Crossing. This is not for the re-paving of the entire complex. The original establishment resolution calls for automatic re-establishment within 6 months of expiration.

Jason Mayer, Giffels Webster, said his company will perform yearly inspections with the contractor and decide what needs to be repaired.

MOTION by Sovel, supported by Berkheiser, to approve the Resolution of The Township Board of The Charter Township of Commerce, Tentatively Declaring Its Intention to Re-Establish a Special Assessment District to be Known as Commerce Crossing Repaving and Maintenance Special Assessment District

MOTION CARRIED UNANIMOUSLY

B. Metro Act ROW Permit Application – Metronet

John Kummer, Township Attorney, recommends that the Township Board conditionally approve the application. A detailed route map has been submitted.

MOTION by Berkheiser, supported by Weber, to approve the Resolution of The Township Board of The Charter Township of Commerce to Approve Metronet Metro Act Right of Way Permit Application. **MOTION CARRIED UNANIMOUSLY**

C. Metro Act ROW Permit Exhibit A Modification – Crown Castle

John Kummer, Township Attorney, recommends that the Township Board conditionally approve the Exhibit A Modification Request and the attached Addendum.

MOTION by Berkheiser, supported by Sovel, to approve the Resolution of The Township Board of The Charter Township of Commerce to Conditionally Approve Modification of Exhibit A of Crown Castle's Metro Act Right of Way Permit and to approve, upon execution by Crown Castle Fiber LLC, the Addendum to Right-Of-Way Telecommunications Permit between The Charter Township of Commerce and Crown Castle Fiber LLC.

ITEM 5:3-11 NEW BUSINESS C. Metro Act ROW Permit Exhibit A Modification – Crown Castle (motion continued)

MOTION CARRIED UNANIMOUSLY

D. Oakland County Treasurer's Office Foreclosure Prevention

Supervisor Gray said Oakland County Treasurer's Office is in the final stretch of our foreclosure prevention efforts. The tax foreclosure deadline for the 2022 and/or prior year taxes is on March 31, 2025. That means if these taxes are not paid off by March 31, 2025 or any interested party has not entered a repayment schedule with the Treasurer's office by then, the property will be foreclosed.

Since December of 2024, the Treasurer's office has conducted over a thousand Taxpayer Assistance Meetings to assist taxpayers with keeping their properties by working with them to get on a repayment schedule and/or by identifying resources that may be beneficial to them and their situation. We are here to help and strongly encourage taxpayers to contact us before the tax foreclosure deadline if they have delinquent taxes for 2022 and/or prior tax years. Taxpayers interested in scheduling a Taxpayer Assistance Meeting may call us at 248-858-0611 or they may visit www.oakgov.com/treasurer

ITEM 6:3-11 ORDERS AND ADD ONS

MOTION by Sovel, supported by Berkheiser, to approve the orders and the add ons.

MOTION CARRIED UNANIMOUSLY

ITEM 7:3-11 OTHER MATTERS

Trustee Weber –

- Michigan Supreme Court is hearing a case to identify whether short term rentals are appropriate in residential zoning areas.
- Big Box Retailer Dark Store tax loophole - He would like to see a workgroup formed for the purpose of obtaining data from all affected communities across the State of Michigan, primarily those communities that have many big box retailers. He discussed this with Rick Sovel and Michigan lawmakers on how we can move forward with legislation in hopes of closing a property tax loophole for big businesses. If we can get support from municipalities to send a letter to each of the State Representatives, this may be enough to reintroduce the legislation. Supervisor Gray said he should also contact MTA.

Trustee Berkheiser –

- Asked if we need to appoint someone from the Township Board to the Library Advisory Board (LAB). Supervisor Gray said he had discussion with a Trustee and they were not interested so he volunteered to be the representative from the Township Board.

ITEM 7:3-11 OTHER MATTERS (continued)

- We may need to have someone to help with marketing/communication for our website and social media on our parks and recreation events and other things happening in Commerce Township. He would like to talk about this during a Township Board Discussion Meeting.

Trustee Sovel -

- There are no petitions on the ZBA agenda for the next meeting so they will discuss draft text for the change to Zoning Ordinance 3.00, Article 41. He will report back to the Township Board at the April 2025 discussion meeting.

Supervisor Gray-

- He received an email from Chris Long, 12th District County Commissioner: "Trustee Berkheiser asked where the marijuana money goes at the county. Could you please pass along this information to the board members at the next township meeting. The county treasurer's office received the funds this past Friday. The amount received was \$2,911,433 and covers Michigan's fiscal year 2024. This amount was deposited into the non-departmental area of the general fund. There are no restrictions on the marijuana tax money."
- People's Express payment schedule from January, 2025 meeting:
2024 – Operations (rides) \$3,506,218.00
2024 – Capital (motor vehicles and improvements) \$1,850,889.00
2025 – Operations (rides) \$5,200,222.00
2025 – Capital (motor vehicles and improvements) \$1,400,000.00
Novi has added an additional \$4,800,000.00
- Investigating some depressions in the ground at Victory Park. The area has been fenced off.

ITEM 8:3-11 ADJOURNMENT

As there were no other matters to come before the Board.

MOTION by Creech, supported by Berkheiser, to adjourn at 7:51 p.m.

MOTION CARRIED UNANIMOUSLY



Melissa Creech, Clerk
Charter Township of Commerce