

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

August 18, 2026

2009 Township Drive
Commerce Township, Michigan 48390

CALL TO ORDER Clerk Creech called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

At the request of Supervisor Gray, Clerk Creech would like the Board to appoint Trustee Rick Sovel as Interim Chairperson.

MOTION by Creech, supported by Massey, to appoint Trustee Rick Sovel as Interim Chairperson for tonight's meeting. **MOTION CARRIED UNANIMOUSLY**

ROLL CALL: Present: Rick Sovel, Interim Chairperson/Trustee
Larry Gray, Supervisor
Melissa Creech, Clerk
Katelyn Massey, Treasurer
Robert Long, Trustee

Absent: Robert Berkheiser, Trustee (excused)
George Weber, Trustee (excused)

Also Present: Hans Rentrop, Township Attorney
John W. Kummer, Township Attorney
Jim Dundas, Fire Chief
Emily England, Parks and Rec/Senior Director
Lt. Hix, Oakland County Sheriff's Office
Jay James, Building Official
Jason Mayer, Giffels Webster Engineers

APPROVAL OF MINUTES

MOTION by Creech, supported by Massey, to approve the July 14, 2026 Regular Township Board Meeting minutes, and the July 28, 2026 Quarterly Township Board Meeting minutes, as submitted. **MOTION CARRIED UNANIMOUSLY**

ITEM 1:8-18 APPROVAL OF AGENDA

MOTION by Massey, supported by Creech, to approve the August 18, 2026 agenda, as presented. **MOTION CARRIED UNANIMOUSLY**

ITEM 2:8-18 PUBLIC COMMENTS

Interim Chairperson Sovel 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.

Michael Zubas, 322 North Avenue, Mount Clemens, said he is enthusiastically in favor of roundabouts. He was looking at the M5 roundabout and he said the bottom part has slip lanes but the top part does not have slip lanes. He recommends slip lanes on all 4 sides. Also, he is encouraging local governments to pass resolutions to encourage the State Legislature to repeal Public Act 51.

Interim Chairperson Sovel closed Public Comments.

ITEM 3:8-18 BOARD APPOINTMENTS

A. Reappointment of Clarence Mills to the ZBA for a Three-Year Term Ending August 31, 2029

Supervisor Gray said that Clarence has been on the ZBA for 23 years. He did not have great attendance in 2025 but it has been better in 2026. He had vacations and grandchildren's graduations in 2025. Some of the meetings he could have attended were cancelled due to a lack of agenda items. Clarence said that his attendance would improve and Supervisor Gray said the Board can remove Clarence if his attendance does not improve.

MOTION by Sovel, supported by Creech, to Reappoint Clarence Mills to the ZBA for a Three-Year Term Ending August 31, 2029. **MOTION CARRIED UNANIMOUSLY**

ITEM 4:8-18 CONTRACT AWARDS AND AGREEMENTS

A. Amendment to WRC Billing Services Agreement

Township Attorney Hans Rentrop said the Amendment allows the Water Resources Commissioner to continue handling water and sewer billing services until March 31, 2027, or until these services can be transferred to F&V Operations and Resource Management, Inc. The existing contract ends September 30, 2026 and the Township will not be in a position to begin billing at that time.

Trustee Sovel asked what happens if the WRC receives payment for a water bill after the WRC is no longer handling billing services for the Township?

Township Attorney Hans Rentrop said the payment must be remitted to the Township within 45 days. The WRC should not accept any payment after December 31, 2026. There's a schedule of meeting and transitional control dates on the last page of the contract.

MOTION by Massey, supported by Gray, to approve the Resolution of The Township Board of The Charter Township of Commerce Authorizing Entry into Amendment No. 1 Charter Township of Commerce Operations Service Agreement with Oakland County.

MOTION CARRIED UNANIMOUSLY

ITEM 5:8-18 INTRODUCTIONS

A. Code of Ordinances Amendment 1.078 – Utility Permits

Township Attorney John Kummer said this amendment would require advance notice of utility work to the Township and to affected residents, require on site supervision, confine worker access to the public right-of-way and well-defined easement areas, require timely restoration of rights-of-way, and provide for the suspension and revocation of permits, as necessary to protect the public health, safety and welfare.

MOTION by Massey, supported by Creech, to approve an Ordinance to Amend the Code of Ordinances, Charter Township of Commerce, Oakland County, Michigan to be Known as Code Amendment Ordinance No. 1.078. Post and publish according to law.

MOTION CARRIED UNANIMOUSLY

ITEM 6:8-18 PURCHASES

A. Picnic Tables

Parks and Rec/Senior Director Emily England said the purchase of 20 ADA accessible picnic tables will allow all of our parks/pavilions to have accessible seating. This was a budgeted item with funds coming from Capital Improvements (General Fund). She recommends the purchase from Kay Park Recreation in the amount of \$24,520.00.

MOTION by Creech, supported by Gray, to approve the purchase of twenty (20) 8' aluminum ADA picnic tables from Kay Park Recreation (Quote 20260722-15385 dated July 22, 2026 minus the sales tax) in an amount not to exceed \$24,520.00. Funds to come from Capital Improvements (General Fund).

MOTION CARRIED UNANIMOUSLY

ITEM 7:8-18 NEW BUSINESS

A. 2732 E. Commerce Road Dangerous Building Show Cause Hearing

Township Attorney John Kummer said the structures at 2732 E. Commerce are in substantial disrepair. Ms. Argenta was provided notice of the hearing by first-class certified mail and by posting the notice on the primary structure. Due to age and medical conditions, she was unable to attend tonight's meeting. She has said she would like to appear on a subsequent date, and he notes it is important to have the owner on record. He recommends providing a brief adjournment to next month's meeting. This would allow the Building Official to contact her and give her a last chance opportunity to make her case. At that time, he recommends that the Board moves forward with the hearing whether she appears on that date or not.

MOTION by Long, supported by Creech, to table the Resolution of The Township Board of The Charter Township of Commerce Authorizing Township Attorneys to File Complaint for Order to Demolish Dangerous Building.

MOTION CARRIED

Supervisor Gray Opposed

ITEM 7:8-18 NEW BUSINESS (2732 E. Commerce Road Dangerous Building Show Cause Hearing continued)

MOTION by Long, supported by Creech, to set the show cause hearing for September 8, 2026.
MOTION CARRIED UNANIMOUSLY

B. Pathway Rehabilitation

Parks and Rec/Senior Director Emily England said the Parks and Recreation Committee recommends the Township Board fund and move forward with the pathway repairs.

MOTION by Long, supported by Massey, to move forward with engineering at a cost not to exceed \$14,000.
MOTION CARRIED UNANIMOUSLY

C. Intent Resolution Special Projects No. 56 SAD

MOTION by Creech, supported by Massey, to approve the Resolution of The Township Board of The Charter Township of Commerce, Tentatively Declaring its Intention to Establish a Special Assessment District to be Known as Special Projects No. 56.

MOTION CARRIED UNANIMOUSLY

D. Compliance with Public Act 152 – Employee Health Care

Clerk Creech said, on an annual basis, the Township Board must either approve to comply with or exempt ourselves from Public Act 152.

MOTION by Sovel, supported by Creech, to exempt itself from the requirements of Michigan Public Act 152 of 2011 from an 80/20 Health Care Plan to a 90/10 (Township pays 90% and employee pays 10%) Health Care Plan, Township wide.

MOTION CARRIED UNANIMOUSLY

ITEM 8:8-18 ORDERS AND ADD ONS

MOTION by Long, supported by Creech, to approve the orders and add ons.

MOTION CARRIED UNANIMOUSLY

ITEM 9:8-18 OTHER MATTERS

Supervisor Gray said that he will be sending out budget meeting dates shortly. Also, at next month's meeting police and fire SAD roll resolutions will be brought up. We will be looking at keeping them the same at 2.8 and 2.9 mills. Additionally, he received an offer for the cell tower behind fire station 4. They are offering \$686,400. Our lease runs through 2042 and we currently receive \$28,601 annually plus franchise fees. Is there any interest in him looking further into it?

Interim Chairperson Sovel said he is interested in looking at all options.

ITEM 10:8-18 ADJOURNMENT

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

MOTION by Sovel, supported by Long, to adjourn at 7:27 p.m.

MOTION CARRIED UNANIMOUSLY

A handwritten signature in cursive script, reading "Melissa Creech", is written over a horizontal line.

Melissa Creech, Clerk
Charter Township of Commerce