

**CHARTER TOWNSHIP OF COMMERCE
TOWNSHIP BOARD OF TRUSTEES QUARTERLY MEETING
2009 Township Drive
Commerce Township, MI 48390
Tuesday, July 22, 2025, 7:00 p.m.**

CALL TO ORDER: Supervisor Gray called the Township Board of Trustees Quarterly Meeting to order at 7:00 p.m.

ROLL CALL: Present: Larry Gray, Supervisor
Melissa Creech, Clerk
Molly Phillips, Treasurer
Rick Sovel, Trustee
Bob Berkheiser, Trustee
Robert Long, Trustee
George Weber, Trustee

Also Present: Emily England, Senior/Parks and Recreation Director
Jay James, Building Official
Mario Gibbons, Ordinance Manager
Hans Rentrop, Township Attorney
Jason Mayer, Giffels Webster Engineers
Terry Long, Ordinance Officer

ITEM 1: Public Comments

Supervisor Gray opened Public Comments.

Seeing none, Supervisor Gray closed Public Comments.

ITEM 2: Presentation from Water Operator F&V Operations

Blair Selover, Group Manager; James Green, Area Manager; and Mike Glasgow, Project Manager, presented F&V's proposal for the operation, maintenance, and management of Commerce Township's water facilities. F&V is an employee owned, Michigan based company with 90% of their clients in Michigan. They successfully operate many large municipal water systems. In addition, they have a great working relationship with EGLE and local subcontractors. F&V will perform daily operations and maintenance activities required for the management of the water facilities and distribution system. Daily tasks include collecting water samples for required compliance testing, meter reading, customer service calls, hydrant flushing, valve turning, installation of water meters, and performing Miss Dig utility location. F&V will use subcontractors for specialized services in order to maximize cost savings. Specialized services include water service taps of 2 inches or less in diameter, curb box repairs or replacements, water main break repairs, flow meter calibrations, SCADA/PLC programming, high voltage electrical work, and specialized electrical work or

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ITEM 2: Presentation from Water Operator F&V Operations continued

instrumentation. They estimate that F&V will provide approximately 7,400 staffing hours annually.

The trustees discussed implementing a seamless transition for residents, the transition away from the county handling the billing for water services to the Township handling billing for water services, local communities who use F&V for water services, and F&V's insurance policy and coverage limits.

ITEM 3: Water Operator

Supervisor Gray asked for a motion to start contract negotiations with F&V for water services.

Trustee Sovel asked if the Township is staying with the county for sewer services?

Supervisor Gray said that Sewer Operator Discussion is next on the agenda.

Trustee Sovel said if the Township is handling billing then additional cyber insurance must be added to the Township's policy.

MOTION by Berkheiser, supported by Sovel, to move forward with F&V contract negotiations for water services and sewer services.

Trustee Weber asked if the Township has received a preliminary cost for sewer services?

Supervisor Gray said not at this time but that is the next step.

Trustee Berkheiser amended his motion:

MOTION by Berkheiser, supported by Sovel, to move forward with F&V contract negotiations for water services subject to insurance and billing requirements which satisfy the Township Attorney. **MOTION CARRIED UNANIMOUSLY**

ITEM 4: Sewer Operator Discussion

MOTION by Berkheiser, supported by Sovel, to move forward with F&V contract negotiations for sewer operator services. **MOTION CARRIED UNANIMOUSLY**

ITEM 5: Pathway Discussion

Parks and Recreation Director Emily England presented a map highlighting existing pathways and the work group's recommendation for the construction of additional pathways to make the community more walkable, to connect residents to the

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ITEM 5: Pathway Discussion continued

Township's parks, and the MI Airline Trailway. In addition, the work group proposed that the residents vote on a pathway millage to fund the construction of new pathways.

Supervisor Gray said that all 4 quadrants of the Township are involved and will see new pathways.

Trustee Long said that he would like to see a lot of small improvements that equal inexpensive big gains. Instead of building a pathway along Benstein Road, he would like multiple shorter pathways built that close the gap between larger pathways that already exist. He said riding or walking through parking lots and along residential streets is a viable way to link existing pathways together as well.

Trustee Weber said for safety reasons families and children need more substantive and defined pathways than riding through parking lots.

Supervisor Gray said he is looking for Board input as to whether the work group is moving in the right direction with the concept plan before we ask the residents to vote on it.

Treasurer Phillips said she would like the Township to issue bonds for the entire amount the millage will generate over its lifetime in order for the Township to build all the pathways at once at today's construction costs and use the money generated yearly by the millage to pay the debt service. If the Township doesn't issue bonds, then every year we are building only a tiny fraction of new pathway with construction costs increasing yearly.

Trustee Berkheiser asked Treasurer Phillips to look at a bond plan and bring it back to the next quarterly meeting.

Trustee Sovel said the Township needs to determine if it should be an SAD or millage.

ITEM 6: Ordinance Department Update

Ordinance Manager Mario Gibbons wants to strengthen the current massage ordinance. He feels the lack of clear enforcement regulations has created a gap that some bad actors are exploiting. He would like to amend the ordinance to include the following:

Proof of liability insurance

Background check (fingerprinting may be required) performed by a law enforcement agency or live scan vendor for the business owner only

Submission of floor plan of the massage establishment.

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ITEM 6: Ordinance Department Update continued

In addition, he would like to make the following grounds for suspension or revocation of the massage permit:

Falsification of information on the application

Violation of local, state, or federal laws

Unprofessional conduct or unethical behavior

Operating without proper insurance or expired credentials

Trustee Sovel said there's a fine line between Township ordinances and crossing over into law enforcement and he feels that if Manager Gibbons sees something, he should notify the Oakland County Sheriff's Department and it should not be a Township ordinance issue.

Clerk Creech said the Township requires more personal information for a solicitor's license than is required for a massage permit such as fingerprints and proof of insurance.

Supervisor Gray said Manager Gibbons is asking for 7 changes to the ordinance to give him the tools he needs for enforcement.

Trustee Weber asked what is the definition of unprofessional conduct? He is concerned about how subjective it is.

Ordinance Officer Long said that getting dressed or undressed in the reception area of the business is unprofessional conduct.

Manager Gibbons said that a massage therapist giving a massage while wearing a bikini is an example of unprofessional conduct.

Supervisor Gray asked Manager Gibbons to get a copy of the massage ordinance from a local community and to more accurately define "unprofessional conduct or unethical behavior" and come back before the Board at the August 12th meeting.

Manager Gibbons said that he would like to apply for membership in CLEMIS Citations which is a code enforcement tool that allows the Township to access the necessary information to write citations and e-file them directly with the court.

MOTION by Berkheiser, supported by Creech, to authorize the Ordinance Department to purchase the CLEMIS Citation membership and a workstation in an amount not to

Quarterly Discussion Meeting

ITEM 6: Ordinance Department Update motion continued

exceed \$3500, with funds from the Building Department.

MOTION CARRIED UNANIMOUSLY

Manager Gibbons says the Township needs a rental inspection program to protect the public health and safety. He talked about the practical aspects of doing inspections.

Trustee Weber says the Township should not have the right to enter a home where the renter does not want the government in their home.

Trustee Sovel said this is a dead issue for this Board and there's a link on the Township's website to the Oakland County Tenant/Landlord Dispute website.

The Board was not in favor of pursuing this program.

Manager Gibbons proposed a trashcan placement ordinance update.

The Board felt this is impossible to enforce compliance on and was governmental overreach.

The Board was not in favor of pursuing this ordinance update.

Manager Gibbons proposed a noise ordinance amendment.

The Board discussed the practicalities of attempting to enforce a noise ordinance and feels this falls under the purview of the Oakland County Sheriff's Office.

The Board asked Manager Gibbons to research the issue and bring it back to the Board at the August 12th meeting.

ITEM 7: Other Matters

Trustee Weber asked if the grinder pump contract with C&E Construction ends at the end of the year? Building Official Jay James said it does end at the end of the year. Trustee Weber said he would like the residents to have more choices.

Trustee Berkheiser said there are a bunch of golf carts driving around the 7 Eleven parking lot and he doesn't think they are supposed to be there.

Supervisor Gray said that state law says the golf carts must be street legal to be driven on public roads and these carts are not street legal and they should not be driving to 7 Eleven or Scarlet's Smile Park.

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ITEM 7: Other Matters continued

Treasurer Phillips asked why there is such an increased presence of State Police in Commerce Township.

Trustee Sovel said they drive their cars home and they live here in the Township.

Treasurer Phillips said that if the Township plans on doing a bond for the Island Club Paving project that it takes 6 to 18 months to implement and we should get started.

Supervisor Gray said the Victory Park report will be available at the next board meeting.

Supervisor Gray said the Bicentennial Celebration was a great event and asked if the Township should make it an annual event?

Trustee Berkheiser said it should be handled through the Parks and Recreation Department.

The Board consensus was that it should be an annual event.

ADJOURNMENT

MOTION by Creech, supported by Weber, to adjourn the meeting at 9:43 p.m.

MOTION CARRIED UNANIMOUSLY

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

Melissa Creech, Clerk
Charter Township of Commerce