

SPRINGFIELD TOWNSHIP BOARD MEETING
August 9, 2007
SYNOPSIS

CALL TO ORDER: 7:30 p.m. by Supervisor Walls

PUBLIC COMMENT: Residents of Walnut Hill Drive commented on alleged blight. Joe Mischler announced a Support the Troops organizational meeting on September 13 at 7:00 p.m. at Holly VFW

CONSENT AGENDA:

- a) Approved Minutes: July 12, 2007 Regular Meeting with bills and additional disbursements of \$415,899.52
- b) Accepted July 2007 Treasurer's Report
- c) Received July 2007 Reports: Building, Electrical, Plumbing, Mechanical and Fire
- d) Authorized payment of bills as presented, total \$87,221.39
- e) Received communications and placed on file.

PUBLIC HEARING:

OLD BUSINESS:

- 1. Holly Area Schools: Approved Davisburg Elementary Addition
- 2. Declined to renew HRWC Membership

NEW BUSINESS:

- 1. Little Mac Development: Conditionally approved Final Site Plan, subject to resolution of outstanding issues by Supervisor and Township Attorney
- 2. Civic Center: Approved Property Management Services through 2008
- 3. Roof Repair Bids, Fire Station #3 Site: Rejected all bids and authorized rebid
- 4. 2008 Budgets: Agreed to consider millage rates at Regular September meeting and tentatively hold Budgets Hearing at Regular November meeting
- 5. Approved use of 2008 SMART Funds for Senior Van Service
- 6. Approved Civic Center Wireless Hook Up

PUBLIC COMMENT: Tom Weiler commented on Public Hearing notices.

ADJOURNED: 8:40 p.m.

NANCY STROLE, Clerk

Call to Order: Supervisor Collin Walls called the August 9, 2007 Regular Meeting of the Springfield Township Board to order at 7:30 p.m. at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, MI 48350.

Roll Call:

Board Members Present

Collin W. Walls	Township Supervisor
Jamie Dubre	Township Treasurer
Dennis Vallad	Township Trustee
David Hopper	Township Trustee
Roger Lamont	Township Trustee
Marc Cooper	Township Trustee

Board Members Not Present

Nancy Strole	Township Clerk
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Others Present

Greg Need	Township Attorney
Charlie Oaks	Fire Chief

Agenda Additions & Changes:

Supervisor Walls asked to delete item E from the Consent Agenda. There were no objections.

Public Comment:

Mr. Bob Hollis, 10078 Walnut Hill Dr., commented regarding the blight on Walnut Hill. He appreciated the response from the Supervisor bringing him up to date on the status of this problem. He is concerned about the term “operable vehicles” and does not believe the vehicles on this property are operable.

Mr. Tim Feike, 10098 Walnut Hill, commented that he complained in 1994 and this is now 2007. The same vehicles have been at this residence since 1990. The way he reads the township ordinance is that the storage of motor vehicles can be a blight. The ordinance also calls for limiting and restricting outdoor storage, parking or unreasonable accumulation of junk. He fails to see how this is not blight.

Mrs. Doreen Hollis, 10078 Walnut Hill, commented that we have to define our terms. Mrs. Hollis read Ordinance #16, Section 2, stating that it is to “limit and restrict the outdoor storage, parking or unreasonable accumulation of unused.....” Mrs. Hollis stated the definition of “unused” from the American Heritage Dictionary. She said if we define our terms, this resident is in violation of the ordinance.

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Mr. Joe Mishler, 620 Academy, Holly, Michigan, commented that there will be a meeting on September 13, 2007 at the VFW Hall in Holly which is attempting to put together a “support the troops” organization. The meeting is open to anyone wishing to attend. The purpose is to support the troops from this entire area.

Consent Agenda:

★ **Trustee Hopper moved to approve the Consent Agenda as amended. Treasurer Dubre supported the motion. Vote on the motion. Yes: Walls, Dubre, Vallad, Hopper, Lamont and Cooper; No: none; Absent: Strole. The motion carried by a 6 to 0 vote.**

- a) Approval of Minutes: July 12, 2007 Regular Meeting with bills and additional disbursements of \$415,899.52
- b) Acceptance of June Treasurer’s Report
- c) Receipt of June 2007 Reports: Building, Electrical, Plumbing, Mechanical, and Fire
- d) Authorize payment of bills as presented, totaling \$87,221.39
- e) **DELETED** – Authorize delinquent Cost Recovery to be placed on December Tax roll in the amount of \$308.58 on P.I. # 07-11-152-012

Receipt of Communications

- Royal Oak City Commission Resolution regarding implementing a per-drink tax, sold by on-premises licenses
- E-mail from Michael and Jennifer Traub regarding HB 5030 and High Voltage Transmission Lines
- Independence Township Senior Report

Old Business:

1. Holly Area Schools: Davisburg Elementary Addition

Supervisor Walls said the plans now show the improvement that we asked for to interrupt the storm drainage.

Trustee Hopper commented that he knows this meets the intent of the ordinance, but he feels this would have been a time we could have gotten something creative instead of just a hole in the corner.

★ **Supervisor Walls moved that the plan for Davisburg Elementary School storm drainage revisions represented by the plan received August 2, 2007 be granted the necessary variances from the Township Design Standards due to the fact that it is an addition to an existing facility and the plan be approved. Trustee Lamont supported the motion. Vote on the motion. Yes: Walls, Dubre, Vallad, Hopper, Lamont and Cooper; No: none; Absent: Strole. The motion carried by a 6 to 0 vote.**

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2. HRWC Membership

Supervisor Walls noted that this was tabled two months ago. However, in Clerk Strole's absence, Supervisor Walls said the Clerk believes very strongly that we should renew these dues.

Mr. Chris Benedict, representing HRWC, commented that he would welcome and encourage any suggestions that HRWC can better help the Township.

*** Trustee Hopper moved to authorize continued membership in the HRWC and dues payment of \$460.26. Trustee Vallad supported the motion.**

Trustee Vallad said he doesn't know if the benefit is that extreme but he does believe there is some benefit in paying the dues.

Trustee Lamont said he is not sure we receive a tremendous benefit but he doesn't know the worth.

Treasurer Dubre said she believes there is a worth but she doesn't know if the Township itself gets a worth for the amount of money spent on those dues. Most of the information provided can be accessed for free whether one is a member or not. She doesn't know if we should pay that kind of money when looking at the tight economy, and we are cutting back on every dollar for everything and laying people off.

Trustee Hopper said he feels we are getting a lot of benefit especially in the planning area. Springfield Township is environmentally centered and working with this group shows that we not only talk the talk, we walk the walk.

Trustee Cooper said he believes that is a lot to pay.

Supervisor Walls said, of the watershed councils that he receives information from, the Huron River Watershed Council has been far more valuable to us even though we weren't members. It is an excellent organization, but this community does not get any benefit that he can see that warrants paying the dues because that information is available for free.

*** Vote on the motion. Yes: Vallad and Hopper; No: Walls, Dubre, Lamont and Cooper; Absent: Strole. The motion failed by a 4 to 2 vote.**

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New Business:

1. Little Mac Development – Final Site Plan Review

Supervisor Walls said Randy Ford reviewed the reciprocal easement agreement and indicated that what is described for the roadway easement is just the travel portion of the road. Mr. Scharl said, that is what Mr. Miller, the developer's attorney, requested of him. Supervisor Walls said in looking at Exhibit B, it appears that the portion of the roadway easement that is located on Savoie's property is not shown on Exhibit B. Mr. Scharl said the easement is an off-site piece of property and not part of the condominium. Supervisor Walls said, that is the problem. The condominium documents don't give the perpetual rights of maintenance for the off-site. Mr. Scharl noted that the engineer and the attorney have not yet met.

Supervisor Walls asked if it is still the intent to allow unit #5 access directly down to the lake? The applicant said, yes. Supervisor Walls said the way the Master Deed and By Laws are drafted, it does not have access.

The Board members agreed that the plans were good but there were many unanswered questions on the Master Deed and By Laws.

Supervisor Walls said Article 4, Section 6 in the Master Deed refers to a Landscape Conservation Easement but there is no such terminology on Exhibit B. He presumes it is referring to the Open Space Preservation area but does not know that for sure. The section does not contain maintenance conditions or restrictions. In Article 10, Section 2A the area referring to the roads in the Condominium excluded the portion that lies within Savoie's property. Article 10, Section 2D refers to Wetland Conservation Easement; there is no such terminology shown on Exhibit B. Exhibit B shows wetlands. Supervisor Walls said he will make an assumption that the General Common open space and all the Limited Common area should be called preservation area with provisions similar to what is in Section 2D but not exactly. In part, that section prohibits almost everything from the wetlands, which could be interpreted to prohibit management of the resource by getting rid of invasive species and so forth. Clerk Strole asked him to point out that shouldn't prohibit all activity because there are some things they will want to do in order to manage the resource. Supervisor Walls said rights that this Board assumed Unit 5 would have to get access to the lake do not seem to be there. 2E of the Master Deed talks about a temporary easement but it does not say how temporary. Regarding the By Laws, Section 5.1A which requires common areas to be rebuilt after storm or other damage, the streets and the storm system should always be required to be rebuilt. Section 5.1B has to do with rebuilding limited commons, but there is nothing to rebuild. By Laws Section 6.4 refers to landscaping the area outside the one acre on unit 5. The word "landscaping" should be changed to "preservation." Section 6.17, "landscaping" should also be changed to "preservation."

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Trustee Hopper commented regarding page 4 of the Master Deed; Utility Service – A2, the way he reads, each of the five owners would be responsible for bringing in their electric. Trustee Hopper said electric is normally brought in by the developer. Trustee Hopper said he believes fertilizer restrictions should be implemented. He further noted that we didn't intend for the developer not to be able to maintain the wetland area; if trees need to be taken down, this is overly restrictive because it doesn't allow for that.

Mr. Scharl said he does not believe there are any issues that cannot be addressed.

- ★ Treasurer Dubre moved that we have those things handled administratively, specifically the plans as submitted, in regards to the comments tonight by both the attorney, Greg Need, Supervisor Collin Walls, the attorney that is handling the development along with Mr. Scharl. Trustee Cooper supported the motion. Vote on the motion. Yes: Dubre, Lamont, Hopper and Cooper; No: Walls and Vallad; Absent: Strole. The motion carried by a 4 to 2 vote.**

2. Civic Center: Property Management Services

Supervisor Walls said there is a proposal from Mike Forst to continue the property management services on this building. The current agreement has expired. The proposal would continue the current fee through the end of 2007 and then increase to \$1,350.00 per month for January, 2008.

- ★ Trustee Lamont moved to renew the property management agreement with Mike Forst as outlined in the July 23, 2007 proposal by Mike Forst to maintain the property management service contract for the Springfield Township Civic Center through 2008. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Vallad, Hopper, Lamont and Cooper; No: none; Absent: Strole. The motion carried by a 6 to 0 vote.**

3. Roof Repair Bids: Fire Station #3 Site

Supervisor Walls said he discussed with Chief Oaks the bid from Chris Whitehead. He does not have insurance. Supervisor Walls said because Mr. Whitehead is a paid firefighter, he is an employee. Therefore, in the audit, we would have to add to our workman's comp policy at the rate for a roofer for what we pay Chris Whitehead. That Workmen's Comp rate is just under \$49 per \$100 of payroll. [A copy of the memo from Fire Chief Oaks and bids are on file at the Office of the Clerk, Springfield Township].

- ★ Trustee Cooper moved to table this to next month and ask the Supervisor and Fire Chief to research other avenues where we could save money to get this roof on at a larger savings. The motion failed for lack of support.**

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Treasurer Dubre commented that we could circumvent this coming back to the Board if we direct the Supervisor to work with the Chief along with Mark Yovich in regard to getting the shingles at a savings price and work with getting the workman's comp situation factored out.

- ★ Supervisor Walls moved that we reject all bids, authorize the Chief and the Supervisor to prepare specifications for a labor only bid and obtain bids, obtain material prices that the Township would supply the materials and present that information back to the Township Board at the September meeting. Trustee Lamont supported the motion.**

Trustee Cooper commented that he would like to see in the future for things like this that we knew last month that we get the bids before the night of the meeting. It's not fair to have to review this the night of the meeting.

Treasurer Dubre commented that she doesn't want to vote for something we don't have the full details on. She would have liked the Supervisor and Chief to get together in advance.

- ★ Vote on the motion. Yes: Walls, Vallad, Lamont, Hopper and Cooper; No: Dubre; Absent: Strole. The motion carried by a 5 to 1 vote.**

4. Public Hearing Date: 2008 Budgets

The Board agreed to do millage rates at the September 13, 2007 Board meeting and hold a budget hearing on November 8, 2007.

5. 2008 SMART Funds

- ★ Trustee Hopper moved to continue putting our 2008 SMART Funds to the Independence Township specifically the Senior Van. Treasurer Dubre supported the motion. Vote on the motion. Yes: Walls, Dubre, Vallad, Hopper, Lamont and Cooper; No: none; Absent: Strole. The motion carried by a 6 to 0 vote.**

6. Civic Center Wireless Hook Up

Supervisor Walls summarized his memo dated August 8, 2007. The cost of hooking up the entire building to wireless hookup would be \$427.56. We are being asked to handle half the cost of hooking up the meeting room at a cost of \$192.91.

- ★ Treasurer Dubre moved that we make this room and the lower level wireless capable at a cost not to exceed \$450.00. Trustee Lamont supported the motion. Vote on the motion. Yes: Walls, Dubre, Vallad, Hopper, Lamont and Cooper; No: none; Absent: Strole. The motion carried by a 6 to 0 vote.**

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Public Comment:

Mr. Tom Weiler, 9171 Hillcrest, asked the Township to break down costs of the proposed rezonings as he believes it is a burden on tax payers for the Planning Commission to pursue the proposed rezonings.

Adjournment:

Hearing no other business, Supervisor Walls adjourned the meeting at 8:45 p.m.

Collin W. Walls, Township Supervisor

Nancy Strole, Township Clerk

BILLS PRESENTED FOR PAYMENT:**GENERAL FUND**

Sherman Publications, Inc. (3)	\$ 1,771.17
Springfield Twp Parks & Rec.	878.74
Arlene Badgley	16.01
Office Depot	10.60
Champlain Planning Press, Inc.	50.00
Twin Star Printing	53.50
Quill	218.26
BS&A Software	1,610.00
Oakland County	2,016.17
All N One Lawn Care	<u>580.00</u>
TOTAL	\$ 7,204.45

Additional Disbursements:

Collin Walls	\$ 69.35
Susan Weaver (2)	682.50
Adkison, Need & Allen, PLLC	5,118.66
Jamie Dubre	490.85
MAA Education	300.00
Resource Data Systems Corp.	37.95
Carlisle/Wortman Associates, Inc. (3)	1,902.50
Spring Mountain	49.25
UNUM	300.51
Arlene Badgley	14.83
Nextel	24.67
Pitney Bowes	167.97
McLeod USA	816.37
Road Commission for Oakland County (2)	32,258.79
Road Maintenance Corp	890.64
Unicare	178.23
Security Central, Inc.	90.00
Smith's Disposal	65.00
Mr. Mat Rental Service	49.00
Lighting Supply Co. (2)	163.80
Suburban Office & Janitorial	128.71
Absolute Building Maintenance	2,735.00
Mechanical Comfort, Inc.	943.55
Consumers Energy	70.93

DTE Energy – Street Lighting	1,761.48
CNA Surety	40.00
State of Michigan	50.00
DTE Energy (2)	1,610.10
Michigan Municipal League	8,885.36
Technology Solutions LLC	396.00
Mike Forst	1,271.82
Petty Cash	10.05
Office Depot	18.28
Springfield Township Library	427.55
American United Life Insurance	13.47
Quill	88.04
Mary Ellen O’Daniel	7.20
Selective Insurance	<u>4,089.16</u>
TOTAL	\$ 66,217.57
<u>GRAND TOTAL</u>	<u>\$ 73,422.02</u>

BILLS PRESENTED FOR PAYMENT:

FIRE FUND

Marlan H. Hillman	\$ 201.19
Allen & Hope and Associates	10.00
AT&T	34.33
Cavalier	258.94
C&S Motors, Inc.	99.91
DTE Energy	207.94
Douglass Safety Systems	119.61
General RV Center	207.16
Holly Automotive	13.14
JC Water Treatment	99.50
Kerton Lumber	9.98
Mazza Auto Parts	42.86
Michigan Water Conditioning	22.50
Morris & Sons Rebuilders	270.00
NFPA	390.45
U.S. Tanker-Fire Apparatus, Inc.	<u>74,084.00</u>
TOTAL	\$ 76,071.51

Additional Disbursements:

All N One Lawn Care	160.00
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AT&T	50.61
Petty Cash	37.69
Holly Automotive Supply, Inc.	13.96
J&J Trophy & Engraving, Inc.	30.40
Suburban Office & Janitorial	90.92
Consumers Energy (2)	40.35
UNUM	78.44
Selective Insurance (2)	3,005.46
Nextel	57.88
Hastings Air Energy Control, Inc.	73,267.01
Unicare	47.58
Mark's Homes, Inc.	113,156.05
CNA Surety	20.00
Oakland County Sheriff's Dept.	1,452.00
Michigan Municipal League	2,221.34
52 nd District Court	180.00
C&S Motors, Inc.	30.40
DTE Energy (2)	332.94
P&W	76.75
R K Communications	37.00
Spring Mountain	<u>32.50</u>
TOTAL	\$ 194,419.28
<u>GRAND TOTAL</u>	<u>\$ 270,490.79</u>

BILLS PRESENTED FOR PAYMENT:	POLICE FUND
NONE	<u>\$ 0.00</u>
TOTAL	\$ 0.00
Additional Disbursements:	
Oakland County Sheriff's Dept.	<u>\$ 115,925.36</u>
TOTAL	\$ 115,925.36
<u>GRAND TOTAL</u>	<u>\$ 115,925.36</u>

BILLS PRESENTED FOR PAYMENT:	CABLE TV FUND
General Fund	<u>273.50</u>
TOTAL	\$ 273.50

Additional Disbursements:

Susan Weaver – Reimb.	\$ 20.13
Roscor	<u>848.00</u>
TOTAL	\$ 868.13
<u>GRAND TOTAL</u>	<u>\$ 1,141.63</u>

BILLS PRESENTED FOR PAYMENT:**CIVIC CENTER DEBT
FUND**

NONE	<u>\$ 0.00</u>
TOTAL	\$ 0.00

BILLS PRESENTED FOR PAYMENT:**BUILDING DEPT FUND**

BS&A Software	\$ 575.00
Ron Shelton	1,043.33
Tim Koerber	813.43
Charles B. Warner	<u>754.13</u>
TOTAL	\$ 3,185.89

Additional Disbursements:

Blue Cross/Blue Shield	\$ 359.96
UNUM	35.00
Nextel	103.83
Unicare	19.50
Selective Insurance	<u>600.37</u>
TOTAL	\$ 1,118.66
<u>GRAND TOTAL</u>	<u>\$ 4,304.55</u>

BILLS PRESENTED FOR PAYMENT:**LAKE IMPROVEMENT
FUND*****Dixie Lake***

Auto-Owners Insurance	\$ 365.00
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Waumegah Weed

Sherman Publications, Inc.	<u>121.04</u>
TOTAL	\$ 486.04

Additional Disbursements:***Waumegah Loan Interest***

Oakland County	\$ 432.50
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Waumegah Weed

Aquest Corp.	1,084.00
Aqua Weed Control	2,475.00
Mike Trout	41.00
<i>Waumegah Well</i>	
DTE Energy	121.75
Johnson & Anderson	500.00
<i>Waumegah Legal</i>	
Plunkett & Cooney	4,102.00
Secrest, Wardle, Lynch, Hampton	<u>722.16</u>
TOTAL	\$ 9,478.41
<u>GRAND TOTAL</u>	<u>\$ 9,964.45</u>

BILLS PRESENTED FOR PAYMENT:	SOFTWATER LAKE FUND
None	<u>\$ 0.00</u>
TOTAL	\$ 0.00

<u>GRAND TOTAL FOR ALL FUNDS</u>	<u>\$ 475,248.80</u>
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