

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

March 10, 2026

2009 Township Drive
Commerce Township, Michigan 48390

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

Clerk Creech invited Sawyer Johnson, Sean Strong, and Max Medwid from Boy Scout Troop 308 to come forward and lead the Pledge of Allegiance.

PLEDGE OF ALLEGIANCE

Clerk Creech said Supervisor Gray is absent from tonight's meeting, and she would like the Board to appoint Rick Sovel as Interim Chairperson.

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

ROLL CALL:

Present: Melissa Creech, Clerk
Robert Berkheiser, Trustee
Rick Sovel, Trustee
George Weber, Trustee

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

Also Present: Hans Rentrop, Township Attorney
John Kummer, Township Attorney
Jason Mayer, Giffels Webster Engineers
Dave Campbell, Planning Director
Jim Dundas, Fire Chief
Emily England, Parks and Rec/Senior Director
Jay James, Building Official

APPROVAL OF MINUTES

MOTION by Weber, supported by Berkheiser, to approve the February 10, 2026 Regular Township Board Meeting minutes, as submitted.

MOTION CARRIED UNANIMOUSLY

PRESENTATIONS

A. Bond Counsel

Public Finance Attorney and member of Dickinson Wright PLLC Jarrod Smith highlighted his extensive experience, professional education, and credentials to serve as Bond Counsel for the Pathway Bond SAD. He specializes in public finance, governmental policy, and economic development law.

ITEM 1:3-10 APPROVAL OF AGENDA

MOTION by Creech, supported by Weber, to approve the March 10, 2026, agenda, with the addition of: **ITEM 4:3-10 CONTRACT AWARDS AND AGREEMENTS D. Interlocal Agreement Between Oakland County and Charter Township of Commerce – Oakland County P25 Simulcast System and ITEM 7:3-10 NEW BUSINESS D. Great Lakes Water Authority Discussion. MOTION CARRIED UNANIMOUSLY**

ITEM 2:3-10 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.

F&V Operations Adam Hopper was present to answer questions regarding water and wastewater maintenance and operations responsibilities.

Interim Chairperson Sovel closed Public Comments.

ITEM 3:3-10 PUBLIC HEARINGS

A. Establishment Resolution – Island Club Paving SAD

Township Attorney John Kummer explained the Resolution for Island Club Paving SAD.

Interim Chairperson Sovel opened the Public Hearing

Terry Harshfield, President of Island Club, 3430 Circle Drive, Commerce Township, Michigan, thanked Jason Mayer and his engineer for their assistance. Last year they had an SAD for a sewer incident. As part of that discussion, we had arranged some favorable financing terms to help offset the cost. This is a very significant financial burden on the homeowners because each home will be assessed roughly \$55,000 to \$57,000 in total between those two projects. They are requesting that similar financing terms, or some type of creative way to help improve that situation would be appreciated. We did have options, one was to move the SAD to 15 years, which we do not think this will apply here, but we did reduce the interest rate to 2.5%. We are requesting the Township evaluate this request before the assessment begins next month.

Interim Chairperson Sovel closed the Public Hearing

ITEM 3:3-10 PUBLIC HEARINGS (Establishment Resolution – Island Club Paving SAD continued)

MOTION by Berkheiser, supported by Creech, 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 Island Club Paving Special Assessment District. Post and publish according to law. **MOTION CARRIED UNANIMOUSLY**

B. Establishment Resolution – Sidewalk Repair SAD No. 1

Township Attorney Hans Rentrop explained the Resolution for Sidewalk Repair SAD No. 1. Nineteen (19) homeowners decided to do the repairs themselves.

Interim Chairperson Sovel opened the Public Hearing

The Township received a letter of objection from 3502 Cranberry Drive.

Mr. Elshaar, 2811 Augusta, said he did not receive the cost estimate paperwork or he misplaced it. Can he be removed from the SAD and do the work himself? Jay James advised him to come into the Building Department and he will assist him.

Interim Chairperson Sovel closed the Public Hearing

MOTION by Berkheiser, supported by Weber, 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 Therefore Sidewalk Repair Special Assessment District No. 1. Post and publish according to law. **MOTION CARRIED UNANIMOUSLY**

C. Establishment Resolution – Special Projects No. 55 SAD

Township Attorney John Kummer explained the Resolution for Special Projects No. 55 SAD.

Interim Chairperson Sovel opened the Public Hearing

There were no public comments.

Interim Chairperson Sovel closed the Public Hearing

MOTION by Berkheiser, supported by Creech, 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

ITEM 3:3-10 PUBLIC HEARINGS (Establishment Resolution – Special Projects No. 55 SAD motion continued)

Therefor Special Projects No. 55. Post and publish according to law.

MOTION CARRIED UNANIMOUSLY

ITEM 4:3-10 CONTRACT AWARDS AND AGREEMENTS

A. Island Club Paving Contract Award

Giffels Webster Engineer Jason Mayer said bids were received on March 3, 2026, were opened publicly and read aloud. A total of 3 bids were received, ranging from \$889,373.86 to \$934,328.00. The low bid for the Island Club Paving SAD was submitted by Asphalt Specialists Inc. based in Pontiac, MI, at \$889,373.86. We recommend that the Island Club Paving SAD construction contract be awarded to Asphalt Specialists Inc. in the amount of \$889,373.86

MOTION by Berkheiser, supported by Weber, to approve the project budget to not exceed \$1,237,921.00 without prior authorization from the Township Board and award the Island Club Paving SAD construction contract to Asphalt Specialists Inc. in the amount of \$889,373.86.

MOTION CARRIED UNANIMOUSLY

B. Sidewalk Repair SAD No. 1 Contract Award

Giffels Webster Engineer Jason Mayer said bids were received on November 18, 2025, and were opened publicly and read aloud. The low base bid for the Commerce Township Sidewalk Program was submitted by A&G Construction based in Detroit, MI, at \$219,243.25. We recommend that the Commerce Twp Sidewalk Program construction contract be awarded to A&G Construction in the amount of \$219,243.25.

MOTION by Berkheiser, supported by Weber, to approve the project budget to not exceed \$255,735.00 without prior authorization from the Township Board and award the Commerce Twp Sidewalk Program construction contract to A&G Construction in the amount of \$219,243.25.

MOTION CARRIED UNANIMOUSLY

C. Great Lakes Water Authority Service Contract Amendment No. 6

Giffels Webster Engineer Jason Mayer said every 4 years, Great Lakes Water Authority conducts contract re-opensers where you can negotiate a contract and make updates if there are different emergency connections or different users outside your area. Based on the available data and coordination with FVOP and OCWRC, we propose to use the following contract values: • Max Day: 5.90 mgd • Peak Hour: 7.07 mgd. Both values represent reductions from the previous contract. These lower contract values may result in cost savings beginning in 2027 and continuing throughout the four-year contract term. However, because wholesale rates are influenced by the aggregate contract values of all GLWA member communities, the exact financial impact cannot be determined until

ITEM 4:3-10 CONTRACT AWARDS AND AGREEMENTS (Great Lakes Water Authority Service Contract Amendment No. 6 continued)

all community values are finalized. GLWA conducts contract re-openers on a four-year cycle. The attached agreement presented to the Board will remain in effect for that duration.

MOTION by Berkheiser, supported by Creech, to approve the Resolution of The Township Board of The Charter Township of Commerce Regarding Water Service Contract 6th Amendment. **MOTION CARRIED UNANIMOUSLY**

D. Interlocal Agreement Between Oakland County and Charter Township of Commerce – Oakland County P25 Simulcast System

Township Attorney Hans Rentrop said this is a new agreement that will replace the Interlocal Agreements using the 2004 System. To properly operate, manage, maintain, and repair the P25 Simulcast System, the Parties must enter into an Interlocal Agreement that will terminate the interlocal agreement concerning the 2004 System and delineate the relationship and responsibilities of the Parties regarding the operation, management, maintenance, and repair of the P25 Simulcast System.

MOTION by Weber, supported by Berkheiser, to approve the Oakland County P25 Simulcast System Interlocal Agreement between Oakland County and The Charter Township of Commerce. **MOTION CARRIED UNANIMOUSLY**

ITEM 5:3-10 ADOPTIONS

A. Code of Ordinances Amendment No. 1.076 – Update Contractor for Water and Sewer Systems Operation

Township Attorney Hans Rentrop said there were no changes made from when this was introduced.

MOTION by Weber, supported by Creech, to Adopt an Ordinance to Amend the Code of Ordinances, Charter Township of Commerce, Oakland County, Michigan to be Known as Code Amendment Ordinance No. 1.076. Post and publish according to law.

MOTION CARRIED UNANIMOUSLY

B. Fee Ordinance Amendment No 2.032 – Update Contractor for Water and Sewer Systems Operation, Administrative Costs and Services, and to Repeal Conflicting Ordinances

MOTION by Weber, supported by Creech, to Adopt an Ordinance to Amend Ordinance No. 2.031 to be Known as The Charter Township of Commerce Fee Ordinance No. 2.032. Post and publish according to law. **MOTION CARRIED UNANIMOUSLY**

ITEM 6:3-10 OLD BUSINESS

A. Proposed Abandonment of a Portion of Marshalsea Drive and a Portion of Mario Drive – Tabled 2-10-2026

No action taken

ITEM 6:3-10 OLD BUSINESS (continued)

B. Pathway Plan

Parks and Rec/Senior Director Emily England presented a project list of the Pathway Projects that are included in the Pathway Plan. She stated the Township could begin the design/engineering phase for some of these projects prior to the millage voting in order to create a shovel ready project and potentially reduce the timeline of when residents will start to see pathways being built. The list that was presented was based on the ease of build, not necessarily a priority list of importance:

- 1) South Commerce from South Ethel to North Helmsford (Village of Wolverine Lake) \$64,900
- 2) Commerce Road from Huron Valley Hospital to South Commerce
- 3) Benstein Road from Glengary to Maple \$83,400 \$177,000
- 4) Bogie Lake Road from Walled Lake Northern High School to Sleeth \$154,800
- 5) Commerce Road from South Commerce to Union Lake
- 6) Welch Road from Oakley Park to Maple \$199,200 \$196,600
- 7) 7 Sleeth Road from Duck Lake Road to Huron Valley Hospital \$770,200

Trustee Weber feels we should not move forward until a Resolution is complete.

Township Attorney Hans Rentrop agrees with Trustee Weber.

No action taken

C. Bond Counsel Letter of Engagement – Pathway Bond SAD

A Resolution and changes made to the Letter of Engagement will be presented to the Township Board at the April 2026 meeting.

No action taken

ITEM 7:3-10 NEW BUSINESS

A. Pump Station Emergency Generators

Giffels Webster Engineer Jason Mayer presented the preliminary project budget for the Commerce Pump Station Generators project and is asking for approval to move forward with the design and bidding of this project at a cost not to exceed \$207,850.00. There are currently thirteen (13) sanitary pump stations throughout the Township without generators. Fleis & VandenBrink (F&V) Engineering Department will handle the mechanical and electrical design.

MOTION by Weber, supported by Berkheiser, to move forward on the design and bidding of the Commerce Pump Station Generators project with Giffels Webster at a cost not to exceed \$208,000.00. Funds to come from the Sewer Fund.

MOTION CARRIED UNANIMOUSLY

ITEM 7:3-10 NEW BUSINESS (continued)

B. Resolution to appoint Township Cross Control Program Manager

Township Attorney Hans Rentrop said the Resolution is to appoint the Township Building Official as the manager responsible for overseeing the Township's water system Cross Connection Control Program.

MOTION by Berkheiser, supported by Creech, to approve the Resolution of The Township Board of The Charter Township of Commerce to Appoint Township Cross Connection Control Program Manager. **MOTION CARRIED UNANIMOUSLY**

C. Municipal Advisor Letter of Engagement

Township Attorney Hans Rentrop said this is for Bendzinski & Co. Municipal Finance Advisors to serve as the Registered Municipal Advisor for the issuance of the Pathways Project Bond Issuance.

MOTION by Berkheiser, supported by Creech, to approve the Municipal Advisor Letter of Engagement between Bendzinski & Co. Municipal Finance Advisors and The Charter Township of Commerce in an amount not to exceed \$42,000.

MOTION CARRIED UNANIMOUSLY

D. Great Lakes Water Authority Discussion

Building Official Jay James said Great Lakes Water Authority experienced a major infrastructure break affecting multiple Oakland County communities early Saturday morning (3-7-2026). There was a 48-inch water transmission main break on 14 Mile Road at Verona, between Drake and Farmington Roads in Farmington Hills. A power surge in one of the pump stations caused a power surge in a pipe that created the break. This caused severe flooding and water pressure dropped substantially. We were able to utilize our tanks to sustain pressure and keep Commerce Township in service. He praised the wonderful job by F&V Operations. The break has been repaired. Prior to the repair, Great Lakes Water Authority did an inspection on pipes from both directions of the break and found another pipe that was in distress. They are in the process of repairing that pipe.

Discussion ensued on the Township having an emergency plan in the event this happens again. The board will place this item on the April 28th Quarterly agenda.

ITEM 8:3-10 ORDERS AND ADD ONS

MOTION by Berkheiser, supported by Weber, to approve the orders and add ons. **MOTION CARRIED UNANIMOUSLY**

ITEM 9:3-10 OTHER MATTERS

None

ITEM 10:3-10 CLOSED SESSION

- A. Discuss Attorney – Client Privileged Communication No.1**
- B. Discuss Attorney – Client Privileged Communication No.2**

MOTION by Creech, supported by Weber, to enter in Closed Session for the purpose of discussing Attorney – Client Privileged Communication No.1 and Attorney – Client Privileged Communication No.2.

ROLL CALL VOTE:

AYES: Creech, Weber, Berkheiser, Sovel

NAYS:

ABSENT: Phillips, Long, Gray

MOTION CARRIED UNANIMOUSLY

Entered into Closed Session: 8:41 p.m.
Returned from Closed Session: 9:35 p.m.

MOTION by Berkheiser, supported by Weber, to adjourn from Closed Session and approve the minutes.

MOTION CARRIED UNANIMOUSLY

MOTION Berkheiser, supported by Creech, to direct township attorneys to proceed as discussed in Closed Session.

MOTION CARRIED UNANIMOUSLY

ITEM 11:3-10 ADJOURNMENT

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

MOTION by Creech, supported by Weber, to adjourn at 9:36 p.m.

MOTION CARRIED UNANIMOUSLY



Melissa Creech, Clerk
Charter Township of Commerce