

**SPRINGFIELD TOWNSHIP BOARD MEETING**  
**November 9, 2006**  
**SYNOPSIS**

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

PUBLIC COMMENT: None

CONSENT AGENDA:

- a) Approved Minutes: September 26, 2006 Special Meeting, September 26, 2006 Special Meeting (Softwater Lake Improvement Public Hearing) and October 12, 2006 Regular Meeting with bills and additional disbursements of \$334,101.58
- b) Accepted October 2006 Treasurer's Report
- c) Received October 2006 Reports: Building, Electrical, Plumbing, Mechanical, Fire and Ordinance
- d) Authorized payment of bills as presented, total \$169,344.31
- e) Authorized attendance at the MTA conference in January, not to exceed \$230.00 per attendee
- f) Authorized a resolution for the Kaleidoscope Foundation to obtain a raffle license
- g) Received communications and placed on file.

PUBLIC HEARING:

1. CDBG Program:
  - a) 2004 Program Year Reprogramming: No comments
  - b) 2007 Program Year: Received verbal and written comments/requests

OLD BUSINESS:

1. Tabled Proposed Budgets: Parks Fund; Shiawassee Basin Preserve Fund
2. Continuation of First Reading: Authorized Second Reading, Proposed Amendments to Zoning Ordinance Sections 2.00 and 18.10
3. Conditionally Approved Special Land Use Request and Concept Plan: Lil Mac Residential Development
4. Medical Insurance: a) Amended policy to require employee premium contribution, effective January 1, 2007  
b) Retained Premier Solutions to review Medical Insurance Programs and other options of cost not to exceed \$500.00

NEW BUSINESS:

1. CDBG Funds:
  - a) 2004 Program Year: Reprogrammed Public Services – Emergency Katrina Relief, to Minor Home Repair – Mobile Homes; and Planning/Management – Park Master Plan Update, to Springfield Township Master Plan Update
  - b) 2007 Program Year: Programmed allocated funds for Emergency Services, Disabled Adults, Senior Van, Planning, Senior Center and Housing Rehab – Oakland County
2. Adopted FEMA Flood Insurance Resolutions
3. Conditionally approved Split and Combination: 07-10-451-035
4. Adopted Fire Department Privileged Information Policy
5. Authorized research by Township Attorney on funding mechanisms for Dixie Highway Corridor Improvements
6. Received verbal report on elections

PUBLIC COMMENT: None

ADJOURNED: 10:10 p.m.

NANCY STROLE, Clerk

**Call to Order:** Supervisor Collin Walls called the November 9, 2006 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
Nancy Strole	Township Clerk
Dennis Vallad	Township Attorney
David Hopper	Township Trustee
Roger Lamont	Township Trustee
Marc Cooper	Township Trustee

**Board Members Not Present**

**Others Present**

Greg Need	Township Attorney
Charlie Oaks	Township Fire Chief

**Agenda Additions & Changes:**

Supervisor Walls noted that there is no litigation report this month. Old Business #2 should read “Sections 2.00 and 18.10” not 8.10. Clerk Strole asked to add under New Business #6 – Post Elections Report.

There were no objections to the revised agenda.

**Public Comment:           None**

**Consent Agenda:**

**★ Trustee Hopper moved to approve the Consent Agenda as amended. Trustee Cooper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

- a) Approval of Minutes: September 26, 2006 Special Meeting, September 26, 2006 Special Meeting (Softwater Lake Improvement Public Hearing) and October 12, 2006 Regular Meeting with bills and additional disbursements of \$334,101.58.

- b) Acceptance of October Treasurer's Report.
- c) Receipt of October 2006 Reports: Building, Electrical, Plumbing, Mechanical, Fire and Ordinance.
- d) Authorize payment of bills as presented, totaling \$169,344.31.
- e) Authorize attendance at the MTA conference in January, not to exceed \$230.00.
- f) Authorize a resolution for the Kaleidoscope Foundation to obtain a raffle license

**Receipt of Communications:**

- Holly Area Youth Assistance report
- Thank you letter from Charter Township of Kalamazoo and Charter Township of Comstock.

**Public Hearing:**

CDBG Program

- a) 2004 Program Year Reprogramming
- b) 2007 Program Year

Supervisor Walls explained what funds were proposed for reprogramming and proposed new uses.

**Supervisor Walls opened the Public Hearing for 2004 Reprogramming at 7:35 p.m.**

There were no public comments for the 2004 Program Year Reprogramming.

**Supervisor Walls closed the Public Hearing at 7:40 p.m.**

**Supervisor Walls opened the Public Hearing for the 2007 Program year at 7:40 p.m.**

Ms. Margaret Bartos, Coordinator of the Independence Township Senior Center requested that the Board consider giving Independence Township \$10,000 for the purchase of a van to replace an existing senior van. Their vans are high in mileage and they do provide service for Springfield Township residents, most of whom are into their 80's or handicapped.

Ms. Marion Dwyer of Haven, 2550 Telegraph Rd., thanked the Township for their previous support of Haven. Ms. Dwyer said last year they served 31 individuals in Springfield Township in the areas of domestic violence counseling and other support services. Ms. Dwyer is asking for a \$3,000 allocation from Springfield Township for the 2007 year.

Ms. Janet Stack-Miller, representing Kaleidoscope, said she is willing to answer any questions of the Board. On behalf of Kaleidoscope, they appreciate the support from the Community Block Grant Funds from Springfield Township in the previous years. She asked for continued support.

Mr. Neil Paquette, representing Neighbor for Neighbor, commented that they are an all volunteer organization and 95% of all funds go back into program services. They are averaging between 5 and 10 new sign ups for food requests each week. They served 43 families from Springfield

Township last year for financial aid. For food, they served 129 families from Springfield Township. Mr. Paquette asked the Board to continue to support their request for donations.

**Supervisor Walls closed the Public Hearing at 7:55 p.m.**

**Old Business:**

1. 2007 Revised Budgets: Parks Fund; Shiawassee Basin Preserve Fund

Supervisor Walls commented that, in his opinion, we have a recreation commission who is very much program oriented and a Township Board who is more interested in land and facilities, although not uninterested in programming. He was encouraged to hear Ms. Tucker say today that the structure of the park budgets has become unwieldy and not a good management tool. She and Sarah are working on it. Supervisor Walls said the auditor is willing to sit down with the Park Commission and attempt to work with them to restructure for 2007. He commented that he cannot and will not vote in favor of the budget put before the Board tonight because he believes it can be tightened. He suggested that when we talked about how much we would allocate, we were very specific that funds had to be used for specific purposes such as fencing at Shiawassee. If that is the case he suggested we get these tasks done.

Treasurer Dubre said the Parks still has \$200,000 coming from the General Fund this year so it's not possible that they are spending all their fund balance. It doesn't add up to what is indicated in their memo to the Township Board. Ms. Tucker said the Park Commission has consciously made cuts in things that they were planning to do this year and is looking to save money anywhere they can.

Trustee Cooper said in regard to personnel, everyone in Parks got a raise. Ms. Tucker said that is not true. Supervisor Walls said she is correct, in 2006 they did not but in 2005 they got two pay increases. Ms. Tucker said that is not totally correct; in 2005 the Park Commission divided the raise into two parts. The first part was 3% or 4% she was not sure and then they got an additional 2% for anyone who was underpaid. Supervisor Walls said, however it was structured, the bottom line is parks staff received raises twice in 2005. Ms. Tucker said only three staff members received two raises.

Clerk Strole said she thinks it would be a good idea for Parks to sit down with our auditor to see if the budget can be restructured. If the money isn't there now, there will not be any more money next year and she is concerned that the maintenance of facilities seems to always be on the chopping block versus programs. She believes the programs are important but the facilities must be maintained. Clerk Strole said she agrees that it looks like there will be significantly more fund balance to work with. As far as personnel and maintenance salaries is concerned, there is a fairly substantial increase in salaries from the 06 budget. She asked what that

anticipates? Ms. Tucker said that is a seasonal maintenance person working for a longer period of time.

Trustee Hopper said he concurs with having the auditor meet with Parks. He commented that he takes offense to the memo from Rich Parke where he said the Township Board said “drive our fund balances to zero.” The Township Board does not operate that way and he knows it was never mentioned, it was an overreaction by Mr. Parke because we could not provide more money.

Trustee Lamont commented that he too took offense to the memo from Rich Parke dated September 22, 2006. It was attacking the Township Board and he does not recall any Board member saying they did not want to support parks. In these tough economic times all the Township’s in Michigan are facing this and everyone must be budget conscious. It is a time when many townships are not adding personnel and yet the Parks budget reflects additions. Trustee Lamont said it would be very helpful to know exactly how many residents of this community the Parks serves. Ms. Tucker said programming is a double-edged sword because without programming we do not get revenue. She too is very much overly geared toward maintenance and if she could be in the park all day she would. She believes a “meeting of the minds” would be fabulous and thinks the Park Commission would also appreciate that.

Treasurer Dubre said she is looking at a fund balance of \$165,000 with another \$345,000 total counting Shiawassee and this is where she gets concerned because it seems like they are putting something out that isn’t reflective of what will occur. She does think programming is important and no one said to eliminate programs.

Trustee Vallad commented that it is more than Mr. Parke that feels like the Township Board has told the Parks Commission to spend everything they have in their fund balance. Trustee Vallad said the Parks Commission must understand that this Township has taken a hit in state shared revenue and there are specific things we funded from that money that we no longer have. The parks has done very well in this time where that discretionary income has been cut back by that significant amount. He believes that it is because of the concern of the Township Board that that number is maintained as well as it has been. However, this year is particularly bad and it does not appear to be getting better.

Supervisor Walls commented that we need the help of parks because no one on the Township Board likes to be in a conflict situation or the appearance of a conflict situation with another elected body. It is obvious that their budget is in need of clarification. The next one to two years financial future of this community is in jeopardy. Almost every spot in the Township budget has either made cuts or increased a millage. Parks has not made any cuts and they need to get on board. Ms. Tucker asked if he is talking about cutting people? Supervisor Walls said for example, how do they justify increasing their part-time clerical? He doesn’t understand the budgeted expenditures for a beach that isn’t open. There are many costs that could be deferred.

**\* Trustee Cooper moved to table the budget until the next meeting. Clerk Strole supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

2. Continuation of First Reading: Amendments to Zoning Ordinance Sections 2.00 and 18.10

**\* Supervisor Walls moved to authorize the Clerk to publish for Second Reading. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

3. Special Land Use Request and Concept Plan Review: Lil Mac Residential Development

Mr. Jim Scharl of Kieft Engineering explained the several modifications made at the previous request of the Township Board. They now show accel/decel lanes on Dixie Highway, the roadway got narrowed to 18 feet and pushed farther to the northeast. The driveway to unit 5 has been reduced and meandered around existing trees. Everything indicated in green on the new plan will have preservation and controls and not allow any clearing or things of that nature. Mr. Scharl said they are asking for a reasonable amount of disruption and clearing on unit 5 only to allow it access to Bridge Lake. Supervisor Walls said the use of limited commons is now very creative.

Trustee Hopper said the applicant will have to define “reasonable” for the access to the lake. He would like to see a third party monitor the conservation easement and verbiage regarding fertilizer restrictions. Mr. Scharl said that is acceptable. Trustee Hopper thanked the applicant for listening to the comments of the Township Board.

Clerk Strole commented that this is a very creative plan and the applicant has now met the intent of the ordinance. Trustee Lamont said he would concur with those comments. Trustee Vallad said he likes the changes made by the applicant.

Supervisor Walls asked the applicant what change he would make to meet the width to depth ratio on unit 5 on the density plan? Mr. Scharl said there are two alternatives that could happen. First, the open space exceeds the requirements by close to an acre. He indicated on the plans that if this line would go over here then we would have much greater width, therefore, the depth increase. The other scenario is the reduction in size of the depth of this (pointed to plans) to create some sort of park/common area in the back units. Instead of increasing the width they would be decreasing the depth.

- ★ **Supervisor Walls moved that the Lil Mac plan received by the Township October 27, 2006 meets the intent of the cluster option, the parcel contains natural assets which will be preserved through the use of the cluster, therefore the plan meets the criteria for cluster, the plan graphically depicts how the criteria in Section 18.11.3 are met, and he moved that we approve the concept plan and the Special Land Use with the following special conditions: the Township attorney will review and approve the access easement agreements; the township will review and approve the preservation area restrictions and third-party enforcement for all the preservation area, recognizing and allowing minimal access to Bridge Lake for Unit 5 through the preservation area; the intent being something similar to that discussed at the Planning Commission, a boardwalk with MDEQ permission and use of the lake but not motorized and that provisions for unit 5 will allow the owner to pick one acre out of the 1.7 acre unit for building area and the balance will contain slope and tree protection provisions. Trustee Lamont supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

#### 4. Medical Insurance

Supervisor Walls said we received from Blue Cross Blue Shield the increased rate for 2007 for employee medical insurance and explained that the Township cannot continue to absorb this type of cost. The overall increase over a two year period was 33%. He asked how the Board members feel about asking the employees to cover some of the increase, such as approximately 30% per year?

Clerk Strole said that is over \$600 per year and for some employees that cut is a lot. Trustee Lamont commented that offering high-deductible health plans or higher co-pays could also be an option as this is the case in the private sector. Trustee Cooper said why ask the employees to pay something, just have it as part of their pay raise to show this is what the Township is picking up. Supervisor Walls noted that not all employees are on the medical plan. Treasurer Dubre said she would agree with asking the employees to pay something. Clerk Strole said we do need to ask the employees to contribute something but she is not sure we are in a position to figure a dollar amount if there is the possibility of another plan.

Trustee Lamont said we should ask for a percentage because that will float with the increases. Supervisor Walls said although he presented a percentage of the increase, it should be a percentage of the premium. Trustee Vallad suggested asking for \$50 per month. The Board concurred with \$50 per month toward the increases. We could rescind that if the price goes down and we should consider at least a portion of that annual \$600 to be included in any wage increases that may be voted on.

- ★ **Trustee Cooper moved to change the policy with Blue Cross Benefits and put a co-pay for employees: one person plan at \$25 and two person plan at \$50 paid each month starting January 1, 2007 through payroll deduction. Trustee Vallad**

supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.

- ★ Treasurer Dubre moved to retain Cedric McSween of Premier Solution Agency to review our medical coverages including the MERS program. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.

## **New Business:**

1. CDBG Funds:

a) 2004 Program Year Reprogramming

- ★ Trustee Hopper moved to adopt the Resolution as presented to recapture Community Development Block Grant Funds for the year 2004 as received tonight. Trustee Cooper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.
- ★ Trustee Hopper moved reprogramming of funds as follows for the existing 2004 Program year: account # 731521k – Public Services, Emergency Katrina Relief amount of \$5,477.33, to 731227 Minor Home Repair – Mobile Homes; secondly, account # 731360 Planning and Management update Parks and Recreation Master Plan in the amount of \$5,931.37, to account # 731360 Planning and Management to update the Springfield Township Master Plan \$5,931.37. Trustee Vallad supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.

b) 2007 Program Year

Clerk Strole commented that the Library is ok and does not need funds as they have in the past. She believes funds should go to Haven and Neighbor for Neighbor.

Trustee Vallad said \$8,000 is appropriate for the purchase of a van for the Independence Township Senior Center. Treasurer Dubre concurred as this van is an asset to Springfield Township.

- ★ Trustee Hopper moved to authorize the Supervisor to submit application and sub-recipient agreement and adopt the resolution with the following allocations: grant \$8,000 for Public Transportation Services, \$2,500 for Public Services Seniors and Disabled Services (Kaleidoscope), and the balance of \$4,446.30 to Neighbor for Neighbor Emergency Services. Administration planning: \$6,642.80 as outlined for



**the Master Plan and the balance to Housing Rehab-Oakland County. Trustee Cooper supported the motion.**

Trustee Vallad asked if we could take the \$11,600 and divide it and send another \$2,000 to the Senior Center? Supervisor Walls explained that we cannot do that because the van is a public service activity and the combination of all public service allocations cannot exceed 45%. Trustee Vallad said if the senior center still exists in Independence Township and is being used by Springfield residents, then make the contribution to the senior center and maybe \$2,000 that was allocated to that can go to purchasing the van. That way, Independence Township gets the \$10,000 they asked for for the van purchase. Trustee Cooper asked if we could give them more of the \$11,000 so it would free up other money that they could use regular funds to buy the van? Treasurer Dubre said it can't go towards that out of that money, it must go towards stuff for the facility itself. Supervisor Walls said they can use it for the improvement of the public owned senior citizen center, as that is not a public service activity.

- \* Trustee Hopper moved to amend the balance for other services, \$11,624.90 that was going to Housing Rehab-Oakland County to \$6,124.90 to Senior Center repairs and \$5,500 to Oakland County Housing Rehab. Trustee Cooper supported the amendment.**
- \* Vote on the amendment. Yes: Walls, Dubre, Vallad, Hopper, Lamont and Cooper; No: Strole. The motion carried by a 6 to 1 vote.**
- \* Vote on the amended motion. Yes: Walls, Dubre, Vallad, Hopper and Lamont; No: Strole and Cooper. The motion carried by a 5 to 2 vote.**

## 2. FEMA Flood Insurance Resolution

Supervisor Walls explained that in September of this year FEMA finished remapping all of Oakland County. Springfield Township is a part of several different flood insurance rate map panels. None of which show any areas that are flood prone but we do have flood plains. The primary purposes for these resolutions are: if we agree to enforce flood control programs in the Building Dept. and participate in the program then residents in areas that might be subject to flooding would be allowed to purchase flood insurance. The second reason being, if we have an emergency such as a tornado where FEMA helps with funding this would help, although he is not positive that we wouldn't get help if we are not in this.

- \* Trustee Vallad moved to adopt the Resolution regarding addressing of flood plain management provisions of the state construction code as presented this evening. Trustee Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**
- \* Trustee Vallad moved to adopt the Resolution to manage flood plain development for the National Flood Insurance Program as presented this evening. Trustee**

**Hopper supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

3. Split and Combination on parcel 07-10-451-035

Supervisor Walls said Mr. Champion was concerned he could not be here this evening but Supervisor Walls told him he didn't think it would be critical. Clerk Strole asked, regarding lot 13 the applicant is reducing it and the remainder would then go to the adjacent property owner? Supervisor Walls said, yes. Clerk Strole asked how we assure that happens? Supervisor Walls said it would be a condition of the approval that the westerly 95 feet of lot 13 becomes combined with lot 12 for a new parcel.

**\* Trustee Lamont moved that the Township Board approve the Pylman/Champion lot split as depicted in the memo from Supervisor Walls dated October 30, 2006 supplemented by the lot split map conditioned upon the purchase of portion lot 13 combined with 12 thus creating a new lot 18 and the approval of this motion would make the buildable lots more conforming than currently exist. Supervisor Walls supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

4. Fire Department Privileged Information Policy

Supervisor Walls suggested that we change Springfield Township Fire Fighters to Fire Personnel so that it is clear it is everyone. He further suggested changing item #3 to read Fire Personnel and remove the term "misuse" and change #3 to read "Springfield Township Fire Personnel that uses information for personal or non-fire purposes or disclose this information will be subject to disciplinary action up to and including discharge." The Board concurred with the changes.

**\* Supervisor Walls moved to adopt Policy 23 as revised. Treasurer Dubre supported the motion. Vote on the motion. Yes: Walls, Dubre, Strole, Vallad, Hopper, Lamont and Cooper; No: none. The motion carried by a 7 to 0 vote.**

5. Dixie Corridor Improvement Authority

Supervisor Walls suggested if we want to look at this and consider the establishment of a Corridor Improvement Authority we should go all the way to Davisburg Rd. The biggest reason for this authority is when the economy turns around, there will be some fairly significant changes on Dixie Highway and we may have an opportunity through this Act to generate funds for public improvements along Dixie Hwy.

Trustee Vallad said he is worried about the timing of this with REDICO and Bordines in question. If we are going to do this, we should get it in place before we lose the recapture on the REDICO project and suggested moving forward. Trustee Lamont concurred. Trustee Cooper

asked why we should stop it at Davisburg Rd. Supervisor Walls said, going north of Davisburg Rd. would become problematic due to sewer and water unavailability. Clerk Strole said she thinks the worst thing we can do is to rush into it to meet a time deadline and is not comfortable with doing that. She has many concerns about establishing an authority like this because once established it is an autonomous body with significant powers. Clerk Strole said in some situations, DDA's have a fair amount of power and some actions may not be compatible with the best interest of the entire township. In recapturing these funds, they must be used for enumerated uses and yet we would be recapturing tax funds that come in from the General Fund, the Fire Fund and Police Fund and these are the very funds that would have to service these areas and yet they would not be available to services like police and fire; instead it would have to be used for other means. Attorney Greg Need explained that this Board will adopt the development plan by ordinance which gives them that control.

**\* Trustee Cooper moved to request the Township Attorney to research the Special Assessment District or other mechanisms that might be available to our township to recapture any funds through a corridor improvement authority. Clerk Strole supported the motion. Vote on the motion. Yes: Walls, Strole, Vallad, Hopper and Cooper; No: Dubre and Lamont. The motion carried by a 5 to 2 vote.**

6. Post Elections Report

Clerk Strole explained that at the November election we had a 64.7% turn out, a possible record for a mid-term election. There were 1,000 absentee ballots mailed out and only 29 not returned. This is 70% higher than normal for absentee ballots. Clerk Strole thanked the voters all the election inspectors and explained that what is now expected of election inspectors is above and beyond the call.

**Public Comment: None**

**Adjournment:**

Hearing no other business, Supervisor Walls adjourned the meeting at 10:15 p.m.

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Collin W. Walls, Township Supervisor

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Nancy Strole, Township Clerk

