

Oakland Township Sentinel

Newsletter

Sunday, March 6, 2022

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Board of Trustees (BOT)

Next meeting, Tuesday, March 8, 2022, 7 PM, Township Hall Board Room, 4393 Collins Rd.

Agenda and meeting packet:

<https://ecode360.com/documents/OA3183/public/648836470.pdf>

Charter Township of Oakland

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BOARD OF TRUSTEES NOTICE AND AGENDA

Tuesday, March 8, 2022

7:00 PM - OAKLAND TOWNSHIP BOARD OF TRUSTEES

I.	Pledge of Allegiance to the Flag and Roll Call	
II.	Announcements and Proclamations	
III.	Amendments to the Agenda/Approval of the Agenda	
IV.	Public Comment for items not on the Agenda	
V.	CONSENT AGENDA:	
	1. Approval of Bills	
	a. Payroll via ACH	2
	b. March 1, 2022 in the amount of \$17,203.34	5
	c. March 8, 2022 in the amount of \$175,909.27	16
	2. Approval of Minutes	30
	a. February 7, 2022 Special Budget Workshop	
	b. February 8, 2022 Regular	
	c. February 8, 2022 Special Closed	
	d. February 22, 2022 Special Budget Workshop	
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XI.	Adjournment	

Parks and Recreation Commission

Special Meeting March 3, 2022

In this brief meeting, four of seven Parks Commissioners revised the recommended Parks (Fund 208) and Land Preservation Fund (213) budgets as follows:

- Show \$100,000 in grant monies for restrooms at Bear Creek and Marshview in fiscal year 2022 revenue not 2021-2022
- Move \$166,000 from Parks (208) to Land Preservation (213) to properly fund Lost Lake Nature Park 235 acre expansion, recognizing that 10 acres was designated in the grant application for active recreation, not land preservation.
- Move all of \$3,000,000+ grant revenue and expenses (some legal bills yet to come) to 2021-22 fiscal year as recommended by Township Finance Administrator, Julie DeClerq of the Clerk's Department, since she says proper accounting procedure is to show all revenue and expense as occurring in the fiscal year of the purchase.

The Board of Trustees will be approving or denying these changes sometime in March, after the hearing March 8th, perhaps at the March 8th meeting.

Here is the applicable state law – from Act 157 of 1905 as amended by Act 79 of 1989

“41.426c Budget; limitation; assessment, levy, and collection of tax. Sec. 6c. The township park commission shall submit to the township board a detailed budget covering the cost of maintenance of the township parks and places of recreation of the township for the ensuing year. The budget shall not exceed 1 and 1/2 mill on the assessed valuation of the township. The township board shall examine the budget and shall approve the entire budget, or a part of the budget that the board considers reasonable and necessary, which sum shall be incorporated into the tax on the township, and when collected shall be deposited by the township treasurer in a fund to be known as the park maintenance fund.”

Parks - Next regular meeting is March 9, 2022 7 PM, Township Hall Board Room, 4393 Collins Road.

Land Preservation / Natural Areas Stewardship

Work plan for March & April (From “2022 Field Work Plan”, approved 2/23/22 by PRC)

Pages 14-19 here: [646332345.pdf](#)

March and April

1. Prescribed burns
 - a. Implement prescribed burns as time and weather allows with the volunteer crew at Bear Creek Nature Park, Paint Creek Heritage Area – Wet Prairie, Nicholson Prairie, PCT Art Project, Lost Lake Nature Park parking lot plantings, Gallagher Creek Park plantings.
 - b. Implement prescribed burns with contractor at Charles Ilsley Park, Draper Twin Lake Park, and Lost Lake Nature Park,
 - c. Interseed burn units after burns are complete if appropriate seed is available.
 2. Garlic mustard
 - a. Begin hand pulling garlic mustard when plants are starting to bolt and easy to see. Scan all parks except Draper Twin Lake Park, Marsh View Park, Mill Creek Crossing, Paint Creek Junction, Paint Creek Trail Parcel, and low-quality areas of Stony Creek Ravine Nature Park.
 - b. Pick up trash in conjunction with garlic mustard scan.
 3. Vernal pool monitoring – complete volunteer field training in early April.
 4. Finish brush hogging and mowing that were not completed in the winter, as outlined above.
 5. Native plant landscaping
 - a. Clean up native plant beds in late April after days are getting consistently warmer (allow native bees to emerge).
 - b. Order plants needed to supplement at Bear Creek Nature Park, Gallagher Creek Park, and Marsh View Park if needed.
-

Vernal Pool Monitoring Training Available (Free)

Zoom sessions March 9, 16, and 23. See a recent explanatory email from Dr. Ben VanderWeide here:

<https://oaklandsentinel.files.wordpress.com/2022/03/vernal-pool-training-march-2022.pdf>.

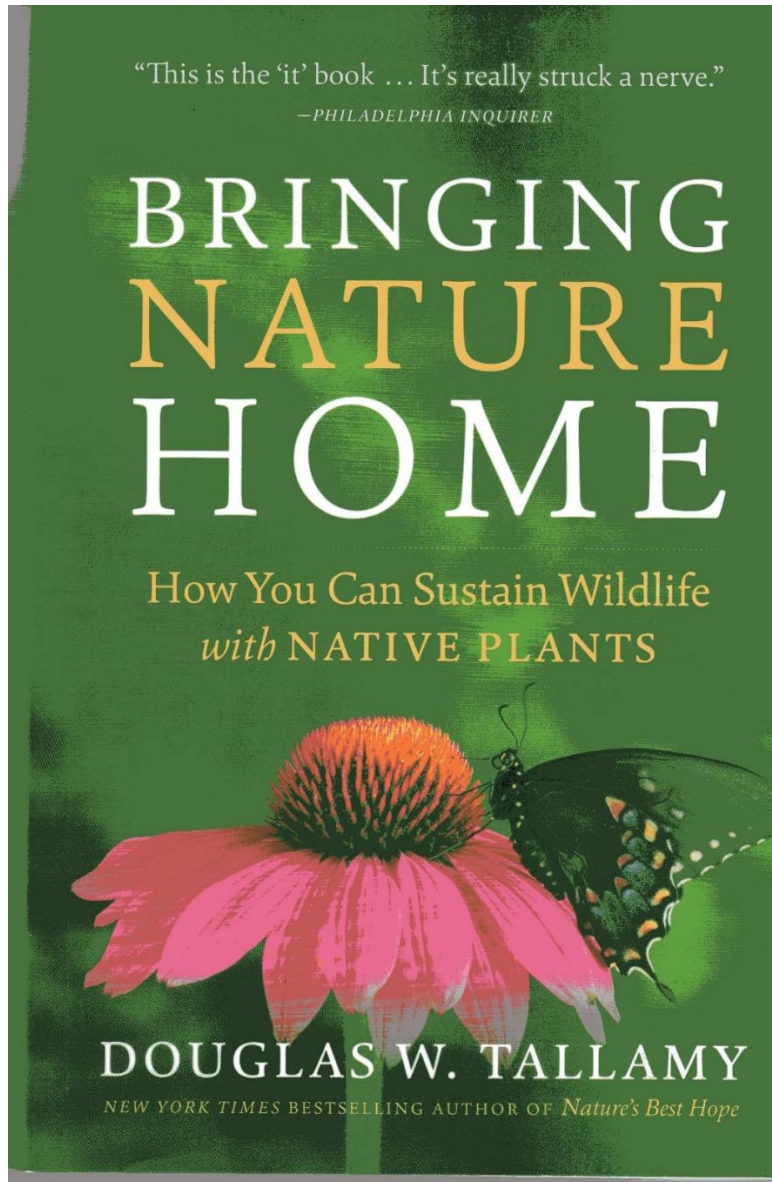
He says in part:

“Vernal pools are small, seasonally-flooded wetlands that provide critical breeding habitats for amphibians and invertebrates and are important for maintaining healthy ecosystems.”

“We need the help of community scientists to verify and collect more information about vernal pools across the state to enhance understanding of these wetlands and better inform their management and conservation at local and statewide levels.”

Recommended Book

This book is \$15 - https://www.thriftbooks.com/w/bringing-nature-home-how-native-plants-sustain-wildlife-in-our-gardens_douglas-w-tallamy/374991/all-editions/. It was recommended to me. I recommend it to all. It is interesting, informative and very concerning. See the author's preface on the next page. If there was a course called "Natural Area Stewardship 101, For the General Public", this book would be assigned reading.



PREFACE

Occasionally we encounter a concept so obvious and intuitive that we have never thought to articulate it, so close to our noses that we could not see it, so entangled with our everyday experiences that we did not recognize it. In this book, I address several such concepts. Primarily, the wild creatures we enjoy and would like to have in our lives will not be here in the future if we take away their food and the places they live. I examine how we threaten their survival by trading our wild lands for uncontrolled expansion. And I emphasize the obvious consequence of that trade: in too many areas of our country there is no place left for wildlife but in the landscapes and gardens we ourselves create.

I also introduce ideas that are perhaps not so obvious. All plants are not created equal, particularly in their ability to support wildlife. Most of our native plant-eaters are not able to eat alien plants, and we are replacing native plants with alien species at an alarming rate, especially in the suburban gardens on which our wildlife increasingly depends. My central message is that unless we restore native plants to our suburban ecosystems, the future of biodiversity in the United States is dim.

Fortunately, two points of optimism temper this gloomy prediction. First and foremost, it is not yet too late to save most of the plants and animals that sustain the ecosystems on which we ourselves depend. Second, restoring native plants to most human-dominated landscapes is relatively easy to do.

Although I do suggest approaches here and there, this is not a how-to book; there are many other fine references on how to select and grow natives in different parts of the country. Nor is this a book about landscaping per se. I am not posing as a landscape architect, and I am not skilled in landscape design. I am simply proposing a justification for the liberal use of native plants in the landscape that has not yet been clearly articulated. I hope the reasoning presented in this book is logical and convincing, and maybe even entertaining.

Stewardship Program tackles invasive species

Recently I wrote about Dr. Ben VanderWeide's Feb. 23rd, 159 slide presentation. You may also want to consider reading the half- page article on page 4 of "The Record", March 2-8, covering this under the above headline. This local print newspaper gives an unbiased view written by professional reporter Stacy Sobotka, who is not a township resident.

Planning Commission (PC)

Summary of 3-1-22 meeting: This was a very short meeting whose only agenda item besides approving the minutes of the last meeting was public comment and Commissioner Comments. During public comment, I supported the idea that review of the tree ordinance (code section 389) is in order for several reasons.

Commissioner / Treasurer John Giannangeli expressed concern about Ukraine and got unanimous support.

Safety Paths and Trails Committee (SPTC)

The March 2, 2022 meeting was cancelled.

Sheriff's Office, Oakland Township Substation

Washington Township trustees add more deputies

"The Record", weekly print newspaper, March 2-8 issue, had a front page article titled "***Washington Township trustees add more deputies***". They approved adding two officers to "crack down on speeding and trucks with excessive weight". Our Oakland Township Substation Commander Lieutenant Stephen Dooley proposed adding similar manpower at the January 24th Budget Workshop. He said trucking companies frequently intentionally send overweight trucks across our roads and damage them. I don't see his manpower proposal reflected in the proposed budget in the March 8th Board meeting packet. As a refresher on this, see our reporting on his comments on 1/24 below.

Lieutenant Stephen Dooley, Oakland Township Substation Commander, Oakland County Sheriff Department, Fund 208 - Police

Lieutenant Dooley is requesting the addition of two deputies to aid in today's more complex investigations (you have to check all the door cameras and social media for evidence for example) and to better control overweight trucks.

He made some startling comments about the trucking industry putting overweight trucks on the road intentionally as the few fines they get are just seen as a cost of doing business. He estimates that only 1 in 30 overweight trucks is stopped and ticketed. He said truckers will ask to be ticketed in an attempt to get their companies to quit forcing them to drive overweight trucks. Besides being accident hazards he sees overweight trucks as damaging our roads. Apparently a

deputy with special knowledge of truck law is needed. I recommend focus on Gunn Road east of Rochester Rd.

He presented data on similar townships and their current police manpower. We at the Sentinel prepared a table from his verbal remarks and added some data and calculations.

Provided by Lieutenant Dooley			Provided by Sentinel						
Township	Deputies	Call per year	Calls per deputy	Population 2020 Census	Area Square Miles	Residents per Call	Residents per Deputy	Calls per 100 Residents	Square Miles Per Deputy
Oakland	15	14,312	954	20,067	36.8	21.0	1,338	71	2.5
Highland	19	16,000	842	19,172	36.2	22.8	1,009	83	1.9
Lyon	22	12,323	560	23,271	32.0	41.5	1,058	53	1.5
Oxford	21	15,791	752	18,927	35.2	25.2	901	83	1.7

Prior to adding 2 more people, which the Board has not decided, the total expenses for 9 month of 2022 was predicted as \$1,934,600

Taxes

Moceri / Blossom Properties Seek \$300,000+ Lower Annual Tax Bill

Four Moceri / Blossom Properties are seeking a 21% aggregate reduction in taxable value of \$6,900,000 (From \$33,800,000 to \$26,900,000). The four separate cases, listed below are being contested by Oakland Township via our Township Attorney, Dan Kelly. These will be heard sometime between October 4-13 by the 7-member Michigan Tax Tribunal. Sessions are open to the public. I estimate that, if successful, these properties will pay \$304,000 less in taxes broken down as follows:

County Taxes - \$31,000 less
 Regional Taxes - \$7,000 less
 School and College Taxes - \$228,000 less
 Oakland Township Taxes - \$38,000 less

I became aware of this from this table below in the 3/8/2022 Board meeting packet on page 166.

<https://ecode360.com/documents/OA3183/public/648836470.pdf>

Oakland Township Open Tax Tribunal Cases

Open Michigan Tax Tribunal Cases as of February 2022

Docket	Parcel	Parcel Tax Year	Tribunal Type	Appeal Type	Parcel Class	Respondent Assessed Value	Respondent Taxable Value	Petitioner Assessed Value	Petitioner Taxable Value	Assessed Value in Contention	Taxable Value in Contention
21-002632	N-10-31-200-013	2021	Full	Val	201 BUS IMP (Commercial Business Imp.)	3,102,680	3,083,650	2,050,000	2,050,000	-1,052,680	-1,033,650
21-002366	N-10-23-100-012	2021	Full	Val	201 BUS IMP (Commercial Business Imp.)	649,750	418,580	200,000	200,000	-449,750	-218,580
21-002632	N-10-31-400-017	2021	Full	Val	201 BUS IMP (Commercial Business Imp.)	10,560,520	10,523,860	8,725,000	8,725,000	-1,835,520	-1,798,860
21-002634	N-10-31-200-011	2021	Full	Val	201 BUS IMP (Commercial Business Imp.)	8,735,250	8,702,010	6,900,000	6,900,000	-1,835,250	-1,802,010
21-002645	N-10-31-400-016	2021	Full	Val	201 BUS IMP (Commercial Business Imp.)	10,752,350	10,498,240	8,350,000	8,350,000	-2,402,350	-2,148,240

Link to Michigan Tax Tribunal website: <https://www.michigan.gov/taxtrib/>

From that website:

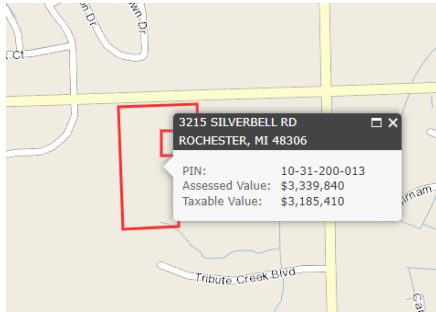
What is the Michigan Tax Tribunal?

The Tribunal is an administrative court that hears appeals relating to individual, property, and business tax matters involving taxes enforced by the Michigan Department of Treasury, such as income, single business, sales and use taxes, etc.

The Tribunal consists of seven members representing a cross-section of tax disciplines, such as attorneys, a certified public accountant, an assessor, an appraiser, etc.

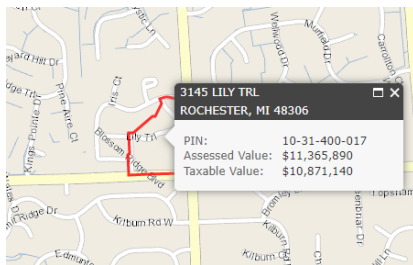
Below are maps of property locations and links to the mind-numbing Tribunal legal records generated so far on these five cases.

N - 10-31-200-013 (Parcel Number)	3215 SILVERBELL RD	BLOSSOM SPRINGS LLC
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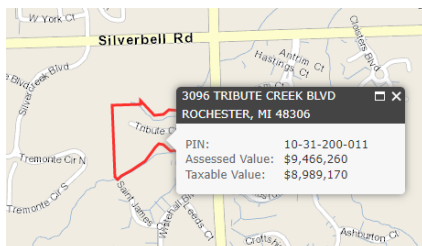
<https://taxdocketlookup.apps.lara.state.mi.us/Details.aspx?PK=142862>

N - 10-31-400-017 (Parcel Number)	3145 LILY TRL	BLOSSOM RIDGE, LLC
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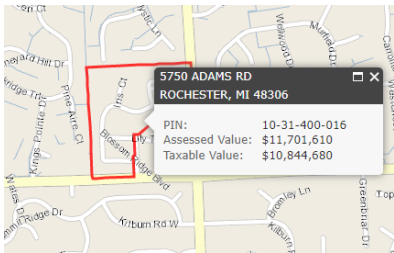
<https://taxdocketlookup.apps.lara.state.mi.us/Details.aspx?PK=142851>

N - 10-31-200-011 (Parcel Number)	3096 TRIBUTE CREEK BLVD	BLOSSOM CREEK LLC
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<https://taxdocketlookup.apps.lara.state.mi.us/Details.aspx?PK=142853>

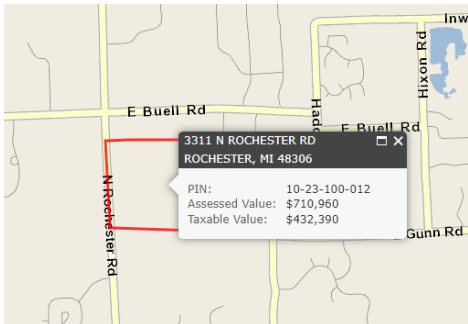
N -10-31-400-016 (Parcel Number)	5750 ADAMS RD	BLOSSOM VILLAGE, LLC
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<https://taxdocketlookup.apps.lara.state.mi.us/Details.aspx?PK=142864>

Guardian Angel Cemetery is also seeking a 52% reduction in taxable value from \$418,560 to \$200,000. This would reduce their annual taxes about \$9,500.

N -10-23-100-012 (Parcel Number)	3311 N ROCHESTER RD	BHGC LLC
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<https://taxdocketlookup.apps.lara.state.mi.us/Details.aspx?PK=142583>

Township Manager

One of Township Manager, Adam Kline's duties under our "Code of the Charter Township of Oakland", Section 45-3 is *"To submit regular reports to the Township Board of Trustees."* The March 4th report, below, is found at page 145-6 of the Board meeting packet.

The Manager's other duties and responsibilities can be seen in this document downloaded from our Code: [Superintendent.pdf](#). Terminology can be confusing. The Code calls our "Manager" a "Superintendent" as does state law from which Code Section 45-3 is copied. However, in spite of the Code, our Board has chosen to call the "Superintendent" the "Manager", as in the motion below, to avoid confusion with the elected Supervisor, currently Dominic Abbate.

CHARTER TOWNSHIP OF OAKLAND BOARD OF TRUSTEES MAY 14, 2019 –
REGULAR MEETING PAGE 2 of 5

PENDING BUSINESS

1. Township Manager Contract Approval

MOTION by Buxar, supported by Giannangeli to approve the Employment Agreement for the new Township Superintendent, Adam Kline for a term of three years beginning on June 10, 2019, at the salary of \$95,000 per year with benefits and other terms as contained therein, and, upon acceptance of the Agreement by Mr. Kline authorize the Township Supervisor and Township Clerk to execute same. Motion carried 6/0.

Memo



To: Board of Trustees
From: Adam Kline, Township Manager
Date: March 4, 2022
Re: Manager's Report

The following items are scheduled for the March 8 meeting agenda:

Stoney Creek Crossing Preliminary Site Condominium One Year Extension: This is a request from Lombardo Homes for a one year extension. The request has been reviewed by township consultants.

2022 Budget Public Hearing: This public hearing was published in the Oakland Press and several public budget workshops have been held.

Purchase of Rectangular Rapid Flashing Beacons at School Crosswalks: Tracy Gruber will be at the meeting if there are questions. No budget amendments are necessary- the Accounting and Finance Administrator has indicated the township could include this in the 2022 budget if approved.

Sorelle Estates - Preliminary Site Condominium Site Plan Approval: Planner Doug Lewan will be available at the meeting to present this item.

Consumers Energy Site Plan Approval: Doug Lewan will also be available at the meeting to present this item.

Oakland Township Drinking Water Storage Tank Improvements: Oakland County WRC is looking for direction on financing.

2022 Dust Control Program: RCOC is looking for a commitment that the township intends to participate in the dust control program for 2022.

2022 TriParty Funds: There may be an opportunity to use these funds for limestone. Backup is provided in the board packet.

Other Township Business:

Board of Trustees Meeting Schedule: This will be on the agenda for approval at the next meeting. Please let me or Jamie know if you have feedback beforehand. In the past, the board has decided to hold one meeting in November/December due to holiday schedules.

Assessing: Management met with the assessor for a 2022 overview. The report is attached for board review. No action is necessary and there was no unexpected news.

Planning Commission (PC): An ordinance text amendment will be on the March 22 agenda.

Board of Review: The Board of Review attended training recently and March Board of Review meetings are scheduled for March 8, 10, 14, 16 and 17. As of today, appointments are light.

Treasury: Settlement is underway.

Maintenance: Minor generator improvements are needed and taking place at township hall.

Upcoming Items:

Next Regular BOT Meeting: March 22

Zoning Board of Appeals (ZBA)

Next meeting, Tuesday March 15, 2022, 7 PM, Township Hall Board Room, 4393 Collins Rd.

Agenda and meeting packet: not available yet

Webpage: board_of_trustees/index.php

Most Recent Minutes: Feb. 22, 2022 [647146016.pdf](#).