

**CHARTER TOWNSHIP OF WHITE LAKE**  
**Unapproved Minutes of the Regular Board of Trustees Meeting**  
**June 15, 2021**

Supervisor Kowall called the meeting to order at 7:00 p.m. The meeting was held via Zoom video conferencing. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

Present: Rik Kowall, Supervisor – present in White, MI  
Anthony Noble, Clerk – present in White Lake, MI  
Scott Ruggles, Trustee – present in White Lake, MI  
Liz Smith, Trustee – present in White Lake, MI  
Andrea C. Voorheis, Trustee - present in White Lake, MI  
Michael Powell, Trustee – present in White Lake, MI

Absent: Mike Roman, Treasurer

Also Present: Sean O'Neil, Director (Planning  
Aaron Potter, Director (DPS/Water)  
Cathy Derocher, Human Resource Manager  
Lisa Hamameh, Attorney  
Dan Keller, Police Chief  
Jennifer Edens, Recording Secretary

**AGENDA**

Supervisor Kowall amended the Agenda as follows:

Removed: Item 9A – Treasurer's Annual Report

Removed: Item 9D – Request to Approve Amendment to Policies and Procedures Section 3.3  
Classification and Compensation for Deputy Wages

Moved: Item 8A – Tribute to Ron Voorheis to be presented prior to Trustee Comments

**It was MOVED by Trustee Powell, SUPPORTED by Trustee Smith, to approve the Agenda, as amended. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).**

**PUBLIC COMMENT**

Jim Kushnereit, 410 Berry Patch Lane. He is the President of the Twin Lakes Village Homeowners Association. He shared that the road project they had finished up just a couple of weeks ago. He thanked each of the Township Trustees, Treasurer Roman and his staff, and Jeanine Smith and the Assessing Department for their roles in the project. He further thanked Allied Construction, Kevin Shell, Gary Sullivan, as well as the general contractor who oversaw the entire project. He commented that each of the trustees

has a very important responsibility to the community and in working with them, he sees that none of them take that responsibility lightly. This project could have never happened without their support. He realizes this project was a unique and new venture as it was a private road. He believes it was a first ever situation where the Township has worked to help fund a private road project. It is his opinion, that with the success of the joint effort, that the Township should seriously consider these types of private projects in the future. He further stated that not only did it make an enormous difference in their subdivision community; allowing them to have decent roads, protecting their property values, improve the overall aesthetics of the neighborhood, but that the Township rightly so, benefited from its financial involvement. He thanked the Board on behalf of the residents of the Twin Lakes Subdivision.

## **CONSENT AGENDA**

- A. REVENUE AND EXPENSE**
- B. CHECK DISBURSEMENTS**
- C. SENIOR ADVISORY COUNCIL APPOINTMENT – SUE LEE**
- D. DEPARTMENT REPORTS**
  - 1. POLICE**
  - 2. FIRE**
  - 3. COMMUNITY DEVELOPMENT**

It was **MOVED** by Trustee Powell, **SUPPORTED** by, Trustee Voorheis to approve the Consent Agenda, as presented. The motion **PASSED** by roll call vote (Kowall/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

## **MINUTES**

- A. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, APRIL 28, 2021**
- B. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, MAY 11, 2021**

It was **MOVED** by Clerk Noble, **SUPPORTED** by, Trustee Smith to approve the Minutes of the Special Board Meeting, April 28, 2021, and the Minutes of the Special Board Meeting, May 11, 2021, with amendments that were submitted. The motion **PASSED** by roll call vote (Smith/yes, Noble/yes, Powell/yes, Kowall/yes, Voorheis/yes, Ruggles/yes).

## **PRESENTATIONS**

- A. TRIBUTE TO RON VOORHEIS**

To be presented prior to Trustee Comments.

- B. PLANTE MORAN 2020 AUDIT PRESENTATION**

Present from Plante Moran: Pam Hill, Christopher Gilbert, and Garrett Gauthier.

Pam Hill stated that they are here tonight to cover the results of the audit for the December 31, 2020 fiscal year end. She shared that they spent approximately three hundred and fifty hours auditing the books and records of the Township. She shared as a first since she has worked with the Township that it has spent enough federal dollars to also have a Federal Compliance Audit done this year. That audit is not yet complete. To date, she indicated there are no findings regarding that audit.

Regarding the Financial Statement Audit she clarified what the Board should have in their packet: a few deliverables, financial statements, end of audit letter, and a letter regarding the report on internal controls, which indicates they do not have any findings. She pointed out that within the financial statements is the audit opinion letter which is what the Township hires Plante Moran to provide. It was, once again, an unmodified opinion. This means that the Township can rely on the numbers of the financial statements, which is the highest level of assurance the Township can receive.

Garret Gauthier presented several slides in a shared screen format. He indicated that the presentation is basically a five-year look back, 2016 to 2020. He highlighted the following from the General Fund Revenue slide:

- The General Fund Revenue for 2020 is \$6,995,000, which is a \$500,000 increase from last year.
- The General Fund has steadily increased over the past five years.
- The two main sources of revenue are property taxes that totals at \$1,242,000, which is a rough \$54,000 increase from last year. The other is revenue from the state, which includes both state shared revenue and state grants with a total revenue of \$3,529,000. A rough increase of \$421,000 over last year.
- He identified that there was a \$750,000 grant received from the Michigan Strategic Fund in 2020 to be used for road infrastructure improvements.

Mr. Gauthier highlighted the following from the General Fund Expenditure slide:

- Total expenditures for 2020 were \$6,732,000, which is approximately a \$1 million increase from 2019.
- The two largest expenditure line items are General Government \$3,869,000 and Public Works which was \$1,579,000. He further stated that the increase in the total expenditures really comes from the Public Works line and road expenses.

Pam Hill interjected that the grant the Township received was used to pay for a lot of the road expenses. It was not a direct use of fund balances. The Township was able to do a lot of the projects because of the proactive management team at the Township in working to get as many grant dollars as possible to do these projects.

Mr. Gauthier continued that overall, the General Fund had revenue in excess of expenditures of roughly \$263,000 which led to an ending total General Fund balance of \$10,389,000.

Presenting another slide representing the unassigned fund balance, Mr. Gauthier noted it was \$1,738,000, which is roughly an increase of \$472,000 from last year. He furthered that there is no correct number for this balance to be as it varies from community to community. He continued that the unassigned fund

balance makes up 28% of the annual expenditures, which means that fund balance can cover roughly 3.5 months of expenditures, which is a 3% increase from last year.

Pam Hill interjected that the Township has been able to maintain a very stable fund balance. She opined that the Township is in a strong financial position at the end of 2020, which is a testament to not only the Board members, but the staff and team at the Township. She believes the Township has done a great job at monitoring expenses, capitalizing on any revenue opportunities in terms of grants, all while a growing community.

Trustee Powell questioned that the annual expenditures and unassigned fund balance does not mean that the green graph represents every penny spent or just what was allocated or supposed to be spent in the budget. The budgeted numbers have been adjusted to show just the expenditures, even though there may have been monies budgeted in each department, that then would have been moved over to the unassigned fund balance because it was not spent. He shared that the term unassigned confused him as it was assigned in the budget but was not spent.

Pam Hill responded affirmatively and indicated that it includes what was spent in the fiscal year 2020 in the general fund only.

Mr. Gauthier shared a fourth slide that included all the governmental funds together and the total expenditures with a five-year look back. In 2020, the total governmental expenditures were \$20,924,000 which was a \$3,381,000 decrease from 2019. The main three-line items are:

- Public Works \$5,879,000
- General Government almost \$4,000,000
- Public Safety \$9,444,000

The increase in public works is again related to the previously discussed road construction costs. Overall, the expenditures decreased from the last two years. He noted that in 2018/2019 there were construction costs for the library that appeared in the recreation and culture line and in 2020 it reduced to normal year as the library was completed.

Christopher Gilbert presented regarding the Water Fund slide and highlighted the following:

- Operating Revenue vs Operating Expenses
- Both increased in 2020 approximately \$78,000
  - Users using the system vs covering the cost of the system
- The fees charged are intended to cover all the associated costs – it is meant to be self-supporting.

Mr. Gilbert covered the end of audit letter, which is eight pages and included in the Board's packet. He extended thanks to Supervisor Kowall, Treasurer Roman, Clerk Noble, Elaine and Dawn for their time and efforts. He opined that they did a really great job, especially with most of it being done remote and in conjunction with the Federal Compliance Audit. He indicated that all their help is appreciated. As for the letter, it is broken down into two sections:

- Communications
- Recommendations and legislative items

The biggest takeaway from the letter is what is not included. He indicated that sometimes a third internal control letter is needed, but not in this case. There were no significant deficiencies and no material weaknesses identified. He stated there were no findings, no misstatements, and no new accounting policies. As the Township continues to grow, it is important to continue to ensure that it has a good capital plan and long-range financial forecast. He thinks this is important especially with the new award from the American Rescue Plan Act that is coming and will be passed through the state. He identified that these funds would have a longer runway as to how they can be used and encouraged the Township to reach out to Plante Moran regarding how they intend to use these funds.

Pam Hill shared that there will be a webinar on uses of the fund and she thinks it would be worth wild to have someone attend that.

Lastly, Mr. Gauthier noted that the next major accounting standard for the Township to lookout for would be GASB 87 for leases, which will be effective for the Township in fiscal year 2022.

Trustee Powell asked for the definition of leases. To which Pam Hill replied that under the standard it changes the definition of what a lease is. The new definition of a lease is the right to use nonfinancial asset (i.e., the use of township owned cell towers that others are allowed to use).

Supervisor Kowall complimented Plante Moran as he opined that they always do a great job and are a joy to work with. He thanked Elaine, Dawn, and Lisa, as without them this would not have gone forward. He asked the million-dollar question: What letter grade did the Township earn?

To which, Pam Hill indicated an A+. She indicated the Township should feel good where they have ended up as it has positioned itself very well all while trying to manage a community during a pandemic.

Clerk Noble thanked Elaine, Dawn, the Plante Moran staff, and Treasurer Roman's office for all their hard work.

## **NEW BUSINESS**

### **A. TREASURER'S ANNUAL REPORT**

Removed.

### **B. PRESERVE AT HIDDEN LAKE, REVISED PLANNED DEVELOPMENT AGREEMENT APPROVAL**

Director Sean O'Neil shared his screen identifying the property in discussion. The property is located on the west side of Union Lake Road, and south of Hutchins Road, consisting of approximately 38.33 acres. Identified as parcel 12-36-101-001, 12-36-101-003, and 12-36-101-004. Currently zoned as (PD) Planned Development.

He reminded that the northern phase was filled with townhomes and the developer has determined that they would not be as marketable as a duplex type product and in doing this they reduce the density by 20%, which is significant. It is the Planning Department's hope that this will be an open and shut construction project.

What is before the Board tonight is an amendment to the Development Plan Agreement. The Planning Commission made a unanimous decision to approve this development at its June 3, 2021 meeting. He indicated that in the Board's packet are review letters from different reviewers with boiler plate comments (i.e. title search, making sure owners have ability to sign, and correcting numerical inconsistencies). He is comfortable recommending to the Board that they move forward with this subject to the suggested changes by the reviewers, which is what the Planning Commission's motion was for. He also noted that the developer, Craig Piasecki is present tonight.

Trustee Powell questioned unit 97 and asked if Mr. O'Neil has seen the revised landscape plan around it. He shared that they decided to go from townhomes to duplexes except for unit 97, a triplex. He is curious why they left those townhouses there and duplexes everywhere else.

Mr. O'Neil noted that it was previously a single unit and a bit closer to Union Lake Road. He indicated he asked them to merge the single unit with the duplex next door creating the triplex giving it more feet of setback from Union Lake Road. He further indicated that while it may look a little crowded, there were twenty-three additional units approved in this plan. He is more than comfortable moving ahead giving the math involved.

Trustee Powell shared that after receiving calls from people, he visited the site and he doesn't understand why large mature oak trees were removed from areas where there will be no construction. He is disappointed to see them removed.

Craig Piasecki responded that all the trees that were removed were for the development of the project. He noted that they don't want to remove trees, because the more they remove the more money it cost them. He indicated that any that were removed were removed due to the size of the lots, grading, underground structures and drainage along Union Lake Road.

Trustee Powell would like to see the Township require boring under or around such mature trees.

Clerk Noble requested to abstain from the vote in order to avoid an appearance of impropriety. The abstention was APPROVED by roll call vote (Kowall/yes, Powell/yes, Voorheis/yes, Smith/yes, Ruggles/yes).

Director O'Neil requested that any motion to approve contain language subject to the comments contained within the review letters.

**It was MOVED by Trustee Smith, SUPPORTED by, Trustee Ruggles to approve the Community Development Preserve Amended Plan Development Agreement subject to all the recommendations**

**of the consultant, the Planning Department and Planning Commission. The motion PASSED by roll call vote (Kowall/yes, Powell/yes, Voorheis/yes, Ruggles/yes, Smith/yes).**

**C. REQUEST TO APPROVE DPS POSITIONS; UTILITIES MAINTENANCE WORKER GRADE IV-1 AND UTILITY MAINTENANCE FOREMAN**

Director Aaron Potter is before the Board tonight with two job descriptions; a new created foreman position and a modified current utility maintenance worker position. He reminded how busy his department is in the Township and noted that they are struggling to keep up with the workload. He is asking the Board to approve these job descriptions as written and authorize the Human Resource Director, Cathy Derocher to move forward with the hiring process.

He pointed out that it is his plan to appoint the most senior operator to the foreman position and that because EGLE postponed their testing dates, he has sat on this request. He feels it is the right time now. He likes the idea of promoting within rather than blocking his guy's promotions by bringing in an outside foreman for an unknown period. This effectively creates a career ladder for them to move up in. These individuals do an excellent job and he does not want to lose either one of them. He does not want them to be forced to leave the organization like he was in Waterford.

As for the Utility Maintenance Position he has updated the job description to more accurately identify what they do in DPS, as well as created a tiered structure that will go with that. It will essentially tie their payrate to the certifications that they hold. The current structure pays at Grade-I after three-year level. He does not believe it is in the best interest of the Township to continue with that strategy. The job description in the past allowed them up to five years to achieve the state certifications. The issue that he has is what happens if they don't achieve it. The proposed structure allows him to hire someone he believes to be the best candidate regardless of the licenses and allows him to fit them into a payrate based on their experiences and levels of certifications.

He noted a typo on page 4 in the Seniority Category that is should read start after two years, not two months.

Supervisor Kowall feels that it is about time for this request, as he has spent many hours in the Water Department and sees firsthand how busy they are and how another set of hands will help.

Trustee Voorheis agrees with Supervisor Kowall and she is ready to approve it.

Trustee Powell opined that the pay is one thing, but to not address personal time, vacation time, and family time, the Board is doing a disservice. He asked how much vacation time a person would get in this scenario.

Director Potter believes it to be 10 days as they typically follow the union contracts.

Cathy Derocher indicated after six months they earn 3 vacation days and that at the completion of the first year, they would earn an additional 7 days bringing them to two weeks. She further indicated that it is most likely that the promotion would be internal, and that person would not lose the time they have accrued.

Supervisor Kowall indicated that this cannot be implemented at this time and that it will be negotiated later when appropriate.

Director Potter clarified that these are nonunion, exempt positions. He also identified that benefits are not part of a job description.

Trustee Powell is concerned that if someone new is hired, in six months the Township will ask that family man to have only earned two days of vacation in six months.

Cathy Derocher indicated this can be addressed globally by looking at policies and procedures. It would be an appropriate time to address this when contract negotiations take place this summer.

Trustee Smith thanked Director Potter for the consideration to promote from within and for creating a tier structure. She supports Trustee Powell that quality of life is so important and wants it noted for the record that this has been spoken about before and she looks forward to addressing family time and quality time when appropriate. She further indicated that this Board has moved water projects forward, but in order to do so, Mr. Potter needs the manpower. She also noted that water issues are a hindrance in White Lake and has deterred business from coming here.

Clerk Noble thinks we are looking at two separate things. He clarified with Cathy Derocher that these positions are not union positions. He believes Trustee Powell was suggesting that people down the road be able to front load their time and questioned if there is a reason that they follow the union contract but are not in the union.

Director Potter indicated that the salary employees, as well as Board members just follow suit with the union contracts. He has not looked at the benefits package as it is not part of a job description. He defers that bottom line to the Human Resources Manager to handle benefits.

Clerk Noble also indicated that Mr. Potter has needed this help and he is in total favor of him getting it.

Cathy Derocher indicated that the Township would need to come up with individual employment agreements for non-union employees, if that is the direction it wishes to go. She suggests that consistency is necessary. She further noted that there have been several new hires this year and that the Township needs to look at how this would impact all of them, not just the one that gets hired now.

Director Potter noted that he is under an individual employment agreement that was done along with the job description at that time. For the record, one of these positions will be a new position to fill-in the vacated position by the other operator who will receive the foreman position. He clarified that this is only the addition of one new employee.



Trustee Powell is not trying to increase Township costs but is in favor of front end loading 10 vacation days at the time of hire. He doesn't believe they should have to wait a year to have 10 vacation days.

Director Potter is not disagreeing with anyone regarding this topic but identified that this is not the scope of his position and that he has not researched it.

Trustee Ruggles believes this is a very appropriate time for the Board to get involved. He reiterated what Clerk Noble indicated that he doesn't think the Township can come up with a cookie cutter type scenario as everybody comes to the table with different experiences. He believes we have the opportunity to look at these two individuals right now.

Director Potter believes the tier structure/pay scale presented, covers all levels of experience. He believes in the short term this will reduce the costs he spends on these employees. He also shared that after five years with the Township, he too is on ten days of vacation time. He also does not receive compensatory time as he is a salary employee. He apologized for being unprepared to discuss this.

Trustee Powell declared it is a shame that Director Potter only receives ten days of vacation time. He indicated that Supervisor Kowall keeps stating it will be visited shortly and asked point blank when is very shortly.

Clerk Noble suggested that Cathy Derocher and Supervisor Kowall sit down with the new employees in discussions/negotiations and come up with something to front end load them. He opined that the Township is trying to bring in the best and brightest and that they need to be offered something to want to come here.

Trustee Smith would appreciate that when a consistent plan is developed that it is based on experience and certification so that employees have incentive to earn and are appropriately recognized.

Cathy Derocher asked that the wage approval be included as well.

**It was MOVED by Clerk Noble, SUPPORTED by, Trustee Voorheis to the DPS Utilities Maintenance Worker Grade IV-I and Utility Maintenance Foreman with the appropriate pay steps accordingly attached and to correct the typo to read after two years, not two months. The motion PASSED by roll call vote (Noble/yes, Ruggles/yes, Powell/yes, Voorheis/yes, Smith/yes, Kowall/yes).**

**D. REQUEST TO APPROVE AMENDMENT OT POLICIES AND PROCEDURES SECTION 3.3  
CLASSIFICATION AND COMPENSATION FOR DEPUTY WAGES**

Removed.

**E. REQUEST TO RESUME DOOR-TO-DOOR SOLICITATION PERMITS**

Trustee Voorheis shared that a window salesman came door-to-door in the last few weeks and questioned when this resumption would begin.

Clerk Noble indicated that it is against the law to solicit without a permit and the one should call the police.

**It was MOVED by Trustee Ruggles, SUPPORTED by, Trustee Smith to approve the resumption of Door-To-Door Solicitation Permits effective immediately. The motion PASSED by roll call vote (Smith/yes, Noble/yes, Kowall/yes, Powell/yes, Ruggles/yes, Voorheis/yes).**

#### **F. REQUEST TO APPROVE TRIANGLE TRAIL DESIGN PROPOSAL**

Supervisor Kowall reminded that a millage was previously passed to try and provide trails for the community. The Triangle Trail was developed as a result.

Director O'Neil shared his screen identifying the Triangle Trail. He indicated that nearly a year ago the Township received a quote from DLZ to do design work. He also indicated that recently the Township received the Ralph Wilson Grant, which provided the Township with \$50,000 towards the design work. The total design cost is \$55,000. The Township would only need to pay \$5,000 for a shovel ready project. It is his recommendation to move forward with it tonight with a not to exceed amount of \$55,000 to design the Triangle Trail with the alternate design which would include M-59. It was unanimously recommended by the Parks & Rec Committee with the \$5,000 being paid for from the Parks Fund. He also noted that the Township is able to return to and ask for more funds for the construction from the Ralph Wilson Foundation. He indicated it is roughly a \$600,000 project to install.

Trustee Voorheis indicated that the Parks & Rec is in favor as they want to make White Lake walkable.

Trustee Ruggles asked what the maintenance aspect of the trail is. He sarcastically noted that they are so low maintenance that the sidewalks disappear.

Supervisor Kowall interjected that the trails will not be plowed in the wintertime.

Director O'Neil indicated that generally the sidewalks are not put in in front of township property and therefore they are not maintenance by the Township. He doesn't know who will maintenance them and is hopeful that the adjacent landowners will do so.

Supervisor Kowall indicated that MDOT has been trying to remedy some of the problem areas on M-59. It is a concern and something the Township may have to address at a later time. It is extremely hazardous and uncomfortable to him to see people walking with strollers down Teggerdine Road. He opined that the Township has a populous that lives there and that hopefully it will be an extension of the Stanley Park accessibility and it is a step in the right direction.

Trustee Powell is a major proponent of pathways in the Township. He asked administration to think about the costs of DLZ to do work in the Township as it is extremely high. He opined that he has personally designed more lineal footage and pathways that DLZ has and the cost for them to design is \$55,000. He continued that normally it is a 12% to 15% to construction cost to handle all the engineering. He will vote for this because he wants the project to go forward, but he would like administration to bid out as he personally believes DLZ has gotten more expensive and they are making a tremendous living on White

Lake Township. He believes the Township would get better services at a lower cost if the engineering for bigger projects were to be bid out.

Clerk Noble noticed when he took office that the DLZ bill was \$505,000 last year. He agrees with Trustee Powell that the bills are getting out of hand and outrageous to the Township's customers. He too would love to see a policy drafted to put a stop to the outrageous bills that is a hindrance of attracting people to come to the Township.

Supervisor Kowall indicated that the bills are not necessarily outrageous as the Township spends a lot of money to have a lot of different things done within the Township. He furthered that the monies paid out is generally monies that have come in or fees charged to individuals who conduct business and new development within the Township. He indicates there is a possibility that things need to be looked at from a standpoint of alternate engineer or bidding for certain projects. These are things that can be discussed in the future. He wants to be very clear and certain that the public understands this is not money that the Township was outlying. These are monies that are generated by developments and that these are pass through costs.

Trustee Smith is a huge proponent of pathways and sidewalks. Her concern is the cost using DLZ and in the future she would like to bid this out. She concurs with Trustee Ruggles concerning the maintenance.

Trustee Ruggles believes it is nice to have such a diverse Board.

**It was MOVED by Trustee Voorheis, SUPPORTED by, Clerk Noble to approve spending up to \$55,000 in costs with the \$50,000 Ralph C. Wilson funds to be used toward the engineering of the Triangle Trail Pathway and for \$5,000 to be paid from the Parks Fund. The motion PASSED by roll call vote (Noble/yes, Ruggles/yes, Powell/yes, Kowall/yes, Smith/yes, Voorheis/yes).**

#### **G. RESOLUTION #21-021; AUTHORIZING PUBLICATION OF NOTICE OF INTENT TO ISSUE CAPITAL IMPROVEMENT BONDS**

Director Potter had a discussion with bond counsel, Eric McLaughlin, regarding this. He indicates that the amount of \$8 million was a guesstimate. It has been suggested that it be increased understanding that it does not require the Township to spend \$ 8 million or more. He further identified that the Township must meet the milestone of the DWRF that has been agreed upon and that bids open on the 24<sup>th</sup> at 2:00 p.m. If the Township is over then it has not met the requirement for advertising. It would then have to go back and do it over which would prevent it from meeting the milestone scheduled and remove it from the que for funding in 2021 fourth quarter calendar. He would like to give the Board as much flexibility as possible. He has heard that material quotes are only good for five days. He is asking the Board for purposes of advertising to take this to the highest level it is comfortable with as a do not exceed. He would suggest \$15 million.

Trustee Powell believes that is extremely wise as DWRF is very difficult to deal with and that if there is any glitch, they will pass right over the Township. He noted the negative side to putting too much in there is

that the contractors read into it that the Township might be willing to spend that much. He is in total agreement with Mr. Potter, but not sure \$15 million is the number.

Director Potter indicated this is simply the advertisement that the Township is going out to sell bonds not to exceed, but he believes it should be set at a level that the Township won't exceed in any way.

Trustee Ruggles noted that the economy moves really fast and the government moves really slow. Demand is extreme and supplies are really low. He is not sure this is even a realistic project in the current climate as the only thing that can get worse is inflation.

Director Potter shared that daily the customers are demanding something be done about the iron. He agrees that the reality of project is unknown until bids are open.

Supervisor Kowall interjected that the Township was fortunate enough with conservative projections and it came back at a better number. He is not going to assume that this is going to go to hell in a hand basket. He is comfortable with this going out at \$10 million. He does not believe this is an unrealistic number as labor rates have not gone crazy yet and materials are the difficult item here. However now some of the other manufacturing plants are coming back online. He doesn't want to jeopardize this project, nor does he want to over price it. He recommends \$10 million.

Trustee Powell is thinking \$12 million as it is just a bureaucratic checkbox. This is a document that a FOIA request can be made for and the contractors will have access to it. He is comfortable at \$12 million.

Clerk Noble would also recommend \$12 million and believes it is a good number to start with.

Director Potter shared that several people, along with DWRF attended the mandatory pre-bid meetings. He indicated while this is an advertisement to the public, a contractor still wants to win the bid. He does not think an astute contractor is going to set their bid at \$11.9 million because they would lose the project. He concurred with Supervisor Kowall that when he estimates a project it is based on the average unit price of past projects as a conservative estimate method. He indicated that on the Bogie Lake project they came in much cheaper, so much that they were able to go back and pay for that project through PA 188 rather than bonding it. He is not 100% convinced that contractors will see this advertisement and gouge the Township.

**It was MOVED by Trustee Powell, SUPPORTED by, Clerk Noble to approve the Resolution authorizing the publication of notice of intent to issue the capital improvement bonds, Resolution 21-021, subject to the modification of the principal aggregate amount not to exceed \$12 million to finance the cost of the project. The motion PASSED by roll call vote (Kowall/yes, Voorheis/yes, Powell/yes, Noble/yes, Smith/yes, Ruggles/yes).**

## **OLD BUSINESS**

### **A. SECOND READING, STANFORD HOLDINGS REZONING**

Director O'Neil shared his screen identifying the property of topic located on the northwest corner of Bogie Lake and Cedar Island Road, consisting of approximately 45.5 acres, of which approximately 10.3 is proposed to be rezoned. He indicated that the applicant, Mr. Thomasma who is present tonight has realigned the gap between the openings of the parcels to line up with Mayfair Drive. He has agreed to reshuffle some of his lots so that the future road that would possibly carry traffic from the 35-acre parcel to line up with Mayfair drive, which is something the OCRC will want him to do. This is the only plan change since this matter was last before the Board. He indicated that any action to move ahead would effectively rezone this project.

Trustee Powell reminded that he briefly discussed at first reading that he has no problem with this request except that from a design perspective. He opined that the developer would need a set of internal roads to come into the development. He stated that if this is approved the Township will end up with a driveway everyone hundred- and fifty-feet down Bogie Lake Road. He would really like to see the driveways off a road internal. He further stated that if approved with no conditions, then they split at no cost, their access is no cost, and they will pocket the entire profit from selling these at value today as though they were inside a development. He would really like to discuss extending a roadway in and have the driveways off an internal road.

Director O'Neil indicated while he agrees with Trustee Powell that it would be a better solution, he is not aware of any authority that exists with a simple rezoning that would allow the Board to condition a rezoning that way.

Trustee Ruggles confirmed that Mr. Thomasma did not have to provide his plan for rezoning and that he did so just as a courtesy. He doesn't disagree with Trustee Powell, but identified that once the rezoning is approved, he is free to do what he wants with that property.

Director O'Neil responded that a concept plan is asked for along with the application, but that it is clear that they are not bound to it.

Trustee Powell agrees, but indicates that without the rezoning, the Township can say that they would like to study the Master Plan for this corner and look at it as a planned development area rather than a lot split development area. Then the Board could certainly ask Mr. Thomasma for a master plan for the development of this entire area before it anticipates rezoning.

Director O'Neil indicated that the Board could ask Mr. Thomasma to look into shared driveways.

Tom Thomasma indicated that he would consider shared driveways, but it would have to be studied. He is not opposed to it but does know what the OCRC would say about it nor is he confident that he is not missing other government agencies that would prohibit it. He is open to study it and look at it.

Supervisor Kowall agrees with Director O'Neil that the Township does not have it within its authority to condition a rezoning. He opined that Mr. Thomasma will want to build a product that people will want. He thinks it would be of interest to him to look into the development on the north side of Cooley Lake Road, just west of Bogie Lake Road. He thinks people would appreciate the exclusivity and privacy.

Trustee Ruggles asked of Mr. Thomasma if anything stated by Trustee Powell was of interest to him.

Mr. Thomasma indicated that the rest of development will come later. He indicated that its highest and best use would be something more dense and innovative for housing.

Trustee Smith listened carefully and understands that the Board cannot require it but asked of Mr. Thomasma if he would be interested in exploring interior streets. To which he indicated no, he would not be. It would be getting into a private road and getting into a development as opposed to simple splits.

**It was MOVED by Supervisor Kowall, SUPPORTED by, Clerk Noble to move the project for Stanford Holdings, LLC. to adoption. The motion PASSED by roll call vote (Kowall/yes, Ruggles/yes, Powell/yes with comment\*, Voorheis/yes, Smith/yes, Noble/yes).**

\*Both Tom and Bradley Thomasma are first rate developers and are very, very good, and he knows they have the best interest of the Township at heart.

## **PRESENTATION**

### **B. TRIBUTE TO RON VOORHEIS**

Supervisor Kowall read into the record a special tribute to Ron Voorheis who recently passed away and presented said framed tribute to Trustee Voorheis.

## **TRUSTEE COMMENTS**

Trustee Voorheis sitting where her father once sat and just below where his photograph hangs, while wearing her father's township jacket in his honor shared of her father that he lived from May 7, 1930 to June 2, 2021. During his time, he served 36 years as township treasurer, 12 years as a trustee, 59 years married to her mother, and a dad for 57 years. One year of being President to Michigan Township Associations. He was 91 years as a proud White Laker. He never stopped asking me about White Lake until a few months ago. He loved White Lake until the end.

A moment of silence was observed in honor of Mr. Voorheis.

Trustee Powell shared a memory of talking with Mr. Voorheis along with his father as a child. He admired him very much. He was impressed with the testimony of those at his funeral and believes that he is in heaven waiting for us all.

He noted that the police department had 2,028 calls in the month of May, which is 65 calls per day. They dispatched 33 runs per day. He has the utmost respect for the department and Chief Keller. He noted that the police department gave 398 traffic warnings and only 389 tickets were handed out. The fire department handled 249 calls for service or 10 calls per day. He really respects and admires the police and fire departments. By way of example, he shared that his staff member totaled his vehicle today and the respect

given to both he and his staffer was appreciated. He echoes the comment from the public today that if White Lake Township can help the subdivisions more it would be fantastic. He noted and thanked the Board for saving the subdivision substantially by not having to put the project through the OCRC.

Trustee Smith gave her sincere and deep condolences to Trustee Voorheis who is not only her colleague, but her friend. She shared that their families have been intertwined for years. She thanked everyone who showed their respect in attending Ron's funeral. She found it very heartfelt to go past his tractor one more time in the funeral procession. She thanked the neighbors who put their tractor's out in honor of him as well. She hopes Trustee Voorheis finds peace and comfort in knowing her father was welcomed home as a faithful servant.

She continued by sharing bullet points from the library quarterly newsletter into the record that residents should have received. Lastly, she read from the Historical Society Gazette regarding Chief Holland and his career history and his loyalty to the community. He is currently the longest running employee in the Township. She then congratulated all the 2021 graduates.

Trustee Ruggles gave his condolences to Trustee Voorheis and recalled that their families have also been intertwined for years. He shared that he planted Ron's Garden and recalled the talks they would have.

Clerk Noble gave his condolences to Trustee Voorheis. From Mr. Voorheis biography he found it neat that he walked to the bank by Alpine and noted what a true public service and dedicated human being he was when the Township didn't have any money.

He further shared that White Lake Police Department Officer Bohez found a door ajar on the lower level of four corners and he secured them all. By doing so he prevented multiple larcenies that would have taken place. He commends all police and fire for their dedicated service.

Supervisor Kowall shared that the library is having their inoculation clinic tomorrow from 11:00 a.m. to 6:00 p.m. walk-in first dose and second dose available. More information can be found oakgov.com or by calling 800-848-5533. From the news he shared there are 400,000 COVID vaccines that are going to expire within the next 30 days, but the CDC will not allow them to be shared with Canada.

He is pleased to say that regarding the audit everyone on the staff has done an exemplary job in watching their P's and Q's. As for W.O.T.A. it has ordered three new vehicles from Szott Automotive Group to meet the demands in the community. He gave his condolences to Trustee Voorheis and stated:

Purpose, we all serve one. Some serve more than others; his legacy will be the implications that he made to us for all of us to have a purpose and a sense of community. Perhaps Ron's lifetime will be a great example to all of the younger people that walk this planet/earth/Township that don't have a total sense of purpose. He closed by wishing goodnight and God bless.

## **ADJOURNMENT**

**It was MOVED by Trustee Voorheis, SUPPORTED by, Trustee Powell to adjourn. The motion PASSED by roll call vote (Smith/yes, Kowall/yes, Noble/yes, Ruggles/yes, Powell/yes, Voorheis/yes).**

**Meeting adjourned at 9:20 p.m.**

I, Anthony L. Noble, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the June 15, 2021 regular board meeting minutes.

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Anthony L. Noble, Clerk  
White Lake Township  
Oakland County, Michigan