

CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Regular Board of Trustees Meeting
July 16, 2024

CALL TO ORDER

Supervisor Kowall called the meeting to order at 6:30 P.M. He led the Pledge of Allegiance.

ROLL CALL

Clerk Noble called the Roll:

Present:

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer
Scott Ruggles, Trustee
Liz Smith, Trustee
Andrea Voorheis, Trustee

Absent:

Michael Powell, Trustee

Also Present:

Trish Pergament, Deputy Supervisor
David Hieber, Township Assessor
John Holland, Fire Chief
Lisa Hamameh, Township Attorney
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was **MOVED** by Clerk Noble, seconded by Trustee Ruggles to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

PUBLIC COMMENT

Anthony Dubay, 7785 Haley Road, requested soccer nets at Hawley Park.

CONSENT AGENDA

- A. REVENUE AND EXPENSES
- B. CHECK DISBURSEMENTS
- C. DEPARTMENT REPORT - POLICE
- D. DEPARTMENT REPORT - FIRE
- E. DEPARTMENT REPORT - COMMUNITY DEVELOPMENT
- F. DEPARTMENT REPORT - TREASURER

It was **MOVED** by Trustee Ruggles, seconded by Trustee Voorheis to approve the consent agenda as presented. The motion carried with a voice vote: (6 yes votes).

MINUTES

A. APPROVAL OF MINUTES - REGULAR BOARD MEETING, JUNE 18, 2024

It was **MOVED** by Treasurer Roman, seconded by Clerk Noble to approve regular board meeting minutes of June 18, 2024 as presented. The motion carried with a voice vote: (6 yes votes).

PUBLIC HEARINGS

A. PUBLIC HEARING TO HEAR COMMENT REGARDING THE ESTABLISHMENT OF THE SPECIAL ASSESSMENT DISTRICT FOR BURGESS BAY WEED CONTROL AND LAKE IMPROVEMENT 2024-2028

It was **MOVED** by Supervisor Kowall, seconded by Treasurer Roman to open the public hearing to hear comment regarding the establishment of the Special Assessment District for Burgess Bay weed control and lake improvement 2024-2028 at 6:34 P.M. The motion carried with a roll call vote: (6 yes votes). (Kowall/yes, Smith/yes, Voorheis/yes, Ruggles/yes, Roman/yes, Noble/yes).

Seeing none, Supervisor Kowall **MOVED** to close the public hearing at 6:34 P.M. Treasurer Roman seconded, and the motion carried with a voice vote: (6 yes votes).

B. PUBLIC HEARING TO HEAR COMMENTS ON THE ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT FOR MEADOW LANE ROAD MAINTENANCE

It was **MOVED** by Supervisor Kowall, seconded by Clerk Noble to open the public hearing to hear comments on the establishment of Special Assessment District for Meadow Lane Road Maintenance at 6:35 P.M. The motion carried with a roll call vote: (6 yes votes) (Kowall/yes, Roman/yes, Smith/yes, Voorheis/yes, Ruggles/yes, Noble/yes).

Seeing none, Supervisor Kowall **MOVED** to close the public hearing at 6:35 P.M., Seconded by Treasurer Roman. The motion carried with a voice vote: (6 yes votes).

NEW BUSINESS

A. FIRST READING; REZONING REQUEST FOR PARCEL 12-16-200-030 HALEY ROAD

Assessor Hieber confirmed the parcel was split zoned Agricultural and Suburban Farm. He advised the applicant is looking to rezoning the entire parcel to Suburban Farm. Staff and consultant recommended the approval of the rezoning request.

Supervisor Kowall explained the differences between Agricultural and Suburban Farm zoning. He added the current request is consistent with the Master Plan.

Trustee Ruggles stated he is the Planning Commission liaison and read through the Planning Commission minutes. The Planning Commission unanimously recommended approval of the request and he agreed with the Planning Commission's recommendation.

Trustee Voorheis stated she agrees with Trustee Ruggles.

It was MOVED by Supervisor Kowall, seconded by Clerk Noble, to move the rezoning request for parcel 12-16-200-030 Haley Road to second reading. The motion carried with a voice vote: (6 yes votes).

B. RESOLUTION #24-034; TENTATIVELY DECLARING ITS INTENTION TO ESTABLISH A SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS EMERGENCY SEWER CONNECTIONS 2024-02

Supervisor Kowall explained how for the last several years, the Board has set up a program to allow special assessment districts for sewers in a cost-efficient manner.

Assessor Hieber explained the three-resolution process and said tonight's resolution will be the first of those steps.

It was MOVED by Treasurer Roman, seconded by Clerk Noble to approve Resolution #24-034; Tentatively Declaring Its Intention to Establish a Special Assessment District to Be Known as Emergency Sewer Connections 2024-02. The motion carried with a voice vote: (6 yes votes).

Supervisor Kowall recognized a member of the public who requested to speak on an earlier item. (Item A., Haley Road Rezoning Request).

Josh Chiatovich, White Lake farm owner of the 48.5 acres at Hitchcock/Hailey, 563 Josephine St., Detroit. wanted to make the Board aware there is a document with the owner of the property up for rezoning through Oakland County Probate Court that limits the property from being split more than three times. He advised the Board that there is no intention to allow the property to be split in five pieces because they wish to preserve the nature of the property. He stated he brought copies of the agreement for the Board if they wished to review.

Supervisor Kowall advised Mr. Chiatovich that tonight's Board meeting is not the appropriate place to submit documents and he reminded that the Board is not making the decision to split the property. Supervisor Kowall added once the zoning has been established Mr. Chiatovich should submit his documents through the Assessor and the County.

C. RESOLUTION #24-036; TO APPROVE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CHARTER TOWNSHIP OF WHITE LAKE AND THE CHARTER TOWNSHIP OF WATERFORD FOR THE CONNECTION OF 1401 S. WILLIAMS LAKE ROAD TO AND UTILIZATION OF THE WHITE LAKE WATER SYSTEM

Supervisor Kowall stated on border communities it was common to allow access to utilities between municipalities.

It was MOVED by Trustee Ruggles, seconded by Trustee Smith, to approve Resolution #24-036; To Approve Intergovernmental Agreement Between the Charter Township of White Lake and The Charter Township of Waterford for The Connection Of 1401 S. Williams Lake Road to And Utilization of The White Lake Water System. The motion carried with a voice vote: (6 yes votes).

D. DISCUSSION AND PRESENTATION - BS&A CLOUD

Trish Pergament, Deputy Supervisor, was present to give a presentation regarding the transition of BS&A.net to BS&A Cloud. The Township currently uses the .net platform of BS&A, but it is being phased out and will not receive future support. BS&A is using a cloud-based platform, and will eliminate the need for the BS&A server. The issue is determining when to move to the Cloud. The Cloud platform would require a six-to-nine-month implementation period. The implementation will need to begin now to be able to have the Cloud ready for the tax season.

Supervisor Kowall said Oakland County could be moving away from the BS&A system.

Assessor Hieber said he tried to get an answer from the County regarding future BS&A support, but the County was unresponsive. He said he felt the ideal time to make the conversion to the new system would be sooner than later to support residents during the winter tax season.

Deputy Pergament said the current .NET system would run until the Cloud system is fully implemented and operational. She said she would look in to a multi-year agreement as opposed to an annual agreement. Significant cost increases are to be expected as well.

E. REQUEST TO APPROVE FIRE DEPARTMENT PURCHASE OF TURNOUT GEAR

Chief Holland said the request is for six sets of turnout gear to be purchased. There is a replacement schedule for the gear and he did budget for turnout gear this year but he wanted to clarify that last year's purchase is being charged to this year's budget.

Trustee Ruggles asked Chief Holland if the brands were switched due to cost. Chief Holland said partially, but the firefighters liked the fit of the gear as well.

It was MOVED by Clerk Noble, seconded by Trustee Smith, to approve the Fire Department purchase of turnout gear from the Phoenix Safety Outfitters, in the amount of \$25,182.00. The motion carried with a voice vote:(6 yes votes).

F. REQUEST TO APPROVE FIRE DEPARTMENT SALE OF 1997 PIERCE DASH TANKER TRUCK

Chief Holland said the request has been discussed previously. The truck is the oldest truck in the fleet and has not made a call for service in over a year. The truck is expensive to maintain. He is looking to list the truck for sale, and would bring the sale back to the Board for approval.

Clerk Noble asked Chief Holland about the turnaround time to order a tanker truck. Chief Holland answered about four years.

Clerk Noble said he is in favor of keeping this truck while the Township waited for a new one.

Chief Holland said the Township is currently operating with one tanker, and with the new mutual aid system, requests for mutual aid are answered quickly. He said the Township relies on mutual aid tankers, and felt confident the mutual aid will continue. Chief Holland added the mechanic that repaired the truck recommended to remove the truck from the fleet. Springfield and Independence Townships have tanker trucks to assist in an emergency. If the remaining tanker is out of service, the Fire Department would rely on mutual aid for water supply only. The Township would still have the engines that carried 1,000 gallons of water each.

Treasurer Roman asked Chief Holland how long it took for another community to provide a tanker. Chief Holland said that it depends on the situation. There are different variables that affect the response time.

Chief Holland stated he believes the 1997 Pierce tanker is worth around \$70,000.00.

Treasurer Roman suggested keeping the tanker and putting money into the tanker's maintenance.

Chief Holland said he did not want to replace the tanker, and he felt the Township would only need one Tanker. The old tanker has corrosion issues and the frame is corroding away.

Trustee Smith said she puts her trust in Chief Holland, and if he feels the tanker is a money pit and unsafe, she would rely on his expertise. The Board could reconsider the issue if there was an offer to purchase.

Trustee Voorheis agrees with Trustee Smith's statements, and said she would take Chief Holland's word on the state of the tanker.

Treasurer Roman said he thought the maintenance costs would have been higher for the tanker.

Chief Holland said the corrosion repair would be around \$40,000.00, and he has a list of other items that the tanker needed to have repaired.

Supervisor Kowall asked Chief Holland to bring back a list of all the repairs needed to the truck and the costs of the repairs, to get five more years out of the tanker.

Chief Holland stated he did not believe the Township needed two tankers.

Supervisor Kowall added communities were at all four corners of the Township to assist in mutual aid.

It was MOVED by Supervisor Kowall, seconded by Treasurer Roman to table Fire Department Sale of 1997 Pierce Dash Tanker Truck until next month. The motion carried with a voice vote: (6 yes votes).

Chief Holland indicated he would follow up with the mechanic at Emergency Vehicles Plus to discuss the potential sale price of the tanker.

F. REQUEST TO APPROVE VEHICLE PURCHASE FOR DPS

Supervisor Kowall said a good deal was found for a 2023 Dodge Ram 1500 pickup. The DPS Advisory Committee had reviewed the specs for the vehicle. The vehicle would be Director Potter's work vehicle.

Treasurer Roman said Director Potter is a working Director, and would need the truck to work on emergency calls.

Trustee Smith asked Supervisor if Director Potter could use the other DPS vehicles. Supervisor Kowall said no, the plow truck would not travel long distance and the other DPS vehicles were utilized daily.

Trustee Voorheis asked about the trucks labeling. Supervisor Kowall indicated the vehicle should be identified as a Township vehicle. Treasurer Roman agreed.

It was MOVED by Trustee Voorheis, seconded by Clerk Noble, to approve the purchase of the 2023 Dodge Ram for DPS in the amount of \$46,299.00. The motion carried with a voice vote: (6 yes votes).

G. RESOLUTION #24-037; ACCEPTING OFFER TO PURCHASE VACANT PARCEL ON GALE ISLAND IN WHITE LAKE TOWNSHIP

Treasurer Roman said the remaining lot received an offer of \$65,000.00 and the Township's realtor thought the offer was good. It is the only offer received for the lot.

It was MOVED by Treasurer Roman, seconded by Supervisor Kowall, to approve Resolution #24-037, Accepting Offer to Purchase Vacant Parcel on Gale Island in White Lake Township Subject to Attorney Review and authorized the Supervisor and Clerk to sign any required documents, and the proceeds of the sale go to the Improvement Revolving Fund. The motion carried with a voice vote: (6 yes votes).

FYI - CIVIC CENTER UPDATE

Supervisor Kowall said the land balancing contract was awarded; earth moving would begin this fall. There were meetings recently regarding the security and IT in the buildings. The bidding was open for the buildings, and bid opening would be August 1, 2024. The sewer taps were installed along the reconstruction site of Elizabeth Lake Road. The road will be cut and balanced shortly. Stanley Park will

begin construction sometime in the fall, the contract agreement had not been signed yet. The Triangle Trail was almost completed; a ribbon cutting will follow.

TRUSTEE COMMENTS

Trustee Voorheis welcomed Smart Bus to the Township. She reminded the audience that WOTA was also available. She welcomed everyone to join in at the fun at Rockin' the Farm this Saturday, July 20.

Treasurer Roman thanked Assessor Hieber and Andrea Grossi for their work on the Gale Island offer. He reminded the residents that tax bills could be provided in the Treasury Department, and are due without penalty until September 14, 2024.

Clerk Noble thanked Assessor Hieber for his work today, along with Deputy Pergament for her work on the BS&A contract. Ruggles Farm Stands opened today. Election training was moving forward

Trustee Ruggles participated in the Police Foundation gold outing and had a great time. He would be attending Rockin' the Farm. He complimented Assessor Hieber on the great job he is doing.

Trustee Smith said Walk for the Red is this Saturday and Sunday at the White-Water Carwash, from 10 a.m. to 3 p.m. She would be attending Rockin' the Farm as well; entry is \$5 for adults. The library has their summer reading program available for all ages, and they have a summer concert series. She encouraged everyone to vote in the August 6 election.

Supervisor Kowall commended Assessor Hieber on his work, and said he appreciated having him here. He appreciated Chief Holland's efforts as well. He gave a statement regarding the recent political violence, and encouraged civility among all.

ADJOURNMENT

**It was MOVED by Supervisor Kowall, seconded by Clerk Noble, to adjourn at 8:00 P.M.
The motion carried with a voice vote: (6 yes votes).**

Rik Kowall, Supervisor
Charter Township of White Lake

Anthony L. Noble, Clerk
Charter Township of White Lake