

CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Regular Board of Trustees Meeting
February 18, 2025

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
Mike Roman, Treasurer
Anthony L. Noble, Clerk
Scott Ruggles, Trustee
Steve Anderson, Trustee
Andrea Voorheis, Trustee
Liz Smith, Trustee

Also Present:

Sean O'Neil, Community Development Director
Daniel T. Keller, Chief of Police
John Holland, Fire Chief
Aaron Phillips, McCarthy & Smith
Brian Barrick, Beckett & Raeder Inc.
Lisa Hamameh, Township Attorney
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

Supervisor Kowall wanted to switch item 10 and item 11 on the agenda.

It was MOVED by Supervisor Kowall, seconded by Clerk Noble, to approve the amended agenda. The motion carried with a voice vote: (7 yes votes).

PUBLIC COMMENT

None.

CONSENT AGENDA

- A. REVENUE AND EXPENSES
- B. CHECK DISBURSEMENTS
- C. LIST OF BILLS
- D. DEPARTMENT REPORT - POLICE
- E. DEPARTMENT REPORT - FIRE
- F. DEPARTMENT REPORT - COMMUNITY DEVELOPMENT
- G. DEPARTMENT REPORT - TREASURER
- H. EMERGENCY LITIGATION - 8230 HIGHLAND ROAD (PONTIAC LAKE MOTEL)

It was **MOVED** by Treasurer Roman, seconded by Clerk Noble to approve the consent agenda as presented. The motion carried with a voice vote: (7 yes votes).

MINUTES

- A. APPROVAL OF MINUTES - SPECIAL BOARD MEETING, JANUARY 13, 2025
- B. APPROVAL OF MINUTES - REGULAR BOARD MEETING, JANUARY 21, 2025

It was **MOVED** by Trustee Voorheis, seconded by Clerk Noble to approve the special minutes of January 13, 2025, and the regular minutes of January 21, 2025, as presented. The motion carried with a voice vote: (7 yes votes).

NEW BUSINESS

- A. REQUEST TO APPROVE STANLEY PARK PHASE 1 BID AWARD

Director O'Neil stated that the rebidding process resulted in a \$60,000.00 savings from last year's bid. He added the construction is targeted to begin on April 15, 2025.

Aaron Phillips, McCarthy & Smith, said the bidding phase was successful, and five total bids were submitted. Two post-bid interviews were conducted with Cortis Brothers and Eagle Excavation. Cortis Brothers were vetted after the interviews, and a few alternatives have been discussed. 1- Asphalt paving, 2- additional parking spaces, 3- timber bollards, 4- an exercise station, and 5- additional sidewalks around the area. Alternates 1, 3, and 5 were proposed to be accepted.

Trustee Ruggles asked Mr. Phillips how many subcontractors would be brought in. Mr. Phillips said due to the way the state has the contract written, it would be initially awarded to Cortis Brothers, and then Cortis Brothers will subcontract out the pieces of the contract (asphalt paving, concrete curbing and gutters, landscaping) to a half dozen or so sub-contractors.

Director O'Neil said he felt the construction would go seamlessly due to Cortis Brothers being on site now for groundwork at the Civic Center site.

Trustee Anderson asked Mr. Phillips about overages. Mr. Phillips said allowances have been accounted for, and if they are unused, the allowances will be credited back to the Township. He added he is not anticipating many change orders.

It was **MOVED** by Trustee Voorheis, seconded by Trustee Smith to award the contract for \$1,907,400.00 to Cortis Brothers for Stanley Park Phase 1 and to allow the Supervisor to sign all documents. The motion carried with a roll call vote: (7 yes votes)
(Smith/yes, Ruggles/yes, Noble/yes, Kowall/yes, Roman/yes, Voorheis/yes, Anderson/yes).

- B. STANLEY PARK PHASE 2 GRANT DISCUSSION

Trustee Ruggles stated he and Supervisor Kowall met with the Parks and Rec Committee last Wednesday

to discuss the elements of Stanley Park Phase 2 construction and ways to itemize and apply cost savings to some of the elements. He said local contractors could construct some of the items at affordable prices. The Parks Committee agreed on the \$500,000 match and wanted input on the scope of the grant elements.

Supervisor Kowall said it makes sense to commit to a budget. The bathroom facility will score high for the grant, and the Board should collaborate on the remaining items. He added that the realistic timeline for the Phase 2 construction would be sometime in 2027.

Trustee Voorheis thanked Supervisor Kowall and Trustee Ruggles for their attendance and input at the meeting.

Director O'Neil stated that it was important to determine a project scope this evening as the deadline for the grant submittal is due in April.

Trustee Smith asked if the scope could be vague to allow for fluidity in element choices. Brian Barrick, of Beckett & Raeder (BRI) said yes, but it needed to be firm enough so the State is aware of what is being requested. He said the scale didn't need to be specified necessarily, but a recreation area would need to be specifically defined. He added the goal is to maximize the Township's dollars throughout the process and to be cautious about what is being promised.

Treasurer Roman asked Mr. Barrick how much a pickleball court would cost. Mr. Barrick said it could be anywhere around \$75,000 upward.

Trustee Ruggles said the exercise station is a waste, and children wouldn't be able to use it. He added that the residents at Trailside Meadow want to replace their exercise station in their development with something more practical.

Supervisor Kowall said he recommends the remodel/replacement of the bathroom facility, up to 4 picnic pods, and the lakeshore pavilion as there will be room for flexibility with those elements.

Director O'Neil suggested an additional element to request as a wish list item if there is room in the budget. Mr. Barrick recommended an item that would be smaller financially. The Board suggested a basketball court. Director O'Neil added that pickleball courts could be chosen, but if the costs were over the grant funding, the Township would be paying for the cost overage.

Mr. Barrick suggested a modified disc golf course.

Trustee Smith suggested swapping out the exercise station for a pickleball court, or a basketball court if the pickleball court costs come in high.

It was **MOVED** by Supervisor Kowall, seconded by Trustee Smith, the Stanley Park Phase 2 elements are: the remodel or construction of bathroom facilities, a lakeside pavilion, up to 4 picnic pods, and up to two multi-use sports court to hold in reserve. The motion carried with a voice vote: (7 yes votes).

C. RESOLUTION #25-002; TO REFUND THE BALANCE OF FUNDS COLLECTED ON SPECIAL ASSESSMENT DISTRICT KNOWN AS EMERGENCY SEWER CONNECTIONS 2015-01

Assessor Heiber said the refunds are overpayments due to contingencies for the 2015 installation of emergency sewers. Six parcels are affected. DPS will handle the connections going forward, so the overages will be eliminated since DPS will be able to provide exact costs. Refunds will be issued within the next 30 days.

It was **MOVED** by Supervisor Kowall, seconded by Clerk Noble to approve Resolution #25-002; to Refund the Balance of Funds Collected on Special Assessment District Known as Emergency Sewer Connections 2015-01. The motion carried with a voice vote: (7 yes votes).

D. RESOLUTION #25-003; GOOSE ROUND UP TWIN LAKES VILLAGE IMPROVEMENT ASSOCIATION (TULL LAKE) 2025-2029

It was **MOVED** by Trustee Voorheis, seconded by Treasurer Roman, To Approve Resolution #25-003; Goose Round Up Twin Lakes Village Improvement Association (Tull Lake) 2025-2029. The motion carried with a voice vote: (7 yes votes).

E. REQUEST TO APPROVE CONSTRUCTION TRANSFER REQUEST

Treasurer Roman said Director Homeister budgeted money to come out of General, Police, and Fire funds to be moved to the Improvement Revolving Fund to help pay for the new buildings. The money that would have been put into Police and Fire retiree healthcare this year will also be put into the Improvement Revolving Fund. Treasurer Roman added that the retiree healthcare fund is doing very well.

Chief Keller expressed his concerns about moving additional funds from the police budget. He asked the Board to be cognizant of the finances involving the public safety millages as he wants to be able to fund the same high level of service in the future for the citizens of White Lake.

Chief Holland said his thoughts mirror Chief Keller's statement. He added he is unsure how this transfer will affect his budget and financial commitments. He stated he has a significant financial obligation with the ambulance purchase this spring.

Treasurer Roman stated the Board has always kept an eye out for the Police and Fire budgets including some nice pay raises because it was the right thing to do. He added the numbers were run by the Finance Director, and she would have informed the Board of any issues.

Supervisor Kowall reminded of the significant offset in lieu of the contributions to retirement healthcare.

It was **MOVED** by Treasurer Roman, seconded by Trustee Ruggles to transfer from the funds listed below to the Improvement Revolving Fund to help pay for the hard costs of the civic center construction - General Fund: \$500,000 Police Dept: \$500,000 Fire Dept: \$500,000. The motion carried with a roll call vote: (7 yes votes). (Noble/yes, Kowall/yes, Ruggles/yes, Smith/yes, Roman/yes, Voorheis/yes, Anderson/yes).

F. REQUEST TO APPROVE PROPOSAL FOR SEWER REVENUE SUFFICIENCY ANALYSIS AND SEWER RATE STRUCTURE AND CONNECTION FEE REVIEW

Supervisor Kowall said the DPS Advisory Committee has recommended a study to determine the use of the sewer revenue and the future use of the system. The study will be useful in sewer contract negotiations with Commerce Township. The last study was done 20 years ago.

Trustee Anderson asked Supervisor Kowall what the cost was based on. Supervisor Kowall said it was based on the entire sewer system.

It was **MOVED** by Supervisor Kowall, seconded by Treasurer Roman to approve Stantec to complete an analysis for sewer revenue sufficiency, for a fixed fee price of \$31,825. The motion carried with a roll call vote: (7 yes votes).

(Ruggles/yes, Voorheis/yes, Smith/yes, Anderson/yes, Noble/yes, Roman/yes, Kowall/yes).

OLD BUSINESS

A. SECOND READING; CONSIDER AMENDMENT TO CHAPTER 18, ARTICLE II, OF THE TOWNSHIP FIRE CODE

It was **MOVED** by Clerk Noble, seconded by Supervisor Kowall to adopt the amendment to Chapter 18, Article II of the Township Fire Code. The motion carried with a voice vote: (7 yes votes).

B. SECOND READING; REZONING REQUEST - 4001 CARON RIDGE

It was **MOVED** by Clerk Noble, seconded by Treasurer Roman, to adopt the rezoning request of 4001 Caron Ridge from R1-A Single Family Residential to Suburban Farm. The motion carried with a voice vote: (7 yes votes).

TRUSTEE COMMENTS

Trustee Smith said the Friends of the Library Book Sale is March 12-15, 2025. The library's 50th-year celebration continues throughout the year. She encouraged all women to check their heart health.

Trustee Voorheis wished the Police Department good luck at the Polar Plunge this weekend. She asked residents to look out for their neighbors during the cold weather.

Trustee Ruggles said the next Planning Commission meeting is March 6, 2025.

Clerk Noble thanked Assessor Hieber and his staff for their work on the tax assessments.

Trustee Anderson said the ZBA met on January 23, 2025. Five cases were heard: four were approved and one was postponed. The ZBA will not meet this month. He added he met with the Lakes Area Chamber and was happy to represent the Township at upcoming events. He said he was excited to attend the MTA with his fellow Board members.

Treasurer Roman thanked Mr. and Mrs. Earley for their attendance, and for all watching at home. If you still owe property taxes, they are late but can still be paid at the Township until the end of the month.

Supervisor Kowall advised everyone to bring their pets inside and to be mindful of their water spigots. Construction of the new buildings is going well; foundation walls are going up. He is looking forward to seeing fellow Township officials at the upcoming MTA.

CLOSED SESSION

- A. APPROVAL TO RECESS INTO CLOSED SESSION TO CONSIDER ATTORNEY/CLIENT PRIVILEGED COMMUNICATION IN ACCORDANCE WITH MCL 15.268(1)(h).

It was **MOVED** by Supervisor Kowall, seconded by Clerk Noble to recess into closed session to consider attorney/client privileged communication in accordance with MCL 15.286(1)(h) at 7:40 P.M. The motion carried with a roll call vote: (7 yes votes).
(Ruggles/yes, Smith/yes, Noble/yes, Kowall)

It was **MOVED** by Supervisor Kowall, seconded by Trustee Anderson to return to open session at 8:31 P.M. The motion carried with a voice vote: (7 yes votes).

ADJOURNMENT

It was **MOVED** by Supervisor Kowall, seconded by Trustee Anderson to adjourn at 8:31 P.M. The motion carried with a voice vote: (7 yes votes).

Rik Kowall, Supervisor
Charter Township of White Lake

Anthony L. Noble, Clerk, MiPMC
Charter Township of White Lake