

CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Regular Board of Trustees Meeting
May 20, 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
Aaron Potter, Director of DPS
Dave Hieber, Township Assessor
Daniel T. Keller, Chief of Police
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 Voorheis, to approve the agenda as presented.
The motion carried with a voice vote: (7 yes votes).

PUBLIC COMMENT

Mike Powell, 4700 Cornerstone Drive, thanked the Board for consideration to his appointment as a Township consultant working in a part time capacity.

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

MINUTES

- A. APPROVAL OF MINUTES - REGULAR BOARD MEETING, APRIL 15, 2025
- B. APPROVAL OF MINUTES - SPECIAL BOARD MEETING, APRIL 22, 2025

It was **MOVED** by Trustee Anderson, seconded by Clerk Noble, to approve the minutes of the regular Board meeting of April 15, 2025, and the minutes of the Special Board meeting of April 22, 2025. The motion carried with a voice vote (7 yes votes).

PRESENTATIONS

- A. POLICE DEPARTMENT PROMOTION TO SERGEANT - JESSICA SNOW

Chief Keller acknowledged Officer Snow's family, who were in attendance this evening, and presented her achievements. She will be the first female officer in the history of the White Lake Police Department to be promoted to sergeant. She was sworn in by Clerk Noble and pinned by her husband, Justin.

- B. FIRE DEPARTMENT OFFICIAL SWEARING IN OF FIREFIGHTERS/EMT'S - MARK BIRKHOLZ AND NATHANIEL JENKS, AND RECOGNITION OF FIREFIGHTER/MEDIC JOSEPH DOULETTE FOR COMPLETION OF PARAMEDIC SCHOOL

Chief Holland recognized Firefighter/EMTs Mark Birkholz and Nathaniel Jenks. They both were sworn in by Clerk Noble and pinned by their wives.

Chief Holland also acknowledged and recognized Firefighter/Medic Joseph Doulette for his completion of Paramedic School.

Supervisor Kowall stated he received Chief Holland's notice of retirement with mixed emotions. Chief Holland has served the Township for 40 years. He thanked him for his service to the Township over the years and his dedication to the welfare and safety of Township residents.

PUBLIC HEARING

- A. PUBLIC HEARING TO HEAR COMMENTS ON THE IMPROVEMENTS KNOWN AS ROUND LAKE SOUTH/WEST SEWER MAIN SPECIAL ASSESSMENT DISTRICT

It was **MOVED** by Supervisor Kowall, seconded by Trustee Smith, to open the public hearing on the improvements known as Round Lake South/West Sewer Main Special Assessment District at 6:52 P.M. The motion carried with a roll call vote: (7 yes votes) (Kowall/yes, Smith/yes, Ruggles/yes, Noble/yes, Voorheis/yes, Roman/yes, Anderson/yes).

Steven Zagurny, 1320 Clearwater, stated his concerns about access to his home during the construction of the project. He also wanted to see consideration for senior citizens and their finances during this process.

Kevin Perrone, 9645 Caprice, asked if there is anything that can be done to oppose the project. He stated he is opposed to the project.

Mary Luark, 1476 Orchard, spoke in opposition to the sewer SAD.

Wayne Patterson, 9530 Cooley Lake Road, stated he filed a formal letter of protest and has requested information about the project.

Patricia Smith, 1283 Grove Point, stated her concerns about the nearby contamination in the area, and asked if water would be brought down to the area soon.

Ron Krause, 1475 Midway, spoke in opposition to the sewer.

Bruce Greenberg, 1253 Grove Point Drive, asked about the breakdown of the sewer-related fees.

Ryan Brown, 9508 Round Lake, spoke in support of the sewer SAD.

Charles Dorrell, 9360 Cooley Lake Road, stated there is a lot of bad water around the Round Lake/Cooley Lake area and was concerned if the sewers are going in, the County might want to upgrade the water system in the area. He did not want to pay for the same project twice.

Supervisor Kowall directed all resident questions about the SAD to the DPS Department, more specifically, to contact Director Potter, Director of the DPS Department.

It was MOVED by Supervisor Kowall, seconded by Trustee Smith, to close the public hearing at 7:06 P.M. The motion carried with a voice vote: (7 yes votes).

Treasurer Roman clarified that the project is strictly for the sewer main and does not include sewer hookup costs. He added that property owners will not be required to hook up to the sewer system unless their septic system fails. He made the audience aware of available financial help through Oakland County's Neighborhood and Housing Development Department. It is a loan that is 100% deferred, and the principal of the loan is paid in the future when the property owner moves or leases their home. There are no payments or interest charged on the principal. He added that there are qualification requirements based on the property owner's income. Additional information can be found by calling 248-858-5401.

Supervisor Kowall stated that under law, the Township is required to have procedural processes for the SAD. The public hearing is the beginning of the procedural process. Supervisor Kowall also added that the Board has approved the Emergency Sewer Hook-up Program. The program has money set aside to help those who are required to connect to the sewer after a septic failure. The SAD will be an improvement to the affected homeowner's property value and will also improve the conditions of the lake.

Assessor Hieber stated the SAD is petition-based and was petitioned in late 2023. The Board took action on an intention resolution in January of 2024. 100 parcels were notified; 57 parcels signed the petition to proceed with the SAD, and 43 parcels did not sign the petition. The petition was originally priced at 1,300,030.00. The intention resolution authorized Director Potter to go out to bid for the engineering costs of the project, and DLZ was the lowest bidder. Bids for the construction costs of the SAD were

opened on May 6, 2025. If the Board moves forward with establishing the parcels in the district, then the next public hearing to assess the price per parcel will be at the June 2025 Board meeting.

Treasurer Roman said the assessed price per parcel will include the petition price plus a 10% contingency, which will be divided among the SAD participants. Any incurred overage costs will be picked up by the Township's sewer system. The sewer system is paid for from sewer fees, not property taxes.

Ron Krause, 1475 Midway, said he understood the petition must have over 50% yes signatures to move forward. He claims there are not enough yes signatures on the petition.

Director Potter clarified that Michigan's public health code requires a connection to sewer if the property has a septic failure and is within 200' of the sewer main. The Township does not mandate connections, but if there is a sewer in front of a property with a failed septic system, the homeowner will be required to connect to the available sewer, per Michigan's public health code.

NEW BUSINESS

- A. RESOLUTION #25-009; TO DETERMINE THE SUFFICIENCY OF PETITIONS AND NECESSITY OF IMPROVEMENTS AND DESIGNATING SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS ROUND LAKE SOUTH/WEST SEWER MAIN SPECIAL ASSESSMENT DISTRICT

Director Potter reiterated that any questions or clarification regarding the project can be directed to the White Lake DPS Department. He encouraged residents to make an appointment to get answers to their questions.

Treasurer Roman said the hearing for the confirmation of the Round Lake South/West Sewer Main SAD roll will be at the June 17, 2025, Board meeting.

It was MOVED by Supervisor Kowall, seconded by Trustee Voorheis, to approve Resolution #25-009; to determine the Sufficiency of Petitions and Necessity of Improvements and Designating a Special Assessment District to Be Known as Round Lake South/West Sewer Main Special Assessment District. The motion carried with a roll call vote: (7 yes votes). (Voorheis/yes, Anderson/yes, Roman/yes, Smith/yes, Ruggles/yes, Noble/yes, Kowall/yes).

- B. REQUEST FOR TENTATIVE AWARD OF CONSTRUCTION CONTRACT - ROUND LAKE SW SANITARY SEWER SAD

Director Potter reiterated that the public bid opening for the construction of the project was held on May 6, 2025. Two qualified bids were received, and DPS requests that the Township Board award the construction contract to the lowest bidder, Superior Excavating, pending the confirmation of the roll. The award is contingent on the confirmation of the SAD roll at the June 17, 2025, Board meeting.

It was MOVED by Supervisor Kowall, seconded by Treasurer Roman, to award the tentative construction contract to Superior Excavating, pending the confirmation of the roll for the Round Lake SW Sanitary Sewer Extension SAD for the amount of \$1,123,258.00. The motion carried with a roll call

vote: (7 yes votes) (Kowall/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Anderson/yes, Roman/yes, Noble/yes).

Treasurer Roman clarified that if the project does go through, the property owner will not pay quarterly sewer fees until they tap into the sewer system. The quarterly fee is \$206, and the grinder pump is included.

Andrew Palmer, 9534 Round Lake Road, said he was the original petitioner and explained that the SAD costs will be divided over 15 years.

C. REQUEST TO APPROVE AMENDED PLANNED BUSINESS DEVELOPMENT AGREEMENT – WALMART

Director O'Neil reviewed the applicant's request. Walmart will be constructing a small addition on the west side of the building to allow for grocery pickup. The Planning Department and the Planning Commission did not find any issues with the request.

It was MOVED by Clerk Noble, seconded by Treasurer Roman, to approve the amended Planned Business Development agreement for Walmart, subject to attorney review, and to allow the Supervisor to execute the document. The motion carried with a voice vote: (7 yes votes).

D. RESOLUTION #25-011; APPROVING THE RESIDENTIAL REFUSE COLLECTION AGREEMENT WITH PRIORITY WASTE - 2026-2032

Supervisor Kowall thanked Deputy Pergament for her work on the agreement.

Deputy Pergament said the garbage contract with Priority expires at the end of the year. A competitive bid was sent out, and three bids were received: Priority Waste represented by Dan Venet who is present at the meeting, Waste Management, and Red Bull Sanitation. Waste Management came to the bid opening with a no-bid letter. Deputy Pergament added that Red Bull Sanitation is a newly formed company and was not able to answer some of the questions provided to them.

Deputy Supervisor Pergament asked the bidders about a five and seven year contract and options for maintaining the current bins, as well as options to upgrade to the recycling carts. She stated she is recommending the bid from Priority Waste for a seven-year contract, which will allow the Township to lock in the current pricing for an additional two years.

Supervisor Kowall said the question remains whether to make the recycling cart an option or include it as part of the bid.

Deputy Supervisor Pergament added that Priority Waste is willing to stay with the bins allowing residents to keep the smaller bins, but she quoted an option to include an upgrade to the 65-gallon recycling carts.

In response to Treasurer Roman's inquiry about the agreement, Deputy Pergament said the contract was standard terms and conditions and that it was already reviewed by Township counsel. Priority Waste agreed to the terms of the contract.

Trustee Ruggles asked Deputy Supervisor Pergament if the option including the recycling cart was approved, would the residents be responsible for the cost. Deputy Supervisor Pergament confirmed it would be part of the contract price if the Board chose that option. Trustee Ruggles stated he wants to leave the cart upgrade option up to the resident. She added that some of the residents have already purchased their recycling carts and that might be best.

Trustee Anderson asked where the option for recycling carts came from. Deputy Supervisor Pergament said she has received complaints from neighbors about recycling blowing away from the uncovered bins.

Trustee Anderson asked approximately how many in the Township had carts versus how many had bins.

Dan Venet, VP of Municipal Sales, Priority Waste, said he guessed half of the Township has recycling carts, the remainder would have bins.

Supervisor Kowall stated that the residents should have a choice if they want to purchase their recycling carts.

It was **MOVED** by Clerk Noble, seconded by Trustee Anderson, to amend Resolution #25-011, approving the waste collection contract with Priority Waste to authorize Option #1, a seven-year contract with a 95-gallon refuse cart and an 18-gallon recycling bin. This option includes 400 vehicles during the Township's Hazardous Waste Event at no additional charge and authorizes the Township Supervisor to execute all legal documents included in the agreement. The motion carried with a roll call vote: (7 yes votes). Kowall/yes, Noble/yes, Roman/yes, Voorheis/yes, Smith/yes, Ruggles/yes, Anderson/yes).

E. RESOLUTION #25-010; TENTATIVELY DECLARING ITS INTENTION TO ESTABLISH A SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS 2026-2032 RESIDENTIAL REFUSE COLLECTION PROJECT

Assessor Hieber noted that the cost estimate to notify the taxpayers is slightly under \$10,000. Supervisor Kowall stated he would include language in the motion regarding notification if the costs to notify residents of the SAD exceed \$10,000.

It was **MOVED** by Supervisor Kowall, seconded by Clerk Noble, to approve Resolution #25-010; Tentatively Declaring its Intention to establish a Special Assessment District to be known as 2026-2032 Residential Refuse Collection and, in the event the public notification expenditure exceeds \$10,000, the board will be notified. The motion carried with a roll call vote: (7 yes votes). (Kowall/yes, Smith/yes, Ruggles/yes, Noble/yes, Anderson/yes, Voorheis/yes, Roman/yes).

Treasurer Roman thanked Assessor Hieber for his work on the residential refuse collection SAD.

F. 2025 OPEB EMPLOYER CONTRIBUTIONS

Treasurer Roman said it is time to look at the retirement healthcare fund. He recommended a change – instead of asking police and fire to contribute, he asked the Board to allocate \$200,000 from current tax interest income towards the employer contribution this year. The reason behind this was due to the financial contributions both Police and Fire made to the new Public Safety building, and the contribution from the current tax interest income would help relieve the strain on their budgets.

It was MOVED by Supervisor Kowall, seconded by Clerk Noble, to approve the 2025 OPEB contributions. The motion carried with a voice vote: (7 yes votes).

G. INDEPENDENT CONSULTANT AGREEMENT - MIKE POWELL

Supervisor Kowall stated this agreement will allow Mr. Powell to serve the Township as a consultant and as an alternate on the Zoning Board of Appeals. He was previously unable to serve on the Zoning Board of Appeals as an alternate due to his status as a part-time employee. As a consultant, he will be able to serve on the Zoning Board of Appeals and offer his engineering services to the Township.

Trustee Anderson asked for clarification on the established pay per hour. Supervisor Kowall said it was established with his initial part-time employment agreement.

It was MOVED by Treasurer Roman, seconded by Trustee Smith, to approve the Independent Consultant agreement for Mike Powell. The motion carried with a voice vote: (7 yes votes).

H. REQUEST TO CONSIDER PROPOSALS TO DEMOLISH CINDER BLOCK BUILDING AT STANLEY PARK

Supervisor Kowall said the renovations or replacement of the building are a part of the Stanley Park Phase Two Land and Water grant application. Three bids were received for demolition: Cortis Brothers, RJ Hoffman, and Milford Contracting. Milford Contracting was the lowest bidder at \$5,476. Supervisor Kowall said he contacted Aaron Phillips from McCarthy and Smith about the integrity of the building. Mr. Phillips stated that the building appeared salvageable, although additional support construction would be needed. Supervisor Kowall wanted to pursue the option of saving the building as a measure of cost savings.

Supervisor Kowall recommended that the Board consider the demolition bid, but the Board could wait while a budget for renovating the existing building was evaluated. He wanted to explore due diligence on the potential repair and renovation of the building.

Mike Powell, 4700 Cornerstone, stated he was not in favor of eliminating Township assets before all aspects are considered. He would like the opportunity to evaluate it as a structural engineer to determine if the building is salvageable.

Trustee Anderson asked Mr. Powell if he had seen the structure. Mr. Powell said he took a preliminary look at the building a few years back, but not with its current intended use in mind.

Clerk Noble said he also spoke with Mr. Phillips, and the area where the cinder block building sits now would make a great location for the pickleball courts.

Trustee Anderson said he went to Stanley Park to look at the building and did not see a value in keeping it. He added that it will be better to go ahead and start fresh.

Mr. Powell said last time he looked at the building, it looked like the skeleton of a beautiful building.

Treasurer Roman said Mr. Phillips said renovation to the building is possible, but it would be significantly more than constructing a new building. He added that renovating the existing building will force the Township to use its existing footprint.

Trustee Smith said constructing a new building elsewhere on the site could be an opportunity to optimize recreational use for the park, due to the topography of the lot. The area where the current building sits is one of the only flat areas in the park, and the restrooms could be shifted elsewhere on the site.

Trustee Anderson stated the Board wants to respond to the recreational uses the residents want. He said the construction of the new buildings looks like it is for Township staff, and demolishing the existing building makes an opportunity to provide residents with their desired recreational uses.

It was MOVED by Trustee Anderson, seconded by Clerk Noble, to approve the lowest bid from Milford Contracting to demolish the cinder block building at Stanley Park, not to exceed \$5,470. The motion carried with a roll call vote: (5 yes votes). (Voorheis/no, Anderson/yes, Roman/yes, Kowall/no, Noble/yes, Ruggles/yes, Smith/yes).

Trustee Smith stated she did not agree with Trustee Anderson's comments. The Board is not building for them; they are building for the residents. It was important to her to listen to the residents, and the residents made it loud and clear that they want more recreational opportunities.

Trustee Ruggles asked Mr. Powell how the footings would be discovered. Mr. Powell said he would try with a shovel to determine if the depth of the footings is frost-resistant. Trustee Ruggles said the current building is in disrepair.

Supervisor Kowall added that the plan submitted for the grant shows a specific location for the building, and the Board is deciding what to do with the park before the Parks and Recreation Committee weighs in. He said it would be right to consult the Committee on their thoughts first. Trustee Voorheis agreed.

The Board further discussed the options of renovating versus demolishing the building.

Mary Earley, 5925 Pine Ridge Court, spoke in favor of demolishing the building.

Trustee Voorheis stated the Board should have more trust in their Parks and Recreation Committee.

- I. REQUEST TO APPROVE MARINE PATROL AGREEMENT BETWEEN OAKLAND COUNTY AND WHITE LAKE TOWNSHIP 2025- 2030

Supervisor Kowall stated this is a marine agreement for patrol on Pontiac Lake throughout the summer months.

It was MOVED by Clerk Noble, seconded by Treasurer Roman, to approve the Marine Patrol Agreement Between Oakland County and White Lake Township 2025- 2030. The motion carried with a voice vote: (7 yes votes).

J. REQUEST TO APPROVE MILLER CANFIELD BOND COUNSEL ENGAGEMENT LETTER FOR SPECIAL ASSESSMENT BONDS FOR ROUND LAKE SEWER SAD

Treasurer Roman said Attorney Hamameh reviewed the engagement letter. Miller Canfield is a reputable bond counsel.

It was MOVED by Treasurer Roman, seconded by Clerk Noble, to Approve Miller Canfield Bond Counsel Engagement Letter for Special Assessment Bonds for Round Lake Sewer SAD, and for the Supervisor to Execute. The motion carried with a voice vote: (7 yes votes).

OLD BUSINESS

A. REQUEST TO APPROVE REVISED TRI-PARTY COST PARTICIPATION AGREEMENT BETWEEN WHITE LAKE TOWNSHIP AND OAKLAND COUNTY ROAD COMMISSION - RIGHT OF WAY ACQUISITION FOR PONTIAC LAKE ROAD - MARGIE DRIVE TO KINGSTON STREET

Supervisor Kowall stated that Oakland County made an error on the last document, so the revised agreement must be re-approved. The agreement is standard and non-negotiable.

It was MOVED by Treasurer Roman, seconded by Supervisor Kowall, to approve the Tri-Party Cost Agreement between White Lake Township and Oakland County Road Commission – Right of Way Acquisition for Pontiac Lake Road – Margie Drive to Kingston Street. The motion carried with a roll call vote: (7 yes votes). (Kowall/yes, Roman/yes, Noble/yes, Smith/yes, Voorheis/yes, Anderson/yes, Ruggles/yes).

FYI - CIVIC CENTER UPDATE

Supervisor Kowall said decking is being installed at the Township Hall, and the structural steel is being installed at the gun range at the Public Safety Building.

Director O'Neil said there is a scheduled meeting tomorrow about the timber frame construction at for the new Township Hall.

TRUSTEE COMMENTS

Trustee Voorheis said May is a historical month for the Township with the first female police sergeant and with Chief Holland's 40 years of service. She wished everyone a safe and happy holiday.

Treasurer Roman thanked the Earley's for coming out tonight.

Trustee Anderson thanked Director Potter for his education on the water and sanitary systems. The ZBA will be meeting this Thursday. He hopes everyone has a safe and happy Memorial Day.

Trustee Ruggles said the Planning Commission will meet on June 5, 2025. He thanked Chief Holland for his years of service.

Clerk Noble wanted to take a moment of silence for the fallen police officers during police week. He thanked Deputy Supervisor Pergament for her diligent work on the garbage contract. He thanked Chief Holland for his 40 years of service.

Trustee Smith thanked the library for recognizing her at their Volunteer Appreciation Breakfast. She said it was wonderful to see a full room of community volunteers. Last week was Police Week, and she wanted to thank Clerk Noble and all of the Township officers. The Police Open House is June 8, 2025. She said history was made tonight and congratulated Sergeant Snow. She thanked Chief Holland for his work as a leader in the community and for being the longest tenured employee at the Township. Supervisor Kowall thanked Deputy Pergament for her commitment and attention to detail.

ADJOURNMENT

It was **MOVED** by Supervisor Kowall, seconded by Treasurer Roman, to adjourn at 8:42 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