

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

CALL TO ORDER

Supervisor Kowall called the meeting to order at 6:30 P.M. He then 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
Michael Powell, Trustee

Also Present:

Daniel T. Keller, Chief of Police
Aaron Potter, Director of DPS
David Hieber, Assessor
Lisa Hamameh, Township Attorney
Stu Pettitt, Straub Pettitt Yaste
Aaron Phillips, McCarthy & Smith
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

Supervisor Kowall wanted to add a presentation under 7D.

It was **MOVED** by Supervisor Kowall, seconded by Trustee Powell to approve the agenda as amended.

The motion carried with a voice vote: (7 yes votes).

PUBLIC COMMENT

Andrea Pawelkowski, 419 Oxbow Court, spoke regarding a neighbor who removed their storm drain and was causing flooding onto her property.

Supervisor Kowall closed the public comment at 6:34 P.M.

CONSENT AGENDA

- A. REVENUE AND EXPENSES
- B. CHECK DISBURSEMENTS
- C. BUDGET AMENDMENTS
- D. DEPARTMENT REPORT - POLICE
- E. DEPARTMENT REPORT - FIRE

- F. DEPARTMENT REPORT - COMMUNITY DEVELOPMENT
- G. DEPARTMENT REPORT - TREASURER
- H. APPOINTMENTS - ZONING BOARD OF APPEALS, PARKS & RECREATION, AND CORRIDOR IMPROVEMENT AUTHORITY

It was **MOVED** by Treasurer Roman, seconded by Trustee Voorheis 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, NOVEMBER 28, 2023
- B. APPROVAL OF MINUTES - SPECIAL BOARD MEETING, DECEMBER 19, 2023
- C. APPROVAL OF MINUTES - REGULAR BOARD MEETING, DECEMBER 19, 2023

It was **MOVED** by Trustee Powell, seconded by Clerk Noble to approve the minutes as corrected by the Clerk's office. The motion carried with a voice vote: (7 yes votes).

PRESENTATION

Supervisor Kowall shared Chief Holland was awarded the Lakes Area Chamber of Commerce United Restoration Disaster Service First Responder of the Year award. The Board recognized Chief Holland's achievement.

NEW BUSINESS

- A. REQUEST TO APPROVE BID FOR VEGETATION CLEARING FOR NEW CIVIC CENTER DEVELOPMENT

Aaron Phillips, McCarthy & Smith, presented the bid package for the tree clearing at the Civic Center development site. The trees that would be felled would be done during the bat migration off season; the felling needed to be completed before March 31st. 80 trees would come down, mostly scrub and dead trees. Some trees would be used for harvesting and staged in preparation for milling to be reused inside the new Township Hall and Public Safety buildings.

There were seven bids ranging from \$14,750 to \$149,080. The project team conducted thorough post bid interviews. After the interviews, McCarthy & Smith proposed to accept the bid from Cortis Brothers Trucking and Excavating in the amount of \$13,750. The cost would be included in the total GMP (Guaranteed Maximum Price) once the total price of the project is bid out.

Trustee Smith asked if there were trees that would be saved. Mr. Phillips confirmed.

Supervisor Kowall said the Township was acutely aware of the forestry on the site, and many good trees on the site would be saved.

It was **MOVED** by Treasurer Roman, seconded by Clerk Noble, to approve the bid for vegetation clearing from Cortis Brothers Trucking & Excavating Inc for a total not to exceed \$13,750.00. The motion carried with a voice vote: (7 yes votes).

B. REQUEST TO APPROVE FURNITURE SUPPLIER FOR NEW CIVIC CENTER BUILDINGS

Trish Pergament, Deputy Supervisor, said the Furniture Committee was tasked with visiting three different furniture vendors. The group conducted the visits, met after the visits to discuss impressions, and after all discussions, the group felt that NBS Steelecase would be the best vendor for the Township. All three companies had governmental contracts. The committee also gathered feedback from other users of the three vendors prior to making their selection. NBS Steelecase received glowing feedback from different governmental users. The White Lake Library had also used NBS Steelecase and were very happy with their decision.

Trustee Smith said she was there when the library chose NBS Steelecase, and wanted to know if there were more examples given. Deputy Pergament said yes, and NBS had a showroom the committee visited previously.

Mr. Pettitt added he has worked with all of the furniture vendors.

It was MOVED by Treasurer Roman, seconded by Trustee Voorheis to use NBS Steelecase for furniture and all other related needs as seen fit. The motion carried with a voice vote: (7 yes votes).

C. RESOLUTION #24-001; TENTATIVELY DECLARING ITS INTENTION TO ESTABLISH A SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS ROUND LAKE SOUTH/WEST SEWER MAIN

Supervisor Kowall said this area had a rate of high septic failure.

Assessor Hieber said the petition that went along with the resolution was resident based, and he had worked with Director Potter and DLZ to create a map with the proposed sewer lines and the parcels that would benefit. A letter was sent to the residents to see if there was interest, and 58% of the owners were in favor. This would include the former Mamma Mia's and Ivory Farm sites.

Supervisor Kowall asked what the land mass coverage of the proposed utility would be. Assessor Heiber said 94% land mass would be covered.

Trustee Powell briefly went over the Special Assessment District (SAD) process with the audience in attendance.

Treasurer Roman added that if a septic system failed and the sewer line was available, the homeowner would be required by ordinance and state law to connect to the sewer. The connection could be cheaper than a new septic field, and the Township had a program in place to help with the financial burden of the connection costs.

Supervisor Kowall opened the public hearing at 7:14 P.M.

Andrew Palmer, 9534 Round Lake, wanted verification of the 10-year loan process for the sewer connection. Supervisor Kowall said the septic system had to be deemed in failure by the Oakland County Health Department to qualify for the program.

William Page, 9629 Caprice, spoke in opposition to the proposed sewer main project.

Patricia Smith, 1283 Grove Point Drive, asked if the Mamma Mia property would be included in the SAD. She also wanted to know how much the Ivory Farm property would pay into the SAD. Supervisor Kowall clarified that sewer fees were based on REUs, and any additional REUs would need to be paid for by the interested party. Director Potter added that the Township could not block the commercial property from building sewer, and added that the residential properties needed the commercial properties land mass for their SAD.

Benjamin Kraft, 1332 Clearwater, spoke in favor of bringing sewer to the neighborhood.

Mary Luark, 1476 Orchard Drive, asked about engineered fields.

Andrew Palmer, 9534 Round Lake, said he and Mr. Kraft were the pioneers for the project, and gave the residents information and literature to review.

Gary Jones, 9508 Round Lake, said he had lost five different buyers on his home due to the home being on septic.

John Schmidt, 1245 Grove Point, said the failing septic fields were ruining the lake.

Jeff Kubic, 1346 Clearwater, said his septic was in a failing state for 8 years, and was in favor of the assessment.

Attorney Hamameh said the administrative costs would be rolled into the SAD if it went forward. If the SAD did not proceed, the Township would have to eat the administrative costs.

Colleen Schmidt, 1245 Grove Point, thanked the Township for their help in initiating the SAD process.

Kevin Perrone, 9645 Caprice, said he had lived on septic his entire life without problem, and spoke in opposition.

Charles Durrel, 9650 Cooley Lake, was conflicted about the costs involved with the project.

Supervisor Kowall closed the public hearing at 7:56 P.M.

Trustee Powell added the installation of sewer would greatly improve the condition of the lake. He is in favor of the SAD to help residents tie in.

Trustee Smith thanked the audience for their comments this evening.

Attorney Hamameh said tonight's resolution proposed the next public hearing date for April 16, 2024, if the resolution was passed. Supervisor Kowall said if the engineering drawings were delayed, the Township reserved the right to reschedule the public hearing.

**It was MOVED by Trustee Powell, seconded by Trustee Ruggles to tentatively declare its intention to establish a Special Assessment District to be known as Round Lake South/West Sewer Main. The motion carried with a roll call vote: (7 yes votes)
(Voorheis/yes, Powell/yes, Roman/yes, Kowall/yes, Noble/yes, Smith/yes, Ruggles/yes).**

The Board recessed at 8:04 P.M. The Board return from recess at 8:10 P.M.

D. FIRST READING; AMENDMENT TO FEE ORDINANCE, ORDINANCE NO.129 (DPS)

Director Potter said he missed the last amendment to the fee ordinance and had a few changes he wanted to include. He wanted to update the current water rates, and remove the sections that did not apply to the Township.

Trustee Powell asked for clarification on the redlined items. Director Potter said those items were approved in 2021 after the completion of the water rate study, but weren't reflected in the fee ordinance.

It was MOVED by Treasurer Roman, seconded by Clerk Noble to move the Amendment to the Fee Ordinance, Ordinance No.129 to second reading. The motion carried with a voice vote: (7 yes votes).

E. RESOLUTION #24-002; TO APPROVE WAGE INCREASE FOR ELECTION WORKERS

Clerk Noble said he met with the Election Commission earlier this month, and the wages were last reviewed in 2019. He said the benefits to approving the wage increase would be retention of good election workers, and enticing new election workers to help with the elections.

Treasurer Roman said he was in support of the wage increase and understood it could be hard finding good election workers based on all of the new laws in place.

Trustee Voorheis stated her support of the wage increase.

Trustee Smith wanted clarification regarding the Office QVF. Clerk Noble said it was a temporary part time position during the election seasons.

Trustee Ruggles stated his support of the wage increase.

It was MOVED by Treasurer Roman, seconded by Trustee Ruggles, to approve the wage schedule increase for election workers as presented. The motion carried with a voice vote: (7 yes votes).

F. RESOLUTION #24-004; TO APPROVE WAGE INCREASE FOR CROSSING GUARDS

Chief Keller explained his request stating there are three fulltime crossing guards, and three part time crossing guards. Chief Keller requested an adjustment for 2024 with a dollar raise for each year through 2026.

Supervisor Kowall stated his support of the wage increase.

Trustee Ruggles and Clerk Noble said they would be in favor of a \$3 raise given now.

Trustee Powell said he felt the increase was too low, and would like to see the wages higher.

It was MOVED by Trustee Powell, seconded by Supervisor Kowall to increase the wages for the crossing guards to \$21/hr, with a \$1 raise given each year to continue through 2026. The motion carried with a roll call vote: (6 yes votes) (Kowall/yes, Noble/yes, Voorheis/no, Powell/yes, Roman/yes, Smith/yes, Ruggles/yes).

G. AUTHORIZE INVESTIGATION AND LITIGATION, IF NECESSARY, REGARDING VACANT PROPERTY ADJACENT TO SUBURBAN KNOLLS WELL HOUSE PROPERTY, PARCEL NO. 12-23-178-023

It was MOVED by Supervisor Kowall, seconded by Trustee Powell, to postpone the discussion to a date certain. The motion carried with a voice vote: (7 yes votes).

FYI

A. CIVIC CENTER COMMITTEE UPDATE

Trustee Powell stated there were a couple meetings to review the buildings page by page to see what a contractor would bid on. Changes were discussed, and it was suggested to remove the storm shelter in the exercise building on the lower floor of the DPS building, which would provide a \$200,000.00 savings. Materials were also reviewed, and slight changes were made to coloring. The architects were given the go ahead to finish the drawings so the projects could go out to bid soon.

Supervisor Kowall added there were small changes made to the roof line for better watershed. He stated it improved the visualization of the building.

Trustee Powell continued suggestions were made to modify the retaining wall and created overhangs to allow for snow management.

Supervisor Kowall stated land balancing would start on or around May 7. The bids were due for the Elizabeth Lake Road rehab soon. Bids for the buildings would begin around June or July.

TRUSTEE COMMENTS

Trustee Smith said the Friends of the Library were asking artists to consider offering their artwork to exhibit in the foyer. The Fire Department was supporting Walk with the Red, to raise money for cancer. The White Lake Fire Department would be out at local stores collecting for the fund. The Police Department would be participating in the Polar Plunge in support of the Special Olympics. She wished everyone a Happy New Year and stay warm.

Trustee Voorheis welcomed Mona Sevic to the Planning Commission. She encouraged everyone to check in on their neighbors.

Trustee Powell said he was in favor of presenting a SAD to the Board in the future and saving as much as possible for the residents. He thanked all the residents who showed up to the meeting tonight. He wished everyone a Happy New Year.

Treasurer Roman said the residents would like more pathways, and wanted a renewal on the current millage, not an increase. He said some of the projects could be bonded out.

Clerk Noble thanked his team in his office for all their hard and extra work. He thanked the Township staff, and congratulated Chief Holland on his award.

Trustee Ruggles said the Planning Commission would meet for the first time in a while on February 1st, and he welcomed Mona Sevic to the Planning Commission.

Supervisor Kowall thanked everyone for being here tonight, and it was good to see the residents look for information and to understand. He thanked the Board for their work over the past four years. He had a good WOTA meeting this morning, and two of the bus users were present and thanked the WOTA Board for its service. Rides were up 55%, and new vehicles were approved for purchase as well. He wished everyone a Happy New Year

ADJOURNMENT

It was **MOVED** by Supervisor Kowall, seconded by Trustee Smith, to adjourn at 9:12 P.M. The motion carried with a voice vote: (7 yes votes).

Rik Kowall, Supervisor
Charter Township of White Lake

Anthony L. Noble, Clerk
Charter Township of White Lake

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