

CHARTER TOWNSHIP OF WHITE LAKE
Draft Minutes of the Special Board of Trustees Meeting
August 10, 2023

CALL TO ORDER

Supervisor Kowall called the meeting to order at 5:00 P.M. He then 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
Liz Smith, Trustee
Andrea Voorheis, Trustee

Absent

Michael Powell, Trustee

Others:

Sean O'Neil, Community Development Director
Nick Spencer, WLT Building Official
Daniel T. Keller, WLT Police Chief
John Holland, WLT Fire Chief
Dan Redstone, Redstone Architects
Brian Barrick, Beckett & Raeder
Stu Pettit, Straub Pettit & Yaste
Aaron Phillips, McCarthy & Smith
Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

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

PUBLIC COMMENT

No public comment.

NEW BUSINESS

A. REVIEW AND DISCUSSION OF CIVIC CENTER PROJECT

Brian Barrick, BRI, presented the most recent schematic design of the site. He reiterated that the design was still in preliminary stages. The Township Hall building was shifted closer to the Public Safety building, and also moved few feet south to be closer to the woods/wetland area. The idea was to orient the Township Hall building and parking as far south as possible.

Parking was added along the west edge of the Public Safety building, and the new total parking spaces surrounding the Public Safety building was 44. The Stanley Park lot provided an additional 25 spaces. An early landscape concept was also presented. There would be planting beds within the parking areas as well. The diagram also represented trees and site lighting that would be further improved upon. A preliminary grading concept and utility drawings were presented. Electrical transformer and utility placement was being considered at this time and would be researched further.

Supervisor Kowall stated that the building locations were starting to gel, and appreciated the additional parking spaces near the Public Safety building. Supervisor Kowall asked Mr. Barrick if the south end loop drive was established. Mr. Barrick confirmed, and stated if the Board was happy with the loop drive's location, BRI could further coordinate with DLZ to lock in the location.

Director O'Neil stated that two important site items had been addressed: the additional parking spaces and the loop drive.

Trustee Smith asked Mr. Barrick what land was left on the Township property. Mr. Barrick said the diagram was truncated, and there was additional acreage on the site to be reserved for future private development.

Mr. Barrick added that the Fire Department apparatus return would have a drive that would return to the base, and there was parking alongside the drive. That parking would be for authorized vehicles only. The drive would be extra wide.

Chief Holland said he would like to see the turn radius movement for the drive; but he liked the new configuration.

The Board unanimously agreed to allow Beckett and Raeder to move forward with the proposed site layout, dependent on the results from the soils report.

Daniel Redstone, Redstone Architects, stated that a few adjustments had been made since his last meeting with the Board. Sound modifications were made to the range, storm shelters were revised to accommodate more people, and the area above the garage was modified to include a shared walk out area. The hose tower façade would be used as signage identification. The roof would be sloped. The lower level and retaining wall would have the forensic garage and sallyports. There would be wood tresses and windows to allow natural lighting in the hallways.

Supervisor Kowall said the building looked to be headed in the right direction, but there were some items such as the roofline, that needed work.

Trustee Smith said she did not care for the exterior of the Public Safety building at the moment. She did like the interior improvements. The foyer reminded her of the library's foyer. She was not expecting this design after the design meeting last month.

Trustee Voorheis said she didn't think the design was bad, and the design was moving in the right direction.

Treasurer Roman said the windows above the fire bays were odd shaped and could be expensive. He suggested modifying the windows to a rectangle shape.

Trustee Ruggles said the exterior had a lot of brick, and thought the design would reflect more of the agreed upon images from the last special Board meeting. There needed to be more design materials used outside of brick.

Clerk Noble said he agreed with Treasurer Roman's comments about the choice of windows.

Trustee Smith added the materials and colors should be similar on each building, but the windows didn't need to match.

Chief Holland said the Fire Department was satisfied with the interior floorplan, and it was the most important functional part. Chief Keller said he really liked the foyer; it would allow light and exposure to the outside for dispatch. He agreed with Chief Holland's statement, and said the building design had been exponentially improved.

Stu Pettitt, Straub Pettitt Yaste, briefly reviewed his presentation. He said the building square footage was being revised and modified. The floorplans were the same concept as presented in the last meeting, aside from a few room switches.

Supervisor Kowall stated that the roofline looked like toggle switches turned in different directions. Mr. Pettitt said some areas would have higher ceilings. Supervisor Kowall added that some of the renderings needed detailing; he wasn't sure if the building was a total reflection of the Township's character.

Trustee Ruggles said that there was a big change from where the designed started from where it was now, and the design was moving in the right direction. He liked the shade, angles, and glass. The design was an improvement.

Trustee Smith added that she strongly disliked the building exterior. The presented building did not fit into any of the ideas that were shared at the last meeting, and the design was not modern. The design did not incorporate natural elements, and did not look like what she had envisioned. She was concerned with the length of the building due to residents having to walk the length. She reiterated that she did not like the placement of the IT room. IT was already an issue at the current Township Hall.

Mr. Pettitt said on the latest plan, the Township server room was moved to the middle of the building to be centrally located on the second floor. Supervisor Kowall clarified the server room for DPS was separate from the Township server room.

Trustee Smith added that plenty of interior signage would be important as well.

Treasurer Roman said in regards to the main corridor, he wanted to see the stairway moved from the reception counter. He said there could be a possibility of scrapping the entire third floor if costs came in too high for the project.

Clerk Noble said if the costs came in too high, Plan B would need to be taken into account and the employee breakroom would need to be moved.

Trustee Voorheis said she loved the natural light, and the building looked futuristic to her. She thought the building would work well with the surrounding existing buildings.

Trustee Ruggles asked Mr. Pettitt what type of HVAC systems were being considered. Mr. Pettitt said several systems and their respective operating costs were being reviewed. Trustee Ruggles spoke in favor of radiant heating systems.

Director O'Neil said tonight was for the Board to understand and be okay with the current designs so McCarthy & Smith could move forward with the budget.

Aaron Phillips, McCarthy & Smith, said his team was all focused on the budget. The team was currently pricing a schematic design estimate, and they were taking market costs and deadlines into account. Each piece of the project- the civil site, Township Hall, and the Public Safety building would be budgeted out individually. The cost estimates would be ready by the end of the month, and changes would inevitably need to be made and worked through as a group. The budget package would be presented to the Building Committee first, and then make its way to the Board.

Supervisor Kowall asked Mr. Phillips what the lead time on purchasing some of the major elements. Mr. Phillips said there was still a tremendous lead times on items like transformers, but other material prices such as lumber were dropping. All the pricing changes and lead times were being taken into account when creating the budget package.

Treasurer Roman asked Mr. Phillips if cost cutting ideas would be provided from his team to the Township in case of the packages coming in overbudget. Mr. Phillips said yes, but it would be done as a group with the Building Committee.

Mr. Redstone reiterated Mr. Phillips comments and added that everyone would have to work together collaboratively for cost saving measures.

Supervisor Kowall thanked everyone, including the public, for their participation.

Sheldon Greenblatt, Former Twin Lakes HOA President, said he found this evening's comments interesting. He was concerned with the exterior of the buildings as presented. He said there was a good start so far.

B. REQUEST APPROVAL OF CIVIC CENTER PROJECT SCHEMATIC DESIGN

No action taken.

ADJOURNMENT

It was MOVED by Supervisor Kowall, supported by Trustee Smith, to adjourn at 6:10 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