

CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Special Board of Trustees Meeting
April 22, 2025

CALL TO ORDER

Supervisor Kowall called the meeting to order at 5:04 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
Andrea Voorheis, Trustee
Liz Smith, Trustee

Absent:

Steve Anderson, Trustee

Also Present:

Sean O'Neil, Community Development Director
Tefera Kowalske, Redstone Architects
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

PUBLIC COMMENT

None.

NEW BUSINESS

- A. REQUEST TO APPROVE CHANGE ORDER FOR UNDER FLOOR DRAINAGE SYSTEM - PUBLIC SAFETY BUILDING

Supervisor Kowall stated there was a discovery of groundwater that infiltrated a portion of the foundation of the public safety building. During the installation of the spread footings, some of the water receded, but since the weather has gotten warmer, more water has been coming up as the ground thaws. The water is coming laterally; it is not subterranean. A drain tile was placed along the Elizabeth Lake Road side of the building, and a catch basin was placed on the outside wall near Stanley Park. An under-slab basin system can be placed under the Public Safety building's foundation (with a waterproof membrane) to divert the standing water. There was a conversation about this issue earlier in the

planning process, but at this point, the contractors involved believe it will be enough of a problem that if the Township proceeds without a system, warranties on the construction will not be guaranteed.

Trustee Ruggles asked how this issue wasn't discovered during soil boring. Supervisor Kowall said the borings did not pick up the standing water.

Tefera Kowalske, Redstone Architects, said the soil borings were reviewed. At the time, the water table was a good 10' below the finished floor level. This water is coming out from Elizabeth Lake Road and coming in. This water is deeper than anything that would have been considered an issue at the time.

Treasurer Roman asked if the Elizabeth Lake Road construction may have changed the topography to divert the water to the impacted area. Director O'Neil said the road improvements should have been an improvement in the drainage with the installation of curbs and stormwater sewer.

Trustee Smith asked if the water came from the creek behind the library. Director O'Neil said he didn't think so. Supervisor Kowall added there is a subdivision with a wetland across the road, and stormwater runoff from the wetland could discharge to Elizabeth Lake Road.

Supervisor Kowall said the membrane will be a vapor barrier and a membrane. The membrane is similar to a swimming pool liner.

Tefera Kowalske said a vapor barrier isn't necessary if the membrane is installed.

Treasurer Kowall asked how thick the basement slab is. Ms. Kowalske said 5" in some places, 6" in others. The membrane will be installed underneath the slab, and rebar will be installed over the membrane. The rebar will be installed with "chairs" that will help with bracing the slab. Underneath the membrane, there will be 6" perforated drainpipes. The pipes will be laid in the crushed gravel and stone, which will then have compacted sand over top of it. Water will find its way through the perforation in the holes and will drain from the top of the pipes well. There will be 1,000' of the perforated drainage pipe.

Ms. Kowalske said there is a waterproofing additive in the concrete walls, and there is waterproofing on the exterior of the walls. There will be outside drain tiles as well. She said the water additive could be added to the floor, but she didn't feel it would be necessary due to all the precautions put in place.

It was MOVED by Supervisor Kowall, seconded by Trustee Voorheis, to approve the installation of the suggested waterproofing system, not to exceed \$304,000, for the public safety building. The motion carried with a roll vote: (6 yes votes) (Smith/yes, Ruggles/yes, Noble/yes, Kowall/yes, Roman/yes, Voorheis/yes).

ADJOURNMENT

It was **MOVED** by Supervisor Kowall, seconded by Clerk Noble, to adjourn at 5:48 P.M. The motion carried with a voice vote: (6 yes votes).

Rik Kowall, Supervisor
Charter Township of White Lake

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