

**CHARTER TOWNSHIP OF WHITE LAKE**  
**Draft Minutes of the Special Board of Trustees Meeting**  
**July 11, 2023**

**CALL TO ORDER**

Supervisor Kowall called the meeting to order at 5:00 P.M. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

**PRESENT:**

Rik Kowall, Supervisor  
Anthony L. Noble, Clerk  
Mike Roman, Treasurer  
Liz Smith, Trustee (late arrival at 5:08 P.M.)  
Andrea Voorheis, Trustee  
Mike Powell, Trustee

**ABSENT:**

Scott Ruggles, Trustee

**OTHERS:**

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

**APPROVAL OF AGENDA**

It was **MOVED** by Clerk Noble, seconded by Trustee Powell to approve the agenda as presented. The motion **CARRIED** with a voice vote: (5 yes votes).

**PUBLIC COMMENT**

No public comment.

**NEW BUSINESS**

**A. REVIEW AND DISCUSSION OF CIVIC CENTER PROJECT**

Mr. Barrick was present to speak on behalf of Beckett & Raeder He presented the revised test fit diagram #6. The Public Safety building was shifted to the northwest to accommodate the future range. The Township Hall would potentially be moved slightly south to accommodate parking. The statistics regarding the quantity of parking spaces would be presented at the next meeting, as well as information about wetland disturbances and tree removal.

Treasurer Roman asked what the dotted line on the south side of the diagram represented. Mr. Barrick said the dotted line represented a pedestrian connection between the Township property and Stanley Park.

Supervisor Kowall asked Mr. Barrick if a rendering had been created to show a loop road with parking placed across the street. Mr. Barrick said yes, but through review and discussion, he felt it was preferable to have the parking closer to the building for pedestrian safety.

Stu Pettitt presented the revisions to the Township Hall building. He said there were three revolving floor plans, and he had been working with Township staff to get the spatial needs met.

Supervisor Kowall stated that potential changes could be made to the floor plans, but most of the items from the last meeting were addressed in the presented revised floor plans. The senior center director was happy with the way the senior center was laid out.

Director O'Neil added that the floor plans were getting close to their final stage.

Trustee Powell said that the unprogrammed area in the basement of the building should be utilized as well, but it could become an area that could become flexible or reduced if a budget issue were to arise.

Director O'Neil said the plan was to have the Board review the revised floorplans and give their input this evening before the plans were sent to the Department Heads to do the same later this week.

Trustee Powell stated that he wanted to make sure the staff would get the best views possible. Mr. Pettitt added that glass would be utilized to achieve natural lighted views.

Trustee Powell asked Mr. Pettitt about separation of departments at the customer service counters. Mr. Pettitt said the counter options were constantly changing, and there were several options that could be used.

Supervisor Kowall reiterated that minor tweaks and modifications were possible; Mr. Pettitt agreed and said his team was working on downsizing the floorplans slightly.

Trustee Powell pointed out that the lobby area and the elevators had not been developed yet. Mr. Pettitt said that those items would be coming shortly, but there may be spatial shifts on the plan to accommodate. The elevator was proposed to be near the Supervisor's office.

Trustee Smith asked Mr. Pettitt if the IT Room could be moved to the third floor. Mr. Pettitt said Mr. Potter had requested the IT room on the second floor for water control systems, such as SCADA.

Trustee Smith asked Mr. Pettitt if there was a hallway from the reception area to the Board Room that the Trustees could access. Mr. Pettitt confirmed, and said the conference room would be for executive sessions, and the hallway would serve as a "back route." He added that vote counting could be done in one of those areas as well.

Mr. Pettitt said the south side of the building would be all glass for the best view of the woods. The northside of the building would be glassy as well with natural light. The east and west side would have windows, but would not receive the same amount of natural light.

Mr. Pettitt welcome opinions for the “character” of the building. Supervisor Kowall liked a modernized barn look. Trustee Smith said there were two styles she preferred: timber architect and modern barn. She added that the Township Hall and Public Safety buildings should be complementary of each other.

Supervisor Kowall stated that the materials used for the buildings should have longevity to provide for ease of maintenance and cost savings.

Treasurer Roman echoed the sentiments of Trustee Smith and Supervisor Kowall.

Trustee Powell said the geothermal system was expensive, but only had a 40-year lifespan. He did not feel like the geothermal system was financially prudent. The system would also require a lot of maintenance. The committee had asked Mr. Pettitt not to research the system too much as the Design Committee felt negatively towards it.

Clerk Noble said he liked the examples Building Official Spencer provided, and agreed that a metal roof, along with other design materials that lent to efficiency and longevity would make sense.

Trustee Smith said she liked the idea of the timber architecture, and said it would fit with the property’s nature setting. She liked the modern barn style as a second choice.

Dan Redstone presented the revisions to the Public Safety building. He said the last meeting was very successful, and both departments were happy with the plans. As far as the site went, the building was proposed to be 4,500 sq. ft including the gun range. The building was moved north, and would be shifted slightly west to stay out of the right-of-way. He then reviewed the revisions on the floorplans; there would be stairs on the eastside, and the sleep rooms were reorganized. The community room and training center room were changed, and Records and Admin would be on the south side of the building. There were revisions in process to some support areas. The exercise area was reorganized, and almost 800 sq. ft was allotted to the room. There would be four apparatus bay doors, and entry to fire apartment admin from the outside. He stated that he hoped to provide more concepts regarding lighting and building imagery at the next meeting.

Trustee Powell asked Mr. Redstone if windows would be utilized in the apparatus bays to allow for natural lighting. Mr. Redstone confirmed.

Trustee Powell asked Mr. Redstone about the shelter areas. Mr. Redstone said there was a tornado shelter that would accommodate the staff in the building, which was different than a community shelter/warming shelter. Supervisor Kowall said the community room had the ability to serve that purpose, if needed. The exercise room would serve as the tornado shelter.

Trustee Smith asked Mr. Redstone what was in the clock tower pictured. Mr. Redstone said the tower was a part of the original rendering, which was over three years old. It would most likely serve as a hose

tower. Chief Holland added that the area needed to be humidity controlled and self-serving, and would be used for the hoses.

Trustee Powell noted that the early package for earth work may not be feasible for fall, but spring of 2024 would be reasonable. He asked McCarthy & Smith to reach out to local contacts for potential bids on earth work.

Trustee Powell thanked both Chiefs for their input and work on the design of their building. Trustee Smith and Clerk Noble agreed.

Director O'Neil asked for any additional input to be directed to his department to forward on to the design teams.

#### **ADJOURNMENT**

**It was MOVED by Clerk Noble, seconded by Treasurer Roman to adjourn at 6:12 P.M. The motion CARRIED with a voice vote: (6 yes votes).**

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Rik Kowall, Supervisor  
Charter Township of White Lake

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Anthony L. Noble, Clerk  
Charter Township of White Lake