

CHARTER TOWNSHIP OF WHITE LAKE

Approved Minutes of the Regular Board of Trustees Meeting

February 18, 2020

Supervisor Kowall called the meeting to order at 7:00 p.m. He then led the Pledge of Allegiance.

Clerk Lilley called the roll:

Present: Rik Kowall, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer
Scott Ruggles, Trustee
Liz Smith, Trustee
Andrea Voorheis, Trustee

Absent: Mike Powell, Trustee

Also Present: Lisa Hamameh, Attorney
Sean O'Neil, Planning Director
Amy Bertin, Recording Secretary

Clerk Lilley amended the Agenda as follows: Move the following Items to be heard first for the convenience of the Department Heads: Items 9A, Request to Approve 2020 Purchase For 2 Police Department Administrative Vehicles; 9D, First Reading, Fee Ordinance Amendments - Ord 129.

It was MOVED by Clerk Lilley, SUPPORTED by Treasurer Roman to approve the Agenda as amended. The MOTION PASSED by a voice vote (6 yes votes).

PUBLIC COMMENTS

There were no comments by the Public at this time.

CONSENT AGENDA

- A. LIST OF BILLS
- B. REVENUE AND EXPENSES
- C. CHECK DISBURSEMENT
- D. BUILDING CODE, FIRE CODE, AND PROPERTY MAINTENANCE BOARD OF APPEALS
MEMBER LIST
- E. ROAD COMMISSION FOR OAKLAND COUNTY PETITION TO ABANDON PORTION OF
RADWALL DR.
- F. DEPARTMENT REPORTS
 - 1. POLICE
 - 2. FIRE

3. COMMUNITY DEVELOPMENT

4. TREASURER'S REPORT

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Ruggles to approve the Consent Agenda. The MOTION PASSED by a voice vote (6 yes votes).

Supervisor Kowall announced the following appointees to a variety of different Boards within the Township. The Building Code Board of Appeals, Fire Board Code of Appeals, and the Property Maintenance Board of Appeals. The members are Bruce Johnson, David P. Smith, Jeff Jones, Mike Powell, and John Przystup. Alternates are Cliff Sieber, who is a professional engineer and Anthony Miller who is a licensed builder.

MINUTES

A. APPROVAL OF MINUTES - REGULAR BOARD MEETING, JANUARY 21, 2020

It was MOVED by Trustee Ruggles, SUPPORTED by Treasurer Roman to approve the Minutes dated January 21, 2020 as presented. The MOTION PASSED by a voice vote (6 yes votes).

B. APPROVAL OF MINUTES - SPECIAL BOARD MEETING, JANUARY 29, 2020

It was MOVED by Trustee Ruggles, SUPPORTED by Trustee Voorheis to approve the Minutes dated January 29, 2020 as presented. The MOTION PASSED by a voice vote (6 yes votes).

PUBLIC HEARING

A. SHOW CAUSE HEARING FOR DANGEROUS BUILDINGS - 1337 PARK

Supervisor Kowall. The Building Department is recommending moving forward with the Show Cause Hearing for 1337 Park. The owner of the property, Mr. Hookana, has not followed through with the requirements of the judgments set forth by Dangerous Buildings Officer Bruce Johnson. It is recommended that the Township Board move forward with the judgment of demolition of the structure.

Atty. Hamameh commented the purpose of this hearing is to either approve, deny or modify the Order of the Hearing Officer. After the Public Hearing that is the decision this Board needs to make.

It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to Open Public Hearing on Show Cause Hearing for Dangerous Buildings - 1337 Park. The MOTION PASSED by a Roll Call vote (Voorheis-yes/Ruggles-yes/Smith-yes/Roman-yes/Lilley-yes/Kowall-yes).

John T. Hookana, property owner. He has sold this property. The contract is signed and a copy was given to Nick Spencer. The purchasers have agreed to buy it as is and they are going to take

care of it.

Conrad Walker, representative of HomeVestors. We rehab 40 to 50 properties a year. We have the resources to have this property rehabbed after closing within five to seven months. We have the contractors, the builders, everything needed to get it done. We wanted to make sure everything was good before going forward with the closing.

Trustee Ruggles questioned if there was an estimate on the cost to fix the house and a proposed closing date.

Mr. Walker estimated the cost to rehab the house will be approximately \$70,000/\$80,000 with an estimated closing date of three weeks.

Atty. Hamameh recommended entering into an agreement with the Township, for safety reasons, to assure the house will remain vacant if the sale goes forward. Also, Mr. Walker should speak to his attorney regarding the legal non-conforming status of the structure and any impediments he might run into in trying to rehab this structure. If the repairs necessary are in excess of fifty percent of the SEV a variance from the ZBA might be necessary to improve a legal non-conforming structure.

It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to Close Public Hearing on Show Cause Hearing for Dangerous Buildings - 1337 Park. The MOTION PASSED by a voice vote (6 yes votes).

Treasurer Roman. Mr. Hookana told us the property was sold but it is not sold. If this Board decided not to order the tear down would Mr. Walker be willing to put money on deposit with the Township in that if this house is not repaired as you say it will be in a certain amount of time the Township could then use that money to tear it down? He would recommend an amount of approximately \$15,000 for the cost of demolition.

Atty. Hamameh suggested an alternative of postponing the Show Cause Hearing one more month. Have Mr. Walker work with his lawyer, talk to Mr. O'Neil regarding what it will take to rehab the house and come back next month with an agreed upon amount between the lawyer and the Township before any decisions are made.

Clerk Lilley questioned whether this is a property that would have to be hooked to the sewer? Also, if it has been 15 years since the home has been occupied, we're probably talking about a new well. Have cost estimates been furnished to the Building Dept. in regards to itemizing what the potential costs of rebuilding this home will be?

Atty. Hamameh stated the Township could order demolition today. If they are considering delaying it that would require action on Mr. Walker's part by producing an agreement she would

work out with his lawyer about the money that needs to be deposited and he needs to do due diligence in talking to the Planning Director about any legal non-conforming uses as well as water and sewer issues. The Supervisor is also recommending a cost estimate and timeline be put in place.

Mr. O'Neil stated there have been certified letters sent and noticing done by the Building Department. Just to confirm and be clear, does the tabling of this item require it to be re-noticed for the next meeting?

Atty. Hamameh. The property owner and anybody who had any interest was aware it was scheduled for today. The Show Cause Hearing has been held.

It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to Postpone Show Cause Hearing for Dangerous Buildings - 1337 Park until the next Regular Township Board Meeting, Tuesday, March 17, 2020 @ 7 p.m. The MOTION PASSED by a voice vote (5 yes votes/1 no vote - Lilley for the reason this property has been vacant for 15 yrs. and there are many properties that are past the deadline for our Show Cause Hearings and he is in favor of taking action on this tonight).

NEW BUSINESS

A. REQUEST TO APPROVE 2020 PURCHASE FOR 2 POLICE DEPARTMENT ADMINISTRATIVE VEHICLES

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Smith to approve the 2020 Purchase for 2 Police Department Administrative Vehicles from Szott Automative. The MOTION PASSED by a voice vote (6 yes votes).

B. SET SHOW CAUSE HEARING FOR MARCH 17, 2020 - 1111 ROUND LAKE ROAD

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Voorheis to approve Setting the Show Cause Hearing for March 17, 2020 - 1111 Round lake Road. The MOTION PASSED by a voice vote (6 yes votes).

C. REQUEST TO APPROVE BID FOR NEW ADA COMPLIANT WEBSITE

Trish Pergament. A new Township website has been desired for a while. Three companies were quoted, demos were held and a committee was set up to discuss pros and cons of each. She is here to recommend Municode to develop the website. They have 67 plus years experience and over 4500 municipal clients. They currently already host our Code of Ordinances. Because of that fact, residents and employees would be able to perform a unified search across all platforms. You would be able to pinpoint a topic in a meeting and drill down and find that meeting.

They also offer a Meetings App which would allow us to work within the site to create meetings with less manual operations of sending things back and forth which will save time internally for all the various different Boards. This app will also give us an option to vote online during meetings if we so chose. In addition, in the next few months a new feature will be available. Once our ordinances are adopted, they will be auto published from the Meetings App platform to our online code that they already host, again eliminating a manual step. Her recommendation would be to go with Municode and the Meetings App.

Trustee Ruggles questioned what will happen at the end of the four-year commitment?

Ms. Pergament stated their quote says the annual host and support fee in year five will increase according to the previous year ending consumer price index for all urban consumers. With Municode we own our website so if we don't like something there are other companies that will host our site.

Trustee Voorheis. As someone who works in the ADA world, she is excited to have our website ADA compliant.

Trustee Smith is looking forward to this much needed update. It will be so helpful to our residents and staff.

Treasurer Roman questioned whether we own our current website? Have we asked if I.T. Right can make our current website ADA compliant? For his department, what we have works great. Municode is about ten times more than what we currently pay annually. He is curious whether anyone else feels they will get the value out of it.

Ms. Pergament responded she had the impression I.T. Right is not particularly interested in websites and they don't really have the resources to provide anything different than what White Lake currently has. This new website will be an opportunity to create a new presence, a chance to redesign everything and be much more user friendly for the residents and employees. The current quote includes the Police and Fire Departments where otherwise each department would be paying for their own websites.

It was MOVED by Trustee Ruggles, SUPPORTED by Trustee Smith to approve the Bid for the New ADA Compliant Website quoted by Municode, amount for the first year not to exceed \$20,900 with a (4) four yr. commitment hosting fee with Meetings App of \$6,400. The MOTION PASSED by a voice vote (6 yes votes).

D. FIRST READING, FEE ORDINANCE AMENDMENTS - ORD 129

It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall to approve moving to

Second Reading, Fee Ordinance Amendments - Ord 129. The MOTION PASSED by a voice vote (6 yes votes).

E. REQUEST APPROVAL TO INITIATE LITIGATION FOR 10325 HIGHLAND ROAD

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Voorheis to approve the Supervisor's Request to Initiate Litigation for the Property Located at 10325 Highland Road. The MOTION PASSED by a voice vote (6 yes votes).

F. REVISED COST PARTICIPATION AGREEMENT WITH OAKLAND COUNTY ROAD COMMISSION - GRASS LAKE ROAD

Clerk Lilley commented regarding this Resolution that it needs to be clear that even though the request of the Road Commission is asking for additional money, it is coming from the proceeds of the original grant that was obtained specifically for Grass Lake Road. This is only requesting additional funds from the grant money and not from the general fund.

It was MOVED by Treasurer Roman, SUPPORTED by Clerk Lilley to approve the Revised Cost Participation Agreement with Oakland County Road Commission - Grass Lake Road. The MOTION PASSED by a voice vote (6 yes votes).

G. TO APPROVE OAKLAND COUNTY TRI-PARTY AGREEMENT - 2020 GRAVEL HAUL PROGRAM

It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Lilley to approve the Oakland County Tri-Party Agreement - 2020 Gravel Haul Program, Board Project #55652. Amount of participation by the Township is \$59,189. The MOTION PASSED by a voice vote (6 yes votes).

H. REQUEST TO APPROVE COLLECTIVE BARGAINING AGREEMENT ADDENDUM

It was MOVED by Trustee Ruggles, SUPPORTED by Trustee Smith to approve the Collective Bargaining Agreement Addendum. The MOTION PASSED by a voice vote (6 yes votes).

Clerk Lilley noted he failed to include in his Motion on Item 9F regarding Grass Lake to suggest authorizing the Supervisor to sign the cost participation agreement.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Ruggles to amend Item 9F, Revised Cost Participation Agreement with Oakland County Road Commission - Grass Lake Road. The MOTION PASSED by a voice vote (6 yes votes).

It was MOVED by Treasurer Roman, SUPPORTED by Clerk Lilley to approve the Revised Cost

Participation Agreement with Oakland County Road Commission - Grass Lake Road, authorizing the Supervisor to sign the agreement. The MOTION PASSED by a voice vote (6 yes votes).

RESOLUTIONS

A. RESOLUTION #20-005; FOR NON-UNION EMPLOYEE AND ELECTED OFFICIAL WAGE.

It was MOVED Clerk Lilley, SUPPORTED by Trustee Voorheis to approve Resolution #20-005, For Non-Union Employee and Elected Official Wage. The MOTION PASSED by a voice vote (6 yes votes).

B. RESOLUTION #20-004; FOR CEDAR ISLAND LAKE CANADIAN GOOSE ROUND UP - 2020-2025.

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Ruggles to approve Resolution #20-004, Cedar Island Lake Canadian Goose Round Up - 2020-2025. Within the document it states the Geese may be euthanized which is standard DNR language and cannot be amended The MOTION PASSED by a voice vote (6 yes votes).

FYI

A. 2020 US CENSUS

Supervisor Kowall stated the 2020 Census is upon us. It is very important that you are counted. This is not an act that comes along with any threat of anybody being documented or undocumented. It is just a matter of who lives in our community. There are billions of dollars that are distributed from the Federal Government that get delegated to communities by their population. So it is extremely important that you cooperate with this. Michigan is in competition with every other state for Federal dollars and this is one way that will help us unlock some of those dollars. If you want to find more information regarding the Census go to www.michigan.gov/census2020. For those who might be interested in flexible part-time employment, there are jobs that will pay between \$22-\$24.50 an hour. For more information call 1-855-JOB-2020.

Eileen Kowall, County Commissioner. She became aware on the County Commission of a MEDC Grant, called Public Spaces, Community Places. It is a very unique grant. It is fifty percent crowdfunding based. As of yet, White Lake Township is not one of the certified communities but you can look into this and find out about it. These grants will match \$50,000 and can be used for such things as street scape beautification and walkability, public plaza development, farmer's markets, park enhancements, amphitheaters, community theater rehabilitation, statuary or playscapes. It is another great tool to have in your toolbox.

TRUSTEE COMMENTS

Trustee Smith. The next Library Board Meeting is Wednesday, March 25th @ 6:45 p.m. She attended a lovely memorial service in January to honor Larry Ostrowski, our former Library Director. It was a wonderful turnout and celebration of Larry's life. The Friends of the Library are planning a Tea on Sunday, May 31st. There is more information on their Facebook and the Library website if you are interest in attending. There is still time to donate to our Police Department team for the Polar Plunge on Saturday, February 22nd. Officer Connell is in 5th place and he is hoping to get into the top three. If you would like to donate, the proceeds go to Special Olympics. She'd like to remind our community to please vote on March 10th.

Trustee Voorheis. Social Club of White Lake, Different Kids with Different Abilities. It was a very fun activity she was able to attend. Susan Vanderwill is a very active whippersnapper who keeps us entertained for a couple of hours. It is a fun time every second Saturday at the Dublin Community Center. She also was able to attend Larry Ostrowski's memorial service. White Lake Township had a nice showing there. Today she was able to watch the controlled burn of the house on Elizabeth Lake Road.

Trustee Ruggles. Oakland County has a program, Elite 40 Under 40. You can nominate yourself or others can nominate you. The applications are reviewed by a couple different panels and they select those that have made an impact on their community, to honor the way they better the place they live or are a leader in some shape or form. He was honored to be selected. It was a fantastic evening. From this he has been invited to a number of different events and will be involved in leadership exercises.

Treasurer Roman. He has always been honored to work with Scott Ruggles. He was able to participate in the process of harvesting corn. It is an amazing thing. In his eyes Scott helps feed America. We had a record number of debit/credit card payments this year for property taxes. It is there and available so please use it. Also, House Bill 5229 will allow up to 5 mills to be used towards a mass transit system that will not directly benefit any of White Lake Township. If your house has a taxable value of \$150,000, 5 mills would amount to \$750 a year. This could potentially go on for 20 years. My suggestion would be to call your friends in Oakland County.

Clerk Lilley. We have the basement of the Library now to be used for records. Hopefully, by next meeting all the file cabinets in this meeting room will be gone. That is going to be true all the way through the Township Hall before we are done. A lot of records in the garage will be gone in another week or so. Ballots are really coming in. We have No Reason Absentee Voting now so a lot of people are voting absentee. We are really busy day in and day out. We won't get through this election and we will start into the May election. We have been short one full-time person in our offices and beginning tomorrow we will be doing interviews.

Supervisor Kowall. He'd like to take a moment to recognize Cindy Dubin, reporter for the Spinal

Column. He appreciates the fact she writes as a professional writer, getting to the facts. It is great to read something that reflects what is actually happening in the Township. WOTA is running nicely. Walled Lake has taken an interest in what we are doing and will be sitting in on one of our meetings. As we've been successful at it, we received an invitation to come to the County Executive's office and meet with Hilary Chambers. The group who are pro 5229 and pro transit were asking our group how and what we were doing and the costs involved.

We've been very busy over at the Civic Center park area. The one house is gone and the other will be going very shortly. We will continue to go forward and look into grants and work with Community Development. It will be open to the public for walkability only within 60 to 90 days. We are now in the Annex. The Water Dept. will be moving over there. Also, the Fire Dept. will be locating their administrative offices in there. It will also become our Annex Board Room giving us the ability to have larger meetings.

ADJOURNMENT

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Voorheis to Adjourn the meeting. The MOTION PASSED by a voice vote (6 yes votes).

The meeting was adjourned at 8:27 p.m.

I, Terry Lilley, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the February 18, 2020 regular board meeting minutes.

Terry Lilley

Terry Lilley, CMC, CMMC
White Lake Township Clerk
Oakland County, Michigan