CHARTER TOWNSHIP OF WHITE LAKE Approved Minutes of the Regular Board of Trustees Meeting March 12, 2019

Supervisor Kowall called the meeting to order at 7:01 p.m. He then led the Pledge of Allegiance. Clerk Lilley called the roll:

Present:

Rik Kowall, Supervisor

Terry Lilley, Clerk

Mike Roman, Treasurer Andrea C. Voorheis, Trustee Michael Powell, Trustee Scott Ruggles, Trustee Liz Fessler Smith, Trustee

Also Present: Sean O'Neil, Planning Director

Aaron Potter, DPS Director

Jennifer Edens, Recording Secretary

AGENDA

Clerk Lilley noted the following changes to the Agenda:

No new list of bills;

Treasurer's Report;

Item 8B Advanced Life Support (ALS) Taskforce is being postponed; and

Additional item to New Business, 10G - Gravel Road OCRC.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Ruggles to approve the Agenda as stated. The MOTION PASSED by voice vote (7 yes votes).

PUBLIC COMMENT

Bill Chatfield, Operations Director Walled Lake School District. He spoke briefly of the proposed Walled Lake Schools Building Infrastructure and Equity Bond that will be on the May 7, 2019 ballot. He thought it was important to share information regarding the bond as more than 1,300 White Lake Township students attend Walled Lake Schools. Due to increasing property values, and refinancing of previous bonds WLSD has an opportunity to reinvest \$316 million into their buildings and infrastructure while still providing the tax payers a tax reduction. The program will include renovating Walled Lake Western, rebuilding of Dublin Elementary, construct an Early Childhood Center, upgrade infrastructure, building systems, building renovations and technology at all 19 Walled Lake schools and district buildings, Improve safety and purchase buses. For more information residents can visit www.wlcsd.org/2019bond

Jean-Philippe Loew, 247 Rosario Lane. He worries about losing the history of Dublin School with the older portion of the building. He believes we should not just teach history, but show it too, by giving the kids a since of history. He would like to see sidewalks included in the rebuild of Dublin and maybe some energy efficient aspects as well. He further believes the Board needs to reflect upon opens spaces and questioned how much farther they want to continue to build everything up.

Duane Roycraft, Melinda Circle. He is glad in relation to the Trailside Meadows project that the headache of ATVs will go away, but wants to make sure we're not replacing it with another headache. He trusts that the Board will look at the minutes of the February Planning meeting and issues that were raised.

CONSENT AGENDA

- A. LIST OF BILLS
- **B. REVENUE AND EXPENSE**
- C. CHECK DISBURSEMENT
- D. DEPARTMENT REPORTS
 - 1. POLICE
 - 2. FIRE
 - 3. COMMUNITY DEVELOPMENT
 - 4. TREASURERS REPORT

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Ruggles to approve the Consent Agenda as amended. The MOTION PASSED by voice vote (7 yes votes).

MINUTES

A. APPROVAL OF MINUTES REGULAR BOARD MEETING, February 19, 2019

Trustee Fessler Smith requested that future meeting minutes be more detailed.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Voorheis to approve the Minutes of the Regular Board Meeting dated February 19, 2019. The MOTION PASSED by voice vote (7 yes votes).

PRESENTATION

A. MACP (MICHIGAN ASSOCIATION OF CHIEFS OF POLICE) ACCREDITATION

Bob Stevenson, Executive Director of MACP. He noted that the White Lake Police Department is one of 16 police departments in the State of Michigan that has achieved a certificate of accreditation out of 600 in the State.

Neil Ross, retired Chief of Police from Flat Rock. He noted that White Lake Police Department had to meet 105 standards based on state and national best practices. They were required to update their written directive system or policy and procedures to comply with the standards and prove that they were following the same. It is an ongoing process that will require an annual report and reassessment in three years. They did a lot of work to complete this and should be rewarded. He furthered that the Commission was formed in 2016 and that Chief Keller is one of the commissioners.

Dave Maloy, President of MACP and Chief of Police for the City of Novi. He presented Chief Keller with the Certificate of Accreditation.

Chief Keller stated that MACP has brought professionalism to the police departments in the State of Michigan. He noted that this process took hundreds of hours and with the help of Sgt. Silverthorn, Sgt. Gondik, Lt. Hild and now Chief Sheldon, we have a better police department and a safer community.

B. ADVANCED LIFE SUPPORT (ALS) TASKFORCE

Postponed.

C. WHITE LAKE TOWNSHIP POLICE - 2018 YEAR END REVIEW

Chief Keller indicated that the mission statement is what we are and the vision statement is what we strive to be. He then read the vision statement into the record. He followed with a slideshow presentation of the year in review. The slideshow identified staff/officers, statistics for the year, White Lake Police Foundation, community involvement, and what is new for 2019. He gave a special thanks to the Oakland County Bar Foundation for their donation of \$10,500 to the White Lake Police Foundation.

RESOLUTIONS

A. RESOLUTION #19-005; TO ADJOURN SETTLER'S POINTE SPECIAL ASSESSMENT HEARING

Aaron Potter indicated that they are currently out for bids and it will be on the agenda for the next meeting.

It was MOVED by Clerk Lilley, SUPPORTED by Treasurer Roman to approve Resolution #19-005; To adjourn the Settler's Pointe special assessment hearing from March to April 16, 2019. The MOTION PASSED by voice vote (7 yes votes).

B. RESOLUTION #19-006; INTENTION FOR SPECIAL ASSESSMENT DISTRICT FOR 1ST EMERGENCY SEWER HOOK-UP FOR 2019

Supervisor Kowall noted that this is an ongoing program in the Township. If a resident who is within a sewer district has a failed septic and there is a financial hardship, this program is in place to assist if qualifications are met. There are four in this group as it was not done 2018. Each is approximately \$20,000.

Trustee Powell reminded residents that the Township is ready, willing and able to assist you in connecting if you are in need and participate with you in fronting some of the costs. There are a number of homes in the community that need sanitary sewers to be extended to them. He is looking for the Township to step up and promote the extension of sanitary sewers and assist in those extensions.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Ruggles to approve Resolution #19-006, the intention for the establishment of a special assessment district for the 1st emergency sewer hook-up for 2019. The MOTION PASSED by voice vote (7 yes votes).

C. RESOULUTION #19-007; TO APPROVE 2019 DUST CONTROL PROGRAM WITH RCOC

Supervisor Kowall noted that this is a typical program that the Township goes into each year. Trustee Voorheis added that as someone who lives off a dirt road and will eventually live on a dirt road, this is an awesome program.

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Voorheis approve Resolution #19-007, the participation in 2019 Road Commission for Oakland County Dust Control Program and authorize the Township Supervisor to sign it. The MOTION PASSED by voice vote (7 yes votes). NEW BUSINESS

A. REQUEST TO APPROVE POLICE DEPARTMENT FLEET VEHCILE PURCHASE

Lt. Christopher Hild, White Lake Township Police Department. Recently Ford Motor Company announced a change in their Ford Police Utility vehicles. In doing so, the cost of a 2020 vehicle is expected to be \$30,600. That is \$3,000 more than the 2019 model from Gorno Ford.

In an effort to save money, they are requesting to purchase three vehicles – all of which would be 2019 models. The costs would be \$27,551 per vehicle if purchased now and that would include an electrical harness necessary for lights. The total costs would be \$82,653 for three 2019 vehicles, which are identical to their current fleet. A savings of \$9,000. Additional outfitting will be brought to the Board by the Chief as a separate item this Fall, which is when they would be added to their fleet.

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Fessler Smith to approve the purchase of three 2019 Ford Police Utility vehicles at a cost of \$83,000.00. The MOTION PASSED by voice vote (7 yes votes).

B. REQUEST TO APPROVE PC REPLACEMENTS AND UPGRADES FOR 2019

Supervisor Kowall noted that the Township computers are aging, and support is no longer available. The total costs would \$40,822. I.T. Right who is the Township information technology provider and has competitive pricing and provides services to install, trouble shoot and maintain.

Trustee Powell questioned software compatibility with current programs as he thinks there may be a large number of additional costs if upgraded. He also noted that there are computers noted for Township, Police and Fire and further questioned if the total cost is broken up \$25,000 General Fund, \$13,000 Police, and \$4,000 Fire.

Supervisor Kowall noted that there will be additional expenses, but Cathy Derocher has done her research and they are confident that they will be able to meet most of their needs. He indicated that the costs will be broken up proportionately. He commented on the number of computers in the Township and he doesn't believe this to be excessive considering it has been 7-8 years since the last update. He shares the concern regarding software and indicates that it will all be looked at. He noted that this would be for all computers for the Township.

Clerk Lilley acknowledged that I.T. Right maintains the Township server currently and read into the record:

The advantages in ordering these Microsoft upgrades and replacements through I.T. Right includes
a 3-year warranty and convenience that technicians who service out equipment carry commonly
accepted parts (literally in the trunks of their cars) leading to less down time. I.T. Right also keeps
additional inventory if a computer is beyond repair and needs to be replaced, again leading to less
downtime.

Jean-Philippe Loew, 247 Rosario Lane. He questioned security risks of information on these computers and the process of cleaning versus wiping them to secure information.

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Voorheis approve the recommended upgrades suggested by I.T. Right to the computer system at the costs of \$40,822.00. The MOTION PASSED by voice vote (7 yes votes).

C. PRELIMINARY SITE PLAN; CENTERPOINTE PLAZA

Sean O'Neil referenced the minutes from the March 7, 2019 Planning Commission meeting and the packet provided to the Board. He noted that the Planning Commission recommends unanimously that this Site Plan be approved through the preliminary stage. He presented images on the screen for discussion and identification. He further indicated that Mr. Pope, at his suggestion, is going to work with the neighboring home to discuss sharing a driveway. He also stated that the screening and landscaping will be addressed at the final.

Trustee Powell believes the drive west would appreciate the shared driveway. He believes the site plan shows some inconvenience for deliveries which he noted to be in the back with no access. He further noted that most of the parking is in the back and the entrances are in the front. He supports the stormwater system as indicated in J&A's review letter and it needs to be very carefully designed to allow for the system to be cleaned. He further reminded that there is an access agreement with the Road Commission. He welcomed Mr. Pope.

Trustee Ruggles questioned who is contacting the property owner regarding the driveway to the West. Mr. Pope indicated that he has made contact with the property owner and meeting with him and other on Friday.

It was MOVED by Clerk Lilley, SUPPORTED by Treasurer Roman to approve Preliminary Site Plan for Parcel 12-21-276-020 and 12-21-276-002 subject to the recommendations being satisfied from the Township departments and consultants. The MOTION PASSED by voice vote (7 yes votes).

D. FIRST READING; TRAILSIDE MEADOWS REZONING

Sean O'Neil indicated this is a two-prong request; rezoning and site plan. He referenced images on the screen to identify area/parcel in question. It is 73 acres, well wooded, and has 2-connection points off of Elizabeth Lake Road. There are also 2-connections to Colony Heights. The point of contention is that the roads in Colony Heights not be used for construction traffic. He noted that construction traffic would use the Elizabeth Lake Road access points.

The Planning Commission recommends preliminary site plan approval for these revised plans. The benefits being offered by the developer include contribution to the SAD for Colony Heights, upsizing a watermain, extending sanitary approximately .5 mile, and either install or contribute to a fund for sidewalks. The project contains 184 units, two-story single-family homes and detached condos for active adults.

Brad Botham, M/I Homes. They are the 13th largest builder in the United States. He referenced images on the screen. He identified proposed features/benefits which include, no loaded boulevard entry, central fitness court, 26.6 acres of open space, proposed 50' minimum structure set back from boundaries, preservation of perimeter woodlands, extended sanitary sewer service to area per Master Plan, watermain upsizing, contribution to Colony Heights re-paving SAD, and contribution toward portion of off-site sidewalks on Elizabeth Lake Road.

There will be 93 single family homes and 96 villa units in the \$275 - \$300,000 range. He identified areas of land that will remain undisturbed and that they are conscious of the neighbors surrounding. He stated that there will be two associations and a master association for this development. The project will also include a 35x45 fitness court that promotes healthy lives and integration of community will be constructed within this community. Said center will be maintained by the HOA. Video played.

Mr. Botham indicated in response to Supervisor Kowall's questioned regarding the plan/purpose for the flag lot off Elizabeth Lake Road that they would be willing to split it and donate it to the property owners. Supervisor Kowall thought it would be a nice gesture that the builder is trying to be a good neighbor. It would be in the company and Townships best interest to get those easements. Trustee Powell indicated that if the flag lot is donated, they should work with staff to get the easement across the frontage.

Mr. Botham indicated there will be sidewalks on both sides of the roads in response to Trustee Fessler Smith's question on whether or not there will be sidewalks within the development. She further questioned the sidewalks on Elizabeth Lake Road to which he indicated that the property owners on the south side of Elizabeth Lake Road have not granted a right-of-way. She reminded of the need to make it safer for residents to walk to local business off of Elizabeth Lake Road.

Sean O'Neil stated that they will work with them to put a construction cost estimate together to allow them to make a contribution and turn the responsibility of getting easements over to the Township.

Trustee Fessler Smith further questioned if the fitness center would be gated to ensure use by only its residents. To which, Mr. Botham indicated there is no intention of gating it and it would be up to the HOA to police it. She also stated a concern of school lines but learned that it is irrelevant because it falls within Waterford schools.

Clerk Lilley noted for the record his concern regarding the discharge from this development (down Elizabeth Lake Road) and that of Colony Heights into Allen Lake. He would like the engineers to look at it as it will need improvement to avoid a future Township problem.

Sean O'Neil pointed out undisturbed land in the project. He noted that it will be staked out and monitored throughout the development. Supervisor Kowall reminded that similar projects have been completed with undisturbed property. Concern by neighbors that conservation be protected was addressed.

Trustee Ruggles indicated that the Planning Commission was uncomfortable at first, but with changes made they feel good about it. He noted the changes and contributions made by the builder and reiterated that the Planning Commission is satisfied.

Trustee Powell confirmed that the active adult homes are for sale, not lease. He further asked about limited common element. Mr. Botham indicated they will offer landscape packages. Trustee Powell questioned whether there is an age limit for the active adult homes and there is not, but the product drives its demographic. Lastly, he questioned contracts for landscaping/snow removal. Mr. Botham indicated they are still looking into that as they haven't determined how much burden to put on the HOA residents. The accurate range for maintenance fees is between \$200 - \$300 per month. Trustee Powell questioned the phase plan and was advised by Mr. O'Neil that it will be addressed in the phase plan.

Trustee Powell noted that this project has a lot of terrain. He furthered that the Township ordinance promotes a maximum slope of 1-3. That is one foot vertical for every three feet horizontal. He would support authorizing the engineer to steepen some of the slopes in order to preserve more vegetation. He supports private roads. He complimented the staff and consultants for a great job done regarding this development. He really likes this development.

Aaron Potter noted the sanitary onsite will be gravity. He questioned the Board's interpretation of the ordinance that states sanitary sewers should be extended across the entire frontage for purpose of future extensions. To which Supervisor Kowall responded that it is the frontage that they have on Elizabeth Lake Road. Trustee Powell, Treasurer Roman and Trustee Ruggles agree.

Supervisor Kowall thanked Trustee Ruggles for his work on this project. He furthered that one of the things they are trying to do is encourage developers to preserve woodlands when they can. There is a value have greenery as it enhances projects. He strongly recommends they talk with their engineer and get creative.

Trustee Fessler Smith feels her questions were answered and welcomes the active adult community as White Lake doesn't have one. She is sorry to see the open space go as it is very pretty and utilized by Colony Heights residents. She is very supportive of keeping as much greenery as possible and preserve its beauty. She believes the developer is doing a nice job.

Clerk Lilley commented on the cooperation of the builder with the Planning Commission and he thanked them.

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Powell to move Trailside Meadows rezoning to second hearing. The MOTION PASSED by voice vote (7 yes votes).

E. PRELIMINARY SITE PLAN; TRAILSIDE MEADOWS

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Powell to approve the Preliminary Site Plan; Trailside Meadows subject to all of the departmental, consultant, and Township Board staff recommendations being satisfied. The MOTION PASSED by voice vote (7 yes votes).

Denise Stefanik, Library Board Director. Questioned how the discussions on the Trailside Meadows sewer is different than the Library waterlines. She further clarified with the Board the distance of sewers for this project.

Trustee Powell stated there is a huge difference. This project not only loops in several locations, but they actually upsized from 8 inch to a 12 inch. They have put substantially more into their system than the library.

Supervisor Kowall indicated that the planning department and his office would be more than happy to further answer any questions Ms. Stefanik may have.

F. REQUEST RE-APPOINTMENT OF JOHN KULHAVI; CIVIL SERVICE It was MOVED by Clerk Lilley, SUPPORTED by Treasurer Roman to re-appoint John Kulhavi to an additional six-year term on the Township Civil Service. The MOTION PASSED by voice vote (7 yes votes).

G. 2019 GRAVEL ROAD PROGRAM; OAKLAND COUNTY ROAD COMMISSION

Supervisor Kowal indicated this is an annual program. The triparty funding for the cost to maintain gravel roads and to do the bedding in the areas that the road commission feels improvements are needed is \$174,886.00. White Lake Township's portion of that is \$58,295.00 being 100% of the community's triparty contribution.

It was MOVED by Clerk Lilley, SUPPORTED by Trustee Ruggles to approve the cross-participation agreement for the 2019 Gravel Road Project with a Township contribution of \$58,295.00 and authorize the Supervisor to sign. The MOTION PASSED by voice vote (7 yes votes).

TRUSTEE COMMENTS

Supervisor Kowall stated there have been conversation with the Huron Valley School District and their request to have a watermain extension down Bogie Lake Road to service the Lakeland School complex. They are in the process of looking at an application through the Drinking Water Revolving Fund (DWRF) Program. Huron Valley School District came to the Township in December of 2018 and he believes they have the best interest of the school and the Township in mind. It is approximately 2.2. miles down Bogie Lake Road. It is a low interest loan program through the MEDQ and DWRF. They have cited that their water quality and reliability problems are the driving need. They have one-well that produces 10 gallons per minute. In accordance with the development plan for the water system is to look at a second iron filtration plan which would alleviate most of the township, most of the time. HVSD in an effort to show their determination and cooperation has deposited \$20,000 into the Township's trust and agency escrow account which would be a pass-through expense to have J&A and the Township complete the plan by May 1st. Deadlines are as follows:

March 14th - The advertisement for the public hearing through the Clerk's Office March 20th - The Spinal Column publishes notification of public hearing with 30 days minimum notices

April 23rd - Proposed special township board meeting

April 29th - Signed resolution with J&A to be included in the project plan

May 1st - Is the deadline to submit for consideration for 2020 funding

There is a driving need for a school district to provide better water quality for students as well as the Township, the desire to add iron filtration is the same purpose. We will both benefit from the main

extension down Bogie Lake Road and there is a lot that has to be done. You can sign-out notice of information as it becomes available through Aaron's department.

Treasurer Roman noted that Mike Kowall indicated because it is a school system that wants to extend the line, there may be grant money available.

Trustee Andrea Voorheis apologized for missing last month's meeting, but she was vacationing in St. Martin. She further encouraged all residents to use Vacation Home Watch as she was one of the 2,810 people that used it last year. She noted that she had some challenges while she was on vacation and they called her emergency contact who in turn contacted her. She indicated that police officers check on your property daily and contact you if something is going on.

Trustee Liz Fessler Smith noted the next Library Board Meeting is March 27, 2019 at 6:45 p.m.

She is honored to have been asked to be part of a committee to support Michigan Police Week. She is going to ask her colleagues to support an official resolution next month to make Michigan Police Week in White Lake Township, May $12 - 18^{th}$, and she hopes that they can come up with ways to show their support and appreciation. She welcomes ideas from residence as well.

She and her husband are looking forward to participating in the CERT Program Chief Keller mentioned earlier. They will be part of the first class offered and encourages residence if they are interested to take one of several classes that will be offered.

Lastly, she thanked Chief Gurka for his outstanding service to the community as he is retiring at the end of this month. His dedication to our Fire Department and community is unparalleled and we have been incredibly blessed to have him as a Chief. He is a true man of character who will be missed in White Lake Township. She has enjoyed working with him and knows that his department feels the same. She wishes him the best in his next chapter.

Trustee Scott Ruggles wished a Happy St. Patty's Day to everyone. Congratulations to the Police Department for their accreditation. Regarding the roads in White Lake Township and something that always comes up, he noted that we can't restrict development because the roads are so congested but suggested that perhaps there is someway to address it as a Board. Maybe throw some money at it. He indicated that Elizabeth lake Road, Oxbow Lake Road, and Union Lake Road are getting worse. Toss some money at this to speed it up.

Clerk Terry Lilley congratulated Chief Keller for a job well done. He further thanked all of the officers for their efforts and the job they do. He acknowledges Chief Gurka's retirement.

He advised the Board that he received Consumer's Energy's request to renew their contract which he will forward to legal counsel for the next meeting.

He suggests that the issue of the Library be made in writing with specifics. He believes that issues keep coming up and that confusion of their request exist, like tonight.

He concurs with trustee Ruggles regarding the roads and agrees that something has to be done. He believes for the Township to just keep throwing money at the Road Commission when there are thousands of dollars that should be available for White Lake Township – it shouldn't all be on the burden of residents. He believes we need to stay on the road commission.

Trustee Michael Powell recognizes and wishes nothing but the best for Chief Gurka on his retirement. He wants to reiterate that he is a major fan of private roads in new developments. He believes that there is an ability to look at providing a sinking fund in the development agreement for the improvement of private roads. This way they would slowly build up and in 20 years they would have enough funds to repair or replace those roadways so that the Township isn't going out for a SAD.

He would like this Board to consider the same priority of dust and triparty funds for gravel roads, to extending sanitary sewers. He believes it is a shame that people are being asked to put in \$40,000 septic systems that are going to fail when there is an ability to extend the sanitary sewer systems. He would like to force that issue in the near future.

Treasurer Mike Roman acknowledges all the Township's public safety employees, as they all make him proud. Chief Keller did an awesome job to get the accreditation certificate. Thank you to all the residence for coming to the board meeting.

Supervisor Kowall thinks it is amazing that a small town like White Lake, is 1 of 600 agencies and 1 of 16 that hold this accreditation. Kudos to Chief Keller and his staff who worked so hard on it. He noted kudos to Larry Sheldon for saving a truck from the lake in his area. It is important to recognize this because when developers look at a community to develop in, they're not just looking at land. They look for safety, schools and as much as possible a government that is trying to do the right thing, the best they can and as economically as possible. The school mileage is a benefit to our community. He welcomes the new leadership at the schools.

In regard to the sewers, Mr. Potter is working diligently to get things worked out. They are working on the expansion for the Bogie Lake District and is he hopeful.

He indicated that conversations with the Road Commission have revealed that there is a masterplan in the works for the intersection of Teggerdine and Oxbow Lake Road. He will bring it to the public when the information becomes available. They are very aware of the Township's opinion on Elizabeth Lake Road and Union Lake Road. OCRC indicates there will be patch program this summer. He will watch that very closely.

He noted that the Township utilized funds that went for a small project on Cedar Island. While the project was small, it solved a huge problem. He believes that the OCRC is overwhelmed at the number of projects that need their attention, but they will stay in communication with them. He is a little disappointed that the Township has not received any major preservation overlay projects this season. He will push them at their strategic planning meeting. The Township is looking at 500-600 new residents in the next 18-24 months.

Supervisor Kowall indicated he sleeps good at night knowing that this Board takes whatever steps necessary to preserve land. The Trailside Meadows project has his attention and it is worthwhile having.

He spoke with attorney Lisa Hamameh and if all go wells, she will return next month and that he wishes Chief Gurka well in his retirement.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Fessler Smith to adjourn the meeting. The MOTION PASSED by voice vote (7 yes votes).

The meeting was adjourned at 9:31 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 March 12, 2019 regular board meeting minutes.

Terry Lilley, CMMC, CMC White Lake Township Clerk

Oakland County, Michigan