

CHARTER TOWNSHIP OF WHITE LAKE
Approved Minutes of the Special Joint Board of Trustees Meeting
with Civic Center Development Committee
September 29, 2020

Supervisor Kowall called the meeting to order at 6:00 p.m. The meeting was held via Zoom video conferencing. He then led the Pledge of Allegiance.

Clerk Lilley called the roll:

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

Also Present: Sean O'Neil, Planning Director
 Jennifer Edens, Recording Secretary

AGENDA

It was **MOVED** by Trustee Voorheis, **SUPPORTED** by Trustee Smith to approve the Agenda. The motion **PASSED** by roll call vote (Voorheis/yes, Smith/yes, Powell/yes, Ruggles/yes, Roman/yes, Lilley/yes, Kowall/yes).

PUBLIC COMMENT

Linda (undiscernible). She is present tonight on behalf of Senator Jim Runestad. They are excited to see what the Township has to present tonight. She is looking forward to the future in White Lake Township.

FINALIZE CIVIC CENTER RFQ

Sean O'Neil indicated that the RFQ that was spoken about last time has been tweaked and is back before everyone for finalization to move to the next phase. He noted that Howard Kohn will present a slide show presentation and that the RFQ can be gone through as well.

Howard Kohn presented a slide show presentation of the White Lake Civic Center Development RFQ and Process as it is presented. He indicated the goal is to obtain interest from qualified developers that have been predetermined. The slide show presentation provided the following:

- Brief background to the project
- Disclosure and disclaimers
- RFQ components in order essential
 - Police, fire, and related emergency space and structures

- Administrative and other basic service space
- Community Senior Center
- 365 Recreation outdoor
- Recreation infrastructure indoor
- Civic Center RFQ Residential / Housing
- Other components desired
 - Commercial combination of market, pop-up spaces, office space, medical
- Educational
- Other characteristics branding through common elements
- Density with human scale
- RFQ Timeline
 - Development process and projected dates

Mr. Kohn suggested the open house in conjunction with COVID 19 should be taken out of the RFQ. He further reminded that Chesapeake would do the solicitation.

Supervisor Kowall opined that there is a lot of information, but that it is a new process and that he must rely on Mr. O'Neil and Mr. Quagliata. He offered the Board the opportunity to take their time and reread it or if they have any thoughts or suggestions that could potentially be incorporated into the RFQ.

Trustee Powell noted that on Page 1, Sec. 1 – Third line, the word townships should be possessive. He asked about Page 9, the reference to a substantial number of seniors and the pros and cons and if the proposed developers would get the wrong idea.

Supervisor Kowall indicated that there is a large senior population, but that the Township is also trying to retain some young people. He reminded that this is in draft form to try and plant some seeds to show potentially what the Township might allow.

Trustee Powell recalled that approximately ten-years ago he was approached by a Detroit Piston's player that was interested in White Lake Township. He owned property in the Township, and he was intrigued with Alpine Ski Lodge. He shared that there are few communities that have a ski hill and admitted that it is a draw to the Township. The Piston player wanted to set up a four-season playground within that facility. He thinks the developers would want to know that the Township has a full-service ski lodge within the Township and perhaps it could work into the RFQ.

Howard Kohn stated that the qualifications getting reviewed is up to the Board. He just needs certainty as to where they are going.

Trustee Voorheis likes the green technology of it. She also loves that it included less office space, indoor walking space, and the market area.

Debby DeHart wants to make sure we include something about the fact that we have such close proximity to the state and metro parks. She thinks it is important to let developers know how close they are.

Trustee Powell would love to have a pathway that would tie into those parks.

Supervisor Kowall indicated that there are two things in the works, the Township Triangle Trail and the long-term conversations with Pontiac Lake Recreation which ultimately could tie Highland Recreation, Stanley Park, Pontiac Lake, and Springfield. He noted that White Lake would be one of the only communities to have four parks in close proximity and the ability to transit between via trail. He feels in this process that the Board won't catch everything, but giving as much input as possible and having them come in and spend a day in White Lake, they will learn of our community and what it has to offer. He noted that the Township is park rich which is a plus.

Trustee Smith loves the idea of a marketplace, pop-ups, and making it a transitional space. She believes that it is unique and offers many possibilities and opportunities. She would like to see it a pedestrian street only. She hopes that there is a greenbelt that will connect Stanley Park, the library and civic center. She wants to see sidewalks, trail system and maybe an exercise spot.

Mr. Kohn agrees, and he sees this as pods linked by pedestrian systems.

Trustee Smith continued that she is not interested in office space. She wants to see reasons to stroll and congregate and socialize (i.e. ice cream, breweries, free activities) a place or activity for residents come spend the day and enjoy for free. She loves the idea of art in the area. She emphasized the greenbelt, connectivity, the uniqueness of the pathways, the gathering area that does not cost anything to residents. She would like to include wireless hotspots and ensuring that it is up to date in technology in the campus. She noted that the baby boomers are here and that is a large part of our population, but the Township needs to be conscientious in attracting all ages. She thinks multiuse houses are important. She indicated that this is a fine line of growth in White Lake. There is a huge footprint, and the Board needs to properly serve the residents with thoughtful mind that the township is growing, but not losing what is loved about White Lake. She is hoping for a senior/community center that will serve the seniors and a facility that can be rented by residents for graduation and weddings. She wants to make sure there is enough space.

Mr. Kohn noted that there is a huge demand for a variety of activities by residents. That is why he called it a community/senior center.

Treasurer Roman believes there have been insightful comments. His observation regarding demographics is that he lives in a subdivision with twenty-eight homes with an aver size of 2,200 square feet with three to four bedrooms. He noted that in the last two years they have had six senior couples move out and six young families move in.

Trustee Ruggles likes Mr. Kohn's comments that he will make his proposals to each company specific. He looks forward to the results. He has a lot of specific interests. He believes each company he engages will address those in a different way and the Township will have more to chew on, so to speak. He thinks Mr. Kohn has a detailed presentation and he is looking forward to developments.

Trustee Powell observed that if you are a snow skier you will recognize heated sidewalks as a neat idea under the green section. He furthered that heated sidewalks in a four-season playground will be an attraction.

Trustee Smith added that she would like an amphitheater included, if possible. She noted there is a perfect spot on the property.

Supervisor Kowall indicated that will be looked at with the Master Plan of the park.

Sean O'Neil noted that these are minor changes that can be made, and the next step would be to move ahead with the issuance of the RFQ.

Mr. Kohn would like to start the process beginning of October. The goal is to have this be as fiscally responsible as possible and have as least amount of money come out of the Township's pocket as possible. He noted that at some point, there may be required bonding. He advises getting all the bonding the Township can, even if you do not use it.

As far as timeline, he would like the RFQ's out by mid-October and to have the responses back by mid-December, with reviewing beginning mid-December, and then narrow it down by second week of January.

Mr. O'Neil noted that this is a huge undertaking by the Township, one of the biggest things this Township has ever done. The timeframe seems reasonable to him.

Supervisor Kowall would like to see this approved and to go forward with the RFQ with amended suggestions approved by the Township Planner.

Trustee Smith encouraged the committee to speak up if they have anything to say as it is the point of this meeting to share ideas.

JP Arens stressed that what he noticed during COVID is how his boys have gotten into fishing. He believes that access into the park, access down through the back, and a bait machine would draw more people. He declared that people are looking for places to fish.

Debby DeHart shared that a senior community center in Colorado utilizes shared space and it brings the community together.

Trustee Smith shared that there are a lot of neat things going on in Denver. The Orchard's has outdoor sitting, fireplace, and a small spray park. She suggested the Committee and Board look at the Premium Outlets for interesting setting and concepts.

Trustee Powell stated he is not necessarily interested in reviewing all the RFQ's. He would if there are only three but asked his fellow Board members if they want to see them all or just those that Mr. Kohn picks out.

Supervisor Kowall wants to see Mr. Kohn's recommendations, but the Board has every right to see who has submitted.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Voorheis to approve the RFQ as amended tonight and request that Chesapeake Group solicit the RFQ's as presented tonight, with amended suggestions approved by Township Planner. The motion PASSED by roll call vote (Ruggles/yes, Powell/yes, Voorheis/yes, Smith/yes, Roman/yes, Lilley/yes, Kowall/yes).

REVIEW MASTER PLAN AND GRAPHICS FROM DLZ

Sean O'Neil noted the purpose is for Nathan Loree to share with the Committee and the Board and get any feedback. This is not final product.

Nathan Loree, DLZ. He is really excited about the conversation that is already happening. He is going to present some things that have already been talked about. As of the last joint meeting DLZ is working at multiple scales of this project. They were originally brought in to focus on the townhall and space planning for that. They are now moving into the master plan. He shared a 3D flythrough model using a building color key with design options. It included: residential, commercial, community center, civic buildings, parking, and office spaces. He noted that none of this is set in stone, but rather intended to give an idea of what it might look like and feel like without biasing a developer.

Treasurer Roman commented that everyone has expressed the desire for walkability, and he does not see sidewalks in the 3D image. He asked if it would make sense to color code sidewalks or walking paths, so they are highlighted. To which Mr. Loree affirmed they could do that.

Trustee Smith questioned or clarified the location of where the townhall building would be. Supervisor Kowall indicated it is closer to the south, closer to Stanley Park. Trustee Smith noted there are residents that have concerns regarding the private lake and suggested a location of a boardwalk.

Treasurer Roman recalled that Mr. Kohn mentioned that he was looking for a sketch of this and wondered if this is what he had in mind or had recommendations.

Mr. Kohn indicated that he and Nathan have spoken of a bubble drawing.

Mr. Loree noted that they needed to know the space or volume that was needed for the civic center building prior to developing a bubble drawing.

Trustee Smith asked of Supervisor Kowall when he would like to have the conversation regarding what the Township would like to retain for the Township property and purposes.

Supervisor Kowall indicated there is always an opportunity for change and that the Board needs to be open minded.

Mr. Loree continued that this flythrough model takes the place of a high-level perspective and replaces physical model or birds eye view. It is a tool that will be helpful moving forward. It is designed to not be set in stone. It allows you to have design conversations with the developer. This can be used by anyone as there is no special software needed.

He furthered that the next components are conceptual street views, which provide a sense of space. They are intentionally generic as not to bias conceptual designs. It is just another tool to help facilitate the conversation with developers. He reminded that it is only meant to demonstrate high level ideas such as:

- Place making
- Public way finding
- Provide a sense of scale

He shared concept renderings.

Mike Lueffgen, DLZ. He shared an image of the civic center conceptual site layout identifying the proposed public safety building, civic center, parking lots, and access drives. He noted a reasonable offset from the wetland line.

He furthered that there is approximately 14 acres of developable land using the wetland boundary and Elizabeth Lake Road as the defining feature. The public safety building uses 2.95 acres and the civic center with associated parking takes up 2.2 acres.

Treasurer Roman asked if Water Sewer would be housed in the civic center building. To which Mr. Loree indicated that their office space would be part of the townhall, but they will need supplemental space for them to go bang on things.

Supervisor Kowall noted that they have not completely gone into how each department will utilize this building. This is to carve out the land and how it will be used. This will get us to a functional public safety and functional township hall building for the future. He continued that this is the day-to-day operations of the Township and its functionality with the public.

Trustee Smith clarified that Mr. Leuffgen indicated there is 14 acres of developable land and the public safety building requires approximately 3 acres, the township municipality building 2.5 acres, which leaves 8 acres to work with. She is pushing for the results of the needs and assessment that was completed over a year ago. She thinks they deserve to have information now before they make any decisions. She would like an approximate idea of the square footage of the townhall.

Mr. Loree indicated that they put out surveys when this process was started and received feedback from the trustees and staff members that use the building and space of the current townhall which was factored in. He then shared a visual of a proposed townhall floor plan.

Supervisor Kowall indicated in response to Trustee Smith, that the square footage of the townhall is approximately 38,000 square feet.

Trustee Smith is thankful for the answers but noted that the Board needs to have some information moving forward as the residents are counting on this Board to be educated to be able to make informed decisions. She understands the process is still working in proximities, but believes it is important to know how many acres is being worked with.

Treasurer Roman feels strongly that the Clerk's Office, Treasurer Office, Assessor's Office, and Supervisor's Office should be on one floor of the new building as they work closely together.

Supervisor Kowall indicated that the department heads will have an opportunity to sit down and that is what will form the dynamics and functionality of it. He declared that the department heads are here every day and they operate the township every day and service the public. The Board can look at this building and come up with ideas and thoughts, but trustees and elected officials come and go. The staff stays and they are here to serve the public. Therefore, their input is important. He stated that right now, the task is to try and carve out and determine what will be needed and the spatial planning. He thanked Mr. O'Neil for all his efforts regarding this.

Sean O'Neil added that in the RFQ and Master Plan that have been put together that this plan does not stop at the borders of the township property. There are a lot of things that will come into play that will make it feel like it is a lot more than 8 acres. He noted that you do not get that feel when you look at the concepts. He thanked everyone for their participation and time with this. He noted that the Committee was started nearly two years ago, and he believes their input has been invaluable.

Supervisor Kowall thanked the Committee and finds their input invaluable. He also thanked Trustee Powell for the engineer's eye. He reminded nothing is set in concrete right now, but that there must be something to start with. He noted that this does not have all the ideas but suggests that this will allow the Township to surround itself with people who do.

Mr. O'Neil indicated that if there are additional questions or comments to email him and he will pass it along to Nathan and Mike.

FIRST RESPONDER HAZARD PAY PREMIUMS PROGRAM (FRHPPP)

Treasurer Roman indicated that the Township applied for reimbursements for COVID related expenses to the state, FEMA, and Oakland County. The Township has received \$61,000 from the State of Michigan for the First Responder Hazard Pay Program, which is intended to go to the Township's public safety team

(police and fire) at \$1,000 each. He stated that originally the Program was rolled out and required that this pay be paid out by September 30, 2020. Even though that date has been extended out, the Township cut payroll checks. Treasurer Roman would like the Board to approve paying out this \$61,000.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Ruggles to approve paying our police department responders \$1,000.00 each, in total \$61,000.00, in conjunction with the First Responders Premium Program. The motion PASSED by roll call vote (Ruggles/yes, Powell/yes, Voorheis/yes, Smith/yes, Roman/yes, Lilley/yes, Kowall/yes).


Supervisor Kowall gave a special thank you to Treasurer Roman as he has been diligent and on top of all available programs.

ADJOURNMENT

It was MOVED by Trustee Voorheis, SUPPORTED by Trustee Smith to adjourn. The motion PASSED by roll call vote (Voorheis/yes, Smith/yes, Powell/yes, Ruggles/yes, Roman/yes, Lilley/yes, Kowall/yes).

The meeting was adjourned at 7:57 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 September 29, 2020 special joint board meeting minutes.



Terry Lilley, MMC; MiPMC
White Lake Township
Oakland County, Michigan