

**CHARTER TOWNSHIP OF WHITE LAKE**  
**Minutes of the Regular Board of Trustees Meeting**  
**January 17, 2023**

Supervisor Kowall called the meeting to order at 7:00 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  
                              Scott Ruggles, Trustee  
                              Liz Smith, Trustee  
                              Andrea Voorheis, Trustee  
                              Michael Powell, Trustee

Also Present:            Sean O'Neil, Director Community Development  
                              Justin Quagliata, Staff Planner  
                              Aaron Potter, Director DPS  
                              John Holland, Fire Chief  
                              Kristin Kolb, Township Attorney  
                              Jennifer Edens, Recording Secretary

**AGENDA**

It was **MOVED** by Supervisor Kowall, **SUPPORTED** by Clerk Noble to move Item 6H – Corridor Improvement Authority – Appointees, to Item 9J under New Business and add Item 9K – Rescheduling of April 2023 Meeting due to MTA conflict. The motion **PASSED** by voice vote (7 yes votes).

**PUBLIC COMMENT**

No public comment.

**CONSENT AGENDA**

- A. REVENUE AND EXPENSES**
- B. CHECK DISBURSEMENTS**
- C. APPROVING OPEB ACTUARIAL SERVICES FOR 2022-2023**
- D. DEPARTMENT REPORT – POLICE**
- E. DEPARTMENT REPORT – FIRE**
- F. DEPARTMENT REPORT – COMMUNITY DEVELOPMENT**
- G. DEPARTMENT REPORT – TREASURER**

Trustee Powell requested the removal of Item I from the Consent Agenda.

It was **MOVED** by Trustee Powell, **SUPPORTED** by Treasurer Roman to remove Item I from the Consent Agenda and add it to Item 9A as a second part under New Business. The motion **PASSED** by voice vote (7 yes votes).

It was **MOVED** by Trustee Powell, **SUPPORTED** by Clerk Noble to approve the Consent Agenda, as modified. The motion **PASSED** by voice vote (7 yes votes).

## **MINUTES**

- A. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, DECEMBER 15, 2022**
- B. APPROVAL OF MINUTES – REGULAR BOARD MEETING, DECEMBER 20, 2022**

It was **MOVED** by Trustee Ruggles, **SUPPORTED** by Trustee Powell to approve the Minutes – Special Board Meeting, December 15, 2022, and the Minutes – Regular Board Meeting, December 20, 2022. The motion **PASSED** by voice vote (7 yes votes).

## **PRESENTATIONS**

### **A. FIRE DEPARTMENT 2022 PROMOTIONS AND AWARDS**

Chief Holland presented the following promotions and awards, while Clerk Noble administered the oath of offices.

#### **Promotion**

Firefighter/Medic Mark Page, promote to shift sergeant, official swearing in – badge pinning

#### **One Year Recognition**

Firefighter/EMT Stewart Agranove, completion of probation, official swearing in – badge pinning

#### **Fire Chief's Award**

Captain Steve Hanneman, outstanding community service

Sergeant Corey Vos, special assignment recognition

Sergeant Myles Pierce, outstanding community service

Firefighter/EMT Andrew Sittler, outstanding community service

Firefighter/EMT Bruce Flores, outstanding community service

#### **Retirement Recognition**

Firefighter/EMT Mike Grix, part-time, former paid-on-call staff, 20 years of service

Captain Hanneman shared the success of the Coat Drive Program and recognized and thanked Kim Szalay, a Huron Valley School District Social Worker for her tireless help with the Program over the past twenty plus years. She was presented with a certificate of achievement.

## NEW BUSINESS

### A. REQUEST TO APPROVE FIREWORKS PERMIT – WHITE LAKE CITIZENS LEAGUE AND WINTER CARNIVAL EVENT MEMO – WHITE LAKE CITIZENS LEAGUE

Chief Holland indicated that he has no concerns or objection to this permit as the applicants have met all requirements.

Supervisor Kowall read into the record the Special Event Committee's approval letter from the Clerk.

Chief Holland stated that it cannot be inspected prior to the display, but that upon the inspection they can grant the operational permit.

Trustee Voorheis reminded that the fireworks are shot off the lake and is currently scheduled for February 4, 2023. She does not think that the lake will be frozen enough in the next two weeks. While she loves the display of fireworks and enjoys it herself yearly, she does not believe it will occur this year.

Trustee Powell requested item I be removed from the Consent Agenda as he has concerns that their program revolves around the ice.

Supervisor Kowall indicated that the ice has to be a certain thickness and approved by the DNR, or they will not proceed, which is in the application.

Trustee Ruggles inquired as to the police staffing for the event as it was an issue last year.

Supervisor Kowall indicated there would be an increase in officers and that details are laid out in the application. He reminded that the Board members could view the application through the Clerk's Office.

Trustee Powell questioned how the fee is addressed if there is no inspection and the fee for the same in the amount of \$550 has been received by the Township.

Chief Holland responded that they would be reimbursed less the standard inspection fee.

**It was MOVED by Trustee Smith, SUPPORTED by Trustee Voorheis to approve the fireworks display application for White Lake Citizens League for February 4, 2023, with a rain date of February 11, 2023. The motion PASSED by voice vote (7 yes votes).**

### B. RESOLUTION 23-001; ADOPTION OF PARKS AND RECREATION MASTER PLAN 2023 – 2027

Staff Planner Quagliata stated that this process kicked off in June of 2022 and the Parks and Recreation Committee has worked with staff and the consultant to update to the Master Plan. He furthered the MDNR has required guidelines as to what is to be included in the plan. He shared this plan is MDNR compliant, and that the Township must have a five-year recreation plan to apply for grants. The previous plan expired last year, and the Township has until February 1<sup>st</sup> to submit the new plan to be compliant and maintain eligibility for grants.

Trustee Smith would like the plan amended to include a dog park as requested by the residents. She stated the majority of the Board is in favor of dog parks and she would like it added in the future five-year plan.

Trustee Powell supports that as well. He believes the input from the residents was clear and at least a mention of a dog park should be included so that it can be studied.

Staff Planner Quagliata shared the state provides a process to amend the five-year plan, but the Parks and Recreation Committee wrote the plan broadly enough to allow it to cover any recreation amenity the Township wants to provide.

Supervisor Kowall suggested a footnote be added that simply states the Board would be amicable to looking at a dog park in the future.

Staff Planner Quagliata indicated there is a state requirement for a thirty-day public review for a plan change with anything that is a major content/large amenity. He is unfamiliar with the amendment process but knows that the plan can be amended at any time during the five-year period.

Trustee Voorheis as the Parks and Recreation liaison indicated that the Committee voted to not have a dog park in the Township. This vote was based on information from vets that dog parks are not good. She personally is against a dog park.

Trustee Powell suggested two separate motions to see where the Board stands on this. As a footnote to the minutes tonight he would like Parks and Recreation to recognize the fact that there are people or residents in this Township that would like a dog park in the Township and that Parks and Recreation should study that over the next five years and present it to the Township Board.

Supervisor Kowall does not want to override nor undermine the Parks and Recreation Committee's recommendation on the current plan, but the concern should be noted.

Treasurer Roman supports Trustee Smith and Trustee Powell on the dog park. He is a big dog park user and notes the only one currently is a state ran dog park at Pontiac Lake, which is not very well maintained. He believes it will be very nice to have another one and hears the same from others. He loves the social aspect of the dog park and finds the visits to be great.

Rhonda Grubb, 263 Horizon. She has attended all the parks and planning meetings regarding this project. She noted that there was more opposition to dog parks and understands that it can be revisited later. She noted that there is a dog park at Pontiac Lake and that Treasurer Roman hit the nail on the head when he spoke of the maintenance, no grass, no upkeep, and questioned who will do these things. She opined that it is a lot more than just going out and having fun with your dog. She reminded that all the Township's parks allow for dogs and that they just have to be on leashes. She believes there is more to be considered and should be looked at in a bigger project.

Kathleen Aselyne, 4800 Cuthbert. She is on the parks committee and shared that this topic was discussed extensively. They received input from veterinarians and researched it. They learned that dog parks are not as safe as everyone thinks. There are problems with dogs that die, people who are maimed or killed by dogs, monitoring of vaccinations, clean-up of dog refuse. She declared there are expenses to having a dog park. She indicated that they did their due diligence and research and at the time believed that it is not in the best interest of White Lake to include a dog park. She doesn't believe people understand what would go into properly running a dog park to the standard we would want White Lake. She further noted that there are other dog parks in the area that are open to White Lake residents. She declared that the Committee has a very adamant opposition to dog parks. She reminded that it would require monitoring, fees, access, and a lot to consider in doing so properly.

Supervisor Kowall added that not only does the dog have care and feeding, but a park would too. He indicated that there would be an economic restraint and it would need to be talked through.

Trustee Powell indicated that he would like the footnote and the same thing could be said about any park. He stated that when you create a park you are committing to that park and taking care of it properly. He believes the residents are knowledgeable and mature enough to do their own research in determining whether to use a dog park. He does not want an official statement that the Board is against dog parks.

Trustee Smith supports Trustee Powell's comments. She indicated that it has been a request for years from residents that want a dog park. She is asking that it be looked at as a possibility over the next five years. She would like to go on record as a Board member that she is not in favor of the recommended body of Parks and Recreation resolution against dog parks.

Steve Woodard 953 Schuyler Dr. He attends all the Parks and Recreation meetings as he is interested in Stanley Park. He believes the due diligence done on the dog park issues was more than other items they looked at. He declared it was telling that nobody showed up for any public comment to state they wanted and/or supported it. He understands they put it on a survey, but no one showed in person. There is a maintenance issue and liability issue. He declared, like Pontiac Lake, it will require constant maintenance. He understands the need to have it in the plans to address with the residents that ask for it, but believes they are in a significant minority.

Mary Early, 5929 Pine Ridge Court. She stated that out of 30,000 residents there are only three citizens that attend the Parks & Recreation meetings. She declared it shows the other residents are not interested in dog parks.

**It was MOVED by Trustee Powell, SUPPORTED by Trustee Smith to go on record to create a footnote<sup>1</sup> in the minutes that Parks and Recreation will consider in the next five years a location for a dog park. The motion PASSED by voice vote (5 yes votes, 2 nay votes: Voorheis, Kowall).**

Trustee Powell indicated the Plan is a masterpiece that is beautifully presented. He complimented staff and the consultant.

**It was MOVED by Trustee Ruggles, SUPPORTED by Trustee Smith to approve Resolution 23-001; Adoption of the Parks and Recreation Master Plan 2023 – 2027. The motion PASSED by voice vote (7 yes votes).**

### **C. CONSIDERATION OF STANLEY PARK PHASE 1 DESIGN APPROVAL**

Staff Planner Quagliata reminded that in February of 2022 the Board approved a contract with Beckett & Raeder to complete design and engineering services for Stanley Park, Phase One

Supervisor Kowall interjected that he has in his possession a Land and Water Conservancy Fund Grant Award announcement through Senator Stabenow's office dated January 11, 2023, awarding \$516,400.00 to White Lake Township.

Staff Planner Quagliata continued that the plan in the Board's packet is consistent with the grant that was applied for. The grant was based on the Stanley Park Master Plan that this Board approved in February of 2021. It provides in Phase One access to the park, paving a portion of the road, parking, a path to the water, observation pier, and getting exercise stations. He indicated that the Phase one of the plan addresses building what was approved by the state and federal government.

Supervisor Kowall indicated a good job was done in conserving trees and land with nearly three dozen trees saved by keeping the road where it currently is.

Treasurer Roman requested that when it goes out to bid that it goes as printed with an option to pave the unpaved portion of the road. To which Mr. Quagliata indicated it is currently a bid alternate.

Trustee Smith declared that it looks wonderful and that it is fantastic to see it moving forward.

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<sup>1</sup> Parks and Recreation will consider in the next five years, a location for a dog park.

Trustee Powell would like staff and consultant to respond to him as to why certain things were not done. He continued that it does not appear that there is a drivable access down to the water's edge for emergencies.

Staff Planner Quagliata responded this was caught during plan review and the section near the water will be wide enough for a vehicle to get down. That the width will be minimized to the bare minimum due to the wetlands yet accommodate an emergency vehicle.

Trustee Smith shared a conversation she had with Chief Holland who indicated he could get a vehicle down there if he had to.

Trustee Powell does not think of White Lake as a concrete sidewalk community, but rather an asphalt pathway community with a more rural look. He questioned the thinking on this.

Staff Planner Quagliata responded that the northern portion of the property will be adjacent to the civic center/public safety building, which will have a more suburban look. Sidewalks were designed to be more cohesive near the buildings at the roadside.

Trustee Powell questioned if the walkway off Elizabeth Lake Road will be concrete or asphalt.

Supervisor Kowall confirmed it is concrete.

Staff Planner Quagliata confirmed that the Triangle Trail will be concrete along Teggerdine. He continued that right now there is an asphalt path along the senior living community to the Oxbow Lake Baptist Church. Asphalt will run to where the Road Commission is putting in the roundabout and connect to their adjacent concrete sidewalk.

Trustee Powell noticed there are timbers lining the roadway so that vehicles do not have the opportunity to enter the grass. He believes in a major event there will be access issues.

Staff Planner Quagliata indicated the timbers are bid alternate and that the number of timbers bollards can be reduced and be a cost savings. He shared event discussions have occurred and opening areas for vehicles as well.

Supervisor Kowall indicated that there are some environmentally sensitive areas leading to the opening that is important to keep vehicles off.

Trustee Powell pointed out that the concrete platforms at the beginning of the boardwalk is a perfect solution. He complimented staff and consultants on this. He further noted that he cannot tell from the design if it has a swale for drainage, which Staff Planner Quagliata confirmed it does. He does not like the language that the storm water system will be designed per Oakland County requirements. He believes it should mention as White Lake Township storm water requirements.

Staff Planner Quagliata stated that this plan utilized the old Oakland County standards, which are the current White Lake Township standards.

Clerk Noble asked where the pathway to Teggerdine goes.

Staff Planner Quagliata responded from across the street from the park on Elizabeth Lake Road to the Teggerdine intersection, then north on Teggerdine Road on the west side to M-59. From there it will run back to the development where JC Penny and Kroger are. He further shared in recent weeks the Township applied for a Ralph Wilson Grant to construct the Triangle Trail for \$628,000.00. The results of that request should be available in June of this year.

Trustee Powell noticed in the boardwalk details it proposes supporting piers. He indicated that they sink over time. He suggests helical piles as an add alternate. Lastly, he shared that the DNR in roadways that cross with a natural area on both sides required him to put two culverts in: one low and one high. He is comically amused to see this as a requirement in this development.

Staff Planner Quagliata interjected that it is a U.S. Fish and Wildlife federal requirement and it was a really engrossing process and the federal government was very overarching in how they get involved. He stated took nearly eight months to get through all the compliance issues just to reach a project agreement.

Trustee Smith interpreted that the dark grey in the image is pavement. She questioned if it must be widened in the future for safety that it will still be paved. To which Staff Planner Quagliata confirmed it will still be paved and if needed a wetland permit will be applied for.

Trustee Powell asked if a motion would approve exactly what is presented.

Staff Planner Quagliata responded approval gives staff permission to move forward with preparing bid documents and construction documents. Changes can be made later.

**It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Voorheis to approve the Stanley Park Phase I Design. The motion PASSED by voice vote (7 yes votes).**

**D. RESOLUTION 23-002; TO APPROVE REQUEST TO THE DEPARTMENT OF NATURAL RESOURCES TO CONDUCT AN INVESTIGATION PROHIBITING HUNTING IN CERTAIN DESIGNATED AREAS**

Staff Planner Quagliata indicated that at the meeting on September 14, 2022, the Parks and Recreation Committee recommended an amendment to the Hunting Area Control Ordinance to prohibit hunting on certain Township owned properties. The purpose is to protect the property. He indicated the State of Michigan requires the resolution and the Michigan Department of Natural Resources must review and



approve the proposal. He further indicated if someone discharges a firearm while hunting and that location was not included in the ordinance then there is no way for the police department to enforce it. He shared that the police chief is in favor of this ordinance amendment.

Trustee Powell is in favor of designating these properties as no hunting zones but questioned if it would prevent an individual from even carrying a firearm. Staff Planner Quagliata indicated it would not preclude someone from carrying concealed if they had a proper permit.

Trustee Powell questioned if a resident pulled out their bow and arrow and shot at a tree if it would be considered hunting.

In response, Staff Planner Quagliata read into the record the description of hunting according to the MDNR. "Discharge of firearms or bow and arrow to kill, injure, or disturb, hunted game."

Trustee Powell would suggest no discharge at all in the identified areas.

Staff Planner Quagliata indicated these areas would be added to an already identified area(s) where hunting is prohibited.

Supervisor Kowall indicated language may need to be added indicating no hunting or discharge of a firearm.

Staff Planner Quagliata noted this Resolution is just to get the process started as the State will not even consider it without the resolution.

Clerk Noble asked if there was an ordinance that prohibited the discharge of a firearm in the Township currently. To which Staff Planner Quagliata responded no, only the State of Michigan hunting regulations.

**It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to approve Resolution 23-002; To approve request to the Department of Natural Resources to conduct an investigation prohibiting hunting and/or discharging a firearm in certain designated areas of Township property. The motion PASSED by voice vote (7 yes votes).**

**E. REQUEST TO APPROVE AGREEMENT OF DEFERRAL OF SANITARY SEWER ORDINANCE, SECTION 38-514, 836 S. WILLIAMS LAKE ROAD**

Director Potter indicated that the homeowner(s) of 836 S. Williams Lake Rd wish to connect the home to the Township sanitary system. Per sanitary ordinance 38-514 the owners would be required to extend the sewer main across their frontage to make available for future connections.

He continued that the home at 836 S. Williams Lake Rd. is a single-family residence that sits on an approximately a two acre parcel that could be subdivided or redeveloped in the future. The surrounding White Lake parcels are already serviced by Township sewer with the exception of a stormwater basin/park owned by Autumn Glenn subdivision. On the Waterford side there is Hess-Hathaway Park which is deed restricted to remain a Township Park to never be developed.

It is his opinion that application of section 38-514 of the ordinance in this case would not be in the best interest of the Township and is inconsistent with the Master Plan for the Sanitary System. Therefore, he suggests the Township enter into a deferral agreement with this property owner requiring the extension in accordance with section 38-514 if and when the property is divided, redeveloped or in the event an adjoining property would utilize the extension to connect to the sanitary sewer system.

Treasurer Roman believes this is an example that an ordinance cannot cover every situation. He believes it does not make sense to require it.

Trustee Powell thanked Director Potter for bringing this before the Board. He wants to ensure that if a S.A.D. is ever presented to the property owner, he would like the property to be deed restricted as to agreeing to the S.A.D. prior to.

Director Potter believes it may already be in the agreement, but he will double check.

**It was MOVED by Trustee Ruggles, SUPPORTED by Clerk Noble to approve the Request to approve Agreement of Deferral of Sanitary Sewer Ordinance Section 38-514, 836 S. Williams Lake Road. The motion PASSED by voice vote (7 yes votes).**

**F. REQUEST OT APPROVE HYDROCORP COMMERCIAL BACKFLOW PREVENTION SERVICES AGREEMENT**

Director Potter indicated the contract with Hydrocorp expired in January and that before the Board is a two-year agreement for continuation of services. The annual cost has gone up proportionately to commercial buildings connected. He noted that the Township has had an excellent relationship with the Hydrocorp. He is requesting the Board to authorize the execution of the agreement for a 24-month period and to be signed by the supervisor after review by counsel.

**It was MOVED by Clerk Noble, SUPPORTED by Supervisor Kowall to approve the request to approve Hydrocorp Commercial Backflow Prevention Services Agreement in the amount of \$6,408.00. The motion PASSED by voice vote (7 yes votes).**

**G. CONSIDERATION OF AIA B-133 AGREEMENT WITH REDSTONE ARCHITECTS**

**H. CONSIDERATION OF AIA B-133 AGREEMENT WITH STRAUB PETTITT YASTE ARCHITECTS**

Director O'Neil introduced Daniel Redstone and Stewart Pettitt. He reminded that the RFP Committee has been working on AIA B-133 Agreement for the design of the new public safety building and the other for the township hall building. He acknowledged that Trustee Powell, Treasurer Roman, Clerk Noble have been very involved, knowledgeable, and have actively participating in this process.

Supervisor Kowall thanked those involved as well. He is comfortable with what has been put together and the overseers.

The Board discussed the depth of the documents.

Trustee Powell noted that the documents bring the two firms together to present the buildings to the Board so that it can help make decision on the design and that they have already been helpful to the Township in putting together the RFP for the construction manager. He thanked them for their work and believes that the Township did well with the consultants.

Director O'Neil indicated that the recommendation of the Committee is to move ahead with the agreements subject to the Supervisor signing as well as confirmation from the insurance carrier that all necessary documents are in place.

Daniel Redstone thanked the Board and indicated that as to the AIA documents, there have been committees for decades that have developed them. They are very standardized, and the purpose is to tie them in so that they complement each other and correlate with each other. It is a cohesive and coordinated set of documents.

Stewart Pettitt thanked the Board and looks forward to a fun few years to do something exciting for the Township.

**It was MOVED by Trustee Powell, SUPPORTED by Treasurer Roman to accept the AIA B-133 document and the Agreement with Redstone Architects as modified and presented tonight. The motion PASSED by voice vote (7 yes votes).**

**It was MOVED by Trustee Powell, SUPPORTED by Trustee Smith to approve the AIA B-133 Agreement with Straub Pettitt Design Architects as presented tonight. The motion PASSED by voice vote (7 yes votes).**

Supervisor Kowall stated for the Board and public that this is a historic moment that the Township has gotten to this point. He thanked everyone involved in this.

Clerk Noble noted it has been a positive learning experience and he knows that the Township has a great team.

**I. FIRST READING; 9400 GALE ROAD REZONING REQUEST**

Trustee Powell indicated this is a project that is in his office being handled by another engineer. He doesn't personally think there is any conflict, but because they are a client of his office, he believes he needs to recuse himself from this vote.

**It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to allow Trustee Powell to be recused from this vote. The motion PASSED by roll call vote (Smith/yes, Ruggles/yes, Noble/yes, Kowall/yes, Roman/yes, Voorheis/yes).**

Director O'Neil indicated that the property identified as Parcel Number 12-11-401-003 (9400 Gale Road), located east of Teggerdine Road, west of Lynn Drive, consisting of approximately 42.53 acres. He stated the applicant is requesting to rezone the parcel from AG (Agricultural) to SF (Suburban Farms) or any other appropriate zoning district. He noted that it is consistent with the Master Plan. The rezoning request was considered by the Planning Commission at their regular meeting of January 5, 2023 at which time the Planning Commission recommended approval.

He indicated that it was previously a mining operation that holds a lot of scraps. They have removed trees and are replanting. He noted that they do plan to do a land division with a private road.

Supervisor Kowall questioned if they would be required to be on the sanitary sewer.

Director O'Neil responded that the property is served by the sanitary sewer system, but how and to what extent depends on the future development plan. He further stated that when the S.A.D. was established there was some question as to how this property would be affected in the future. He shared that there is also discussion about paving portions of Gale Road.

Trustee Voorheis would love for them hook to the sewer and asked what their goal is as to how many houses.

Director O'Neil shared an image and indicated they would be two-acre parcels with a total of nine.

Trustee Ruggles noted that there were colored images displayed at the Planning Commission that included additional amenities. He shared that the applicants endured the shock of the neighbors when the trees started coming down.

**It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to adopt first reading and move along to second reading for 9400 Gale Road rezoning request. The motion PASSED by voice vote (6 yes votes).**

## J. CORRIDOR IMPROVEMENT AUTHORITY – APPOINTEES

Supervisor Kowall reminded this item was pulled from the Consent Agenda. He shared that the group of individuals he is proposing be appointed to the Corridor Improvement Authority are individuals that meet the criteria as they have to have a business community interest of such within the district and one resident at large. The proposed appointees are:

- Pastor Debbie Lennis, Presbyterian Church. A prudent leader who has brought the church back, who has a good following, and has enthusiasm for White Lake Township.
- James Christopher owns Leo's Coney Island. He is all White Lake, a member of the CCDC, he both lives in and has a business in White Lake.
- Rick Walklet, who brought the Oxbow Lake boat launch. He did a fantastic job with that effort and the organization falls within the criteria.
- Tony Maddafer who serves on the CCDC. He would be the citizen at large with interest in the Brendel Lake area and the corridor to the west-north. He understands the entire corridor and the variety of projects.

Director O'Neil added that the CIA was approved, and this is to just appoint members to a board that has been vacant for fifteen plus years. Once the membership is established, they can approve their bylaws, elect their leadership, and then begin the process of working with Dick Carlisle and staff to put the TIF together. He continued that everything the CIA board will do will root back to its governing body, the Township Board. Their budget will be submitted to the Township. He opined that this body would operate much like the Planning Commission operates. He is comfortable with the proposed appointees and noted that the sixth member of the CIA would be Supervisor Kowall, by statute.

Director O'Neil pointed out that the appointments are staggered in length and suggests that it be done so that in one year not more than one is coming back for reappointment.

Supervisor Kowall does not want to assume without speaking to these individuals the expiration of their terms.

Trustee Ruggles confirmed they are all volunteer positions.

Director O'Neil noted that in accordance with the statute, they qualify for staffing amenities such as budget and office space. He does not believe this is appropriate based on the size of the Township. He suggests it will be like the Planning Commission. They should receive the staff level support.

Treasurer Roman understands that the Township is not familiar with how the CIA will work but questioned how often they will meet and if their meetings will be held to the Special Meetings Act.

Supervisor Kowall indicated at least once a month, if not more in the very beginning, and then as the process continues it will be monthly and quarterly.

Director O'Neil indicated that they are held to the Special Meetings Act and that minutes will be taken and posted on the website.

Treasurer Roman further asked if they will need their own bank account.

Supervisor Kowall indicated that the Township will have to set a separate fund aside for any monies captured.

Director O'Neil noted that the Township cannot use money captured in the corridor, but that general fund dollars can be used in the corridor. He stated for the record that anyone that calls White Lake home and is eighteen years old and a registered voter can be appointed to the Planning Commission, but the majority of these members must have real estate and/or a business in the Township and one member must reside within the district or within a half mile of it. He indicated that the criteria is very specific.

Trustee Smith had an in-depth conversation with Director O'Neil regarding this and she made him very aware of her concerns and thoughts going forward. She declared that she is putting her complete faith and trust in him with the recommended appointees. She thanked him for his explanations tonight.

Trustee Powell indicated that this Board will be very busy, and he asked what the statutory membership number is. To which Director O'Neil indicated a maximum number of nine.

Trustee Powell asked if it is being proposed that the CIA board will have a working budget as a line item. To which Director O'Neil indicated it would be a good idea to have some seed money as they will have expenses.

Trustee Powell thanked the Supervisor for the well thought out selection of appointees but suggests that the Board be kept informed of the thought process in the future.

**It was MOVED by Treasurer Roman, SUPPORTED by Trustee Voorheis to approve the Corridor Improvement Authority appointments as listed. The motion PASSED by voice vote (7 yes votes).**

#### **K. RESCHEDULING OF APRIL 2023 MEETING**

Clerk Noble indicated that this would reschedule the April 2023 meeting due to a conflict on April 18, 2023, with the MTA.

**It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to reschedule the April 2023 meeting board meeting. The motion PASSED by voice vote (7 yes votes).**

## OLD BUSINESS

### A. SECOND READING; FEE ORDINANCE AMENDMENT – ORD #129

Clerk Noble indicated that the only fee amended after the introduction amendment would be to Section 22 for the Industrial Pre-Treatment Program. That fee is changing to \$3.50 per quarter from \$2.20 per quarter.

Director Potter indicated that this is for the inspection of water quality as to what is coming into the sanitary sewer system from commercial properties.

**It was MOVED by Clerk Noble, SUPPORTED by Treasurer Roman for adoption of Fee Ordinance #129 Amendment – Second Reading. The motion PASSED by voice vote (7 yes votes).**

FYI

### 9855 CEDAR ISLAND ROAD UPDATE

Attorney Kristin Kolb, who has worked with Attorney Hamameh regarding this, indicated that a complaint was filed in Oakland County. The summons is with a process server to attempt to serve the property owner. She acknowledges that some Board members were uncomfortable with this at the last meeting, but after reviewing it herself, she believes this Board made the right decision. She opined that there are significant safety issues at this property. She further indicated that the fire department found that there are violations of the building code, fire code, electrical code, zoning ordinance, and property maintenance code. She declared that it is bad, and this gentleman should not be on this property. She shared of the storage that is taking place on the property and that there is no water or sewage. She believes this is the Township's best option to get the property cleaned up and the gentleman out of the situation.

Supervisor Kowall confirmed it is an undetermined timeframe between services of the complaint and the next course of action.

Trustee Powell is concerned that that the government has their issues that have to be dealt with through the court, but it does not accommodate for the human needs. He questioned how the human side is dealt with.

Attorney Kolb understands that the individual has family in the area and that he doesn't see a reason why he needs to leave. She indicated that the Court would look to family first and hopes that it will help him and his family understand and aid him in getting to a better situation. She declared that the court will not want to put this gentleman out on the streets and that it will use its resources.

It was discussed that the gentleman has another home.

Trustee Smith asked for confirmation that it was a lawsuit to become compliant and not to evict?

Chief Holland understands that his family is already cleaning out his other home for him to live in.

Treasurer Roman confirmed there is an unlawful structure on the property.

Director O'Neil interjected that it is an uninhabitable structure by every definition.

### **CIVIC CENTER COMMITTEE UPDATE**

Treasurer Roman shared that they are taking questions currently for the construction manager which are due by February 1<sup>st</sup>. He indicated the CMR application was 70 pages. He reminded that the architect designers were approved tonight. He thanked them for coming out and is looking forward to working with them.

Trustee Powell noted that the architects that were hired have unknowingly agreed to appear before the Board to answer questions. He updated that contractors might have thought they would not have to bid against the nation for the CMR position and if it is opened up, they might not want to even bid on it as their work could be underbid by someone they do not know. The Township represented back that this Board will not necessarily hire the lowest price that comes in, but rather the best CMR for the Township's team. He is hopeful that staff reaches back out and encourages their bid.

Trustee Powell indicated that another issue that came up in working with the two architects is the definition of the plot plan regarding the two buildings. It is complicated more because of the lands outside of the civic center and public safety building. The committee is in favor of the Mr. Redstone and Mr. Pettit hiring the same consultant. The question is does it make sense to have that engineer consultant look at the other properties. He opined that it does not make sense to hire an independent engineer to design the leftover land. He further noted that it must be coordinated with what DLZ is doing. All of these design and engineering questions will be what they are working on over the next thirty days.

Trustee Smith thanked them for the update.

Supervisor Kowall in regard to Elizabeth Lake Road indicated that they are moving into storm drainage, site updates, to absorb moisture/water, which will allow for a future development of the four corners. He shared that pipe upsizing calculations are being done. He further shared there may be a water feature that will allow for an outlet. He indicated the geotechnical boring will begin shortly to determine soil conditions.

Trustee Powell further shared that there is a meeting Thursday to discuss all of this with the civil engineering firm.



Supervisor Kowall indicated that the accesses that have been discussed with the road commission in regard to their locations, which will have the road, sidewalk, utility stubs, drive stubs and look into the future of it.

Director O'Neil noted there was some requirements for the \$1.6 million and everything has been accomplished.

## **TRUSTEE COMMENTS**

Trustee Voorheis thanked the Supervisor for the great people on the Committees and reminded that they are all volunteers. She hopes that the committee recommendations are supported in the future. She shared that the polar plunge supported by the police department is February 4, 2023, at the Tiki Bar in Walled Lake.

Clerk Noble shared he had the opportunity to swear in Eric Shotwell to the library board of trustees and welcomed Trustee Shotwell.

Trustee Ruggles indicated that the Planning Commission met on January 5, 2023 with the only item being 9400 Gale Road, which was seen tonight. They are meeting again this Thursday. He noted a lot of appointments and a lot of great people. He appreciates everyone's contributions. He complimented Staff Planner Quagliata on the writing of the Ralph Wilson grant.

Trustee Smith welcomed the new library board of director Eric Shotwell and thanked his predecessor. She thanked the Board for addressing the MTA conflict with the April Board meeting. She is thankful for the updates received and is hopeful they continue moving forward. She shared that history was made tonight and indicated job well done.

Trustee Powell thanked all his fellow residents.

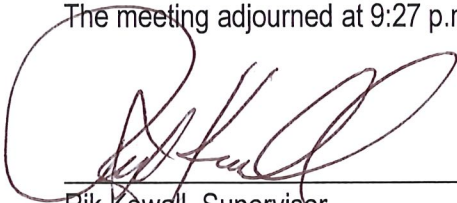
Treasurer Roman thanked the residents that showed up for the Board meeting. He reminded that property taxes are due February 14<sup>th</sup> without interest or penalty. He reminded of the drop box that you can put a check in, that you can pay at the counter, or you can pay online using a credit card.

Supervisor Kowall appreciates his Board members, community organizations, and interested citizens who take the time to come to the meetings. He is trying to do what he can to move the Township forward while trying to save the Township money. Good night and God bless America.

**ADJOURNMENT**

**It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Smith to adjourn. The motion PASSED by voice vote (7 yes votes).**

The meeting adjourned at 9:27 p.m.



Rik Kowall, Supervisor  
Charter Township of White Lake



Anthony L. Noble, Clerk  
Charter Township of White Lake