

**CHARTER TOWNSHIP OF WHITE LAKE**  
**Approved Minutes of the Special Board of Trustees Meeting**  
**September 19, 2023**

**CALL TO ORDER**

Supervisor Kowall called the meeting to order at 5:30 P.M. He then led the Pledge of Allegiance.

**ROLL CALL**

Clerk Noble called the Roll:

**Present:**

Rik Kowall, Supervisor  
Anthony L. Noble, Clerk  
Mike Roman, Treasurer  
Scott Ruggles, Trustee  
Liz Smith, Trustee (late arrival at 5:44 P.M.)  
Andrea Voorheis, Trustee  
Michael Powell, Trustee

**Absent:**

None

**Also Present:**

Sean O'Neil, Community Development Director  
Nick Spencer, Building Official  
Daniel T. Keller, Chief of Police  
John Holland, Fire Chief  
Aaron Phillips, McCarthy & Smith  
Rick Mann, Straub Pettitt Yaste Architects (SPY)  
Hannah Micallef, Recording Secretary

**APPROVAL OF AGENDA**

**It was MOVED by Clerk Noble, seconded by Trustee Powell to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).**

**PUBLIC COMMENT**

None.

**NEW BUSINESS**

A. REVIEW AND DISCUSSION OF CIVIC CENTER PROJECT

Director O'Neil said Mr. Phillips would be reviewing the value engineering exercise results. A discussion on architecture would follow.

Mr. Phillips said the schematic design estimate was completed, and the project team was working on the value engineered building package. The project's cost was divided into several different cost categories. The primary exercise was focused on construction costs. The Project Team conducted a thorough budget workshop a few weeks ago. During the workshop, the team highlighted a few areas that could be eliminated or modified to reduce construction costs. Items that were considered to eliminate or reduce ranged from eliminating parking, to using

different plumbing fixtures. Each part of the project – civil site work, the Public Safety Building, and Township Hall were analyzed and the potential cost saving elements were examined from each part.

Chief Holland said he had reviewed the plans with the Building Official, and the proposed buildings had so much mixed use, that fire alarm notification would be needed throughout, but only one pull station would be needed.

Trustee Smith asked if the electric gate was eliminated. Mr. Phillips said it was a considered item for elimination, but through discussion, the gate needed to be included.

The largest cost savings from the workshop was reducing square footage. The team identified roughly 6,000 square feet from the Township Hall that could be eliminated and still provide the Township all the intended uses it wanted. The elimination would be coming from removing the proposed third floor, and perhaps removing one or more of the balconies. Reduction of the size of the generator and use of glass was being reviewed as well.

Trustee Powell stated the while the Design Committee did not feel the use of solar or geothermal units was appropriate at this time, the building could be designed to allow use for that type of equipment in the future.

Trustee Powell said that there were diverse opinions on eliminating the proposed parking. The more parking that was as close to the Public Safety Building was ideal, and the civil engineer attempted to add more parking with the addition of the 10 spaces that served as a landscape buffer within the drive. There would be additional parking at the Township Hall, roughly 50 feet away that individuals could park at and walk to the Public Safety Building, so the 10 parking spaces could be deferred.

The landscaping could be deferred to sometime in the future; and planting trees in the back of the property would block the view. The landscaping could be eliminated, and a future development could change or add landscaping if they chose to.

The gun range shell was estimated to cost \$600,000. An initial cost savings could be to defer the gun range, while still constructing the shell for future completion. The team thought it would make fiscal and logistical sense to construct the range concurrently, as opposed to a stand-alone project in the future. Supervisor Kowall said he was in support of shelling out the gun range at this time. Chief Keller said getting firearms training was difficult due to being able to secure space at Multi Lakes and it was weather dependent. Firearms training was expensive, and he felt the Police Department did not get enough firearms training. It would be detrimental to the officers and the citizens not to include the gun range now. It would not be cheaper to construct the range in the future, based on the economy. Treasurer Roman supported Chief Keller's statements. Supervisor Kowall added that the range could be rented to other police departments to generate income and offset the cost.

The Township Board was in full concurrence, with no objection, to proceed forward with the gun range shell for the Public Safety building.

It was discussed if the full building generator was necessary for Township Hall. There was thought that a standby emergency generator could be used instead. Supervisor Kowall said he felt it was extremely important for the residents to know Township Hall was accessible during weather events, and the Senior Center to be used as a warming/cooling center.

Trustee Smith said ideally, the full building generator should be built into the budget, and to proceed with the full building generator, unless the budget absolutely did not allow for it. Mr. Phillips said he would have the final numbers done on the generator piece, and present the Board with the final number at a later date.

One of the exterior balconies could be eliminated on Township Hall to provide cost savings. Supervisor Kowall said depending on the dollar amount, the balcony could be looked at, but he would need to see the numbers. Treasurer Roman said he was open to hearing the numbers as well. The balcony was a want, not a need.

Redstone Architects were not present, but a rendering of the Public Safety Building was presented.

Mr. Mann said his team had removed the third story, and they were now trying to translate the front of the building to a two-story building.

Supervisor Kowall said the departments had all worked on the internal floor plans with the design team and were pretty happy with the interior layout.

Trustee Smith said she was concerned with the long, narrow hallways and reiterated that internal signage would be important. She said the new renderings did not look as long as the previous renderings.

Mr. Mann said the length of the building was an issue his team was addressing, and they were looking at areas within the building that could gain height. Other areas were looked at to have smaller windows, or more brick. Some areas on the building were bumped out to give the building more character.

Trustee Smith said she liked more of a "mountain" or "lodge" look as opposed to a cabin look. She said maybe the Board needed to change the language they were using in order to give better direction.

Trustee Powell said he liked the most recent renderings best, but it still needed work around the two-story side. He said the renderings were a lot closer to what he was envisioning.

A concept drawn by the Building Official was presented.

Supervisor Kowall said there were many interior details presented from SPY which certain elements, such as the pine ceilings, were excellent. He added the exterior elements should match the vibe of the interior elements.

Trustee Powell said the Building Official's elevation proved that the full wall of glass was not necessary. Treasurer Roman agreed there was too much glass on the elevations proposed.

#### **ADJOURNMENT**

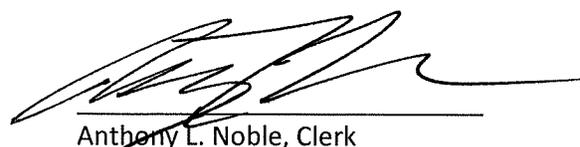
**It was MOVED by Supervisor Kowall, seconded by Clerk Noble, to adjourn at 6:50 P.M.**

**The motion carried with a voice vote: (7 yes votes).**



Rik Kowall, Supervisor

Charter Township of White Lake



Anthony L. Noble, Clerk

Charter Township of White Lake