

**CHARTER TOWNSHIP OF WHITE LAKE**  
**Approved Minutes of the Regular Board of Trustees Meeting**  
**June 17, 2025**

**CALL TO ORDER**

Clerk Noble called the meeting to order at 6:30 P.M. He led the Pledge of Allegiance.

**ROLL CALL**

Clerk Noble called the Roll:

**Present:**

Mike Roman, Treasurer  
Anthony L. Noble, Clerk  
Scott Ruggles, Trustee  
Steve Anderson, Trustee  
Andrea Voorheis, Trustee  
Liz Smith, Trustee

**Absent:**

Rik Kowall, Supervisor

**Also Present:**

Nick Spencer, Building Official  
Aaron Potter, Director of DPS  
Dave Hieber, Township Assessor  
Daniel T. Keller, Chief of Police  
Lisa Hamameh, Township Attorney  
Hannah Kennedy-Galley, Recording Secretary

It was **MOVED** by Clerk Noble, seconded by Treasurer Roman, to have Trustee Ruggles serve as Acting Chair for this evening's meeting. The motion carried with a roll call vote: (6 yes votes) (Voorheis/yes, Anderson/yes, Roman/yes, Noble/yes, Smith/yes, Ruggles/yes).

**APPROVAL OF AGENDA**

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

**PUBLIC COMMENT**

Mary Earley, 5929 Pine Ridge Court, shared that Springfield Township will be having a Planning Commission meeting a week from today to address plans for a potential gravel pit directly north of the Township.

**CONSENT AGENDA**

- A. REVENUE AND EXPENSES
- B. CHECK DISBURSEMENTS
- C. DEPARTMENT REPORT - POLICE

- D. DEPARTMENT REPORT - FIRE
- E. DEPARTMENT REPORT - COMMUNITY DEVELOPMENT
- F. DEPARTMENT REPORT - TREASURER
- G. ZBA & CIA APPOINTMENTS
- H. HURRICANE PENGUINS SPECIAL EVENT

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

#### **MINUTES**

- A. APPROVAL OF MINUTES - SPECIAL BOARD MEETING, MAY 5, 2025
- B. APPROVAL OF MINUTES - REGULAR BOARD MEETING, MAY 20, 2025

**It was MOVED by Trustee Voorheis, seconded by Clerk Noble, to approve the special Board meeting minutes of May 5, 2025, and the regular Board meeting minutes of May 20, 2025, as presented. The motion carried with a voice vote: (6 yes votes).**

#### **PRESENTATIONS**

- A. PLANTE MORAN 2024 AUDIT PRESENTATION

Amanda Crank and Chris Gilbert from Plante Moran thanked the Township for all their help during the audit process. Ms. Crank stated that Plante Moran issued the Township an unmodified opinion, which is the highest level of assurance that the Township can achieve on a set of financial statements. The financial statements are free of material misstatement.

Clerk Noble thanked Elaine and Dawn in the Accounting Office for their diligent work during the audit.

#### **PUBLIC HEARINGS**

- A. PUBLIC HEARING – TO HEAR COMMENTS ON THE ESTABLISHMENT OF THE 2026-2032 RESIDENTIAL REFUSE COLLECTION SPECIAL ASSESSMENT DISTRICT

**It was MOVED by Treasurer Roman, seconded by Trustee Smith, to open the public hearing to hear comments on the establishment of the 2026-2032 residential refuse collection Special Assessment District at 6:52 P.M. The motion carried with a roll call vote: (6 yes votes) (Anderson/yes, Voorheis/yes, Roman/yes, Noble/yes, Smith/yes, Ruggle/yes).**

Brian Waterworth, 2622 Ripple Way, shared his concerns about trash collection in the Township. He said he has received bad service in the past.

Trustee Ruggles read a letter from Mr. and Mrs. Becker, who opposed the SAD.

Robert Watha, 628 Kent Lane, spoke in opposition to the SAD.

Vanessa Robar, 5114 Jackson, said she was disgusted with the property tax increases. She was against further taxes and SADs.

**MOTION by Trustee Ruggles, seconded by Trustee Smith, to close the public hearing at 6:57 P.M. The motion carried with a roll call vote: (6 yes votes) (Smith/yes, Ruggles/yes, Noble/yes, Roman/yes, Anderson/yes, Voorheis/yes).**

**B. PUBLIC HEARING TO HEAR COMMENTS ON THE CONFIRMATION OF THE ROUND LAKE SOUTH/WEST SEWER MAIN SPECIAL ASSESSMENT DISTRICT**

**MOTION by Clerk Noble, seconded by Trustee Smith, to open the public hearing to hear comments on the confirmation of the Round Lake South/West sewer main Special Assessment District at 6:58 P.M. The motion carried with a roll call vote: (6 yes votes). (Smith/yes, Voorheis/yes, Anderson/yes, Roman/yes, Noble/yes, Ruggles/yes).**

Trustee Ruggles placed two letters of opposition from Wayne L. Patterson and Christine Ladd into the record.

Mary Luark, 1476 Orchard Drive, expressed concerns about project costs. She is opposed to the SAD.

Vicky Smith, 1384 Capri, spoke in opposition to the SAD.

Patricia Ann Smith, 1283 Grovepoint Dr, shared concerns about the wording of the SAD and the proposed interest rate on the unpaid balance of the SAD.

Bruce Greenberg, 1253 Grovepoint Dr, had questions regarding Ivory Farms' involvement in the SAD. Mr. Greenberg stated he was against the SAD.

Ron Krause, 1475 Midway, spoke in opposition to the SAD.

**It was MOVED by Trustee Ruggles, seconded by Clerk Noble, to close the public hearing at 7:09 P.M. The motion carried with a roll call vote: (6 yes votes) (Smith/yes, Ruggles/yes, Roman/yes, Noble/yes, Voorheis/yes, Anderson/yes).**

**NEW BUSINESS**

**A. REQUEST CHANGE ORDER APPROVAL FOR PUBLIC SAFETY BUILDING ELECTRICAL CONTRACT – ACES**

Tefera Kowalske, Redstone Architects, reviewed the change order bulletin with the Board.

Trustee Ruggles asked Ms. Kowalske about the nature of the items included in the change order. Ms. Kowalske stated that a number of items were added, and some items were changed due to site or soil conditions.

Trustee Anderson asked if the contingency applied to these items. Ms. Kowalske said yes, but the Board still needed to approve the items to release payment

Treasurer Roman asked Ms. Kowalske the total cost of the change order. Ms. Kowalske confirmed the total cost was \$140,073.68.

Trustee Ruggles asked Ms. Kowalske if some of these items were overlooked. Ms. Kowalske said not necessarily, some items had to be changed due to different field or vendor conditions.

Clerk Noble asked Ms. Kowalske if this is normal for the industry. Ms. Kowalske said yes and added the PCO has a lot to do with the electrical. The soil boring consultant performed soil borings to determine soil conditions. In this instance, unexpected water infiltration occurred in the Public Safety Building, which required immediate attention. She added that cost-saving measures are reviewed at every single turn.

Trustee Anderson commended Ms. Kowalske on Redstone's cost-saving measures.

**It was MOVED by Treasurer Roman, seconded by Clerk Noble, to approve the change order for the Public Safety Building Electrical Contract – ACES in the amount of \$140,073.68. The motion carried with a roll call vote: (6 yes votes). (Smith/yes, Noble/yes, Ruggles/yes, Voorheis/yes, Roman/yes, Anderson/yes).**

**B. RESOLUTION 25-012; TO ESTABLISH A SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS 2026-2032 RESIDENTIAL REFUSE COLLECTION PROJECT**

James Junga, 5460 McKeachie, requested clarification on the terms of the SAD.

Dave Hieber, Township Assessor, stated the SAD is for the renewal of the refuse contract. The current SAD has expired; it was for a period of five years. He added it's not an additional assessment; the SAD is a new assessment. Two public hearings are required for the SAD: an establishment public hearing and a confirmation public hearing. The confirmation public hearing will have the dollar amounts for each of the seven years of the new SAD listed.

Assessor Hieber added that when new houses are built during the SAD period, they are added at the end of the year, and demolished homes are removed from the SAD at the same time.

Trish Pergament, Deputy Supervisor, stated the proposed increase to next winter's tax bill for refuse collection is approximately \$38. There will be an additional 3% increase each year of the seven-year contract thereafter.

Deputy Pergament said there is a refuse vendor crisis within the state. She added that there were only two bidders for the refuse collection, and Priority Waste has been working with the Township to address resident issues. She encouraged any residents with trash issues to contact her, and she would be able to look into the issue for them.

Trustee Smith stated unfortunately, there are only two options presented, and the Board decided to choose the best option for the residents. She encouraged residents to reach out to the Board with their issues.

Brian Waterworth, 2622 Ripple Way, disagreed with the improvements to Priority's service.

**It was MOVED by Treasurer Roman, seconded by Clerk Noble, to approve Resolution 25-012; to establish a Special Assessment District to be known as the 2026-2032 Residential Refuse Collection project. The motion carried with a roll call vote: (6 yes votes) (Smith/yes, Voorheis/yes, Anderson/yes, Roman/yes, Noble/yes, Ruggles/yes).**

**C. RESOLUTION #25-013; CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED AS ROUND LAKE SOUTH/WEST SEWER MAIN SPECIAL ASSESSMENT DISTRICT**

Director Potter stated that the Board considered this project over a year ago, and it was petitioned by one of the residents in the affected neighborhood. The petitioned amount was lower than the actual project costs were higher than estimated. The amount listed on the resolution was the maximum amount participants will be assessed. The Township will contribute financially to the project, due to the comments made in the last public hearing about the costs. The Township would eventually be paid back through connection fees. The Ivory Farms parcels are included in the SAD, and two hundred homes are calculated into the costs for future construction expansion in the area. Director Potter added that currently, there are no plans or projects on file for the Ivory Farms property, and if a development were to occur, connection fees would need to be made at that time.

Assessor Hieber clarified that the SAD is a 15-year assessment due to the costs (typically, they are ten years) and was calculated at 5% interest. He was hopeful the interest rate could be lowered during the bonding process. Assessor Hieber said the residents were preliminarily notified in January 2024 that the Township was considering the intention to establish an SAD for the area. This notice was done as a courtesy; it was not required. At that time, the district had 101 parcels. During this time, a resident with two parcels combined their parcels, and took the parcel count to 100.

Assessor Hieber stated that all owners of record have to sign the SAD petition, and he did not have anyone who reached out to him saying they signed the petition unintentionally or in confusion.

Clerk Noble asked for clarification regarding regulations for connecting to the sewer if an individual's property's septic field failed. Building Official Spencer stated that if a property with a failed septic system is within 200' of a sewer main, they are required by the state to connect to sewer. If the septic system is in working order, there is no requirement to connect.

Patricia Smith, 1282 Grovepoint Drive, had questions about Ivory Farms' involvement in the SAD and the number of houses included in the main. Director Potter stated the petitioned area is around 100 houses and factored in potential future residences that will impact the main.

Mary Luark, 1476 Orchard Drive, asked for clarification on the 10% over the estimated construction costs.

Assessor Hieber explained that the project's construction costs came back above the estimate, and the Township Board will consider the \$38,000 shortfall being funded from the General Fund. The loan will be paid back by future sewer connection fees.

**It was MOVED by Treasurer Roman, seconded by Clerk Noble, to approve the special assessment roll for the special assessment district designated as Round Lake South/West Sewer Main Special Assessment District. The motion carried with a roll call vote: (6 yes votes) (Voorheis/yes, Ruggles/yes, Anderson/yes, Roman/yes, Noble/yes, Smith/yes).**

**D. REQUEST – PURCHASE COMPUTERS**

Trish Pergament, Deputy Supervisor, requested approval for desktop and laptop purchases. Last June, half of the equipment was approved to be replaced. The remaining equipment will soon age out and leave the Township network vulnerable and is now ready to be replaced.

Trustee Anderson asked Deputy Pergament if the equipment purchased last year will be compatible with the equipment purchased last year. Deputy Pergament confirmed it will.

Trustee Voorheis asked when the equipment would be delivered. Deputy Pergament said it will be four to eight weeks for delivery, and installation will occur shortly thereafter.

Trustee Anderson asked Deputy Pergament about warranty terms. Deputy Pergament said there is a one-year manufacturer's warranty, and VC3 is good about replacing equipment that is faulty.

Trustee Smith stated that it is important for the Township to have the best operating systems available to provide the most security.

**It was MOVED by Trustee Anderson, seconded by Treasurer Roman to approve the request to purchase computers not to exceed \$35,100. The motion carried with a roll call vote: (6 yes votes). (Noble/yes, Anderson/yes, Voorheis/yes, Roman/yes, Smith/yes, Ruggles/yes).**

**E. RESOLUTION #25-015; TO APPROVE CHAIRTABLE GAMING LICENSE FOR WHITE LAKE WOLVES YOUTH RECREATIONAL FOOTBALL AND CHEER, A 501 c (3)**

Trustee Smith stated she was glad to see the team formulated with participants; it was great to have it within the community.

**It was MOVED by Trustee Smith, seconded by Trustee Voorheis, to approve Resolution #25-015; to approve a charitable gaming license for White Lake Wolves Youth Recreational Football and Cheer, A 501 C (3)\_on June 27, 2025. The motion carried with a voice vote: (6 yes votes).**

F. FIRST READING, ORDINANCE AMENDMENT, CHAPTER 8, ARTICLE IV - BUILDING AND NUMBERING, SECTION 8-141 - PLACING OF NUMBERS ON BUILDINGS

It was **MOVED** by Treasurer Roman, seconded by Trustee Voorheis, to move the ordinance amendment: Chapter 8, Article IV- Building and Numbering, Section 8-141- Placing of Numbers on Buildings to second reading. The motion carried with a voice vote: (6 yes votes).

G. FIRST READING, ORDINANCE AMENDMENT, CHAPTER 14, ARTICLE II - EXCAVATIONS AND EXTRACTIONS, SECTION 14-25 PERFORMANCE STANDARDS

It was **MOVED** by Treasurer Roman, seconded by Trustee Anderson, to move the ordinance amendment for Chapter 14, Article II, Section 14-25 – Excavations and Extractions, Section 14-25, Performance Standards, to second reading. The motion carried with a voice vote: (6 yes votes).

H. REQUEST TO APPROVE FIREWORKS DISPLAY FOR PONTIAC LAKE

Jason Hanifen, Fire Marshal, stated there is no objection from the Fire Department. No rain date was provided.

It was **MOVED** by Trustee Smith, seconded by Clerk Noble, to approve the fireworks display for Pontiac Lake on July 2, 2025. The motion carried with a voice vote: (6 yes votes).

I. REQUEST TO APPROVE FIREWORKS DISPLAY FOR CEDAR ISLAND LAKE

Jason Hanifen, Fire Marshal, stated there is no objection from the Fire Department. No rain date was provided.

It was **MOVED** by Trustee Smith, seconded by Trustee Ruggles, to approve the fireworks display for Cedar Island Lake on June 28, 2025. The motion carried with a voice vote: (6 yes votes).

J. DISCUSSION REGARDING HAVING AN INVOCATION AT BOARD MEETINGS WITH LOCAL PASTORS

Trustee Anderson offered for consideration by the Board the option of meeting with local pastors to include an invocation at future Board meetings.

Treasurer Roman said he wanted the Township Attorney to research this topic more.

Clerk Noble said he wanted to include all faiths in this matter and agreed further review from the Township Attorney was necessary.

Trustee Smith said nothing stops her from praying at the Board meetings, but there needed to be a policy for the Township on this matter.

Trustee Voorheis said she was in favor.

Mary Earley, 5929 Pine Ridge Court, said she didn't think an invocation was necessary and didn't need to be a part of the Board meetings.

#### **FYI - CIVIC CENTER**

Building Official Spencer said foundations are complete, and underground utility work is underway. The steel overlay for the floor of the Township Hall is installed. The construction at Stanley Park is temporarily on hold due to discrepancies with the topographical survey.

Treasurer Roman said the roads at the Civic Center should be installed by July, and slabs will be poured soon. Tomorrow's construction meeting will review the interior wood.

Trustee Smith said the interior committee is selecting colors, and swatches/samples can be found at the Supervisor's office.

Trustee Ruggles asked about the status of the building demolition. Building Official Spencer indicated that there was a delay, but he believes it is scheduled for next Thursday.

#### **TRUSTEE COMMENTS**

Trustee Smith commented on trustees receiving prior notice of communications like the Refuse SAD. The Police Open House was successful, and she congratulated Chief Keller and the Police Department. The Friends of the Library had another successful book sale this past week. The library's 50<sup>th</sup> celebration disco party is this Saturday; more information can be found on the library's website.

Trustee Voorheis said Rocking the Farm is scheduled for Friday, July 18, from 6-9 P.M. at Fisk Farm.

Trustee Anderson thanked the Police Department for their Open House; it was very well received. The ZBA met last month and considered five cases. The Elizabeth Trace project received their variances. He thanked his fellow Board members for their feedback on the invocation.

Treasurer Roman thanked his Deputy, Kim, and Deputy Pergament for their work on the BS&A Cloud implementation. He asked for patience while the Township staff navigates the new software. Summer tax bills should be in mailboxes by the first week of July. The tax bills will also be available through BS&A online. He wished a speedy recovery to Supervisor Kowall and thanked Clerk Noble and the Deputy Clerk for helping to shore up the Civil Service Board.

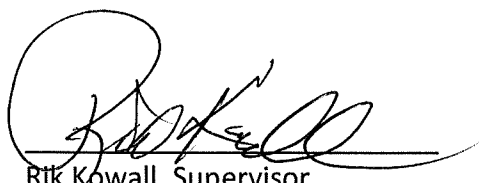
Clerk Noble congratulated Chief Keller and the Police Department on their successful Open House. He acknowledged Bob (Szolach) for his help. Clerk Noble added that the decisions that the Board makes aren't always easy. He thanked Assessor Hieber and Director Potter for answering residents' questions this evening.

Trustee Ruggles said the Planning Commission meeting this week has been canceled.

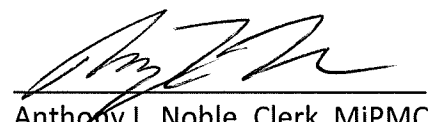


**ADJOURNMENT**

**It was MOVED by Trustee Ruggles, seconded by Treasurer Roman, to adjourn at 8:35 P.M. The motion carried with a voice vote: (6 yes votes).**



Rik Kowall, Supervisor  
Charter Township of White Lake



Anthony L. Noble, Clerk, MiPMC  
Charter Township of White Lake

