

CHARTER TOWNSHIP OF WHITE LAKE
Approved Minutes of the Regular Board of Trustees Meeting
November 18, 2025

CALL TO ORDER

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

ROLL CALL

Clerk Noble called the Roll:

Present:

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

Also Present:

Sean O'Neil, Community Development Director
Daniel T. Keller, Chief of Police
J. David Feitchner, Fire Chief
Lisa Hamameh, Township Attorney
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was **MOVED** by Clerk Noble, seconded by Trustee Anderson to approve the agenda as presented.
The motion carried with a voice vote: (7 yes votes).

PUBLIC COMMENT

None.

CONSENT AGENDA

- A. REVENUE AND EXPENSES
- B. CHECK DISBURSEMENTS
- C. BUDGET AMENDMENTS
- D. DEPARTMENT REPORT - POLICE
- E. DEPARTMENT REPORT - FIRE
- F. DEPARTMENT REPORT - COMMUNITY DEVELOPMENT
- G. DEPARTMENT REPORT - TREASURER
- H. APPOINTMENT TO HURON VALLEY WATERSHED COUNCIL

It was **MOVED** by Clerk Noble, seconded by Trustee Smith to approve the consent agenda as presented. The motion carried with a voice vote: (7 yes votes).

MINUTES

A. APPROVAL OF MINUTES - REGULAR BOARD MEETING, OCTOBER 21, 2025

It was moved by Trustee Anderson, seconded by Trustee Voorheis to approve the minutes of October 21, 2025, as presented. The motion carried with a voice vote: (7 yes votes).

PRESENTATION

A. SANDRA GULICK - NOVEMBER IS EPILEPSY AWARENESS MONTH

Ms. Gulick was present and spoke regarding epilepsy and epilepsy awareness. She requested the Board declare November Epilepsy Awareness Month. She wanted those watching to be informed of the Epilepsy Foundation of Michigan as a resource for those afflicted.

Supervisor Kowall shared that purple ribbons have been spread throughout the Township to spread epilepsy awareness.

It was MOVED BY Supervisor Kowall, seconded by Trustee Smith to proclaim November 2025 as Epilepsy Awareness Month. The motion carried with a voice vote : (7 yes votes).

Supervisor Kowall congratulated the Township Attorney, Lisa Hamameh, on her appointment to the Office of President of the State Bar of Michigan, Attorney Hamameh is the Bar's 91st President.

PUBLIC HEARING

A. PUBLIC HEARING TO HEAR PUBLIC COMMENT REGARDING APPROVAL OF THE 2026 TOWNSHIP BUDGET

It was MOVED by Supervisor Kowall, seconded by Treasurer Roman, to open the public hearing to hear public comment regarding approval of the 2026 Township Budget. The motion carried with a roll call vote: (7 yes votes) (Smith/yes, Voorheis/yes, Anderson/yes, Ruggles/yes, Noble/yes, Kowall/yes, Roman/yes).

Seeing none, it was MOVED by Supervisor Kowall, seconded by Clerk Noble to close the public hearing. The motion carried with a voice vote: (7 yes votes).

NEW BUSINESS

A. REQUEST TO APPROVE THE 2026 TOWNSHIP BUDGET

Trustee Smith stated the Board reviewed and discussed the budget at a previous workshop earlier this month.

It was MOVED by Treasurer Roman, seconded by Clerk Noble to approve the 2026 Budget. The motion carried with a roll call vote: (7 yes votes). (Voorheis/yes, Anderson/yes, Noble/yes, Smith/yes, Ruggles/yes, Kowall/yes, Roman/yes).

B. RESOLUTION #25-038; 2026 GENERAL APPROPRIATIONS ACT

Supervisor Kowall reviewed the 2026 budget. The 2026 budget is higher this year due to the construction costs of the new buildings. He thanked the Finance Department and all the Department Heads for their work on the budget.

It was MOVED by Treasurer Roman, seconded by Trustee Voorheis to approve Resolution #25-038; 2026 General Appropriations Act. The motion carried with a roll call vote: (7 yes votes). (Kowall/yes, Noble/yes, Roman/yes, Anderson/yes, Voorheis/yes, Smith/yes, Ruggles/yes).

C. REQUEST FOR VARIANCE OF ORDINANCES - WEST VALLEY

DPS Director Potter stated there is a request from the West Valley developer (*to continue construction of their development provided a punch list is bonded for.*) He said the developer has had to remediate several very difficult issues with this project. For example, he cited the Road Commission's late requirement to raise Union Lake Road 18 inches. Additionally, there were delayed lead times on sanitary pump details. DPS has been in talks with the developer ways to comply with ordinance and keep the trades working into the winter and to keep the project moving forward. He stated the developer has agreed to the Township's requests and he doesn't feel a variance to the ordinance is needed but since there has been a lot of misunderstanding about this, they wanted to bring this to the Township Board.

Supervisor Kowall said he believes there is a cooperative spirit with the developer, and he understands the need to keep the project going in the approaching winter months. He stated he supports it.

CDD Director Sean O'Neil added the developer cannot get occupancy permits without a fully functioning sanitary sewer system. He said it will be some time before a functional sanitary sewer system will be installed, but the developer is willing to stub the connections. The Township will hold the punch list bond for the utility items and occupancy will not be granted until the remaining utility items are completed. He stated that because it is slightly out of the normal order so CDD and DPS thought it should be communicated to the Board in case there was any objection. He stated there is no objection from the CDD side.

Clerk Noble asked the amount of the bond. Director O'Neil answered \$200,000. He added that amount was worked out with DLZ.

Director Potter said the bond is based on the engineer's estimate which includes several factors including construction, testing, as built plans, and bill of sales. He stated they are not asking to circumvent any of the bonding requirements but rather to be allowed to continue to obtain additional permits so they can continue to build.

Director O'Neil reaffirmed that he did not believe under the circumstances a variance is needed. He stated no formal action is requested tonight unless of course there is any objection of the current interpretation of the ordinance.

Supervisor Kowall said that essentially, it's whether the Board agrees to follow the actions determined by the CDD and DPS.

Trustee Smith asked for clarification on the punch list as to Union Lake Road. Director Potter answered that the road was completed and that the items not checked on the punch list are not included in the 200,000.00 bond.

Director O' Neil clarified, there is still restoration work needed. This is the full punch list and the items checked off by DPS are items related to the 200,000.00 bond. The remaining items will remain on a punch list and will either have to be completed or bonded for in the same fashion prior to occupancy, which is still a few months away.

Trustee Smith further expressed her concerns with Union Lake Road including adding a guard rail.

Director O'Neil stated a couple weeks ago the Township sent a communication sharing the concerns for a guard rail to the permitting engineers at the Oakland County Road Commission. Currently there has been no response.

It was MOVED by Supervisor Kowall, Trustee Ruggles, to proceed with the agreement between DPS and Community Development. The motion carried with a voice vote: (7 yes votes).

D. REQUEST TO APPROVE QUOTE FROM VC3 FOR IT HARDWARE AND INSTALLTION FOR THE NEW PUBLIC SAFETY AND TOWNSHIP BUILDINGS

Trish Pergament, Deputy Supervisor, reviewed her proposal . She explained that the quote does not include labor, as the labor is included in the Township's current contract with VC3.

Trustee Smith said the quotes are marked up and she wants to see the price lowered. Deputy Pergament responded that that VC3 committed that they are within a 10% markup. She added that \$80,000 has already been removed from the original quote.

It was MOVED by Treasurer Roman, seconded by Trustee Voorheis to approve the quote from VC3 for IT hardware and Installation for the new Public Safety and Township Buildings not to exceed \$207,000. The motion carried with a roll call vote: (7 yes votes). (Kowall/yes, Noble/yes, Ruggles/no, Voorheis/yes, Roman/yes, Anderson/yes, Smith/no).

E. DISCUSSION REGARDING A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE EXPENDITURE OF PUBLIC FUNDS FOR CONSTRUCTION, IMPROVEMENT AND MAINTENANCE OF PRIVATE ROADS

Assessor Hieber stated he has received several requests from Township residents for SADs for private road maintenance and improvements. He added that the Township currently does not have a policy for these requests, although the Township did bond for improvements to the roads in Twin Lakes Village years ago.

Assessor Hieber added the Township does not have an in-house engineering department that can get involved with a SAD of this nature to determine needs and costs. He said he met with DLZ, and received some information from them, and it would also require involvement from the DPS and CDD Departments. This matter was taken to the DPS Advisory Board recently, and it was discussed that the Township needed to develop a policy for private road SADs first.

Supervisor Kowall said a program should be developed on how to move forward.

Clerk Noble stated West Bloomfield has a policy regarding private roads.

Assessor Hieber agreed and added, Independence Township has a similar policy. It may be beneficial to create a policy for the Township based on other municipalities' policy language that the Township thinks would feel best.

Supervisor Kowall said a moratorium would be beneficial to give the Township time to develop a policy.

Mary Earley, 5925 Pine Ridge Court, stated the biggest budget item in her HOA is the roads. She shared how her HOA budgets and maintains the roads in her development. She wanted a plan for education for other HOA's to budget for their road maintenance programs instead of using the Township for aid.

It was MOVED by Treasurer Roman, seconded by Clerk Noble to vote on the Temporary Moratorium on the Expenditure of Public Funds for Construction, Improvement and Maintenance of Private Roads at next month's Board meeting. The motion carried with a voice vote: (7 yes votes).

F. RESOLUTION #25-037; TO CONFIRM THE SPECIAL RE-ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED 2026-2032 RESIDENTIAL REFUSE COLLECTION PROJECT

Assessor Hieber said this resolution is an annual resolution: New parcels with habitable new construction have been added. Houses that have been demolished are removed from the assessment

It was MOVED by Trustee Ruggles, seconded by Trustee Smith, to approve Resolution #25-037; to Confirm the Special Re-Assessment Roll for the Special Assessment District Designated 2026-2032 Residential Refuse Collection Project. The motion carried with a voice vote: (7 yes votes).

G. RESOLUTION #25-039; FOR PARTIAL TERMINATION OF A FARMLAND DEVELOPMENT RIGHTS AGREEMENT PUBLIC INTEREST

Assessor Hieber stated the resolution was drafted by Attorney Hamameh's office to work with the State to remove Township owned property located on Hitchcock Road out of the Public Act 116, The Farmland Preservation Act. The original owner does not own the property anymore, and the Township Board can approve the resolution to move the properties out of PA 116 to sell the properties in the future.

The Township Board discussed the advantages and disadvantages of removing PA 116 from the properties.

It was MOVED by Treasurer Roman, seconded by Supervisor Kowall to approve Resolution #25-039, a partial termination of a Farmland Development Rights Agreement Public Interest. The motion carried with a voice vote: (7 yes votes).

- H. REQUEST BY FIRE DEPARTMENT FOR APPROVAL TO SELL 1997 PIERCE DASH TANKER TRUCK VIN: 4P1CT02SXVA000230

Chief Feichtner reviewed his memo. It has been recommended that the Fire Department should not repair or use the vehicle due to the number of repairs needed. The vehicle has been parked and not in use for over a year.

It was MOVED by Clerk Noble, seconded by Supervisor Kowall to sell the 1997 Pierce Dash Tank Truck. The motion carried with a roll call vote: (7 yes votes) (Kowall/yes, Noble/yes, Smith/yes, Ruggles/yes, Roman/yes, Voorheis/yes, Anderson/yes)

- I. REQUEST TO APPROVE METRO ACT PERMIT BILATERAL FORM - RIGHT-OF-WAY TELECOMMUNICATION PERMIT - EZEE FIBER

It was MOVED by Clerk Noble, seconded by Treasurer Roman to approve Metro Act Permit Bilateral Form – Right of Way Telecommunication Permit – EZEE Fiber. The motion carried with a voice vote: (7 yes votes).

- J. RESOLUTION #25-041; FEE SCHEDULE UPDATE 2025-02

Supervisor Kowall said the Township will no longer be provided passport services or dog licenses. Clerk Noble added that solicitation permits were also increased. Supervisor Kowall said the water system increases are to cover meters and equipment.

It was MOVED by Supervisor Kowall, seconded by Trustee Ruggles to approve Resolution #24-041; Fee Schedule Update 2025-02. The motion carried with a voice vote: (7 yes votes).

- K. RESOLUTION #25-036; TO ESTABLISH THE 2026 BOARD OF TRUSTEE MEETING DATES

Trustee Voorheis said the April 21, 2026, meeting will conflict with the MTA conference. April 14, 2026, was chosen as the replacement date.

It was MOVED by Supervisor Kowall, seconded by Trustee Voorheis, to approve Resolution #25-036; to establish the 2026 Board of Trustee Meetings as presented except for April 21, 2026. The April 2026 Board of Trustees Meeting will be scheduled for April 14, 2026. The motion carried with a voice vote: (7 yes votes).

OLD BUSINESS

- A. SECOND READING; AN ORDINANCE TO AMEND CHAPTER 34, ARTICLE II - METRO ACT OF THE WHITE LAKE TOWNSHIP CODE OF ORDINANCES

It was MOVED by Clerk Noble, seconded by Treasurer Roman to adopt the Second Reading; An Ordinance to Amend Chapter 34, Article II – Metro Act of the White Lake Township Code of Ordinances. The motion carried with a voice vote: (7 yes votes).

FYI - CIVIC CENTER UPDATE

Supervisor Kowall said the timber framing is continuing at Township Hall and the roof will be placed on it shortly. Stanley Park is moving along nicely, although the ground is soft and vegetation will need to be stabilized before vehicles can traverse the park. Foot traffic is welcome.

TRUSTEE COMMENTS

Trustee Voorheis thanked the Daughters of the Revolution for their work cleaning gravestones at White Lake Cemetery. December 5, 2025 is the Tree Lighting Ceremony at Fisk Farm from 6 -8 P.M.

Treasurer Roman stated that Winter Tax bills will be mailed soon, if you do not receive one, please contact the Treasury Department.

Trustee Anderson stated the ZBA did not meet this month but will meet on December 11, 2025. He added the Lakes Area Chamber's Black and White Awards ceremony is scheduled for January 23, 2026. Nominations are open to nominate local businesses. He wished all a Happy Thanksgiving.

Trustee Smith said the Friends of the Library will hold their December book sale December 3-6, 2025. She thanked the VFW for their wonderful Veteran's Day ceremony and added they will be hosting a Thanksgiving meal this Saturday, November 22, 2025. She wished all a blessed and happy Thanksgiving.

Clerk Noble congratulated Attorney Hamameh. He thanked Elaine and Dawn for their work on the audit, and welcomed the new Finance Director, Iomar Whitt.

Trustee Ruggles said the Planning Commission will meet December 4, 2026. He attended the Veteran's Day ceremony. Happy Thanksgiving and congratulations to Attorney Hamameh.

Supervisor Kowall advised all to stay safe with icy weather. WOTA had 10,700 rides throughout October 2025.

CLOSED SESSION

- A. MOTION TO RECESS INTO CLOSED SESSION TO CONSULT WITH ITS ATTORNEY REGARDING TRIAL OR SETTLEMENT STRATEGY IN CONNECTION WITH WHITE LAKE TOWNSHIP v. MICHIGAN HOTELS AND HOUSING CORP AND FRANCIS NGWA, IN THE 6TH CIRCUIT COURT, CASE NO. 25-212965-CZ, IN ACCORDANCE WITH MCL 15.268(1)(e)

It was **MOVED** by Supervisor Kowall, seconded by Clerk Noble to recess into closed session To Consult with its Attorney Regarding Trial or Settlement Strategy in Connection with White Lake Township V. Michigan Hotels and Housing Corp and Francis Ngwa, in the 6th Circuit Court, Case No. 25-212965-Cz, in Accordance with MCL 15.268(1)(E) at 8:07 P.M. The motion carried with a roll call vote: (7 yes votes). (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Anderson/yes, Voorheis/yes, Smith/yes)

B. APPROVAL TO RECESS INTO CLOSED SESSION TO CONSIDER ATTORNEY/CLIENT PRIVILEGED COMMUNICATIONS IN ACCORDANCE WITH MCL 15.268(1)(h)

It was **MOVED** By Supervisor Kowall, seconded by Trustee Ruggles to recess into closed session to consider Attorney/Client Privileged Communications in accordance with MCL 15.268(1)(h) at 8:07 P.M. The motion carried with a roll call vote: (7 yes votes). (Kowall/yes, Roman/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Anderson/yes).

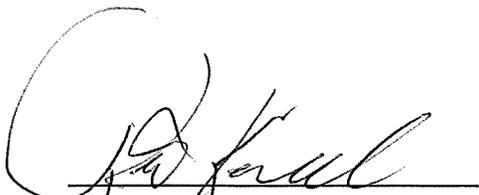
CLOSED SESSION

A. Open session resumed at 9:00

B. It was **MOVED** by Supervisor Kowall, seconded by Clerk Noble to direct Attorney Hamameh's to dismiss the lawsuit in Connection with White Lake Township V. Michigan Hotels and Housing Corp and Francis Ngwa, in the 6th Circuit Court, Case No. 25-212965-CZ, for the reason the property has sold.

ADJOURNMENT

It was **MOVED** by Supervisor Kowall, seconded by Trustee Voorheis to adjourn at 9:02 P.M. The motion carried with a voice vote. (7 yes votes).


Rik Kowall, Supervisor
Charter Township of White Lake


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