

**BOARD MEMBERS PRESENT:**

Anthony Bartolotta, Supervisor  
Kim Markee, Clerk  
Steve Thomas, Treasurer  
Jeff Gilbert, Trustee  
Sam Harris, Trustee  
Marie E. Hauswirth, Trustee  
Gary Wall, Trustee

**ABSENT:**

**OTHERS PRESENT:**

Joellen Shortley	Jan Feldman	Derek Diederich
Matthew Nye	Barbara Miller	Alison Swanson
Scott Alef	Art Frasca	Robert Stempien
Andy Fountain	Jeffrey Polkowski	

Supervisor Bartolotta opened the meeting by introducing Plante Moran Realpoint, Robert Stempien, and Andy Fountain, and asked each Trustee if they had any questions for Plante Moran regarding the draft contract for the Owners Representation Services. Many questions were asked by all Trustees and some of the information provided by Plante Moran Realpoint included:

- a. The contract begins the day that it is signed by Supervisor Bartolotta
- b. Plante Moran would prepare the bid documents and said the last time they received 12 bids on a project.
- c. The Township would send out the bids.
- d. Plant Moran will help with all contractors
- e. Waterford wants a threshold or maximum limit to be part of the contract for additional expenses for Plante Moran Realpoint's travel, mileage, etc.
- f. Plante Moran would review the change orders and set up a policy as to what the maximum limit for expenses and change orders would be. If the expense escalated above this limit, then it would have to be approved by the BOT. The BOT would have to approve these policies.
- g. Sometimes, it's possible to lease space to healthcare providers for approximately \$40,000 to \$50,000 annually for 2,000 to 4,000 square feet.

Trustee Harris submitted many questions that he would like answered and would like to postpone the approval of this contract until 2-27-25.

Alison Swanson, Parks and Rec Director said there are numerous problems with the Leggett Sr. Center building including a water pipe that burst, and a new water heater had to be installed, broken exhaust fans in the gym, extremely high electrical bills, and toilets leaking. She thought it would be okay to wait until the next Board Meeting to approve the Owner's Rep contract with Plante Moran Realpoint.

Supervisor Bartolotta asked what the Trustees thought about the pedestrian bridge that crosses Pontiac Lake Rd. at the Sr. Center. Joellen Shortley, Township Attorney, said that we own it now. Clerk Markee thought that the cost of removing this bridge was included in the last bond that the School District received and if it is, the School District should pay to remove it because the voters voted for this bond that had these costs in it. Several Trustees thought we should pay to have it removed. Jeff Polkowski, Director of Planning and Development, could not advise that we remove it since it is currently serving as a pedestrian pathway. Clerk Markee asked if this is covered by our insurance and if it is, then we should be okay. We could have a structural engineer look at

it. Supervisor Bartolotta and Trustee Wall looked at it, and although they are not structural engineers, they thought it looked okay. However, it is not ADA-compliant. Supervisor Bartolotta was going to talk with Mark Simlar, HR Director about it.

Matthew Nye, Fire Chief, explained the request for power load arm assists for their ambulances. These assists will reduce physical strains and safeguard our employee's health and well-being. He also explained about the additional EMS Transport Billing Services, and that this cost was being previously paid from reducing the income that we received and now EMS will not reduce the income we receive, so these fees will have to be paid separately. These costs are in line with what the previous vendor was charging Waterford; however, these costs will be separately charged now.

Scott Alef, Community Block Grant Coordinator explained the work for the Senior Chore program and that Waterford is hiring Waterford Community Coalition to take applications, monitor the work, and receive approvals. They will spend time at both the Rec Center Building on Williams Lake Rd., and the Sr. Center on Pontiac Lake Rd. This program is to help seniors with lawn mowing, snow shoveling, and maintenance items.

Supervisor Bartolotta asked if anyone from the public wanted to speak and Jan Feldman, resident asked if the \$500,000 from the State could be used to offset the Plant Moran Realpoint costs or the repairs for Leggatt. It was explained that the Leggett \$500,000 that we are in the process of receiving from the State of Michigan would not even cover the wages and benefits of all the workers for one year. Clerk Markee explained that we also received \$250,000 from the County to help make some repairs and that this money could be used for some of those repairs. She also said that Waterford was very thankful to the State and the County for making these contributions to Waterford for the Senior Center.

Meeting Adjourned at 5:54 p.m.