

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
March 10, 2026 – 7:00 PM

1. Call to Order

The meeting was called to order by Supervisor Fountain at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci.

Also present were Township Manager Mike Luce and Finance Director Susan Dryden.

4. Approval of the Agenda

Move to approve the agenda for the March 10, 2026 Hartland Township Board meeting as presented.

Motion made by Trustee Petrucci, Seconded by Trustee O'Connell.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the March 10, 2026 Hartland Township Board meeting as presented.

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 02-24-26 Hartland Township Board Regular Meeting Minutes
- d. VC3 Contract for FY27 Services
- e. VC3 Contract for .GOV Migration
- f. 2026 Backwash Lift Station Repair

7. Pending & New Business

- a. Resolution of Determination of Wages and Benefits of the Township Supervisor

Move to adopt the Resolution of Determination of Wages and Benefits of the Township Supervisor for the 2026-2027 Fiscal Year.

Motion made by Treasurer Horning, Seconded by Trustee O'Connell. Roll call vote taken.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None Motion passes 7 - 0 - 0.

- b. Resolution of Determination of Wages and Benefits of the Township Clerk

Move to adopt the Resolution of Determination of Wages and Benefits of the Township Clerk for the 2026-2027 Fiscal Year.

Motion made by Trustee O'Connell, Seconded by Treasurer Horning. Roll call vote taken.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None Motion passes 7 - 0 - 0.

- c. Resolution of Determination of Wages and Benefits of the Township Treasurer

Move to adopt the Resolution of Determination of Wages and Benefits of the Township Treasurer for the 2026-2027 Fiscal Year.

Motion made by Clerk Ciofu, Seconded by Trustee O'Connell. Roll call vote taken.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None Motion passes 7 - 0 - 0.

- d. Resolution of Determination of Wages and Benefits of the Township Trustees

Move to adopt the Resolution of Determination of Wages and Benefits of the Township Trustees for the 2026-2027 Fiscal Year.

Motion made by Treasurer Horning, Seconded by Clerk Ciofu. Roll call vote taken.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None Motion passes 7 - 0 - 0.

- e. Hartland Deerfield Fire Authority Fiscal Year 2026 - 2027 Budget Approval

Hartland Deerfield Fire Authority (HDFA) Chief Adam Carroll came forward to answer questions from the Board on the HDFA Fiscal Year 2026-2027 budget. Manager Luce gave a brief overview stating this is the formal approval of the HDFA budget that has been reviewed in detail at previous meetings. Supervisor Fountain gave a brief overview of the budget approval process that started in January and inquired whether anyone on the Board had any further questions for Chief Carroll and the Board had no further questions.

Move to approve the Hartland Deerfield Fire Authority Fiscal Year 2026-2027 budget.

Motion made by Trustee Petrucci, Seconded by Trustee Lubeski.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None

- f. Resolution for Water Rates Effective April 1, 2026

Supervisor Fountain gave a brief overview of the process for setting water rates that started last year and included experts in this field that assisted us in developing financial projections for what we will need for the water system moving forward. Manager Luce stated this was a culmination of work of Steven Burke of MFCI and staff in determining where we are at with water rates, what improvements that will be needed, and what additions we will need to maintain our water system.

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He stated the result of this work has led to a resetting of the water rates and increasing the commodity rate for water flows. He stated the commodity rate is the charge per thousand gallons of water usage. He stated this information will go out on our website and on social media and should anyone in the public have any questions, he encouraged them to reach out to the Public Works department or himself. Trustee McMullen inquired as to how many non-automated meters customers we have and Director Dryden stated there were very few of these. Manager Luce stated non-automated meters are ones that don't have wireless readers and we have to go to the house to read the meter.

Move to approve the Resolution setting water rates for the Water System effective April 1, 2026.

Motion made by Trustee Petrucci, Seconded by Clerk Ciofu. Roll call vote taken.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None Motion passes: 7 - 0 - 0.

g. Public Hearing and Resolution of General Appropriations Act for FY2027 Budget

Move to open the public hearing on the General Appropriation Act for Fiscal Year 2026-2027 budget.

Motion made by Treasurer Horning, Seconded by Trustee O'Connell.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None

The public hearing opened at 7:11 p.m.

No one came forward for the public hearing.

Move to close the public hearing on the General Appropriation Act for Fiscal Year 2026-2027 budget.

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None

The public hearing was closed at 7:13 p.m.

Manager Luce then reviewed the Truth in Taxation slide showing the current millage rates for Hartland Township, the Fire Millage, and the Roads Millage. He stated these rates have been rolled back from their original millage rates per the Headlee Rollback provision. He did state that the renewal of the Road Millage was not reset to the original 2.06 mills but was renewed at the rolled back 2.0017 mills. He then reviewed the General Fund Estimated Revenues for Fiscal Year 2026-2027 highlighting the decrease in State Shared Revenue and Property Taxes. He stated the Assessing Department has prepared a visual of how property taxes are distributed to various entities that we collect taxes for on an estimated property value of a home for the public. He then briefly discussed Cable Franchise fees, Water and Sewer Administration fees, Sheriff's Contract contributions from the schools, and Planning and Zoning Fees which are funds collected from developers that are used to pay engineering fees regarding their projects.

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He then reviewed the General Fund Estimated Expenditures for Fiscal Year 2026-2027 highlighting the Planning and Zoning engineering expenses that are covered by the revenue collected by developers, the increase in the Clerks department expenditures due to having two elections in this fiscal year, Other Departments, and Police Protection offset by revenues collected from the schools for their portion of the contract. He gave a brief overview of the Condensed Estimated Expenditures slide highlighting the Community Projects expenditures. Manager Luce stated that we have gone over all of this in detail at previous meetings and that this is just a condensed summary of the proposed budget for fiscal year 2026-2027. Supervisor Fountain pointed out that we do not have millages for Parks & Recreation or Police and that these expenses are coming out of our General Fund, along with our transfer to the Capital Improvement Fund. He stated that as we add to these areas there are maintenance costs that go along with them that we have been and will continue to budget for going forward. A brief discussion was held on the Headlee Rollback and the effect it has on the Township's property tax revenue as the original millage of 1.3 mills has been rolled back to the current 0.7480 mills.

Move to approve the Resolution to Establish a General Appropriations Act for the 2026-2027 Fiscal Year.

Motion made by Treasurer Horning, Seconded by Trustee O'Connell. Roll call vote taken.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None Motion passes: 7 - 0 - 0.

h. Resolution to Authorize Issuance of LTGO Bonds, Series 2026

Eric McGlothlin of Dickenson Wright's Public Finance Practice Group came forward and explained that this bond resolution was the second formal and final action to be taken by the Board to authorize the issuance of bonds. He stated the Board approved the form of a Notice of Intent and published it back in December which started a 45-day referendum period, that has now expired. He stated we now have the authority, under State law, to go forward and authorize bonds, sell them, and deliver them to a purchaser. This bond resolution authorizes the issuance of bonds up to \$5 million for the purpose of financing capital improvements for the water system. He stated the bond resolution also pledges the township's limited tax full faith and credit to the repayment of the bonds. However, the intent is to repay the bonds from the net revenues of the system rather than the general fund. He stated the pledge is just the legal pledge required under State law and just means that if the net revenues are insufficient to pay the debt service, then the general fund will step in. This resolution also authorizes a competitive sale of the bonds as recommended by the Township's financial advisor as the most advantageous method for the township to get the lowest rates in the market. He stated the resolution also delegates the necessary authority to the authorized officer of the township at the time of sale and between the sale and closing to take the necessary actions and sign the necessary documents to sell, issue, and deliver the bonds to the purchaser. Trustee O'Connell inquired as to the term of the bonds and Mr. McGlothlin stated the resolution authorizes up to 21 years which gives you the full 20 year amortization schedule. Manager Luce stated the improvements to the water system was laid out in phases and this is just the first phase of the project where we are looking at the looping of the water main, a pressure reducing valve, and improvements to the water plant.

Move to approve the Resolution to Authorize the Issuance of Limited Tax General Obligation Bonds, Series 2026 on behalf of the Hartland Township's Water System.

Motion made by Clerk Ciofu, Seconded by Trustee Lubeski. Roll call vote taken.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski,
Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None Motion passes: 7 - 0 - 0.

8. Board Reports

Trustee McMullen - Stated she had no report but wanted to comment that she was speaking to a group of people and mentioned the Veterans Memorial and that they immediately pulled out their phones, looked up the Hartland App, and stated this was one of the best things in the community. She stated that the people in the community are enjoying the Hartland App.

Trustee Petrucci - Stated he met with the Hartland Veterans regarding the May 2, 2026 Memorial dedication and he stated we could probably expect around 50 veterans from Hartland.

Clerk Ciofu - No report

Treasurer Horning - Stated that she has secured the Senior Center Bus to transport veterans that need to go to the overflow parking area and that she went to the high school office and secured the high school parking lot for overflow parking. She stated they settled the tax roll and sent everything to the County and that is all looked good preliminarily but they had not uploaded and finished it. She stated she is assuming they will be closing with the County hopefully Thursday, but maybe next Monday, and they are now busy giving out income tax information to residents

Trustee O'Connell - No report.

Trustee Lubeski - Stated he wanted to reiterate information regarding the water rates in that we are still below the average of every other surrounding communities in Livingston County.

Supervisor Fountain gave a brief overview of the Board of Review that finished this afternoon stating we had 20 property owners come in this year and that Assessor Amanda Carrigan and her staff did an outstanding job with everything. He inquired of Clerk Ciofu as to how the Winterfest event turned out this year. Clerk Ciofu stated we had perfect weather, being reasonable warm with a lot of snow. He stated we ran out of s'mores and food early and it was well attended and all of the feedback we received was very good, and the event was a huge success. Supervisor Fountain thanked him for all of his work in organizing this event and Clerk Ciofu deferred the thanks to Heather Cosgrove, Casey Louis, Melynda Bernardi and the DPW staff who did most of the planning and made things run very smooth on the day of the event. Supervisor Fountain also inquired about the upcoming Memorial Day event and if someone wanted to volunteer or participate in the event who would they contact. Clerk Ciofu stated they could contact himself or Kevin Brennan, the Hartland Community Council President. He did state we are still looking for volunteers, parade participants, and floats for the parade.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager Luce stated that the annual Cemetery Clean-Up Day will be Friday, April 10th and we will again be assisted by Dougie's Disposal. Large Item Clean Up Day is Saturday, May 16th and we will be changing the times to 8:00am to 12:00pm as Dougie's Disposal need time to unload the trucks and get back to their normal routes on that day. Manager Luce gave a brief update on the MS4 permit which is for storm water discharge and where it goes to. He stated we used to have one, but for the last ten years or more the MS4 permit was through Livingston County because they manage the storm and sewer system in the County. EGLE has stated the Township must have their own MS4 permit and we had to develop a 140 page document explaining storm water discharge for Hartland Township. All that Hartland Township owns with regards to water discharge is the Township Hall parking lot, Settler's Park, the HERO Teen Center and the HDFA Fire Hall. He stated he and Director Hable met with EGLE for over six hours last week to go over a work plan and what we need to do to bring the community up to speed. This was basically an MS4 Audit with two EGLE representatives who were very impressed with the many ways we communicate with

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the community, such as our three newsletters, our website, interactive social media, the Hartland App, and educational opportunities to communicate with residents. He stated we will now have our own MS4 which will require cleaning out the catch basins at the four locations we own every 5 years. He stated that citations they give out are basically suggestions of what we need to fix. The MS4 information will be available on the website. Manager stated that EGLE did a pop-in well inspection with no issues. A brief discussion was had regarding issues of supply wells near gas stations. Manager Luce provided a brief overview of the grant we received from MSP for migrating to .gov and stated we received a second grant from MSP for two factor authentication. Manager Luce stated that there was an article from EPA last week concerning cybersecurity for water plants and there was a push in all municipalities for cybersecurity. A brief discussion was held on things we doing and things that we need to look at regarding cybersecurity issues and Manager Luce would be looking at further potential upgrades. Manager Luce gave a brief update on Sheetz stating they are now willing to work with us, Square One, and the Livingston County Road Commission (LCRC) regarding upgrades to the Old US-23 and M-59 intersection. Manager Luce stated we had four concept plans come in this week that the Planning Department will be reviewing. He stated he had a lengthy discussion with the owners of the existing carwash in Hartland regarding what we will require from new car washes that are looking to come into Hartland. Manager Luce stated he had a meeting with the Emmalyn Wheaton, the Hartland Chamber of Commerce Director and Janelle Best, the Howell Chamber of Commerce Director regarding the Economic Development Council (EDC). What was being proposed by Howell was whether we would be interested in looking at a position for an EDC member to be an advocate for Hartland, Brighton and Howell as a location for businesses. He stated the proposed cost would be split 30% for each municipality with 10% coming from generous donors. Manager Luce stated we may be interested in this, but we need more details as to what this position will look like and how the time would be allocated to the municipalities. Manager Luce gave an update on the Veterans Memorial May 2nd Dedication Day stating we did get a rendering of the War Animal plaque, and it looks very good and we have a rendering of the Donor plaque and the Board plaque. He stated we are waiting on better weather to install the bricks. He stated we were having difficulties with the mounting of the various war plaques and a local blacksmith took a look at this and stated he can develop mounting brackets for the War plaques and the Donor/Board plaques. Trustee McMullen inquired as to whether we could talk to MDOT regarding extending the west bound right side merge lane on M-59 past Charyl Stockwell Academy, possibly to the old high school to ease traffic congestion in this area. A brief discussion was held on M-59 improvements in this area. Trustee McMullen stated we may be missing some opportunities for sit down style restaurants due to the restrictiveness of what our businesses need to look like, citing examples of Texas Road House and Cracker Barrel buildings that are brick and wood buildings. A brief discussion was held on the township building ordinances, population, various national restaurant chains, and a possible joint meeting with the Planning Commission to discuss these issues.

10. Adjournment

Move to adjourn the meeting at 8:50 p.m.

Motion made by Trustee Lubeski, Seconded by Trustee O'Connell.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Submitted By:

Larry N. Ciofu, Clerk