

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES  
May 19, 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

ABSENT: None

Also present was Township Manager Mike Luce.

**4. Approval of the Agenda**

**Move to approve the agenda for the May 19, 2026 Hartland Township Board meeting as presented**

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

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**

Tom Waypa came forward and stated he has been working with Mike Luce for several years in trying to get the Livingston County side of the Dunham Lake subdivision roads paved. He stated the problem they had last time, in 2022, was the residents on Tipsico Lake Rd., which is about 50% of the population of this project, figured that since Tipsico Lake Rd. is a secondary County road that sooner or later we would pass a millage to get Tipsico Lake Rd. paved and they would not have to be part of a subdivision assessment for roads so they said no at that time. He stated he believed that those that did live on non-secondary roads in the subdivision, which is around 100 homes, approved of this project at 85% at that time. Since they could not get the residents of Tipsico Lake Rd. to participate in the cost of the project they were not able to get the project approved. He stated that we are now voting on paving Tipsico Lake Rd., and they still want to get the internal roads of Dunham Lake subdivision paved. He stated he felt they could get 90% of the internal road residents to approve an SAD, but the Tipsico Lake Rd. residents will not participate because their road is covered by the millage. He stated they have to get the Tipsico Lake Rd. residents to participate, and he stated the last time the cost per resident was around \$8,000 and that Mike Luce is working on updated cost for this project. Supervisor Fountain stated we will discuss this issue with legal counsel to see what options there may be for this project.

**6. Approval of the Consent Agenda**

**Move to approve the consent agenda for the May 19, 2026 Hartland Township Board meeting as presented.**

Motion made by Trustee Petrucci, Seconded by Treasurer Horning.

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

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- c. 05-05-26 Hartland Township Board Regular Meeting Minutes
- d. Oakland County Online Payment Agreement
- e. Approval of Annual Employee Benefits

**7. Pending & New Business**

- a. M-59 North Side Water Main Loop - Professional Services Proposal

Manager Luce stated this is the construction engineering for the M-59 water main extension looping the water main through the MDOT area that we have discussed quite extensively. He stated that further in tonight's Board package is the actual construction of the water main.

**Move to approve Spalding DeDecker to proceed with construction engineering for the North Side M-59 water main extension project at a cost not to exceed \$120,172.00, and allow the Public Works Director to act on the Townships' behalf regarding decisions related to the project.**

Motion made by Clerk Ciofu, 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

- b. 2026 Tipsico Lake Rd. Asphalt Rehabilitation Project

Manager Luce gave a brief summary of the attempt to pave the interior roads of Dunham Lake Estates subdivision in 2022. He stated part of these subdivision roads are in Livingston County and part are in Oakland County and he briefly described the difficulty we had in working with Oakland County on developing a joint project plan. He stated the homes on Tipsico Lake Rd. are part of Dunham Lake Estates and he stated we normally do SADs for entire subdivisions not just specific roads and that millage is used for main thoroughfare roads. Manager Luce stated the Livingston County Road Commission (LCRC) came to the Township and proposed a project to pave Tipsico Lake Rd. at a cost share to the Township of \$475,000. This section of Tipsico Lake Rd. was in the 2022 SAD discussions and if this is paved in a cost share project with the Township and LCRC, the question arises is do we need to have the Tipsico Lake Rd. residents be part of the SAD to help offset the cost as they do have a public benefit of going to the park and using Dunham Lake. Manager Luce stated he is pursuing with our legal council as to whether we can proceed with a SAD for the internal roads without assessing the Tipsico Lake Rd. residents. Manager Luce stated the recommendation is to move forward with the paving of Tipsico Lake Rd., as it is a great value for the cost, but we still need to work with the residents to find a solution to their issue. Manager Luce stated he and Public Works Director Scott Hable are meeting with the LCRC to determine a cost of paving the internal roads. Manager Luce provided an aerial view of the internal roads of Dunham Lakes Estates. Trustee McMullen inquired as to whether Oakland County will participate in the cost of their portion of Tipsico Lake Rd. and Manager Luce stated they would not be participating. Supervisor Fountain stated there are two issues here tonight, one, whether to proceed with the project and two, to review the legal issues to see what is in the realm of possibilities and stated we should have a work session on this issue.

**Move to approve the contract with the Livingston County Road Commission for the 2026 Tipsico Lake Rd. Asphalt Rehabilitation Project and allow Public Works Director to act on behalf of the Township on decisions relating to the project for a cost not to exceed \$475,000.00.**

Motion made by Treasurer Horning, Seconded by Trustee Lubeski.

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

Voting Nay: None

c. 2026 M59 Water Main Extension Contract

Manager Luce stated this is the bid for the actual installation of the Water Main Extension. He stated we had four total bidders for the project and Spalding DeDecker vetted the proposals and provided a letter of recommendation for Bidigare Contractor's for the project. He stated Bidigare was the low bidder and it is the recommendation of Spalding DeDecker and Township staff to award the bid for this project to Bidigare Contractor's. Manager Luce stated they did add a 10% contingency on the project due to the uncertainties that come with underground projects. Manager Luce stated this project, along with the previously approved construction engineering, will be funded through our Water Bond proceeds.

**Move to approve the contract for the M-59 water main extension project to Bidigare Contractor's, Inc. for an amount not to exceed \$1,217,411.80, and allow the Public Works Director to make decisions on the Township's behalf regarding the project.**

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

d. Special Event Permit #26-017 Hartland Polo Classic and Hartland Polo Party

Hartland Chamber of Commerce (HCC) Director Emmalynn Wheaton came forward and presented the application for the Annual Hartland Polo Classic Event on June 6 - 7 at Heritage Park. She stated this was the same event they have had for the last four years and that it is so unique to Hartland Township. She stated the traditional VIP Event will be on the evening of Saturday June 6<sup>th</sup> with the catered dinner, with a DJ and band, and after party along with a polo match. She also stated they will have their free Family Day on Sunday, June 7<sup>th</sup> with free admission for all families and individuals with fun things to do along with a polo match. She stated they will be posting their deposit for any turf repairs that may be needed after the event and she is waiting on her liquor license from the State. Manager Luce stated that he, HCC Director Wheaton, and DPW Director Hable will walk the field before the game to make sure the conditions are suitable for the polo event. Chamber Director Wheaton stated if the field's are too slick or wet it will be dangerous for the horses and they will not hold the event. She also stated they will be touching base with HAYAA Soccer to make sure the fields are repaired to their satisfaction after the event.

**Move to approve Special Event Permit #26-017 as outlined in the Staff Memorandum dated May 13, 2026.**

Motion made by Trustee O'Connell, Seconded by Treasurer Horning.

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

Voting Nay: None

## 8. Board Reports

Trustee McMullen - Stated that at the Planning Commission (PC) work session there was a discussion regarding code enforcement and with the number of complaints they were hearing if maybe would could prioritize administration rules and actions and maybe enforcing with higher impact. She stated the PC wanted her to bring this to the Board. Supervisor Fountain stated this would be a good topic for a Board work session in assessing our current code enforcement process and if it is to change how do we best go forward.

Trustee Petrucci - Thanked Clerk Ciofu, Manager Luce, and the DPW Staff for their work at the Large Item Clean Up Day as it was very busy. He also stated the Hartland Deerfield Fire Authority had their Open House the same day and they had a great turnout with over 300 children go through the Fire Hall.

Clerk Ciofu - Gave a brief update on the Memorial Day festivities this weekend starting with the Hartland Cemetery walk on Sunday, May 24th and concluding with the Veteran's ceremony of the burning of the small greenery in remembrance and respect of veterans who have passed. He stated the Memorial Day Parade starts at noon on Monday May 25th, and there is a 5K/3K run/walk at 8:00 am, and that there will be various road closures from 8:00 am to 9:00 am, and from 10:00 am to 1:00 pm. He stated the parade winds up with festivities in Epley Park in the Village and a car show, which is a new event this year, in front of the Village Elementary school.

Treasurer Horning - Stated the Audit starts the first week of June and most departments have submitted their information online already which makes it great when the auditors arrive on-site. She stated their new Tax Assistant started on Monday and her name is Denise LeGault, and that she has experience with the BS&A program, which we have six to seven different BS&A programs. She stated Denise made a very good impression with staff and will fit right in with the Township and she will basically be here Monday, Wednesday and Thursday and if anyone in in the office to stop by and meet her. She also stated Gwyn Haaseth will start as Deputy Treasurer on June 1st. She stated they will miss Deputy Treasurer Donna Shollack and wished her well in her retirement and thanked her for all of her hard work as she gave 110% for the last 20 years.

Trustee O'Connell - No report.

Trustee Lubeski - No report.

Supervisor Fountain - No report.

[BRIEF RECESS]

## 9. Information / Discussion

### a. Manager's Report

Manager Luce gave a brief update on Large Item Clean Up Day and thanked the Public Works Department for their outstanding work all day and also Dougie's Disposal, San Marino Excavating for their roll-off dumpsters, and Horizon Landscaping for their equipment and staff. He stated Dougie's Disposal and Horizon Landscaping staff and equipment make this event work and they were flawless. He stated he believed we filled 19 roll-off dumpsters. He stated the hours were from 8:00 am to 12:00 noon this year and there was a 15-minute shutdown due to lightning, and at noon one of the DPW staff went to the end of line to stop vehicles from entering the line and we did not finish with the vehicles in line until 1:00 p.m. The event was extremely successful. Manager Luce stated ADU Ordinance the PC has been working on is at the Livingston County Planning Commission (LCPC) and it will come to the Board after their review. He also stated there will be a revision to the Chicken Ordinance dealing with the size of property that will be allowed to have chickens, which has been set at 30,000 square feet. He also stated if a HOA bylaws specifically

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prohibit poultry, that will supersede the Township Ordinance. Supervisor Fountain requested we have a work session on this ordinance prior to adopting it. Manager Luce stated we need to consider the code enforcement issues related to this Ordinance. A brief discussion was held on aspects of the proposed Ordinance. Supervisor Fountain inquired as to whether the map could highlight any property over 30,000 square feet and Manager Luce stated this could be done. Supervisor Fountain also inquired as to whether we can get a count regarding chicken complaints and the type and area of the complaints, and Manager Luce stated this would be possible. The consensus of the Board was to add this issue to the next Board meeting as a work session item. Manager Luce stated Wendy's is revamping their building and Planning is working through this. He also stated that the Villas of Hartland development last submitted their site plan in 2022 or 2023 and that site plans do expire. The Planning Department has reached out to the Villas with regards to their site plan expiration. The Township could extend the site plan to 2027, depending on what they are looking to do. He stated if it completely expires they will have to come back to the Planning Commission and the Board and basically start over. Trustee Petrucci stated he talked to the owner and that he is ready to go but he had been waiting on a permit and on the bank to set up a closing. Manager Luce stated there was an issue regarding looping the water system back to the church. Manager Luce gave a brief update on Sheetz and Chick-Fil-A (CFA) stating he had a discussion with the Livingston County Drain Commission (LCDC) regarding the turnaround on these projects. He stated CFA sent plans back to LCDC on March 31st per their request to add a section to the plan. CFA does still not have the approval from LCDC. Manager Luce stated in his discussion with the LCDC they stated it was their engineering firm that was the holdup and this was not a satisfactory answer. He stated Sheetz was in the same situation. Manager Luce stated he will address this situation at the next Board of Public Works meeting of which he is a member. Trustee O'Connell stated that American Aggregate is moving heavy equipment to the proposed gravel pit location.

**10. Adjournment**

**Move to adjourn the meeting at 8:20 p.m.**

Motion made by Trustee McMullen, Seconded by Treasurer Horning.

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