HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 20, 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 were Township Manager Mike Luce, Township Assessor Amanda Carrigan, and Public Works Director Scott Hable.

4. Approval of the Agenda

Treasurer Horning requested an addition to the Pending & New Business Item 7 a.(1) for the Art Walk Winners.

Move to approve the agenda for the October 20, 2026, Hartland Township Board meeting as amended.
Motion made by Treasurer Horning, 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

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the October 20, 2026, Hartland Township Board meeting as presented.
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

a. Approve Payment of Bills
b. Approve Post-Audit Disbursements Between Meetings
c. 10-06-26 Hartland Township Board Regular Meeting Minutes
d. Budget Amendment for SDA Traffic Data Collection

7. Pending & New Business

a. (1) Art Walk Winners

Manager Luce stated we have students from Hartland Schools with us tonight that submitted artwork to the fourth Annual Hartland Art Walk. He stated a new tradition for the Township this

year was to have the Township Board and Township Staff vote on student artwork from the Artwalk Event to be displayed in the Township Hall. He stated we have three of the four students whose artwork was selected by the Township Board and Staff to be recognized for their artistic talent Manager Luce stated this will be an annual event for the Township and that the selected artwork, with the permission of the students, will be on display in the Township Hall for one year. Each artwork will have a plaque with the student's name and grade. This artwork will remain on display until next year's Art Walk where we vote on new winners from that event. He stated this year's art will be returned to the student artists at that time. He stated if the student artist wished to keep their original artwork, we would have a re-creation made to display at the Township Hall. He then introduced the artists and their work, Elementary Level Artist Quentin Curtiss - "Don't Be So Koi", Intermediate Level Artist Clara Bernardi – "Opposite Worlds", Middle School Level Artist Emma Haponek –"Isaiah 43:2" and High School Level Artist Lex Glime – "Peace Through Unity". Manager Luce congratulated the artists and thanked them for allowing us to display their artwork and invited them up for a photograph with the Township Board. Supervisor Fountain thanked Chamber of Commerce Executive Director Emmalynn Wheaton and Communications Director Melynda Bernardi for all of their work on the Art Walk Event.

a. San Marino Supplemental SAD Resolution

Joe Colaianne of Clark Hill PLC came forward and stated that last month the Board adopted a Notice of Intent and that the Resolution did not include the date for the Public Hearing and that there were some other minor revisions that were also needed. Mr. Colaianne stated that the Board has already received the petition of over 51% of the property owners which entails a slightly different process. He stated there would be two Public Hearings and this Supplemental Resolution schedules the date and time for the first Public Hearing for the purpose of approving the project and the petition, and the boundaries of the Special Assessment District (SAD) itself. He stated the first public hearing does not deal with the special assessment or assessment roll, but solely deals with the project and establishment of the special assessment district. This is the step of the P.A.188 process of what needs to be done before the Township can impose the special assessments for a project. Mr. Colaianne stated we are looking at a date of November 17th for the first Public Hearing, and he will work with the Clerk to get the Notices published and mailed. He stated the publication has to take place twice in the newspaper, the first of which cannot be less than ten days prior to the Public Hearing and the letter to each property owner within the SAD has to be mailed not less than ten days before the Public Hearing. After the Public Hearing on November 17th the Board will be asked to consider a second Resolution approving the project, approving the sufficiency of the petition, and ultimately the boundaries in the SAD. He stated the Board would also set the date and time for the next Public Hearing which would deal with the special assessment and approval of the special assessment roll itself. Manager Luce stated the first Public Hearing will be held at the Township Hall on November 17th.

Move to approve the San Marino Supplemental SAD Resolution.

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. Dunham Lake Estates Supplemental SAD Resolution

Joe Colaianne of Clark Hill PLC stated the process for the Dunham Lakes Estates Special Assessment District (SAD) is the same as what was discussed with the San Marino SAD and stated the first Public Hearing related to this project is scheduled for December 8, 2026.

Move to approve the Dunham Lake Estates Supplemental SAD Resolution.
Motion made by Trustee O'Connell, 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.

c. Fire Station 62 Roof Replacement

Public Works Director Scott Hable gave a brief overview of the proposal for the replacement of the roof at Station 62 on Old US-23 stating we have been talking to representatives from the Hartland Deerfield Fire Authority (HDFA) for the last year and we had budgeted for this repair in this fiscal year budget. He stated we obtained multiple quotes and Roofing PD was the low bidder. He stated we have worked with Roofing PD before and that they are recommending them for the roof replacement repair. Director Luce stated that the Livingston County EMS shares this building with us and they will be reimbursing us for 38% of the cost. Supervisor Fountain inquired as to whether this was the first roof replacement for this building and Direct Hable stated it was to the best of his knowledge.

Move to approve the proposed contract with Roofing PD Inc, for the replacement roof as presented in an amount of $53,886.53 plus a 5% contingency for a total amount not to exceed $56,581.53 and allow the Public Works Director to act on the Township's behalf regarding the project.
Motion made by Clerk Ciofu, Seconded by Treasurer Horning.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None

d. Hero Center Replacement Roof

Director Hable stated this was the result of leaks coming through the roof in the downstairs stairwell area about a month ago during some really heavy rains. He stated that because of this we had a roofer come out and take a look at it and they stated the building needed a new roof. He stated we had two other roofing companies look at it and they both also agreed that a new roof was needed. He stated he could not find a previous roof repair project for this building going back to around 1997. Director Hable stated they obtained multiple quotes for the roof, and they are recommending Ethical Exteriors, a local company that is very reputable and had the low bid. This will be a budget amendment as this was an unforeseen repair. Manager Luce stated we will use the contingency in the the Capital Improvement Fund for a portion of the repair and the rest would come from the Township Hall & Grounds capital outlay as this pertains to the Hero Center
.
Move to approve the proposed contract with Ethical Exteriors Inc. for the replacement roof as presented in an amount of $34,650.00 plus a 5% contingency for a total amount not to exceed $36,382.50 and allow the Public Works Director to act on the Township's behalf regarding the project.
Motion made by Trustee O'Connell, Seconded by Trustee McMullen.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci
Voting Nay: None

e. PA 116 Farmland Development Rights Agreement Application – Bugis

Township Assessor Amanda Carrigan gave a brief overview of the PA 116 Farmland Development Rights Agreement Application from property owners on Clyde Rd., Anthony and Rose Bugis. She stated their application covers two parcels which is pretty normal for a PA 116 application. She gave a brief overview of the program stating it offers the property owner an income tax credit in exchange for them preserving the farmland and open space. The original application is for the first ten years and then it is renewable every seven years. She stated the Township is the preliminary approval, and then they would gather more information and forward the application to the Michigan Department of Agriculture and Rural Development. She stated we have reviewed the application and sent copies to the Conservation District and the Planning Commission and neither have responded with any issues. She stated there is a Resolution that needs to be approved.

Move to approve the PA 116 Farmland Development Rights Agreement Application by Resolution 26-R015.

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.

8. Board Reports

Treasurer Horning - No report.
Trustee O'Connell - No report.
Trustee Lubeski - No report.
Trustee McMullen - No report.
Trustee Petrucci - No report
Clerk Ciofu - Stated Early Voting starts on Saturday, October 24th and runs through the following Sunday, November 1, from 8:00 am to 4:00 p.m. at the Township Hall
Supervisor Fountain - No report.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager Luce reminded the Board that the State of the Community meeting is tomorrow at 5:00 p.m. at the Hartland Music Hall. He also gave a brief overview of the complaints we are receiving from residents regarding the WOW cable installation in various areas. He stated we do have a franchise agreement with WOW Internet that allows them to install equipment in the utility easement. Manager Luce stated we reached out to WOW for a field contact that we can refer residents to if they have any questions or concerns. Supervisor Fountain inquired if WOW is installing fiber optics versus the coaxial cable that Comcast already has in, and Manager Luce stated that WOW is fiber optics which would offer a different upload and download speed. Supervisor Fountain also inquired if this was to be offered to all residents in the Township and Manager Luce stated WOW is starting with the larger subdivisions, but it will be available to the total community eventually. Manager Luce stated the chicken ordinance that was discussed at a previous meeting is going back to the Planning Commission for approval and should come to the Board with their recommendation soon. Manager Luce stated he met with Trustee O'Connell on complaints she had heard about the traffic at Spicer's Orchards and he stated he is working with the Livingston County

Road Commission (LCRC) to see if there is anything we can do to mitigate traffic speeds in this area during the fall apple season. A brief discussion was held on potential blinking traffic speed signs in designated areas, restrictions on parking on the south side of Clyde Rd., liability issues if an unfortunate incident occurs, and alternative parking solutions. Manager Luce stated he will be working with the parties to see if we can make some improvements by next apple season. Manager Luce stated the Admin Committee and the Hartland Deerfield Fire Authority (HDFA) discussed the situation regarding SCBA (Self-Contained Breathing Apparatus) Air Packs. Trustee Petrucci stated that the HDFA has not had any air packs that failed but neighboring fire department have had failures with the same equipment, and with the fact that our air packs are relatively old, we will need to replace these air packs. He stated the cost for 24 SCBA Air Packs is around $360,000, but we have a grant for around $281,000 so our cost would be around $78,000 to $88,000. Trustee Petrucci also stated the County is switching to 800 MHz, and that the HDFA radios are old, and the County has reached a deal with Motorola for a 40% discount if radios are purchased by December 31, 2026. If we were to participate our cost would be around $166,000. He stated they had talked to Steven Burke about this and that the HDFA would be able to fund the $88,000 for the SCBAs but we would have to finance the $166,000 for the radios. He stated the HDFA would be contributing $20,000 to the purchase and would need to finance the $146,000. He stated the HDFA will be approving the purchase, and a discussion was held about whether the HDFA would obtain financing or whether the Township would be willing to finance the radio purchase. Supervisor Fountain stated he thought the HDFA, through the Township, bought radios in the last year or so. Trustee Petrucci stated that the HDFA purchased 15 radios at that time. He stated, and they have 44 seated positions on the HDFA with 39 certified with 21 firefighters and 18 officers. Of the needed 39 radios, we have already purchased 15 radios, and they need an additional 24 which is being discussed now. A brief discussion was held on the age and condition of the existing radios. Manager Luce stated he discussed this situation with HDFA Fire Chief Adam Carroll and though he would need to do a thorough review of the 206 Fire Fund, he thinks we could fund this out of the 206 Fund. A brief discussion was held on the HDFA Capital Improvement Plan, potential funding alternatives, and the issues with the County process for the purchase of the radios. Manager Luce stated the application period for the Treasurer's position closed on October 19th at 6:00 p.m. and we have three candidates that applied, Manager Luce stated from this point on, all discussions on the process and candidates will be in a public forum. A brief discussion was held on the applicant interview process, potential questions, and an interview schedule. Manager Luce stated the applicants included a sitting Board member, a current Township staff member, and an outside applicant. The Board agreed to interview all three candidates. Trustee McMullen identified herself as a candidate and recused herself from any discussion of the Treasurers position and voting on the selection of a new Treasurer. Trustee McMullen temporarily left the meeting and further discussion was held on potential issues in the pre-and-post processes of selecting a new Treasurer. Trustee McMullen then rejoined the meeting.

10. Adjournment

Move to adjourn the meeting at 8:45 p.m.

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

Submitted by:

Larry N. Ciofu, Clerk