

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
March 25, 2025 – 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 Lubseki (remote from Jacksonville, FL), Trustee McMullen, Trustee O'Connell, Trustee Petrucci

ABSENT: None

Also present were Township Manager Mike Luce, Finance Director Susan Dryden, and Planning Director Troy Langer.

4. Approval of the Agenda

Treasurer Horning requested the agenda be amended to add to Pending & New Business Item 7.a. Hartland Area Historical Society 2025 Agreement and to move Consent Agenda Item 6.d. Close out Fund 285 CLFRF Grant (ARPA) into General Fund adding the Budget Amendment to Item 7.b. under Pending & New Business

Move to approve the agenda for the March 25, 2025 Hartland Township Board meeting as amended.

Motion made by Treasurer Horning, Seconded by Trustee Petrucci.

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

Voting Nay: None

Absent: None

Abstain: Trustee Lubeski (teleconference)

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the March 25, 2025 Hartland Township Board meeting as amended.

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

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

Voting Nay: None

Absent: None

Abstain: Trustee Lubeski (teleconference)

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 03-11-25 Hartland Township Board Regular Meeting Minutes
- .
- e. Fiscal Year End 2025 Budget Amendments

7. Pending & New Business

a. Hartland Area Historical Society 2025 Agreement

Manager Luce gave a brief overview of the 2023 Hartland Area Historical Society Agreement that provided \$5000 to the Historical Society for maintenance and improvements to the Florence B. Dearing Museum. He stated the intention of the Board at that time was for this to be a yearly amount, however the original Agreement was written for one year expiring on May 31, 2024. This 2025 Agreement extends this agreement through May 31, 2029 with a five percent increase each year. This agreement also includes a one-time payment of \$5000 for work completed in the calendar year 2024.

Move to have the Supervisor sign the Agreement with the Hartland Area Historical Society 2025.

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

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

Voting Nay: None

Absent: None

Abstain: Trustee Lubeski (teleconference)

b. Close Out Fund 285 CLFRF Grant (ARPA) into General Fund with the appropriate Budget Amendment.

Finance Director Susan Dryden stated that we are transferring the residual interest amount from the ARPA funds of \$256.78 to the General Fund and closing our Fund 285 CLFRF Grant with the corresponding required budget amendment.

Move to close out Fund CLFRF Grant and transfer the residual funds into General Fund 101, with the corresponding budget amendment. and to authorize the Treasurer to close out the bank account.

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

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

Voting Nay: None

Absent: None

Abstain: Trustee Lubeski (teleconference)

8. Board Reports

Trustee Lubeski - No report

Trustee McMullen - No report

Trustee Petrucci - Wanted to remind our residents to submit photographs of our veterans, both when they were in the service, and a current picture of them today, within the next seven days for inclusion in our website presentation.

Clerk Ciofu - No report

Treasurer Horning - Stated to address potential fraud issues the Treasurer's Department met with our bankers on the positive pay process to add a name to the date and amount on the positive pay file that we submit to the bank. There is some work still to be done by the Finance Department to change the setup of the way the checks are written but this will add a security feature to make the process safer.

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Trustee O'Connell - Thanked the Cromaine Library Board for voting to say the Pledge of Allegiance at their meetings.

Supervisor Fountain - Inquired as to the date of the Large Item Clean Up Day and Manager Luce stated it was Saturday, May 17th from 9:00 a.m to 1:00 p.m. at Hartland High School.

[BRIEF RECESS]

9. Information / Discussion

- a. Closed Session: To consult with the Township Attorney regarding trial or settlement strategy regarding pending litigation in accordance with the Open Meetings Act, MCL 15.268(e).

Move to go into closed session to consult with the Township Attorney regarding trial or settlement strategy regarding pending litigation in accordance with the Open Meeting Act, MCL 15.268(e) and to include Planning Director Troy Langer.

Motion made by Treasurer Horning, Seconded by Clerk Ciofu.

Roll call vote taken.

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

Voting Nay: None

Absent: None

Abstain: Trustee Lubeski (teleconference)

Motion passes 6 - 0 - 1

Board is in closed session at 7:10 p.m.

Board came out of closed session at 7:30 p.m.

Move to approve Supervisor and Clerk to sign the Consent Agreement between Szerene Land LLC and the Township of Hartland Case #23-31959-CZ

Motion made by Clerk Ciofu, Seconded by Trustee O'Connell.

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

Voting Nay: None

Absent: None

Abstain: Trustee Lubeski (teleconference)

- b. US23 / M59 Gateway Discussion

Manager Luce gave a brief overview of the M-59/US-23 interchange landscaping discussions and thanked Planning Commissioner Sue Grissim being here tonight to review her plans. He stated Commissioner Grissim has done a fantastic job putting together the design renderings and gave us many options to be discussed tonight. He stated he is looking for a determination as to how we will move forward on this project after tonight's discussion. Commissioner Grissim presented her initial big scale design plan stating she was trying to make an impactful, bold statement for the entire intersection that you would feel not only coming on and off the freeway, but as you traveled up and down on M-59, recognizing the speed of traffic in this area. She stated they worked with MDOT on this project and studied all of the rules to make sure their design met all of the MDOT criteria. She stated the location of the Welcome to Hartland signs was important and we were able to locate them on the side slopes of US-23 on both exit ramps. She then presented a breakdown of the cost of each area to be able to look at a phased-in approach working within the landscaping budget for

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the project. Discussion was held on Commissioner Grissim's Phase One and Phase Two design specifications and cost estimates for each specific area, the positive cooperation we were getting from MDOT stating MDOT thought we had an 80% chance of our plan being approved, including the planting of 8" diameter trees in each of the entrance/exit islands, and MDOT plan review timeframes. Further discussion was held on the painting of the brick walls under the bridge, and potential lighting under bridge, clearing the slope areas and the northeast area of the northbound entrance ramp to US-23, tree planting for Phase Two, timing of overall project, and long term maintenance requirements. A brief discussion was also held on the Township signs on the east and west side of the Township for potential upgrading. Consensus of the Board was to move forward with MDOT on the permitting process for the first two phases of the project plan we have, getting a cost for painting the brick walls under the bridge, and holding another work session to firm up the details. Manager Luce then gave an update on the current budget for this project.

c. Manager's Report

Manager Luce stated that the Chick-Fil-A public hearing will be held at the first PC meeting in April and should be at the Board in early May. He stated that Redwood Phase II Final PD is on a temporary hold due to developer personnel issues and that the Climate Control Storage building is in their Final PD stages. He stated the staff has been working with our LCSD Deputies, the State Police and the State Police Task Force on a marijuana complaint in the Township. This is not the Township's jurisdiction regarding the number of plants that you are allowed to have or grow for personal or medicinal purposes, and the complaint was referred to the State Police. Manager Luce stated he had a very good meeting with the HERO Board regarding their search for a Executive Director. He also provided a brief update on the former tree cutting business regarding large burn piles that required the HDFA to put out one evening, and go back next morning to put out the fire again. He stated that this individual has still not complied with the judges decision in the court case with the Township. Manager Luce met with a Code Enforcement Officer that is a retired Police Sergeant that lives in the Township and he had some questions regarding our Code Enforcement Officer position. Manager Luce has referred him to Planning Director Troy Langer. Manager Luce stated he will be out of the office next week for the Michigan Township Associations Annual Conference in Grand Rapids. Manager Luce stated that Sheetz Gas Station has asked for information on the permit application process, but they have not submitted anything at this time. He also stated that the Kroger Gas Station has submitted a concept plan, and the Site Plan Committee has reviewed it, and we are waiting for a formal concept plan to be submitted to the PC.

10. Adjournment

Move to adjourn the meeting at 9:00 p.m.

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

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

Voting Nay: None

Absent: None

Abstain: Trustee Lubeski (teleconference)

Submitted by

Larry N. Ciofu, Clerk