

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 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 Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

ABSENT: None

Also present were Hartland Township Manager Robert West, Planning Director Troy Langer, Public Works Director Michael Luce and Hartland Deerfield Fire Authority Chief Adam Carroll.

4. Approval of the Agenda

Move to approve the agenda for the October 5, 2021, Hartland Township Board Meeting as presented.

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

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane, 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 5, 2021, 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 Germane, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. Public Works Staffing Budget Amendment

7. Pending & New Business

- a. Site Plan #21-012 Hartland Crossing Planned Development (PD) Concept Plan

Supervisor Fountain stated that this is the Conceptual Plan for Site Plan #21-102 which has been through the Planning Commission (PC), and their comments are provided in the Board package. He stated that this was a conceptual proposal, and no action would be taken this evening. He invited Chris Kojanian and Tony Antone of Kojanian Management Corporation forward and welcomed to the meeting. Planning Director Try Langer gave a brief overview of the project and process to date.

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 7:00 PM

Director Langer stated that the location of this property is at the southwest corner of M-59 and Old US-23. The property is currently vacant, and the applicants have come to the Township with a proposed mix-use Planned Development (PD) project. He stated we were at the very beginning of a three step PD process. The first part of this is the conceptual review where the applicant would submit a concept and idea to gauge whether the Township has any interest in it and get feedback from both the PC and the Township Board. Then assuming the feedback was positive, or mostly positive, the applicant would proceed to the next phase, the preliminary review where the plans get much more detailed. There is considerable cost for the applicant to proceed to that phase and prepare those types of plans and building elevations. The preliminary review is done at the PC and the Board level. The final phase is the final PD, also reviewed at the PC the Board level. The conceptual review itself does not actually bring a formal decision by the PC or the Board. Instead, it is just comments from members for the applicant to decide whether the project is worth pursuing. Director Langer stated that this was before the PC on August 12, 2021, as well as September 23, 2021. He stated it was a little unusual for a conceptual plan to go in front of our PC twice, but he would provide some background for this.

Director Langer provided a visual layout of the project for review. In the plan shown, he stated that to the north is M-59 and to the east would be Old US-23. Along M-59 they are showing five out lots depicting maybe a gas station, a couple of fast-food drive through restaurants, and some general retail. There are really no proposed specific users in that commercial area as these are out lots and at this stage these would just be placeholders of potential future commercial use. Further south of the commercial area is the residential component, which in this case are apartments. The applicant is proposing 1-bedroom, 2-bedroom and 3-bedroom apartments that are part of this project. He stated that it was in this portion of the site plan where the PC had questions and requested additional information from the applicant. The major issue centered on the density. The PD does have a cap on maximum density, as it defers to the future land use map designation and what the density is allowed on the future land use map. In this case the future land use map designation is 4 dwelling units per acre. He stated that the PD process has built into it a bonus density of up to 40%. In this case, with the size of the property and the bonus built in, it would cap out at about 168 units. What the applicants are proposing is about 300 units which exceeds what is allowed per our ordinance or comprehensive plan. He stated that as part of that first PC meeting, the applicant had shared other developments that they were aware of that had a similar density to this project. The PC wanted more information on those other projects, some of which the applicants were involved with, some of which they were not. The PC requested the applicant to gather that information. The applicant subsequently provided the information, and then came back for a second meeting with the PC. He stated a chart was created and put in the staff report that outlines those developments, regarding the number of units, the dwelling units per acre and so forth. They provided a site plan of those developments to get a general layout. Director Langer stated that this was the general layout of the project, and that these were the main topics that the PC discussed. He then stated that at this stage the applicants are really looking for comments on this development to determine whether it is worth proceeding with this project.

Supervisor Fountain inquired of the applicants as to whether they had any comments to begin the discussion. Chris Kojaian gave a brief overview of the Kojaian Management Corporation stating the company was founded about 50 years ago by his grandfather and it is a Michigan based company. They have done projects across 30 states with over 100 million square feet, but their focus is in Michigan and this is where the vast majority of their development takes place.

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 7:00 PM

Chris Kojanian gave a brief overview of the project stating that the northern end of the property along Highland Rd would be a traditional commercial use, so they are looking at five or six out-lots. Those uses could vary from, a sit-down restaurant, to a service station, to fast food or a retail store, really just depending on interest from the market. The important thing is they see that portion directly supporting the residential area to its south on the 20 acres that would be the multi-family development. The intention is to have walking paths throughout the development. The road south of the commercial portion would allow traffic to flow freely from the residential up through the commercial. The intention here is for the entire development to be strategically designed so that both ends support each other. He stated this plan is just conceptual and they do not have an end user for the commercial or multifamily portions. This layout is what they have looked at as far as the density that they think would need be able to bring this product type to Hartland Township. He stated that this layout has 15 units per acre, which is kind of a shock to that number, but this is the product that they see as being able to support the amenities and the different things that a higher end rental property offers today. They have seen this in Lyon Township in the development they are involved with currently. He stated that you need the number of doors and the number of people there to support the high-end architecture and the amenities and things throughout the property. As you can see on the plan, the southern portion is divided by a dark green portion and since this is the early stages, they have done some initial assessments and surveys of the site, but they have not done any wetland work. It appears that there is potentially a regulated wetland that would divide that portion of the property. On the current plan in front of the Board they have included the wetland in the multifamily portion connected with some pedestrian bridges. They stated there is some potential that could be there for another use, if a multifamily developer came along and said that they were really interested in the rest of the site, but they don't think that they can make the southern portion work. They see other uses for that area, such as a Day Care or some other type of user that does not need the M-59 frontage to survive and thrive. Tony Antone added that in the presentation that was made to the PC, they brought forth various examples of this higher end rental unit that is coming across the country right now. The two most premier developers for this are Watermark and Continental. He stated they are doing a deal right now with Watermark in Lyon Township. It is a very upscale and nice product with a pool, pet area, fitness center, coffee bars and all kinds of great amenities and things you do not normally see in a residential development for lease. This product type is becoming more and more popular as people are moving away from ownership, and they have had a good experience with it. They actually had a PD in Lyon Township that was all commercial and that Township worked with them and are very excited that the 300 units that they are putting there, will feed and fuel the commercial development that was started there. He stated they are here to see what the Hartland Township Board's thoughts are in a sense, especially as it relates to the density and if this is something they could see progress. He stated that if this was a "no chance, no way" on the density issue they would like to know that since this is the product that they want to bring to Hartland Township.

Treasurer Horning stated that she likes their sidewalks and things for the development, but she also stated that she liked their comment, "no chance, no way." Treasurer Horning stated that she cannot support this density. She stated that this corner of Hartland Township is the busiest corner the Township has and with the school busses trying to run it is a mess every morning. Putting in residential housing there with this kind of volume and potentially adding 600 more vehicles coming and going during prime times of the day where there is already heavy traffic would create difficulties. She had Director Troy Langer provide her with numbers on apartments that are already in, or are coming to, Hartland Township. She stated that Oakbrooke has 276 units, Mayberry has 417, PIRHL coming in 146, and Redwood with 148, with the future potential of having up to three more phases of 500 apartments. She stated we have the

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 7:00 PM

condos and the Hartland Hills duplexes. We could end up with 1400 to 2300 apartments in Hartland Township. Treasurer Horning does not want us to be the apartment capital of Livingston County. She stated that what she hears the people want is single family housing, they want starter family affordable housing, and they want to come to the schools. She does not think \$3400 a month for rent would do well as people would be rent poor and she does not see it thriving our schools and keeping them vibrant. She stated she sees Hartland as a community and doesn't see all of these apartments being what Hartland needs rather than more single-family housing.

Treasurer Horning pointed out that the development in Lyon Township does not have any access to Grand River as exiting comes off a side road. Here, in Hartland, you would dump traffic out onto the two busiest routes. She also mentioned Hartland Township already has many gas stations, plus Meijer and Kroger already have gas stations in their up-coming plans. She stated that she hears comments from residents that we do not need more fast-food restaurants, but more sit-down restaurants. Mr. Antone stated that the out lots have no specific uses at this time but would be developed as the market determines. He added that they added a road between the commercial and residential portions of the development. Mr. Kojaian stated they did talk with the administrator at the Cheryl Stockwell Academy, and it would be beneficial to the school because they would add a drive in and then if you are departing the school, you could go right out onto Old US-23 and not have to get out onto M-59 at all. Mr. Kojaian believes it may alleviate some of the traffic issues from the school, while supporting the development. Treasurer Horning stated that this type of access road was always planned for any development being proposed for this site.

Clerk Ciofu stated he was also concerned with the density issue but stated he is not as firm against it but inquired of Director Langer as to the density issue. Clerk Ciofu stated that in March there was an approval for a change to our comprehensive plan that outlined the residential density to be 3 to 4 units per acre and he assumed a lot of work went into that to decision to determine this density. Now we are here considering three times the density that was just approved in March. Clerk Ciofu stated he watched the PC meeting and that they didn't seem to have an issue with considering this higher density, but it seems to be stepping way out line with what we have already decided, or looked at, with this type of property. He stated that he was a bit concerned that we did a lot of homework to get that comprehensive plan updated and then we are just not using it. The PC seemed to be more receptive to considering a much higher density than what he thought they would be for this development. Director Troy Langer provided background information stating that we just went through a process of amending the future land use map designation for this property and the property to the south of it. The future land use map had identified this as commercial, and in the commercial designation no residential is permitted, so a PD on this property could not contain any residential component at all under the prior future land use map designation. The retail market analysis that we had done going back a couple of years indicated a high push towards walkability and mixed use. Those were areas that were thriving in the retail industry so this property was targeted as a property that could potentially be used for mixed use. He stated we spent quite a bit of time on identifying locations and, ultimately, we created this location as a special planning area. When it came time to talk about the density though we just simply used what the other special planning area in the Township had for density. Clerk Ciofu stated that makes sense as to how they came up with the density number. Director Langer stated that this is the Applicant's proposal, and it has been outlined to them the problems they may run into with density with the future land use maps that have a cap, and that the PD allows a bonus on top of that for other considerations. In order for this project to go forward, we would need to do a zoning ordinance

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 7:00 PM

amendment or go back and revisit that future land use map in the comprehensive plan designation on the density. The applicant is fully aware of those issues.

Trustee Petrucci inquired as to how many apartments are in a building. Mr. Kojaian stated that is too tough to say because they do not have an end user for this project, and they do not actually build the multifamily. They will partner with a developer that builds this product so it is going to depend on the size because they may say they are not going to be able to sell a certain number of 3-bedroom units at \$3000 a month. They may want to do more 1 or 2-bedroom units so it is hard to answer that question without having an end user. It will come down to the layout. He stated they do know that the intention on their side is to have a two-story development and they do not want to go any higher than that and to keep the architecture the same caliber as the Lyon development. Mr. Antone stated that if the building was in the presented configuration, it would be 15-20 units per building. Trustee Petrucci inquired as to the maximum number of homes you can have in a sub where there is a single entrance. Director Langer stated that that is more of a single-family home standard and that there is no standard number for this type of development. Trustee Petrucci's is concerned with the people exiting on to M-59 at peaks times now and he feels that MDOT will require major road construction with this project. He stated he believes the additional exit on to Old US-23 will be offset by adding 300 units to this area. He stated he did not think they had enough land for this type of project, and he does not think he could support 300 units at this location.

Trustee Germane stated that he has similar thoughts. The Township has already put in a lot of time into what we thought this property could handle with regards to residential density. If you were to maybe eliminate the commercial area and make it all residential that would drop the density quite a bit, but then you do not have the ability to sell the commercial property in the future. In terms of the concept, we do not have anything like the upper-end product being proposed here so there is a need for it, but I do not think the proposed density is something that fits a parcel of this size and with the knowledge we have of the traffic congestion we have in this area already.

Trustee O'Connell stated that she does agree with others that traffic is a madhouse during morning commute, when schools let's out, and during evening commute, and that this density with 300 more families is just too high. Unless MDOT would address this situation, she thinks this would be very difficult.

Trustee McMullen stated that there are some things that she does like about this development. She stated she visited the Lyon Township development earlier in the week. She stated that she is in agreement with everyone else about the density and the current traffic difficulties here and would not be able to support this project.

Supervisor Fountain inquired as to whether these would be all two-story building or if a three-story was ever considered. Mr. Kojaian stated that they do not yet have a developer but developers they have worked with in the past have worked with two-story or three-story product. The developers that do work with this amenity rich product need the density to be able to build out all of the amenities of the product and the development as a whole.

Supervisor Fountain stated his biggest concern is the traffic and inquired as to whether a road going across the wetland area has been considered. Mr. Kojaian stated that they have not had an engineer out there yet nor have they done a traffic study in the area, but they did not want to put a road there on the plan without knowing what would need to be done from an engineering and wetland study to make this happen. Supervisor Fountain stated that with his

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 7:00 PM

concerns regarding traffic, the farther away that we could get an access to Old US-23 from M-59 would be more beneficial. He stated having the main road in your plan farther away from M-59 would be a huge added benefit. He suggested to the applicants to take the comments they have heard tonight back to the PC to see what would be in the realm of possible. He reiterated the possibility of three-story to maintain density while allowing for more open space. Supervisor Fountain stated from layout perspective that he does like the Lyon Township development and that the units have more of a courtyard in the backyard which makes it more like a community and a family place. Supervisor Fountain inquired as to what type of people typically rent these higher end apartments. Mr. Kojaian stated that it is a good mix of people and thinks that with the last two years of COVID, a lot of these developments are popping up because people are working from home so this gives them the ability to have a gym at home, a clubhouse room, playgrounds for kids, dog parks and it gives them a place where they do not really have to leave if they are working from home. Also the younger generation that cannot afford to buy a house today they may be willing to spend a little bit more money to have a nice rental apartment. They appeal to singles and families that may want to rent for a few years before buying, and seniors that want to sell their homes and live part time here and part time down south or up north. It is a wide mix of people that look for this type of product. They see a trend that people want to be able to walk to destinations rather than drive to them. They would hope the retail area would support a sit-down restaurant that would be accessible by having sidewalks through the whole area. Mr. Kojaian stated that they have not completed a traffic study yet, but he stated adding density in this area may cause MDOT to help out with the traffic in this area.

Treasurer Horning stated that north of M-59 in this area is the old high school, which is now the school bus garage which adds to the congestion in this area. She stated her neighborhood is being re-vitalized by young families moving into these homes, with house payments less the \$3000 being proposed here. She stated she cannot see young families moving into these apartments.

Clerk Ciofu stated he believe the difficulty for the applicant regarding traffic is that this is where M-59 goes from a two-lane boulevard to a one-lane east-west road. Had the boulevard extended to the west past this project it would be much easier to consider as viable with regards to traffic. The density will make it very hard to get people in and out of there.

The applicants stated they really appreciated the honesty from the Township Board and they do not want to waste anyone's time or money. They really appreciate the feedback. Trustee Petrucci stated he hopes that they can put together something and build in Hartland because they do have a nice product. The applicants stated they really do like Hartland.

b. Transfer of funds from 590 Sewer to 595 Bond (\$1,239,800)

Manager West provided a brief overview of the situation requiring a transfer of funds from the Sewer Fund to the Sewer Expansion Fund to make our next bond payment. He stated the sewer Boyle Model relied on the Mayberry parcels fulfilling their seven-year sewer assessment agreement, which they did not. The lack of payment from Mayberry is requiring us to transfer funds from the Sewer Fund as the Sewer Fund will be making the bond payment that is due.

Move to authorize the Treasurer to transfer \$1,239,800 from the 590 Sewer Fund to 595 Sewer Expansion Fund to cover the Sewer Bond Series 2016 payment due October 15, 2021.

Motion by Trustee Germane, Seconded by Trustee O'Connell

Roll call vote taken

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 7:00 PM

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Germane,
Trustee McMullen, Trustee O'Connell. Trustee Petrucci
Voting Nay: None Motion passed: 7-0-0

c. Water Extension Agreement - M-59 East Corridor

Manager West gave an overview of the water main extension that the Township engineered and was put out to bid in April 2021. We were unable award a contract at that time due to a developer encountering financial anomalies that they did not have control of at the time. The have resecured their financing and both developers have met the site plan approval process and they are prepared to engage with Hartland Township in extending the water main to the M-59 east corridor. The approval this evening will authorize the Township Supervisor and Township Clerk to consummate the agreement upon payment from each developer. This also includes a one-million-dollar contribution from the Township from the Water Fund. The Water Fund will be reimbursed upon receipt of the American Rescue Plan Agreement (ARPA). This project will add public benefit to all of the users of the existing water system, and it will permit further development on the east end of the Township. Supervisor Fountain inquired as to what other choices would we have to use ARPA funds if we were to not approve this tonight. Manager West stated that we do not know the final scope of ARPA uses as they have not been finalized at this time. Clarification so far is water, sewer and broadband internet projects are eligible. Everything else is tied to loss to the Township directly related to COVID, such as State Shared Revenue which was not significantly affected due to COVID. Approval of this project would allow for more rooftops on the east side of the Township, which in turn helps the business community, the schools, which are seeking more students from the actual Hartland School District, as well as the Hartland Deerfield Fire Authority and the Cromaie Library. Trustee Germane inquired as to whether this will provide water to all of Hartland Glen or just the portion that they have sold to a developer. Manager West stated that the water agreement needs to be signed prior to the agreement for Hartland Glen to sell a portion of their property to a developer. He also stated that Hartland Glen has 300 residential equivalency Units (REU), and the proposed sale to the developer would include 160 to 170 REU's and the remaining REU's could be used by Hartland Glen for something in the future. Trustee Germane inquired as to the where the water main extension would end, and Manager West stated it would be on the south side of M-59 and end at Hartland Glen Drive. It will end at the property line of a 40-acre parcel just to the east of Hartland Glen Drive. There will also be a bore under M-59 to the PIRHL Development on the north side of M-59 included in this agreement.

Move to approve the proposed water main extension agreement with Hartland Glen Development and Hartland Senior Living Limited Dividend Housing Association LLC and furthermore authorize the Township Clerk and Township Supervisor to consummate the agreement as needed.

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

d. Hartland Deerfield Fire Authority Fire Engine Loan Agreement

Supervisor Fountain introduced the Hartland Deerfield Fire Authority (HDFA) Fire Chief Adam Carroll. Manager West gave a brief overview of the discussions he and Chief Carroll

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 7:00 PM

have had on the HDFA budget, operations, and Capital Improvement Plan. The HDFA approved the purchase of a new fire engine vehicle, and they had the option to pursue financing of the vehicle on their own. Discussions were held in having the Township finance the purchase of the vehicle. Manager West stated that the general fund balance is healthy exceeding out fund balance policy by almost double. We are earning about one-fifth of one percent on our fund balance at this time. Chief Carroll and Manager West agreed on a proposed financing at one percent to be paid in annual installments over five years to finance the new vehicle. This would benefit the Township with additional interest income and reduce expenses of the HDFA should they finance through a third-party vendor. Chief Carroll gave a brief overview of the process they go through in evaluating the life expectancy vehicles which is generally fifteen years. This vehicle being replaced is a 2003 vehicle which is well past its life expectancy. He stated they will sell this vehicle to someone that would refurbish it and resell it to a more likely small rural community. Chief Carroll expects to get fifty to one-hundred thousand dollars for this vehicle. He stated they did their standard bid solicitation and received six different quotes for a new vehicle. They ran them through an evaluation matrix to compare the proposals to the specifications put out in the solicitation. They scored and ranked them, and two vendors stood out. They reviewed the two vendors again and brought back in both vendors which cleared up some items, but it basically boiled down to the fact that they wanted as much water as they could get on a single axle and one of the vendors gave them 300 more gallons than the other. They selected the purchase of the truck from Rosenbauer over Pierce for this purchase. Other contributing factors were that the truck was shorter and the turning radius was shorter which were important considerations to the HDFA and the fact that Rosenbauer has less proprietary parts, which from a maintenance standpoint allows for less costly and more timely delivery of maintenance parts. Treasurer Horning inquired as to where the truck would be housed at, and Chief Carroll stated it would be at Station 63 where the current 2003 truck resides now. Manager West stated that the Township has financed the last four firetrucks and have financed other capital project purchases such as air packs in the recent past. Trustee Germane inquired as to the urgency on getting this done at tonight's meeting and Manager West and Chief Carroll stated there is a \$20,000 savings if we sign the purchase agreement prior to a specific date, which would be prior to the next scheduled Board meeting date. Trustee German also inquired as to why we did not set the interest rate at a slightly lower level given today's market rates. Trustee Petrucci stated that as a banker, if the HDFA pays 1% to the Township this would still be 1.5% to 2.0% lower than if they were to go to a bank and is this is a huge benefit for the HDFA while at the same time proving a benefit for the community in getting 0.75% over what we are currently earning.

Move to approve the proposed loan agreement with the Hartland Deerfield Fire Authority for the purchase of a fire engine and authorize the Township Supervisor and Township Clerk to execute the agreement on behalf of the Township.

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

8. Board Reports

Clerk Ciofu – no report.

Treasurer Horning – Commended the HDFA on their Annual Open House last Sunday, which was exceptionally wonderful this year. Sparky the Fire Dog was followed around by a group of children all under the age of five in adoration of him. Whoever was Sparky, he was amazing with the children. The Firefighters in the Smoke House did an outstanding job in holding the attention of

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 7:00 PM

the children and talked about fire on the stove and candles and matches and took them into the bedroom and heated up the door and started the smoke and trained these five-year old children to come to the window, go to a meeting spot, and do a fire drill. There were also many activities like coloring and food and the Dive Team and the Drone Team were also there. She again commended the HDFA.

Trustee Germane – no report.

Trustee O'Connell no report.

Trustee McMullen – no report.

Trustee Petrucci – no report.

Supervisor Fountain – no report

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager West stated that the Sewer litigation documents are ready to be signed tomorrow. The appropriate checks are cut and in the safe. We will scan the signed documents to the attorneys and that the attorneys will pick up the originals and checks tomorrow. He stated that Marion Township has received their first ARPA check, so we are hoping to receive our first payment in the near future. Manager West informed the Board that he and Director Luce met with the Livingston County Road Commission (LCRC) today and that is was a very positive conversation. LCRC Director Steve Wasylk and engineers from the LCRC came to the office today to discuss the LCRC Preservation Program and it evolved into a much deeper conversation regarding our road millage, what may be on the table for Old US-23 improvements from the Brighton Township line to M-59, funding for a light at Bergin Road and Old US-23 if warranted by MDOT, and other planned road projects of the Township. Trustee Petrucci inquired as to the status of the Fenton Rd./Pleasant Valley and M-59 intersection. Manager West stated that the Pleasant Valley Road design is almost complete and that MDOT is doing a new traffic study for this intersection at their expense and that they will fund some form of traffic light at this intersection if warranted. Manager West gave an update on the Hartland Woods SAD project stating that the LCRC will do some drainage improvements as part of the scope of the project. There will be two public hearings on this Special Assessment District with the first hearing at the October 19, 2021 Board meeting. He also informed the Board that our Appraiser will be retiring and that Assessing Director Heaslip will be pursuing a replacement immediately. Manager West also thanked the Board for their approval of the seasonal staff budget amendment to be able to maintain our parks.

b. Hartland Township Pathways Plan Discussion

Manager West gave a brief overview of the history of the Pathways Plan development and that we had agreed to, and have been, using general funds to do various sections of the Pathways Plan over the last several years. He reviewed each completed pathways projects including the sidewalks in the Village, at Spranger field including the Crosswalk at Ore Creek Middle School, the east side of Hartland Road from Dunham Road to the Ramco development, the south side of M-59 west of Old US-23 this past year, and the Dunham Rd. Crosswalk that is in progress. He then reviewed each of the remaining sections of the plan highlighting the cooperative effort of the Township and the Hartland Consolidated Schools to compete a path

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
October 05, 2021 – 7:00 PM

on the north side of Dunham Road from the Settler's Park/Dunham Rd. Crosswalk entrance to Hartland Road scheduled for next year.

c. General Fund Capital Projects Update

Manager West presented the updated General Fund Capital Improvement Plan (CIP) and reviewed each of the projects for Pathways, Township Hall and Grounds, Parks, and Miscellaneous projects. Items discussed in more detail were Township Hall landscaping, Township Hall parking lot rehabilitation, HERO Center improvements, Township Hall Lobby/Board Room renovations, and HVAC replacement plan for the Township Hall. Further discussion was held on the Phragmites Control educational project, Settler's Park Picnic area, DPW Utility vehicle, the Art in the Park project, M-59 Median improvements, and the Contingency Reserve. Manager West stated that each of the CIP projects listed would need to come back to the Board for approval prior to implementation. He then reviewed the overall CIP Fund Balance with regards to the completion of all of the anticipated projects.

10. Adjournment

Move to adjourn the meeting at 9:20 p.m.

Motion by Clerk Ciofu, Seconded by Trustee McMullen

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

Voting Nay: None

Submitted by



Larry N. Ciofu
Clerk