

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
November 18, 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 McMullen, Trustee O'Connell, Trustee Petrucci

ABSENT: Trustee Lubeski

Also present were Township Manager Mike Luce and Public Works Director Scott Hable.

4. Approval of the Agenda

Move to approve the agenda for the November 18, 2025 Hartland Township Board meeting as presented.

Motion made by Trustee Petrucci, Seconded by Treasurer Horning.

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

Voting Nay: None

Absent: Trustee Lubeski

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the November 18, 2025 Hartland Township Board meeting as presented.

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

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

Voting Nay: None

Absent: Trustee Lubeski

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 11-04-25 Hartland Township Board Regular Meeting Minutes

7. Pending & New Business

There was no Pending or New Business at this meeting.

8. Board Reports

Trustee O'Connell - No report.

Trustee McMullen - No report.

Trustee Petrucci - No report.

Clerk Ciofu - No report.

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Treasurer Horning - No report.
Supervisor Fountain - No report.

[BRIEF RECESS]

9. Information / Discussion

Finance Director Susan Dryden joined the meeting.

a. Water System Discussion

Manager Luce introduced Jeremy Schrot from Spalding DeDecker Associates (SDA) and gave a brief overview of the future of the water system. He stated SDA provided a great outlook and overlay on what we are proposing to do with the water system. Manager Luce stated that what we have to do as a community for our water system is going to involve bonding for the projects, which is why Finance Director Susan Dryden has joined us tonight. He stated we have laid out a tentative plan as to how we have spaced out the projects timewise and then provided a GIS map of the current water system. He stated the Board has approved the water main extension from Hungry Howie's to the Lockwood complex which will provide for a looped system. Mr. Schrot provided slide showing the growth areas in the Township and went into a discussion of what we are doing to address water issues. He stated they reviewed the Water Reliability Study from five years ago and gave a brief overview of what we have done to date including the south side of M-59 water main extension, water filtration upgrades at the water plant, and the addition of a pressure reducing valve (PRV). Manager Luce stated this water system development was part of the Comprehensive Plan. He stated improvements to the plant and equipment for the water system will basically be a revamp of the system. He then gave a brief overview of REU purchases by developers as they do not buy all the needed REU's in bulk, but purchase them one at a time as they get a Land Use Permits, so funds will come in for system improvements over time, which leads to the need for bonding for these projects. Manager Luce then presented the preliminary cost projections from SDA and schedule for the projects and gave an overview of each phase of the project. Mr. Schrot stated SDA structured the projects as to what you need right now to what you will need later. Manager Luce and Mr. Schrot stated Phase One would include water plant improvements, the north side of M-59 water main extension and a third PRV. Phase Two would include the new water tower and the water main extension to the water tower. Phase Three would be adding a third water filter to the water plant, and a new water supply well should developer's buildout warrant it. Manager Luce stated we would look at the bonding aspect to complete these three Phases. He stated there are thresholds we have to look at with bonding at there is a specified time in which you need to spend the bond funds. so we would look at bonding for specific projects in the overall bonding plan. He stated if we pass a Resolution of Intent to Bond for a specific amount, there is a 45-day window that residents have to petition against bonding provided they meet specific requirements. With this in mind we are looking at two Board meetings in December to implement this process so that the 45-day window would expire by the end of January 2026, which would put us in line to bid the water main extension project in the spring and have the bonds funds for the project to complete the project next summer. Finance Director Dryden gave a brief overview of the bonding process that we have discussed with bond counsel, and it was recommended to go with one Resolution for Intent to Bond for \$14 million in total water improvements. She stated we would only have to do this once as would cover us for all of the bonding, but we would only bond for each Phase of the project. She stated we would want to keep our overall bonding for the calendar year under \$10 million as these are bank qualified bonds where we could better interest rates if we stay under this limit. The bond limit would apply to all Township bonds in a calendar year not just the water improvement bonds so we would need to balance our bonding with potential road bonds to stay under this limit. Director Dryden then stated

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if we bond over time, we could spread out the payments, and we would be able to see how many REU's we could sell to reduce bond issuances. Manager Luce stated in December we would be setting the rates for a water REU which may remain the same for 2026, but water rates will be set as of April 1, 2026. Treasurer Horning stated at that BS&A is looking at rounding up taxes to the nickel or dime, with the elimination of the penny, and she suggested we may want to consider this in setting our rates. Manager Luce stated that after the water rate study is complete, we may need to increase water REU rates in the future. Director Dryden gave a brief overview of the history of the water REU rates and the REU rate setting process involving inflation factors and capital charges. Manager Luce gave a brief overview of the pros and cons of ground water storage versus a water tower stating the initial cost for a ground storage system is cheaper, but longevity costs would be much higher in the long term. He stated a water tower would be located at Heritage Park north of the concession building. He stated the reason for a water tower is not just for water storage but for fire flow pressure concerns. Manager Luce gave a brief overview of how the water tower would work in conjunction with the water treatment plant. Manager Luce then gave a brief summary of the next steps of holding a discussion on the bonding costs at the rescheduled December 9th Board meeting, with the Resolution of Intent to Bond at the December 16th Board meeting. He stated we would then bid out the project in April of 2026. He stated the time frame from the Resolution of Intent to receiving bond funds would be about four months. He stated our focus is to space out the projects for bonding to alleviate rate pressure on our residents. Director Dryden stated that the bond period cannot exceed the useful life of the asset being funded and that we have two years from receipt of bond funds to use the funds for the project to avoid arbitrage issues with the State. Manager Luce stated we would have another work session at the December 9th Board Meeting to discuss the water rate structure moving forward and would have the Resolution of Intent to Bond on the December 16th Board Meeting.

b. Manager's Report

Manager Luce reiterated we have rescheduled the December 2nd Board Meeting to December 9th, and we will maintain the December 16th meeting to facilitate the completion of the Resolution Of Intent to Bond. He stated this should allow us to bid out the Phase one projects in April of 2026. Manager Luce stated he is still trying to set up a meeting with MDOT prior to Christmas on the M-59/US-23 traffic issues discussed at our meeting with MDOT and our State Representative in Lansing. He gave a brief update on the potential San Marino Road SAD stating the two private HOA's have paid their escrow deposit. He stated we would be doing a single SAD for both private and public SAD's once all HOA's agree to move forward. He stated he had a conversation with a concerned parent of a Charyl Stockwell Academy (CSA) student regarding the discontent with the traffic at the entrance to CSA and he explained that M-59 is owned by MDOT and that the Township has no control over this road. He gave her a brief overview of our conversations with MDOT and our State Representative and suggested she reach out to the CSA Board to see what they would be willing to contribute to a solution to the traffic issue. Manager Luce stated Chick-Fil-A is moving along with the Planning Commission (PC) holding a public hearing on their plan at their December 18th meeting and it should be before the Board in early January. Manager Luce stated there is a company that met with the Site Plan Committee regarding the purchase of 75 acres at Old US-23 and Clyde Rd. for their corporate headquarters and storage of materials and equipment. He stated that car wash companies are still looking at Hartland. Manager Luce stated the new owner of the Ramco Development met with Planning Director Langer regarding new projects within the development upon completion of the sale, including a potential car wash and a hotel. He also stated E-Magine has sold the Hartland location, with other locations, to a foreign company and that the PC will hold a public hearing on an Accessory Dwelling Units ordinance in January. He then gave a brief update on the Pleasant Valley road project stating there are issues with two easements that may delay the project. He stated they discussed paving Dunham Road

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from Clark to Bullard as another east-west access away from M-59. A brief discussion was held on roads, including having SDA design a plan for the M-59/US-23 intersection to submit to MDOT. Manager Luce stated the Clerk staff has procured a Grant to improve ADA issues within the Township Hall for election processing and work will start on these projects shortly. Trustee McMullen inquired as to any details regarding the house fire in the Village and Manager Luce stated at this time, in discussions with HDFA, the unofficial cause appears to be with space heaters.

10. Adjournment

Move to adjourn the meeting at 8:15 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: Trustee Lubeski

Submitted by:

Larry N. Ciofu, Clerk