

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
June 15, 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 Township Manager Robert West, Finance Director Susan Dryden-Hogan and Public Works Director Mike Luce.

4. Approval of the Agenda

Move to approve the agenda for the June 15, 2021, Hartland Township Board meeting as presented.

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

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 June 15, 2021, Hartland Township Board Meeting as presented.

Motion made by Trustee Germane, Seconded by Trustee Petrucci.

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

Voting Nay: None

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 05-18-2021 Hartland Township Board Regular Meeting Minutes
- d. 05-26-2021 Hartland Township Board Special Meeting Minutes
- e. 05-26-2021 Hartland Township Board Closed Session Meeting Minutes

7. Pending & New Business

- a. Site Plan Application #21-004 (Amendment to Hartland Marketplace Planned Development)

Planning Director Troy Langer gave a brief overview of the two components of this site plan, the first being the tear down of the existing Dairy Queen building and the reconstruction of two buildings on this site. The second component is the renovation of the old Food Town building. The second component was under the jurisdiction of the Planning Commission (PC) and they approved that portion of the project with conditions. One of the conditions is that the Planned

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Development (PD) amendment that is needed for the project is completed. The current PD amendment has a cap of two drive through establishments and the applicant has requested an amendment to the PD to allow for a third drive through establishment. In the PC's review of the site plan and the proposed amendment they recommended that the PD amendment eliminate the cap on drive through establishments in this development as any further applications for a drive through establishment would still need site plan approval. He stated that the proposal before the Board is to amend the PD to eliminate the limitation on drive through services in this development.

Move to approve the PD amendment as outlined in the staff memorandum, dated June 9, 2021.

Approval of the request to amend the Hartland Marketplace Planned Development Agreement, hereby known as the Fifth Amendment, to eliminate the limitation on drive-up and service windows, with dedicated drive-in lanes, in the Hartland Marketplace Planned Development based on the following findings:

- 1. The original request was to amend the PD Agreement to permit a maximum of three (3) drive-up and service windows, and the Planning Commission recommended that the limitation on drive-up and service windows be eliminated from the PD Agreement.**
- 2. The Planning Commission has determined that the proposed amendment will permit an additional restaurant business with a drive-through service window that will be a good fit for the community and will add to the overall appeal of the Planned Development.**
- 3. The proposed Fifth Amendment document shall be revised to address the comments provided by the Township Attorney, including revisions to signature page, to list all current property owners.**

Motion made by Trustee Petrucci, Seconded by Clerk Ciofu.

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

Voting Nay: None

b. Sanitary Sewer Refunding Bonds, Series 2021

John Axe of Clark Hill PLC and Steven Burke from Municipal Financial Consultants, Inc. came forward along with Finance Director Susan Dryden-Hogan. Finance Director Dryden-Hogan gave a brief overview of the sewer bond history, stating in 2005 the Board decided to expand the sewer system and give it over to the County. We issued \$21.7MM in bonds in two series. In 2011 we refunded one of the series of the bonds and while this did not save any money it gave us an opportunity to get some relief from a cash flow perspective. We did interest only payments for what was projected for fifteen years before we would start to make principal payments again. She stated we now have an opportunity in November 2021 to refund these bonds again on a tax-exempt basis for a substantial savings in the interest rate. Director Dryden-Hogan recommended moving forward with the refunding, which at this time could potentially generate a savings of \$1.5MM to \$1.8MM. This savings will benefit all of the sewer users. If approved, she stated that we would move forward with an application to the State to have them approve our bond refunding and then we would start to put together an official statement that would be used for the bond offering. We would then need to make a decision on whether we would do a public sale or a direct placement. The resolution before the Board does give us the option to select the most advantageous option for the bond sale. We would be

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looking for an August 1st sale date and the bonds would be called on November 1st. Steven Burke gave a brief overview of the interest rate cap of 5% and its purpose, and indicated that if he sold these bonds today, he would be estimating a rate around 1.25 to 1.40. Manager West inquired as to an explanation of what would happen if rates increased between now and August 1st. John Axe replied that if there were a jump in rates they probably hold off on the sale and analyze if the rate increase was a permanent increase or just for the month. Trustee Petrucci inquired as to whether the rates would be variable or locked in at a set rate. Mr. Burke stated this rate would be locked in to secure a significant savings.

Move to approve the Refunding Bond Resolution to issue Sanitary Sewer Refunding Bonds, series 2021.

Motion made by Treasurer Horning, Seconded by Trustee Germane. 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 passes: 7-0-0

8. Board Reports

Trustee Petrucci – No report.

Clerk Ciofu – No report.

Treasurer Horning – No report.

Trustee Germane – Thanked Teen Center Director Steve Livingway for his hard work as the HERO Teen Center was able to acquire a grant of around \$10,000 to complete the construction of the greenhouse among other things.

Trustee O'Connell – No report.

Trustee McMullen – No report.

Supervisor Fountain – Thanked Manager West and his team for the Large Item Clean Up Day. Manager West reported tire prices continued to go up, but it is one of the things the residents are most thankful for at the event as there continue to be limited options for disposing of tires. He commended Public Works Director Mike Luce for taking over the supervision of the event in classic fashion with no incidents to report.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager West distributed a draft Board and Commissions Compensation Analysis to the Board for their review for a discussion at a future meeting. Manager West reported that we had some property damage due to the high winds last week. We lost three trees in the parks including one of the hallmark trees at Spranger Field near the concession stand that will need to be removed. He reported that we had three traffic incidents in the M-59 media recently. There were no injuries, but there will be some costs incurred for repairs, some of which may be reimbursed through our insurance policies. Hartland Woods subdivision has secured enough signatures to go forward with an SAD for road improvements. Staff is working on updated Capital Improvement Plan with a review of the original Parks Projects surveys. He also reported the Livingston County Drain Commission will be purchasing an additional 30 REU's for the Septage Receiving Station as outlined in the Master Operating Agreement. Supervisor Fountain inquired as to the landscape plan for the M-59 Median as many of the trees are dying. Sue Grissim of the Planning Commission is working on a landscape plan for the M-59 Median and the Township Hall landscaping. Trustee

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Germane asked if we could include a landscaping plan for the HERO Center in her work and Manager West will follow up on this. Trustee Germane also pointed out some repair items at the HERO Center that needs attention. A brief discussion was held on the condition of the Cemetery during the Memorial Day festivities and steps are being taken to ensure that the Cemetery maintenance is routinely performed. Trustee Germane also inquired as to the census results regarding a potential additional liquor license. Manager West stated the Census Bureau has not updated the counts at this time.

b. Park Rules and Regulations

Manager West led a discussion on the Parks Rules and Regulations with regards to powered paragliding (PPG). Items discussed were the current language in the rules and regulations, the current permit process for the parks, the rules and regulations for PPGs, the safety of PPG flying, experienced pilots versus first time flyers, and flying restrictions regarding flying near individuals or crowds. Additional items discussed were other venues that allow PPGs, adding requirements to the permit process for PPGs, educational signs at the parks, communication, involvement, and cooperation with HAYAA, and the potential danger aspects of flying in the park. The approach agreed upon was to have Public Works update the park rules, provide additional signage at the parks, strengthen the permit process, and the monitor the situation for a period of time and report back to the Board.

c. Fenton Road / M-59 Intersection

Manager West stated that MDOT was proposing to close the throughway on M-59 from Pleasant Valley to Fenton Rd so that you would not be able to go straight through M-59 north and south at this intersection. As background Manager West stated that MDOT is planning on resurfacing M-59 from Highland Township to Lakena Street in Hartland in 2022. In MDOT's review of the project they unanimously approved eliminating the Pleasant Valley/Fenton Road north-south throughway at this intersection and in their e-mail they wanted to reach out to the Livingston County Road Commission (LCRC) and Hartland Township to see if we concur with this recommendation. Manager West did state that regardless of what our response is, the road is under the jurisdiction of MDOT and our response may not affect the outcome, but it will be our formal recommendation indicating what our desires are for this intersection. Discussion was held on the Township's response to MDOT's inquiry. Items discussed were MDOT's current indication that a traffic light was not planned for this intersection at this time, the MDOT response to Mayberry that a traffic light was warranted at this intersection several years ago, traffic patterns and counts at this intersection, the developments at this intersection, and the engineering that is being done to pave the remaining portion of Pleasant Valley. As this is going to be a major north-south artery from Ann Arbor to Flint, further discussion was held on any contributions that the Township could provide, traffic counts for Oakland County as this would also affect this intersection, and the Hickory Ridge intersection design as a model for this intersection. Manager West will draft a response to MDOT taking into account all of the reasons discussed here to strongly disagree with MDOT's recommendation.

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10. Adjournment

Move to adjourn the meeting at 8:30 p.m.

Motion made by Trustee Petrucci, Seconded by Clerk Ciofu.

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