

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
June 03, 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

Supervisor Fountain requested Treasurer Horning to take the roll call, and she accepted.

PRESENT: Supervisor Fountain, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

ABSENT: Clerk Ciofu

4. Approval of the Agenda

Move to approve the agenda for the June 3, 2025 Hartland Township Board meeting as presented.

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

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

Voting Nay: None

Absent: Clerk Ciofu

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the June 3, 2025 Hartland Township Board meeting as presented.

Motion made by Treasurer Horning, Seconded by Trustee Petrucci.

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

Voting Nay: None

Absent: Clerk Ciofu

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 05-20-25 Hartland Township Board Regular Meeting Minutes
- d. Long Lake Fireworks Display Permit – 7-5-25

7. Pending & New Business

- a. Site Plan/PD Application #24-005 Square One Planned Development (PD) – Preliminary PD Site Plan

Supervisor Fountain invited the Applicant forward and turned the meeting over to Planning Director Troy Langer. Director Langer gave a brief overview of the location of the property at the southwest corner of M-59 and Old US-23 and stated the Applicant is proposing a mixed use Planned Development (PD) on this approximately 30-acre property. He stated the property has two

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
June 03, 2025 – 7:00 PM

components with the center being the 168-unit multifamily apartment complex, and the northern and partial eastern portions of the property consisting of approximately seven commercial outlots. Director Langer stated that there are no known commercial businesses at this point. He stated the multifamily apartments would be a site plan that will potentially move forward, with the commercial outlots being a separate plan when they are ready to be developed. He then reviewed the three step PD process, with the first step being the Concept Plan, which has gone to the Planning Commission (PC) and the Board for general comments and where no formal decisions were rendered by either the PC or the Board. The second step is the Preliminary Plan, which is a more thorough site plan of the PD, and he stated the public hearing of the site plan was held at the PC meeting on May 22nd where the PC recommended approval of the plan and we are now at the review of the Preliminary Plan by the Board. If approved, the Applicant will have to come back to the PC with the Final Plan where we would be looking at the legal documents, such as the PD Agreement, Maintenance Agreements, Easement Agreements, Master Deeds, and other documentation. The PC would then make a recommendation to the Board who would then review the same documentation and if approved there would be a Resolution for a rezoning of the property from its current designation to a PD. Director Langer pointed out the road design with the entrance from M-59 into a roundabout where an east-west road would connect Charyl Stockwell Academy (CSA) to the west to Old US-23 to the east. A brief discussion was held on the location of the east-west road within the property and proposed improvements to M-59 and Old US-23 that would need approvals from MDOT and the Livingston County Road Commission (LCRC). Supervisor Fountain stated that the Applicant is working with MDOT, and he stated the PC, and the Board, will look at this PD going forward, contingent on MDOT approval as we have no control in the improvements to M-59 and Old US-23. Director Langer gave a brief overview of the MDOT approval process. Supervisor Fountain inquired as to the details of the roundabout and the Applicant responded stated the roundabout is heavily landscaped with retaining walls and will feature three flagpoles, with a US flag, a Michigan flag, and a Veteran's flag. Director Langer explained there are decorative brick walls with some landscaping around them. and in the middle would be the flags. The plan shows the center flag to be 35 feet in height, but discussion at the PC allowed for a waiver that would allow the center flag to be 45 feet. Supervisor Fountain inquired as to the walkability of the complex and Director Langer reviewed the sidewalk plan. He stated that based on discussion at the PC, a sidewalk will be added to this plan on Square One Boulevard south of the roundabout on the east side of the boulevard. He also stated there will be opportunities to connect the commercial outlots as they are developed. Trustee Petrucci inquired as to any plans for a traffic light on M-59 and Director Langer stated the Applicant's proposal they submitted to MDOT had a traffic light at the Square One Boulevard and M-59, but MDOT did not accept that and the Applicant must resubmit a new plan. A brief discussion was held on an M-59 traffic light location. Director Langer stated any changes to this plan due to MDOT approvals would have to come back to the Board for approval.

Move to approve the Site Plan/PD #24-005, the Preliminary Planned Development Site Plan for Square One Planned Development, as outlined in the staff memorandum dated May 27, 2025.

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

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

Voting Nay: None

Absent: Clerk Ciofu

- b. 2025 Crouse Rd. Reconstruction Project

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
June 03, 2025 – 7:00 PM

Manager Luce stated that we approved \$69,600 for design engineering for this project and the design was completed and the LCRC bid out the project and received three bids. He stated the winning bid was for \$563,137.99 and with the engineering fee we will be around \$32,000 over budget. Manager Luce stated the lowest bid was around \$35,000 lower than the winning bid. However, that contractor did not fill out all of the paperwork correctly and they were disqualified. He stated had they correctly filed their paperwork we would have been at our budgeted amount for the project. He stated we are asking for an additional \$32,800, which will come out of the last road millage surplus. Trustee O'Connell inquired as to whether any contingency was built into this amount and Manager Luce stated there is a contingency built into the LCRC bid process. He stated this would include milling and repaving to the west on Crouse Rd to the bridge over US-23, to the south on Hartland Rd. to the bridge at Ore Creek, and a short section of Hartland Rd. to the north to avoid seams at this intersection. Trustee Lubeski inquired as to the start date of the project and Manager Luce stated it should be sometime next week. Director Hable stated the contract specifies a completion date by late August.

Move to approve the project agreement for the 2025 Crouse Rd. Reconstruction Project with the Livingston County Road Commission and allow the Public Works Director to act on behalf of the Township for decisions relating to the project for a cost not to exceed \$632,800.99.

Motion made by Trustee McMullen, Seconded by Treasurer Horning.

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

Voting Nay: None

Absent: Clerk Ciofu

- c. Agreement Between Hartland Township and the Hartland Enrichment and Recreation Organization (HERO)

Manager Luce stated this is an agreement with HERO and the Township that is a renewal that will run through the end of FY2028 which ends on April 30, 2029. This year's payment will go up \$1000 and subsequently increase by \$1000 for each year of the contract. This would allow for any changes in the Board in the 2028 Election to be able to decide on renewal terms in their first year in office.

Move to approve the contract as presented with the Hartland Enrichment and Recreation Organization (HERO) for FY2025-FY2028.

Motion made by Treasurer Horning, Seconded by Trustee Petrucci.

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

Voting Nay: None

Absent: Clerk Ciofu

- d. Agreement Between Hartland Township and the Hartland Senior Activity Center

Manager Luce stated this is an agreement with Hartland Senior Center and the Township that is a renewal that will run through the end of FY2028 which ends on April 30, 2029. Manager Luce stated the Senior Center receives two equal payments each year and both will be increased by \$500 this year and in subsequent years for each year of the contract. This would allow for any changes in the Board in the 2028 Election to be able to decide on renewal terms in their first year in office.

Move to approve the contract as presented with the Hartland Senior Senior for FY2025-FY2028.

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
June 03, 2025 – 7:00 PM

Motion made by Trustee Petrucci, Seconded by Trustee Lubeski.

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

Voting Nay: None

Absent: Clerk Ciofu

- d. Agreement Between Hartland Township and the Hartland Area Youth Athletic Association for the use of Spranger Field

Manager Luce stated this is an agreement with Hartland Area Youth Association (HAYAA) and the Township for the use of Spranger Field that is a renewal that will run through the end of FY2028 which ends on April 30, 2029. Manager Luce stated that the youth sports in Hartland Township under HAYAA utilizes the Township parks athletic fields. The Township basically pays HAYAA what it would cost the Township to maintain these parks. Under this arrangement HAYAA is then responsible for maintaining the landscaping, irrigation systems, and other maintenance services for these parks during the summer months. Supervisor Fountain stated that large items, such as the irrigation system installation, was funded by the Township but is paid back to the Township out of the funds the Township pays to HAYAA over a period of years. Manager Luce stated this agreement is for the use of Spranger Field for HAYAA baseball/softball that runs through FY2028. This would allow for any changes in the Board in the 2028 Election to be able to decide on renewal terms in their first year in office.

Move to approve the contract as presented between HAYAA and Hartland Township for the use of Spranger Field.

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

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

Voting Nay: None

Absent: Clerk Ciofu

8. Board Reports

Trustee McMullen - No report.

Trustee Petrucci - stated the Hartland Deerfield Fire Authority (HDFA) is putting together a three-year Strategic Plan that will be voted on at the next HDFA meeting in June. It will be brought to the Board if approved.

Treasurer Horning - No report.

Trustee O'Connell - No report.

Trustee Lubeski - No report.

Supervisor Fountain - Stated the Hartland Polo Event is this Saturday and Sunday and he is not sure if tickets are available for the Saturday Event, but the Sunday Event is open to families and the weather is supposed to be much better this weekend.

[BRIEF RECESS]

9. Information / Discussion

- a. Manager's Report

Supervisor Fountain stated he and Manager Luce, were asked by Hartland Consolidated School (HCS) Board member Jeff Scott to explain our opinion and thoughts on our Police Protection

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
June 03, 2025 – 7:00 PM

Agreement with the Livingston County Sheriff's Department (LCSD), and they met with him for over an hour on this subject. He has asked if Manager Luce and himself would attend one of the School Board meetings but stated we have not been formally invited by the HCS Board. He stated we provided Mr. Scott with the background of how the Sheriff's Contract works. Manager Luce stated the contract is held by Hartland Township and that the HCS has their own contract for two Sheriffs Deputies in the schools when school is in session. He stated there are significant benefits of our Sheriffs Contract, of which HCS pays a portion of the yearly contract fee. The thought of HCS is if they do not participate in our Sheriffs Contract, they can use those funds to hire a third Deputy to be in other HCS schools. Discussion was held on the number of deputies at HCS, the size of the HCS District, potential contributions for school deputies from other municipalities that have students in Hartland Schools, responsibilities and duties of Township contracted Deputies, timing of HCS budgeting process, and options for potential changes to the Sheriffs Contract. Manager Luce stated he and Director Hable met with the HAYAA recreation partners regarding parking at Heritage Park. He stated that residents are parking along the driveway to be closer to the fields even though there is ample space in the parking lot. A change will be made to the current No Parking signs that will add the verbiage to state No Parking Fire Lane. This would allow the Fire Marshal to ticket cars that continue to park in the driveway. This is being done for safety purposes as there have been times we did not think Emergency vehicles could get through to the pavilion area. Manager Luce stated there is a new locker room structure being built at the Hartland High School football field, and it was discovered that the concession stand will need to purchase a couple of REU's and get a meter put in. Manager Luce stated they have had numerous meetings with the six HOAs in San Marino regarding repaving the roads and the discussion has been on which HOAs will participate and how will costs be allocated. If all do not participate, this will come to the Board for discussion and approval. He also stated the Hartland Polo Event is this weekend and he has tickets available if any Board member would like to attend. Trustee McMullen inquired about the e-mails she has received from VC3 regarding training and Manager Luce stated that everyone should take this training. Manager Luce gave a brief update on the Veteran's Memorial stating they met with Priess Companies last week and the excavation has been completed, and Mattioli Cement should be pouring the monument foundation this Thursday. Director Hable stated Mattioli should be framing the circle Friday. Manager Luce gave a brief overview of the dimensions of the sidewalk, the center circle, the back end of the circle, and the location of the foundation for the monument. Once Mattioli is finished and the monument is set, Evergreen Landscape will come in for their work some time near the end of June.

10. Adjournment

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

Motion made by Trustee Petrucci, Seconded by Trustee McMullen.

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

Voting Nay: None

Absent: Clerk Ciofu

Submitted By:

Larry N. Ciofu, Clerk