

DRAFT

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, Trustee Germane, Trustee McMullen,
Trustee O'Connell, Trustee Petrucci

ABSENT: Treasurer Horning

Also present were Township Manager Mike Luce and Planning Director Troy Langer.

4. Approval of the Agenda

Move to approve the agenda for the July 9, 2024, Hartland Township Board meeting as presented.

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

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

Voting Nay: None

Absent: Treasurer Horning

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the July 9, 2024, Hartland Township Board meeting as presented.

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.

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

Voting Nay: None

Absent: Treasurer Horning

- a. Approve Payment of Bills
- b. Post Audit of Disbursements Between Board Meetings
- c. 06-18-24 Hartland Township Board Regular Meeting Minutes

7. Pending & New Business

8. Board Reports

Clerk Ciofu - Stated the Absentee Ballots for the August 6, 2024, Primary Election have been sent out and we are starting to receive ballots back already. He also stated that we will be processing any Applications for an Absentee Ballot on a daily basis from this point forward. He reminded the public

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that this was an open primary, which means the Democrats are holding their primary and the Republican are also holding on their primary, on the same day. When you vote in this election you will only be able to vote in one primary, either the Democrat or the Republican. If you crossover and vote for a candidate in each party, your ballot will not count.

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 Luce gave a brief update on the Township Hall renovations stating the painting of the main areas of the Township Hall was completed on Saturday, Sunday, and Monday and that the painting company did an outstanding job. He stated the exterior door to the Records Room has been replaced and the next step of that project is installing a door from the Treasury Department to the Records Room for safety issues. He stated the parking lot rehabilitation has been completed and Allied Asphalt did an excellent job on this project. He stated we added eight additional parking spots on the drive from the Township Hall to the park, and we gained an additional twelve spots in the parking lot by paving it. Manager Luce stated at the next Board meeting we will have a Resolution for the 2024 Road Millage renewal. He stated the original millage was 1.5 mills which has been reduced by the Headlee rollback to the current 1.4222 mills. He stated our options were to go for the 1.4222 mills and add an amount to get back to the original 1.5 mills or just go for the current 1.422 mills. We have decided to just go for the 1.4222 mills, and this will continue to roll back from this amount. Due to the increase in taxable values, we will generate about \$1.35 million per year at the current 1.4222 mills for road funding. Manager Luce gave a brief overview of the Veteran's Memorial project and stated he and Public Works Director Scott Hable will be meeting with personnel from Fenton next Thursday on the process of installing a Veteran's Memorial, as they recently completed their Memorial. He stated that the engraving and installation of the monument is included in the price up to 100 characters. He then gave a brief overview of our recent well issues stating that one of the wells, to the best of our knowledge, appears to have been struck by lightning, and we will need to replace the pump end, motor and VFD which will be a significant cost. He stated we will be ordering two large surge protectors for the VFD's. We will also be submitting a claim to our insurance company on this issue. He stated that all of our wells are back online at this time. Manager Luce stated he spoke with the Livingston County Drain Commission (LCDC) regarding a break in their 14" sewer force main near Runyan Lake Road and Clyde Road. He stated the LCDC is working on the repairs. Manager Luce also gave a brief update on the Septage Receiving Station issue. He stated that he and Supervisor Fountain met with our legal council and the County has, in theory, agreed to a Consent Judgement. They reviewed the draft of the Consent Judgement returned by the County. Key points of the County's draft were that they reverted back to the original timelines for the construction of the equalization basis giving them six years to complete this project. He stated they did do another capacity study with their engineering firm and the County agreed to an 80% capacity limit, but there are issues with their flow calculations. Manager Luce then led a discussion on the overall proposed settlement of this issue. Items discussed were the purchase of REU's from Tyrone Township and Genesee County, the payment to Hartland Township regarding the REU's, the timing of the construction of the

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equalization basin, the rental of the REU's for surcharges for the next six years, and setting a timeline for the County to respond to the final Consent Judgement. Trustee Germane inquired as to the date of the next all Boards Partner's in Progress meeting and was told it was Wednesday, August 21st at 7:30 a.m. Trustee McMullen inquired as to whether there was a list of roads that would be improved if the Road Millage were to pass. Manager Luce stated there is a list, and the two major projects are the paving of Bergin and Pleasant Valley roads, along with maintenance and repairs on many roads. Trustee Germane inquired if Crouse Rd. in the Village is on the list and Manager Luce confirmed that it is on the list.

b. Workshop to discuss Accessory Dwelling Units (ADU)

Manager Luce stated he sent out literature to the Board this week regarding Accessory Dwelling Units (ADU's) and it is becoming an issue for many communities. Supervisor Fountain stated in the literature there are communities of all sizes that have already addressed this issue through ordinances. Manager Luce then turned the meeting over to Planning Director Troy Langer who gave a brief history of ADU's dating back to California legislation in the 1960's. He stated the Ordinance Review Committee has just started discussion on ADU's. He then led a discussion on ADU's, and items discussed were types of ADU's, the purpose of ADU's, what could a resident do at this point in time, and what distinguishes an ADU from a simple home improvement. Director Langer stated that basically an ADU would have a separate bedroom, bathroom, and kitchen and would be detached internally with locked doors from the main dwelling. More detailed discussions were held on the long-term aspects of ADU's, households with internal ADU's and PRE and taxable value aspects, requirement of owner to occupy the property with an ADU, and potential ordinance requirements regarding ADU's in zoning classifications, acreage requirements and size of ADU's. The Board also discussed HOA regulations regarding ADU's, ADU utility connections through the main household or directly to the ADU, the effect of ADU's on sewer and water REUs, and who could live in an ADU. Director Langer stated he will take these comments and concerns back to the Ordinance Review Committee.

10. Adjournment

Move to adjourn the meeting at 9:45 p.m.

Motion made by Trustee Petrucci, Seconded by Clerk Ciofu.

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

Voting Nay: None

Absent: Treasurer Horning