

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES  
December 16, 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 Lubeski, Trustee McMullen, Trustee Petrucci  
ABSENT: Trustee O'Connell

Also present were Township Manager Mike Luce and Finance Director Susan Dryden.

**4. Approval of the Agenda**

**Move to approve the agenda for the December 16, 2025 Hartland Township Board meeting as presented.**

Motion made by Trustee Petrucci, Seconded by Clerk Ciofu.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee Petrucci  
Voting Nay: None  
Absent: Trustee O'Connell

**5. Call to the Public**

No one came forward.

**6. Approval of the Consent Agenda**

**Move to approve the consent agenda for the December 16, 2025 Hartland Township Board meeting as presented.**

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee Petrucci  
Voting Nay: None  
Absent: Trustee O'Connell

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 12-09-25 Hartland Township Board Regular Meeting Minutes
- d. Confirm Supervisor's Appointments to the Planning Commission
- e. HCS & LESA Summer Tax Collection Agreements
- f. Utility Bill Adjustment

**7. Pending & New Business**

- a. 2026 Hartland Township Board Meeting Schedule

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Manager Luce stated that the first three months of meetings have been moved to the second and fourth Tuesdays instead of the normal first and third Tuesdays for budgeting purposes. Clerk Ciofu stated there are also two Wednesday meetings in 2026 due to Elections in August and November.

**Move to approve the Resolution to set the 2026 Hartland Township Board Meeting Schedule.**

Motion made by Treasurer Horning, Seconded by Trustee Lubeski. Roll call vote taken.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee Petrucci

Voting Nay: None

Absent: Trustee O'Connell

Motion Passes: 6 - 0 - 1

b. Resolution of Intent to Bond for Water Improvements

Manager Luce gave a brief overview of the resolution to bond for Hartland Township water system improvements and to publish the notice of intent to bond. He stated passing of this resolution starts the 45 day window for potential a referendum. He stated the intent to bond is \$16 million, which is a ceiling for what we could bond for, not necessarily the actual bond amount that we will issue.

**Move to approve the Resolution to Purchase, Acquire and Construct Capital Improvements and to Publish Notice of Intent to Issue Bonds.**

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci. Roll call vote taken.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee Petrucci

Voting Nay: None

Absent: Trustee O'Connell

Motion passes: 6 - 0 - 1

c. Resolution Setting Rates for Sewer and Water Systems for 2026

Finance Director Dryden stated these rates include the rates that Livingston County is charging us that will be effective January 1, 2026. She stated the County provided a letter that outlines the rates they have set based on their five-year rate study. Supervisor Fountain inquired as to the REU rates and Director Dryden stated they will not change for 2026. Trustee Petrucci inquired as to the effect of REU rate changes will have on developments that have been approved but have not purchased REU's. Manager Luce stated that if an approved development has not purchased REU's they would have to purchase REU's at the current prevailing rates. He stated developers would be notified of any potential REU rate increases if they are warranted.

**Move to approve the Resolution setting rates for Sewer and Water Systems effective for January 1, 2026.**

Motion made by Treasurer Horning, Seconded by Trustee McMullen. Roll call vote taken.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee Petrucci

Voting Nay: None

Absent: Trustee O' Connell

Motion passes: 6 - 0 - 1

**8. Board Reports**

Trustee Petrucci - No report, but he wished everyone in Hartland a safe and happy holiday season.  
Clerk Ciofu - No report.

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Treasurer Horning - Stated she is on the Livingston County Management Committee for a five year term and they are basically revamping the whole recycling and waste management programs in Livingston County. She stated they are also trying to reduce the amount of food waste and methane gas from area dump sites. She stated the an average family of four throws away \$3000 of food. EGLE provided a great presentation on this today and SEMCOG is working on a three minute video for the leadership of Livingston County on composting and recycling for their Brown Bag Lunch series.

Trustee Lubeski - No report.

Trustee McMullen - No report.

Supervisor Fountain - No report.

[BRIEF RECESS]

**9. Information / Discussion**

a. Manager's Report

Manager Luce stated he met with former Trustee Germane, and he wanted to pass along his best wishes to the Board for the holidays. Manager Luce gave a brief overview of the restroom issues at the Township Hall, and he stated we received a favorable quote of \$7,860 for removing the cement floor, repairing the pipe, and restoring the floor, and that they can do the work on December 29th when staff is not in the building. Manager Luce stated they are still working on trying to move the SEMCOG sidewalk grant to an earlier date than outlined by SEMCOG. Manager Luce stated Chick-Fil-A will be at the December 18th Planning Commission (PC) meeting and if approved should be on a Board meeting in January. Manager Luce led a lengthy discussion regarding car washes, reviewing the three most likely companies and their potential locations. Discussion was held on owned and available water and sewer REUs, water main extensions that may be required, and M-59 access issues. Trustee Lubeski inquired as to the number of REU's the current Hartland car wash uses, and Manager Luce stated they are on our sewer system, but not the water system as they have their own well. He stated we monitor their water discharge into the sewer system and they probably need around 30 REU's. He stated they are on the sewer surcharge program and Director Dryden stated they currently have around 11-15 REU's. Manager Luce stated that he, the Admin Committee and Planning Director Troy Langer met with MDOT last week to discuss the development of the M-59 and US-23 intersection. He stated the discussion was that if the Township was willing to contribute, financially or otherwise, to improving this intersection it would be looked upon favorably by MDOT, and with the improvements that Sheetz and/or Square One have proposed it would move the development along and make the intersection more traversable for traffic. Manager Luce has set up a meeting with the Livingston County Road Commission to discuss improvements at the Old US-23 and M-59 intersection before we discuss this with the developers. Discussion was held on potential improvements at the Old US-23 / M-59 intersection, the effect of these proposed changes on traffic flow, and potential financial contributions the Township may be able to offer toward a solution. Trustee Petrucci stated the Septage Receiving Station funds could be used for this project and a brief discussion was held on the purpose of the Septage Receiving Station funds regarding maintaining our bond ratings and paying off our sewer bonds early. Manager Luce led a brief discussion regarding the Hartland Deerfield Fire Authority (HDFA) operating millage that expires in 2025, which does fund the HDFA through 2026. A brief discussion was held on the need to renew the millage, whether to do a Township millage or a HDFA wide millage, and the potential increase in the millage due to rising operating costs. A brief discussion was also held on the potential for the HDFA to join the Brighton Fire Authority, the feasibility of a renovation of the current main Fire Station, the building of a substation, or the building of a new Fire Station, and the timing and amount of an operating millage proposal. Trustee

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McMullen inquired as to any update on the Pleasant Valley easements and Manager Luce stated there was no update at this time.

Manager Luce stated LETS Transportation visited today regarding their 5th Annual Livingston County Rosa Parks Transit Equity Day breakfast on February 4th at Cleary University at 8:00 a.m. and that the Board is invited to attend. They also inquired as to whether the Township Board would consider doing a Proclamation to name February 4th as Rosa Parks Transit Equity Day. Manager Luce stated the Township Staff Holiday Party is on December 18th at 4:00 p.m. and the Township Hall will be closed at that time. He stated the Board is welcome to attend. Manager Luce also stated the Township Hall will be closed from Wednesday, December 24 until Monday, January 5th for the holidays. Treasurer Horning stated the Treasurer's department will probably be in one day during this period to process tax payments, so as to not have to process a large amount of payments on January 5th.

**10. Adjournment**

**Move to adjourn the meeting at 8:20 p.m.**

Motion made by Clerk Ciofu, Seconded by Trustee McMullen.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee McMullen, Trustee Petrucci

Voting Nay: None

Absent: Trustee O'Connell

Submitted by:

Larry N. Ciofu, Clerk