

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING FINAL MINUTES
August 18, 2026 – 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, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci
ABSENT: Treasurer Horning

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 August 18, 2026, Hartland Township Board meeting as presented.

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

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

Voting Nay: None

Absent: Treasurer Horning

5. Call to the Public

A.J. Stevens came forward and stated he supported reliable water and stated his concerns were related to the Township Board moving forward with two separate bonds of over \$10 million dollars combined. He stated he had not seen much in the public record that would indicate a complete and totally realistic site analysis and stated he had some evidence to submit to the Clerk. He stated he thought the Township had gathered information for over ten years and he thought a lot of the information is somewhat incomplete and he felt he had relevant information that is at least worth looking at. He stated he had areas of concern regarding cost reduction, financial risk, and site selection. Regarding cost reduction he stated the second borrowing of \$5.5 million has not been issued which involves 2500 of water main, which is still in design, but there is not a lot of information that it is the low cost option for us so there is an opportunity to explore this further. He stated his analysis models out options including a \$800,000 cost reduction which leads to a little over \$1.3 million total reduction if you include financing and trust costs. He gave a brief overview of his thoughts on the commodity rate increase stating he thinks there is a practical way to address this as a lot of decisions are not irreversible yet and there is an opportunity for us. On the financial risk side he stated the analysis, as he read it, includes preliminary demand assumptions which he feels do not stack up against research. He gave a brief overview of his thoughts on incomplete separation of fixed and variable costs and the emphasis on residential demand when he thought over 50% of demand comes from commercial and he thinks there are price elasticity issues between residential and commercial. Supervisor Fountain stated we are covering a lot of ground in the Call to the Public and he stated he would be more than willing to sit down and discuss this at length as to how we got to this point and the many variables that were involved. He respectfully asked Mr. Stevens conclude his Call to the Public comments. Mr. Stevens stated he will wrap it up and stated he understands the Board needs to make decisions and he wanted to get some information on the record so that you are aware of it. Supervisor Fountain stated all of the information and comments Mr. Stevens has sent to Manager Mike Luce gets distributed to all members of the Board and we will not be able to address this at the Call to the Public. Supervisor Fountain gave a very brief time frame of when this

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started and how we got to this point. Mr. Stevens stated Manager Luce has done a great job in working with him on his concerns. He stated as to his concern of site selection he believes there is still some information on side-by-side site selection comparison that was apparently done that they were waiting to get and there are some concerns with this that are at least worth discussing. Mr. Stevens inquired of the Clerk as to how he gets information into the official record, whatever that means, and Clerk Ciofu stated he would accept the data and distribute it to the Board members but was unsure how this would be reflected in the actual minutes.

Joel McGuire came forward and stated they noticed a drilling rig in Heritage Park a few weeks ago and they e-mailed the Township and Public Works Director Scott Hable was kind enough to respond to stating that this was a project that was under way and that they could participate in the process. He stated Manager Mike Luce invited them out and he stated it was pretty clear in that discussion that this project had moved a lot further than he and Mr. Stevens knew, and that they would like to be part of it. He stated all of the items that Mr. Stevens mentioned were quite clear and they respectfully request that they open this up before any irreversible actions are taken and to enumerate how the sites were considered and to layout the various options.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the August 18, 2026, Hartland Township Board meeting as presented.

Motion made by Trustee Petrucci, Seconded by Clerk Ciofu.

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

Voting Nay: None

Absent: Treasurer Horning

- a. Approve Payment of Bills
- b. Approve Post-Audit Disbursements Between Board Meetings
- c. 08-05-26 Hartland Township Board Regular Meeting Minutes

7. Pending & New Business

There was no pending and new business for this meeting.

8. Board Reports

Trustee O'Connell - No report.

Trustee Lubeski - No report.

Trustee McMullen - Stated she attended the Partner in Progress meeting last week and stated we are losing two very important members of the group and she hopes whoever continues on will support all of the organizations.

Trustee Petrucci - No report.

Clerk Ciofu - Stated he attended the Hartland Deerfield Fire Authority Building Committee meeting last week and stated we have put together the square footage for what we would want in a new fire station and identified areas that we may want to pair back to get to what we need. He stated we will be moving forward with the selection of a consultant to assist in developing a Request for Proposals for rendering of a new fire station. We will be meeting at the end of the month to discuss this and to bring something to the Board from this meeting.

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Supervisor Fountain - Supervisor Fountain requested Manager Luce provide an overview of the Hartland Connect meeting last week. Manager Luce stated we meet quarterly with the Hartland Chamber of Commerce and local businesses to discuss various topics including different issues the Township is facing, such as current developments, and MDOT issues. He stated that at this meeting we discussed various developments and the engagement with Spalding DeDecker on a traffic study for the mitigation of traffic at the M-59 and Old US-23 corridor and potential plans and timelines for this. He also stated we discussed the Chamber's Certified Career Ambassador Program (CCAP) Grant of \$5000 which, with equal contributions from all of the Partners in Progress group, will be used to update and improve the tri-fold Township Informational pamphlets. He stated it will include an updated caricature map of the Township with local points of interest and will provide an opportunity for local businesses to add their businesses to the map. Manager Luce stated the Hartland Connect meets quarterly at the Township Hall at 9:00 a.m. and you would need to register so we could get a count on attendance.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager Luce stated we have had extensive discussions on the location and due diligence with the water tower with Spalding DeDecker (SDA) and the residents, and Mr. Stevens asked that it be put on a Board meeting agenda. Manager Luce stated at this point there is no reason to put it on the agenda as there is no actionable item to be taken on it until we receive the design of the tower. He then provided a brief overview of the inception of the water system around 2000, with the water treatment plant, the water tower, and the water system. Manager Luce and Supervisor Fountain led a brief discussion on the original need for the water system related to fire suppression, the EGLE mandated takeover of a subdivision water system, and issues with the sewer system and State mandated requirements that required the township to solicit landowners to purchase sewer REUs to fund the State mandates. Further discussion was held on the COVID infrastructure investment by the Federal government, that with an additional \$2.4 million from developers, allowed us to expand the water system to the developments that purchased sewer REUs in east side of the township to facilitate future growth in the Township. Manager Luce stated the water main runs under M-59 to the north side of M-59 and he explained the “to and through” policy of water and sewer lines where developers must take lines that are at their property line to the end of their property line so the next adjacent property could hook into the line.

Manager Luce stated that as we continue to see development and continue to grow, our current water storage is insufficient for this growth. He stated water storage is a must, and along with equalizing pressure districts, an additional water tower will be required. He stated we looked at Township owned property for a location, and other than Heritage Park the only other Township owned property in the east side of the Township is Hodge Cemetery well to the north of the developments. He stated to seek out property to purchase along M-59, with the purchase price and all of the needed improvements to the site that would be needed, would be a very expensive undertaking and would not be something our current water system could sustain. He stated with the topography in Heritage Park the location selected was the most effective and best location for the the new water tower as this location would require very minimal upgrades. He stated if we relocated the tower to a different location in the park there would be increased costs in potential tree removal and land balancing. He stated we are trying to stay ahead of an EGLE mandate and we have already had discussions with EGLE in which they indicated we do not currently have enough water storage. He stated we are looping our water main on this side of the Township and that the water tower is

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the second phase in providing redundancy in our water system, which we do not have in some areas now.

Manager Luce introduced Jeremy Schrot from SDA to review the site location. Supervisor Fountain inquired as to whether Mr. Schrot was familiar with Mr. Stevens and Mr. McGuire and their issues and he stated he has met with them and is aware of their issues with the site location. Mr. Schrot stated that as to the issue of residential vs. commercial water usage, he stated the rate study addressed the issue of how much the people will pay into the system to repay the bond and there is a different study that deals with water pressures and how much we have to produce in the system that is EGLE mandated and much of that comes from State standards that are not negotiable. Manager Luce stated this is the mandated Reliability Study that EGLE requires every five years. Mr. Schrot then reviewed why we needed the new water tower to meet the required fire flow demand. He reviewed the ten parcels that the Township owned and only four of those are in the actual water district. He stated we are trying to resolve water issues for the east side of US-23. He stated that of these parcels, two parcels on the east side are in high pressure areas and putting a water tower there would involve a significant amount of transmission lines and stated that only leaves a couple of parcels that are suitable. He stated that basically there is only one parcel that is in the water district that has enough pipe capacity now to fill the tank and to allow that tank to push back out to the system without overpowering the system. He stated that once we identified the only parcel that would work, we then located the best location in the park to minimize the impact on the field usage by various organizations that helped design the park while being cost effective. He provided a rendering of the water tower and its location and reviewed other locations to the east and south within the park that were considered. He stated a benefit of the chosen location is that there is a natural depression in this area and that in discussions with EGLE this could be used as the state mandated detention pond that could handle the 500,000 gallons of water in the event that we would need to discharge it, if we were unable to discharge it back into the system. If we were to build a detention pond it would be around \$375,000 just for the bond. Mr. Schrot did reviewed the issue as to whether this needed to go through the Planning Commission (PC) and Site Plan Review stating this is up to the Board as the PC is ultimately just a recommendation body to the Board and that the Board is the one that makes the ultimate decision. He stated there is quite a bit of information on what is exempt when it comes to central services and what is required as to the height of the tower, the types of buildings, security fencing, and landscaping. Manager Luce provided an overview to other locations in the park and what the the issues would be that would increase the costs of the for each of the other locations. Supervisor Fountain inquired as to further locations within the park as an alternative site and Manager Luce explained the issue as to why those locations would not work for placement of the water tower. Mr. Schrot stated that SDA is in the process of putting together the design and that there are only two manufacturers of water towers in the United States and they are pretty much of a standard in the U.S, and that they have those plans. He stated they are working on the final details as to how they will address landscaping, fencing, type of generator, screening, necessary restoration, and security issues.

Manager Luce gave a brief overview of the recent water rate increase stating that the Readiness to Serve (RTS) is a fixed flat rate amount per REU and that the commodity rate based on actual water usage. He stated the commodity rate for Hartland Township has been in the bottom 3% of commodity rates in the United States and that the new rates are still in the bottom 25% of rates in the country. Manager Luce stated he understands that the percentage increase is very high but it is relative to the extremely low current rate. He stated that what we are seeing is that residents that are using water at a normal rate of 18,000 gallons per quarter have not been commenting on the increase, but those that are using excessive amounts of water, that may water their lawn three to four times per day, and exceed 40,000 gallons per quarter are complaining of a significant increase. Manager Luce explained that the commodity rate is the same for all users on the system, both

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residential and commercial, and that the largest water users are now paying more. He then gave a brief overview of the water filtration process and the amount of water used particularly in the summertime.

10. Adjournment

Move to adjourn the meeting at 8:06 p.m.

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

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

Voting Nay: None

Absent: Treasurer Horning

Submitted by:

Larry N. Ciofu, Clerk