

1. Call to Order - THE MEETING WAS CALLED TO ORDER BY SUPERVISOR WILLIAM FOUNTAIN AT 7:00 PM

2. Pledge of Allegiance

3. Roll Call

PRESENT: Larry N. Ciofu, William Fountain, Kathie Horning, Joe Colaianne (7:30 PM), Matt Germane, Glenn Harper, Joe Petrucci

ABSENT:

Also present was Township Manager James Wickman.

4. Meeting Agenda

a. Approval of Meeting Agenda

Move to approve the agenda for the October 17, 2017 Hartland Township Board meeting as presented.

RESULT:	APPROVED [6 TO 0]
MOVER:	Kathie Horning, Treasurer
SECONDER:	Joe Petrucci, Trustee
AYES:	Ciofu, Fountain, Horning, Germane, Harper, Petrucci
AWAY:	Colaianne

5. Call to the Public

No one came forward.

6. Approval of Consent Agenda

Move to approve the consent agenda for the October 17, 2017 Hartland Township Board meeting as presented.

RESULT:	APPROVED [6 TO 0]
MOVER:	Joe Petrucci, Trustee
SECONDER:	Glenn Harper, Trustee
AYES:	Ciofu, Fountain, Horning, Germane, Harper, Petrucci
AWAY:	Colaianne

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. Board of Trustees - Special Meeting - Sep 26, 2017 6:30 PM
- d. Board of Trustees - Regular Meeting - Oct 3, 2017 7:00 PM
- e. Approve Land Division Apportionment of REUs-SAD Balances (#4708-26-200-005)

7. Applicants

a. Site Plan #17-007, Millers Knoll, Private Road

Supervisor Fountain gave a brief overview of the project that has been approved by the Planning Commission and the Hartland Deerfield Fire Authority. Manager Wickman stated that this is before the Board due to it being a private road, otherwise it would be a straight land split under existing zoning for the sized lots. It is just the private road that needs to be approved. Trustee Germane requested more information from the applicant on the project and it was explained that there would be 14 lots, 12 of which would be on the private road off Parshallville Road and that there are two shared driveway easements, one off the private road and one off

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Parshallville Road further to the north servicing the two larger parcels. The shared driveways will be built at the same time as the private road and they will be gravel like the private drive. Trustee Germane citing the public's view of this area as a sensitive ecosystem area inquired as to provisions that could be incorporated with the land splits to protect the environment. The applicant stated that their original site application was for 27 lots and after hearing the comments from the Planning Commission and the public, they revised this plan to the current version with larger lots and less infrastructure. The private road is actually farther away from Parshallville Pond than the previous plan. All of the infrastructure work is about 400 feet from the pond.

Move to approve site plan #17-007 for the proposed private road for Millers Knoll, based on the following findings:

1. The length of the proposed private cul-de-sac is acceptable, though it:
 - a. Is in excess of 600 feet;
 - b. Has only one point of public access; and
 - c. Lacks access easements for a future private road connection to any adjacent parcels.
2. The proposed private road meets the standards of the Zoning Ordinance.
3. The Planning Commission recommended approval at their September 28th meeting.

Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated September 21, 2017.
2. Applicant complies with any requirements of the Township, its Engineer, and the Fire Authority.
3. Approval of the two proposed shared driveways does not include approval of any future land divisions.
4. The proposed easement maintenance agreement shall comply with the requirements of the Township Attorney.
5. (Any other conditions the Township Board deems necessary).

RESULT:	APPROVED [6 TO 0]
MOVER:	Kathie Horning, Treasurer
SECONDER:	Glenn Harper, Trustee
AYES:	Ciofu, Fountain, Horning, Germane, Harper, Petrucci
AWAY:	Colaianne

b. Site Plan #17-010, Hunter's Ridge - Fox Ridge

Supervisor Fountain gave a brief overview of the PD amendment to the Fox Ridge development. George Bracco, a resident of Fox Ridge and a Board Member of the Master Board at Fox Ridge came forward. He stated that at the last Planning Commission meeting there were concerns of the Fox Ridge residents, several members of the Planning Commission, and the Township attorney as to who will be responsible for some of the infrastructure in place. The roads within Fox Ridge are all private roads. Through the construction and the future period of use will there be a shared maintenance expense, because all of the ingress and egress will be through these private roads. There are 54 condominiums in Fox Ridge and if this project is completed there will be a total of 209 which would be a lot of cars going over roads that are funded by just 54 residences. He is concerned about the language that would need to be in the Master Deed and the By-Laws for the new development. All of these documents were just released today, so there has not been time for the Fox Ridge attorney to review their concerns. Supervisor Fountain indicated that this is one of the conditions that needs to be approved for the PD Amendment to be approved. Manager Wickman stated that the motion tonight means that the PD Amendment will not be signed until the conditions are met.

Move to recommend approval of the PD Amendment to Site Plan #17-010, a request to amend the previously approved Fox Ridge Planned Development, based on the following findings:

1. The amendment to the Planned Development (PD) would clarify the existing Planned Development by changing dates of various phases that have already expired.
2. The amendment to the Planned Development (PD) will permit a successor developer to complete the previously approved Fox Ridge residential development.
3. The Planning Commission has already approved the Site Plan for the proposed Hunter's Ridge

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Development

Approval of the PD Amendment is subject to the following condition

1. The proposed amendment and Master Deed and By-Laws for Hunters Ridge shall comply with the requirements of the Township Attorney.
2. (Any other conditions the Township Board deems necessary).

RESULT:	APPROVED [6 TO 0]
MOVER:	Kathie Horning, Treasurer
SECONDER:	Matt Germane, Trustee
AYES:	Ciofu, Fountain, Horning, Germane, Harper, Petrucci
AWAY:	Colaianne

8. Pending & New Business

a. Settlers Park - Playscape Site Preparation Contract

Public Works Director Bob West gave an overview of the land balancing, tree removal for fall protection, and the ADA compliance requirements for the Settler's Park playscape site. Director West prepared the bid specifications and he is requesting approval of the land balancing, tree removal and hydro seeding restoration so that this site is prepared and ready to go for the springtime delivery of the playscape structure. He is also requesting a \$2,000 contingency fee for the project. Director West would like to start this project in November. Supervisor Fountain inquired as to the cost for hauling material offsite and Director West stated that this was basically for stump removal. Trustee Germane inquired as to whether we acquired a soil erosion control permit from the County for the existing structure work and will we need to amend that permit due to the expanded size of the playscape area. Director West stated that it would need to be amended or a separate permit will need to be obtained, but this will be taken care of by the November start date.

Motion to approve the contract with Preiss for the playscape site preparation in Settlers Park and the related budget amendments for a cost of \$11,750, including contingencies.

RESULT:	APPROVED [6 TO 0]
MOVER:	Matt Germane, Trustee
SECONDER:	Larry N. Ciofu, Clerk
AYES:	Ciofu, Fountain, Horning, Germane, Harper, Petrucci
AWAY:	Colaianne

9. Board Reports

Treasurer Horning - The 2017 Farmers Market season wrapped up Saturday October 14, 2017, in the rain. There were only two rain days the whole year for the Farmer's Market. It was the best year ever for the Market, doubling the number of vendors as well as the number of people that visited. Treasurer Horning thanked the community for supporting the Farmer's Market and looks forward to an even better year next year.

Trustee Germane - He wanted the Board to know that there are some roof leaks in the HERO building and some of the ceiling tiles have been damaged. DPW has been made aware of this late this afternoon. Trustee Germane thanked the Township Board for sending him to the SEMCOG training event in downtown Detroit regarding Green Infrastructure. He is in the process of preparing a report for the Board and has requested that this be put on the list of work items to be discussed at a future Board meeting.

Trustee Harper - No report.

Trustee Petrucci - No report.

Clerk - Ciofu - No report.

Supervisor Fountain - Thanked everyone who came to the third State of the Township event. We had about 100 people turn out for the event. He also thanked Manager Wickman and his staff for their efforts in organizing this event.

[Brief Recess]

10. Information / Discussion

a. Hartland Deerfield Fire Authority - Chief Adam Carroll

Hartland Deerfield Fire Authority (HDFA) Chief Adam Carroll provided an update of the HDFA financial position for the first six months of FY 2017-2018. Discussion was held on the Revenue and Expense Budget vs. Actual report. Fire Department operational revenues and expenses are basically on target with the budget when you take into account timing of one time payments. Items discussed included revenue projections, personnel and benefit expenses and equipment expenses. Capital Reserve revenues and expenses were also reviewed. Items discussed were turn out gear expense, all terrain vehicle donation, dive team expenses and reimbursements from the County, Livingston County Fire training expense and reimbursement, and capital outlay principal and interest on the fire truck. Additional discussion was held on the replacement of the current air packs that are reaching the end of their useful life and the positives and negatives of coordinating the replacement of this equipment with other local fire departments for compatibility purposes. A brief discussion was also held on the frequency of recent fireworks displays and the HDFA standby requirements for these displays. Chief Carroll updated the Board on the status of hiring process for the vacant Fire Marshall position.

b. Manager's Report

Manager Wickman reminded the Board of the Special Meeting on Tuesday, October 24th to discuss the Strategic Plan Six Month Update with the Directors. He will distribute the five year Vision information and requested that the Board bring forth any items that may be additions for next year's Strategic Plan. The Parks projects should be completed by the end of the month and their will be a ribbon cutting ceremony at Heritage Park on November 7, 2017 at 6:15p.m. The Township Holiday party will be on December 14, 2017. There is a Zoning Board of Appeals case scheduled for October 18, 2017 regarding signs at the Best Western. This may wind up in Circuit Court. Manager Wickman led a brief discussion of the Board's perception of the Partners in Progress meeting last week. The Board felt this was a positive step and would like to have this group meet on a more frequent basis or at least when action was required on issues. Manager Wickman will pursue this with the other three Boards. The administrators of the four Board's will meet in the near future to discuss communication issues. The State of the Township meeting went very well. Trustee Germane proposed the idea of having the State of the Township at different venues rather than always at the Township Hall. Manager Wickman stated that we had DEQ violation for the Water system. This was not a water quality issue, but a procedural error in that we tested the wrong locations per the testing plan.

a. Grant Opportunities

Manager Wickman gave an overview of the Grant opportunities available from the Federal government and the State government. Manager Wickman wanted the Board to know that he and his staff are aware of and discuss grant applications as a normal process in project planning. A discussion was held on grant opportunity limitations and biases that are somewhat narrowly focused on low income communities and cities. Additional discussion was held on requirements and regulations that come with the approved grants and the time lines that would be required for grant applications. Trustee Germane inquired as to whether we were looking at other non-governmental grant programs and Manager Wickman responded that we do look at community foundation, national foundation and retailer foundation grant programs.

RESULT: INFORMATIONAL

c. Sewer/Water REU Rate Methodology

Manager Wickman gave an overview of the methodology used in setting sewer and water rates. Previous REU methodologies indicated that the our current REU rates are fair and equitable when evaluated from a variety of perspectives and methodologies and that using the Detroit adjusted Engineering News Record Construction Cost Index (ENR CCI) Average change for the past five years was an acceptable practice for determining REU rates going forward. Discussion was held on rate methodology, the ENR CCI five year average, comparative REU rates of neighboring communities, in which we were in the middle of the rate comparison, the effects of our rates on economic development in the area, and bond repayment issues. The Board consensus was that the

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proposed methodology for determining water and sewer rates was acceptable. The new rates will be determined using this methodology and will be brought to the Board for approval at a later meeting.

RESULT:	INFORMATIONAL
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11. Adjournment

Move to adjourn the meeting at 9:35 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glenn Harper, Trustee
SECONDER:	Joe Petrucci, Trustee
AYES:	Ciofu, Fountain, Horning, Colaianne, Germane, Harper, Petrucci

Submitted by,



Larry N. Ciofu
Clerk