

HOWELL TOWNSHIP BOARD REGULAR MEETING MINUTES

3525 Byron Road
Howell, MI 48855
September 9, 2019
6:30 P.M.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Jean Graham	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Harold Melton	Trustee
Evan Rudnicki	Trustee
Jeff Smith	Trustee

MEMBERS ABSENT:

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called.

All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

SEPTEMBER 9, 2019

MOTION by Melton, seconded by Smith, **“TO APPROVE THE SEPTEMBER 9, 2019 AGENDA AS AMENDED: ADD ITEM 8A, JOHN MILLS DISCUSSION.”** Motion carried.

AUGUST 12, 2019 MEETING MINUTES:

A. REGULAR BOARD MEETING MINUTES - **MOTION** by Hohenstein, seconded by Melton, **“TO APPROVE THE AUGUST 12, 2019 MEETING MINUTES AS PRESENTED.”** Discussion followed. Motion carried. (See August 12, 2019 Regular Meeting Minutes)

B. CLOSED SESSION MEETING MINUTES - **MOTION** by Rudnicki, seconded by Counts, **“TO APPROVE THE AUGUST 12, 2019 CLOSED SESSION MEETING MINUTES AS PRESENTED.”** Discussion followed. Motion carried.

CORRESPONDENCE:

No additions.

CALL TO THE PUBLIC:

A. Mike Tipton, 552 Olde English Circle: 1) informed the Board that the census takers are out in the area checking address in order to be ready for the 2020 Census. 2) Reminded the Board that former Board member, office staff member and Township resident, Lois Kannianen, has sold her condominium and is moving out of state. Lois gave a lot to the Township. 3) Mr. Tipton gave his view about the Township’s history regarding the 3 condominiums sites within the Township; Jonathan’s Landing, Pineview Village and English Gardens. Some of these projects were never completed by the developer. He would like to make sure if more condominiums are to be built within the Township, that there will be a written guarantee that they will be completed. 4) Stated he ran “My Life Reputation Score” on all the Board members. The top score you can achieve is 5. All of Howell Township Board has a high score ranging anywhere from 4.3 to 5. He would like to make sure developers building in the Township also have a good reputation score.

B. Maureen Buchel, 264 Edgemont Drive: Stated she is the president of the Lake Serene Association. There is a lot of trespassing coming from a small parcel adjacent to the lake. This parcel didn't seem to belong to anyone. After much investigation it is believed that it does belong to a Thomas Bain who is now deceased. The Lake Serene Association would like the Township to create an ordinance that will allow the Livingston County Road Commission to put up "No Parking" signs along the road. (It was recommended is to try and contact the family of Thomas Bain. They may be able to do a Quick Claim Deed to the Lake Serene Association and then they will have rights to put up signs.)

UNFINISHED BUSINESS:

A. JOHN MILLS DISCUSSION

Issue: John Mills' farming activity on property owned by Howell Township (parcels #4706-25-200-046 #4706-25-200-047 and 4706-25-100-028) without formal authorization from the Township Board. Treasurer Hohenstein stated that a letter has been sent to Mr. Mills' attorney, (dated 8/29/2019) to advise John Mills to vacate and cease farming activity on these two parcels. A response was requested by the Township due 9/6/2019. The Township has received no response. Recommended action: to take legal action to keep him off the property. Discussion followed. **MOTION** by Graham, seconded by Hohenstein to, **"TO MOVE FORWARD WITH LEGAL ACTION AGAINST JOHN MILLS AND ALSO NOT TO GRANT HIM LEASES TO FARM ON TOWNSHIP PARCELS #4706-25-400-046, #4706-25-200-047 AND 4706-25-100-028 FOR THE 2020 BIDS."** Discussion followed. A roll-call vote was taken: Rudnicki – yes, Hohenstein – yes, Smith – yes, Melton – yes, Coddington – yes, Graham – yes, Counts – yes. Motion carries 7 to 0. It is the consensus of the Board is to put these three parcels out for farming bids.

NEW BUSINESS:

A. PINEVIEW VILLAGE

Treasurer Hohenstein stated the Township has been negotiating a purchase agreement with Westview Capital LLC for Units in a condominium known as Pineview Village. The offering purchase price is \$230,000.00 for 60 units. They are requesting a reduction in the water and sewer combined connection System Equity fees from \$9,660.00 per unit to a bulk purchase rate of \$7,000.00 per unit. **MOTION** by Counts, seconded by Graham, **"TO APPROVE THE PURCHASE AGREEMENT FOR PINEVIEW VILLAGE FROM WESTVIEW CAPITAL LLC."** Discussion followed. Motion carried.

B. SIDEWALK REGULATION & PATHWAY REGULATION DISCUSSION

- The first paragraph for both ordinances need to be corrected: change the meeting place and the address for where this meeting took place.

Martha Haglund, Vice Chair for Howell Township Planning Commission, gave a few highlights concerning the proposed ordinances regarding the cost and who is responsible to maintain them:

- Developers would have to install internal sidewalks within their subdivisions.
- Sidewalks along their road frontage.
- Sidewalk maintenance, mainly in the commercial area, would be the responsibility of the land owner.
- Pathways would be maintained by the Township, the vegetation area would still be the landowners.
- Majority of the pathways will be asphalt.
- Discussion and questions took place on grants for pathways.
- Hohenstein commented on Section 10, Permitted Uses of Pathways: Pathways shall be used for non-motorized transportation. He wanted to add that it did not include motorized devices for maintenance.

9B(1). SIDEWALK REGULATION ORDINANCE

MOTION by Hohenstein, seconded by Smith, **"TO ACCEPT ORDINANCE #282 SIDEWALK REGULATIONS AS PRESENTED WITH THE CORRECTION OF THE MEETING PLACE AND ADDRESS STATED IN THE**

FIRST PARAGRAPH.” Discussion followed. A roll-call vote was taken: Smith – yes, Melton – yes, Hohenstein – yes, Graham – yes, Rudnicki – yes, Counts – yes, Coddington – yes. Motion carries 7 to 0.

9B(2). PATHWAY REGULATION ORDINANCE

MOTION by Hohenstein, seconded by Rudnicki, **“TO ACCEPT ORDINANCE #283 PATHWAY REGULATION AS PRESENTED WITH THE CORRECTION OF THE MEETING PLACE AND ADDRESS STATED IN THE FIRST PARAGRAPH.”** Discussion followed. A roll-call vote was taken: Graham – yes, Rudnicki – yes, Counts – yes, Coddington – yes, Hohenstein – yes, Melton – yes, Smith – yes. Motion carries 7 to 0.

- Trustee and Commissioner Counts gave tribute to Martha Haglund for working with Township Planner Montagno on these ordinances. The Board thanked her as well.

REPORTS:

A. SUPERVISOR:

(Supervisor Coddington reported on the following items)

- Attended a court hearing.
- Has been answering many property questions.
- Joined in with a conference call at the WWTP Meeting.

B. TREASURER:

(Treasurer Hohenstein reported on the following items)

- Explained a graph showing chloride expenses and the Road Fund.
- At this time the Township is at approximately 50% collected on Summer Taxes. Because the tax payments are due on September 14 which is on a Saturday, the Township will accept those payments through Monday, September, 16th.
- Update on the Oakland Tactical law suit: next step is they need to present site plans.
- Update on the Crossroads law suit: they accepted our changes but the judge moved on a motion that is unclear at this time.

C. CLERK:

(Clerk Graham reported on the following items)

- No report.

D. ZONING:

(See Zoning Administrator Daus’ prepared written report)

E. ASSESSING:

(See Assessor Kilpela’s prepared written report)

F. FIRE AUTHORITY:

(Supervisor Coddington reported on the following items)

- Tax Rate Request: a legal form that has to be done every year.
- Open House is October 13th.

G. MHOG:

(Treasurer Hohenstein reported on the following items)

- See Packet Report.
- Supervisor Coddington added: regarding the MHOG property, they will grant our easement request but the Township will have to do the title search. Discussion followed.

H. PLANNING COMMISSION:

(Trustee Counts reported on the following items)

- See August 27, 2019 Planning Commission Synopsis
- Sidewalks and Pathways Ordinances.
- Site plan approval for Chestnut Development’s M-59 project.
- Site plan approval for a warehouse to go in at Trans West.
- Site plan approval for RV Storage near the Castaway Café.

I. ZONING BOARD OF APPEALS (ZBA):

(Trustee Rudnicki reported on the following items)

- No meeting in August.

J. WWTP:

(Treasurer Hohenstein reported on the following items)

- See report submitted by Assessor Kilpela.
- Contract calls for 2 full time and 1 part time employees. With the new State’s regulations there has to be a plan on how to maintain the collection system. They will be working on a request most likely asking for 3.5 people on staff.
- Waiting for the UV System bid.
- Need defuser parts to rebuild the next chain.
- **MOTION** by Hohenstein, seconded by Counts, **“TO ACCEPT THE BID FROM PARKSON FOR DEFUSER PARTS AT \$5,989.00, PLUS SHIPPING.”** Discussion followed. Motion carried.

K. HAPRA:

(Clerk Graham reported on the following items)

- Fall soccer leagues going well.
- Oceola Township is considering putting in a sports center.
- Legend of Sleepy Howell will be on the side street this year because of the upcoming road construction.
- HAPRA will be coming to our October Meeting regarding their budget.

L. PROPERTY COMMITTEE:

(Treasurer Hohenstein reported on the following items)

- Nothing new to report at this time.

CALL TO PUBLIC:

No response.

DISBURSEMENTS: REGULAR AND CHECK REGISTER:

MOTION by Hohenstein, seconded by Rudnicki, **“TO APPROVE THE REGULAR DISBURSEMENTS THROUGH SEPTEMBER 5, 2019 AND CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH.”** Discussion followed. Motion carries.

ADJOURNMENT: MOTION by Counts, seconded by Melton, **"TO ADJOURN."** Motion carries. The meeting adjourned 7:38 p.m.

As Presented: X

Howell Township Clerk
Jean Graham

As Amended: _____

As Corrected: _____

Mike Coddington
Howell Township Supervisor

Dated: 10.14.2019

Debby Johnson, Recording Secretary