

# HOWELL TOWNSHIP BOARD REGULAR MEETING MINUTES

3525 Byron Road  
Howell, MI 48855  
October 14, 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

## MEMBERS ABSENT:

Jeff Smith	Trustee
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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:

OCTOBER 14 2019

**MOTION** by Hohenstein, seconded by Counts, **“TO APPROVE THE OCTOBER 14, 2019 AGENDA AS AMENDED: MOVE JOHN MILLS DISCUSSION TO CLOSED SESSION, ITEM 7B AND THEN REMOVE ITEM 8.”** Discussion followed. Motion carried.

## SEPTEMBER 9, 2019 MEETING MINUTES:

A. REGULAR BOARD MEETING MINUTES - **MOTION** by Melton, seconded by Hohenstein, **“TO APPROVE THE SEPTEMBER 9, 2019 MEETING MINUTES AS PRESENTED.”** Discussion followed. Motion carried. (See September 9, 2019 Regular Meeting Minutes)

## CORRESPONDENCE:

No additions.

## CLOSED SESSION:

A. CROSSROADS DISCUSSION

B. JOHN MILLS DISCUSSION

**MOTION** by Graham, seconded by Hohenstein, **“MOVE TO ENTER INTO CLOSED SESSION TO DISCUSS ONGOING SETTLEMENT NEGOTIATIONS WITH THE TOWNSHIP ATTORNEYS REGARDING CROSSROADS OUTDOOR LLC v HOWELL TOWNSHIP, THAT IF DISCUSSED IN OPEN SESSION WOULD HAVE A FINANCIAL IMPACT ON THE TOWNSHIP.”** Discussion followed. A roll-call vote was taken: Melton – yes, Graham – yes, Coddington – yes, Rudnicki – yes, Counts – yes, Hohenstein – yes. Motion carried 6 to 0.

**MOTION** by Counts, seconded by Rudnicki, **“MOVE TO ENTER INTO CLOSED SESSION TO DISCUSS A CONFIDENTIAL WRITTEN LEGAL OPINION FROM THE TOWNSHIP ATTORNEY REGARDING THE USE OF TOWNSHIP PROPERTY BY JOHN MILLS.”** Discussion followed. A roll-call vote was taken: Graham – yes, Rudnicki – yes, Hohenstein – yes, Melton – yes, Coddington – yes, Counts – yes. Motion carried 6 to 0.

- The Board went into Close Session at 6:33 P.M.

**ENTER BACK INTO REGULAR SESSION:**

**MOTION** by Counts, seconded by Rudnicki, “**MOVE TO RE-ENTER BACK INTO REGULAR SESSION AT 7:11 P.M.**” Motion carried.

**MOTION** by Hohenstein, seconded by Melton, “**MOVE TO AUTHORIZE OUR ATTORNEYS TO PROCEED AS RECOMMENDED DURING THE CLOSED SESSION WITH THE EFFORTS TO RESOLVE THE CASE OF CROSSROADS OUTDOOR LLC v. HOWELL TOWNSHIP, NOW PENDING IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF MICHIGAN, CASE NO. 18-cv-13133-SJM-APP.**”

Discussion followed. A roll-call vote was taken: Melton – yes, Coddington – yes, Graham – yes, Rudnicki – yes, Counts – yes, Hohenstein – yes. Motion carries 6 to 0.

**CALL TO THE PUBLIC:**

No response.

**NEW BUSINESS:**

**A. HAPRA BUDGET – TIM CHURCH**

- Mr. Church presented the Membership Demographic Participation Counts for Howell Township.
- Mr. Church also presented the 2020 HAPRA Proposed Combined Budget.
- Because of such high increase in their utility bills, HAPRA will be asking for \$105,000.00 from each participating municipality for this year.

**B. INTRODUCING NEW FACILITY CONCEPT- OCEOLA COMMUNITY CENTER – TIM CHURCH**

- Mr. Church gave an explanation of HAPRA’s plan to help update the Oceola Community Center. The building was moved there from another location. Renovation for this building is very costly. Much more space is needed. The fee for renting from the schools is costly and the times the schools are available has been an issue.
- The new proposed facility will have 3 full size courts. Both men’s, women’s and family locker rooms. Six to eight multi-purpose rooms. A kitchen. An elevated walking track. Administrative Office/Meeting space. A non-instructional fitness space.
- They will be able to offer new collaborations with the new site along with more programs.
- With the current programs there will no longer be a need to utilize the schools.
- Oceola Township will fund the building project.
- In two years, HAPRA may come back to the townships for an additional \$10,000.00 for operating concerns.
- Oceola Township will make their final agreement in November for this 4.2 to 5 million dollar project.
- The new building will be built in front of the current Oceola Community Center building and the old building will eventually be torn down.
- At the Bennett Center in Howell City: offices will be moved to the new center and the pre-school program will be able to enlarge.
- The HAPRA will be leasing the facility from Oceola on the same bases as they currently lease the present Oceola Community Center.

**C. APPROVAL METRO ACT RIGHT OF WAY PERMIT EXTENSION FOR ACT**

Clerk Graham introduced the Metro Act Right of Way Permit Extension which expires on 11/20/2019. They would like to extend the agreement to 11/10/2024.

- **MOTION** by Graham, seconded by Hohenstein, **“TO APPROVE THE METRO ACT RIGHT OF WAY PERMIT EXTENSION UNTIL 11/20/2014^2024^.”** Discussion followed. Motion carried.

D. APPROVAL FOR RESOLUTION 10.19.469, FOR SALE OF PINEVIEW VILLAGE

Treasurer Hohenstein introduced the resolution and explained that at last month’s meeting the Board approved the sale of Pineview Village. The resolution is the Board’s action and gives the permission for either the Supervisor, the Clerk, or the Treasurer to go to the closing of the sale and sign needed documents.

- **MOTION** by Rudnicki, seconded by Hohenstein, **“TO APPROVE RESOLUTION NO. 10.19.469 FOR THE SALE OF PINEVIEW VILLAGE.”** Discussion followed. A roll-call vote was taken: Counts – yes, Graham – yes, Coddington – yes, Melton – yes, Hohenstein – yes, Rudnicki – yes. Motion carries 6 to 0.

E. ANNEX PURCHASE AGREEMENT

Treasurer Hohenstein introduced the land purchase agreement. The agreement has to have the Board’s approval. Discussion followed.

- **MOTION** by Graham, seconded by Hohenstein, **“TO APPROVE THE LAND PURCHASE AGREEMENT AS PRESENTED.”** Discussion followed. A roll-call vote was taken: Coddington – yes, Counts – yes, Rudnicki – yes, Graham – yes, Hohenstein – yes, Melton – yes. Motion carries 6 to 0.

F. APPROVAL FOR RESOLUTION 10.19.470 FOR SALE OF PROPERTY ANNEX

Clerk Graham introduced the resolution.

- **MOTION** by Hohenstein, seconded by Rudnicki, **“TO APPROVE RESOLUTION NO. 10.19.470 FOR THE SALE OF PROPERTY #4706-25-100-028 AS PRESENTED.”** Discussion followed. A roll-call vote was taken: Melton – yes, Hohenstein – yes, Coddington – yes, Counts – yes, Rudnicki – yes, Graham – yes. Motion carries 6 to 0.

**REPORTS:**

A. SUPERVISOR:

(Supervisor Coddington reported on the following items)

- Taking of normal phone calls and emails.

B. TREASURER:

(Treasurer Hohenstein reported on the following items)

- Presented an update on the Road Fund.
- The County will be funding the repaving of Mason Road. This will happen in 2020.
- Discussion on potential road repairs.
- Reported on the County’s opinion on the chloride that has/is being done within the Township. There has been complaints about how sloppy the roads get after it rains. It is the County’s position that chloride helps keep the dust down and the roads together. It is sloppy for a couple of days then locks in.
- Discussion on ditches. Residents on Crandall Road like their new ditches.
- 2019 Summer Tax collection is at 97.5 %.

C. CLERK:

(Clerk Graham reported on the following items)

- Reminded that all Board members positions expire in 2020. All will have to run again in 2020. Packets are available. See Debby Johnson for packets. Other potential candidates are inquiring about packets. Still have plenty of time.

- Laptops that are used for the Electronic Poll Books within each precinct are being checked by our IT person to see if they can be updated to Windows 10. All laptops have to be on Windows 10 by January. If they cannot be updated then we will have to purchase 3 new laptops. Discussion on leasing laptops followed.
- It is the time of year for many contracts to be renewed. The assessor for the insurance company will be coming through the building this week. It is time to renew Health Flex if interested. Alarm inspections are on Tuesday.

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)

- Marion Township should be getting their engine by December.
- Every engine will soon have a LUCAS CPR machine.
- Having a meeting with the Fowlerville Fire Chief.

G. MHOG:

(Trustee Counts reported on the following items)

- In August water production was down by 4.5 %.
- Making progress on the storage building.
- Tower painting is progressing.
- Fall hydrant flushing is being done.
- Water rates went up 5 cents per 1,000 gallons, effective October 1, 2019.

H. PLANNING COMMISSION:

(Trustee Counts reported on the following items)

- See September 24, 2019 Planning Commission Synopsis.

I. ZONING BOARD OF APPEALS (ZBA):

(Trustee Rudnicki reported on the following items)

- See September 23, 2019 Zoning Board of Appeals Synopsis.
- Discussion on one of the approvals given by the ZBA.

J. WWTP:

(Treasurer Hohenstein reported on the following items)

- Introduced James Sober who now runs the WWTP.
- There are some PH problems at the WWTP. James is suggesting installing a system to the ferric chloride to pace the flow of ferric.
- **MOTION** by Hohenstein, seconded by Melton, **"TO RECOMMEND APPROVAL FOR UIS TO PROVIDE AND INSTALL FERRIC CHLORIDE FLOW PACING EQUIPMENT NOT TO EXCEED \$4,500.00 AS PRESENTED."** Discussion followed. Motion carried.

K. HAPRA:

(Clerk Graham reported on the following items)

- Nothing new to add. See items A and B under new Business.

L. PROPERTY COMMITTEE:

(Treasurer Hohenstein reported on the following items)

- See items C-F under New Business.
- There is some interest in Township owned properties behind John Mills.

**CALL TO PUBLIC:**

No response.

**DISBURSEMENTS: REGULAR AND CHECK REGISTER:**

**MOTION** by Hohenstein, seconded by Graham, **“TO APPROVE THE REGULAR DISBURSEMENTS THROUGH OCTOBER 9, 2019 AND CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH.”** Discussion followed. Motion carries.

**ADJOURNMENT: MOTION** by Graham, seconded by Counts, **“TO ADJOURN.”** Motion carries. The meeting adjourned 8:05 p.m.

As Presented: \_\_\_\_\_

\_\_\_\_\_  
Howell Township Clerk  
Jean Graham

As Amended: \_\_\_\_\_

As Corrected: 12.09.2019

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Mike Coddington  
Howell Township Supervisor

Dated: \_\_\_\_\_

\_\_\_\_\_  
Debby Johnson, Recording Secretary