

**HOWELL TOWNSHIP REGULAR BOARD MEETING
MINUTES**

3525 Byron Road
Howell, MI 48855
July 12, 2021
6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Empty Seat

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

All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

July 12, 2021

Clerk Graham stated that Pineview Village and the Purchase Agreement for North Burkhart need to be added to item 9L Property Committee. **MOTION** by Counts, seconded by Hohenstein, **“TO APPROVE THE JULY 12, 2021 AGENDA AS AMENDED.”** Discussion followed. Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

JUNE 14, 2021

A) REGULAR BOARD MEETING MINUTES

MOTION by Melton, seconded by Hohenstein **“TO APPROVE THE JUNE 14, 2021 REGULAR MEETING MINUTES AS CORRECTED: UNDER ITEM G, UNDER THE 5TH BULLET POINT CORRECT THE SPELLING OF THE WORD, CONSTANTLY, AND UNDER ITEM I, UNDER THE 1ST BULLET POINT CHANGE THE QUOTATION MARK TO AN APOSTROPHE.”** Discussion followed. Motion carried. (See June 14, 2021 Regular Meeting Minutes.)

CORRESPONDENCE:

No additions. No questions.

CALL TO THE PUBLIC:

No Response

UNFINISHED BUSINESS:

None

NEW BUSINESS:

A) RESIGNATION OF EVAN RUDNICKI

MOTION by Counts, seconded by Smith, **“TO ACCEPT TRUSTEE EVAN RUDNICKI’S RESIGNATION.”** Discussion followed. Mr. Rudnicki moved out of the township so he is no longer eligible to stay as a Trustee.” Motion carried.

REPORTS:

A. SUPERVISOR:

(Supervisor Coddington reported on the following items)

- Dealt with many complaints about fireworks. The Township does not have any ordinance against fireworks that lines up with the State required dates. The Board discussed establishing an ordinance. The Board is taking no action. There is no way to enforce an ordinance at this time. The Supervisor will continue to do more research on this issue.

B. TREASURER:

(Treasurer Hohenstein reported on the following items)

- There is property on Bowen Road that the Township owns. A tree fell down onto the adjoining resident's shed. The shed was not damaged but the Township paid for the tree to be removed. The bill will show on the next billing cycle.
- Comcast proposed expansion of internet service on Milett and Layton roads. This section will be for approximately 29 houses. The total cost is \$97,099.00 in which Comcast will pay \$50,284.00 and the remaining \$46,815 would be the Township's cost. The Township is receiving some COVID money from the State which could be used to offset this fee. This is an estimate and not the actual quote. **MOTION** by Counts, seconded by Melton, **"TO ACCEPT THE TREASURER'S PROPOSAL FOR COMCAST INTERNET COST SHARING NOT TO EXCEED \$56,000.00 WITH COMCAST."** Discussion followed. Motion carried.

C. CLERK:

(Clerk Graham reported on the following items)

- Have received 10 applications for the new position for the Assistant Deputy Clerk.
- We are in need of a new fire proof 4 drawer file cabinet. The current cabinet has issues with not being able to open one of the drawers and another drawer sticks. **MOTION** by Counts, seconded by Hohenstein, **"TO ACCEPT MASTER MEDIA'S PROPOSAL NOT TO EXCEED \$1,500.00 FOR A NEW FIRE PROOF FILE DRAWER CABINET."** Discussion followed. Motion carried.
- Voiced concerned about having finding a place to hold elections. The building that was used for two of the precincts has been sold and is no longer available to us.

D. ZONING:

(See Zoning Administrator Daus's prepared written report)

E. ASSESSING:

(See Assessor Kilpela's prepared written report)

F. FIRE AUTHORITY:

(Supervisor Coddington reported on the following items)

- Transferred some of the General Fund money to the reserved money account.
- Had an Executive Session regarding the Union.

G. MHOG:

(See Treasurer Hohenstein's report.)

H. PLANNING COMMISSION:

(Trustee Counts reported on the following items)

- LACASA came back and asked for an extension for their Final Site Plan. Their fund raising was slowed down because of COVID but they feel they can meet their goals. The extension was approved.
- It is time for the Planning Commission to review the Master Plan and to see what residents want. The Board was asked what they would like to see included in the Master Plan. One suggestion was there isn't always a place for certain types of business. This has been discussed with Zoning Administrator Daus so it will go back to the Planning Commission. It was discussed that there is a demand for multi-family zoning.

I. ZONING BOARD OF APPEALS (ZBA):

- No report.

J. WWTP:

(Treasurer Hohenstein reported on the following items)

- See report included in the packet.

K. HAPRA:

(Clerk Graham reported on the following items)

- Had a presentation on the Generation Z Grant.
- Discussion on repairs at the Bennett Center.
- Discussion on the Melon Festival.

L. PROPERTY COMMITTEE:

(Treasurer Hohenstein reported on the following items)

- There are 2 Township owned parcels on Oak Grove Road that are for sale. An offer has been submitted. **MOTION** by Hohenstein, seconded by Smith, **"TO ACCEPT RESOLUTION #07.21.493 FOR THE SALE OF PROPERTIES #4706-25-200-046 & #4706-25-200-047 AS PRESENTED."** Discussion followed. A roll-call vote was taken: Counts – yes, Graham – yes, Coddington – yes, Melton – yes, Smith – yes, Hohenstein – yes. Motion passes by 6 to 0.
- Purchase agreement for North Burkhart Road on 18 acres. Discussion on who will do the title search. The Property Committee is fine with sing purchaser's title company, First Centennial Title if they can do they work. **"MOTION** by Hohenstein, seconded by Melton, **"TO ACCEPT THE PURCHASE AGREEMENT WITH LEO SOAVE FOR THE NORTH BURKHART PARCEL #4706-17-400-031 FOR \$250,000.00 AS PRESENTED WITH THE ABILITY TO SWITCH TO FIRST CENTENNIAL TITLE INSTEAD OF BELL TITLE, PURCHASER HAS 10 DAYS TO NOTIFY US THAT THE FIRST CENTENNIAL TITLE WILL BE THE TITLE INSURANCE AND CLOSING AGENT AND IF THIS CANNOT BE DONE IN 10 DAYS IT DEFAULTS TO BELL TITLE."** Discussion followed. Motion carries. **MOTION** by Graham, seconded by Counts, **"TO ACCEPT RESOLUTION #07.21.494 FOR THE PURCHASE OF PROPERTY ON NORTH BURKHART ROAD, PARCEL #4706-17-400-031."** Discussion followed. A roll-call vote was taken: Coddington – yes, Counts – yes, Graham – yes, Hohenstein – yes, Melton – yes, Smith – yes. Motion carries 6 to 0.
- Been working with Pineview Village to get an agreement between their HOA, the Township and the Developer. The Township and the Developer are in agreement about the roads and the agreement has been sent to the HOA. The Developer would like to move forward for his Site Plan approval on his project before he purchases. A new addendum has been submitted. The Developer would like to make it for single family homes but it is currently zoned Multi-Family. Discussion followed. **MOTION** by Hohenstein, seconded by Melton, **"TO ACCEPT THE ADDENDUM TO LAND PURCHASE AGREEMENT FOR**

PINEVIEW VILLAGE WITH JMF PROPERTIES AS PRESENTED.” Discussion followed. Motion carries.

CALL TO THE PUBLIC:

No response.

DISBURSEMENTS: REGULAR AND CHECK REGISTER:

MOTION by Hohenstein, seconded by Counts, **“TO APPROVE THE REGULAR DISBURSEMENTS AS OF JUNE 30, 2021 CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH.”** Discussion followed. Motion carried.

ADJOURNMENT: **MOTION** by Hohenstein, seconded by Counts, **“TO ADJOURN.”** Motion carried. The meeting adjourned (7:55 pm.)

As Presented: X

Howell Township Clerk

Jean Graham

As Amended: _____

As Corrected: _____

Mike Coddington

Howell Township Supervisor

Dated: 08.09.2021

Debby Johnson, Recording Secretary