

**HOWELL TOWNSHIP BOARD**

**REGULAR MEETING**

3525 Byron Road

Howell, MI 48855

October 7, 2024

6:30 pm

1. Call to Order
2. Roll Call:     ( ) Mike Coddington                     ( ) Matthew Counts  
                  ( ) Sue Daus                             ( ) Jeff Smith  
                  ( ) Jonathan Hohenstein             ( ) Harold Melton  
  ( ) Bob Wilson
3. Pledge of Allegiance
4. Call to the Board
5. Approval of the Minutes:  
   A. Regular Board Meeting September 9, 2024
6. Call to the Public
7. Unfinished Business:  
   A. Trustee Wilson’s grievance with Ordinance Enforcement and Zoning Administrator  
   B. Letter to the Board – Deputy Assessor Makushik  
   C. Court Opinion and Order: Howell-Mason LLC v. Howell Township
8. New Business:  
   A. 2024-2025 Budget Update – Deputy Supervisor Kilpela  
   B. Purchase Agreement – 8.08 Ac. Bowen Road  
   C. Ordinance Enforcement - Discussion
9. Call to the Public
10. Reports:  
    A. Supervisor   B. Treasurer   C. Clerk   D. Zoning  
    E. Assessing   F. Fire Authority   G. MHOG   H. Planning Commission  
    I. ZBA           J. WWTP           K. HAPRA   L. Property Committee  
    M. Park & Recreation Committee   N. Shiawassee River Committee
11. Disbursements: Regular and Check Register
12. Adjournment

**This meeting is open to all members of the public under Michigan’s Open Meetings Act.  
Persons with disabilities who need accommodations to participate in this meeting should contact the Township Clerk’s Office  
at 517-546-2817 at least two (2) business days prior to the meeting.**

**DRAFT**

**HOWELL TOWNSHIP REGULAR BOARD  
MEETING MINUTES**  
3525 Byron Road Howell, MI 48855  
September 9, 2024  
6:30 P.M.

**MEMBERS PRESENT:**

Mike Coddington	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Jeff Smith	Trustee
Harold Melton	Trustee
Bob Wilson	Trustee

**MEMBERS ABSENT:****Also in Attendance:**

21 people were in attendance.

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. Supervisor Coddington requested members rise for the Pledge of Allegiance.

**CALL TO THE BOARD:**

None

**APPROVAL OF THE AGENDA:**

September 9, 2024

**Motion** by Melton, **Second** by Counts, **“To approve the agenda as presented.”** Motion carried.

**APPROVAL OF BOARD MEETING MINUTES:**

August 12, 2024

REGULAR BOARD MEETING MINUTES

**Motion** by Hohenstein, **Second** by Melton, **“Correction in the unfinished business A with resolution. The first part of the digits 04 should not be in there, otherwise move to accept as presented.”** Motion carried.

**CALL TO THE PUBLIC:**

None

**UNFINISHED BUSINESS:**

- A. Howell parks and Recreation Continuing Resolution: Treasurer Hohenstein gave an up-date on HAPRA, providing the board with a continuing resolution of the authority. **Motion** by Hohenstein, **Second** by Counts, **“To accept Resolution 09.24.541 approving the continuation of services with Howell Area Parks and Recreation Authority as presented.”** Roll Call: Daus- yes, Smith-yes, Counts- yes, Coddington- yes, Hohenstein- yes, Melton- no, Wilson- no. Motion carried 5-2.

- B. Oakland Tactical Filing to the U.S. Supreme Court: Treasurer Hohenstein reported on Oakland Tactical filling with the U.S Supreme Court but that doesn't mean the Supreme Court will accept the case. Trustee Wilson questioned the budget regarding the lawsuit with Oakland Tactical. Discussion followed.
- C. Board Room Sound System: Clerk Daus provided estimate created by American Video Transfer Inc. Matt Eckman from American Video Transfer Inc. discussed options for different types of sound systems. Discussion followed. The board would like quote revised to add Bluetooth, live streaming, pictures of acoustic panels and audio recording.
- D. Trustee Wilson's grievances with Ordinance Enforcement and Zoning Administrator: Trustee Wilson did not provide update with list of names as requested by Trustee Counts and the Board regarding the complaints against Zoning Administrator Hohenstein.
- E. Brewer Road Drainage: Update from Treasurer Hohenstein. Meeting scheduled in 2 weeks with Drain Commissioner and property owners to discuss private drain to be installed. Discussion followed.

### **NEW BUSINESS**

**Motion** by Smith, **Second** by Hohenstein, **"To deviate from the agenda to New Business F."** Motion carried

- A. End of Year Budget Discussion: Deputy Supervisor Kilpela reported on 2023/2024 budget. Deputy Supervisor Kilpela also addressed the following issues in Trustee Wilson's email: Deputy Assessor Makushik did not request additional money; it was a budget adjustment for the training of the Deputy Treasurer. Explained to Trustee Wilson the difference between net pay and gross pay for the question regarding Treasurer Hohenstein's pay.
- B. Trash Hauling: Deputy Supervisor Kilpela presented options for trash hauling services at the Township Hall. **Motion** by Hohenstein, **Second** by Melton, **"To change garbage service to the Garbage Man including recycling as presented."** Motion carried.
- C. Adding Items to the Board's Agenda: Clerk Daus reports setting a deadline for adding additional items to the agenda packet by Tuesday 5:00 P.M. moving forward.
- D. Spicer Engineering Agreement and Project Estimates: Treasurer Hohenstein discussed the General Engineering Consultant agreement and proposals for projects that have already been started including Grand River Sidewalk, Sewer District 12 and the Tooley Road Park. Discussion followed. **Motion** by Hohenstein, **Second** by Melton, **"To accept the Engineering Consultant Service Agreement with Spicer Engineering as presented."** Motion carried, 1 dissent. **Motion** by Hohenstein, **Second** by Smith **"To approve the engineering proposal with general engineering services proposal not to exceed \$20,000 as presented."** Motion carried, 1 dissent. **Motion** by Hohenstein, **Second** by Counts, **"To accept the engineering project proposal for the Tooley Road Park as presented."** Motion carried
- E. Shiawassee River Superfund Site: Curt Hamilton summarized the EPA 5-year Report and discussed goals for the Shiawassee River Committee.

- F. American Legion Violation: Supervisor Coddington reports that the American Legion has retained an attorney, Township attorney suggests not to openly discuss at an open meeting. Zoning Administrator Hohenstein gave an update on the violation of the American Legion knowingly putting in additional parking without appropriate approvals. American Legions attorney Tara Black- Pearson questioned options that were presented by Zoning Administrator Hohenstein.

**Motion by Counts, Second by Smith, "To go back into regular agenda."** Motion carried.

**CALL TO THE PUBLIC:**

Shane Fagan, 30 Santa Rosa Drive- spoke on Howell Park and Recreations future involvement with Tooley Road Park.

John Mills, 1750 Oak Grove Rd.- Spoke on sound system for the Township Boardroom, budget for legal fees of the Township and American Legion violation.

Jonathan Black from Sprung Town Outdoor Services- inquiring about a quote he submitted last month to clean up behind the Township Hall.

Shane Fagan, 30 Santa Rosa Drive- Spoke on sound system for Township Boardroom.

Andrew Hamm, 14 Santa Rosa Drive- Spoke on sound system for Township Boardroom.

**REPORTS:**

A. SUPERVISOR:

Supervisor Coddington gave an update on the Shiawassee River.

B. TREASURER:

Treasurer Hohenstein reported on collected Summer 2024 taxes thus far. Updated the Board on the Surf Wireless project status and Supervisor Coddington will contact DTE to get a punch list of items to be completed by Surf Wireless prior to final payment.

C. CLERK:

Clerk Daus reported on complaints from voters on Election Day of campaigning that was blocking the driveway.

D. ZONING:

See Zoning Administrator Hohenstein's reports. Discussed Education opportunity for Zoning Administration Certificate program. **Motion by Counts, Second by Smith, "To approve MSU Extension Certificate Program as presented."** Motion carried.

E. FIRE AUTHORITY:

Supervisor Coddington reported on the Fire Authority

F. MHOG:

Trustee Counts reported on MHOG

G. PLANNING COMMISSION:

Trustee Counts reported on Chestnut Self Storage on Burkhart Road, Wranglers Saloon, ADU Ordinance and Shipping Container Ordinance.



H. ZONING BOARD OF APPEALS (ZBA):

Trustee Smith reported on the ZBA.

I. WWTP:

See Reports: Treasurer Hohenstein reported on the North Clarifier repairs of \$6,000 and yearly budget update for storage units. **Motion** by Counts, **Second** by Melton, **“To approve request for Howell Waste Water Treatment Plant for \$6,000 to fix North Clarifier.”** Motion carried. **Motion** by Counts, **Second** by Melton, **“To approve contract conditions for MHOG to account for additional fees of \$1,508.80 for renting storage space.”** Discussion followed. Motion rescinded. **Motion** by Smith, **Second** by Hohenstein, **“To approve the originally presented agreement with MHOG as to rental space that is split up and allocated to the municipalities based on it rewording of the percentage used by that new municipality.”** Motion carried.

H. HAPRA:

Clerk Daus reported on Fall Soccer success and Melon Fest.

I. PROPERTY COMMITTEE:

No report

J. PARK & RECREATION COMMITTEE:

No report

**DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:**

**Motion** by Hohenstein, **Second** by Melton, **“To accept the disbursements as presented and any normal and customary payments for the month.”** Motion carried.

**ADJOURNMENT:** **Motion** by Melton, **Second** by Hohenstein, **“To adjourn.”** Motion carried. The meeting was adjourned at 8:37 pm.

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Sue Daus, Howell Township Clerk

\_\_\_\_\_  
Mike Coddington, Howell Township Supervisor

\_\_\_\_\_  
Marnie Hebert, Recording Secretary

September 15, 2024

Howell Township Board:

I am writing this letter in response to Howell Township Trustee Bob Wilson's email to the Board for the September 9, 2024 Township Board meeting, attached to this letter, which accuses me of asking for \$8,000 annually to train my replacement while ignoring my current job, but still getting paid.

I take offense to these accusations made by Mr. Wilson. His accusations have no merit and are just his opinion not based in fact. Mr. Wilson, you seem to be on a smear campaign to everyone in this office without any factual basis.

Here are the facts: I have worked at Howell Township since 2006 and I have never asked for a raise, never asked for money to train new employees, never asked for money to take on other tasks when we were short-staffed, and I have never ignored my job responsibilities in my 18 years of service to this Township. Mr. Wilson, you know nothing about my work ethic or how I collaborate with office staff.

Even though you have been provided with all the financial documents, Mr. Wilson, and Deputy Supervisor Brent Kilpela even made time to sit down with you to talk it all through, you still do not seem to understand how we get paid. But as opposed to asking questions and gaining information and knowledge, you instead make accusations. I have seen you persistently try to bully Treasurer Jonathan Hohenstein and now you are trying to bully me. If you have questions, ask them. If you have concerns, raise them. But your bullying behavior is completely unacceptable of an elected official.

Since your accusations were made public, since you requested it as an agenda item at a public meeting, and since it was discussed at the September 9, 2024 Township Board meeting, I feel you owe me a public apology. Either in a forum open to the public, like the next Board meeting, or in a letter to be placed in the Township Board packet for all to see.

Carol Makushik  
Howell Township Deputy Assessor  
Howell Township Deputy Zoning Administrator

## Howell Township Treasurer

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**From:** Bob Wilson [REDACTED] >  
**Sent:** Wednesday, September 4, 2024 11:44 PM  
**To:** Howell Township Assessor; Howell Township Clerk; Howell Township Supervisor; WHMI News; Howell Township Treasurer  
**Subject:** Agenda Items for 9-9-24 Board meeting.

- 8-A 4. Carol in office. Few meetings ago asked for additional money, \$8K annually? to train her replacement. Is this a forever thing? Even after the training is over? Isn't the money she gets from the other 2 jobs she is ignoring at the time enough, that she gets paid for whether she is doing them or not? On another payroll note.. Please explain when the salary plus hourly pay kicks in as last yr Hohenstein collected an additional \$18k for hourly pay? What is Hohenstein's expected income to be for 2024 if his salary is 104k , what is the hourly going to be approx?

**STATE OF MICHIGAN  
IN THE 44<sup>TH</sup> CIRCUIT COURT FOR THE COUNTY OF LIVINGSTON**

HOWELL-MASON LLC,

Appellant,

v.

Case No. 2024-350-AA  
Hon. Matthew J. McGivney

HOWELL TOWNSHIP,

Appellee.

\_\_\_\_\_ /

**OPINION AND ORDER ON APPEAL**

At a session of said Court held in the Courthouse,  
City of Howell, County of Livingston,  
State of Michigan, on the 16<sup>th</sup> day of September, 2024.

PRESENT: HONORABLE MATTHEW J. MCGIVNEY  
CHIEF CIRCUIT COURT JUDGE

**THIS MATTER HAVING COME BEFORE THE COURT** on August 15, 2024 for oral arguments on Appellant's claim of appeal, and the parties having appeared by and through their respective counsel, and the parties having presented their respective oral arguments, and the Court having reviewed the filings and having thoroughly reviewed the record from the lower tribunal, and the Court being otherwise fully advised in the premises, the Court now issues this Opinion and Order AFFIRMING the lower tribunal for the reasons set forth in detail below.

**I. BACKGROUND**

Appellant owns three parcels in Howell Township, out at the corner of Burkhart and Mason Rd. Two are zoned Neighborhood Services Commercial (NSC). The third parcel is not at issue in this case.

In 2017, Appellant bought up these lots, intending to build a Mugg & Bopp's gas station, convenience store, and drive-thru fast-food restaurant on the two lots zoned NSC (with the third parcel being used for the in/out ramp and accessory structures). However, while the Howell Township Ordinance allows convenience stores by right in the NSC District, the gas station and the drive-thru are only allowed by special permit. In addition, the lots are located within 300 feet of the Marion Howell Oceola Genoa Township (hereinafter "MHOG") wellhead protection area, and the Zoning Ordinance does not permit gas stations within 300 feet of the wellhead protection area.

Appellant argues that in 2020, Appellant had some initial talks with the Township about putting

the gas station/convenience store/drive thru at that location, and that some unidentified person told them verbally it could be done, but Appellant would need a use variance. Appellant applied for the use variance, but the use variance was denied. Appellant asked for the Zoning Ordinance to be amended to allow gas stations in the wellhead protected area with MHOG's approval, but the Township denied the request.

The Township later sent a proposed amended ordinance drafted by MHOG (patterned on Marion Township's ordinance) to the Planning Commission, but the record does not show if it was adopted or not.

Appellant tried again in June 2023, submitting a special land use permit (hereinafter "SLUP") to the Planning Commission. It was bare bones, consisting of two or three pages, so Appellant hired counsel and sent in a hefty supplement in mid-October 2023. Back in February 2023, MHOG had approved of the application with numerous conditions, but then in May 2023, it retracted its approval. On November 15, 2023, MHOG also held a public meeting and determined that the SLUP/site plan proposed by Appellant was inappropriate.

On November 21, 2023, the Planning Commission held a public meeting on the SLUP application, and the Planning Commission found itself faced with significant community opposition at the meeting. The citizens of the township and surrounding area also made their opposition known to the Planning Commission by submitting emails and letters prior to the meeting, beseeching the Commission to deny the SLUP application. The Planning Commission recommended denial of the application based on several findings, on the MHOG report, on public comment, on documentary evidence submitted by Appellant, and considering the prohibition in the Ordinance for gas stations within 300 feet of a protected wellhead area.

On December 11, 2023, the Township Board of Trustees (hereinafter "the Board" or "the Township Board") held a meeting and voted to deny the SLUP application and site plan proposal.

On December 16, 2023, Appellant submitted an appeal to the ZBA to make sure it met the finality requirements to appeal to this Court. However, the ZBA lacked authority to grant the use variance, and the ZBA eventually returned the application fee.

The Township Board certified the minutes of the December 11, 2023 meeting on January 8, 2024. Appellant timely filed this appeal on January 26, 2024.

On March 27, 2024, Appellant also filed an Original Complaint in Case No 24-32242-CZ, which involves substantially the same nucleus of operative facts and questions of law as the above-captioned appeal (plus a regulatory takings claim). A summary disposition motion has been filed by Howell-Mason LLC, and the hearing is pending October 3, 2024.

## **II. ARGUMENTS**

Plaintiff raises five main arguments on which to reverse the Township Board's denial of the SLUP application, summarized as follows:

I. The denial of the SLUP application was based primarily on Ordinance 16.11(C)(8), which completely bans gas stations within 300 feet of a protected wellhead area, and that Section is unconstitutional as applied to Appellant's application because there was ample evidence in the record that the proposed gas station was safe and would not impact the environment/water quality of the community, and the other agencies had approved of the proposal, but there was no evidence in the record to support that the gas station was unsafe or would have a detrimental impact on the environment, but the Township applied a total ban of that type of business anyway (without factual support).

II. The denial of the SLUP application is not supported by substantial, material, and competent evidence in the record --- the Appellant provided a plethora of supporting documents from hired experts to say the gas station proposal was safe and the experts also presented at the meeting, but the public did not appear at the Township Board meeting to oppose the SLUP (only at the Planning Commission meeting) and the public's fears were not based on documentary support.

III. The Township Ordinance is preempted (field/implied preemption) or otherwise in direct conflict with State Regulations, and is therefore invalid

The Safe Drinking Water Act and the Wellhead Protection Program administered by the Michigan Department of Environment, Great Lakes, and Energy (hereinafter "EGLE") provides comprehensive regulation that addresses all the concerns that might be underlying the Zoning Ordinance's prohibition on gas stations within 300 feet of a wellhead protection area, so the field is preempted and there is no room for a local Ordinance to ban the gas station.

Similarly, the regulations under the Natural Resources and Environmental Protection Act (hereinafter "NREPA") regarding underground storage tanks provide robust regulation of gas station storage and prevention of wellhead contamination, and where the State would allow Appellant's SLUP, the Township cannot pass a conflicting Ordinance to prohibit it.

IV. Ordinance 16.11(C)(8) is facially unconstitutional because it completely bans one type of industry from the wellhead protection area, and not other industries that carry contamination risk, and the ban is not reasonably / rationally related to a legitimate government interest.

V. Appellant was denied equal protection because

A. the gas station industry was totally banned from the wellhead protection area and similarly situated industries were not banned

B. the Planning Commission and the Township Board never had authority to issue the SLUP but they required Appellant to attend hearings and pay application and review fees anyway.

Appellee responds with five arguments, but defines the questions before the Court in a slightly different manner, summarized as follows:

I.A-B. the Michigan Zoning Enabling Act (hereinafter "MZEA") allows the Township to pass ordinances governing the special use land permit application process, and the Township's ordinance (16.02) sets forth six criteria for the Township to evaluate whether the proposed SLUP should be granted --- and in this case, the Appellant's SLUP application failed four of the six



criteria, and there was sufficient evidence in the record to support the Board's findings on the four factors where the SLUP failed, including extensive public opposition to the gas station and MHOG's opinion that the gas station could be a hazard to the wellhead protected area.

The Township also raises the argument that Appellant only addressed one of the factors on appeal, and so it has waived appeal of the Board's findings on the other factors.

I.C.1.a. State Law does not preempt the Zoning Ordinance, where the field of zoning is delegated to the municipal governments by the MZEA, and there is no comprehensive state legislation or regulation that governs gas station location in relation to wellhead protection areas --- the Safe Drinking Water Act, NREPA, and the Wellhead Protection Program regulate other things (related things) but do not occupy the same field as the Zoning Ordinance.

I.C.1.b. The Zoning Ordinance does not conflict with State Law --- just because a State Agency finds that the gas station would satisfy its regulations, the Township is not prevented from passing Zoning Ordinances that add some requirements.

I.C.2.a-b. Appellant does not have any protected property interest in having its SLUP granted because the gas station use was always only by special permit in that zoning district, and whether to grant a SLUP is discretionary --- ergo, Appellant cannot maintain any due process or equal protection claim. Even if Appellant had a protected property interest in the SLUP application, the Zoning Ordinance is rationally related to a legitimate government interest: maintaining the welfare of the community and ensuring compatible land uses near each other. The Appellant's expert reports that the gas station is low risk only makes the wisdom of Township's policy fairly debatable, and when that is the case, the policy should not be disturbed by the Court.

I.C.2.c. Appellant was afforded due process because the MZEA allows the municipal government to set forth the process for SLUP application, and the Zoning Ordinance 16.05-16.06 describing the process applicable here entitles an applicant to a hearing before the Planning Commission and a hearing before the Township Board. Appellant received both of those hearings and was given ample opportunity to present its experts and documentary support and answer questions at both hearings.

### **III. APPLICABLE LAW – Standard of Review**

Appeals from determinations made by the Zoning Board of Appeals (hereinafter "ZBA") are governed by MCR 7.122. Subsection A(1) states:

(1) This rule governs appeals to the circuit court from a determination under a zoning ordinance by any officer, agency, board, commission, or zoning board of appeals, and by any legislative body of a city, village, township, or county authorized to enact zoning ordinances.

All parties in this appeal agree that this is the applicable rule. While there was a pre-suit dispute about whether an appeal to the ZBA was required to meet the ripeness requirements, the ZBA later refunded Appellant the appeal fee, essentially admitting the ZBA did not have authority over the appeal from the Township Board's decision. All parties agree that the appeal is properly before this Court and there are no ripeness or finality issues that would preclude the Court hearing the appeal without a ZBA decision.

A local government's decision granting or denying a variance from the zoning ordinance is considered "administrative" in nature and subject to appeal in the circuit court. MCL 125.3606; *see also Sun Communities v Leroy Twp*, 241 Mich App 665, 669 (2000); *Carleton Sportsman's Club v Exeter Twp*, 217 Mich App 195, 201 (1996). An appeal of an administrative decision is limited to the record made before the municipal body and nothing else. MCL 125.3606(1). New proofs will not be permitted on appeal. MCL 125.3606(2). In reviewing the record, the court does not review the evidence *de novo*, make credibility determinations, or weigh the evidence. *Brainard v Secretary of Health & Human Servs*, 889 F2d 679, 681 (6th Cir 1989).

Const 1963, art 6, § 28 provides in pertinent part:

All final decisions, findings, rulings and orders of any administrative officer or agency existing under the constitution or by law, which are judicial or quasi-judicial and affect private rights or licenses, shall be subject to direct review by the courts as provided by law. This review shall include, as a minimum, the determination whether such final decisions, findings, rulings and orders are authorized by law; and, in cases in which a hearing is required, whether the same are supported by competent, material and substantial evidence on the whole record.

Therefore, the proper standard of review to be applied in the circuit court is whether the Planning Commission's decision was authorized by law and the findings were supported by competent, material, and substantial evidence on the whole record.

Whether a decision was "authorized by law" under the constitutional standard has been interpreted by this Court to mean "allowed, permitted, or empowered by law." *Northwestern Nat'l Cas Co v. Comm'r of Ins*, 231 Mich App 483, 488 (1998). An agency decision that is in violation of a statute or the constitution, is in excess of the statutory authority or jurisdiction of the agency, is made upon unlawful procedures resulting in material prejudice, or is arbitrary and capricious is a decision that is not authorized by law. *Northwestern Nat'l Cas, supra* at 488.

The meaning of "supported by competent, material, and substantial evidence on the whole record" is discussed *infra*.

#### **IV. ANALYSIS**

##### **A. General Authority and Requirements for Zoning Ordinances**

The power of Michigan municipalities to exercise zoning authority is conferred exclusively by state zoning enabling legislation. *See, e.g., Sun Cmty v Leroy Twp*, 241 Mich App 665, 669 (2000). The MZEA grants municipal governments broad authority to create master plans and zoning districts, with restrictions on development and land use in each. The legitimate zoning objectives as set forth in the MZEA include:

- regulate the use of land and structures to meet the needs of the state's citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land,
- to ensure that use of the land is situated in appropriate locations and relationships,
- to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities,



- to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements, and
- to promote public health, safety, and welfare.

See MCL 125.3201(1).

There is substantial discretion on the part of local governments in the establishment of the zoning ordinance. *Kyser v Kasson Twp*, 486 Mich 514, 541 (2010), emphasizes this point, saying that the MZEA provisions “empower localities to plan for, and regulate, a broad array of land uses, taking into consideration the full range of planning concerns that affect the public health, safety, and welfare of the community.” This discretion includes, without limitation, important decisions involving:

- the nature, size, number, and location of use districts established as part of the zoning map;
- the uses permitted as of right in each district;
- the uses in each district authorized as special land uses, i.e., uses permitted subject to review and approval of standards specified in the ordinance, MCL 125.3502, and
- whether to authorize planned unit developments (PUDs) and, if so, the types of uses and/or combinations of uses permitted in such developments and the procedure and regulations applicable for their review and approval

See MCL 125.3503.

The MZEA allows the legislative body to provide for these uses as special land uses in a zoning district. MCL 125.3502(1). The ordinance must specify what standards must be met to qualify for the special use. MCL 125.3502. All special use standards, both specific and general, must be met if a permit is to be approved. *Florka v Detroit*, 369 Mich 568 (1963); see also *Whittaker & Gooding Co v Scio Twp*, 122 Mich App 538 (1983).

The standards contained in the zoning ordinance for special land uses must be consistent with and promote the intent and purpose of the zoning ordinance and ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use. The standards must also ensure that the land use or activity is consistent with the public health, safety, and welfare of the local unit of government. See MCL 125.3504(2).

### **B. Unconstitutional as Applied**

Appellant first argues that the prohibition on gas stations within 300 feet of the wellhead protected area contained in Section 16.11(C)(8) is unconstitutional as applied. Appellant asserts that the evidence in the record before the Board demonstrated the gas station was safe to install in the wellhead protected area, but the ordinance zoned them out based on no evidence. Therefore, the ordinance is arbitrary and capricious.

A party may establish that a land use regulation is unconstitutional, either on its face or “as applied,” by demonstrating “(1) that there is no reasonable governmental interest being advanced by the present zoning classification or (2) that an ordinance is unreasonable because of the purely arbitrary, capricious, and unfounded exclusion of other types of legitimate land use from the area in question.” *Frericks v Highland Twp.*, 228 Mich App 575, 594 (1998). A challenge to a zoning

ordinance as unconstitutional as applied, to be distinguished from a facial challenge, alleges a present infringement or denial of a specific right or of a particular injury in process of actual execution of government action. *See Bonner v City of Brighton, infra*.

As discussed in Section IV.E., *infra*, the record evidence is clear that there are numerous other gas stations in the surrounding area that service the community. In addition, the plain language of the Ordinance allows gas stations by special use permit in the NSC District, just not within 300 feet of the wellhead protection area. Since there is no reasonable dispute based on the record that the business of gas stations is not totally banned in the Township or even in that District, any as applied challenge arising from a claim of exclusion zoning must fail. *See Houdek v Centerville Twp*, 276 Mich App 568 (2007) (holding that when the owner of a septage facility was denied several special use permits to establish more septage facility sites in the township, his claim of exclusionary zoning automatically failed because there were other septage facilities in the Township that had been established by either SLUP or grandfathered in, and further the business owner had failed to demonstrate any community need for another septage facility).

To the extent Appellant's challenge is based on a claim that there was no record evidence to support the limitation on gas stations contained in Section 16.11(C)(8), that argument is addressed in Section IV.C., *infra*.

To the extent that Appellant's challenge is based on a claim that the ordinance is arbitrary and not rationally related to a government purpose, that is essentially a due process claim. Substantive due process requires that an ordinance "be rationally related to a legitimate governmental interest." *Landon Holdings, Inc. v Grattan Twp.*, 257 Mich App 154, 173, 177 (2003). "The essence of a claim of violation of substantive due process is that the government may not deprive a person of liberty or property by an arbitrary exercise of power." *Id.* at 173.

In *Conlin v Scio Twp*, 262 Mich App 379 (2004), the Court of Appeals cited *TIG Ins., Inc. v Dep't of Treasury*, 464 Mich. 548, 557–558 (2001), to explain what constitutes arbitrary restriction on property use, stating:

Rational basis review does not test the wisdom, need, or appropriateness of the legislation, or whether the classification is made with 'mathematical nicety,' or even whether it results in some inequity when put into practice." *Crego v. Coleman*, 463 Mich. 248, 260 (2000). Rather, it tests only whether the legislation is reasonably related to a legitimate governmental purpose. The legislation will pass "constitutional muster if the legislative judgment is supported by any set of facts, either known or which could reasonably be assumed, even if such facts may be debatable." *Id.* at 259–260.

The *Houdek v Centerville Twp* Court readily identified protecting the health, safety, and welfare of the community as a legitimate government interest, and viable basis for a zoning ordinance. In that particular case, the Court of Appeals found that the local ordinance regarding septage facilities was rationally related to a legitimate government interest of protecting human health and the environment.

This case is much the same. Section 16.11(C)(8) is rationally related to protecting human health and the environment – including the drinking water in the community aquifer, as well as preventing noise and light pollution, and great traffic jams. The record supports that these were the concerns underlying Section 16.11(C)(8) --- see TWP000327-330, TWP000253-265. MHOG’s May 19, 2023 report also supports that the maintenance of health in the community was a concern in this particular SLUP application. TWP000331-332. Like in *Houdek*, the regulation of placement of gas stations is rationally related to the legitimate government interest of protecting the community’s health, and there were facts in this particular SLUP application that were presented to the Board that supported the ordinance. Therefore, 16.11(C)(8) was not arbitrary or capricious. It did not violate any due process rights of Appellant. Section 16.11(C)(8) is not unconstitutional as applied.

### **C. Not Supported by Material, Competent, and Substantial Evidence on the Whole Record**

The standard of review in appeals from a township zoning decision requires that the decision be supported by competent, material, and substantial evidence on the record as a whole. *Carleton Sportsman’s Club v Exeter Twp*, 217 Mich App 195 (1996). Substantial evidence is evidence that a reasonable person would accept as sufficient to support a conclusion. It is “more than a scintilla” but can be substantially less than a preponderance. *Dowerk v Oxford Charter Twp*, 233 Mich App 62, 72 (1998).

On appeal, the factual findings of the lower tribunal are to be accorded deference. *Great Lakes Society v. Georgetown Charter Twp.*, 281 Mich App 396, 408 (2008); *see also Norman Corp. v. East Tawas*, 263 Mich App 194, 198 (2004). When there is substantial evidence in the record to support the lower tribunal’s decision, the Circuit Court may not substitute its discretion for that of the administrative agency. *See e.g., Black v. Dep’t of Social Services*, 195 Mich App 27, 30 (1992). The court should not “set aside findings merely because alternative findings also could have been supported by substantial evidence on the record.” *In re Payne*, 444 Mich 679, 692 (1994).

It is true that the Appellant did all they could to place into the record below evidence from their hired experts opining that the gas station was safe and posed no risk to the aquifer. Appellant offered, *inter alia*, the report of its hydrogeology expert from Mannik Smith Group. See TWP000394-402. Appellant also submitted a letter from PLB Planning Group, opining that the gas station prohibition in Section 16.11(C)(8) was unreasonable. TWP000368-69. Appellant brought experts to the Board meeting to present about the technical aspects of the underground storage tanks and the hydrogeological conditions of the area. TWP000788-807. The Board had a large amount of evidence before it that the proposed gas station would not negatively impact the wellhead or water safety.

However, the Board was also presented with some twenty-five letters from members of the community opposing the gas station --- citing a plethora of concerns for water safety, as well as light and noise pollution, and increased traffic at an already high-traffic location. See TWP000342-357, 361-365. Many members of the public appeared at the Planning Commission meeting and spoke out against the gas station. TWP000708-725, 741-745, 747-748. One member of the community even cited to a gas leak that occurred at a Mugg & Bopp’s gas station in the last few years, leaking some 1000 gallons of gas into the ground. MHOG also submitted a report that disapproved of the gas station, citing potential hazards to the aquifer and citing potential negative impact of an additional wellhead site in the reserve area. See TWP000331-332. The Planner’s Report from 8/16/23 and the Engineer Report from 8/14/23 were also considered by the Planning

Commission and included in the recommendation the Planning Commission made to the Board.

Looking at the entire record, there was clearly evidence in the record in support of the Board's findings that the gas station was not harmonious with the future use of the District and not harmonious with the surrounding community. There is also record evidence that granting the SLUP application would be hazardous or would adversely impact the surrounding community. There is evidence that weighs in favor of the opposite conclusion as well. But the Court does not review the factual findings of the Board *de novo*, and the Court may not substitute its own judgment based on its own weighing of the evidence. The record contains far more than a scintilla of evidence supporting the Board's findings. Substantial, material, and competent evidence appears in the record to support the findings of the Board. Therefore, the Court must affirm the lower tribunal.

#### **D. Preempted by State Law / Conflicting with State Law**

Appellant challenges Section 16.11(C)(8) as being preempted by State Law or in conflict with State Law, but then selectively defines the field of regulation to be those areas of State Law that regulate drinking water and wellhead protection --- areas of law in which are notoriously comprehensively regulated by the State. Appellant's definition of the "field" is erroneous at best or deliberately misleading at worst. The Zoning Ordinance does not seek to regulate water safety standards. It does not seek to regulate where wellhead protection areas are established or how they are protected. The Zoning Ordinance seeks to regulate where certain commercial uses can be operated in the Districts. Appellant's unwritten underlying premise -- that any municipal regulation that arises from a concern for environmental protection is itself an environmental regulation -- is fundamentally flawed, and it renders their entire analysis faulty.

A municipality is precluded from enacting an ordinance if 1) the ordinance is in direct conflict with the state statutory scheme, or 2) if the state statutory scheme preempts the ordinance by occupying the field of regulation which the municipality seeks to enter, to the exclusion of the ordinance, even where there is no direct conflict between the two schemes of regulation. *People v Llewellyn*, 401 Mich 314 (1977). See also *Addison Twp v Gout*, 435 Mich 809 (1990) (holding that the DEQ's Supervisor of Wells did not have exclusive authority over the entire oil and gas production process, just the drilling, completion, and operation of oil and gas wells, and so the Township's ordinance about where the company that operated the gas line could build its pipeline was not preempted by the state regulations).

The *Llewellyn* Court looked at four factors to determine whether local government action is preempted:

First, where the state law expressly provides that the state's authority to regulate in a specified area of the law is to be exclusive, there is no doubt that municipal regulation is preempted.

Second, preemption of a field of regulation may be implied upon an examination of legislative history.

Third, the pervasiveness of the state regulatory scheme may support a finding of preemption. While the pervasiveness of the state regulatory scheme is not generally



sufficient by itself to infer preemption, it is a factor which should be considered as evidence of preemption.

Fourth, the nature of the regulated subject matter may demand exclusive state regulation to achieve the uniformity necessary to serve the state's purpose or interest.

As to this last point, examination of relevant Michigan cases indicates that where the nature of the regulated subject matter calls for regulation adapted to local conditions, and the local regulation does not interfere with the state regulatory scheme, supplementary local regulation has generally been upheld.

However, where the Court has found that the nature of the subject matter regulated called for a uniform state regulatory scheme, supplementary local regulation has been held preempted.

Here, the Safe Drinking Water Act, NREPA, and the Wellhead Protection Program do not explicitly provide that the State's authority to regulate land use is exclusive. Indeed, the MZEA entrusts land use regulation to the municipalities.

No legislative history has been provided or argued.

The Safe Drinking Water Act specifies that the EGLE must "promulgate and enforce rules to carry out this act pursuant to the administrative procedures act of 1969, 1969 PA 306, [MCL 24.201–.328]. The rules, at a minimum, shall include ... [s]tate drinking water standards and associated monitoring requirements, the attainment and maintenance of which are necessary to protect the public health." MCL 325.1005(1)(b).

NREPA is an aggressively extensive statute with even more extensive regulations promulgated by EGLE. NREPA includes standards of conduct for environmental issues ranging from underground tanks (Parts 211 and 213) to air emissions (Part 55) to wetlands filling and dredging, development in and certain uses of inland lakes, MCL 324.30101 *et seq.*; the use and preservation of wetlands, MCL 324.30301 *et seq.*; point source pollution control relating to water resources, MCL 324.3101 *et seq.*; construction and operation of facilities for the disposal of solid waste, MCL 324.11115 *et seq.*; generation, disposal, storage, treatment, and transportation of hazardous waste, MCL 324.11101 *et seq.*; and sand dune protection and management, MCL 324.35301 *et seq.* While the Safe Drinking Water Act and NREPA have extensive regulations promulgated and administered by the agency, the Acts do not regulate land use so pervasively that it dominates the field. *See also Houdek, supra*, which upheld a local government land use regulation of an industry that was pervasively regulated by the MDEQ (and the MDEQ had approved the application in *Houdek* as well); *see also Divergilio v Charter Twp v West Bloomfield*, unpublished per curiam opinion of the Court of Appeals, issued November 2, 2006 (Docket No. 261766) (holding that NREPA did not preempt a local ordinance regarding filling of wetlands). While *Divergilio* is an unpublished opinion and thus not binding on this Court, the Court does find that the Court of Appeals' reasoning about NREPA not preempting the field to be persuasive.

As to the fourth factor, in the *Llewellyn* case, the Court found that the regulation of what constitutes indecent behavior or obscene material for purposes of criminal penalties was the type of regulation that called for uniformity across the state, so local ordinances were preempted. However, in this case, the land use regulations are meant to be, and demand to be, tailored to the local conditions. See *City of Detroit v Qualls*, 434 Mich 340 (1990) (holding the local ordinance fireworks regulation were not preempted by the state law, even though the state law was pervasive, when the location and number of retailers of fireworks was a local concern that required local tailoring of conditions). Hence MZEA leaving that zone of authority to the local governments. Therefore, none of the *Llewellyn* factors support a finding of preemption.

**1. Fonda Island & Briggs Lake Joint Water Authority v Green Oak Twp, unpublished per curiam opinion of the Court of Appeals, issued January 4, 2005 (Docket Nos. 248592 and 248621)**

Appellant argues under Section D (preemption/conflict with state law) that *Fonda Island & Briggs Lake Joint Water Authority v Green Oak Twp* is right on point, and it provides the “perfect outline for how the court should analyze this case.”

Appellant would struggle to be more incorrect. In *Fonda Island*, the planning commission approved the SLUP for a gas station right across the street from the water authority and their wellhead, over the water authority’s vehement objection. But it’s only the type of land use that was being requested and the proximity to the wellhead that are similar to this case.

All the legal analysis is completely distinguishable from this case.

The primary issue in the *Fonda Island* case was whether the water authority was denied due process because it was not noticed for the initial planning commission hearing, and it was not allowed to present its case again to new members of the commission at a subsequent hearing. The Court of Appeals found the water authority was not entitled to the initial notice and was not entitled to have equal time to speak as other presenters at the planning commission hearing, so the water authority was not denied due process.

The water authority also challenged that the planning commission granting the SLUP violated regulations under the Safe Drinking Water Act and the Underground Storage Tank regulations. The Court of Appeals declined to decide the substantive issue, instead finding the water authority did not have standing to bring challenges to violations of the regs. In a footnote, the Court of Appeals found that the planning commission’s approval of the SLUP did not violate the regs, but still preemption was never addressed.

Finally, the Court of Appeals found that the planning commission’s decision was supported by substantial evidence on the whole record, giving a cursory summary of the evidence presented and finding it was sufficient.

The legal analysis in *Fonda Island* has nothing to do with the challenges Appellant raises in this appeal. *Fonda Island* is an unpublished case, so it is not binding, and because it is so wildly distinguishable in terms of the legal issues raised and the analysis conducted, it

is not persuasive in the least.

### **E. Facially Unconstitutional**

Appellant tries to frame this argument in terms of exclusionary zoning. The MZEA prohibits a municipality from enacting an ordinance or making a zoning decision that has the effect of totally prohibiting a lawful land use where there is a demonstrated need for the use in the municipality or its surrounding area, unless there is no appropriate location for the use in the community. MCL 125.3207. *See also English v Augusta Twp*, 204 Mich App 33 (1994) (excluding mobile home parks in practical effect even in if not letter of the ordinance).

While exclusionary zoning is unconstitutional on its face, the Zoning Ordinance at issue in this case does not completely ban gas stations from the Township. It does not even ban gas stations from the Neighborhood Services Commercial District. It only carves out an area around the wellhead where gas stations cannot be built. Since the Zoning Ordinance does not completely exclude gas stations, it cannot be facially unconstitutional for exclusionary zoning.

The landowner in an exclusionary zoning case must establish the specific public need for the particular land use in the area. Need may be negated if the use is available in the surrounding area (not merely within the specific municipality). And the landowner must also establish that the particular parcel is suitable for the use. *See Adams Outdoor Adver, Inc v City of Holland*, 234 Mich App 681, 698 (1999), *aff'd*, 463 Mich 675 (2001) clarified that need is not the landowner's desire for a particular use, but instead a "public need." *See also Outdoor Sys, Inc v Oakland Circuit Court Clawson*, 262 Mich App 716, 721 (2004).

The record supports that there are several other gas stations in the surrounding area. Indeed, there are two Mugg & Bopp's locations within driving distance of the Appellant's parcels at Burkhart and Mason. Since there are other gas stations in the community – indeed other Mugg & Bopp's locations in the community – the Appellant cannot sustain its implied claim that there is a public need for a gas station and drive thru within 300 feet of the wellhead.

Stripped of its thin veneer of exclusionary zoning, Appellant's argument is just a facial challenge to Section 16.11(C)(8), which leaves Appellant with a heavy burden to carry. When faced with several challenges to an ordinance, the trial courts have been cautioned by the Michigan Supreme Court to steer away from overturning the ordinance on grounds of it being facially unconstitutional unless the particular facts of the render that decision necessary. *See Bonner v City of Brighton*, 495 Mich 209, 221 (2014). Similarly, every reasonable presumption of constitutional validity should be applied, and the ordinance should only be invalidated where there is no reasonable doubt it is unconstitutional in every situation. *Id.*

A party challenging the facial constitutionality of an ordinance "faces an extremely rigorous standard." *Judicial Attorneys Ass'n v Michigan*, 459 Mich 291, 310 (1998). To prevail, plaintiffs must establish that " 'no set of circumstances exists under which the [ordinance] would be valid' " and " '[t]he fact that the ... [ordinance] might operate unconstitutionally under some conceivable set of circumstances is insufficient' " to render it invalid. *Council of Orgs & Others for Ed. About Parochiaid Inc v Governor*, 455 Mich 557, 568 (1997). Indeed, " 'if any state of facts reasonably

can be conceived that would sustain [the ordinance], the existence of the state of facts at the time the law was enacted must be assumed' ” and the ordinance upheld. *Id* at 568-69.

Here in this case, Howell Township has a legitimate interest in protecting the general welfare of the community and in locating land uses in compatible locations to other land uses. That legitimate interest of the municipal government is enshrined in the MZEA itself. MCL 125.3201(1). The regulation of the location of gas stations, which involve gasoline run off and gasoline storage tanks, in relation to the community groundwater aquifer is reasonably related to the MZEA's stated goal of allowing municipalities to establish zoning ordinances to protect the general public safety, health, and welfare. Appellant even seems to acknowledge this in its brief. Furthermore, the record supports that the Board had before it a report from MHOG disapproving of Appellant's proposal, citing potential hazards to the aquifer and a possible other wellhead site in the reserve area. Since the government interest the Township acted under in denying the SLUP application was a legitimate government interest, and the record supports that there was some connection between the interest sought to be protected and the ban on gas stations in the wellhead reserve area, the ordinance cannot be facially unconstitutional.

A party raising a facially unconstitutional argument to a zoning ordinance bears a heavy burden to show the ordinance should be invalidated. Here, Appellant has certainly not carried that burden. In fact, Appellant has only made broad sweeping statements that the ordinance is unconstitutional, and the Court should overturn it because the particular expert report the Appellant presented to the Board was more persuasive than the other evidence presented to the Board. Appellant has been unable to show that the ordinance is not rationally related to a legitimate government interest in every scenario. This challenge must be rejected.

#### **F. Equal Protection and Due Process**

Appellant's claim that it was denied equal protection under the law and was not afforded due process also fails. Appellee is exactly correct that in order to sustain a claim for violation of the 14<sup>th</sup> Amendment or for other deprivation of due process, the Appellant must demonstrate that the Appellant has some property right or liberty interest that is protected by the 14<sup>th</sup> Amendment. *See Mettler Walloon LLC v Melrose Township*, 281 Mich App 184 (2008); *see also Kyser v Township*, 486 Mich 514 (2010). Without that threshold showing of a constitutionally protected right held by the party, the claim that deprivation of the interest violates some constitutional mandate evaporates.

Here, Appellant cannot show that it had a protected property or liberty interest that was curtailed or impugned by the Board's decision to deny the SLUP application exactly because it was a SLUP application. A property owner does not have any protected property right to have a discretionary application of land use variance or special permit granted. *See Mettler Walloon LLC supra*; *see also Triomphe Investors v City of Northwood*, 49 F3d 198 (1995); *see also Silver v Franklin Twp Bd of Zoning Appeals*, 966 F2d 1031 (1992); *see also GM Engineers and Associates Inc v West Bloomfield Twp*, 922 F2d 328 (1990). The plain language of the Zoning Ordinance makes the granting of a SLUP application discretionary.

In *Green Genie Inc v City of Detroit*, 599 F. Supp 3d 544 (2022), the US District Court for the



Eastern District of Michigan held:

First, the plaintiffs had no protected property interest in obtaining a special land use permit, because it is clear from the undisputed record that they never had any legitimate entitlement to such a use, which expressly is prohibited by the City's zoning ordinance. "To have a property interest in a benefit, a person clearly must have more than an abstract need or desire" and "more than a unilateral expectation of it. He must, instead, have a legitimate claim of entitlement to it." *Town of Castle Rock, Colo. v. Gonzales*, 545 U.S. 748, 756, 125 S.Ct. 2796, 162 L.Ed.2d 658 (2005) "[A] pending application for a building permit does not create a property interest where the zoning authorities have discretion to deny the application or limit the use of property." *Tuscola Wind III, LLC v. Almer Charter Twp.*, 327 F. Supp. 3d 1028, 1042 (E.D. Mich. 2018). "[A] protectible property right exists only if a plaintiff has a legitimate claim of entitlement or a justifiable expectation in the approval of his [p]lan" for use of the property, and the Court "must look to state zoning laws to determine whether a legitimate claim of entitlement or a justifiable expectation exists." *Andreano v. City of Westlake*, 136 F. App'x 865, 871 (6th Cir. 2005). "Such a property interest would exist [ ] if the board's discretion were so circumscribed that approval of the plaintiff's proposed use of the property became mandatory once he complied with the minimal requirements imposed on him." *Brown v. City of Ecorse*, 322 F. App'x 443, 445-46 (6th Cir. 2009).

The District Court went on to hold that the applicant was seeking a special use permit to build and operate a marijuana dispensary site on his parcel, but his parcel was within 1000 feet of a school. The application zoning ordinance specifically forbade marijuana dispensaries within 1000 feet of a school, so not only did the applicant not have a justifiable expectation that his application for special permit would be granted, he in fact could never have had any reasonable expectation it would have been granted. The ordinance mandated the denial of the application.

While federal District Court opinions are not binding precedent on this Court, the *Green Genie Inc* decision is highly persuasive because the facts are so analogous to the case now before this Court. Here, the use that Appellant sought to have granted by the SLUP was specifically prohibited by the Ordinance where the Appellant's property is located. Applying the same reasoning, Appellant could have never had any reasonable expectation that the SLUP would be granted.

In *Bosscher v Township of Algoma*, 246 F Supp 2d 791 (2003), the federal court held that the property owner had no justifiable expectation that his special use permit for a 180-foot tall radio tower would be granted, when the ordinance gave discretion to the planning commission to grant or deny requests from property owners seeking a 50+ foot tall radio tower. That discretionary standard remained even when the applicant met all the specific conditions in the ordinance, because the ordinance contained general conditions as well. Because he had no justifiable expectation or claim of entitlement to have his special permit granted (because the ordinance contained a discretionary standard), he could not maintain either his substantive, nor his procedural due process claim.

Looking at the established law, and the persuasive law, and the record below, there is no other

conclusion that can be reached than that Appellant did not have a justifiable expectation that the SLUP application would be granted. Since Appellant lacks any legitimate entitlement to develop the parcels into a gas station, when such use is only permitted by special permit and the standard in 16.02 remains discretionary, Appellant's claims of lack of due process and lack of equal protection under the law are without merit.

### V. CONCLUSION


For all the reasons set forth above, and after review of the filings by both parties, and review of the entire record from the lower tribunal, and after hearing oral arguments, and the Court being fully advised in the premises, the Court concludes the following:

1. Zoning Ordinance Section 16.11(C)(8) was not arbitrary or capricious. It did not violate any due process rights of Appellant. Section 16.11(C)(8) is not unconstitutional as applied. The decision was authorized by law, and was supported by material, competent, and substantial evidence on the whole record.
2. There was sufficient evidence in the record in support of the Board's findings that the gas station was not harmonious with the future use of the District and not harmonious with the surrounding community. There is also sufficient record evidence that granting the SLUP application would be hazardous or would adversely impact the surrounding community. Substantial, material, and competent evidence appears in the whole record to support the findings of the Board.
3. The Howell Township Zoning Ordinance is not preempted by State Law and the Zoning Ordinance is not in conflict with the State Law.
4. Appellant has failed to carry the heavy burden of showing a zoning ordinance is facially unconstitutional. Appellant has been unable to show that the ordinance is not rationally related to a legitimate government interest in every scenario. The challenge to the Zoning Ordinance Section 16.11(C)(8) that it is facially unconstitutional is rejected as without merit.
5. Appellant did not have a justifiable expectation that the SLUP application would be granted. Since Appellant lacks any legitimate entitlement to develop the parcels into a gas station, Appellant's claims of lack of due process and lack of equal protection are rejected without merit.

Therefore, the arguments on appeal are rejected. The decision of the Township Board is AFFIRMED.

This Court does not retain jurisdiction. *This is a final order that closes the case.*

**IT IS SO ORDERED.**

 9-16-2024  
\_\_\_\_\_  
Hon. Matthew J. McGivney (P63325)  
Chief Circuit Court Judge

REVENUE AND EXPENDITURE REPORT FOR HOWELL TOWNSHIP					
BALANCE AS OF 09/30/2024					
% FISCAL YEAR COMPLETED : 25.00					
GL NUMBER	DESCRIPTION	2023-2024 BUDGET	YTD BAL 06/30/2024	% Bdgt Used	Comments
<b>FUND: 101 GENERAL FUND</b>					
<b>REVENUES</b>					
101-000-402.000	GEN FUND PROPERTY TAXES	423,000.00	0.00	0.00	Winter Tax Bill
101-000-403.000	GEN FUND ACT 7 TAXES	40,000.00	43,364.75	108.41	Final Payment
101-000-420.000	GEN FUND DELINQ PERSONAL TAXES	2,000.00	0.00	0.00	
101-000-452.000	GEN FUND RIGHT OF WAY FEES	5,000.00	0.00	0.00	
101-000-476.000	GEN FUND LICENSE & PERMIT FEES	12,000.00	2,115.00	17.63	
101-000-476.001	GEN FUND CABLE TV FRANCHISE FEES	77,500.00	15,802.85	20.39	
101-000-476.002	GEN FUND TRAILER FEES	1,500.00	321.50	21.43	
101-000-476.003	GEN FUND DOG LICENSE FEES	50.00	12.00	24.00	
101-000-573.000	GEN FUND LOCAL COMMUNITY SHARING	100,000.00	0.00	0.00	
101-000-574.000	GEN FUND STATE REVENUE SHARING	865,000.00	277,616.00	32.09	
101-000-607.000	GEN FUND COLLECTION FEE/SCHOOLS INCOME	10,500.00	10,752.00	102.40	
101-000-607.001	GEN FUND ADMIN FEES	148,000.00	88,870.10	60.05	
101-000-608.000	GEN FUND ZONING FEES INCOME	17,500.00	6,250.00	35.71	
101-000-609.000	GEN FUND ZBA FEES INCOME	4,000.00	800.00	20.00	
101-000-610.000	GEN FUND LAND DIVISION FEES INCOME	2,500.00	0.00	0.00	
101-000-614.000	GEN FUND PRE-CONFERENCE ZONING INCOME	500.00	0.00	0.00	
101-000-641.000	GEN FUND GRAVE OPENING FEES	1,000.00	0.00	0.00	
101-000-642.000	CEMETERY LOTS FEES	1,000.00	300.00	30.00	
101-000-652.000	GEN FUND PARKING VIOLATION FEES	100.00	0.00	0.00	
101-000-657.000	GEN FUND MUNICIPAL CIVIL INFRACTION FEE	100.00	0.00	0.00	
101-000-665.000	GEN FUND INTEREST INCOME	30,000.00	8,594.78	28.65	
101-000-675.000	GEN FUND OTHER REVENUE	250.00	72.28	28.91	
<b>TOTAL REVENUES</b>		<b>1,741,500.00</b>	<b>454,871.26</b>	<b>26.12</b>	
<b>EXPENDITURES</b>					
Department: 101 TOWNSHIP BOARD					
101-101-703.000	TWP BOARD SALARY	28,115.00	6,107.04	21.72	
101-101-704.000	TOWNSHIP BOARD PER DIEM EXPENSE	200.00	0.00	0.00	
101-101-705.000	AFFILIATE BOARD PER DIEM EXPENSE	2,400.00	320.00	13.33	
101-101-900.000	TWP BOARD PRINT & PUBL EXPENSE	2,500.00	143.76	5.75	
Total Dept 101 - TOWNSHIP BOARD		33,215.00	6,570.80	19.78	
Department: 171 SUPERVISOR					
101-171-703.000	SUPERVISOR SALARY	37,180.00	8,399.17	22.59	
101-171-703.001	SUPERVISOR DEPUTY WAGES	16,370.00	3,141.06	19.19	
101-171-860.000	SUPERVISOR MILEAGE & EXPENSES	100.00	0.00	0.00	
101-171-957.000	SUPERVISOR DUES & SUBSCRIPTION EXPENSE	100.00	0.00	0.00	
Total Dept 171 - SUPERVISOR		53,750.00	11,540.23	21.47	
Department: 215 CLERK					
101-215-703.000	CLERK SALARY	37,180.00	8,399.17	22.59	
101-215-703.001	CLERK DEPUTY WAGES	30,605.00	6,675.04	21.81	
101-215-703.004	CLERK ACCOUNTING SALARY	50,390.00	11,461.62	22.75	
101-215-720.000	CLERK EDUCATION EXPENSE	3,000.00	0.00	0.00	
101-215-860.000	CLERK MILEAGE & EXPENSES	1,500.00	0.00	0.00	
101-215-865.000	CLERK CONFERENCE EXPENSE	500.00	0.00	0.00	
101-215-957.000	CLERK DUES & SUBSCRIPTION EXPENSE	500.00	100.00	20.00	
Total Dept 215 - CLERK		123,675.00	26,635.83	21.54	
Department: 247 BOARD OF REVIEW					
101-247-703.000	BOARD OF REVIEW SALARY	3,000.00	0.00	0.00	
101-247-720.000	BOARD OF REVIEW EDUCATION EXPENSE	500.00	0.00	0.00	
101-247-900.000	BOARD OF REVIEW PRINTING & PUB EXP	700.00	0.00	0.00	
101-247-964.000	BOARD OF REVIEW REFUNDS & CHARGEBACKS	2,000.00	0.00	0.00	
Total Dept 247 - BOARD OF REVIEW		6,200.00	0.00	0.00	

GL NUMBER	DESCRIPTION	2023-2024 BUDGET	YTD BAL 06/30/2024	% Bdgt Used	Comments
Department: 253 TREASURER					
101-253-703.000	TREASURER SALARY	37,180.00	8,399.17	22.59	
101-253-703.001	TREASURER DEPUTY WAGES	52,206.00	7,642.53	14.64	
101-253-720.000	TREASURER EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-253-726.001	TREASURER POSTAGE	8,000.00	1,225.24	15.32	
101-253-801.001	TREASURER LEGAL EXPENSE	9,000.00	0.00	0.00	
101-253-860.000	TREASURER MILEAGE & EXPENSES	1,500.00	148.12	9.87	
101-253-865.000	TREASURER CONFERENCE EXPENSE	300.00	0.00	0.00	
101-253-900.000	TREASURER PRINT & PUBL EXPENSE	500.00	10.78	2.16	
101-253-957.000	TREASURER DUES & SUBSCRIPTION EXPENSE	100.00	0.00	0.00	
Total Dept 253 - TREASURER		109,786.00	17,425.84	15.87	
Department: 257 ASSESSING					
101-257-703.000	ASSESSING ASSESSOR WAGES	82,303.00	19,035.11	23.13	
101-257-703.001	ASSESSING CONTRACT LABOR	5,000.00	0.00	0.00	
101-257-703.004	ASSESSING DEPUTY WAGES	43,530.00	10,451.55	24.01	
101-257-720.000	ASSESSING EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-257-726.000	ASSESSING POSTAGE EXPENSE	4,500.00	0.00	0.00	
101-257-727.000	ASSESSING SUPPLIES EXPENSE	22,000.00	18,396.37	83.62	Annual Imagery
101-257-801.000	ASSESSING LEGAL EXPENSE	5,000.00	0.00	0.00	
101-257-860.000	ASSESSING MILEAGE & EXPENSES	1,000.00	0.00	0.00	
101-257-865.000	ASSESSING CONFERENCE EXPENSE	500.00	0.00	0.00	
101-257-957.000	ASSESSING DUES & SUBSCRIPTION EXPENSE	700.00	0.00	0.00	
Total Dept 257 - ASSESSING		165,533.00	47,883.03	28.93	
Department: 262 ELECTIONS					
101-262-703.000	ELECTION WORKERS WAGES	41,700.00	9,855.25	23.63	
101-262-707.000	ELECTION CLERK WAGES	30,605.00	5,346.45	17.47	
101-262-720.000	ELECTION EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-262-726.000	ELECTION POSTAGE EXPENSE	6,000.00	0.00	0.00	
101-262-727.000	ELECTION SUPPLIES EXPENSE	8,000.00	1,410.59	17.63	
101-262-860.000	ELECTION MILEAGE & EXPENSES	2,500.00	0.00	0.00	
101-262-900.000	ELECTION PRINTING & PUBL EXPENSE	1,000.00	0.00	0.00	
101-262-930.000	ELECTION EQUIP REPAIR EXPENSE	15,000.00	4,392.49	29.28	
Total Dept 262 - ELECTIONS		105,805.00	21,004.78	19.85	
Department: 265 TOWNSHIP HALL					
101-265-707.000	TWP HALL RECEPTIONIST WAGES	50,000.00	8,733.67	17.47	
101-265-708.000	TWP HALL UTILITY DIRECTOR WAGES	22,000.00	5,038.14	22.90	
101-265-720.000	TWP HALL EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-265-721.000	TWP HALL LIFE INSURANCE EXPENSE	2,800.00	629.64	22.49	
101-265-721.001	TWP HALL HEALTH INSURANCE EXPENSE	50,000.00	10,897.11	21.79	
101-265-722.000	TWP HALL RETIREMENT EXPENSE	85,000.00	19,335.90	22.75	
101-265-725.000	TWP HALL FICA/MEDICARE EXPENSE	45,000.00	10,043.61	22.32	
101-265-726.000	TWP HALL POSTAGE EXPENSE	2,800.00	0.00	0.00	
101-265-727.000	TWP HALL KITCHEN/BATH SUPPLIES EXPENSE	3,000.00	229.61	7.65	
101-265-727.001	TWP HALL OFFICE SUPPLIES EXPENSE	10,000.00	1,018.32	10.18	
101-265-728.000	TWP HALL COMPUTER SUPPORT EXPENSE	40,000.00	5,598.00	14.00	
101-265-728.001	TWP HALL IT SUPPORT EXPENSE	20,000.00	520.00	2.60	
101-265-775.000	TWP HALL OFFICE CLEANING EXPENSE	6,000.00	1,036.98	17.28	
101-265-776.000	TWP HALL SEPTIC FIELD EXPENSE	1,000.00	0.00	0.00	
101-265-801.000	TWP HALL GROUNDS CONTRACTED SVCS EXP	500.00	0.00	0.00	
101-265-801.001	TWP HALL LEGAL EXPENSE	5,000.00	258.00	5.16	
101-265-801.009	TWP HALL FINANCIAL AUDIT	13,500.00	0.00	0.00	
101-265-822.000	TWP HALL INSURANCE & BOND EXPENSE	18,000.00	0.00	0.00	
101-265-850.000	TWP HALL TELEPHONE EXPENSE	6,000.00	1,329.77	22.16	
101-265-851.000	TWP HALL WEB SITE EXPENSE	7,500.00	4,940.00	65.87	BS&A online
101-265-860.000	TWP HALL MILEAGE & EXPENSES	200.00	0.00	0.00	
101-265-900.000	TWP HALL PRINT & PUBL EXPENSE	200.00	0.00	0.00	
101-265-920.000	TWP HALL ELECTRICITY EXPENSE	7,500.00	1,860.53	24.81	
101-265-922.000	TWP HALL NATURAL GAS EXPENSE	6,500.00	231.47	3.56	

GL NUMBER	DESCRIPTION	2023-2024 BUDGET	YTD BAL 06/30/2024	% Bdgt Used	Comments
101-265-930.000	TWP HALL GROUNDS EQUIP REPAIR EXPENSE	15,000.00	928.92	6.19	
101-265-930.001	TWP HALL OFFICE EQUIPMENT & REPAIR	6,000.00	403.98	6.73	
101-265-931.000	TWP HALL GROUNDS CARE EXPENSE	8,000.00	0.00	0.00	
101-265-932.000	TWP HALL SNOW REMOVAL EXPENSE	10,000.00	0.00	0.00	
101-265-957.000	TWP HALL DUES & SUBSCRIPTION EXPENSE	8,000.00	0.00	0.00	
Total Dept 265 - TOWNSHIP HALL		450,500.00	73,033.65	16.21	
Department: 268 TOWNSHIP AT LARGE					Oakland \$5K, BR \$1,200
101-268-801.001	TWP AT LARGE LEGAL EXPENSE	200,000.00	47,906.61	23.95	Howell-Mason \$29K
101-268-882.000	TWP AT LARGE SPRING CLEAN UP EXPENSE	5,000.00	0.00	0.00	
101-268-883.000	TWP AT LARGE ROAD SIDE PICKUP EXPENSE	1,200.00	0.00	0.00	
101-268-920.000	TWP AT LARGE STREETLIGHT EXPENSE	9,500.00	1,943.65	20.46	
101-268-974.000	TWP AT LARGE DRAIN EXPENSE	70,000.00	0.00	0.00	
101-268-977.000	TWP AT LARGE CAPITAL OUTLAY EXPENSE	60,000.00	0.00	0.00	
Total Dept 268 - TOWNSHIP AT LARGE		345,700.00	49,850.26	14.42	
Department: 276 CEMETERY					
101-276-931.000	CEMETERY GROUNDS CARE & MAINT EXPENSE	7,500.00	1,500.00	20.00	
Total Dept 276 - CEMETERY		7,500.00	1,500.00	20.00	
Department: 447 ENGINEERING					
101-447-801.000	ENGINEERING CONTRACTED SVCS EXPENSE	10,000.00	0.00	0.00	
Total Dept 447 - ENGINEERING		10,000.00	0.00	0.00	
Department: 701 PLANNING					
101-701-703.000	PLANNING COMMISSION WAGES	8,000.00	1,280.00	16.00	
101-701-720.000	PLANNING EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-701-726.000	PLANNING POSTAGE EXPENSE	1,000.00	0.00	0.00	
101-701-801.000	PLANNING CONTRACTED PLANNER EXPENSE	20,000.00	1,810.00	9.05	
101-701-801.001	PLANNING LEGAL EXPENSE	2,000.00	0.00	0.00	
101-701-900.000	PLANNING PRINTING & PUBL EXPENSE	2,000.00	0.00	0.00	
101-701-957.000	PLANNING DUES & SUBSCRIPTION EXPENSE	1,000.00	585.00	58.50	Annual
Total Dept 701 - PLANNING		35,000.00	3,675.00	10.50	
Department: 702 ZONING					
101-702-703.000	ZONING ADMINISTRATOR WAGES	50,780.00	11,496.10	22.64	
101-702-703.002	ZONING DEPUTY WAGES	29,020.00	5,801.07	19.99	
101-702-703.005	ZONING CODE ENFORCEMENT SERVICE EXPENSE	25,000.00	0.00	0.00	
101-702-860.000	ZONING MILEAGE & EXPENSES	1,500.00	178.84	11.92	
101-702-900.000	ZONING PRINTING & PUBL EXPENSE	400.00	0.00	0.00	
Total Dept 702 - ZONING		106,700.00	17,476.01	16.38	
Department: 703 ZBA					
101-703-703.000	BOARD OF APPEALS WAGES	4,320.00	400.00	9.26	
101-703-720.000	BOARD OF APPEALS EDUCATION EXPENSE	1,000.00	0.00	0.00	
101-703-900.000	BOARD OF APPEALS PRINTING & PUBL EXPENSE	1,000.00	287.52	28.75	Mtg as requested
Total Dept 703 - ZBA		6,320.00	687.52	10.88	
Department: 966 TRANSFER OUT					
101-966-999.000	GEN FUND TRANSFER OUT-PARKS & REC	180,000.00	0.00	0.00	Millage Proposal
Total Dept 966 - TRANSFER OUT		180,000.00	0.00	0.00	
<b>EXPENDITURES</b>		<b>1,739,684.00</b>	<b>277,282.95</b>	<b>15.94</b>	
<b>TOTAL REVENUES</b>		<b>1,741,500.00</b>	<b>454,871.26</b>		
<b>TOTAL EXPENDITURES</b>		<b>1,739,684.00</b>	<b>277,282.95</b>		
<b>NET OF REVENUES &amp; EXPENDITURES:</b>		<b>1,816.00</b>	<b>177,588.31</b>		

GL NUMBER	DESCRIPTION	2023-2024 BUDGET	YTD BAL 06/30/2024	% Bdgt Used	Comments
<b>Fund: 204 ROAD FUND</b>					
<b>REVENUES</b>					
204-000-402.000	ROAD FUND PROPERTY TAX INCOME	450,000.00	0.00	0.00	Winter Bill
204-000-665.000	ROAD FUND INTEREST INCOME	5,000.00	1,453.94	29.08	
Total Dept 000 - OTHER		455,000.00	1,453.94	0.32	
<b>TOTAL REVENUES</b>		455,000.00	1,453.94	0.32	
<b>EXPENDITURES</b>					
204-000-801.000	ROAD IMPROVEMENT EXPENSE	369,000.00	110,793.23	30.03	Layton Road
204-000-802.000	ROAD CHLORIDE EXPENSE	85,000.00	35,332.75	41.57	Dust Control
Total Dept 000 - OTHER		454,000.00	146,125.98	32.19	
Department: 547 CHARGEBACKS					
204-547-978.000	ROAD FUND CHARGEBACK EXPENSE	1,000.00	0.00	0.00	
Total Dept 547 - CHARGEBACKS		1,000.00	0.00	0.00	
<b>TOTAL EXPENDITURES</b>		455,000.00	146,125.98	32.12	
<b>TOTAL REVENUES</b>		455,000.00	1,453.94		
<b>TOTAL EXPENDITURES</b>		455,000.00	146,125.98		
<b>NET OF REVENUES &amp; EXPENDITURES:</b>		0.00	(144,672.04)		
<b>Fund: 208 PARK/REC FUND</b>					
<b>REVENUES</b>					
208-000-665.000	REC FUND INTEREST INCOME	3,000.00	1,139.05	37.97	
208-000-699.000	REC FUND OPERATING TRANSFER IN	180,000.00	0.00	0.00	December Transfer
Total Dept 000 - OTHER		183,000.00	1,139.05	0.62	
<b>TOTAL REVENUES</b>		183,000.00	1,139.05	0.62	
<b>EXPENDITURES</b>					
208-000-801.000	REC FUND CONTRACTED SERVICES EXPENSE	130,000.00	978.94	0.75	Waiting on Millage
Total Dept 000 - OTHER		130,000.00	978.94	0.75	
<b>TOTAL EXPENDITURES</b>		130,000.00	978.94	0.75	
<b>TOTAL REVENUES</b>		183,000.00	1,139.05		
<b>TOTAL EXPENDITURES</b>		130,000.00	978.94		
<b>NET OF REVENUES &amp; EXPENDITURES:</b>		53,000.00	160.11		
<b>Fund: 285 AMERICAN RESCUE PLAN ACT (ARPA)</b>					
<b>REVENUES</b>					
285-000-528.000	ARPA FUND OTHER FEDERAL GRANTS	43,797.00	70,000.00	159.83	\$43K to Allocate
285-000-665.000	ARPA FUND INTEREST INCOME	0.00	291.20	100.00	
Total Dept 000 - OTHER		43,797.00	70,291.20	160.49	
<b>TOTAL REVENUES</b>		43,797.00	70,291.20	160.49	
<b>EXPENDITURES</b>					
285-000-852.000	ARPA FUND BROADBAND EXPENSE	105,000.00	70,000.00	66.67	Surf Wireless
285-000-854.000	ARPA FUND SIDEWALK PROJECT EXPENSE	5,000.00	0.00	0.00	Spicer
Total Dept 000 - OTHER		110,000.00	70,000.00	63.64	
<b>TOTAL EXPENDITURES</b>		110,000.00	70,000.00	63.64	
<b>TOTAL REVENUES</b>		43,797.00	70,291.20		
<b>TOTAL EXPENDITURES</b>		110,000.00	70,000.00		
<b>NET OF REVENUES &amp; EXPENDITURES:</b>		(66,203.00)	291.20		

GL NUMBER	DESCRIPTION	2023-2024 BUDGET	YTD BAL 06/30/2024	% Bdgt Used	Comments
<b>Fund: 592 SWR/WTR</b>					
<b>REVENUES</b>					
592-536-665.000	SEWER/WATER INTEREST INCOME	10,000.00	4,692.54	46.93	
592-536-665.007	SPEC ASSESS INTEREST INCOME-SEWER #7	844.00	0.00	0.00	Winter Tax Bill
592-536-665.008	SPEC ASSESS INTEREST INCOME-SEWER 8	6,555.00	17.92	0.27	Winter Tax Bill
592-536-665.009	SPEC ASSESS INTEREST INCOME-WATER 8	3,048.00	8.53	0.28	Winter Tax Bill
592-536-665.011	SPEC ASSESS INTEREST INCOME-SEWER 11	9,015.00	0.00	0.00	Winter Tax Bill
592-536-665.012	SPEC ASSESS INTEREST INCOME-WATER 11	2,628.00	0.00	0.00	Winter Tax Bill
592-536-665.014	SPEC ASSESS INTEREST INCOME-SEWER CONNEC	87.00	0.00	0.00	Winter Tax Bill
592-536-665.015	SPEC ASSESS INTEREST INCOME-WATER CONNEC	87.00	0.00	0.00	Winter Tax Bill
592-536-665.020	SEWER FARM LAND RENTAL INCOME	12,500.00	0.00	0.00	
592-536-671.000	SEWER CONNECTION FEE INCOME	0.00	20,788.00	100.00	
592-536-671.001	WATER CONNECTION FEE INCOME	0.00	14,920.00	100.00	
Total Dept 536 - SEWER/WATER		44,764.00	40,426.99	90.31	
Department: 537 CHARGES FOR SERVICES					
592-537-477.000	UTILITY BILLING SEWER USER FEES INCOME	950,000.00	263,521.91	27.74	
592-537-477.002	UTILITY BILLING WATER USER FEES INCOME	1,150,000.00	375,080.77	32.62	
592-537-694.000	UTILITY BILLING PENALTY SEWER USER	15,000.00	5,186.52	34.58	
592-537-694.002	UTILITY BILLING PENALTY & INT SEWER INC	15,000.00	5,255.58	35.04	
Total Dept 537 - CHARGES FOR SERVICES		2,130,000.00	649,044.78	30.47	
<b>TOTAL REVENUES</b>		<b>2,174,764.00</b>	<b>689,471.77</b>	<b>31.70</b>	
<b>EXPENDITURES</b>					
Department: 536 SEWER/WATER					
592-536-775.000	SEWER FUND REPAIR & IMPROVE EXPENSE	15,000.00	0.00	0.00	
592-536-801.002	SEWER FUND AUDITS/STUDIES EXPENSE	10,000.00	0.00	0.00	
592-536-972.000	SEWER/WATER CAPITAL OUTLAY EXPENSE	400,000.00	37,071.00	9.27	
Total Dept 536 - SEWER/WATER		425,000.00	37,071.00	8.72	
Department: 537 CHARGES FOR SERVICES					
592-537-726.000	UTILITY BILLING POSTAGE EXPENSE	4,500.00	1,850.00	41.11	Permit Fee/6 mo Postage
592-537-728.000	UTILITY BILLING SOFTWARE SUPPORT EXPENSE	1,000.00	0.00	0.00	
592-537-801.001	UTILITY BILLING LEGAL EXPENSE	1,000.00	0.00	0.00	
592-537-803.000	UTILITY BILLING WATER EXPENSE	800,000.00	163,810.90	20.48	
Total Dept 537 - CHARGES FOR SERVICES		806,500.00	165,660.90	20.54	
Department: 538 WWTP					
592-538-729.000	WWTP CHEMICALS EXPENSE	30,000.00	0.00	0.00	
592-538-801.000	WWTP CONTRACTED SERVICES EXPENSE	367,500.00	63,955.96	17.40	
592-538-801.001	WWTP VACTOR TRUCK EXPENSE	10,000.00	0.00	0.00	
592-538-801.002	WWTP STATION CLEANING EXPENSE	10,000.00	237.03	2.37	
592-538-801.003	WWTP MANHOLE CLEANING EXPENSE	10,000.00	0.00	0.00	
592-538-801.004	WWTP SEWER LINE CLEANING EXPENSE	10,000.00	0.00	0.00	
592-538-801.005	WWTP LABORATORY FEES EXPENSE	5,000.00	0.00	0.00	
592-538-801.006	WWTP GIS FEES EXPENSE	5,000.00	0.00	0.00	
592-538-822.000	WWTP INSURANCE & BOND EXPENSE	18,000.00	0.00	0.00	
592-538-850.000	WWTP TELEPHONE EXPENSE	4,500.00	976.01	21.69	
592-538-851.000	WWTP SCADA MONITORING EXPENSE	8,500.00	0.00	0.00	
592-538-920.000	WWTP ELECTRICITY EXPENSE	95,000.00	26,337.01	27.72	Rates & Usage Increase
592-538-922.000	WWTP NATURAL GAS EXPENSE	15,000.00	900.69	6.00	
592-538-930.000	WWTP PLANT EQUIPMENT REPAIR EXPENSE	50,000.00	995.12	1.99	
592-538-930.001	WWTP COLLECTION SYSTEM REPAIR EXPENSE	50,000.00	388.00	0.78	
592-538-956.000	WWTP MISCELLANEOUS EXPENSE	15,000.00	1,520.90	10.14	
592-538-962.000	WWTP MISS DIG FEES EXPENSE	3,500.00	0.00	0.00	
592-538-966.000	WWTP STATE OF MICHIGAN EXPENSE	3,500.00	0.00	0.00	
592-538-969.001	WWTP BIOSOLIDS REMOVAL EXPENSE	35,000.00	33,507.00	95.73	Annual
Total Dept 538 - WWTP		745,500.00	128,817.72	17.28	
<b>TOTAL EXPENDITURES</b>		<b>1,977,000.00</b>	<b>331,549.62</b>	<b>16.77</b>	





## Cash Flow Using Budgeted Revenue

<b>Sewer &amp; Water Fund Cash Flow</b>												
	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
<b>Beg. Cash Balance</b>	\$2,102,396	\$2,203,400	\$2,046,682	\$2,205,344	\$2,221,824	\$2,238,305	\$2,254,785	\$2,271,265	\$2,287,746	\$2,304,226	\$2,320,706	\$2,337,187
<b>Proj./Actual Net Rev.</b>												
592 Sewer/Water	\$101,004	(\$156,717)	\$158,662	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480
<b>Total Revenue</b>	\$101,004	(\$156,717)	\$158,662	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480	\$16,480
<b>General Fund Payback</b>												
<b>Total Payments</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Cash Balance</b>	\$2,203,400	\$2,046,682	\$2,205,344	\$2,221,824	\$2,238,305	\$2,254,785	\$2,271,265	\$2,287,746	\$2,304,226	\$2,320,706	\$2,337,187	\$2,353,667
<b>General Fund Cash Flow</b>												
	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
<b>Beginning Balance</b>	\$4,406,309	\$4,385,976	\$3,103,071	\$3,277,991	\$3,278,142	\$3,278,294	\$3,278,445	\$3,278,596	\$3,278,748	\$3,278,899	\$3,279,050	\$3,279,202
<b>Proj./Actual Net. Rev.</b>	(\$20,332)	(\$1,282,906)	\$174,920	\$151	\$151	\$151	\$151	\$151	\$151	\$151	\$151	\$151
<b>Ending Cash Balance</b>	\$4,385,976	\$3,103,071	\$3,277,991	\$3,278,142	\$3,278,294	\$3,278,445	\$3,278,596	\$3,278,748	\$3,278,899	\$3,279,050	\$3,279,202	\$3,279,353
<b>Road Fund Cash Flow</b>												
	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
<b>Beginning Balance</b>	\$688,969	\$660,969	\$645,626	\$519,178	\$260,978	\$260,978	\$385,978	\$510,978	\$710,978	\$710,978	\$710,978	\$710,978
<b>Proj./Actual Net. Rev.</b>	(\$28,001)	(\$15,343)	(\$126,447)	(\$258,200)	\$0	\$125,000	\$125,000	\$200,000	\$0	\$0	\$0	\$0
<b>Ending Cash Balance</b>	\$660,969	\$645,626	\$519,178	\$260,978	\$260,978	\$385,978	\$510,978	\$710,978	\$710,978	\$710,978	\$710,978	\$710,978
<b>Parks &amp; Rec Fund Cash Flow</b>												
	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
<b>Beginning Balance</b>	\$390,469	\$359,745	\$1,559,504	\$1,559,504	\$1,528,379	\$1,528,379	\$1,708,379	\$1,677,254	\$1,677,254	\$1,677,254	\$1,646,129	\$1,646,129
<b>Proj./Actual Net. Rev.</b>	(\$30,724)	\$1,199,759	\$0	(\$31,125)	\$0	\$180,000	(\$31,125)	\$0	\$0	(\$31,125)	\$0	\$0
<b>Ending Cash Balance</b>	\$359,745	\$1,559,504	\$1,559,504	\$1,528,379	\$1,528,379	\$1,708,379	\$1,677,254	\$1,677,254	\$1,677,254	\$1,646,129	\$1,646,129	\$1,646,129
<b>ARPA Fund Cash Flow</b>												
	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
<b>Beginning Balance</b>	\$149,280	\$149,469	\$79,571	\$79,571	\$44,571	\$44,571	\$44,571	\$44,571	\$44,571	\$44,571	\$44,571	\$44,571
<b>Proj./Actual Net. Rev.</b>	\$189	(\$69,898)	\$0	(\$35,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Ending Cash Balance</b>	\$149,469	\$79,571	\$79,571	\$44,571	\$44,571	\$44,571	\$44,571	\$44,571	\$44,571	\$44,571	\$44,571	\$44,571

# AMERICAN RESCUE PLAN ACT (ARPA)

\$39,571 remaining to allocate by the end of 2024.

## Two part proposal

The first part is to allocate the remaining amount to the sewer projects we have finished since July 1st. This allocation would satisfy the December 2024 deadline.

These include the following:

Clarifier Drain Project	\$11,971
RAS Pump	\$25,100
Scada Monitoring	\$2,500
Remaining Allocation	<u>\$39,571</u>

The second part of the proposal is to have the entire amount paid back to General Fund. It has been pointed out previously that only a small part of the Township has benefited from these projects. This would allow these funds to benefit the entire Township.

### Total ARPA Funds spent on Sewer Projects

2021-2022	\$18,405
2022-2023	\$190,080
2023-2024	\$163,581
Total Expenditures	<u>\$372,066</u>
Remaining Allocation	<u><b>\$39,571</b></u>
Total Amount	\$411,637

### Proposal motion:

I move to allocate the remaining unallocated ARPA funds to the completed Sewer projects. Additionally I move to have the Sewer/Water Fund transfer \$411,637 which is the total amount of ARPA allocated funds, to the General Fund for the benefit of the entire Township.

Howell Township  
Property Committee Meeting  
September 5, 2024

Attending: Jeff Smith, Sue Daus, Jonathan Hohenstein

**8.08 Acres - Bowen:** The Property Committee met to discuss an offer on the 8.08 acres of vacant land on Bowen Road, east of Tooley. Committee made a counter-offer and purchaser provided the attached counter-offer for \$52,000 along with the special assessments being paid off at closing in the amount of \$69,922.

**Committee recommends approval of the agreement to purchase 8.08 acres of vacant land as presented.**

Respectfully submitted,

Jonathan Hohenstein

## LAND PURCHASE AGREEMENT

This LAND PURCHASE AGREEMENT (“Agreement”) is made September 5, 2024, by and between Michael W. Wetherbee 2520 Tooley Rd., Howell, MI 48855 (“Purchaser”) and Howell Township, of 3525 Byron Rd., Howell, MI 48855 (“Seller”) as follows:

### BACKGROUND

Seller desires to sell, and Purchaser desires to purchase vacant land located in Howell Township, Livingston County, Michigan (the “Land”), which Land is owned by Seller in fee simple.

### AGREEMENT

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND CONDITIONS SET FORTH HEREIN THE PARTIES AGREE AS FOLLOWS:

1. Land. Seller agrees to sell and Purchaser agrees to purchase vacant Land located in Howell Township, Livingston County, State of Michigan, identified as Parcel ID No. 4706-22-300-047, legally described on Exhibit “A”.

2. Purchase Price. The Purchase Price shall be Fifty-Two Thousand Dollars (\$52,000.00), paid in cash in United States currency or its equivalent at closing.

3. Deposit. Purchaser hereby tenders to Seller a good faith deposit in the amount of Five Hundred Dollars (\$500.00) in the form of a certified check or cashier’s check made payable to the Seller, to be credited to the Purchase Price at the time of Closing or forfeited to the Seller as liquidated damages. This deposit is nonrefundable except as may otherwise be provided in this Agreement. Purchaser shall not be entitled to any interest earned on the deposit. **PURCHASER ACKNOWLEDGES THAT THE DEPOSIT MAY BE NON-REFUNDABLE AS LIQUIDATED DAMAGES AND IS REFUNDABLE ONLY AS PROVIDED UNDER THE TERMS OF THIS AGREEMENT.**

4. Payment of Property Taxes. Property taxes for the year of Closing shall be pro-rated as of the date of Closing on a calendar basis based upon the amount of such taxes if known at the time of Closing. Taxes will be treated as if they cover the calendar year in which they are first billed. Taxes first billed in years prior to year of Closing will be paid by Seller without proration. If any bill for taxes is not issued as of the date of Closing, the then current taxable value and tax rate and any administrative fee will be substituted.

5. Inspection Period. Purchaser will waive the inspection period.

6. Closing Deadline; Schedule. The parties agree to schedule a closing at the earliest possible time, but in no event later than thirty (30) days following the date of this Agreement. Seller and Purchaser agree to use Bell Title Insurance Company, 6910 S. Cedar St., Suite 1, Lansing, Michigan 48911, as escrow agent and closing agent.

7. Seller’s Closing Deliveries. At the Closing, Seller shall deliver to the Purchaser a Limited Warranty or Special Warranty Deed conveying to Purchaser only such title to the Land as is held by Seller, executed and acknowledged by Seller in recordable form.

8. Purchaser's Closing Deliveries. At Closing, Purchaser shall deliver to Seller the balance of the Purchase Price in the form of cash in U.S. currency or certified funds, and execute a signed Closing Statement, transfer tax declarations and state and local law reports and forms, evidence satisfactory to establish Purchaser's authority to purchase the Land and other documents as are necessary and appropriate for the consummation of this transaction by Purchaser.

9. Closing Costs. Seller will pay for the following costs of the Closing, including (i) all transfer and/or conveyance taxes, if any, assessed in connection with the Closing, (ii) the premium for the Title Policy. Purchaser will pay for the following costs of Closing, if any (iii) any Closing fee charged by the title company in connection with this transaction, (iv) any special assessments (water, sewer or otherwise) that currently are due at the time this Agreement is executed, and (v) any and all other regular and customary costs and expenses related to the Land.

10. Title. Seller will at its own expense order a commitment for an owner's policy of title insurance (the "Title Policy") within ten (10) days of the date of this Agreement. If Purchaser is not satisfied with the title to Land as shown by the Title Policy, Purchaser may cancel this Agreement within thirty (30) days after the date of this Agreement, but not thereafter, and is entitled to the return of any deposit received pursuant to this Agreement. Seller shall have no obligation to cure any alleged defects or objections to title to the Land.

11. Survey. Within ten (10) days of the date of this Agreement, Purchaser may order, at its own expense, a new ALTA survey (the "Survey") of the Land, showing the legal description of the Land, any boundary encroachments that may impact the Land, all easements affecting the Land and such other matters desired by Purchaser. If Purchaser is not satisfied with the Land as shown by the Survey, Purchaser may cancel this Agreement within thirty (30) days after the date of this Agreement, but not thereafter, and is entitled to the return of any deposit received pursuant to this Agreement. Seller shall have no obligation to cure any alleged defects or objections shown by the Survey.

12. Environmental Matters. Within ten (10) days of the date of this Agreement, Purchaser may, at its own expense, conduct such environmental site evaluations of the Land as it deems appropriate including, without limitation, a Phase I and Phase II environmental site assessment and/or a Baseline Environmental Assessment (collectively, the "Site Investigation Reports"). If Purchaser is not satisfied with the Land as shown by the Site Investigation Reports, Purchaser may cancel this Agreement within thirty (30) days after the date of this Agreement, but not thereafter, and is entitled to the return of any deposit received pursuant to this Agreement. Seller shall have no obligation to cure any alleged defects or objections shown by the Site Investigation Reports.

13. Representations of Seller. Seller hereby represents to Purchaser that to the best of Seller's knowledge, as of the date hereof and on the date of Closing, but without additional investigation by Seller:

A. Seller has the right, power and authority to enter into this Agreement and to sell the Land in accordance with the terms hereof, and Seller has granted no option or right of first refusal to any other person or entity to purchase the Land and has not entered into any contract to sell the Land as of the date of the Agreement. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Seller are and shall be duly authorized to sign the same on Seller's behalf and to bind Seller thereto.

B. Except as set forth in the Site Investigation Reports, Seller has not received any notice of, and has no knowledge of, existing violations on the Land or any portion thereof of any

zoning, building, fire, health, pollution, environmental protection, hazardous or toxic substance or waste disposal law or ordinance.

C. Seller will convey the Land to Purchaser pursuant to the Limited Warranty or Special Warranty Deed.

D. All prior due general real estate related property taxes and assessments shall have been paid when due.

E. There is no litigation, proceeding or investigation pending or, to and to Seller's officials' knowledge, threatened against or involving Seller or the Land, and Seller does not know or have reason to know of any grounds for any such litigation, proceeding or investigation, which could have an adverse impact on Purchaser or Purchaser's title to or use of the Land, either before or after Closing.

F. Seller is not a "foreign person" as that term is defined in section 1445 of the Internal Revenue Code of 1986, as amended.

G. Except as set forth in any reports obtained or provided and to Seller's officials' knowledge, the Land and Seller are in full compliance with all requirements of federal, state and local environmental, health or safety laws, regulations and administrative or judicial decrees, as amended (the "Environmental Laws"), limited only to within the time-frame from when the seller acquired the interest being conveyed and the closing of the Land to the Purchaser.

H. With the exception of the documents provided to the Purchaser and to Seller's officials' knowledge, there are no reports, studies, appraisals, engineering reports, correspondence, agreements with governmental authorities, wetland studies or reports, flood plain studies or reports and/or other written information related to the Land of which Seller is aware or that are in Seller's possession or control.

14. Representations of Purchaser. Purchaser hereby represents to Seller, which representations and warranties shall survive Closing, that as of the date hereof, and on the date of Closing:

A. Purchaser has the full power and authority to execute, deliver and perform this Agreement and all of Purchaser's obligations under this Agreement; and

B. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Purchaser are and shall be duly authorized to sign the same on Purchaser's behalf and to bind Purchaser thereto.

C. Purchaser acknowledges that the Land was obtained by Seller through foreclosure sale and may dictate that title is transferred with a covenant or special warranty deed recognizing the same.

15. Default and Remedies.

A. Purchaser's Default; Seller's Remedy. If the Purchaser fails to close on the purchase of the Land, Seller may, as its sole and exclusive remedy terminate this Agreement by giving an appropriate Notice of Default as provided below.

B. Seller's Default; Purchaser's Remedies. In the event Seller fails to timely perform any material act, or provide any material document or information required to be provided by Seller, then Purchaser shall be entitled to (i) terminate this Agreement, and (ii) seek return of the deposit.

C. Notice of Default. In the event either party declares the other to be in default, such declaration shall be in writing, with an outline of the actions required to cure such default. The recipient of such notice of default shall have 30 days to cure the alleged default.

16. Sale and Assignment of Agreement. Neither party may assign its rights or delegate its obligations under this Agreement without the consent of the other party, which consent may be withheld in such other party's sole discretion.

17. Right to Split Land. The Land may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The Seller grants to the Purchaser the right to make \_\_\_\_ division(s) under section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967. (If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the Seller; if all of the parent tract is conveyed, then all division rights are granted.) No number shall or will be inserted on the line before divisions and has been intentionally left blank.

18. Special Assessments. Purchaser acknowledges that there are Special Assessments for sewer and water against the Land that will come due for payment in the future and that are in the principal amount of \$69,922.00, exclusive of interest. Purchaser agrees to pay said Special Assessments in full at closing.

19. Miscellaneous.

A. TIME IS OF THE ESSENCE OF THIS AGREEMENT.

B. This Agreement shall be governed by and construed under the laws of the state of Michigan.

C. This Agreement supersedes all prior discussions and agreements between Seller and Purchaser with respect to the conveyance of the Land and all other matters contained herein and constitutes the sole and entire agreement between Seller and Purchaser with respect thereto. This Agreement may not be modified or amended unless such amendment is set forth in writing and signed by both Seller and Purchaser.

D. All notices, payments, demands or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served effective on the second (2nd) business day after being deposited in the United States mail, postpaid and registered or certified with return receipt requested; or when sent by private courier service for same-day delivery or one day after being sent by private courier service for next-day delivery. Notices shall be sent to the respective addresses set forth below:

To Seller:

Howell Township  
Attention: Sue Daus, Clerk  
3525 Byron Rd  
Howell, MI 48855

With a copy to:

Fahey Schultz Burzych Rhodes PLC  
Attn: Christopher S. Patterson  
4151 Okemos Road  
Okemos, MI 48864  
Phone: 517-381-0100

To Purchaser:

Michael W. Wetherbee  
2520 Tooley Rd.  
Howell, MI 48855  
954-465-7857

With a copy to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E. This Agreement shall inure to the benefit of and bind the parties hereto and their respective heirs, legal representatives, successors and permitted assigns.

F. Purchaser shall be responsible for any compensation owing to any broker or consultant that they created in connection with the transaction contemplated by this Agreement and agrees to indemnify and hold the Seller harmless against any and all liability, loss, cost, damage and expense (including, but not limited to, attorneys' fees and costs of litigation) that the Seller shall ever suffer or incur because of any claim by any such broker or consultant. These obligations will survive closing or termination of this Agreement.

G. Purchaser is aware that this Property is not subject to an agricultural lease.

H. Seller agrees to act in good faith to execute any documents reasonably requested by Purchaser for any approvals or consents in Seller's role as an owner of real estate, but this Agreement shall have no binding effect on any request for decisions, determinations, approvals, consent, governmental reviews, permits, or other governmental actions—whether an exercise of administrative or legislative authority—of any board, commission, committee, or public body of the Seller.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date first above written.

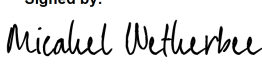
SELLER: HOWELL TOWNSHIP



By: \_\_\_\_\_

Its: \_\_\_\_\_

PURCHASER: Michael Wetherbee

By: <sup>Signed by:</sup>  
  
\_\_\_\_\_ EFEF7E56E11C44D...

Its: \_\_\_\_\_

EXHIBIT A











Legal Description of Land:

A parcel of land situated in Howell Township, Livingston County, Michigan containing approximately 8.08 acres, legally described as follows:

SEC 22 T3N R4E COMM AT W 1/4 POST TH S 89° 38' 40" E 668.56 FT FOR POB TH S 89° 38' 40" E 110.85 FT TH S 00° 21' 27" W 218.69 FT TH N 90° 00' 00" E 203.21 FT TH 41.08 FT ALG AN ARC RIGHT RADIUS 263.00 FT DELTA 08° 56' 59" CHORD BEARS N 04° 07' 03" W 41.04 FT TH N 00° 21' 27" E 176.51 FT TH S 89° 38' 40" E 66.00 FT TH S 00° 21' 27" W 176.51 FT TH 23.57 FT ALG AN ARC LEFT RADIUS 197.00 FT DELTA 06° 51' 18" CHORD BEARS S 03° 04' 12" E 23.56 FT TH N 90° 00' 00" E 222.98 FT TH S 00° 00' 00" W 534.65 FT TH N 89° 38' 40" W 600.00 FT TH N 00° 00' 00" E 733.30 FT TO POB 8.08 AC PARCEL 3 SPLIT 8/9/06 FROM -001

# SURVEY

## LEGEND

-  POWER POLE
-  ELECTRIC OUTLET
-  LIGHT POLE
-  HYDRANT
-  GATE VALVE
-  STORM INVERT
-  TELEPHONE RISER
-  GAS RISER
-  CABLE TV RISER
- SN— SANITARY SEWER
- WM— WATER MAIN
- G— GAS MAIN
- OH— OVERHEAD WIRES
- X— FENCE
-  WOOD LATH SET ON PROPERTY LINE

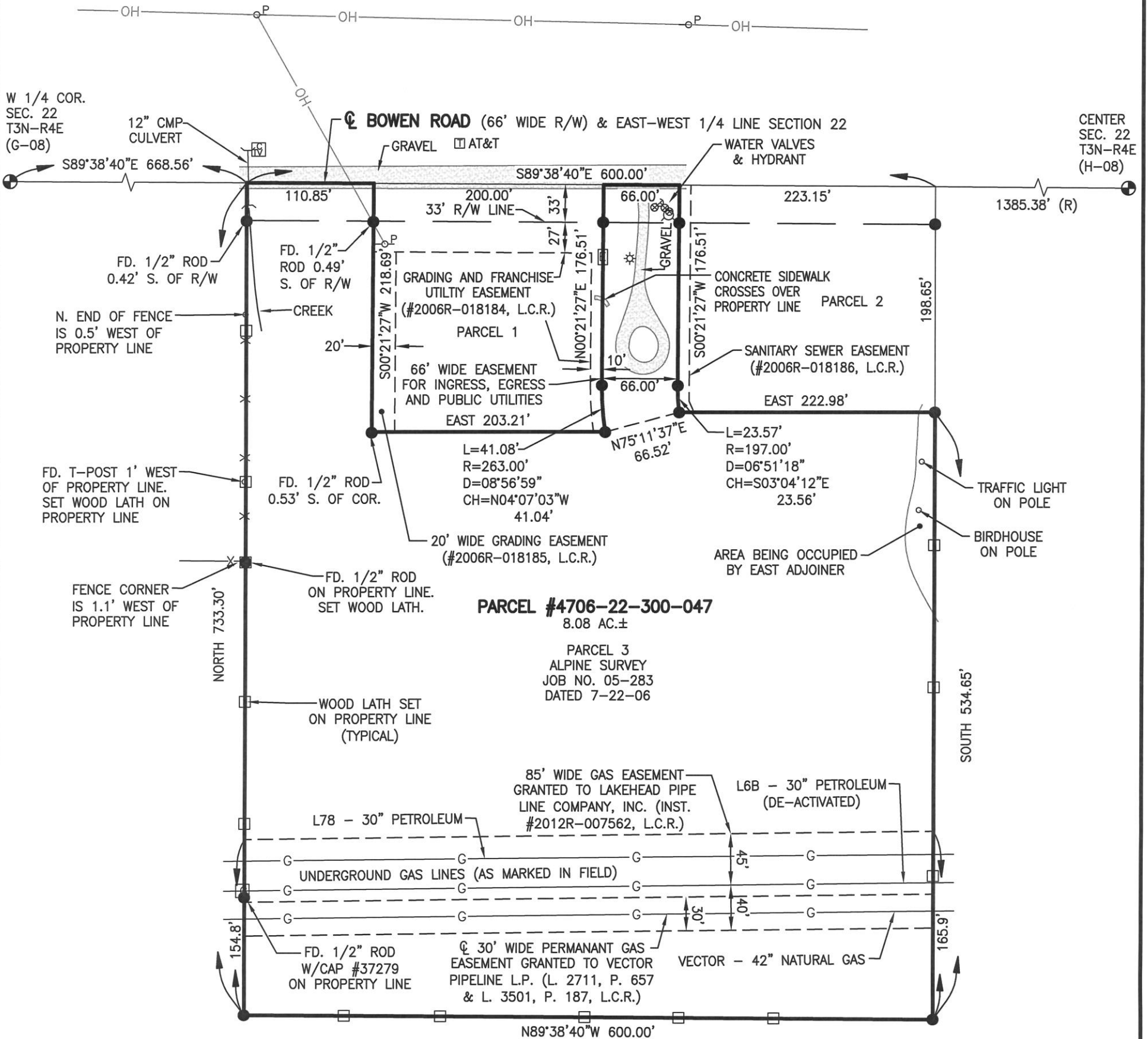
## GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM A PREVIOUS SURVEY BY ALPINE ENGINEERING, JOB NO. 05-283, DATED 7-22-06.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. THERE WAS SNOW ON THE GROUND AT THE TIME OF THIS SURVEY.

## DESCRIPTION OF PROPERTY PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. A0710658, WITH AN EFFECTIVE DATE OF NOVEMBER 23, 2016 AT 8:00 AM:

Land situated in the township of Howell, county of Livingston, and State of Michigan, described as:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 22, Town 3 North, Range 4 East 668.56 feet for point of beginning; thence South 89 degrees 38 minutes 40 seconds East 668.56 feet for point of beginning; thence South 89 degrees 38 minutes 40 seconds East 110.85 feet; thence South 00 degrees 21 minutes 27 seconds West 218.69 feet; thence North 90 degrees 00 minutes 00 seconds East 203.21 feet; thence 41.08 feet along an arc right, radius 263.00 feet, delta 08 degrees 56 minutes 59 seconds, chord bears North 04 degrees 07 minutes 03 seconds West 41.04 feet; thence North 00 degrees 21 minutes 27 seconds East 176.51 feet; thence South 89 degrees 38 minutes 40 seconds East 66.00 feet; thence South 00 degrees 21 minutes 27 seconds West 176.51 feet; thence 23.57 feet along an arc right, radius 197.00 feet, delta 06 degrees 51 minutes 18 seconds, chord bears South 03 degrees 04 minutes 12 seconds East 23.56 feet; thence North 90 degrees 00 minutes 00 seconds East 222.98 feet; thence South 00 degrees 00 minutes 00 seconds West 534.65 feet; thence North 89 degrees 38 minutes 40 seconds West 600.00 feet; thence North 00 degrees 00 minutes 00 seconds East 733.30 feet to point of beginning.



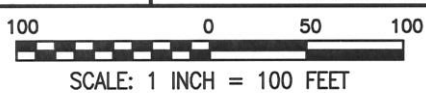
BOUNDARY SURVEY CERTIFIED TO: MICHAEL WETHERBEE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

DESCRIPTION:  
PART OF THE SOUTHWEST 1/4 OF SECTION 22, T3N-R4E, HOWELL TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

**BEBOSS**  
*Engineering*  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
800.246.6735 FAX 517.548.1670

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

CLIENT:  
WETHERBEE



- LEGEND
- = IRON SET
  - = IRON FOUND
  - ⊙ = MONUMENT FOUND
  - \* = FENCE
  - (R) = RECORDED
  - (M) = MEASURED

 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG  
1-800-482-7171 (TOLL FREE)  
FOR THE LOCATION OF UNDERGROUND FACILITIES

JOB NO. 16-434	DATE 12-21-16	CREW WP/CE/TL	DR. AEB	CHKD.
SHEET 1 OF 1	FB 572			

**HOWELL TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
RESOLUTION TO AUTHORIZE SALE OF PROPERTY  
RESOLUTION NO. 10.24.542**

At a regular meeting of the Howell Township Board, held at the Township Hall on the 7<sup>th</sup> day of October, 2024, at 6:30 p.m.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_ :

**WHEREAS**, the Township Board wishes to sell the property located in Howell Township, identified as 8.08 Acres vacant land, Parcel ID Number 4706-22-300-047 (“the Property”); and

**WHEREAS**, the Township Board finds the Property is no longer needed for public use by the Township; and

**WHEREAS**, the sale of the Property is determined to be in the best interests of the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Board of Howell Township, Livingston County, Michigan, as follows:

1. The Township Board approves the sale of the property to Michael W. Wetherbee of 2520 Tooley Road Howell, MI 48855, for the sum of Fifty-Two Thousand Dollars (\$52,000.00).
2. The Township Board authorizes and directs the Township Supervisor, the Township Clerk, or the Township Treasurer to execute such documents as are necessary to effectuate the sale of the Property.
3. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Yeas:

Nays:

RESOLUTION DECLARED \_\_\_\_\_.

STATE OF MICHIGAN            )  
  ) ss  
COUNTY OF LIVINGSTON    )

I, the undersigned, the duly qualified and acting Clerk for the Howell Township, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Howell Township Board at a meeting held on the 7<sup>th</sup> day of October 2024, and further certify that the above Resolution was adopted at said meeting.

---

Sue Daus, Township Clerk  
Howell Township

**Howell Township Board**  
**Zoning Enforcement – Discussion**

September 17, 2024

The Township has received several complaints regarding how the Township enforces the Zoning Ordinance. The majority of the issues we have heard about stem from having to file a complaint form with the Township, especially since most documents, including complaint forms, are open to Freedom of Information Act (FOIA) requests. Sometimes citizens that have received a violation will FOIA the complaint to find out who complained. Unfortunately, we have even heard of several individuals acting in a hostile way toward the person that filed the complaint.

The Township Board has directed that zoning enforcement should mainly be complaint based. The previous Zoning Administrator and Ordinance Enforcement Officer started requesting a written complaint but allowed complainants to remain anonymous. Several people have told us they wish to remain anonymous due to their neighbor's erratic behavior and the fear of retaliation.

The Board should discuss if this is how they would like to continue to enforce the Zoning Ordinance or if another method is preferable. Here are a few possible methods of zoning enforcement:

1. The benefit to continuing the complaint-based method is that it allows for a more relaxed live-let-live atmosphere. The downside is that blight can cascade and get out of control, complainants get frustrated, and hostile and bullying behavior can ensue against the complainant from the violator. Does the Board want to require a written complaint? Does the Board want to continue to allow anonymous complaints?
2. The Ordinance Enforcement Officer could drive around the Township and document any violations. This could virtually eliminate the need for citizens to file complaints except in cases where the violation cannot be seen from the road. Does the Board think this is a method of zoning enforcement that would address the concerns of our citizens and help control ordinance violations?
3. It is also possible to start enforcing the Ordinance utilizing the fly-over technology used by the Assessing Department. This is a very logical methodology but may raise more issues and anger our citizens as they feel like they are being watched.

No matter the action the Board takes toward zoning compliance, all members of Township Boards, elected or otherwise, should be mindful of the state of their own property and property uses. It is my opinion that all members should be held to the highest standards under the ordinance. It would be highly hypocritical to require our citizens to follow the ordinance while our own members are violating it.

Respectfully submitted,  
Jonathan Hohenstein

07:17 AM

Tax Roll: HOWELL TOWNSHIP  
2024

Taxing Authority	Total Billed	Total Paid	Collected
(S) STATE ED TAX - F	89,284.65	81,526.01	91.31%
(S) COUNTY ALLOCATED	1,623,342.93	1,539,073.66	94.81%
(S) FO SCHOOL OPER	24,804.85	23,483.45	94.67%
(S) LIVINGSTON ISD	1,611,909.80	1,528,233.90	94.81%
(S) STATE ED TAX - H	2,933,000.75	2,797,068.75	95.37%
(S) HO SCHOOL OPER	3,667,928.97	3,406,659.84	92.88%
(S) HO SCHOOL DEBT	1,356,450.53	1,287,467.65	94.91%
(S) STATE ED TAX	36,787.79	12,501.37	33.98%
(S) Total	11,457,080.07	10,782,910.83	94.12%

# Monthly Permit List

## Commercial Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P24-149	HOME PRO ROOFING	2790 W GRAND RIVER AVE	\$50.00	\$0.00
	<b>Work Description:</b> Re-roof - tear off and re-shingle roof.			
P24-158	REKON CORPORATION DON PARENT	4944 MASON RD	\$250.00	\$0.00
	<b>Work Description:</b> Schmuck's Brewing building and site per approved site plan			

<b>Total Permits For Type:</b>	<b>2</b>
<b>Total Fees For Type:</b>	<b>\$300.00</b>
<b>Total Const. Value For Type:</b>	<b>\$0.00</b>

## Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P24-153	WEATHER GARD WINDOWS	990 E ALLEN	\$10.00	\$0.00
	<b>Work Description:</b> Re-roof - no structural changes.			
P24-151	Lenny's Home Services	5427 ARBORETUM TRL	\$10.00	\$0.00
	<b>Work Description:</b> Re-roof - remove and shingle house "only"			
P24-159	BILLY'S ROOFING LLC	2233 ARMOND RD	\$10.00	\$0.00
	<b>Work Description:</b> Tear off and reroof complete house and attached garage.			
P24-160	HOME PRO EXTERIORS	2072 W BARRON RD	\$10.00	\$0.00
	<b>Work Description:</b> Tear off and re-shingle roof.			
P24-161	RENEWAL BY ANDERSEN	5175 FLEMING RD	\$10.00	\$0.00
	<b>Work Description:</b> window replacement.			
P24-154	PAULSON'S CONSTRUCTION, INC.	4190 MARWOOD DR	\$50.00	\$0.00
	<b>Work Description:</b> 12' x 12' covered porch addition, over-decking existing porch.			
P24-147	RAPID ROOFING	5585 MILETT RD	\$10.00	\$0.00
	<b>Work Description:</b> Re-roof - full tear off and installing new shingles on the house.			
P24-150	Hartland Electric	2950 MONTEREY CT	\$10.00	\$0.00
	<b>Work Description:</b> Replacing existing older generator with a new whole house generator.			
P24-148	MR. ROOF ANN ARBOR, LLC	968 RED CEDAR DR	\$10.00	\$0.00
	<b>Work Description:</b> Re-roof - strip and re-roof house.			
P24-157	HANSON'S WINDOWS & SIDING	988 RIVER LINE DR	\$10.00	\$0.00
	<b>Work Description:</b> Re-roof - tear off and re-roof			
P24-152	COMFORT LIVING HOMES, LLC	1022 RIVER LINE DR	\$50.00	\$0.00
	<b>Work Description:</b> Covered deck - 12' x 20' with steps.			



P24-155	MATTHEW HALL	2071 TOOLEY RD	\$75.00	\$0.00
<b>Work Description:</b> Two 24' x 32' greenhouses, 25' apart behind the rear line of the house for agricultural use.				
P24-156	MATTHEW HALL	2071 TOOLEY RD	\$50.00	\$0.00
<b>Work Description:</b> 22' above ground pool located outside the property setbacks, over 10' from the house.				
P24-146	Belfor USA	1041 WILLOW LN	\$10.00	\$0.00
<b>Work Description:</b> From fire - removing existing main level bathroom and replacing as customer request.				

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<b>Total Permits For Type:</b>	<b>14</b>
<b>Total Fees For Type:</b>	<b>\$325.00</b>
<b>Total Const. Value For Type:</b>	<b>\$0.00</b>

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<b>Grand Total Fees:</b>	<b>\$625.00</b>
<b>Grand Total Permits:</b>	<b>16.00</b>

# Code Enforcement List

10/01/2024

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Address	Owners Name	Parcel Number	Date Filed	Origin	Status
1044 DURANT DR <b>Complaint</b>	EM TCK II LLC	4706-28-401-034	09/26/2024		OPEN - COMPLANT RECEIVE
Excessive blowing noise that can be heard in Jonathan's Landing with windows and doors closed.					

**Comments**  
9.25.24 - Complaint received. Site visit to 1044 Durant Drive and Jonathan's Landing. No noise was observed. Will return on Monday morning (when noise usually starts.)  
9.30.24 - Site visit to Jonathan's Landing. Verified noise as described. Site visit to 1044 Durant Drive. All doors locked. Letter sent to owner.

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2575 W MARR RD <b>Complaint</b>	CLARKE DYLAN AND	4706-10-100-018	09/26/2024		OPEN - COMPLANT RECEIVE
Neighbor complained that the previous owners have left the property and the whole house generator has been running nonstop for a few weeks.					

**Comments**  
9.24.24 - Site visit completed, verified that generator was running. Called real estate agent regarding the complaint. They had already heard from a few neighbors and have reached out to both the sellers and the buyers about the situation.

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# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4141 W GRAND RIV <b>Complaint</b> House is neglected, building unsafe, junk in yard.	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 9.24.24 - Contacted Livingston County Building Department RE performing dangerous building inspection.					
5407 OAK GROVE RD <b>Complaint</b> Garbage outside on the lawn surrounding the house and overflowing from the garage. Garbage is attracting vermin.	RAMIREZ JUSTICE	4706-02-401-008	09/10/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE
<b>Comments</b> 9.10.24 - Complaint received. Site visit completed. Letter sent to owner and to bank.					

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
30 SANTA ROSA DR <b>Complaint</b> Owner is operating a manufacturing business in the SFR zoning district.	FAGAN SHANE	4706-33-400-050	07/02/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 7.2.24 - Reviewed information regarding Speakeasy Speed Shop. Not a permitted use in the SFR zoning district. Violation letter sent to owner. 8.1.24 - Site visit completed. No observed business activity at site. 9.4.24 - Site visit completed. Searched website and watched YouTube videos. Industrial use is continuing at this location in SFR Zoning district. Letter sent to owner. 9.30.24 - Communication from owner received, attached. Owner is requesting Township Board to modify home occupation portion of Zoning Ordinance to allow this use in SFR Zoning. Enforcement action will pause until a decision has been made.					
3265 W GRAND RIVER A <b>Complaint</b> Starting to add more parking on adjacent lot owned by MDOT without permits.	AMERICAN LEGION P	4706-28-200-010	05/21/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 4.25.24 - Received call regarding work being done by American Legion. Site visit, verified work was underway. Contacted MDOT RE approval. 5.21.24 - Site visit completed, violation still present. Sent letter to American Legion. 6.18.24 - Site visit. More work has been completed including installing gravel in excavated area and a tent and fencing has been erected next to gravel area on MDOT property. Letter sent to American Legion. 8.1.24 - Site visit completed. Tent and fencing have been removed, large pile of dirt has been removed, additional gravel parking area still on MDOT property. 9.4.24 - Site visit completed. Violation still present. Posted Notice of Violation Ticket to front door, mailed a copy of the violation. Ticket #: 0202 9.4.24 - Phone conversation with Commander Laura Goldthwait. Requested letter explaining the violation and steps moving forward. Mailed to Legion, emailed to Laura, attached. 9.12.24 - Received correspondence from Legion's attorney denying all responsibility. Documents provided to Township's attorney. Township's attorney has contacted Legion's attorney.					

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3590 W GRAND RIV <b>Complaint</b> Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT
<b>Comments</b> 5.13.24 - Violation letter to Occupant returned. 5.20.24 - Received phone call from owner. Will be preparing a site plan to take before the Planning Commission for approval. 6.20.24 - Received phone call from owner, discussed site plan requirements. 9.4.24 - Sent letter to owner RE site plan progress. 9.12.24 - Spoke to owner, Engineer has site plans almost complete. Will submit for review in the near future.					
4348 CRANDALL RD <b>Complaint</b> The front yard of the property is filled with numerous vehicles, including cars, lawn tractors, and an RV that haven't been moved in years. There is also garbage all over the property. I am tired of living next to this mess.	RITCHEY TROY AND	4706-09-400-017	05/01/2024		OPEN - COMPLANT RECEIVE
<b>Comments</b> 5.1.24 -Complaint received. Site visit completed; verified complaint, photos attached. Letter sent to homeowner. 6.18.24 - Site visit. Some clean up has been completed, violations still present. Sent letter to owner. 7.8.24 - Homeowner came in to discuss violation. Owner said they can get the property cleaned up by the end of the month; scheduled site visit. 8.1.24 - Site visit completed. No action has been completed on site. Letter sent to owner. 9.4.24 - Site visit completed. No action has been completed on site. Letter sent to owner. 9.16.24 - Owners came into the office, requested until end of October to clean up the site. Will reinspect in November.					

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
2520 BOWEN RD <b>Complaint</b> Backyard looks like a land file.	SOJA LORI A AND MO	4706-22-100-011	01/09/2024	PUBLIC - PHONE	OPEN - FIRST LETTER SENT
<b>Comments</b> 1.9.2024 Did a site visit. found junk cars and piles of junk. 1.11.2024 Sent out first letter. 1.25.2024 The owner was in the office today, said he could have the cars moved in the next two weeks, and ask for ninety days to get the rest of the yard cleaned up.  3.20.24 - Site visit. Violation still present. Owner working on getting issue resolved. Scheduled future site visit. 4.23.24 - Site visit. Work is underway. Scheduled reinspection. 5.1.24 - Additional complaint received. Site visit. Letter sent to property owner. 5.20.24 - Site visit. Work is underway. Numerous large piles of crushed concrete are on site. Scheduled reinspection as agreed upon. 6.18.24 - Site visit, spoke to owner. Most of the site has been cleaned up, owner claimed all work will be complete by July 4th. Crushed concrete is being used on the driveway. Will reinspect in July for compliance. 8.1.24 - Site visit completed. Crushed concrete is mostly distributed on the driveway, one small pile remains. Site clean-up is almost complete. 9.4.24 - Site visit completed. One pile of crushed concrete remains, clean-up of site incomplete.					

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5057 WARNER RD <b>Complaint</b> LARGE AMOUNT OF JUNK AND LITTER IN THE YARD.	HARTER EDWARD H	4706-19-200-005	03/14/2022	PUBLIC/ EMAIL	OPEN - SECOND LETTER SEN

## Comments

4.17.2023 THERE IS MORE JUNK NOW THEN THERE WAS LAST MARCH OF 2022 OR JANUARY OF 2023.

5.25.2023 I SPOKE WITH MR. HARTER HE IS STARTING TO CLEAN THE SITE UP, HE SAID THAT IT WILL TAKE SOME TIME TO GET IT ALL CLEANED UP. I WILL BEE CHECKING ON HIS PROGRESS EVERY FEW WEEKS TO MAKE SURE HE IS MAKING PROGRESS.

6.29.2023 SOME PROGRESS HAS BEEN MADE. WILL CHECK BACK IN A COUPLE OF WEEKS.

1.9.2024 did a site vist there has been no progress made on the clean up.

1.11.2024 Finial letter sent.

3.20.24 - Site visit. No remediation of issues has taken place. Photos attached.

3.25.24 Spoke to owner. Owner is working on cleaning up the property, has dumpsters being delivered, scrap is in piles and ready to be taken to the scrap yard. Has requested 3 months to get the property cleaned up. Letter sent in confirmation of agreement. Scheduled visit for June 25th.

4.23.24 - Site visit. Violation still present. Scheduled reinspection.

5.20.24 - Site visit. Work has been started. Violation still present. Scheduled reinspection.

6.18.24 - Site visit. Violation still present, no evidence of continued clean up activity. Will reinspect on June 25th as agreed.

6.25.24 - Site visit. Minimal changes to site, violation still present. Letter sent to owner.

8.1.24 - Site visit completed. Owner still working on clean-up.

9.4.24 - Site visit completed, spoke to homeowner. Owner claims to have back of property nearly complete. Dumpster to be arriving next week, neighbors helping to remove scrap in the next few days.

# Code Enforcement List

10/01/2024

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
370 N TRUHN RD <b>Complaint</b> CALLER COMPLAINED OF JUNK AND UN LICENSED VEHICLES	MUNSELL MATTHEW	4706-31-300-003	08/02/2022	PUBLIC/ PHONE	OPEN - SECOND LETTER SEN

## Comments

DID A SITE VISIT ON 8.3.2022 PICTURES ATTACHED. 4.17.2023 THERE ARE STILL SEVERAL VEHICLES AND JUNK IN THE YARD. 4.24.2023 MATT CALLED SAID WE WILL TALK WITH THE RENTER AND GET BACK WITH ME NEXT WEEK.  
5.22.2023 DID A SITE VISIT, SOME CLEAN UP HAS BEEN COMPLETED THERE ARE STILL SEVERAL TRUCK ON THE SITE THAT DO NO APPEAR TO BE IN RUNNING CONDITION.  
1.9.2024 There are still several junk trucks on site, a camper with a large hole in the side, and several other junk piles.  
1.10.2024 Finial notice sent.  
1.16.2024 Mr. Munsell was in the office. Said that the camper is still liesced., and will be getting the truck off the property. will clean up the site in the spring when the sown is gone.  
  
3.20.24 - Site visit. No work has been completed. Photos attached. Will schedule an inspection later in the spring.  
4.23.24 - Site visit. Violation still present. Scheduled reinspection.  
5.20.24 - Site visit. Violation still present. Letter sent to owner.  
5.29.24 - Spoke to owner RE letter and condition of the site. Owner claims site has been cleaned up and is ready for reinspection. 30-day noticed will not be enforced until a reinspection has been completed. Reinspection scheduled.  
6.18.24 - Site visit. Violation still present, photos attached. Called owner and discussed the violation. Owner requested all copies of photos of site.  
6.25.25 - Owner called and after review of the photos agrees that the site needs to be cleaned up further, stated that most of the work will be completed in 2 weeks. Will check status on the next round of inspections.  
8.1.24 - Site visit completed. Spoke to the renter about the remaining items to be completed. Emailed property owner RE same.  
9.4.24 - Site visit completed. Site conditions generally acceptable. Large pile of brush and debris has not been taken care of as discussed. Letter sent to owner.

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**Records: 11**

Population: All Records



## Monthly Activity Report for September 2024 – Assessing Dept/Brent Kilpela

### MTT UPDATE:

**Howell W P Acquisition Group, LLC v Howell Township:** Filed answer to appeal on July 2nd. The Michigan Tax Tribunal Prehearing General Call set for July 16, 2025, with valuation disclosure due by March 19, 2025.

### SMALL CLAIMS TRIBUNAL:

**No appeals at this time.**

### ASSESSING OFFICE:

**ASSESSOR:** The field work with the new oblique imagery started in June. We are almost through Section 13 for the Residential and Agricultural Classes. The goal is to be through Section 18 by the end of the year. This would allow us to reach our goal of 50% of the Township. The State Tax Commission recommends covering 20% of the Township every year. I started the work roll for the 2025 assessment roll. The values for the Residential Class will increase from 2024 values by close to 10%. While the Agricultural Class will go up by roughly 2%. The Commercial and Industrial Class changes will be reported later in the year.

**OTHER:** Prepared first quarter results for fiscal year 2024-2025. Attended September wastewater treatment plant meeting. Training Clerk to assume payroll duties.

DRAFT

**HOWELL TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES**

3525 Byron Road Howell, MI 48855

September 5, 2024

6:30 P.M.

**MEMBERS PRESENT:**

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Matthew Counts	Board Rep.
Tim Boal	Commissioner

**MEMBERS ABSENT:**

Mike Newstead	Secretary
Paul Pominville	Commissioner
Chuck Frantjeskos	Commissioner

**Also in Attendance:**

Township Planner Paul Montagno, Zoning Administrator Jonathan Hohenstein

Chairman Williams called the meeting to order at 6:30 pm. The roll was called. Chairman Williams requested members rise for the Pledge of Allegiance.

**APPROVAL OF THE AGENDA:**

**Motion** by Counts, **Second** by Boal, **"To approve the agenda."** Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

August 20, 2024

**Motion** by Spaulding, **Second** by Boal, **"To approve."** Motion carried.

**ZONING BOARD OF APPEALS REPORT:**

Draft minutes are included in the packet. Chairman Williams gave an overview.

**TOWNSHIP BOARD REPORT:**

Draft minutes are included in the packet.

**SCHEDULED PUBLIC HEARINGS:**

None.

**OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:**

None.

**OLD BUSINESS:**

- A. Chestnut Self Storage, PC2024-11, N. Burkhart Rd. Howell, MI 48855, Parcel # 4706-29-200-029. Final Site Plan Review.  
Planner Montagno gave an overview of the site plan from Chestnut Development. Chairman Williams inquired into the Tetra Tech letter for a private water system with one meter for the entire project. Mark Melchi, MEGA Engineering, provided a review for Chestnut Development including Road Commission concerns, Drain Commission concerns, directional boring the sewer line, REU calculation, and fence location. Commissioner Boal spoke about the look of the project from the road, the 50' setback from

Burkhart Road, landscape buffer, REU calculation from Spicer Engineering, and reviewing agencies comments. Vice Chair Spaulding spoke about REU calculation, Drain Commissioners comments and concerns for the proposed development, railroad easement, neighbors south of the railroad and obtaining easements from southern property owners for stormwater, all of the outstanding items from the reviewing agencies. Mark Melchi and Steve Gronow spoke about the railroad easement and the increase in stormwater detention on site and reducing the exit flow rate. Commissioner Counts spoke about the railroad easement, stormwater retention, stormwater issues at Chestnut Crossing, and centralized bathrooms.

**Motion** by Williams, **Second** by Boal, **“To approve final site plan review for Chestnut Self Storage, PC2024-11, Parcel # 4706-29-200-029, pending approval of the Drain Commission, Road Commission, engineering reports, Fire Marshal, and MHOG.”** Discussion followed. Motion carried.

- B. Wrangler’s Saloon Restaurant, PC2024-10, 4020 W. Grand River Ave. Howell, MI 48855, Parcel # 4706-20-201-018. Final Site Plan Review.

Planner Montagno gave an overview of the site plan from Wrangler’s Saloon. Patrick Cleary, Boss Engineering, spoke about the site plan. Commissioner Boal spoke about the patio in the setback. Vice Chair Spaulding spoke about the need to record the drainage easements and grease trap review.

**Motion** by Spaulding, **Second** by Counts, **“Approval for final site plan approval for Wrangler’s Saloon Restaurant, PC2024-10, 4020 W. Grand River, parcels 4706-20-400-004, parcel 4706-20-201-017, parcel 4706-20-201-018 contingent upon approval of the letters from Spicer, the Livingston County Drain Commissioner’s Office, Fire Marshal, and the Township Planner, and the Road Commission, and MHOG.”** Motion carried.

- C. Storage Container Ordinance – Discussion

Planner Montagno provided a brief overview of the updates requested during the last Planning Commission meeting including allowing residents to have storage containers with some guidelines and allow residents to use PODS for moving or other short-term needs. Commissioner Boal asked about allowing accessory structures in front of the residence, a limit for how far off the road accessory structures would be allowed, lot coverage percentage, and number of storage containers allowed per property. Vice Chair Spaulding brought up categorizing shipping containers the same as accessory structures and the differences between the two, limiting the number or storage containers based on acreage, subjective portions of the revisions including the foundation requirements, and screening requirements. Planner Montagno discussed that storage containers are considered outdoor storage and are currently only allowed in the Industrial Zoning District and why the Planning Commission is trying to pass an ordinance to allow them in other zoning districts. Commissioner Boals and Counts discussed separating storage containers from accessory structures in the ordinance. Chairman Williams discussed screening requirements. Commissioner Boal discussed the limit on the number of containers per property using acreage. Planner Montagno will incorporate the requested changes and bring this draft ordinance back to the Planning Commission.

- D. ADU Ordinance - Discussion

Chairman Williams discussed number of access points, and attached versus detached units. Commissioner Boal discussed the zoning implications of adding an ADU to a property in the Single Family Residential zoning district. Commissioner Counts discussed requiring the splitting of property versus keeping the unit close to the primary dwelling. Vice Chair Spaulding discussed the one-thousand square foot limit and instead restrictions using a percentage of the primary dwelling and Principal Resident Exemption and assessment implications. Commissioner Counts discussed the provision over

the number of people that can be in an ADU. Planner Montagno will incorporate the discussion points into the draft ordinance and bring it back to the Planning Commission for further discussion.

**NEW BUSINESS:**

Chairman Williams discussed alternates for the Planning Commission. Vice Chair Spaulding inquired about the document that Bob Wilson provided to the Planning Commission members before the meeting started.

**CALL TO THE PUBLIC:**

Bob Wilson, 2945 Brewer Rd.: Discussed the document provided to the Commission, disapproves of the shipping container ordinance, position of the call to the public on the agenda, preference of tiny homes to ADUs.

Shane Fagan, 30 Santa Rosa Dr.: ADU ordinance bedroom requirements, should not permit brothers and sisters sleeping in the same bedroom, discussed the document provided to the Commission by Bob Wilson and Shane's discussion with Cade Wilson; read the entire document to the Commission, discussed neighbor disputes.

Bob Wilson, 2945 Brewer Rd.: Discussed public comment at meetings and public engagement.

It was the consensus of the Planning Commission to add a discussion of the Planning Commission bylaws to the next agenda.

**ADJOURNMENT:**

**Motion** by Spaulding, **Second** by Counts, "**To adjourn the longest Howell Township Planning meeting I have ever attended.**" Motion carried. The meeting was adjourned at 9:30 p.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mike Newstead  
Planning Commission Secretary

\_\_\_\_\_  
Jonathan Hohenstein  
Recording Secretary

DRAFT

**HOWELL TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES**

3525 Byron Road Howell, MI 48855

September 24, 2024

6:30 P.M.

**MEMBERS PRESENT:**

Wayne Williams            Chair  
Robert Spaulding        Vice Chair  
Mike Newstead           Secretary  
Matthew Counts          Board Rep.

**MEMBERS ABSENT:**

Paul Pominville            Commissioner

Tim Boal                    Commissioner  
Chuck Frantjeskos        Commissioner

**Also in Attendance:**

Township Planner Paul Montagno, Associate Planner Grayson Moore, Zoning Administrator Jonathan Hohenstein

Chairman Williams called the meeting to order at 6:30 pm. The roll was called. Chairman Williams requested members rise for the Pledge of Allegiance.

**APPROVAL OF THE AGENDA:**

**Motion** by Counts, **Second** by Spaulding, with an amendment by Williams, **“To approve the agenda with the amendment to switch items 9 and 11.”** Motion carried.

**APPROVAL OF THE MEETING MINUTES:**

August 20, 2024

**Motion** by Boal, **“To approve the minutes as presented.”** Chairman Williams requested one correction, under New Business, remove alternates for the **Planning Commission**, and inserting alternates for the **Zoning Board of Appeals**. **Motion** by Frantjeskos, **Second** by Boal, **“To approve a minor edit to the meeting minutes.”** Motion carried.

**ZONING BOARD OF APPEALS REPORT:**

Draft minutes were not available for the Commission to review.

**TOWNSHIP BOARD REPORT:**

Draft minutes are included in the packet. Vice-Chairman Spaulding inquired about the engineering contract with Spicer Engineering.

**SCHEDULED PUBLIC HEARINGS:**

None.

**NEW BUSINESS:**

- A. Guided Mission Investments, PC20214-12, 1800 N. Burkhart Rd. Howell, MI 48855, Parcel # 4706-28-100-012. Temporary Use Request.  
Planner Montagno gave an overview of the temporary use permit request. Applicant Dwayne Combs gave a summary of the request and historically how the events have gone and measures they have

taken for traffic flow, traffic numbers for Castaway Café, hours of operation of Castaway and of the temporary events. Commissioner Frantjeskos inquired about parking spaces, hours of operation. Commissioner Boal inquired about historical parking, historical location of these events, signage, hours of operation.

**Motion** by Spaulding, **Second** by Newstead, **“Grant the temporary use request for Guided Mission Investments, PC2024-12, 1800 N. Burkhart Rd. Howell, MI 48855, Parcel# 4706-28-100-012 under the following conditions, that the applicant complies with conditions imposed by the Fire Marshal, that exterior signage complies with MIOSHA standards, that we also set the condition that this expires January 7, 2025.”** Motion carried.

**OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:**

A. Planning Commission Bylaws – Discussion

Commissioner Counts discussed the previous discussion about adding an additional Call to the Public to the agenda so that the public can give its input at the beginning of the meeting as well as at the end of the meeting. **Motion** by Counts, **Second** by Newstead, **“To amend the bylaws item 3 section F. insert a call to the public under agenda item 6, pushing everything else down.”** Discussion followed. Motion carried. Commissioner Spaulding inquired about special meeting costs if more than one applicant requests a special meeting, annual report to the Township Board, excused absences. Commissioner Boal discussed excused absences and notifications. It was the consensus of the Commission to bring the changes back to the next meeting for consideration and adoption.

**OLD BUSINESS:**

Planner Montagno introduced Planner Grayson Moore from Carlisle Wortman.

**CALL TO THE PUBLIC:**

Bob Wilson, 2945 Brewer Rd.: Discussed adding a second Call to the Public, the ADU ordinance, the need for tiny homes.

**ADJOURMENT:**

**Motion** by Counts, **Second** by Newstead, **“To adjourn.”** Motion carried. The meeting was adjourned at 7:20 p.m.

\_\_\_\_\_
Date

\_\_\_\_\_
Mike Newstead
Planning Commission Secretary

\_\_\_\_\_
Jonathan Hohenstein
Recording Secretary

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# HOWELL TOWNSHIP ZONING BOARD OF APPEALS

UNAPPROVED MINUTES: SEPTEMBER 17<sup>TH</sup> 2024  
3525 BYRON RD. HOWELL, MI 48855 (517-546-2817)

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**MEMBERS PRESENT:**

Ken Frenger                      Chairman  
Carol Weaver                    Vice Chair  
Jim McEvoy                      Secretary  
Jeff Smith                        Board Rep

**MEMBERS ABSENT:**

Wayne Williams PC- Rep.

## Also Present:

Jonathan Hohenstein      Zoning Administrator

Ken Frenger called the meeting to order at 6:30 p.m. The roll was called.

**APPROVAL OF AGENDA:** MOTION by Smith seconded by Weaver, “To Approve the September 17, 2024 Zoning Board of Appeals Agenda” Motion carried.

**APPROVAL OF MINUTES:** MOTION by Frenger, seconded by Weaver, “To Approve the August 20, 2024 Zoning Board of Appeals Minutes as Presented” Motion carried.

**TOWNSHIP BOARD REPORT:** Synopsis was given by Smith no questions.

**PLANNING COMMISSION REPORT:** Williams Absent no report

**NEW BUSINESS:**

**A. Public Hearing: Brandon Sacker, PZBA2024-05,  
Parcel #: 4706-13-300-003, 3300 Oak Grove Rd. Howell, MI 48855.  
Section 14.07-B Accessory Building Provisions  
Request: 50-foot variance to allow accessory building to be located in front  
of the rear line of the house.**

Staff Report: Jonathan Hohenstein

Parcel 4706-13-300-003 is a 1.190-acre site situated at the northern end of the Township on Oak Grove Road in the Single Family Residential (SFR) Zoning District. Applicant has submitted a request for a 50-foot dimensional variance to allow an accessory structure to be built in the front of the rear line of the house. The proposed 2000 square foot structure would sit north of the existing house in the side yard, 15 feet off of the northern property line, over 10 feet from the house, and over 100 feet from the front property line; all of which are within the requirements provided by the Township Zoning Ordinances. The proposed structure is depicted as having its own driveway; the applicant will be required to get approval for the driveway from the Livingston County Road Commission. Should the Township receive proof of the driveway approval prior to the meeting it will be included in the ZBA packet.

Brandon Sacker, discussed his plan. Request was made by Mr. Sacker because of DTE powerlines, location would not allow the structure location. Barn would be 40 x 50 feet, front of the Barn would be even with home and of similar design. Allowing for optimum esthetics. Jeff Smith asked questions with regard to well and septic location, and the Barn

having an individual driveway. Unidentified neighbor to the north of property said that request would not interfere with his property.

Motion to Approve: Carol Weaver, **PZBA2024-05, Parcel #: 4706-13-300-003, 3300 Oak Grove Rd. Howell, MI 48855.**Section 14.07-B Accessory Building Provisions, 50-foot variance to allow accessory building to be located in front of rear line of house. Roll call, Frenger- Yes, Weaver- Yes, Smith- Yes, McEvoy- Yes. **Motion carried 4-0.**

**B. Public Hearing: Russell Springborn, PZBA2024-06, Parcel #: 4706-25-200-048, 100 Springborn Dr. Howell, MI 48855. Section 14.35 Retention or Detention Ponds Located on Adjacent Parcels of Land: Variance to allow detention basin to be located in the 50-foot property setback.**

Staff Report: Jonathan Hohenstein

Parcel 4706-25-200-048 is an 8.242-acre site situated at the southern end of Oak Grove Road in the Neighborhood Service Commercial (NSC) Zoning District. Applicant has previously gone before the Township Planning Commission and received both preliminary and final site plan approval. After construction plan review the Township Engineer noticed that the detention basin was located inside the 50-foot property setback along Oak Grove Road. Attached is section 14.35 of the Township Zoning Ordinance. Under section 2.02 of the Zoning Ordinance detention basins are considered structures, and therefore need to be located outside of property setbacks.

“Structure. See “Building”, and in addition any manmade surface or subsurface feature or designed earth feature, other than normal finished grading for drainage purposes, including garden houses, pole barns, sheds, tents, pergolas, decks, porches, play houses, game courts, walls, trailers, septic tanks, underground storage tanks, above ground dispensing devices, among others, but not including wires and their supporting poles, towers, or frames for electrical, telephone, gas or television utilities or other public utilities located above or below ground.”

Applicant is requesting a variance from section 14.35 to allow the detention basin to be located inside the 50-foot property setback along the Oak Grove Road, a County primary road, due to site conditions including the rolling nature of the terrain and location of various easements for utilities and a County Drain.

Patrick Cleary from Boss Engineering of 3121 E Grand River Ave, Howell Michigan 48843, made a detailed presentation, on location of retention pond, how water flow would occur and the safeguards that were in place to deter overflow and flow into nearby creek and property. This was in accordance with the drain commission ordinances.

Noted that the planning commission had given preliminary and final approval of the plan per staff report. Board members raised questions. Jeff Smith stated,“ that if this was in the rear of the property there would be no need for a variance” Patrick Cleary and Russell Springborn, stated that the intention was to have the frontage to look like the Kroger entrance.

**Questions from call to public- Cindy and David Lynch.**

- Water mitigation and erosion via spill of into creek affecting 195 E Highland rd. does this impact previous studies that were approved? **NO**
- Spring thawing / snow plowing remnants is a concern. Or is this to sewer system?
- Is the retention/ detention pond only storm collection and disbursement? **YES**, Or is the wash discharge also treated into detention/ retention pond? **NO**
- Does this change the setback change any zoning requirements for 195 E. Highland rd. for future building, drainage with the pond now closer? **NO**
- Does our property now have to abide in setbacks from detention/ retention the newly relocated line provided that this variance is approved.?



- What is the sediment maintenance schedule to maintain retention volume capacity? **In compliance with Drainage Commission requirements 7-10 years cleaning.**
- The variance is for sole purposes only. No Future variance modifications / additions etc. **No**
- What impact does this have regarding the Livingston County Drain commissions original evaluation/ Report, as related to 195 E Highland rd.? **No Impact**
- What impact does this have regarding the Michigan Department of Environmental Quality evaluation/report, as related to 195 E Highland rd.? **No Impact**
- Can discharge be routed further northeast downstream creek toward rear parcel should variance be approved? **Not needed.**
- Can site be shifted north or reduced in size be the required footage to avoid the need for the variance request. If water mitigation cannot be assured with this change. **Not required**

Cindy and David Lynch were satisfied with the answers provided by Patrick Cleary and Russell Springborn

Motion to Approve: Jim McEvoy **PZBA2024-06, Parcel #: 4706-25-200-048, 100 Springborn Dr. Howell, MI 48855. Section 14.35 Retention or Detention Ponds Located on Adjacent Parcels of Land: Variance to allow detention basin to be located in the 50-foot property setback.**

Roll call, Frenger- Yes, Weaver- Yes, Smith- Yes, McEvoy- Yes. **Motion carried 4-0.**

**OLD BUSINESS: None**

**OTHER BUSINESS: None**

**CALL TO THE PUBLIC: No Response.**

**ADJOURNMENT: Meeting adjourned at 7:30 P.M.**

Approved: \_\_\_\_\_

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

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

As Corrected: \_\_\_\_\_

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

\_\_\_\_\_

Jim McEvoy, Secretary

Howell Township  
Wastewater Treatment Plant Meeting  
Meeting: September 18, 2024 10 am

Attending: Greg Tatara, James Aulette, Sue Daus, Brent Kilpela, Jonathan Hohenstein

Please see the attached report for details on the plant operation.

**Scum Drains Project:** The clarifier scum drains project has been completed and the scum troughs are working as originally designed moving the material away from the clarifiers. Several sections of concrete needed to be removed as part of the project. A quote is included to replace these sections. Project amount fell under the approval threshold of the committee and was approved.

**Influent Channel Lining:** The influent channel lining has started peeling away in one section. ART has been contacted and will be out to remove the section and fix it.

**Tracking Pump Station Performance:** Greg and James have been tracking the performance of the pump stations. This helps them keep track of pumps that need service or need to be replaced and it can be a big indicator of infiltration. Stations that have large spikes during wet periods are strong indications of water infiltration. Greg and James are planning on fixing some of the worst spots next year.

Respectfully submitted,  
Jonathan Hohenstein

# Howell Township Monthly Wastewater Operations Report



Clarifier Drain Line Installation

*August 2024*

# Howell Township Plant Operations

## Summary

Please find in this report details that describe the monthly operating characteristics and the performance of the wastewater treatment plant, as well as any other noteworthy items that occurred in August.

During the last month of operations, we treated **10.87MG** of wastewater with no permit violations.

All preventative maintenance was completed at the plant.

August 27<sup>th</sup> the WWTP lost power during a storm. The backup generator ran the WWTP for the night. Power returned the next day.

D'Angelo Brothers completed the the drain line on the scum pit. They ran approximately 170 ft. of 6" PVC pipe to the recycle flow manhole to allow the scum pits to drain.

Operators had to launch boat in the aeration basin to complete work on a couple broken air diffusers.

The lining in the influent channel started peeling at the top of the channel. We contacted ART to let them know. ART said they will be in the area working next month and will stop by to fix it. This will be covered under the warranty.

## Process Summary

### EQ Tank

- Operating North Tank
- 5 broken gate valves

### Influent Sampler

- Normal Operation

### Headworks

- Normal Operation

### FeCl<sub>2</sub> Chemical Room

- Normal Operation

### **Aeration Basin**

- Fixed Broken Air Diffusers

### **Junction Chamber**

- Normal Operation

### **RAS Building & Clarifier**

- D'Angelo completed the Scum Pit Drain Line

### **Sand Filters**

- Normal Operation

### **Post Aeration**

- Normal Operation

### **UV System**

- UV Cords Chewed Up by Critters

### **Recycle Pump Station**

- Normal Operation







South Clarifier Scum Beach Draining



# CONCRETE CONSTRUCTION, INC. Proposal

**CONCRETE CONSTRUCTION, INC.**  
**P.O. BOX 256**  
**HOWELL MI 48844**  
**517-223-7594**  
**517-223-8422 fax**

09/11/2024

Good For:30 Days  
**PROJECT**

0

We propose to furnish all material and perform all labor necessary to complete the construction of the following listed items and quantities:

		QUANT.	UNIT PRICE	PRICE
CONCRETE MEZZANINE	SQ. FT.	0	\$0.00	\$0.00
4" CONCRETE FLOORS	SQ. FT.	0	\$0.00	\$0.00
6" CONCRETE FLOORS	SQ. FT.	0	\$0.00	\$0.00
8" CONCRETE FLOORS	SQ. FT.	0	\$0.00	\$0.00
4" NON REINFORCED SIDEWALK	SQ. FT.	335	\$13.43	\$4,497.89
4" CONCRETE S/W & CURB	SQ. FT.	0	\$0.00	\$0.00
6" CONCRETE PAVING	SQ. FT.	0	\$0.00	\$0.00
F-4 CURB AND GUTTER	LN. FT.	0	\$0.00	\$0.00
B-2 CURB AND GUTTER	LN. FT.	0	\$0.00	\$0.00
M-OPENING	LN. FT.	0	\$0.00	\$0.00
TRUCK WELL	SQ. FT.	0	\$0.00	\$0.00
			Total	\$4,497.89

Because of the volatility of materials this price is only good for budget only and may change certain materials may not be available at time of construction or may increase because of supply shortages.

**PLEASE READ SCOPE OF WORK AND ALL EXCLUSIONS TO ENSURE EVERYTHING IS INCLUDED IF SOMETHING IS MISSED OR NOT INCLUDED PLEASE ADVISE IMMEDIATELY ANY CONTRACT WILL HAVE TO INCLUDE THIS SCOPE Included**

Form and place sidewalk  
 One coat of curing compound  
 Broom finish all exterior concrete  
 Sawcut and remove 1' concrete walk at door to repair stoop  
 Sawcut and remove other adjoining concrete in disrepair

**Excluded**

Permits and or testing  
 Repairs of any unforeseen circumstance hidden under existing  
 Sub grade material                      Layout for alignment or elevation  
 Foundations                                Barricades  
 Demolition                                 Temporary lighting  
 Extreme Hot or Cold weather conditions  
 Back filling and or compacting trenches from other trades

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of..... \$4,497.89     Dollars

Payments to be made as follows: NET, TENTH OF THE MONTH FOLLOWING COMPLETED WORK (PARTIAL OR FULL) RETENTION'S HELD OVER 60 DAYS FROM COMPLETED WORK WILL BE SUBJECT TO A FINANCE CHARGE OF 12% ANNUAL INTEREST RATE AND THE AMOUNT SHALL BECOME APART OF THIS AGREEMENT.

Contractor's signature: \_\_\_\_\_ Date:

Work shall not commence without a signed agreement and copy of Notice Of Commencement.

Acceptance of proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: \_\_\_\_\_ Date:



## Sidewalk Replacement





1.8







## Howell Township Pump Stations

### Summary

Pump Stations were checked weekly and lawn has been mowed.

Air Release structures were inspected last month. I have included a picture of an air release structure with bad infiltration. After we complete manhole inspections this fall we will get a list together of infiltration structures and get a quote to fix them.

On August 27<sup>th</sup> we had 4 stations lose power because of a storm. 2 stations had onsite generators. The other 2 stations we had to set up portable generators. Pump Station 77 wiring was messed up in the transfer switch and would not let the generator run the pumps. We were able to correct the wiring in the transfer switch and get the pumps running. The power outage lasted about 48 hours.

### PS-70

- New Pump came in from Kennedy

### PS-71

- Normal Operations

### PS-72

- Normal Operations

### PS-73

- Normal Operations

### PS-74

- Normal Operations

### PS-75

- 8/27 Power Outage
- VFD Faulted out during outage and had to be reset

### PS-76

- 8/27 Power Outage

**PS-77**

- 8/27 Power Outage
- Ran Portable Generator
  - Wiring was wrong in transfer switch

**PS-78**

- 8/27 Power Outage
- Ran Portable Generator







Pump Station 73  
Howell Township  
September 2024

Date	Time	Initials	Pump 1	Pump 2	Pump 3	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours #3	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	AVG RUNTIME / DAY PUMP 3	KWH Net	Generator Net	Comments
8/5/2024	1:25 PM	wd		1016.6	680.8	3795	626	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	4.5	4.6	171.4	7.1	0.000	0.630	0.644	6.0	0.4	
8/12/2024	1:35 PM	bc		1020.8	685.0	3801	626	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	FULL	0.0	4.2	4.2	168.2	7.0	0.000	0.599	0.599	6.0	0.4	
8/19/2024	9:47 AM	sl		1024.4	688.8	3807	626	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	3.6	3.8	164.2	6.8	0.000	0.526	0.555	6.0	0.4	
8/26/2024	9:40 AM	bo		1028.3	692.8	3813	627	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	3.9	4.0	167.9	7.0	0.000	0.558	0.572	6.0	0.4	
9/3/2024	10:00 AM	wd		1032.6	697.1	3820	627	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	4.3	4.3	192.3	8.0	0.000	0.537	0.537	7.0	0.4	
9/9/2024	9:58 AM	sl		1035.5	700.0	3825	628	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	0.0	2.9	2.9	144.0	6.0	0.000	0.483	0.483	5.0	0.4	
																			Average 2023	0.0	12.6	9.3								

Repaired Pumps

Pump Station 74  
Howell Township  
September 2024

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments			
8/5/2024	1:10 PM	wd	145.9	161.0	347.0	2396	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	NO	50%	1.7	1.5	171.4	7.1	0.238	0.210	4.0	1.0			
8/12/2024	1:55 PM	bc	147.5	162.6	351.0	2397	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	NO	50%	1.6	1.6	168.8	7.0	0.228	0.228	4.0	0.8			
8/19/2024	9:31 AM	sl	148.7	163.8	354.0	2397	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	NO	50%	1.2	1.2	163.6	6.8	0.176	0.176	3.0	0.8			
8/26/2024	9:30 AM	bo	149.9	165.2	358.0	2398	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	NO	50%	1.2	1.4	168.0	7.0	0.171	0.200	4.0	0.7			
9/3/2024	9:30 AM	wd	151.4	166.3	362.0	2399	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	NO	50%	1.5	1.1	192.0	8.0	0.188	0.138	4.0	1.0			
9/9/2024	9:23 AM	sl	152.3	167.3	365.0	2400	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	NO	50%	0.9	1.0	143.9	6.0	0.150	0.167	3.0	1.0			
																			Average 2023	1.4	1.2	✓								

Pump Station 75  
Howell Township  
September 2024

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Fuel/Gas Net	Comments		
8/5/2024	12:50 PM	wd	929.0	2706.6	3004	895	4148	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	4.5	4.2	171.4	7.1	0.630	0.588	7.0	0.6	4.0		
8/12/2024	2:30 PM	bc	933.3	2710.8	3011	895	4150	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	4.3	4.2	169.7	7.1	0.608	0.594	7.0	0.4	2.0		
8/19/2024	9:17 AM	sl	937.3	2714.6	3018	896	4153	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	4.0	3.8	162.8	6.8	0.590	0.560	7.0	0.4	3.0		
8/26/2024	9:10 AM	bo	941.4	2718.5	3025	896	4155	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	4.1	3.9	167.9	7.0	0.586	0.558	7.0	0.4	2.0		
9/3/2024	9:00 AM	wd	946.2	2722.9	3033	897	4159	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	4.8	4.4	191.8	8.0	0.601	0.550	8.0	0.6	4.0		
9/9/2024	9:10 AM	sl	949.7	2726.2	3039	897	4163	NO	NO	YES	YES	NO	NO	YES	NO	NO	NO	NO	3.5	3.3	144.2	6.0	0.583	0.549	6.0	0.6	4.0		
																			Average 2023	3.9	3.7	✓							



Pump Station 76  
Howell Township  
September 2024

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments	
8/5/2024	12:45 PM	wd	3354.8	2718.5	7952	600	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	4.9	4.9	171.5	7.1	0.686	0.686	171.0	0.5	
8/12/2024	2:15 PM	bc	3359.8	2723.8	8146	600	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	5.0	5.3	169.5	7.1	0.708	0.750	194.0	0.4	
8/19/2024	9:08 AM	sl	3364.4	2729.0	8325	600	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	4.6	5.2	162.9	6.8	0.678	0.766	179.0	0.3	
8/26/2024	8:50 AM	bo	3369.3	2734.5	8517	601	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	4.9	5.5	167.7	7.0	0.701	0.787	192.0	0.3	
9/3/2024	8:50 AM	wd	3374.9	2740.4	8729	601	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	5.6	5.9	192.0	8.0	0.700	0.738	212.0	0.6	
9/9/2024	9:02 AM	sl	3379.0	2744.9	8901	602	NO	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	FULL	4.1	4.5	144.2	6.0	0.682	0.749	172.0	0.5	
																		Average 2023	4.9	5.1	✓						

Pump Station 77  
Howell Township  
September 2024

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Comments	
8/5/2024	12:35 PM	wd	389.3	545.0	20557	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.4	0.3	171.6	7.1	0.056	0.042	39.0		
8/12/2024	2:45 PM	bc	389.6	545.3	20594	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.3	170.2	7.1	0.042	0.042	37.0		
8/19/2024	8:53 AM	sl	389.9	545.5	20630	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.2	162.1	6.8	0.044	0.030	36.0		
8/27/2024	8:45 AM	bo	390.2	545.9	20668	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.3	0.4	191.9	8.0	0.038	0.050	38.0		
9/3/2024	9:15 AM	wd	391.3	546.2	20702	NO	NO	YES	YES	NO	NO	NO	NO	NO	1.1	0.3	168.5	7.0	0.157	0.043	34.0		
9/9/2024	8:54 AM	sl	391.5	546.3	20735	NO	NO	YES	YES	NO	NO	NO	NO	NO	0.2	0.1	143.7	6.0	0.033	0.017	33.0		
															Average 2023	0.3	0.3	✓					

Pump Station 78  
Howell Township  
September 2024

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Comments	
8/5/2024	2:00 PM	wd	1812.7	1946.6	17872	NO	NO	YES	YES	NO	NO	NO	NO	NO	11.0	11.5	171.0	7.1	1.544	1.614	388.0		
8/12/2024	1:20 PM	bc	1824.0	1958.3	18264	NO	NO	YES	YES	NO	NO	YES	NO	NO	11.3	11.7	167.3	7.0	1.621	1.678	392.0		
8/19/2024	10:42 AM	sl	1833.7	1968.5	18612	NO	NO	YES	YES	NO	NO	YES	NO	NO	9.7	10.2	165.4	6.9	1.408	1.480	348.0		
8/26/2024	10:40 AM	bo	1843.6	1978.7	18964	NO	NO	YES	YES	NO	NO	YES	NO	NO	9.9	10.2	168.0	7.0	1.415	1.457	352.0		
9/3/2024	10:25 AM	wd	1856.9	1987.9	19280	NO	NO	YES	YES	NO	NO	YES	NO	NO	13.3	9.2	191.8	8.0	1.665	1.151	316.0		
9/9/2024	10:18 AM	sl	1865.1	1996.3	19571	NO	NO	YES	YES	NO	NO	YES	NO	NO	8.2	8.4	143.9	6.0	1.368	1.401	291.0		
															Average 2023	9.6	10.5						

I/I Apparent - lower Dry Weather



# Air Release Inspections September 16, 2024


## Air Release Inspection - 2024

### Air Release Inspection 2023

Inspection Status

Filter By Inspection Status

Not Inspected



■ Inspection Passed 19  
■ Inspection Failed 8  
■ Not Inspected 8

1 of 54

Air Release Inspection

**Air Release Inspection: SAR-0077**

Air Release ID: SAR-0077

Air\_Release\_Flushed: No

Air\_Release\_Valve\_Changed: No

Field Comments:

Final Test: Pass

Initial Test:

Inspection Date: 7/31/2024, 2:34 PM

Maintenance Required: No

Last edited by mhog\_field on 7/31/2024, 10:35 AM

Last Inspected Valve

Last update: 16 seconds ago

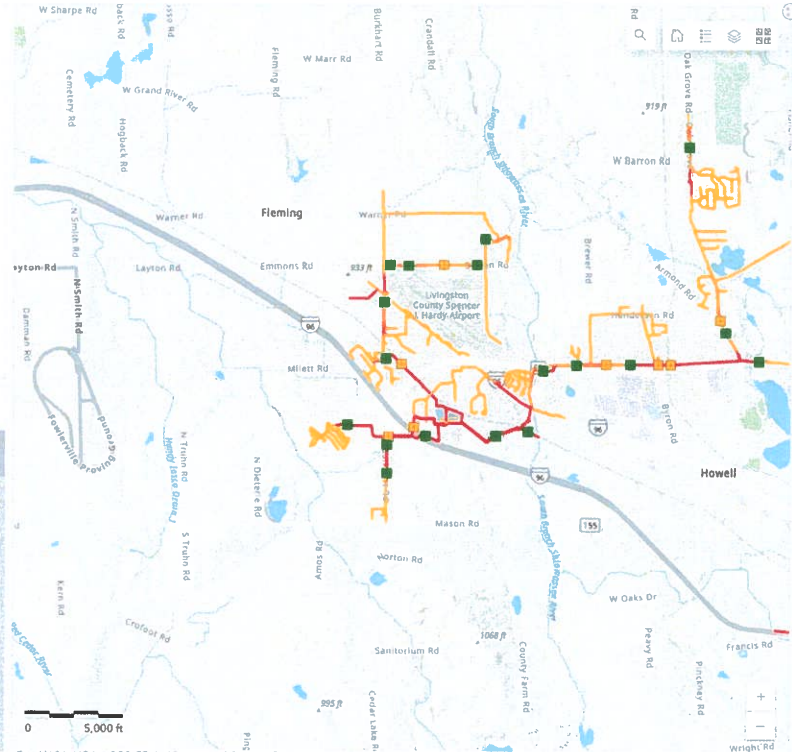
- HSAR-0001 8/1/2024, 12:43 PM
- HSAR-0004 8/25/2024, 9:18 AM
- HSAR-0005 8/1/2024, 9:43 AM
- HSAR-0006 8/27/2024, 9:29 AM
- HSAR-0007 8/2/2024, 1:00 PM
- HSAR-0008 8/2/2024, 1:34 PM
- HSAR-0009 8/27/2024, 1:26 PM

Last update: 16 seconds ago

Last Inspection Reports

Last update: 24 seconds ago

- SAR-0077** 7/31/2024, 2:34 PM
- SAR-0112** 7/3/2024, 1:36 PM
- SAR-0082** 8/20/2024, 10:11 AM
- SAR-0100** 8/20/2024, 10:16 AM
- SAR-0101** 8/20/2024, 10:23 AM
- SAR-0102** 8/20/2024, 10:40 AM
- SAR-0078** 8/20/2024, 10:53 AM
- SAR-0077** 8/20/2024, 11:01 AM

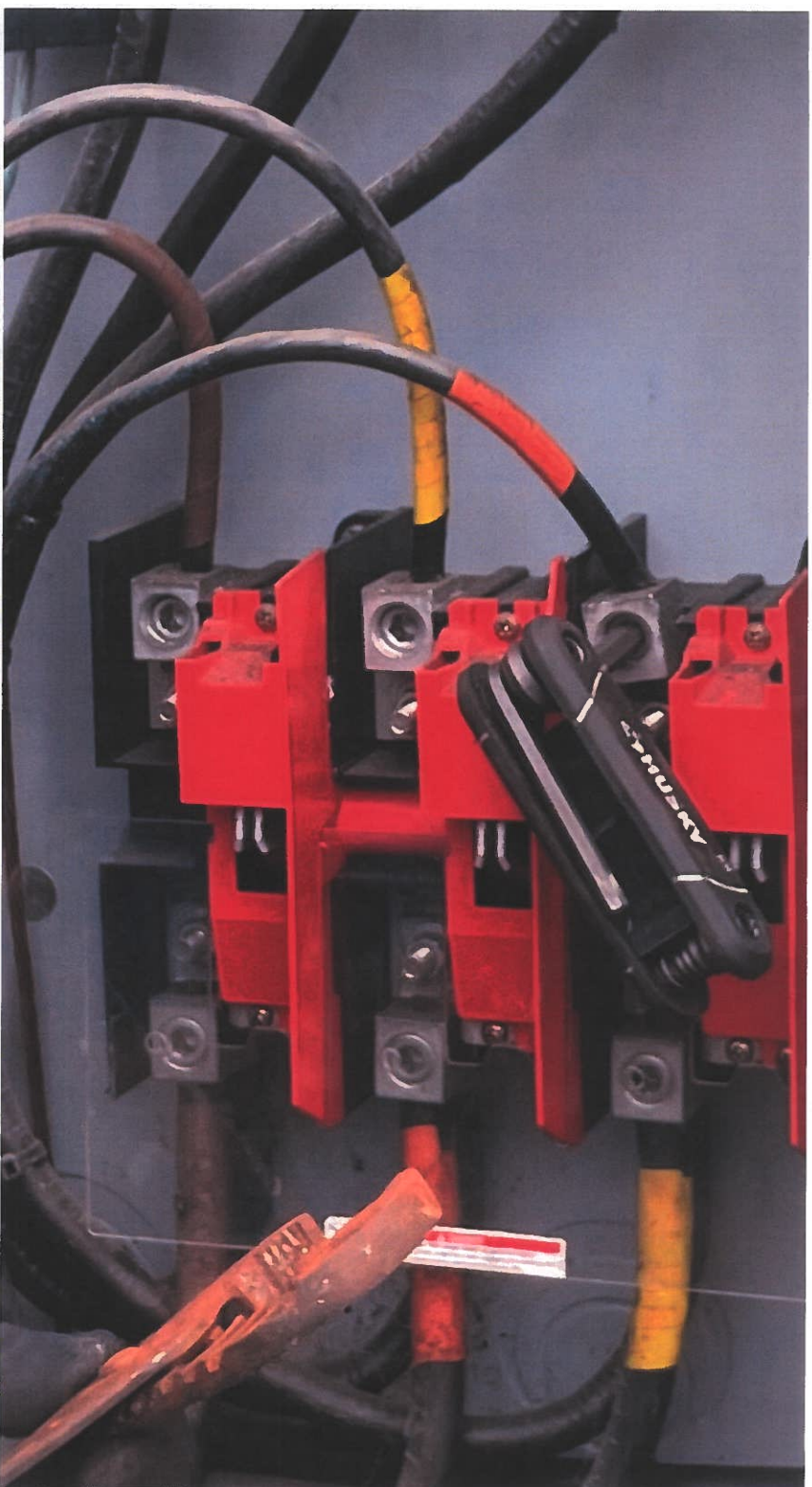
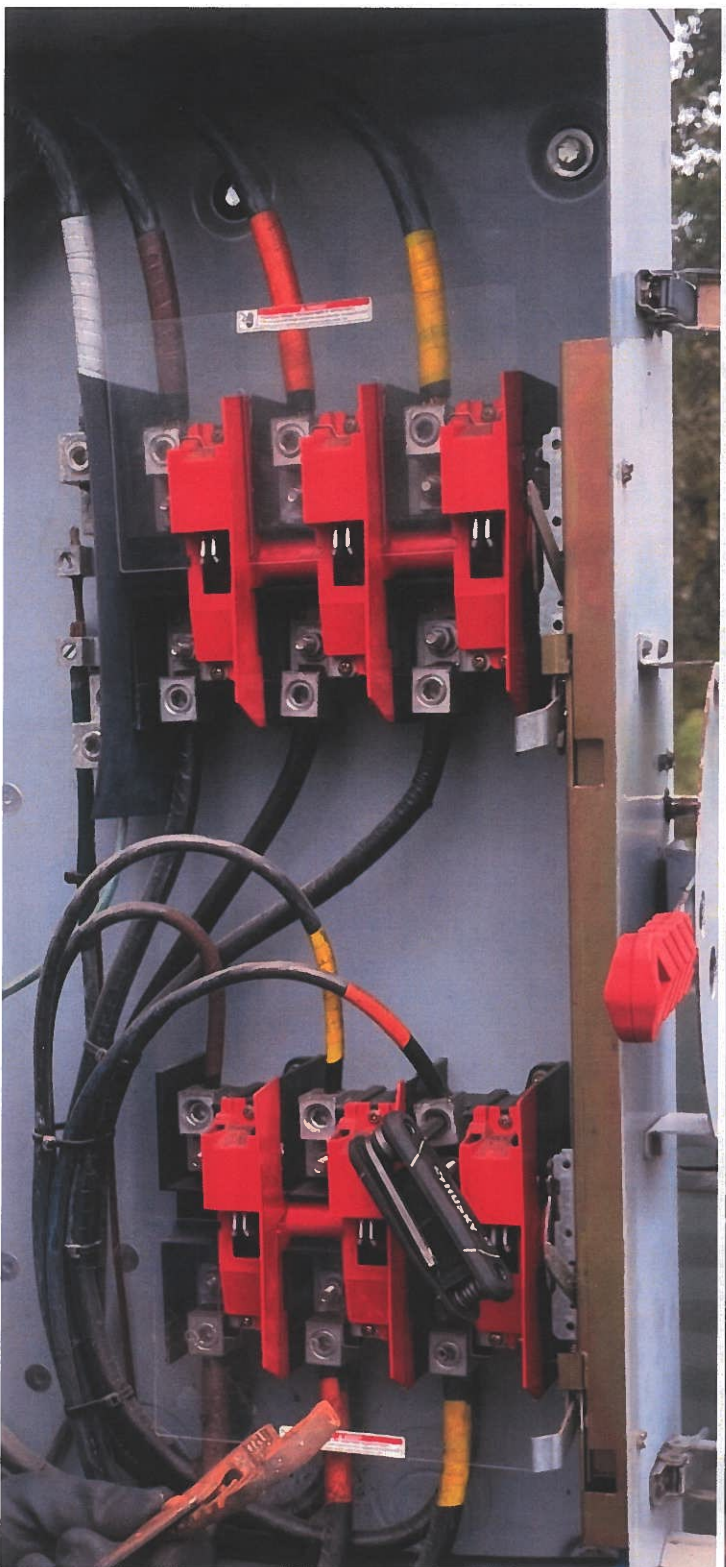


Map showing inspection points (green and orange squares) overlaid on a map of the area. The map includes roads like W Grand River Rd, W Barron Rd, and W Oakes Dr. A scale bar indicates 0 to 5,000 feet.

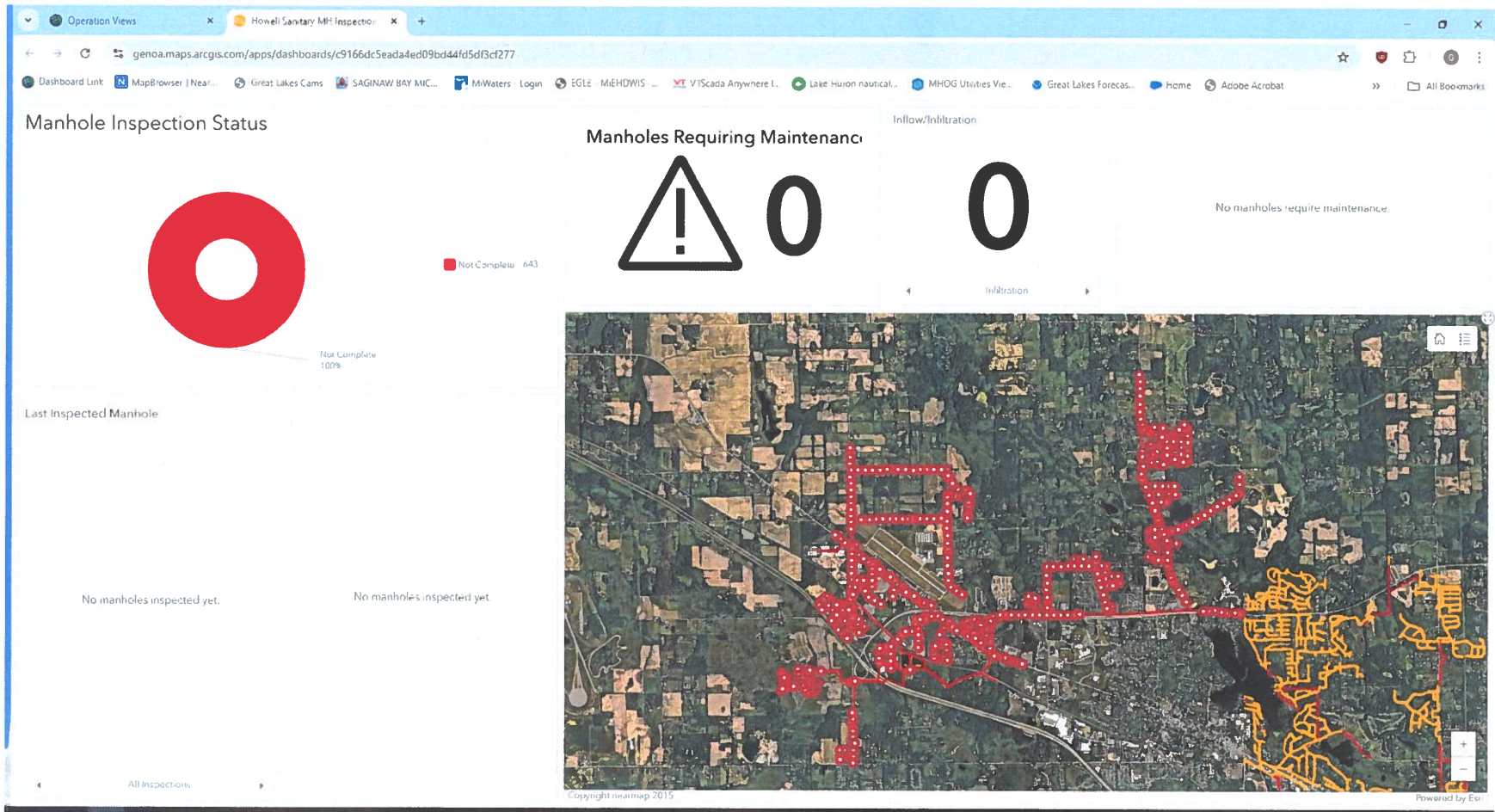








# Manhole Application





**Howell Township**  
**Updated Capital Improvement Plan Summary**  
**Updated 09/16/24**

Active CIP and Significant Repairs In Progress					
No.	Project Description	Priority	Initial Estimate	Revised Estimate	Update
1	WesTech North Clarifier Upgrade and New RAS Pump	High	\$450,000	\$321,988	Completed Drain Lines. Submittal drawings from WesTech were modified and resent. February likely delivery. Cost from FHC to repair north clarifier to emergency operation approved. Pump is ordered, September expected arrival week of September 16 or 23
2	Second Septage / Return Pump Station Pump	Moderate	\$10,000	TBD	Still have plus 1 pump working, hold on this project.
3	Spare Pump for Station 70	High	\$26,255	\$19,825	Pump is Ordered
<b>Total</b>			<b>\$460,000</b>	<b>\$341,813</b>	

## Director's Report: September 2024

As we move into the final quarter of 2024, Howell Recreation continues to build on the momentum created earlier this year. Our efforts are focused on key priorities, including maintaining program quality, expanding community engagement, and ensuring financial sustainability through the upcoming millage vote. This report outlines recent developments, ongoing initiatives, and areas of focus for the coming months.

### Program Updates

- **Fall Program Launch:** Our fall programming is now fully underway, with strong community participation in youth soccer with around 700 participants, The Hive is open for the new school year, the 9/11 Remembrance 5k and of course The Legend of Sleepy Howell/ Headless Horseman.
- **Senior Programming:** Participation in our senior programming continues to grow particularly in our travel programs. This fall we are offering a trip to the Detroit Parade Company right before the Thanksgiving Day Parade so our seniors will be able to get a sneak peek of all the new floats

### Millage Campaign

Starting September 23<sup>rd</sup> we will begin a new segment on social media called Millage Monday. We will use this time and platform to address in more detail the area of the millage and misconceptions to help educate the community more. Below is the list of dates and topics. Please let me know if there is something you do not see.

- **Millage Monday Updates:** Our Millage Monday communications strategy is fully implemented, with updates scheduled through October. These weekly updates include:
  - 9/23 – Re-introducing the Howell Rec Millage
  - 9/30 – How Howell Recreation is currently funded / Why a Millage is Needed
  - 10/7 – What We Do Vs. What We Don't Do
  - 10/14 – Millage Benefits For Residents
  - 10/21 – Pass/Fail Chart
  - 10/28 – Explaining How the Authority Works / The Voting Process and the consequences if the millage fails.

Again, the goal is to educate the public on how the millage will support our current and future operations, focusing on transparency and the long-term benefits for all five municipalities.

- **Community Engagement:** We have our amazing Play Grow Belong Signs and NOW T-shirts available for order. We have already given out around 20 yards signs in just 2 days.

### Financial Overview

- **Budget:** Our overall budget remains stable despite the ongoing challenges of inflation and rising operating costs. We are entering into that slower revenue period of the year and just finished that time of year we see money go out with Melon Festival and the Grand Experience. We are in the process of building 3 budget scenarios that will prepare us for November.

**Budget A: Millage Passes**

**Budget B: Millage Fails but ALL municipalities continue**

**Budget C: Millage Fails but NOT ALL municipalities continue**

One thing that will be considered in all these budgets is the minimum wage increase that will be affecting us come February 2025.

### **Final Thoughts:**

Howell Recreation is entering a pivotal time as we approach the millage vote in November. Our focus remains on delivering high-quality, inclusive programs while ensuring the long-term sustainability of our organization. I am confident that with the continued support of the board, our staff, and the community, we will successfully navigate the challenges ahead and continue providing valuable services to the people we serve.



**Howell Area Parks & Recreation Authority**  
Oceola Community Center

Regular Board Meeting Minutes

August 27, 2024

**Call to Order**

Chair Diana Lowe called the meeting to order at 6:30 pm.

**Attendance**

**Board Members:** Chair Diana Lowe, Vice Chair Terry Philibeck, Secretary Nikolas Hertrich, Treasurer Tammy Beal, Trustee Sue Daus

**HAPRA Staff:** Director Tim Church, Jen Savage, Kyle Tokan, and Nikki Wattles

**Public:** None Present

**Call to the Public**

None

**Approval of Consent Agenda**

Vice Chair Terry Philibeck made a motion to approve the consent agenda, supported by Treasurer Tammy Beal. **Motion carried 5 – 0.**

**Approval of Regular Agenda**

Secretary Nikolas Hertrich made a motion to approve the regular agenda, supported by Vice Chair Terry Philibeck. **Motion carried 5 – 0.**

**Discussion/Approval – Resolution 24-4 HAPRA FOIA Policy**

Director Church provided a brief overview of the proposed HAPRA FOIA Policy. HAPRA does not currently have a FOIA policy and had previously followed the City of Howell's. With a millage on the August and November Ballots it was determined that now would be a good time develop a policy for the Authority. Attorney Gormley drafted Resolution 24-4 based on Marion Township, Genoa Township, and the City of Howell's policies. A



motion to approve Resolution 24-4 HAPRA FOIA Policy was made by Vice Chair Terry Philibeck and supported by Treasurer Tammy Beal. **Roll Call Vote: Treasurer: Tammy Beal – Yes, Trustee: Sue Daus, Vice Chair: Terry Philibeck – Yes, Chair: Diana Lowe – Yes, Secretary: Nikolas Hertrich – Yes. Motion carried 5 – 0.**

### **Discussion – November Millage**

Director Church shared with the Board an update on the upcoming millage. Approach to support the passing of the proposed millage will be similar to that implemented for August. Discussions will be blunt and transparent with facts while trying to remain positive. There will be a focus on impacts on the community if the millage does not pass. Although the August effort passed in four of the five communities the message will still be shared in all five participating townships/city. There is the potential that the failed August attempt has provided a better understanding of the consequences of the millage not passing in November.

### **Staff Reports**

- a. Upcoming Events & Programs:
  - i. Fall soccer has started, first games were played on Saturday August 24<sup>th</sup> with just under 700 players registered. Girls' basketball will begin at the end of September and beginning of October.
  - ii. Jen Savage provided a brief update on the Melon Fest. The numbers have not been finalized however staff is pleasantly surprised with attendance and participation given the less than ideal weather. The melon run had ~720 participants which is slightly less than last year and there was only one unhappy food vendor. It was noted that the festival tent was busy both Friday and Saturday nights. Final numbers are expected to be available for the September Board meeting.
- b. Maintenance:

Kyle Tokan informed the Board that floor maintenance and parking lot crack sealing and striping has been completed. The company that was contracted for the sealing and striping was responsive and good to work with. Repairs to the drinking fountains have been made.

### **Old Business**

Chair Diana Lowe informed the Board that quotes to repair the soccer field drainage issues at the Genoa Township Hall came in at \$59,000. Because of the high cost this issue has been tabled until after the November election.

Bill Bamber recently passed and the service was held at Chemung Hills last week.

Oceola Township Supervisor Sean Dunleavy's son is doing better following a recent accident.

### **New Business**

None

**Next Meeting**

Regularly Scheduled HAPRA Meeting - Tuesday, September 17, 2024, at 6:30 pm at Oceola Community Center.

**Adjournment:**

A motion to adjourn the meeting was made by Treasurer Tammy Beal and supported by Vice Chair Terry Philibeck at 6:55 pm. **Motion carried 5-0**

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Approved

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Date

Respectfully Submitted by: Nikolas Hertrich, Secretary

DRAFT

REVENUE AND EXPENDITURE REPORT FOR HOWELL AREA PARKS AND RECREATION

Balance As of 08/31/2024

GL Number	Description	2024 Amended Budget	YTD Balance 08/31/2024	Activity For 08/31/2024	Available Balance 08/31/2024	% Bdgt Used
<b>Fund: 208 PARKS &amp; REC AUTHORITY</b>						
<b>Account Category: Revenues</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
208-751-587.001	PK/RC MARION TWP PARTICIPATION	124,500.00	93,375.00	0.00	31,125.00	75.00
208-751-587.002	PK/RC GENOA TWP PARTICIPATION	124,500.00	93,375.00	0.00	31,125.00	75.00
208-751-587.003	PK/RC OCEOLA TWP PARTICIPATION	124,500.00	93,375.00	0.00	31,125.00	75.00
208-751-587.005	PK/RC HOWELL CITY PARTICIPATION	124,500.00	93,375.00	0.00	31,125.00	75.00
208-751-587.006	PK/RC HOWELL TWP PARTICIPATION	124,500.00	93,375.00	0.00	31,125.00	75.00
208-751-587.101	PK/RC CONTRACTS	53,690.00	13,280.00	320.00	40,410.00	24.73
208-751-650.106	FACILITY MEMBERSHIPS	140,000.00	97,664.83	8,504.50	42,335.17	69.76
208-751-651.020	BENNETT BLDG RENTAL FEES	1,000.00	296.00	190.00	704.00	29.60
208-751-651.022	OCEOLA BLDG RENTAL FEES	75,000.00	57,622.50	590.00	17,377.50	76.83
208-751-651.026	GYMANASIUM RENTALS	35,000.00	26,030.60	1,034.80	8,969.40	74.37
208-751-665.000	INVESTMENT INTEREST	3,600.00	3,114.56	439.60	485.44	86.52
208-751-671.002	MISC REVENUES	1,500.00	1,543.75	93.61	(43.75)	102.92
208-751-675.026	GIFT CERTIFICATE	100.00	40.00	0.00	60.00	40.00
208-751-675.074	DOG PARK SALES - FOBS	9,000.00	7,860.00	770.00	1,140.00	87.33
208-751-678.010	SPONSORSHIP FEES	10,000.00	3,250.00	0.00	6,750.00	32.50
Total Dept 751 - RECREATION / PARKS DEPARTMENT		951,390.00	677,577.24	11,942.51	273,812.76	71.22
Revenues		951,390.00	677,577.24	11,942.51	273,812.76	71.22
<b>Account Category: Expenditures</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
208-751-702.001	SAL & WAGES DIRECTOR	73,042.00	50,460.06	8,428.02	22,581.94	69.08
208-751-702.003	SAL & WAGES - BUSINESS MANAGER	51,815.90	33,890.65	5,049.41	17,925.25	65.41
208-751-702.004	SAL & WAGES - OPERATIONS MGR	24,996.40	24,448.75	5,241.72	547.65	97.81
208-751-702.024	SAL & WAGES -MARKETING	24,745.60	27,043.47	4,908.98	(2,297.87)	109.29
208-751-702.030	SAL & WAGES FRONT OFFICE	87,000.00	63,690.50	9,162.66	23,309.50	73.21
208-751-702.034	SAL & WAGE FACILITIES MAINT/COORD	81,000.00	77,691.39	11,033.41	3,308.61	95.92
208-751-713.000	EMPLOYER SHARE FICA	30,116.05	21,945.89	3,779.62	8,170.16	72.87
208-751-714.000	EMPLOYEE MEDICAL INSURANCE	14,000.00	7,300.06	641.39	6,699.94	52.14
208-751-714.004	ICMA RETIREMENT	21,716.84	10,875.80	0.00	10,841.04	50.08
208-751-727.000	OFFICE SUPPLIES	1,500.00	834.42	0.00	665.58	55.63
208-751-730.000	POSTAGE	4,600.00	4,269.37	598.85	330.63	92.81
208-751-740.000	OPERATING SUPPLIES - GENL	1,500.00	956.68	41.88	543.32	63.78
208-751-740.023	OPERATING SUPPLIES - DOG PARK	2,200.00	1,083.86	115.00	1,116.14	49.27
208-751-740.026	OPERATING SUPPLIES SHIRTS/BADGES	1,500.00	584.47	0.00	915.53	38.96
208-751-751.000	GASOLINE & DIESEL FUEL	6,000.00	3,112.80	331.90	2,887.20	51.88
208-751-801.000	PROFESSIONAL SERVICES	50,000.00	35,757.45	6,695.11	14,242.55	71.51
208-751-804.000	CONTRACTUAL SERVICES	50,000.00	18,368.24	1,266.00	31,631.76	36.74
208-751-840.000	DUES, SUBSCRIPTIONS & MEMBERSHIPS	3,000.00	1,962.00	0.00	1,038.00	65.40
208-751-850.000	COMMUNICATION - TELEPHONES	11,000.00	7,099.46	1,012.62	3,900.54	64.54
208-751-850.008	COMMUNICATION - INTERNET & CABLE	19,800.00	12,538.14	1,589.29	7,261.86	63.32
208-751-860.000	TRAVEL	4,700.00	4,665.49	0.00	34.51	99.27
208-751-900.000	MARKETING, PRINTING & PUBLISHING	10,000.00	8,439.89	1,475.60	1,560.11	84.40
208-751-910.000	INSURANCE	45,000.00	37,286.36	10,591.68	7,713.64	82.86
208-751-920.000	UTILITIES - ELECTRICITY	7,300.00	5,321.92	842.33	1,978.08	72.90
208-751-920.001	UTILITIES - GAS	8,000.00	3,631.11	0.00	4,368.89	45.39
208-751-920.002	UTILITIES - WAT / SEW	2,000.00	1,414.33	0.00	585.67	70.72
208-751-920.003	UTILITIES - RUBBISH	960.00	688.23	83.19	271.77	71.69
208-751-920.012	UTILITIES - ELEC/OCEOLA	50,000.00	36,253.02	4,424.35	13,746.98	72.51

**REVENUE AND EXPENDITURE REPORT FOR HOWELL AREA PARKS AND RECREATION**

Balance As of 08/31/2024

GL Number	Description	2024 Amended Budget	YTD Balance 08/31/2024	Activity For 08/31/2024	Available Balance 08/31/2024	% Bdgt Used
<b>Fund: 208 PARKS &amp; REC AUTHORITY</b>						
<b>Account Category: Expenditures</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
208-751-920.013	UTILITIES - GAS/OCEOLA	12,500.00	5,090.32	58.78	7,409.68	40.72
208-751-920.014	UTILITIES - WATER/OCEOLA	2,000.00	971.75	0.00	1,028.25	48.59
208-751-920.015	UTILITIES - RUBBISH/OCEOLA	900.00	642.11	73.63	257.89	71.35
208-751-930.000	GROUNDS MAINTENANCE BENNETT	2,600.00	1,869.29	384.00	730.71	71.90
208-751-930.002	GROUNDS MAINTENANCE GENOA	1,500.00	243.01	44.98	1,256.99	16.20
208-751-930.006	REPAIR & MAINT - VEHICLES	1,200.00	678.19	160.87	521.81	56.52
208-751-930.014	GROUNDS MAINTENANCE OCEOLA	45,000.00	26,060.57	227.26	18,939.43	57.91
208-751-931.000	BLDG R&M BENNETT	8,000.00	5,074.18	556.53	2,925.82	63.43
208-751-931.014	BLDG R &M OCEOLA	16,000.00	9,872.01	848.45	6,127.99	61.70
208-751-940.000	EQUIPMENT RENTAL	42,000.00	27,208.16	2,816.88	14,791.84	64.78
208-751-940.040	FACILITY RENT	24,000.00	14,000.00	2,000.00	10,000.00	58.33
208-751-956.000	MISCELLANEOUS	1,500.00	1,109.50	587.80	390.50	73.97
208-751-956.003	BANK CHARGES & FEES	40,000.00	30,910.06	2,902.98	9,089.94	77.28
208-751-957.000	EDUCATION / TRAINING	206.00	206.00	0.00	0.00	100.00
208-751-967.072	DOG PARK GROUNDS MAINTENANCE	2,400.00	1,959.90	396.00	440.10	81.66
208-751-970.000	CAPITAL OUTLAY / EQUIPMENT	14,001.21	16,704.16	3,519.58	(2,702.95)	119.31
208-751-980.000	OFFICE EQUIPMENT	2,500.00	0.00	0.00	2,500.00	0.00
208-751-980.004	EQUIP / COMPUTER HARDWARE	5,500.00	5,050.52	0.00	449.48	91.83
208-751-980.005	EQUIPMENT/COMPUTER SOFTWARE	35,000.00	31,948.43	7,258.15	3,051.57	91.28
208-751-991.000	PRINCIPAL	7,090.00	7,090.00	0.00	0.00	100.00
Total Dept 751 - RECREATION / PARKS DEPARTMENT		951,390.00	688,301.97	99,148.90	263,088.03	72.35
Expenditures		951,390.00	688,301.97	99,148.90	263,088.03	72.35
<b>Fund 208 - PARKS &amp; REC AUTHORITY:</b>						
TOTAL REVENUES		951,390.00	677,577.24	11,942.51	273,812.76	
TOTAL EXPENDITURES		951,390.00	688,301.97	99,148.90	263,088.03	
NET OF REVENUES & EXPENDITURES:		0.00	(10,724.73)	(87,206.39)	10,724.73	

REVENUE AND EXPENDITURE REPORT FOR HOWELL AREA PARKS AND RECREATION

Balance As of 08/31/2024

GL Number	Description	2024 Amended Budget	YTD Balance 08/31/2024	Activity For 08/31/2024	Available Balance 08/31/2024	% Bdgt Used
<b>Fund: 214 YOUTH SPORTS</b>						
<b>Account Category: Revenues</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
214-751-650.006	GENOA SOCCER FIELD RENTALS	10,000.00	5,355.00	840.00	4,645.00	53.55
214-751-650.050	PROGRAM FEES - VOLLEYBALL	18,000.00	11,357.00	700.00	6,643.00	63.09
214-751-650.051	PROGRAM FEES - ENRICHMENT	22,000.00	16,803.43	295.00	5,196.57	76.38
214-751-650.052	PROGRAM FEES - PICKLEBALL	7,500.00	5,875.00	0.00	1,625.00	78.33
214-751-650.053	PROGRAM FEES - SOCCER	135,000.00	140,771.43	432.00	(5,771.43)	104.28
214-751-650.054	PROGRAM FEES - BASKETBALL	38,000.00	13,360.65	4,217.00	24,639.35	35.16
214-751-650.094	PROGRAM FEES - SOFTBALL	4,250.00	4,250.00	0.00	0.00	100.00
214-751-650.102	DROP IN SPORTS	10,000.00	7,269.90	379.20	2,730.10	72.70
214-751-651.009	PAGE FIELD RENTAL	600.00	1,154.81	560.00	(554.81)	192.47
214-751-678.095	SPONSORSHIP FEES - YOUTH SPORTS	3,000.00	2,480.00	0.00	520.00	82.67
Total Dept 751 - RECREATION / PARKS DEPARTMENT		248,350.00	208,677.22	7,423.20	39,672.78	84.03
Revenues		248,350.00	208,677.22	7,423.20	39,672.78	84.03
<b>Account Category: Expenditures</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
214-751-702.004	SAL & WAGES OPERATION MANAGER	21,736.00	10,868.00	0.00	10,868.00	50.00
214-751-702.080	SAL & WAGES YOUTH SPORTS MGR	41,600.00	28,522.50	4,465.00	13,077.50	68.56
214-751-702.081	SAL & WAGES YOUTH SPORTS COORDINATOR	36,300.00	14,751.67	3,066.46	21,548.33	40.64
214-751-713.000	EMPLOYER SHARE FICA	5,671.53	4,098.80	660.99	1,572.73	72.27
214-751-714.000	EMPLOYEE MEDICAL INSURANCE	5,700.00	3,769.56	482.26	1,930.44	66.13
214-751-714.004	ICMA RETIREMENT	3,120.00	0.00	0.00	3,120.00	0.00
214-751-727.000	OFFICE SUPPLIES	100.00	39.00	0.00	61.00	39.00
214-751-740.000	OPERATING SUPPLIES	5,500.00	5,500.98	311.44	(0.98)	100.02
214-751-740.080	OPER SUPPLIES/VOLLEYBALL	2,000.00	1,367.35	0.00	632.65	68.37
214-751-740.081	OPER SUPP/ SOCCER	30,000.00	30,051.59	11,538.94	(51.59)	100.17
214-751-740.083	OPERATING SUPPLIES - PICKLEBALL	4,000.00	3,834.79	243.75	165.21	95.87
214-751-740.086	OPERATING SUPPLIES - BASKETBALL	11,000.00	5,237.28	0.00	5,762.72	47.61
214-751-801.017	BACKGROUND CHECKS	2,500.00	499.50	0.00	2,000.50	19.98
214-751-804.008	CONTRACT SERV - INSTRUCTORS	9,000.00	3,375.00	0.00	5,625.00	37.50
214-751-804.009	CONTRACT SERV - OFFCL /COACHES	10,000.00	6,142.00	0.00	3,858.00	61.42
214-751-804.010	CONTRACT SERV - FIELD MAINTENANCE	35,000.00	22,823.00	4,677.00	12,177.00	65.21
214-751-840.000	DUES & MEMBERSHIPS	190.00	190.00	0.00	0.00	100.00
214-751-860.000	CONFERENCE /TRANSPORTATION	902.10	902.10	0.00	0.00	100.00
214-751-942.001	PORTA JOHN RENTALS	4,500.00	1,610.00	395.00	2,890.00	35.78
214-751-957.000	EDUCATION / TRAINING	200.00	60.00	0.00	140.00	30.00
214-751-970.000	CAPITAL OUTLAY EQUIP	12,330.37	0.00	0.00	12,330.37	0.00
214-751-980.004	EQUIP / COMPUTER HARDWARE	7,000.00	6,672.11	0.00	327.89	95.32
Total Dept 751 - RECREATION / PARKS DEPARTMENT		248,350.00	150,315.23	25,840.84	98,034.77	60.53
Expenditures		248,350.00	150,315.23	25,840.84	98,034.77	60.53
<b>Fund 214 - YOUTH SPORTS:</b>						
TOTAL REVENUES		248,350.00	208,677.22	7,423.20	39,672.78	
TOTAL EXPENDITURES		248,350.00	150,315.23	25,840.84	98,034.77	
NET OF REVENUES & EXPENDITURES:		0.00	58,361.99	(18,417.64)	(58,361.99)	

REVENUE AND EXPENDITURE REPORT FOR HOWELL AREA PARKS AND RECREATION

Balance As of 08/31/2024

GL Number	Description	2024 Amended Budget	YTD Balance 08/31/2024	Activity For 08/31/2024	Available Balance 08/31/2024	% Bdgt Used
<b>Fund: 216 FESTIVALS</b>						
<b>Account Category: Revenues</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
216-751-590.000	GRANTS	11,756.00	11,756.00	0.00	0.00	100.00
216-751-650.003	PROGRAM FEES SPECIAL EVENTS	25,000.00	24,787.75	2,480.00	212.25	99.15
216-751-675.101	FUNDRAISING - SPECIAL EVENTS	2,500.00	0.00	0.00	2,500.00	0.00
216-751-678.039	PROGRAM FEES - MELON FESTIVAL	10,000.00	10,210.30	3,077.80	(210.30)	102.10
216-751-678.040	SPONSORSHIP FEES MELON FESTIVAL	36,072.99	28,650.00	4,850.00	7,422.99	79.42
216-751-678.041	STREET VENDOR FEES MELON	15,000.00	26,924.38	7,932.50	(11,924.38)	179.50
216-751-678.042	FESTIVAL TENT MELON FEST	18,000.00	18,005.00	18,005.00	(5.00)	100.03
216-751-678.047	SPONSORSHIP FEES MELON RUN	12,500.00	12,500.00	0.00	0.00	100.00
216-751-678.048	PROGRAM FEES MELON RUN	20,000.00	20,353.25	7,670.00	(353.25)	101.77
216-751-678.049	FOOD VENDOR FEES MELON	10,000.00	10,225.00	2,150.00	(225.00)	102.25
216-751-678.050	SPONSORSHIP FEES LEGEND	8,000.00	3,195.00	1,720.00	4,805.00	39.94
216-751-678.054	PROGRAM FEES - LEGENDS	1,000.00	0.00	0.00	1,000.00	0.00
216-751-678.057	SPONSORSHIP FEES HORSEMAN RUN	7,500.00	0.00	0.00	7,500.00	0.00
216-751-678.058	PROGRAM FEES HORSEMAN RUN	15,500.00	3,522.50	2,537.00	11,977.50	22.73
216-751-678.070	SPONSORSHIP FEES - SPECIAL EVENTS	10,000.00	5,900.00	2,500.00	4,100.00	59.00
Total Dept 751 - RECREATION / PARKS DEPARTMENT		202,828.99	176,029.18	52,922.30	26,799.81	86.79
Revenues		202,828.99	176,029.18	52,922.30	26,799.81	86.79
<b>Account Category: Expenditures</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
216-751-702.001	SAL & WAGES FESTIVAL DIRECTOR	44,137.60	30,905.08	5,490.68	13,232.52	70.02
216-751-702.004	SAL & WAGES OPERATIONS MANAGER	5,434.00	1,351.19	1,351.19	4,082.81	24.87
216-751-702.024	SAL & WAGES -MARKETING	5,000.00	0.00	0.00	5,000.00	0.00
216-751-702.103	SALARY & WAGES STAFF	17,400.00	13,510.36	8,704.11	3,889.64	77.65
216-751-713.000	EMPLOYER SHARE FICA	4,707.63	2,642.46	527.00	2,065.17	56.13
216-751-714.000	EMPLOYEE MEDICAL INSURANCE	1,000.00	500.00	0.00	500.00	50.00
216-751-714.004	ICMA RETIREMENT	4,413.76	2,206.88	0.00	2,206.88	50.00
216-751-727.000	OFFICE SUPPLIES	100.00	90.63	0.00	9.37	90.63
216-751-730.000	POSTAGE	350.00	(197.19)	0.00	547.19	(56.34)
216-751-740.000	OPERATING SUPPLIES	500.00	328.27	0.00	171.73	65.65
216-751-740.035	OPER SUPPLIES - SPECIAL EVENTS	31,000.00	30,260.40	6,463.93	739.60	97.61
216-751-740.102	OPER SUPP MELON FESTIVAL	50,000.00	81,050.72	59,843.56	(31,050.72)	162.10
216-751-740.106	OPER SUPP MELON RUN	10,000.00	7,919.96	6,746.46	2,080.04	79.20
216-751-740.201	OPER SUPP LEGEND OF SLEEPY HOWELL	6,000.00	0.00	0.00	6,000.00	0.00
216-751-740.203	OPER SUPPLIES HEADLESS HORSEMAN RUN	7,500.00	873.00	0.00	6,627.00	11.64
216-751-840.000	DUES & MEMBERSHIPS	623.85	623.85	0.00	0.00	100.00
216-751-860.000	CONFERENCE /TRANSPORTATION	902.10	902.10	0.00	0.00	100.00
216-751-900.000	PRINTING & PUBLISHING	3,000.00	949.34	933.00	2,050.66	31.64
216-751-942.001	PORTA JOHN RENTALS	7,000.00	5,840.00	2,920.00	1,160.00	83.43
216-751-957.000	EDUCATION / TRAINING	100.00	25.00	0.00	75.00	25.00
216-751-970.000	CAPITAL OUTLAY EQUIP	3,660.05	0.00	0.00	3,660.05	0.00
216-751-980.004	EQUIP / COMPUTER HARDWARE	0.00	148.59	0.00	(148.59)	100.00
Total Dept 751 - RECREATION / PARKS DEPARTMENT		202,828.99	179,930.64	92,979.93	22,898.35	88.71
Expenditures		202,828.99	179,930.64	92,979.93	22,898.35	88.71
Fund 216 - FESTIVALS:						
TOTAL REVENUES		202,828.99	176,029.18	52,922.30	26,799.81	

REVENUE AND EXPENDITURE REPORT FOR HOWELL AREA PARKS AND RECREATION

Balance As of 08/31/2024

GL Number	Description	2024 Amended Budget	YTD Balance 08/31/2024	Activity For 08/31/2024	Available Balance 08/31/2024	% Bdgt Used
<b>Fund: 216 FESTIVALS</b>						
TOTAL EXPENDITURES		202,828.99	179,930.64	92,979.93	22,898.35	
NET OF REVENUES & EXPENDITURES:		0.00	(3,901.46)	(40,057.63)	3,901.46	

REVENUE AND EXPENDITURE REPORT FOR HOWELL AREA PARKS AND RECREATION

Balance As of 08/31/2024

GL Number	Description	2024 Amended Budget	YTD Balance 08/31/2024	Activity For 08/31/2024	Available Balance 08/31/2024	% Bdgt Used
<b>Fund: 217 PRESCHOOL</b>						
<b>Account Category: Revenues</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
217-751-650.051	PROGRAM FEES - ENRICHMENT	1,000.00	365.00	0.00	635.00	36.50
217-751-651.003	PRESCHOOL CAMP TUITION	0.00	(225.00)	0.00	225.00	100.00
217-751-651.007	PRESCHOOL TUITION	62,460.00	33,990.00	0.00	28,470.00	54.42
217-751-675.015	PRESCHOOL FUNDRAISING	1,333.00	116.82	0.00	1,216.18	8.76
217-751-675.040	DONATIONS - GENERAL	100.00	0.00	0.00	100.00	0.00
Total Dept 751 - RECREATION / PARKS DEPARTMENT		64,893.00	34,246.82	0.00	30,646.18	52.77
Revenues		64,893.00	34,246.82	0.00	30,646.18	52.77
<b>Account Category: Expenditures</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
217-751-702.023	SAL & WAGES PRESCHOOL	54,000.00	27,945.79	2,170.00	26,054.21	51.75
217-751-713.000	EMPLOYER SHARE FICA	4,131.00	2,556.20	300.27	1,574.80	61.88
217-751-714.000	EMPLOYEE MEDICAL INSURANCE	3,500.00	250.00	0.00	3,250.00	7.14
217-751-740.028	OPER SUPP/PRESCHOOL	1,000.00	407.15	0.00	592.85	40.72
217-751-801.017	BACKGROUND CHECKS	37.00	0.00	0.00	37.00	0.00
217-751-840.000	DUES & MEMBERSHIPS	75.00	75.00	0.00	0.00	100.00
217-751-860.000	CONFERENCE /TRANSPORTATION	300.00	0.00	0.00	300.00	0.00
217-751-957.000	EDUCATION / TRAINING	150.00	0.00	0.00	150.00	0.00
217-751-980.000	OFFICE EQUIPMENT	1,700.00	0.00	0.00	1,700.00	0.00
Total Dept 751 - RECREATION / PARKS DEPARTMENT		64,893.00	31,234.14	2,470.27	33,658.86	48.13
Expenditures		64,893.00	31,234.14	2,470.27	33,658.86	48.13
<b>Fund 217 - PRESCHOOL:</b>						
TOTAL REVENUES		64,893.00	34,246.82	0.00	30,646.18	
TOTAL EXPENDITURES		64,893.00	31,234.14	2,470.27	33,658.86	
NET OF REVENUES & EXPENDITURES:		0.00	3,012.68	(2,470.27)	(3,012.68)	



REVENUE AND EXPENDITURE REPORT FOR HOWELL AREA PARKS AND RECREATION

Balance As of 08/31/2024

GL Number	Description	2024 Amended Budget	YTD Balance 08/31/2024	Activity For 08/31/2024	Available Balance 08/31/2024	% Bdgt Used
<b>Fund: 218 SENIOR CENTER</b>						
<b>Account Category: Revenues</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
218-751-590.000	GRANTS	23,000.00	57,471.07	0.00	(34,471.07)	249.87
218-751-650.030	PROGRAM FEES - ENRICHMENT	10,000.00	3,354.50	88.00	6,645.50	33.55
218-751-650.098	PROGRAM FEES - FITNESS	75,000.00	48,277.90	4,867.40	26,722.10	64.37
218-751-650.107	TRAVEL	60,000.00	61,222.50	11,702.00	(1,222.50)	102.04
218-751-675.009	DONATIONS / PKS & RECS SENIORS	1,500.00	1,075.00	0.00	425.00	71.67
218-751-675.013	UNITED WAY SENIORS	4,900.00	3,650.00	1,250.00	1,250.00	74.49
218-751-675.100	FUNDRAISING ENRICHMENT	500.00	162.00	0.00	338.00	32.40
218-751-678.012	MEMBERSHIP FEES	42,000.00	34,686.83	1,912.00	7,313.17	82.59
218-751-678.030	SPONSORSHIP FEES - ENRICHMENT	1,000.00	550.00	0.00	450.00	55.00
Total Dept 751 - RECREATION / PARKS DEPARTMENT		217,900.00	210,449.80	19,819.40	7,450.20	96.58
Revenues		217,900.00	210,449.80	19,819.40	7,450.20	96.58
<b>Account Category: Expenditures</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
218-751-702.024	SAL & WAGES -MARKETING	1,800.00	900.00	0.00	900.00	50.00
218-751-702.027	SAL & WAGES SENIORS	42,848.00	28,889.85	4,217.85	13,958.15	67.42
218-751-713.000	EMPLOYER SHARE FICA	3,277.87	2,265.76	378.24	1,012.11	69.12
218-751-714.000	EMPLOYEE MEDICAL INSURANCE	1,000.00	500.00	0.00	500.00	50.00
218-751-714.004	ICMA RETIREMENT	4,284.80	2,142.40	0.00	2,142.40	50.00
218-751-727.000	OFFICE SUPPLIES	50.00	39.00	0.00	11.00	78.00
218-751-730.000	POSTAGE	1,000.00	457.28	0.00	542.72	45.73
218-751-740.032	OPER SUPP/SENIORS	15,000.00	1,673.08	423.77	13,326.92	11.15
218-751-740.061	OPER SUPP/FITNESS	15,000.00	4,024.59	192.00	10,975.41	26.83
218-751-740.070	OPER SUPP/ TRAVEL	50,000.00	65,345.20	37,595.95	(15,345.20)	130.69
218-751-804.008	CONTRACT SERV - INSTRUCTORS	25,000.00	12,420.50	1,300.00	12,579.50	49.68
218-751-804.080	CONTRACT SERVICES ENTERTAINMENT	15,700.00	200.00	0.00	15,500.00	1.27
218-751-840.000	DUES & MEMBERSHIPS	500.00	190.00	0.00	310.00	38.00
218-751-860.000	CONFERENCE /TRANSPORTATION	1,329.20	1,329.20	0.00	0.00	100.00
218-751-957.000	EDUCATION / TRAINING	500.00	0.00	0.00	500.00	0.00
218-751-970.000	CAPITAL OUTLAY EQUIP	30,610.13	0.00	0.00	30,610.13	0.00
218-751-980.004	EQUIP / COMPUTER HARDWARE	10,000.00	8,300.00	0.00	1,700.00	83.00
Total Dept 751 - RECREATION / PARKS DEPARTMENT		217,900.00	128,676.86	44,107.81	89,223.14	59.05
Expenditures		217,900.00	128,676.86	44,107.81	89,223.14	59.05
<b>Fund 218 - SENIOR CENTER:</b>						
TOTAL REVENUES		217,900.00	210,449.80	19,819.40	7,450.20	
TOTAL EXPENDITURES		217,900.00	128,676.86	44,107.81	89,223.14	
NET OF REVENUES & EXPENDITURES:		0.00	81,772.94	(24,288.41)	(81,772.94)	

REVENUE AND EXPENDITURE REPORT FOR HOWELL AREA PARKS AND RECREATION

Balance As of 08/31/2024

GL Number	Description	2024 Amended Budget	YTD Balance 08/31/2024	Activity For 08/31/2024	Available Balance 08/31/2024	% Bdgt Used
<b>Fund: 219 SUMMER DAY CAMP</b>						
<b>Account Category: Revenues</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
219-751-651.003	SUMMER CAMP	78,115.00	79,090.00	0.00	(975.00)	101.25
219-751-651.025	SPECIALTY CAMPS	5,000.00	4,674.00	165.00	326.00	93.48
Total Dept 751 - RECREATION / PARKS DEPARTMENT		83,115.00	83,764.00	165.00	(649.00)	100.78
Revenues		83,115.00	83,764.00	165.00	(649.00)	100.78
<b>Account Category: Expenditures</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
219-751-702.025	SAL & WAGES SUMMER CAMP MANAGER	0.00	2,768.25	1,176.36	(2,768.25)	100.00
219-751-702.026	SAL & WAGES TEEN MANAGERS	6,200.00	0.00	0.00	6,200.00	0.00
219-751-702.036	SAL & WAGE SUMMER CAMP SUPERVISOR	17,500.00	8,847.00	3,042.00	8,653.00	50.55
219-751-702.037	SAL & WAGES SUMMER CAMP COUNSELOR	40,000.00	47,497.47	17,818.86	(7,497.47)	118.74
219-751-713.000	EMPLOYER SHARE FICA	4,644.00	3,229.14	1,254.05	1,414.86	69.53
219-751-740.003	OPER SUPPLIES/T-SHIRTS	1,328.75	1,328.75	0.00	0.00	100.00
219-751-740.029	OPER SUPPLIES/SPECIALTY CAMPS	200.00	0.00	0.00	200.00	0.00
219-751-740.033	OPER SUPP/SUMMER CAMP	2,491.25	1,418.48	703.35	1,072.77	56.94
219-751-740.042	FIELD TRIPS	10,000.00	4,010.80	1,594.00	5,989.20	40.11
219-751-801.017	BACKGROUND CHECKS	111.00	129.50	0.00	(18.50)	116.67
219-751-900.000	MARKETING PRINTING & PUBLISHING	500.00	250.00	0.00	250.00	50.00
219-751-957.000	EDUCATION / TRAINING	140.00	140.00	0.00	0.00	100.00
Total Dept 751 - RECREATION / PARKS DEPARTMENT		83,115.00	69,619.39	25,588.62	13,495.61	83.76
Expenditures		83,115.00	69,619.39	25,588.62	13,495.61	83.76
Fund 219 - SUMMER DAY CAMP:						
TOTAL REVENUES		83,115.00	83,764.00	165.00	(649.00)	
TOTAL EXPENDITURES		83,115.00	69,619.39	25,588.62	13,495.61	
NET OF REVENUES & EXPENDITURES:		0.00	14,144.61	(25,423.62)	(14,144.61)	

REVENUE AND EXPENDITURE REPORT FOR HOWELL AREA PARKS AND RECREATION

Balance As of 08/31/2024

GL Number	Description	2024 Amended Budget	YTD Balance 08/31/2024	Activity For 08/31/2024	Available Balance 08/31/2024	% Bdgt Used
<b>Fund: 221 TEEN CENTER</b>						
<b>Account Category: Revenues</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
221-751-649.000	CONCESSION SALES TEEN	6,000.00	2,498.20	25.00	3,501.80	41.64
221-751-650.005	PROGRAM FEES TEENS	22,000.00	11,874.00	850.00	10,126.00	53.97
221-751-650.060	PROGRAM FEES - YOUTH	17,000.00	5,315.00	605.00	11,685.00	31.26
221-751-675.010	DONATIONS - TEEN	5,000.00	5,000.00	0.00	0.00	100.00
221-751-675.012	UNITED WAY - TEENS	16,500.00	12,875.00	4,375.00	3,625.00	78.03
221-751-675.110	FUNDRAISING	9,300.00	2,853.75	141.00	6,446.25	30.69
221-751-678.010	SPONSORSHIPS	8,900.00	800.00	0.00	8,100.00	8.99
221-751-679.100	GRANTS > \$1000	15,000.00	16,000.00	0.00	(1,000.00)	106.67
Total Dept 751 - RECREATION / PARKS DEPARTMENT		99,700.00	57,215.95	5,996.00	42,484.05	57.39
Revenues		99,700.00	57,215.95	5,996.00	42,484.05	57.39
<b>Account Category: Expenditures</b>						
<b>Department: 751 RECREATION / PARKS DEPARTMENT</b>						
221-751-702.026	SAL & WAGES TEEN MANAGERS	42,492.80	30,276.18	3,839.25	12,216.62	71.25
221-751-702.035	SAL & WAGES TEEN COORDINATOR	6,300.00	3,854.32	0.00	2,445.68	61.18
221-751-702.041	SAL & WAGES - TEEN SUPERVISOR	12,000.00	9,292.50	585.00	2,707.50	77.44
221-751-713.000	EMPLOYER SHARE FICA	5,050.00	4,180.42	698.63	869.58	82.78
221-751-714.000	EMPLOYEE MEDICAL INSURANCE	6,800.00	5,032.54	564.62	1,767.46	74.01
221-751-714.004	ICMA RETIREMENT	4,869.28	2,434.64	0.00	2,434.64	50.00
221-751-727.000	OFFICE SUPPLIES	100.00	139.83	0.00	(39.83)	139.83
221-751-740.015	OPER SUPP/CONCESSIONS	4,500.00	1,722.74	43.98	2,777.26	38.28
221-751-740.036	OPER SUPPLIES - TEENS	7,000.00	4,130.70	424.98	2,869.30	59.01
221-751-740.044	OPER SUPPLIES/YOUTH	5,000.00	373.95	0.00	4,626.05	7.48
221-751-840.000	DUES & MEMBERSHIPS	190.00	190.00	0.00	0.00	100.00
221-751-860.000	CONFERENCE /TRANSPORTATION	1,148.00	1,148.00	0.00	0.00	100.00
221-751-900.000	PRINTING & PUBLISHING	1,300.00	539.00	0.00	761.00	41.46
221-751-970.000	CAPITAL OUTLAY EQUIP	2,949.92	0.00	0.00	2,949.92	0.00
Total Dept 751 - RECREATION / PARKS DEPARTMENT		99,700.00	63,314.82	6,156.46	36,385.18	63.51
Expenditures		99,700.00	63,314.82	6,156.46	36,385.18	63.51
Fund 221 - TEEN CENTER:						
TOTAL REVENUES		99,700.00	57,215.95	5,996.00	42,484.05	
TOTAL EXPENDITURES		99,700.00	63,314.82	6,156.46	36,385.18	
NET OF REVENUES & EXPENDITURES:		0.00	(6,098.87)	(160.46)	6,098.87	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		1,868,176.99	1,447,960.21	98,268.41	420,216.78	
TOTAL EXPENDITURES - ALL FUNDS		1,868,176.99	1,311,393.05	296,292.83	556,783.94	
NET OF REVENUES & EXPENDITURES:		0.00	136,567.16	(198,024.42)	(136,567.16)	

## Marketing September 2024:

- 100 Howell Recreation yard signs were ordered. Community members can pick one up for FREE at Ocoola during business hours while supplies last.
- “Recreation is for Us” shirts are available for purchase on the Howell Recreation website through the end of September. Shirts are \$12 and any that are pre-ordered will be available alongside Headless Horseman packet-pickup the week of October 15<sup>th</sup>.
- Fall Digital Brochure launched September 4<sup>th</sup>. In our first week, we had over 2000 views.
- An absentee ballot postcard mailer will be sent out the week of September 23<sup>rd</sup> with millage information for the Nov 5 ballot.
- A Pass/Fail millage flow chart will be available on the Howell Recreation website later this week and includes a timeline for changes if the millage is successful and if it fails in November.

## Special Events Updates

- Melon is pretty much wrapped up, waiting on one bill
  - If you have any feedback or notes, please email them to me
  - Overall was a success and look forward to next year
- The 9/11 Never Forget Run went great with 228 runners signed up and 200 ran the day of
  - \$335 raised for Parks and open spaces
  - \$2,414.87 raised for The Livingston County Benevolent Fund
  - Another potential \$2,500 is being donated to the Benevolent fund as well
- Legend of Sleepy Howell is coming up on Oct 19th
  - The civic event was approved
  - Monster Trucks, Monster displays, and more
  - Need more candy vendors \$120 for a booth
- Headless Horseman
  - We need volunteers, the link is on our page
  - 284 runners currently signed up
  - The tri-race medals are super cool
  - We had 517 runners last year, but we are ahead of where we were last year at this time too. I am hoping to get to 600
- Rec the Halls
  - We will be having one mega event on Dec 14th and will need volunteers. Once I get the volunteer link set up I will send it out to the board.
  - We have a lot of good things planned and are talking about doing a tree-lighting ceremony at the Oceola Soccer Complex. I am still working on the details.
- Buckpole
  - Working with Marion township to get a new buck pole up and in place by the event day this year. The walking path made it so we had to move it, and we have requested quotes from different companies. We have quoted it out on our end as well if we are going to make it.

**Howell Township**  
**Invoice and Check Registers**  
**As of 9/30/2024**

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00023642	GCT METER FUND	08/19/2024	09/01/2024	541.00	0.00	Paid	Y
00023643	MIRACLE SOFTWARE INC	08/19/2024	09/01/2024	3,000.00	0.00	Paid	Y
00023644	GCT METER FUND	08/19/2024	09/01/2024	1,420.00	0.00	Paid	Y
00023666	FOUR SEASONS COOLING AND HEATING LL	08/09/2024	09/09/2024	195.12	0.00	Paid	Y
00023667	BRIGHTON ANALYTICAL	08/20/2024	09/09/2024	30.00	0.00	Paid	Y
00023668	TRUE VALUE HARDWARE	08/20/2024	09/09/2024	142.98	0.00	Paid	Y
00023669	PRINTING SYSTEMS	08/21/2024	09/09/2024	43.68	0.00	Paid	Y
00023673	CONSUMERS ENERGY	08/19/2024	09/11/2024	142.67	0.00	Paid	Y
00023674	CONSUMERS ENERGY	08/19/2024	09/11/2024	25.10	0.00	Paid	Y
00023675	CHLORIDE SOLUTIONS, LLC	08/23/2024	09/22/2024	13,866.50	0.00	Paid	Y
00023676	GCT METER FUND	08/27/2024	08/27/2024	541.00	0.00	Paid	Y
00023677	GCT METER FUND	08/27/2024	08/27/2024	4,694.00	0.00	Paid	Y
00023678	LIVINGSTON COUNTY TREASURER	08/26/2024	09/22/2024	805.00	0.00	Paid	Y
00023679	PRINTING SYSTEMS	08/29/2024	09/29/2024	462.08	0.00	Paid	Y
00023682	SPRUNGTOWN OUTDOOR SERVICES	09/01/2024	09/10/2024	750.00	0.00	Paid	Y
00023680	MUTUAL OF OMAHA INSURANCE COMPANY	08/19/2024	09/09/2024	419.76	0.00	Paid	Y
00023671	CONSUMERS ENERGY	08/19/2024	09/12/2024	26.98	0.00	Paid	Y
00023672	CONSUMERS ENERGY	08/19/2024	09/11/2024	133.09	0.00	Paid	Y
00023680	AT&T	08/19/2024	09/10/2024	325.86	0.00	Paid	Y
00023681	PERFECT MAINTENANCE	09/02/2024	09/10/2024	195.00	0.00	Paid	Y
00023687	PRINTING SYSTEMS	09/03/2024	09/10/2024	353.78	0.00	Paid	Y
00023688	FOWLerville SCHOOLS	09/03/2024	09/03/2024	11,279.53	0.00	Paid	Y
00023689	HOWELL TOWNSHIP	09/03/2024	09/03/2024	21,865.08	0.00	Paid	Y
00023690	LIVINGSTON COUNTY TREASURER	09/03/2024	09/03/2024	241,237.07	0.00	Paid	Y
00023691	LIV EDUC SERVICE AGENCY	09/03/2024	09/03/2024	239,538.03	0.00	Paid	Y
00023692	HOWELL PUBLIC SCHOOLS	09/03/2024	09/03/2024	203,682.99	0.00	Paid	Y
00023693	HOWELL PUBLIC SCHOOLS	09/03/2024	09/03/2024	1,037,847.40	0.00	Paid	Y
00023694	LIVINGSTON COUNTY TREASURER	09/03/2024	09/03/2024	453,071.38	0.00	Paid	Y
00023698	SPIKER GROUP	09/05/2024	09/03/2024	4,482.00	0.00	Paid	Y
00023699	SPIKER GROUP	09/05/2024	09/03/2024	2,448.00	0.00	Paid	Y
00023700	SPIKER GROUP	09/05/2024	09/03/2024	743.75	0.00	Paid	Y
00023701	SPIKER GROUP	09/05/2024	09/03/2024	2,857.75	0.00	Paid	Y
00023702	SPIKER GROUP	09/05/2024	09/03/2024	231.25	0.00	Paid	Y
00023703	SPIKER GROUP	09/05/2024	09/03/2024	1,252.50	0.00	Paid	Y
00023704	SPIKER GROUP	09/05/2024	09/03/2024	276.50	0.00	Paid	Y
00023705	SPIKER GROUP	09/05/2024	09/03/2024	35.75	0.00	Paid	Y
00023706	SPIKER GROUP	09/05/2024	09/03/2024	26.25	0.00	Paid	Y
00023707	SPIKER GROUP	09/05/2024	09/03/2024	62.00	0.00	Paid	Y
00023708	SPIKER GROUP	09/05/2024	09/03/2024	205.00	0.00	Paid	Y
00023695	GENOA TOWNSHIP DPW	09/03/2024	09/10/2024	28,135.32	0.00	Paid	Y
00023696	CHLORIDE SOLUTIONS, LLC	08/30/2024	09/29/2024	1,787.60	0.00	Paid	Y
00023697	CINTAS CORPORATION	09/04/2024	09/29/2024	124.57	0.00	Paid	Y
00023709	COMCAST	09/04/2024	09/29/2024	460.49	0.00	Paid	Y
00023710	LIVINGSTON COUNTY TREASURER	09/04/2024	09/29/2024	79.00	0.00	Paid	Y
00023683	FIRST NATIONAL BANK	09/06/2024	09/06/2024	4,416.33	0.00	Paid	Y
00023684	HOWELL TOWNSHIP	09/06/2024	09/06/2024	118.52	0.00	Paid	Y
00023685	AMERICAN FUNDS	09/06/2024	09/06/2024	2,887.10	0.00	Paid	Y
00023686	EMPOWER	09/06/2024	09/06/2024	1,449.29	0.00	Paid	Y
00023711	SMART BUSINESS SOURCE, LLC	09/05/2024	09/29/2024	421.13	0.00	Paid	Y
00023712	FAHEY SCHULTZ BURZYCH RHODES PLC	09/03/2024	10/03/2024	12,551.95	0.00	Paid	Y
00023713	FAHEY SCHULTZ BURZYCH RHODES PLC	09/03/2024	10/03/2024	832.50	0.00	Paid	Y
00023714	FAHEY SCHULTZ BURZYCH RHODES PLC	09/03/2024	10/03/2024	1,108.50	0.00	Paid	Y
00023715	FAHEY SCHULTZ BURZYCH RHODES PLC	09/03/2024	10/03/2024	6,840.00	0.00	Paid	Y
00023716	FAHEY SCHULTZ BURZYCH RHODES PLC	09/03/2024	10/03/2024	114.00	0.00	Paid	Y



INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00023717	FAHEY SCHULTZ BURZYCH RHODES PLC	09/03/2024	10/03/2024	72.00	0.00	Paid	Y
00023718	FAHEY SCHULTZ BURZYCH RHODES PLC	09/03/2024	10/03/2024	4,935.00	0.00	Paid	Y
00023719	MICRO WORKS COMPUTING, INC	09/03/2024	10/03/2024	160.00	0.00	Paid	Y
00023720	ABSOPURE	09/03/2024	10/03/2024	20.85	0.00	Paid	Y
00023721	ABSOPURE	09/03/2024	10/03/2024	12.00	0.00	Paid	Y
00023722	GRANGER WASTE SERVICES	09/03/2024	10/03/2024	83.91	0.00	Paid	Y
00023723	DTE ENERGY	09/03/2024	10/10/2024	654.73	0.00	Paid	Y
00023724	JONATHAN HOHENSTEIN	09/04/2024	10/10/2024	163.95	0.00	Paid	Y
00023725	REPUBLIC SERVICES	08/31/2024	09/20/2024	118.22	0.00	Paid	Y
00023726	DTE ENERGY	09/04/2024	09/26/2024	231.53	0.00	Paid	Y
00023727	DTE ENERGY	09/04/2024	09/26/2024	118.28	0.00	Paid	Y
00023728	DTE ENERGY	09/04/2024	09/26/2024	498.67	0.00	Paid	Y
00023729	D'ANGELO BROTHERS INC	09/09/2024	09/26/2024	11,971.00	0.00	Paid	Y
00023730	LIVINGSTON COUNTY ROAD COMMISSION	09/09/2024	09/26/2024	110,793.23	0.00	Paid	Y
00023731	CORELOGIC CENTRALIZED REFUNDS	09/12/2024	09/12/2024	2,423.94	0.00	Paid	Y
00023732	CORELOGIC CENTRALIZED REFUNDS	09/12/2024	09/12/2024	5,895.83	0.00	Paid	Y
00023733	CORELOGIC CENTRALIZED REFUNDS	09/12/2024	09/12/2024	6,872.41	0.00	Paid	Y
00023734	CORELOGIC CENTRALIZED REFUNDS	09/12/2024	09/12/2024	2,811.59	0.00	Paid	Y
00023735	CORELOGIC CENTRALIZED REFUNDS	09/12/2024	09/12/2024	1,240.46	0.00	Paid	Y
00023736	LERETA	09/12/2024	09/12/2024	2,380.43	0.00	Paid	Y
00023737	LERETA	09/12/2024	09/12/2024	1,017.19	0.00	Paid	Y
00023738	SPICER GROUP	09/12/2024	09/12/2024	2,779.25	0.00	Paid	Y
00023739	SPICER GROUP	09/12/2024	09/12/2024	1,625.50	0.00	Paid	Y
00023746	UIS SCADA	09/12/2024	09/26/2024	800.00	0.00	Paid	Y
00023747	LIVINGSTON COUNTY CLERK	09/05/2024	09/26/2024	1,530.06	0.00	Paid	Y
00023748	DTE ENERGY	09/10/2024	10/02/2024	641.62	0.00	Paid	Y
00023749	GANNETT MICHIGAN LOCALIQ	09/01/2024	09/20/2024	262.56	0.00	Paid	Y
00023750	DTE ENERGY	09/10/2024	10/02/2024	273.92	0.00	Paid	Y
00023751	DTE ENERGY	09/10/2024	10/02/2024	51.35	0.00	Paid	Y
00023752	DTE ENERGY	09/10/2024	10/02/2024	6,445.62	0.00	Paid	Y
00023753	DTE ENERGY	09/10/2024	10/02/2024	477.60	0.00	Paid	Y
00023754	DTE ENERGY	09/10/2024	10/02/2024	289.07	0.00	Paid	Y
00023755	DTE ENERGY	09/10/2024	10/02/2024	175.87	0.00	Paid	Y
00023756	DTE ENERGY	09/10/2024	10/02/2024	240.16	0.00	Paid	Y
00023757	MICHIGAN DEP AG & RURAL DEVELOPMENT	09/16/2024	09/16/2024	150.70	0.00	Paid	Y
00023758	FOWLerville SCHOOLS	09/16/2024	09/16/2024	11,437.39	0.00	Paid	Y
00023759	HOWELL TOWNSHIP	09/16/2024	09/16/2024	53,038.26	0.00	Paid	Y
00023760	LIVINGSTON COUNTY TREASURER	09/16/2024	09/16/2024	890,793.03	0.00	Paid	Y
00023761	LIV EDUC SERVICE AGENCY	09/16/2024	09/16/2024	884,519.33	0.00	Paid	Y
00023762	HOWELL PUBLIC SCHOOLS	09/16/2024	09/16/2024	740,376.79	0.00	Paid	Y
00023763	HOWELL PUBLIC SCHOOLS	09/16/2024	09/16/2024	1,109,583.31	0.00	Paid	Y
00023764	LIVINGSTON COUNTY TREASURER	09/16/2024	09/16/2024	1,668,029.58	0.00	Paid	Y
00023765	CARLISLE WORTMAN ASSOC, INC.	09/10/2024	10/02/2024	230.00	0.00	Paid	Y
00023766	CARLISLE WORTMAN ASSOC, INC.	09/10/2024	10/02/2024	202.50	0.00	Paid	Y
00023767	SPICER GROUP	09/17/2024	09/17/2024	486.25	0.00	Paid	Y
00023768	CARLISLE WORTMAN ASSOC, INC.	09/17/2024	09/17/2024	215.00	0.00	Paid	Y
00023769	CARLISLE WORTMAN ASSOC, INC.	09/17/2024	09/17/2024	977.50	0.00	Paid	Y
00023770	HAMLETT ENVIRONMENTAL TECHNOLOGIES	08/29/2024	10/02/2024	25,100.00	0.00	Paid	Y
00023740	FIRST NATIONAL BANK	09/20/2024	09/20/2024	4,937.06	0.00	Paid	Y
00023741	HOWELL TOWNSHIP	09/20/2024	09/20/2024	118.52	0.00	Paid	Y
00023742	BLUE CARE NETWORK	09/20/2024	09/20/2024	4,004.93	0.00	Paid	Y
00023743	AMERICAN FUNDS	09/20/2024	09/20/2024	3,246.76	0.00	Paid	Y
00023744	TREASURY STATE OF MICHIGAN	09/20/2024	09/20/2024	1,472.89	0.00	Paid	Y
00023745	EMPOWER	09/20/2024	09/20/2024	1,489.29	0.00	Paid	Y



INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
# of Invoices:	108	# Due:	0	7,879,059.02	0.00		
# of Credit Memos:	0	# Due:	0	0.00	0.00		
Net of Invoices and Credit Memos:				7,879,059.02	0.00		
<i>C Agrees with Check Register BK</i>							
----	TOTALS BY FUND ----						
	101 GENERAL FUND			76,519.54	0.00		
	204 ROAD FUND			126,447.33	0.00		
	592 SWR/WTR			75,920.43	0.00		
	701 TRUST & AGENCY			11,080.00	0.00		
	703 TAX FUND			7,589,091.72	0.00		
----							
	TOTALS BY DEPT/ACTIVITY ----						
	000 OTHER			7,769,463.99	0.00		
	101 TOWNSHIP BOARD			71.88	0.00		
	253 TREASURER			45.81	0.00		
	262 ELECTIONS			2,389.60	0.00		
	265 TOWNSHIP HALL			2,752.31	0.00		
	268 TOWNSHIP AT LARGE			26,922.68	0.00		
	276 CEMETERY			750.00	0.00		
	536 SEWER/WATER			37,071.00	0.00		
	538 WWTP			38,849.43	0.00		
	701 PLANNING			432.50	0.00		
	702 ZONING			118.14	0.00		
	703 ZONING BOARD OF APPEALS			191.68	0.00		
Totals:							
Totals:							

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 09/01/2024 - 09/30/2024

Check Date	Check	Vendor Name	Description	Amount
09/05/2024	Bank GEN GENERAL FUND CHECKING 18863	CINTAS CORPORATION	BLUE MATS	124.57
09/05/2024	18864	CHLORIDE SOLUTIONS, LLC	DUST CONTROL DUST CONTROL	13,866.50 1,787.60 <u>15,654.10</u>
09/05/2024	18865	MUTUAL OF OMAHA INSURANCE COM	SEPTEMBER 2024	419.76
09/05/2024	18866	PERFECT MAINTENANCE	SEPTEMBER CLEANING	195.00
09/05/2024	18867	PRINTING SYSTEMS	ELECTION - QVF MASTER CARDS	43.68
			695 AV BALLOT RETURN ENVELOPES	462.08
			593 AV BALLOT OUTER ENVELOPES	353.78
				<u>859.54</u>
09/05/2024	18868	SPICER GROUP	Check Request For Bond: BSP21-0006	4,482.00
			Check Request For Bond: BSP24-0009	2,448.00
			Check Request For Bond: BSP21-0005	743.75
			Check Request For Bond: BSP24-0007	2,857.75
			Check Request For Bond: BSP22-0003	231.25
			Check Request For Bond: BSP24-0003	1,252.50
			Check Request For Bond: BSP24-0002	276.50
			Check Request For Bond: BSP24-0008	35.75
			Check Request For Bond: BSP20-0003	26.25
			Check Request For Bond: BSP23-0006	62.00
			Check Request For Bond: BSP24-0010	205.00
				<u>12,620.75</u>
09/05/2024	18869	SPRUNGTOWN OUTDOOR SERVICES	AUGUST CEMETERY MOWING	750.00
09/20/2024	18870	BLUE CARE NETWORK	Remittance Check	4,004.93
09/17/2024	18871	ABSOPURE	2 BOTTLES	20.85
			COOLER RENTAL SEPTEMBER 2024	12.00
				<u>32.85</u>
09/17/2024	18872	CARLISLE WORTMAN ASSOC, INC.	GENERAL CONSULTATION	230.00
			CASTAWAY CAFE	202.50
			Check Request For Bond: BSP24-0007	215.00
			Check Request For Bond: BSP21-0006	977.50
				<u>1,625.00</u>
09/17/2024	18873	DTE ENERGY	STREET LIGHTS	654.73
09/17/2024	18874	FAHEY SCHULTZ BURZYCH RHODES	HOWELL-MASON LLC (24-350-AA)	12,551.95
			HOWELL-MASON LLC LITIGATION (24-32242-C	832.50
			BURKHART ROAD ASSOCIATES (22-292-AA)	1,108.50
			ZONING	6,840.00
			GENERAL	114.00
			PERSONNEL ISSUES	72.00

CHECK REGISTER FOR HOWELL TOWNSHIP  
CHECK DATE 09/01/2024 - 09/30/2024

Check Date	Check	Vendor Name	Description	Amount
<b>Bank GEN GENERAL FUND CHECKING</b>				
			OAKLAND TACTICAL	4,935.00
				<u>26,453.95</u>
09/17/2024	18875	GRANGER WASTE SERVICES	SEPTEMBER 2024 TRASH HAULING AND CART P	83.91
09/17/2024	18876	JONATHAN HOHENSTEIN	TREASURER/ZONING MILEAGE & ID BADGES	163.95
09/17/2024	18877	LIVINGSTON COUNTY ROAD COMMIS	LAYTON RD EOP TO EOP 4.0"MILL, ADD 4.0"	110,793.23
09/17/2024	18878	LIVINGSTON COUNTY CLERK	AUGUST PRIMARY ELECTION EXPENSES	1,530.06
09/17/2024	18879	GANNETT MICHIGAN LOCALIQ	AUGUST PUBLICATIONS	263.56
09/17/2024	18880	MICRO WORKS COMPUTING, INC	UPDATE CLERK/DEPUTY CLERK LAPTOPS	160.00
09/17/2024	18881	SMART BUSINESS SOURCE, LLC	PRINTER INK, PAPER, LABELS	421.13
09/17/2024	18882	SPICER GROUP	Check Request For Bond: BSP24-0002	2,779.25
			Check Request For Bond: BSP23-0001	1,625.50
			Check Request For Bond: BSP19-0004	486.25
				<u>4,891.00</u>
09/06/2024	101001917(E)	EMPOWER	Remittance Check	1,449.29
09/06/2024	101001918(E)	FIRST NATIONAL BANK	Remittance Check	4,416.33
09/06/2024	101001919(E)	HOWELL TOWNSHIP	Remittance Check	118.52
09/06/2024	101001920(E)	AMERICAN FUNDS	Remittance Check	2,887.10
09/05/2024	101001921(E)	COMCAST	SEPTEMBER 2024	460.49
09/05/2024	101001922(E)	CONSUMERS ENERGY	SEPTEMBER 2024	26.98
09/20/2024	101001923(E)	EMPOWER	Remittance Check	1,489.29
09/20/2024	101001924(E)	FIRST NATIONAL BANK	Remittance Check	4,937.06
09/20/2024	101001925(E)	HOWELL TOWNSHIP	Remittance Check	118.52
09/20/2024	101001926(E)	AMERICAN FUNDS	Remittance Check	3,246.76
09/20/2024	101001927(E)	TREASURY STATE OF MICHIGAN	Remittance Check	1,472.89
09/17/2024	101001928(E)	DTE ENERGY	TWP HALL SEPTEMBER 2024	641.62
GEN TOTALS:				
			Total of 32 Checks:	202,966.87
			Less 0 Void Checks:	0.00
			Total of 32 Disbursements:	<u>202,966.87</u>
<b>Bank T&amp;A TRUST &amp; AGENCY CHECKING</b>				
09/05/2024	3648	GCT METER FUND	Check Request For Bond: BMHOG24-0028	541.00
			Check Request For Bond: BMHOG24-0030	541.00
			Check Request For Bond: BMHOG24-0031	4,694.00
				<u>7,196.00</u>
09/05/2024	3649	MIRACLE SOFTWATER INC	Check Request For Bond: BD24-0004	3,000.00
09/05/2024	3650	LIVINGSTON COUNTY TREASURER	MOBILE HOME FEES	805.00
09/05/2024	3651	LIVINGSTON COUNTY TREASURER	DOG LICENSES	79.00
T&A TOTALS:				
			Total of 4 Checks:	11,080.00
			Less 0 Void Checks:	0.00
			Total of 4 Disbursements:	<u>11,080.00</u>
<b>Bank TAX TAX CHECKING</b>				



CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 09/01/2024 - 09/30/2024

Check Date	Check	Vendor Name	Description	Amount
<b>Bank TAX TAX CHECKING</b>				
09/03/2024	5986	FOWLERVILLE SCHOOLS	Tax Disbursement	11,279.53
09/03/2024	5987	HOWELL TOWNSHIP	Tax Disbursement	21,865.08
09/03/2024	5988	HOWELL PUBLIC SCHOOLS	Tax Disbursement	1,037,847.40
09/03/2024	5989	HOWELL PUBLIC SCHOOLS	Tax Disbursement	203,682.99
09/03/2024	5990	LIV EDUC SERVICE AGENCY	Tax Disbursement	239,538.03
09/03/2024	5991	LIVINGSTON COUNTY TREASURER	Tax Disbursement	241,237.07
09/03/2024	5992	LIVINGSTON COUNTY TREASURER	Tax Disbursement	453,071.38
09/17/2024	5993	LERETA	2024 Sum Tax Refund 4706-03-200-012	2,380.43
				<u>3,397.62</u>
09/17/2024	5994	CORELOGIC CENTRALIZED REFUNDS 2024	Sum Tax Refund 4706-30-300-006	2,423.94
				<u>19,244.23</u>
09/17/2024	5995	FOWLERVILLE SCHOOLS	Tax Disbursement	11,437.39
09/17/2024	5996	HOWELL TOWNSHIP	Tax Disbursement	53,038.26
09/17/2024	5997	HOWELL PUBLIC SCHOOLS	Tax Disbursement	1,109,583.31
09/17/2024	5998	HOWELL PUBLIC SCHOOLS	Tax Disbursement	740,376.79
09/17/2024	5999	LIV EDUC SERVICE AGENCY	Tax Disbursement	884,519.33
09/17/2024	6000	MICHIGAN DEP AG & RURAL DEVEL	Tax Disbursement	150.70
09/17/2024	6001	LIVINGSTON COUNTY TREASURER	Tax Disbursement	890,793.03
09/17/2024	6002	LIVINGSTON COUNTY TREASURER	Tax Disbursement	1,668,029.58
<b>TAX TOTALS:</b>				
			Total of 17 Checks:	7,589,091.72
			Less 0 Void Checks:	0.00
			Total of 17 Disbursements:	<u>7,589,091.72</u>
<b>Bank UTYCK UTILITY CHECKING</b>				
09/05/2024	3232	BRIGHTON ANALYTICAL	ANIONS TESTING	30.00
09/05/2024	3233	FOUR SEASONS COOLING AND HEAT	SERVICE CALL FOR FURNACE	195.12
09/05/2024	3234	GENOA TOWNSHIP DPW	SEPTEMBER 2024 MAINTENANCE FEE	28,135.32
09/05/2024	3235	TRUE VALUE HARDWARE	3 GALLON SPRAYER/1 GALLON WEED KILLER	142.98
09/17/2024	3236	D'ANGELO BROTHERS INC	CLARIFIER DRAINS PROJECT	11,971.00
09/17/2024	3237	HAMLETT ENVIRONMENTAL TECHNOL	RAS PUMP WITH PRESSURE GAUGE & SWITCH	25,100.00
09/17/2024	3238	REPUBLIC SERVICES	AUGUST 2024 GARBAGE HAULING WMTP	118.22
09/17/2024	3239	UIS_SCADA	SERVICE CALL FOR CLARIFIER ALARMS	800.00
09/05/2024	59004025(E)	AT&T	WMTP SEPTEMBER 2024	325.86
09/05/2024	59004026(E)	CONSUMERS ENERGY	1222 PACKARD SEPTEMBER 2024	133.09
09/05/2024	59004027(E)	CONSUMERS ENERGY	2571 OAK GROVE SEPT 2024	142.67
09/05/2024	59004028(E)	CONSUMERS ENERGY	391 N BURKHART SEPT 2024	25.10
09/17/2024	59004029(E)	DTE ENERGY	1009 N BURKHART SEPT 2024	231.53
09/17/2024	59004030(E)	DTE ENERGY	391 N BURKHART SEPT 2024	118.28
09/17/2024	59004031(E)	DTE ENERGY	2571 OAK GROVE SEPT 2024	498.67
09/17/2024	59004032(E)	DTE ENERGY	2559 W GRAND RIVER SEPT 2024	272.92
09/17/2024	59004033(E)	DTE ENERGY	1216 PACKARD DR SEPT 2024	51.35
09/17/2024	59004034(E)	DTE ENERGY	1222 PACKARD DR SEPT 2024	6,445.62
09/17/2024	59004035(E)	DTE ENERGY	1575 N BURKHART SEPT 2024	477.60
09/17/2024	59004036(E)	DTE ENERGY	1034 AUSTIN CT SEPT 2024	289.07
09/17/2024	59004037(E)	DTE ENERGY	3888 OAKGROVE RD SEPT 2024	175.87
09/17/2024	59004038(E)	DTE ENERGY	2700 TOOLEY RD SEPT 2024	240.16

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 09/01/2024 - 09/30/2024

Check Date	Check	Vendor Name	Description	Amount
<b>Bank UTYCK UTILITY CHECKING</b>				
UTYCK TOTALS:				
	Total of 22 Checks:			75,920.43
	Less 0 Void Checks:			0.00
	Total of 22 Disbursements:			75,920.43
REPORT TOTALS:				
	Total of 75 Checks:			7,879,059.02
	Less 0 Void Checks:			0.00
	Total of 75 Disbursements:			7,879,059.02
			<i>Agrees with Invoice Register</i>	
			<i>Bk</i>	

**CHECK REGISTER FOR HOWELL TOWNSHIP**  
For Check Dates 09/01/2024 to 09/30/2024

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
09/06/2024	GEN	DD5925	BRENT J. KILPELA	5,583.66	0.00	4,197.76	Open
09/06/2024	GEN	DD5926	CAROL A. MAKUSHIK	2,786.92	0.00	1,839.60	Open
09/06/2024	GEN	DD5927	SUSAN K. DAUS	1,409.33	0.00	1,109.12	Open
09/06/2024	GEN	DD5928	TANYA L. DAVIDSON	1,945.52	0.00	1,442.90	Open
09/06/2024	GEN	DD5929	JOAN E. HARTWICK	142.50	0.00	142.50	Open
09/06/2024	GEN	DD5930	MICHAEL CODDINGTON	1,409.33	0.00	932.07	Open
09/06/2024	GEN	DD5931	JONATHAN C. HOHENSTEIN	4,178.93	0.00	2,691.25	Open
09/06/2024	GEN	DD5932	TERESA M. MURRISH	89.84	0.00	79.15	Open
09/06/2024	GEN	DD5933	MARNIE E. HEBERT	1,843.75	0.00	1,552.28	Open
09/20/2024	GEN	DD5934	BRENT J. KILPELA	5,677.82	0.00	4,269.41	Open
09/20/2024	GEN	DD5935	CAROL A. MAKUSHIK	2,856.15	0.00	1,892.29	Open
09/20/2024	GEN	DD5936	MATTHEW E. COUNTS	588.92	0.00	518.83	Open
09/20/2024	GEN	DD5937	HAROLD D. MELTON	508.92	0.00	428.18	Open
09/20/2024	GEN	DD5938	JEFFREY A. SMITH	668.92	0.00	589.31	Open
09/20/2024	GEN	DD5939	ROBERT K. WILSON	508.92	0.00	448.35	Open
09/20/2024	GEN	DD5940	TIMOTHY C. BOAL	80.00	0.00	70.48	Open
09/20/2024	GEN	DD5941	KENNETH A. FRENGER	80.00	0.00	70.48	Open
09/20/2024	GEN	DD5942	JAMES T. MCEVOY	80.00	0.00	70.48	Open
09/20/2024	GEN	DD5943	CAROL M. WEAVER	80.00	0.00	70.48	Open
09/20/2024	GEN	DD5944	SUSAN K. DAUS	1,409.33	0.00	1,109.11	Open

**CHECK REGISTER FOR HOWELL TOWNSHIP**  
 For Check Dates 09/01/2024 to 09/30/2024

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
09/20/2024	GEN	DD5945	TANYA L. DAVIDSON	2,001.73	0.00	1,480.05	Open
09/20/2024	GEN	DD5946	ANGELA R. JONES	165.00	0.00	165.00	Open
09/20/2024	GEN	DD5947	ROBERT A. SPAULDING	80.00	0.00	70.48	Open
09/20/2024	GEN	DD5948	WAYNE R. WILLIAMS JR	160.00	0.00	147.76	Open
09/20/2024	GEN	DD5949	MICHAEL CODDINGTON	1,409.33	0.00	932.06	open
09/20/2024	GEN	DD5950	JONATHAN C. HOHENSTEIN	4,178.93	0.00	2,691.25	Open
09/20/2024	GEN	DD5951	TERESA M. MURRISH	238.50	0.00	210.11	Open
09/20/2024	GEN	DD5952	MARNIE E. HEBERT	1,837.50	0.00	1,547.40	Open
<b>Report Total:</b>				<u>41,999.75</u>	<u>0.00</u>	<u>30,768.14</u>	

Number of Checks 28  
 Total Physical Checks 0  
 Total Check Stubs 28