

AGENDA ITEM

5

**HOWELL TOWNSHIP BOARD REGULAR MEETING
MINUTES**

Howell Township Hall
February 12, 2018
6:30. p.m.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Jean Graham	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Dar Howard	Trustee
Harold Melton	Trustee
Sally Newstead	Trustee

MEMBERS ABSENT:

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

All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA: MOTION by Melton, seconded by Hohenstein, “**TO APPROVE THE FEBRUARY 12, 2018 AGENDA AS PRESENTED.**” Motion carried.

APPROVAL OF MINUTES:

MOTION by Hohenstein, seconded by Howard, “**TO APPROVE THE JANUARY 8, 2018 MEETING MINUTES AS CORRECTED: PAGE 4, 2ND BULLET, CORRECT THE SPELLING OF WAVE TO WAIVE.**” Motion carried.
(See January 8, 2018 Meeting Minutes)

CORRESPONDENCE:

See list.

BUDGET REPORT:

- Deputy Supervisor Kilpela presented a letter written by resident John Mills wanting to know what he is getting for his tax dollars that he is paying. Kilpela showed what Mr. Mills and his wife are paying and how it is allocated. Mr. Mills also asked for the “Top Five” expenditures. Mr. Mills was not in attendance. Kilpela outlined the “Top Five” Expenditures: 1) Road Projects & Dust Control, 2) Employees, 3) Operating & Maintenance, 4) HAPRA Membership, 5) Professional Fees – Attorney, Planner, and Auditor. He stated that we are in a much better cash position to handle a down turn. .
- Deputy Supervisor Kilpela gave an overview of the township’s Revenue and Expenditure period ending 01/31/2018 and the Cash Flow Using Budgeted Revenue Report and the Cash Flow Using Historical Average Revenue. Discussion followed about, Rainy-Day Fund, bond payments and charge backs. The Board thanked Kilpela for the good work.

CALL TO THE PUBLIC:

- No response.

UNFINISHED BUSINESS:

- None.

NEW BUSINESS:

SCHMUCKS BREWING COMPANY, LLC

- A) RESOLUTION 02.18.439 – Micro Brewer License – Treasurer Hohenstein stated that the Township has 1 (one) Liquor License that is available but this type of business does not require our Class C Liquor License but one from the State. Brad Jonckheere from Schmucks Brewing Company LLC stated that he is also seeking a Small Wine Maker and Small Distiller (Spirits) License. That will be covered in the 2nd Resolution. Mr. Jonckheere also stated this will not be a bar but a brewery. **MOTION** by Hohenstein, seconded by Melton, **“TO ACCEPT RESOLUTION #02.18.439 AS PRESENTED.”** Discussion followed. A roll-call vote was taken: Coddington – yes, Howard – yes, Graham – yes, Counts – yes, Melton – yes, Hohenstein – yes, Newstead – yes. Motion carries 7 to 0.

- B) RESOLUTION 02.18.440 – Small Wine Maker & Small Distiller License – **MOTION** by Counts, seconded by Newstead, **“TO ACCEPT RESOLUTION #02.18.440 AS PRESENTED.”** Discussion followed. A roll-call vote was taken: Newstead – yes, Hohenstein - yes, Howard – yes, Melton – yes, Coddington – yes, Graham – yes, Counts – yes. Motion carries 7 to 0.

REPORTS:

- A. SUPERVISOR:
(Supervisor Coddington reported on the following item)
 - Handy Township Planning Commission Meeting was held but the Power Plant Issue was tabled. Discussion followed.

- B. TREASURER:
(Treasurer Hohenstein reported on the following item)
 - We have collected 81% Winter Taxes. Winter Taxes are due on Wednesday the 14th.

- C. CLERK:
(Clerk Graham reported on the following items)
 - The security lights inside the building have all been replaced. There is some painting that will need to be done because the base of the new lights are smaller than the old ones thus leaving unfinished painting around the lights.
 - The office is putting a list together of other repairs that need to be done in the building.
 - Testing for the ACH program should begin soon.

- D. ZONING:
(Prepared by Zoning Administrator Daus)
 - See report.

- E. ASSESSING:
(Prepared by Assessor Kilpela)
 - See report.

- F. FIRE AUTHORITY:
(Supervisor Coddington reported on the following items)
 - A couple of budget adjustments were needed along with some money transfers to Michigan Class which moves funds in and out on a regular basis to keep monies safer.
 - Ladder truck is due back.
 - Discussion if the printed end report that are distributed to all the municipalities is worth the cost. The consensus is to put it on all the websites.
 - Progressing forward with the new addition. Should go out for bids soon.

G. MHOG:

(Trustee Howard reported on the following items)

- On budget and water use is up and has been up for most of the year.
- There was a major flooding issue in a building on Hydraulic Drive.
- Shepherd of the Lakes School was given permission to connect to the MHOG water system because of very poor well water at the school.
- The Trans West tower is in need of repainting. The Township has some say in the paint scheme of the tower. It was the consensus of the Board to go with green and a tannish/gold paint with the stripes, the wording Howell Township but no writing in the tower's stem.
- Close to finalizing the Cross Country easement through Marion Township.
- Working on the agreement for the easement at Trans West.

H. PLANNING COMMISSION:

(Trustee Counts reported on the following items)

- See Planning Commission Minutes.
- Trilogy Health wants an additional building for Memory Care. Going for some variances to the ZBA on the 26th. The Public Hearing is the 27th.

I. ZONING BOARD OF APPEALS (ZBA):

- There was no meeting.
- Next meeting on the 26th for Trilogy Health.

J. WEBSITE:

(Trustee Counts reported on the following item)

- Nothing new to report.

K. WWTP:

(Treasurer Hohenstein reported on the following items)

- The company that makes our UV system is not out of business as we were previously told. The consensus is to rehabilitate the current three module system rather than replacing the system with brand new equipment. Discussion followed. **MOTION** Howard, seconded by Counts, **"TO ACCEPT THE BID FROM ULTRA-TECH SYSTEMS NOT TO EXCEED \$18,000.00 AS PRESENTED."** Discussion followed. Motion carried.
- Dissolved Oxygen Meter is used for testing at the source, cost \$1,612.00. **MOTION** by Counts, seconded by Howard, **"TO APPROVE THE REQUEST FOR A DISSOLVED OXYGEN METER AT \$1,612.00 AS PRESENTED."** Discussion followed. Motion carried. This meter is to stay at the plant.
- It is recommended to have our system mapped by GIS. Greg Tatara will bring back bids for this.
- Cleaning needs to be done more often with a record of the cleaning. **MOTION** by Counts, seconded by Howard, **"TO APPROVE HOWELL TOWNSHIP SEWER CLEANING QUOTE AS PRESENTED IN THE AMOUNT OF \$8,250.00 PLUS DISPOSAL FEE."** Discussion followed. Motion carried.

- Micro-screen – a basket needs to be replaced. **MOTION** by Howard, seconded by Hohenstein, **“TO APPROVE \$1,954.43 FOR THE PERFORATED STAINLESS STEEL SHEET AND FABRICATION OF THE MICRO SCREEN.”** Discussion followed. Motion carried.

L. HAPRA:

(Clerk Graham reported on the following item)

- No report.
- Supervisor Coddington added that in order for the Township to apply for grants for Township Parks you have to have a Parks and Recreation Plan. One of our new Planning Commissioners Martha Haglund was appointed by the Planning Commission as Chairperson for the Howell Township Parks and Recreation, and she will be working on this. Discussion followed.

CALL TO PUBLIC:

- No response.

DISBURSEMENTS: REGULAR AND CHECK REGISTER:

MOTION by Hohenstein, seconded by Melton, **“TO APPROVE THE REGULAR DISBURSEMENTS THROUGH FEBRUARY 7, 2018 AND CHECK REGISTER AS PRESENTED, ALSO ANY CUSTOMARY AND NORMAL PAYMENTS FOR THE MONTH.”** Discussion followed. Motion carried.

ADJOURNMENT: MOTION by Howard, seconded by Graham, **“TO ADJOURN.”** Motion carried. The meeting adjourned 8:00 p.m.

APPROVED:

As Presented: _____	_____ Jean Graham Howell Township Clerk
As Amended: _____	_____ Mike Coddington Howell Township Supervisor
As Corrected: _____	
Dated _____	_____ Debby Johnson Recording Secretary

AGENDA ITEM

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CORRESPONDENCE

January 8, 2018

1. **AMERICAN FUNDS** – Annual Report ending 11/30/2017
Summary Prospectus Feb. 2018

AGENDA ITEM

9A

**HOWELL TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
ORDINANCE NO. 274**

At a meeting of the Township Board of Howell Township, Livingston County, Michigan, held at the Howell Township Hall on March 12, 2018, at 6:30 p.m., Township Board Member _____ moved to introduce the following Ordinance for posting, publication and final adoption, which motion was seconded by Township Board Member _____:

An ordinance to enact a temporary moratorium for the period of 120 days on the approval of any new signs and billboards.

WHEREAS, the Township has adopted actual standards for signs and billboards, but those standards do not currently reflect recent legal developments that have clarified the permissible scope of sign regulations; and

WHEREAS, The Township wishes to engage in a review of its existing sign regulations to increase the conformity of those regulations with current shortfalls of the Township's sign regulations, including consistency with the Supreme Court's decision in *Reed v Town of Gilbert*, 135 S Ct 2218 (2015); and

WHEREAS, permitting signs or billboards during the moratorium that are inconsistent with the law or the Township's standards would undermine and potentially destroy uniformity in regulation of signs and create conflicts with future standards; and

WHEREAS, the Township has recently discovered this shortcoming in regulation and needs time to study the issue, draft new ordinance language, and take it through the review and approval process to revise the sign regulations in the Township to better reflect the advancements in sign technology, display methods, and the legal landscape; and

WHEREAS, the Township has a legitimate purpose in addressing the proper design, size, location and land use for such signs in the Township; and

WHEREAS, the Township is legitimately concerned that uses may be established in inappropriate or inadvisable locations before revised land use ordinances may be drafted and enacted, thereby defeating the purpose of new standards adopted by ordinance; and

WHEREAS, it is a routine and appropriate method to forestall such problems to enact a reasonable and moratorium on such signs in the Township until such an ordinance can be drafted and enacted; and

WHEREAS, the Township determines that the adoption of this ordinance is necessary to preserve the public peace, health and safety by preventing the inappropriate location and establishment of signs or billboards in the Township.

THE TOWNSHIP OF HOWELL, LIVINGSTON COUNTY, MICHIGAN, ORDAINS:

Section 1. Title: This Ordinance shall be known and cited as the Howell Township Sign Moratorium.

Section 2. Moratorium: The Township enacts a temporary moratorium on the location, erection, construction or installation of signs or billboards in the Township for a period of one-hundred twenty (120) days to allow for the development of appropriate regulations for such signs.

Section 3. Severability: The provisions of this Ordinance are hereby declared to be severable and if any part is declared invalid for any reason by a court of competent jurisdiction it shall not affect the remainder of the Ordinance which shall continue in full force and effect.

Section 4. Repeal: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. Effective Date: This Ordinance shall take effect immediately after publication.

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: Jean Graham_____

ORDINANCE DECLARED ADOPTED.

Mike Coddington, Supervisor

Jean Graham, Clerk

CERTIFICATE

I, Jean Graham, Clerk of the Township of Howell, hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. 274, duly adopted by the Board of the Township of Howell, Livingston County, Michigan, on the 12 day of March 2018, and that the same was posted and published as required by law on the ____ day of _____.

Jean Graham, Clerk

AFFIDAVIT OF POSTING AND PUBLICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Howell Township Board at a duly scheduled and noticed meeting of that Township Board held on March 12, 2018, pursuant to the required statutory procedures.
2. The complete text of the proposed Ordinance was posted at the Township Clerk's office and on the Township's website, <http://howelltownshipmi.org/>, on _____, 2018.
3. The attached Notice of Posting of the Ordinance was duly published in the _____ newspaper, a newspaper that circulates within Howell Township, on _____, 2018, within not more than seven (7) days after the posting.

ATTESTED:

Jean Graham, Howell Township Clerk

**Howell Township
Livingston County, Michigan
Ordinance Adopting a Moratorium on Signs and Billboards
Notice of Adoption**

Ordinance No. 274

At a meeting of the Township Board of Howell Township, Livingston County, Michigan, held at the Howell Township Hall on March 12, 2018, at 6:30 p.m., the Township Board adopted Ordinance No. 274. The Ordinance imposes a moratorium on the approval of any new signs or billboards within the Township in order to allow appropriate time to amend the Township's regulation of signs and billboards. The Ordinance takes effect immediately after publication. Copies of the complete text of the Ordinance were posted at the office of the Township Clerk at 3525 Byron Road, Howell, MI 48855 and on the Township's website: <http://howelltownshipmi.org/>.

By Order of the Howell Township Board

Jean Graham, Township Clerk
517-546-2817

From: William Fahey
Sent: Wednesday, February 14, 2018 5:46 PM
To: Joe Daus <inspector@howelltownshipmi.org>
Cc: Stephen Delie <sdelie@fsbrlaw.com>; Christopher Patterson <cpatterson@fsbrlaw.com>
Subject: RE: Zoning Ordinance / Code Enforcement

Joe,

The billboard/sign issues have become complicated in recent years. Steve Delie and Chris Patterson have been working on these issues for other Townships and can give you a hand.

They have also put together a training program for some of our other zoning administrators/code enforcement officers, and can walk you through the process and offer good suggestions. I am copying them on this email

BILL FAHEY

FAHEY SCHULTZ BURZYCH RHODES PLC
(517) 381-3150
wfahey@fsbrlaw.com

From: Joe Daus [<mailto:inspector@howelltownshipmi.org>]
Sent: Wednesday, February 14, 2018 3:12 PM
To: William Fahey <wfahey@fsbrlaw.com>
Subject: Zoning Ordinance / Code Enforcement

Good afternoon Bill

We are going to be redoing our zoning ordinance on Billboards. We have had several inquiries this last year, and in read over the ordinance it does not cover all the issues. In the mean time we would like to put a moratorium in place on billboards. Is there anything I should be a where of before taking this to the Board. Also can you point me in the wright direction to get training on Municipal Civil Infractions and the citation procedure.

Joe Daus
Howell Township

Jean Graham

From: Joe Daus
Sent: Wednesday, February 21, 2018 8:10 AM
To: Mike Coddington
Cc: Jean Graham; Jonathan Hohenstein
Subject: FW: Zoning Ordinance / Code Enforcement
Attachments: 2018.02.16 Signs Moratorium (Final).docx

From: Christopher Patterson [mailto:cpatterson@fsbirlaw.com]
Sent: Tuesday, February 20, 2018 5:09 PM
To: Joe Daus <inspector@howelltownshipmi.org>
Cc: Stephen Delie <sdelie@fsbirlaw.com>; William Fahey <wfahey@fsbirlaw.com>
Subject: RE: Zoning Ordinance / Code Enforcement

Joe:

Per our call last week, attached is a proposed ordinance that will allow the Township to adopt a moratorium against permitting any new billboards. Since Howell Township is a general law township, **this can be introduced and adopted at the same meeting.**

We are also working on the civil infractions packet that we discussed, and will provide it as soon as it is finished.

Sincerely,

Chris Patterson
FAHEY SCHULTZ BURZYCH RHODES PLC
(517) 381-3205

From: Christopher Patterson
Sent: Thursday, February 15, 2018 4:24 PM
To: William Fahey <wfahey@fsbirlaw.com>; Joe Daus <inspector@howelltownshipmi.org>
Cc: Stephen Delie <sdelie@fsbirlaw.com>
Subject: RE: Zoning Ordinance / Code Enforcement

Joe:

I tried to call and was unable to reach you or your voicemail. I would like to discuss a few developments regarding both billboard/signs and municipal civil infractions, which may help you in taking the sign issue to the Township Board and getting training regarding municipal civil infractions.

Please call me at 517.381.3205 and we can discuss.

Sincerely,

Chris Patterson
FAHEY SCHULTZ BURZYCH RHODES PLC
(517) 381-3205

AGENDA ITEM

9B

HOWELL TOWNSHIP
ROAD MILLAGE RENEWAL RESOLUTION
03.18.441

At a regular meeting of the Board of the Township of Howell, Livingston County, Michigan, held at the Township Hall, 3525 Byron Road in said Township on the 12th day of March 2018, at 6:30 p.m.

PRESENT:

ABSENT:

The following Resolution was offered by and seconded by .

WHEREAS, the Township of Howell (“Township”) was previously authorized to increase the 15-mill tax limitation imposed under Article IX, Section 6 on ad valorem taxes within the Township by 1.0 mill to provide funds for road maintenance and improvement and that millage expires December 31, 2018; and

WHEREAS, the Township is authorized to ask voters to renew the previously authorized millage over the 15-mill tax limitation pursuant to Article IX, Section 6 of the Michigan Constitution; and

WHEREAS, the Township desires to present to the electors of the Township a proposal to request a renewal of the .9345 mill millage rate that expires in 2022; and

WHEREAS, the Township has determined that the requested millage for the road maintenance and improvement is in the best interests of the public health, safety and welfare of the Township residents.

THEREFORE, be it resolved by the Board of the Township of Howell, Livingston County, Michigan, as follows:

1. The Township Board resolves to present to the electors of Howell Township at the August 7, 2018 election a proposed increase in the amount of ad valorem taxes as described in the ballot language attached as Exhibit A.

2. The Township Clerk is authorized and directed to promptly submit this resolution along with the above ballot language to the County Clerk so that the millage proposition may be included on the August 7, 2018 election ballot.

3. Any resolution or portion of any resolution that is inconsistent with this Resolution is repealed.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)
)
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Howell, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a regular meeting held on the 12th day of March 2018.

Jean Graham, Township Clerk

AGENDA ITEM

9C

February 9, 2018

Supervisor Michael Coddington
Howell Township
3525 Byron Rd
Howell, MI 48855

Re: Brewer Meadows

Dear Supervisor Coddington;

This is to advise you of the current status of the proposed Brewer Meadows Community. We are continuing to pursue the finalization of all approvals required for the site through Brent LaVanway at Boss Engineering. We expect to complete this work this year. We have had some interest from developers to purchase the site, but there is nothing definite to report as of yet.

At this point we are not in a position to make the \$400,000 Brewer Road paving payment before the upcoming deadline called for in the Development Agreement. This is to request your consideration to extend this payment timeframe until February 28, 2019. I believe it will be mutually beneficial for us to pursue completion of the permit process under the terms of the Development Agreement that we all worked so long and hard to put together.

You may recall that the Development Agreement allows for the certainty of a \$400,000 payment to the Township toward the paving of Brewer Road. It also calls for the Township to complete the required paving within 12 months of the date of the payment.

At this point I believe that it would be very difficult for the Township to obtain the approvals necessary, and then to complete the actual paving work within the 12 months called for under the Agreement. In addition it would be very difficult for us to obtaining financing or secure a developer if this provision reverts to an open-ended format. An extension will allow us to mutually work toward a successful paving effort.

To that end, this is to request that the Township trustees approve a modification to the Development Agreement to extend the date of this particular provision until February 28, 2019.

Thank you for your consideration and support.



Michael Furnari

BREWER MEADOWS PLANNED UNIT DEVELOPMENT

January 12, 2015 the preliminary site plan and PUD were approved by the Township Board.

July 26, 2016 the planning commission approved an extension of the preliminary site plan until July 25, 2017.

March 2017 received construction plans for engineers review.

February 9, 2018 received a letter requesting an extension of the preliminary site plan and PUD Agreement.

A final site plan has not been submitted for approval.

All taxes are paid in full to date.

There is currently unpaid engineering fees of \$5,775.79

Attached is the letter requesting the extension, Brewer Meadows Planned Unit Development Agreement (on page 4.5 discusses the paving of Brewer Rd.) and Article XX of the Zoning Ordinance Section 20.06, 20.06 E. Expiration and extension of approvals.

February 9, 2018

Supervisor Michael Coddington
Howell Township
3525 Byron Rd
Howell, MI 48855

Re: Brewer Meadows

Dear Supervisor Coddington;

This is to advise you of the current status of the proposed Brewer Meadows Community. We are continuing to pursue the finalization of all approvals required for the site through Brent LaVanway at Boss Engineering. We expect to complete this work this year. We have had some interest from developers to purchase the site, but there is nothing definite to report as of yet.


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You may recall that the Development Agreement allows for the certainty of a \$400,000 payment to the Township toward the paving of Brewer Road. It also calls for the Township to complete the required paving within 12 months of the date of the payment.

At this point I believe that it would be very difficult for the Township to obtain the approvals necessary, and then to complete the actual paving work within the 12 months called for under the Agreement. In addition it would be very difficult for us to obtaining financing or secure a developer if this provision reverts to an open-ended format. An extension will allow us to mutually work toward a successful paving effort.

To that end, this is to request that the Township trustees approve a modification to the Development Agreement to extend the date of this particular provision until February 28, 2019.

Thank you for your consideration and support.



Michael Furnari

ORIGINAL

BREWER MEADOWS PLANNED UNIT DEVELOPMENT AGREEMENT

This Planned Unit Development Agreement (the "Agreement") is entered into this _____ day of _____, 2015, between **Brewer Rd Howell LLC**, a Michigan limited liability company, whose address is 1700 West Big Beaver Road, Suite 120, Troy, MI 48084 (the "Developer"), and the **Township of Howell**, a Michigan municipal corporation, whose address is 3525 Byron Road, Howell, Michigan 48843 (the "Township").

RECITALS

A. Developer has an agreement to purchase 37.15 acres of land owned by the Township located in Howell Township, Livingston County, Michigan, the legal description of which is set forth on Exhibit A attached hereto (the "Property").

B. Developer desires to develop the Property as a type II planned unit development ("PUD") in accordance with Article XXVII, "PUD-Planned Unit Development Projects", of the Howell Township Zoning Ordinance (the "Zoning Ordinance"). The PUD is to be known as "Brewer Meadows" (the "Project").

C. On December 9, 2014 the Township Planning Commission recommended approval of a Preliminary PUD Site Plan for the Property pursuant to Sections 20.06(B), 20.08(J), and 27.06 of the Zoning Ordinance for the development of the Property as a PUD.

D. On January 12, 2015, the Township Board approved the Preliminary PUD Site Plan for the Property in compliance with the Zoning Ordinance.

E. On _____, 2015, the Township Planning Commission recommended approval of a Final PUD Site Plan for the Property and this Agreement pursuant to Sections 20.07 and 27.06 of the Zoning Ordinance.

F. On _____, 2015, the Township Board approved the Final PUD Site Plan for the Property, which is attached hereto as Exhibit B (the "PUD Plan"), and this Agreement pursuant to Sections 20.07 and 27.06 of the Zoning Ordinance and the Michigan Zoning Enabling Act, as amended.

NOW, THEREFORE, Developer and Township, in consideration of the mutual covenants of the Parties described in the Agreement, agree as follows:

ARTICLE I. GENERAL TERMS

- 1.1 The Township and Developer acknowledge and represent that the recitals set forth above are incorporated herein and are true, accurate and binding.
- 1.2 The Township acknowledges and represents that this Agreement may be relied upon for future land use and development of the Property by Developer and Developer's assigns and successors in interest.
- 1.3 The PUD Plan has been approved by the Township Board in accordance with all applicable Township ordinances, and depicts the land uses that shall be permitted and shall be developed on the Property. Approval of the PUD Plan includes approval of the PUD, this Agreement and all Exhibits attached to this Agreement, which take precedence over and supersede any and all prior reports, agreements, plans and other submissions to or approvals by the Township relative to the Property.
- 1.4 The PUD Plan complies with the Zoning Ordinance requirements, except as specifically provided otherwise within this Agreement.
- 1.5 Pursuant to Section 27.03 of the Zoning Ordinance, the location and uses of all buildings, all uses and mixtures thereof, all yards, setbacks, buffer areas and transition strip, and all other information regarding the uses of the Property as shown on or as part of the PUD Plan shall have the full force and permanence of the Zoning Ordinance as though such PUD Plan and supporting information were specifically set forth as requirements in the Zoning Ordinance.
- 1.6 This Agreement, including the uses approved on the PUD Plan, is for the benefit of the Property, and shall run with the land, and shall bind and inure to the benefit of the Parties and the heirs, successors, assigns and transferees of the Parties to this Agreement. No other parties shall have any rights with respect to this Agreement.
- 1.7 The PUD may be developed in phases as shown on the approved PUD Plan and subject to final site plan approval on each phase of the PUD. The Developer has the right, but not the obligation, to create separate condominium associations for the different phases of the PUD and separate master deeds, bylaws and condominium subdivision plans for each phase of the PUD. Site improvements as determined by the Township Zoning Administrator to be reasonably necessary or related to each phase, including without limitation, site amenities, road improvements, storm drainage, sidewalks and landscaping, shall be made at the time of construction of that particular phase. The Township shall timely issue, upon payment of any applicable fees, all building and other permits required for development of the PUD and any improvements to be constructed on the Property, which are in compliance with the PUD, this Agreement and all other applicable Township requirements.

- 1.8 The PUD Plan may be amended upon application by Developer and upon approval of the Township Board as set forth in the Zoning Ordinance as permitted by Article XX and Article XXVII, Section 27.09 of the Zoning Ordinance. Notwithstanding the foregoing, the Township Zoning Administrator shall have the authority to review and approve in writing the following minor changes to the PUD Plan that may be requested by Developer, provided that the area and density requirements and the overall character of the PUD Plan are not materially affected: (a) reduction in the height of any building, or the floor area of any building by no more than five percent (5%); (b) increase in the floor area of any building of no more than five percent (5%); (c) relocation of any building in any direction within five feet of its location as designated on the PUD Plan; and (d) internal rearrangement of parking areas, roads, sidewalks, storm drainage facilities and other utilities.
- 1.9 The approvals set forth herein, including the PUD and the PUD Plan, are valid for a period of six (6) years from the date of this Agreement. Any phase of the PUD that has been started during this six (6) year period may be completed, provided that construction on that phase continues without any interruption. Any extension of the approvals beyond the six (6) year period shall be treated as a PUD Plan amendment as permitted by the Zoning Ordinance.

ARTICLE II. LAND USE AUTHORIZATION AND STANDARDS

- 2.1 Township acknowledges and represents that the Property is currently zoned MFR and upon rezoning shall be zoned MFR with a Type-2 PUD.
- 2.2 The PUD as shown on the PUD Plan consists of 111 single family residential home sites, with 10.89 acres of open space. The PUD Plan also includes public sewer, public water and private roadways.
- 2.3 Approved minimum building unit area, open space, setbacks and building footprint and maximum density, lot coverage, and building height for the land uses within the PUD shall be as set forth on the approved PUD Plan.

ARTICLE III. INTERNAL PRIVATE ROADS

- 3.1 An internal system of private vehicular roads shall be constructed by developer at its expense throughout the PUD as shown on the PUD Plan.
- 3.2 The internal roads within the PUD are private roads and shall be maintained by Developer to meet the design Standards (hereinafter defined) until such time as a Condominium Owners Association or Associations has been established for the residential portion of the PUD (collectively, the "Condominium Owner Association") pursuant to a Master Deed recorded with the Livingston County Register of Deeds, at which time the Condominium Owners Association shall maintain such roads to meet the design Standards as provided in the Master Deed. The Condominium Association shall carry liability insurance and any action alleging tort liability related to the roads shall be brought against the Condominium Association, except as otherwise required by the Michigan Condominium Act.

- 3.2.1 The Master Deed shall comply with all applicable requirements of Article XXVI of the Zoning Ordinance.
- 3.2.2 The Master Deed shall provide that each unit owner shall be obligated to participate in the cost of the operation and maintenance of the internal private roads pursuant to a workable method of apportioning the cost of maintaining such roads acceptable to Township as required under Section 26.15(E)(1)(b) of the Zoning Ordinance.
- 3.2.3 In the event that Developer or the Condominium Owners Association shall fail to maintain any of the internal private roads as required hereby, Township may perform such maintenance and assess the owners of the parcels on the private road or those residents who have access to the private road for such work, plus an administrative fee of 25%, as set forth in Section 26.15(E)(1)(c) of the Zoning Ordinance.
- 3.3 No public funds of Township shall be used to build, repair or maintain the private roads in the PUD.
- 3.4 Developer shall grant easements over the private roads in the PUD to the public for the purpose of emergency and other public vehicles for whatever public access or services are necessary in accordance with Article 26.15(E)(1)(e) of the Zoning Ordinance.
- 3.5 The owners of property within the PUD shall refrain from prohibiting, restricting, limiting or in any manner interfering with the normal ingress and egress and use of the private roads within the PUD by any of the other owners of property within the PUD. Normal ingress and egress and use shall include use by family, guest, invitees, tradesman, and others traveling to or returning from any of the properties within the PUD.
- 3.6 The internal private roads shall be at least thirty feet (30') wide measured from back of curb to back of curb, excepting in the area provided with a landscaped boulevard in which the roadways on each side of the boulevard are eighteen feet (18') wide measured from back of curb to back of curb. The internal private roads rights of way shall be as set forth on the approved PUD Plan and shall include the roadway, sanitary sewer, storm sewer, water main, electric, gas, telephone and cable TV.
- 3.7 Other than as set forth herein or in the Zoning Ordinance, the internal private roads in the PUD shall comply with the Livingston County Road Commissions "Specifications for Plat Development" adopted May 24,1991, or such other standards as may be adopted by Township for private roads (the "Design Standards")

ARTICLE IV. SITE IMPROVEMENTS

- 4.1 The site improvements upon the Property shall be created to accomplish the objective of providing accommodations for vehicular traffic, pedestrian traffic and parking as depicted

upon the PUD Plan.

- 4.2 Pedestrian walkways shall be constructed on both sides of the residential streets within the PUD. The pedestrian walkways shall be five (5') feet in width with a surface of concrete.
- 4.3 Walkways shall be constructed in the location depicted on the PUD Plan in accordance with the construction plans approved by Township.
- 4.4 A paved 20' wide emergency access drive to property adjacent to the East property line shall be constructed as shown on the PUD Plan.
- 4.5 Prior to commencement of any construction on the Property, Developer shall pay the Township the amount of Four Hundred Thousand Dollars (\$400,000), which will be applied by the Township against the cost of paving the entire length of Brewer Road from M-59 to approximately 50 feet north of Henderson Road. Within 12 months of the date of such payment, the Township will complete the paving of the entire length of Brewer Road from M-59 to approximately 50 feet north of Henderson Road, unless the Township is excused by Force Majeure. After the paving project is completed, the Township will refund to Developer any amount by which the \$400,000 payment exceeds ½ of the total cost to pave the entire length of Brewer Road from M-59 to approximately 50 feet north of Henderson Road. Provided that, if Developer fails to pay the \$400,000 to the Township prior to February 1, 2017, and the total cost of the road project exceeds \$800,000, the Developer shall be required to pay the Township an additional amount so that the Developer's final contribution to the road construction equals 50% of the total cost incurred by the Township to pave the entire length of Brewer Road from M-59 to approximately 50 feet north of Henderson Road.
- 4.6 For purposes of this Agreement, "Force Majeure" means a cause or event beyond the Township's reasonable control, which through the exercise of due diligence the Township is unable to foresee or overcome, including without limitation any new or expanded county, state or federal statutory, regulatory or ordinance requirements; any adverse weather conditions such as hurricanes, tornadoes, high winds, snow storms or ice storms; any other natural disasters such as earthquakes or floods; or any acts of God, acts of war, terrorism, strikes, lockouts, industrial disturbances or civil disturbances. The term does not include any changes in general economic conditions such as inflation, interest rates, or other factors of frequent occurrence.

ARTICLE V. LANDSCAPING

- 5.1 The landscaping shall be constructed, installed and maintained in accordance with the approved landscaping plans that form a part of the PUD Plan.

ARTICLE VI. UTILITIES

- 6.1 The PUD shall be serviced with underground utilities, including electrical, natural gas,

telephone, and cable television, which shall provide utility services to all buildings within the PUD with easements reserved for the utility providers for repair, maintenance and improvements.

- 6.2 The Property and the PUD shall be connected at the outside boundary of the Property to the Township's waste water treatment plant and municipal water supply by improvements constructed by the Township as part of the existing Special Assessment Districts, of which the Property is a part. Public sanitary sewer has been extended to the outside boundary of the Property by the Township through Special Assessments under Act 188 of the Public Acts of 1954. Developer and Township agree that the current principal amount of the unpaid Special Assessments for sewer against the Property total \$111,720.00. Such principal amount shall be divided into equal annual installments of principal, together with interest at 5.51% per annum from and after the date of this Agreement, as shown on the attached Exhibit C, which shows annual installments through December 31, 2020, and all such installments shall be billed, collected and paid when due. If any Special Assessment installment is not paid when due, then the Special Assessments shall be considered to be delinquent and there shall be collected, in addition to interest, a penalty at the rate of 1% for each month, or fraction of a month, that the Special Assessments remain unpaid before being reported to the Township Board for reassessment upon the Township Tax Roll. If not paid by the due date, the installments shall be subject to collection, fines and penalties in the same manner as for delinquent property taxes. Said Special Assessments levied on the Property shall be secured by a statutory lien on the Property in accordance with Act 188 of the Public Acts of 1954 and other remedies available to the Township under law. Nothing in this Agreement shall be construed to exempt the Developer or the Property from any ad valorem tax liability or assessments which may be authorized by law. Developer agrees to pay said Special Assessments in full as they come due and Developer unconditionally guarantees to Township the current and timely payment of the Special Assessments, plus any interest that accumulates during repayment, until the Special Assessments are paid in full. Developer's personal guarantee shall bind Developer and its successors and assigns. Developer shall also provide an irrevocable Letter of Credit acceptable to the Township in the principal amount of \$111,720.00 as security for the timely payment of the Special Assessments as they come due. The Township shall have the right to draw against the Letter of Credit and to pursue any remedies necessary directly against Developer and its successors and assigns to obtain timely payment of the Special Assessments, including any interest, fees or penalties that may accrue due to the Special Assessments becoming delinquent. Developer's guarantee of the Special Assessments and Letter of Credit shall not be required if Developer pays the entire principal amount of the future Special Assessments at the time of closing, plus interest calculated to the date of closing.
- 6.3 At Developer's request, upon the creation of new tax parcels within the Property for the individual condominium units within the PUD, the Township Assessor shall divide a pro-rata portion of the then remaining Special Assessments among the condominium units within the PUD, and the payment of such divided Special Assessments shall be subject to the same payment requirements as the original Special Assessments discussed above. The

Letter of Credit required above shall remain valid, however, until the Special Assessments have been paid in full.

- 6.4 Developer at its expense shall be responsible for the design and construction of water and sanitary sewer facilities within the PUD and for the infrastructure required by Township and the Townships Engineer and the Marion, Howell, Oceola, Genoa Water Authority (MHOG) to connect the water and sewer facilities within the PUD to the public sanitary sewer and water systems at the PUD property line. This shall include, among other facilities, the Developer's construction at its own cost of a sanitary sewer pump station needed to serve the Property. Upon completion by Developer of the water and sanitary sewer facilities within the PUD and the infrastructure to connect such system to the public water and sewer facilities at the PUD property line, and the inspection and approval of such facilities by Township Engineer during and after completion of such facilities, Developer shall convey to Township and MHOG and Township and MHOG shall accept the components of the PUD water and sewer facilities including, but not limited to, all pipes, connections, hydrants and other collection facilities up to the customers side of the meter with the rest of the line belonging to the customer. Developer shall be responsible to pay the reasonable cost of such inspections, and shall deposit the estimated cost of such inspections with Township and MHOG prior to commencement of construction of such facilities. Developer shall assign all construction warranties Developer has obtained with respect to the PUD water and sanitary sewer system to Township and MHOG. Developer may construct the water and sanitary sewer system within the PUD in phases, to correspond to the phases of development of the PUD. If developer carries out such construction in phases, at Townships and MHOG's request the conveyance of the water and sanitary sewer system shall occur in phases, promptly upon completion of each phase and the review and inspection of the water and sewer facilities within such phase by Townships Engineer and MHOG.
- 6.5 Township shall construct an 8" water line along Brewer Road to connect the Property with the Township's existing water lines as per engineering plans approved by the Township. Prior to the commencement of such water line construction by the Township, Developer shall pay the Township a water benefit charge in the total amount of \$289,373.67. The Township shall complete the construction and installation of the aforementioned water line as soon as reasonable possible, but in no event shall the completion be later than twelve months after the date of Developer's payment, unless the Township is excused by Force Majeure.
- 6.6 Water and sewer rates and charges to the Property and the PUD shall be in accordance with Howell Township's ordinances, as amended from time to time, other than the water benefit charge referenced above. Currently, those applicable ordinances are Ordinance Nos. 21, 54, 181 and 238.
- 6.7 The PUD shall be serviced by private storm water management facilities to be constructed and installed at the sole expense of Developer. The onsite storm water management system shall be maintained by the Developer and then by the Condominium Owners

Association in the same manner as provided in paragraph 3.2 hereof. The Master Deed shall provide that each unit owner shall be obligated to participate in the operation and maintenance of the onsite storm water management facilities pursuant to a reasonable method of apportioning the cost of maintaining such system.

ARTICLE VII. OPEN SPACE PRESERVATION

- 7.1 The PUD incorporates open space areas and park areas which are depicted on the PUD Plan (the "Open Space Areas"). The Open Space Areas shall be irrevocably dedicated to the Condominium Owner's Association either as rights in fee or easement, retained as open space for park, recreation, utility or other common uses and maintained by the Condominium Owners Association. Detention and retention ponds and similar improvements may be permitted within the Open Space Areas if approved by the Township and incorporated into the approved function and/or design of the Open Space Areas through the approval of the final site plan.
- 7.2 Developer shall have the right to reserve, dedicate and/or grant public or private easements within the Open Space Areas for the construction, installation, repair, maintenance and replacements of rights-of-way, walkways, boardwalks, water features, fountains, bicycle paths, water mains, sewers, drains, retention basins, electric lines, telephone lines, gas mains, cable television and other telecommunication lines and other public and private utilities, including all equipment, facilities, and appurtenances relating thereto, as provided in the Master Deed(s).
- 7.3 Developer shall reserve, dedicate and/or grant public or private easements within the Open Space Areas for the permanent preservation of any wetland or open space.

ARTICLE VIII. SIGNS

- 8.1 The Project Entry Sign shown on the PUD Plan shall comply with the requirements of Article XIX of the Zoning Ordinance.

ARTICLE IX. OTHER


- 9.1 This Agreement may not be modified, replaced, amended or terminated without the prior written consent of Developer and the Township or their respective assigns and successors in interest. Developer and Township shall be entitled to modify, replace or amend this Agreement without the consent of any other person or entity, regardless of whether such person or entity now or hereafter has any interest in any part of the Property, including subsequent purchasers, or their tenants, mortgagees or others.
- 9.2 In the event of any direct conflict between the terms and provisions of this Agreement and the provisions of the PUD Plan, Zoning Ordinance, or other township ordinances, rules or regulations, the provisions of this Agreement shall control.
- 9.3 The Condominium Association for any phase of the PUD shall be established before any

building or structure in that phase of the PUD is sold by the Developer or occupied.

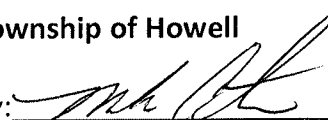
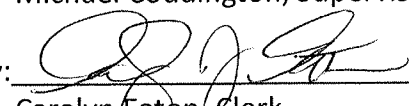
- 9.4 Developer may assign its rights under this Agreement to any subsequent owner of the Property. Developer may also assign its rights to purchase the Property to a related or affiliated entity and may reacquire such Property, either directly or through a related or affiliated party at a later time. In any such event, the terms and provisions of this Agreement shall remain in effect for the benefit of the Township and the owner, or owners of the Property.
- 9.5 Unless otherwise specifically provided, all notices and other documents to be served or transmitted under this Agreement shall be in writing and addressed to the respective parties at the addresses stated on the first page of this Agreement and may be served or transmitted in person or by ordinary mail properly addressed with sufficient postage.
- 9.6 This Agreement has been executed in the State of Michigan and shall be governed by Michigan law.
- 9.7 If any provision of this Agreement is unenforceable for any reason, the unenforceability thereof shall not impair the remainder of this Agreement, which shall remain in full force and effect.
- 9.8 This Agreement represents the entire understanding and agreement between the parties hereto with regard to the matters addressed herein. All prior oral or written understandings and agreements with regard to the matters addressed herein are specifically merged herein.
- 9.10 This Agreement shall be recorded with the Livingston County Register of Deeds and shall be referenced in the Master Deed for the Property and in the deeds to each individual unit sold in the PUD.

WITNESS the due execution of this Agreement by the parties hereto as of the day and year first above written, which shall be the last day that Developer or Township shall have executed this Agreement below.

Brewer Rd Howell LLC

By: 
Michael Furnari
Title: Member

Township of Howell


By: 
Michael Coddington, Supervisor
By: 
Carolyn Eaton, Clerk

ACKNOWLEDGEMENTS

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 22 day of December, 2015, before me, a notary public in and for said County, personally appeared Michael Funnke, Member of Brewer Rd Howell LLC, a Michigan limited liability company, who acknowledged that he executed the foregoing instrument with authority on behalf of Brewer Rd Howell LLC.

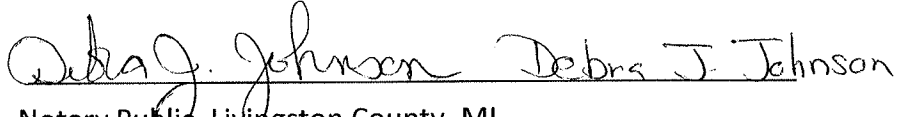
Jeffrey S. Gunsberg
Notary Public-Oakland County
My Commission Expires
On July 4, 2018



Notary Public, _____ County, MI
Acting in _____ County, MI
My commission expires: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF LIVINGSTON)

On this 17th day of December, 2015, before me, a notary public in and for said County, personally appeared Michael Coddington and Carolyn Eaton, the Supervisor and Clerk, respectively, of the Township of Howell, who acknowledged that they executed the foregoing instrument with authority on behalf of the Township of Howell.



Notary Public, Livingston County, MI
Acting in Livingston County, MI
My commission expires: 3/30/2020

When recorded return to:
Carolyn Eaton
Howell Township Clerk
3525 Byron Road
Howell, Michigan 48843
(517) 546-2817

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land situated in Howell Township, Livingston County, Michigan described as:

SEC 27 T3N R4E NE 1/4 OF NE 1/4 EXC N 210 FT OF E 230 FT ALSO EXC BEG 1179.83
FT S FROM NE COR OF SEC TH CONT S 150.27 FT, N 86°35' W 290 FT, N 88°44'30"
W 281.57 FT, N 160.90 FT, S 86°35' E 572 FT TO BEG 36.4AC M/L

Also known as Tax Parcel No. 4706-27-200-004

EXHIBIT B

FINAL PUD SITE PLAN

[Must show Phasing – see Section 1.7]

EXHIBIT C

SPECIAL ASSESSMENT IN THE AMOUNT OF 114,720.00 TO BE PAID AT CLOSING

Section 20.04 ROLE OF THE ZONING ADMINISTRATOR.

The Zoning Administrator shall inspect all parts of the set of plans comprising the required site plan submittal for completeness prior to referring the site plan to the Planning Commission for its review and action. The Zoning Administrator shall not issue a [Zoning Permit](#) for [construction](#) or of addition to any [use](#) until a final site plan requiring the Planning Commission's or Township Board's approval has been approved by the Planning Commission or Township Board and is in effect.

(Ord. No. 1 eff. Jan. 8, 1983; Ord. No. 64 eff. Jan. 12, 1998)

Section 20.05 SITE PLAN APPROVAL REQUIRED PRIOR TO STARTING CONSTRUCTION OR USE OF LAND.

No grading, removal of trees or other vegetation, land filling, or [construction](#) of improvements shall commence for any development which requires site plan approval, until a final site plan is approved and is in effect, except as provided in this Article.

(Ord. No. 1 eff. Jan. 8, 1983; Ord. No. 64 eff. Jan. 12, 1998)

Section 20.06 SITE PLAN REQUIREMENTS.

- A. Application. All applicants shall comply with the "Informational and Procedural Check List for Site Plan Review" of current adoption by the Township Planning Commission and the Township Board. Any person may file a request for preliminary site plan approval by filing required forms with the Township Clerk, payment of the review fee, and at least thirteen (13) copies of a preliminary site plan drawing(s). Upon receipt of such application, the Clerk shall transmit the preliminary site plan drawing(s) to the Planning Commission prior to its next regular meeting.
- B. Information required for review. Every preliminary site plan submitted under this Article shall contain information required in the "Informational and Procedural Check List for Site Plan Review" and the following:

Stage 1 - Preliminary Information:

- 1) Cover sheet shall include the name of the project, the names and addresses of the owners, the firm or persons preparing the plans and their addresses, the location of the project on a vicinity map and the date the plans were prepared.
- 2) A plot or survey of the property prepared by a licensed land surveyor showing all property lines, easements, adjacent [roads](#), topographical contour lines at two (2) foot intervals, location of all trees having a diameter at breast height of six (6) inches or more, boundaries of woodlots and shrub masses, existing [buildings](#) and [structures](#) located above and below the ground surface, potential wetlands and flood areas, connecting property lines and [land uses](#) of adjacent properties and utilities available to serve the project site.
- 3) A conceptual plan showing all proposed developments to be built upon the property prepared by a licensed/registered Engineer, Architect or Landscape Architect of the entire project showing all [buildings](#) and [structures](#), including [roads](#), drives, parking [areas](#), walks, [signs](#), outdoor lighting, [open space](#) uses, fencing, walls, [buffer area](#) and screen plantings, berms, outdoor storage [areas](#), trash receptacle storage [areas](#) and any other development feature proposed to be developed on the site for the project.

- 4) The Planning Commission may conditionally approve a conceptual plan at this stage.
- 5) All Preliminary Site Plans, when on and off-site improvements are included on the site plan which needs to be reviewed and reported upon by the following agencies and officials, shall be reviewed and reported upon by such agencies and officials and the Applicant shall secure copies of their reviews and reports and submit them to the Planning Commission as a part of the Preliminary Site Plan submittal:

County Road Commission
 County Drain Commissioner
 County District Health Department
 Township Sewer and Water Authority
 State Department of Transportation (MDOT)
 State Department of Environmental Quality (DEQ)
 State Department of Public Health
 Howell or other school districts
 Applicable Federal Agencies
 Local Fire Marshall.

And additionally each Applicant shall comply with the procedures and requirements outlined in the adopted "Informational and Procedural Check List for Site Plan Review" of current adoption by the Planning Commission, and Township Board.

Stage 2 - Detailed Information:

- 1) A grading plan prepared by a licensed/registered Engineer, Architect or Landscape Architect showing all existing and proposed grading changes at two (2) foot contour intervals and including detailed cost estimates for each item of [construction](#).
- 2) [Construction](#) drawings of all utility systems, prepared by a licensed Engineer, including water supply, wastewater disposal, storm drainage, electric power, natural gas, telephone and TV cable and off-site connections to them, and including detailed cost estimates for each item of [construction](#).
- 3) [Construction](#) details of all improvements including, but not limited to [roads](#), drives, curb and gutter parking [areas](#), walks, [fences](#), berms, drains, water mains or wells, sanitary sewers or septic tanks and tile fields, manholes, pumping stations, force mains and other related appurtenances to each utility system prepared by a licensed or registered Engineer, Architect or Landscape Architect, and including detailed cost estimates for each item of [construction](#).
- 4) Landscape planting plans prepared by a registered Landscape Architect showing the location, name and size of trees, shrubs, vines and ground covers to be planted on-site, including plantings related to [buildings](#) and [structures](#), [buffer areas](#) and [screenings](#), including detailed cost estimates for each item of [construction](#).

Stage 1 and Stage 2 - Site Plan Information:

- 1) Scales of Plans:
 - a) For projects of up to forty (40) acres the scale of each plan shall be at one (1) inch equals 100 feet.

- b) For projects of more than forty (40) acres the scale of each plan shall be at one (1) inch equals 200 feet.
- 2) Other Requirements:
 - a) Each plan shall have a graphic and numerical scale represented on it.
 - b) Each plan shall have a date the plan was made and the dates of any revisions made of it.
 - c) Each plan shall have the signature and stamp of the profession in which they are licensed or registered in the State of Michigan.
- 3) In order to properly and adequately analyze a Conceptual and/or Preliminary Site Plan, the Planning Commission may require an Applicant to have prepared the following informational studies:
 - a) Market Feasibility by a recognized Professional Market Analyst
 - b) Environmental Impact Assessments by a Professional Environmentalist experienced in environmental impact studies in the State of Michigan.
 - c) Traffic Impact Assessment by a Experienced Professional Traffic Engineer, Licensed by the State of Michigan, which shall be used as a guide.
 - d) Public Facility, Utility and Service Impact Assessment by a Licensed Professional Engineer, State of Michigan.
- 4) The Types of Site Development Projects which in the judgment of the Planning Commission may require any one or all of the above Studies including the following:
 - a) [Planned Unit Development](#) Projects
 - b) Condominium Projects
 - c) Single [Family Residential](#) Housing Projects of 30 acres or more in [area](#)
 - d) Multiple [Family Residential](#) Housing Projects of 10 acres or more in [area](#)
 - e) [Commercial Office](#) Projects of 5 acres or more in [area](#)
 - f) [Commercial](#) Retail Projects of 5 acres or more in [area](#)
 - g) [Industrial](#) Manufacturing Projects of 5 acres or more in [area](#)
 - h) Private or Semi-Private [Institutional](#) Projects of 5 acres or more in [area](#)
 - i) Private or Semi-Private Recreational Area Projects of 5 acres or more in [area](#)

In making its determination as to the need and therefore the requirements for an Applicant to complete any of the above Studies the Planning Commission shall use the criteria listed in Section 16.06 "Required Standards and Findings for Making Determinations" of this Zoning Ordinance.

- C. Planning Commission action. The Planning Commission shall study the site plan and shall, within sixty (60) days of the filing date, approve or deny the preliminary site plan. If denied, the Planning Commission shall prepare a report setting forth the conclusions of its study and the reasons for its denial. The time limit may be extended upon a written request by the applicant and approved by the Planning Commission, or by mutual written agreement between the Planning Commission and the applicant.

In addition to the above, a PUD Site Plan shall be recommended to the Township Board for its approval, approval with conditions, or denial.

- D. Effect of approval. Approval of a preliminary site plan by the Township Planning Commission and PUD Site Plans by the Township Board shall indicate its acceptance of the proposed layout of buildings, roads and drives, parking areas, and other facilities and areas, and of the general character of the proposed development. The Planning Commission or Township Board in the case of a PUD Site Plan, may, with appropriate conditions attached, authorize issuance of a grading permit by the Zoning Administrator on the basis of an approved preliminary site plan. The conditions to be attached to a permit issued for grading and foundation work may include, but not necessarily be limited to, provisions for control of possible erosion, for excluding the Township from any liability if an acceptable plan is not provided, and for furnishing a financial guarantee for restoration of the site if work does not proceed.

- E. Expiration and extension of approvals. Approval of a preliminary site plan shall be valid for a period of one (1) year from the date of approval and shall expire and be of no effect unless an application for final site plan approval is filed with the Township Clerk within that time period. A one (1) year extension may be granted upon written request of the applicant and approval of the Township Planning Commission. The approval of the preliminary site plan shall also expire and be of no effect one (1) year after approval of a final site plan, unless an extension or a Zoning Permit has been obtained for development shown on the approved final site plan within that time period.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. No. 64 eff. Jan. 12, 1998; further amend. by Ord. No. 97 eff. Feb. 23, 2000; further amended by Ord. No. 138 eff. May 26, 2002, further amended by Ord. No. 194 eff. March 1, 2006)

Section 20.07 FINAL SITE PLAN REQUIREMENTS.

- A. Application. Following approval of a preliminary site plan, the applicant shall submit thirteen (13) copies of a final site plan as well as other data and exhibits hereinafter required to the Township Clerk, the review fee, and a completed application form. The Clerk, upon receipt of the application, shall promptly transmit the final site plan to the Planning Commission.
- B. Information required for review. Every final site plan submitted for review under this Article shall contain information as required by Township regulations for site plan review contained in Section 20.06 above. Additional information required for PUD shall be submitted in accordance with Section 27.07.
- C. Planning Commission action. The Planning Commission shall study the final site plan and shall within sixty (60) days of the date of the Planning Commission meeting at which the plan was received, approve or disapprove the final site plan. This time limit may be extended upon written request by the applicant and approval by the Planning Commission, or by mutual written agreement between the Planning Commission and the applicant. The Planning Commission may suggest and/or require changes in the plan as

AGENDA ITEM

9D

PARCEL ID #4706 26 - 200 - 020

Special Use

FILE # 12.17.12

HOWELL TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

FEE: \$ _____ ENGINEERING FEE: \$ _____ (minimum)

CHECK ONE: Preliminary Site Plan Review (20.06)
 Final Site Plan Review (20.07)
 Temporary Use Section (14.34)

1. APPLICANT:

Company Name Mannik Smith Group Owner: Trilogy Health Services

Contact Name: Michael Brand email: mbrand@manniksmithgroup.com

Phone #: 216-378-1490 Fax #: 216-378-1490

All Representatives to receive information and/or reports:

Contact Name: Gary Joy, Trilogy Health Services Fax: email: gary.joy@trilogyhs.com

Contact Name: _____ Fax: _____

Contact Name: _____ Fax: _____

Contact Name: _____ Fax: _____

2. DATE OF APPLICATION: 12/15/17

3 ADDRESS (of applicant): 23225 Mercantile Road, Beachwood, Ohio 44122

4. TELEPHONE NO.: 216-378-1490 FAX #: _____

5. LOCATION OF PROPERTY: 1500 Byron Road, Howell Township, Michigan

6. LEGAL DESCRIPTION OF PROPERTY MUST BE ATTACHED: Attached

7. COMPLETED LAND USE APPLICATION: Attached

8. CURRENT ZONING DISTRICT: Multiple Family Residential (MFR)

9. WRITTEN BUSINESS DESCRIPTION OF PROPOSED USE WITH PARKING AND STORAGE DETAILS:

The addition of an approximately 22,000SF Memory Care Facility and 34 parking spaces

10. EXISTING USE: Assisted and Skilled Care Facility

11. The Site Plan is to contain the following information or the drawing submitted under the Land Use Permit can be utilized if it also contains the following information and is accurately drawn to scale:

- a. The date, north arrow and scale. The scale shall be not less than 1" = 20' for property under three (3) acres and at least 1" = 100' for those (3) acres or more.
- b. Statistical data including number of dwelling units, size of dwelling units, if any, and total gross acreage involved. In the case of mobile home park, the size and location of each mobile home site shall be shown.
- c. The location and height of all existing and proposed structures on and within 100' of the subject property's boundary.
- d. All lot and/or property lines are to be shown and dimensioned, including building setback lines on corner lots.
- e. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas (show dimensions of a typical parking space), unloading areas and recreation areas.
- f. Vehicular traffic and pedestrian circulation features within and without the site.
- g. The location of all proposed landscaping, fences or walls.
- h. Size and location of existing and proposed utilities, including proposed connection to public sewer or water supply system.
- i. A location map indicating the relationship of the site to the surrounding land uses.
- j. The location and pavement width and right-of-way width of all abutting roads, streets, alleys or easements.
- k. Show properties and respective zoning abutting the subject property.
- l. The location and size of all surface water drainage facilities.
- m. Contour intervals shall be shown at a maximum of 2' intervals, with 1' intervals preferred for topographic features of the site.

12. Thirteen (13) copies of the Preliminary Site Plan drawing shall be submitted with an Application for Site Plan Review (20.06a) **30 DAYS PRIOR TO MEETING.**

13. Applicant to initial the following statements:

- a. Planning Commission has sixty (60) days from filing date to approve or deny Site Plan.
- b. Acknowledgement that approval of Preliminary Site Plan is valid for a period of six (6) months from date of approval.
- c. Acknowledge that a six (6) month extension may be granted upon written request of the applicant and approval by Planning Commission
- d. Acknowledge that the approval of Preliminary Site Plan shall expire one year after approval of Final Site Plan unless zoning permit has been obtained.

x [Signature]

x [Signature]

x [Signature]

x [Signature]

- e. Applicant acknowledges approval of the Final Site Plan expires six (6) months after approval unless a Land Use Permit Application is applied for and granted.
- f. Applicant acknowledges that the Final Site Plan approval shall expire one year following the date of approval unless construction has begun on the property in accordance with the plan.
- g. Applicant acknowledges that he can appeal the Planning Commission's ruling of the Final Site Plan to the Board of Appeals within ten (10) days of it's decision on all matters except use of the land, use of buildings or structures.
- h. The applicant acknowledges receiving a copy of Article XX of the Howell Township Zoning Ordinance entitled "Site Plan Preview Procedure".
- i. Applicant acknowledges he will have to comply with Article XVIII for any off street parking, loading or unloading requirements.
- j. Applicant acknowledges he may have to comply with Article XIX, "Sign Regulations".
- k. The Planning Commission has sixty (60) days from the date of the Planning Commission meeting at which the Final Site Plan was received to approve or disapprove.
- l. Improvements not in conformance with the Final Site Plan shall be deemed a violation of the ordinance and be subject to the penalties of the ordinance.
- m. Applicant acknowledges that sewer system tap in fee, if applicable, must be paid prior to issuance of a Land Use Permit.

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 x ma
 x ma
 x ma
 x ma

14. Applicant to file thirteen (13) copies of the Final Site Plan accompanying data and exhibits to the Township Clerk.

APPLICANT HERBY DEPOSES AND SAYS THAT ALL THE ABOVE STATEMENTS AND INFORMATION CONTAINED IN THIS APPLICATION AND ANY STATEMENTS SUBMITTED HERewith OR ON THE SITE PLAN ARE TRUE AND ACCURATE.

[Signature]
 Owner Signature

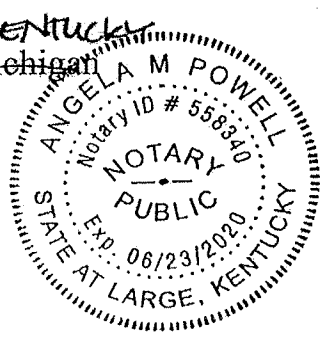
GARY W. JURY
 Print Name

Subscribed and sworn to before me this 13th day of DECEMBER 2017.

[Signature]
 Notary Public

JEFFERSON County, Michigan

My Commission Expires: JUNE 23, 20 20.



HOWELL TOWNSHIP
REIMBURSEMENT AGREEMENT

MUST BE RETURNED AT TIME OF APPLICATION

The applicant accepts responsibility for all expenses at actual cost for professional services related to the application required by the Township for the issuance of any permits, approvals, reviews and attendance at meetings by the Township's Planner, Landscape Architects, Legal Counsel, Engineering and Administrative Staff, over and above the fees listed in the Howell Township Fee Schedule.

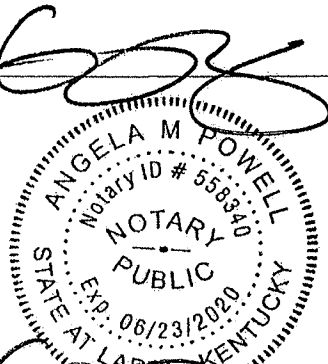
Address and contact name for additional billing:

Gary Joy, VP Construction Development, Trilogy Heath Services
303 N. Hurstbourne Parkway, Suite 200
Louisville, KY 40222

I, Gary W. Joy
Title, VP. Construction - Development
have read and agree to the Reimbursement Agreement as presented between Howell Township and (name of company) Trilogy Health Services.

APPLICANT:

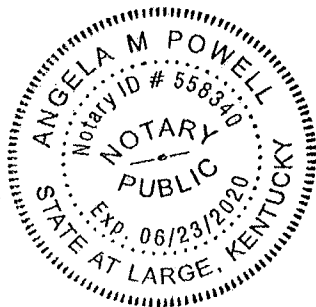
Signature: [Signature] Date: 12/13/17



Angela Powell
Notary Public
JEFFERSON County, KENTUCKY
My Commission Expires: JUNE 23, 2020

OWNER:

Signature: [Signature] Date: 12/13/17



Angela Powell
Notary Public
JEFFERSON County, KENTUCKY
My Commission Expires: JUNE 23, 2020

HOWELL TOWNSHIP
APPLICATION FOR LAND USE PERMIT
AND/OR SUPPORTING INFORMATION FOR OTHER
APPLICATIONS

FEE: _____ PARCEL ID: 4706-²⁶-²⁰⁰-⁰²⁰ NO: _____

Company Name: Trilogy Health Services Owner: _____

Contact Name: Gary Joy

Phone #: 502-594-2615 Fax #: _____ email: gary.joy@trilogyhs.com

The following information is required in order to obtain a Land Use Permit and or as supporting documentation for Special Use Permits, Site Plan Review, appeals to the Board of Appeals, and amendments to the zoning ordinance text and map. It may be necessary for you to obtain the requested information from various sources including your own files, Livingston County Offices, State agencies, real estate offices, attorneys, records, or otherwise, in order to complete the application. If there is one or more questions which are not applicable to your request, do not leave blank, but rather place the symbol "N/A" meaning the same is not applicable to your request.

WARNING: THE ZONING ADMINISTRATOR MAY SUSPEND OR REVOKE A PERMIT ISSUED ON THE BASIS OF INCORRECT INFORMATION SUPPLIED BY YOU THE APPLICANT OR YOUR AGENT.

I hereby apply for (check one):

- a. Land Use Permit _____
- b. Submit this application in conjunction with a request for Site Plan Review x
- c. Submit this information in conjunction with an application to the Board of Appeals _____

- d. Submit this application in conjunction with a Special Use Permit _____
- e. Submit this application and request for an amendment to a zoning ordinance text or map for rezoning _____
- f. Other:

and submit the following information on which Howell Township can rely, and further I will swear to the truth of the information contained herein.

<u>QUESTION</u>	<u>RESPONSE</u>
1. Application date	<u>12/15/17</u>
2. Written description of existing use of property	<u>attached</u>
3. Written business description of proposed use or change of use	<u>Addition of a memory care facility</u>
4. Current zoning classification	<u>Multiple Family Residential</u>
5. Name of property owner (attach copy of deed, land contract, lease or other evidence of your interest in the property)	<u>Propero Howell, LLC</u>
6. Has the property been land contracted, leased or rented to third parties, if so to whom (name, address and when)	<u>no</u>
7. Location of property	<u>1500 Byron Rd, Howell, MI 48855</u>

8. Legal description of the property that is the subject matter of this application (attach copy if necessary) attached
-
9. Dimensions of each boundary of the parcel attached
10. Date the property was split if 10 acres or less _____
11. Are there any lakes, ponds, rivers, streams, water courses, wetlands, or drainage ways abutting to or passing through the property? no
12. If the answer is yes to question 11, then give the following information:
- a. Describe the type of water source _____
- b. Give dimension from the water to the boundary lines, and from the water to the nearest structures and from the water to any proposed structure _____
13. Proposed starting date for construction 3/15/18
14. List all accessory uses Parking lot, access drives, dumpster enclosure
15. Gross floor area of new structure or addition 21,616ft²

16. Gross floor area for each existing use 59,361SF
17. Has the applicant made any previous applications for a land use permit for this property? yes
- a. If yes, give details: Construction of a skilled care and assisted Living Facility
- b. Decision by Township: Approved
18. On an attached sheet provide an accurate drawing which includes the following information:
- a. Designate all property lines and give dimensions for each
 - b. Designate all streets, alley, and/or easements
 - c. Locate and identify all existing structures on the land
 - d. Locate all proposed structures
 - e. Give the dimensions of all structures and proposed structures from each of the boundary lines
 - f. Locate all road right of ways and easements
 - g. Approximately locate the driveway relative to the road right of way and all structures
 - h. Give the dimensions, height, and bulk of all structures proposed and existing
 - i. Locate all water such as streams, ponds, marshes and wetlands on the property and give dimensions from all structures existing and proposed.
 - j. If off street parking or loading is required, locate
 - k. Locate all existing wells and septic fields
 - l. Locate all proposed wells and septic fields
 - m. Locate and designate all drains running through or abutting the property
 - n. Show and give direction of all flowage of surface water

NOTE: APPLICANT MAY BE REQUIRED TO GET A BUILDING PERMIT FROM THE LIVINGSTON COUNTY BUILDING DEPARTMENT, HEALTH DEPARTMENT PERMIT FROM THE LIVINGSTON COUNTY HEALTH DEPARTMENT, DRIVEWAY PERMIT FROM THE LIVINGSTON COUNTY ROAD COMMISSION, AND OTHER APPLICABLE PERMITS IF BUILDING IS SERVICED BY THE HOWELL TOWNSHIP SEWER SYSTEM. TAP IN FEES MUST BE PAID PRIOR TO THE ISSUANCE OF A LAND USE PERMIT

I hereby agree that the use of the premises and the construction of any improvements or structures will be accomplished in strict compliance with this application and the Howell Township Zoning Ordinance, the Livingston County Building Codes, Livingston County Health department rules and regulations and all other laws and regulations that may be applicable. I further certify that no use will be operated on the land or in the structure identified above except that use set forth above unless subsequent Land Use Permit for a change of use or addition to the structure is obtained. The use along with all structures will be operated in compliance with all regulations contained in this Zoning Ordinance and other applicable laws.

I herby depose and say that all the above statements and information contained in this application and any attachments submitted herewith are true and accurate.

[Signature]
Signature of Owner

GARY W. JOY
Print name

303 N. Hurstbourne Parkway, Suite 200
Address

Cincinnati, KY 40222
City, State, Zip

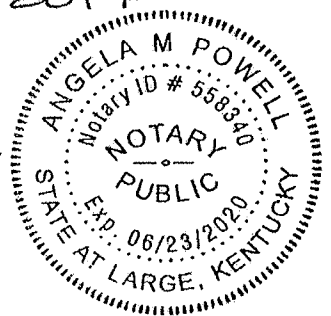
(502) 213-1742 or (502) 594-2615 cell
Telephone Number

Sworn before me this 13th day of DECEMBER, 2017

[Signature]
Notary Public

JEFFERSON County, KENTUCKY Michigan

My Commission Expires: JUNE 23, 2020



BELOW HOWELL TOWNSHIP USE ONLY

Approved Land Use Permit ()

Disapproved Land Use Permit ()

Reason for disapproval: _____



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Howell Township Planning Commission
FROM: Paul Montagno, AICP, Township Planner
DATE: February 27, 2018
RE: Memory Care Legacy Facility Special Use

Trilogy Health Services, LLC has applied for site plan approval for the addition of a 35 bed memory care facility at 1500 Byron Road. As noted in our January 15, 2018, review of the first site plan submittal, Congregate Care Facilities are considered a Special Use in the MFR district and require a Special Use Permit. The applicant has applied now applied for a Special Use Permit.

For all Special Uses the Planning Commission must hold a public hearing on the special use application after appropriate notification has been issued based on Section 16.05.A. Following the public hearing the Planning Commission must review and consider the applicant's compliance with the requirements of the Zoning Ordinance and must forward to the Township Board their findings and recommendation for the Board to approve, approve with conditions, or deny the application for special use.

According to Section 16.06 of the Zoning Ordinance, the Township Board shall review the particular circumstances and facts of each proposed special use in terms of the following standards and required findings, and shall find and record adequate data, information and evidence showing that such a special use on the proposed site, lot, or parcel:

- A. *Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance in terms of their uses, activities, processes, materials, equipment and conditions of operation, that will be detrimental to any persons, property, or the general welfare of the surrounding area in which it is located due to excessive production of traffic, noise, smoke, fumes, glare, or odors.*

The use is not expected to create smoke, fumes, glare or excessive traffic.

- B. *Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.*

The Willows assisted living facility has already been established at this location. Typical

operations associated with a memory care facility will not change the character of the area. Through the site plan review and approval process the site will be designed in such a way as to fit in to the area. This has been accomplished through the use of appropriate building design and landscaping to soften the appearance of buildings and parking facilities.

- C. *Will be served adequately by essential public facilities and services; such as, highways, roads, water supply systems, wastewater disposal systems, police and fire protection, storm water drainage systems, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed special use shall be able to provide adequately any such service.*

The proposed use should be adequately served by public services and facilities. Public utilities are in place for this area and the use is consistent with the planned capacity. Byron Road is a paved County road with convenient access to M-59.

- D. *Will not be hazardous or disturbing to existing or future neighboring uses.*

The use of the site for a memory care facility is a relatively low intensity use. Therefore the use is not expected to be disturbing for neighbors.

- E. *Will not create excessive additional requirements at public cost for public facilities, utilities and services.*

The proposed use is not expected to create any additional public costs.

- F. *Will not have a substantial adverse impact upon the natural resources and environment of the lot or parcel upon which it is to be located and adjacent areas, including, but not limited to prime agricultural areas, forest and woodlot areas, lakes, rivers, streams, watersheds, water recharge areas, flood ways, and wildlife areas.*

The site has previously been prepared for development and there are no existing natural features on this site. Through the site plan review process, the Township Engineer will review the plans to ensure that stormwater is handled per the Township and County requirements.

Recommendation

The Planning Commission should review these standards and findings to determine if they concur. Based on their findings the Planning Commission must make a recommendation to the Township Board along with any conditions they may determine are necessary to comply with the standards and findings.

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall
February 27, 2018
6:30 p.m.

Unapproved

MEMBERS PRESENT:

Andrew Sloan Chairman
Mark Freude Vice Chairman
Matthew Counts Board Rep.
Wayne Williams Secretary
Martha Haglund Commissioner
Peter Manwiller Commissioner

MEMBERS ABSENT:

Carolyn Henry Commissioner

Also in attendance: Zoning Administrator Joe Daus
Township Planner Paul Montagno

Chairman Sloan called the meeting to order at 6:30 p.m. The roll was called.

All rose for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

MOTION by Freude, seconded by Williams, **"TO APPROVE THE FEBRUARY 27, 2018 AGENDA AS PRESENTED."**
Motion carried.

APPROVAL OF MINUTES:

MOTION by Haglund, seconded Haglund, **"TO APPROVE THE JANUARY 23, 2018 MEETING AS PRESENTED."**
Motion carried.

CORRESPONDENCE:

Planning & Zoning News

TOWNSHIP BOARD REPORT:

(Commissioner Counts reported on the following items)

- A lot of discussion on the WWTP.
- Normal bills were paid.

ZONING BOARD OF APPEALS REPORT:

(Commissioner Sloan reported on the following items)

- 3 variances for Trilogy Health (The Willows) were granted.

ZONING REPORT:

(Zoning Administrator Daus reported on the following items)

- Permits have started out slow this year.
- There is someone with interest for warehouse space.
- See Zoning Report for February 2018.

PUBLIC HEARING:

- **Trilogy Health Services, LLC also known as The Willows, parcel # 4706-26-200-020.**
- Chairman Sloan shared that Trilogy's Preliminary Site Plan Review was tabled at last month's meeting pending the outcome of the needed variances. At last night's ZBA Meeting 3 variances were granted for the building's setbacks and for the parking area.

Trilogy
↓

- Township Planner Montagno introduced the project. This is for an additional building on the site for a thirty-five (35) bed memory care facility. It is to be located at the corner of Byron Road and Highland Road. This is in the Multiple Family Residential (MFR) district. Congregate Care Facilities are considered a Special Land Use in the MFR district and requires a Special Use Permit. If you so choose, this will be a recommendation to the Board.
- Civil/Municipal Group Manager, Michael Brand from Mannik Smith Group for Trilogy Health Services explained that he has tried to meet the direction that the Planning Commission wanted him to go with the landscaping, screening, parking spaces, dumpster closure and sidewalk.
- Questions and statements were taken from the Commissioners.
Discussion about the kind of trees that will work best in the landscaping.
- Chairman Sloan open the floor for the Public Hearing: **MOTION** by Counts, seconded by Williams, **“TO OPEN THE PUBLIC HEARING FOR THE TRILOGY HEALTH, AT 6:51 P.M.”** Motion carried.
- Michael Tipton, 5520 Olde English Circle – stated that having The Willows as close neighbors has been excellent. They are very neat and clean. They were very helpful when the parking lot at English Gardens, where he resides, was being repaved. The Willows allowed English Garden residents to park in their parking lot. The Willows does several civic events for the community.. They have a strong core backing. He is for the expansion of The Willows. He asked about the REU's being used because that is positive for the Township. Mr. Tipton also wanted to know who was notified of this meeting. (Anyone who is within 350 feet.)
- Neil Palmer, 2323 Byron Road – Agrees with Mr. Tipton about being good neighbors. They have raised money for Gleaners Food Bank. They are creating jobs. Had question why the Planning Commission had such concern about the trees. (This is only a recommendation. The Planning Commission Chairman has great understanding of trees. This has nothing to do with Township Policy.)
- Chairman Sloan addressed the letter that was from a neighbor in Rolling Oaks who has objections to the project because of the lift station noise. (It is being considered to have a light alarm rather than an audible alarm.) There has been no other comments from any other residents.
- Mr. Tipton wanted to know if the residents who live at The Willows were sent notices. (The notice goes to the address of petitione, not every individual who lives there.)
- **MOTION** by Freude, seconded by Manwiller, **“TO CLOSE THE PUBLIC HEARING FOR THE TRILOGY HEALTH AT 7:07 P.M.”** Motion carried.
- Chairman Sloan stated the Public Hearing is closed. The action before you now, is to either 1) approve the Preliminary Site Plan, 2) to approve with conditions, 3) to deny, or 4) to table the request. **MOTION** by Counts, seconded by Freude, **“TO APPROVE PARCEL #4706-26-200-020 BASED ON THE SITE PLAN REVIEW PRESENTED WITH THE REVISION DATE OF JANUARY 29, 2018 FROM THE TOWNSHIP PLANNER, ALONG WITH ALL LOCAL GOVERNING BODIES INCLUDING THE FIRE MARSHAL, TOWNSHIP ENGINEER, MHOG, ROAD COMMISSION AND ZONING BOARD OF APPEALS.”** Discussion followed. A roll-call vote was taken: Freude – yes, Williams – yes, Manwiller – yes, Henry – yes, Counts – yes, Haglund – yes, Sloan – yes. Motion carries 7 to 0. This will come back for final Site Plan Review, next meeting March 27, 2018.
- **SPECIAL USE PERMIT** - Township Planner Montagno suggested for the Special Use Permit, that the Planning Commission review his (6) six suggested findings from his report dated February 27, 2018 along with any conditions that they may determine are necessary. Discussion followed.

- There was further discussion about the lift station noise affecting the neighbor across the street and ways to change over to a different type of alarm other than the audible alarm. Zoning Administrator Daus also stated he would look into the issue.
- **MOTION** by Manwiller, seconded by Williams, **“TO RECOMMEND TO THE TOWNSHIP BOARD TO GRANT TRILOGY HEALTH LLC, (THE WILLOWS), PARCEL #4706-26-200-020, THE SPECIAL USE PERMIT BASED UPON THE FINDINGS FROM THE ORDINANCE AS INDICATED IN THE TOWNSHIP PLANNER’S REPORT DATED FEBRUARY 27, 2018, WITH THE CONDITION THAT THE NOISE ISSUE ASSOICATED WITH THE LIFT STATION IS ADDRESSED.”** A roll-call vote was taken: Haglund – yes, Manwiller – yes, Sloan – yes, Freude – yes, Williams – yes, Counts – yes. Motion carries 6 to 0.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

A. SET PUBLIC HEARING –

- Zoning Administrator Daus stated that a Public Hearing is needed for Thomson Plastic Inc. The petitioner is requesting to rezone parcel #4706-29-200-005 on Lambert Drive, next to the hotel, is requesting to rezone from (RSC) Regional Service Commercial to (HC) Heavy Commercial to use for warehousing. Discussion followed.
- **MOTON** by Freude, seconded by Haglund, **“TO APPROVE A PUBLIC HEARING FOR THOMSON PLASTIC, INC. ON MARCH 27, 2018 THE PLANNING COMMISSION NEXT SCHEDULED MEETING.”** Motion carried.

B. HAMILTON PROPANE – AMENDMENT TO SITE PLAN -

- Zoning Administrator Daus explained that the applicant was not able to attend this meeting because of illness.
- Township Planner Montagno gave an explanation of the amendment to their Site Plan. To enlarge two of the long storage buildings from 5,000 square feet to 7,500 square feet. Also enlarge the northern most storage building from 4,500 square feet to 6,000 square feet. Total increase is 6,500 square feet. The new site plan functions and looks basically the same except for a 20% increase in building size. (Township ordinance states: anything over 10% increase is considered a major change and therefor requires Planning Commission action.)
- **MOTION** by Freude, seconded by Manwiller, **“TO APPROVE THE AMENDED SITE PLAN FOR HAMILTON PROPANE, PARCEL #4706-21-300-011 AS PRESENTED CONTINGENT UPON 1) THE APPLICANT UPDATE THE SITE PLAN CALCULATIONS IN THE TABLE ON SHEET C-1.0 TO REFLECT THE CHANGES THAT WERE MADE TO THE PLANS AND UPDATE LABELS FOR THE BUILDING ON SHEET C1.1. 2) THE ENGINEER’S REVIEW OF THE PLAN IS SATISFACTORY.”** Discussion followed. Motion carried.

OTHER BUSINESS:

None.

CALL TO THE PUBLIC:

No response.

ADJOURNMENT:

MOTION by Counts, seconded by Williams, **“TO ADJOURN.”** Motion carried and meeting adjourned at 7:38 P.M.

Approved: _____

Andrew Sloan, Chairman

As Presented: _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

AGENDA ITEM

9E

HOWELL TOWNSHIP
SPRING CLEAN-UP DAY

The Spring Clean-up day was approved for Saturday May 19, 2018.

Alchins were called to schedule for the May 19th date. They are already scheduled for another Township on that date and every Saturday in May.

Several other trash-hauling companies were called. None of them will come with their trucks and wait for them to be filled and then bring another truck in. All other companies that could accommodate May 19th will only bring in 30 yard containers and leave them. They would set them up on Friday and come pick them up on Monday. There is no way for the trash to be compacted in those containers. It would be hard to determine how many containers would be needed. Also that would leave those containers opened and unattended on the Airport property for a few days. Not sure if the airport would even agree to that. The pricing would be per container.

Alchins does have Saturday, June 2 opened.

The Airport has been advised that we have two tentative dates and that I will let them know of your decision on March 19.

AGENDA ITEM

9H

HOWELL TOWNSHIP PLANNING COMMISSION

Howell Township Hall
February 27, 2018
6:30 p.m.

Unapproved

MEMBERS PRESENT:

Andrew Sloan Chairman
Mark Freude Vice Chairman
Matthew Counts Board Rep.
Wayne Williams Secretary
Martha Haglund Commissioner
Peter Manwiller Commissioner

MEMBERS ABSENT:

Carolyn Henry Commissioner

Also in attendance: Zoning Administrator Joe Daus
Township Planner Paul Montagno

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OTHER BUSINESS:

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CALL TO THE PUBLIC:

No response.

ADJOURNMENT:

MOTION by Counts, seconded by Williams, **“TO ADJOURN.”** Motion carried and meeting adjourned at 7:38 P.M.

Approved: _____

Andrew Sloan, Chairman

As Presented: _____

As Amended: _____

Wayne Williams, Secretary

As Corrected: _____

Howell Township
Planning Commission Meeting 02/27/2018

Dated: _____

Debby Johnson, Recording Secretary

AGENDA ITEM

10D

Residential Land Use

Permit #	Contractor	Job Address	Fee Total
P17-134	HOWELL EDUCATION FOUND	2735 BOWEN	\$0.00
Work Description: 2,017 SQ FT SINGLE FAMILY DWELLING, 2 CAR ATTACHED GARAGE, FULL UNFINISHED BASEMENT, 8' X 30' COVERED FRONT PORCH.			
P18-007	WESTVIEW CAPITAL LLC	3124 IVY WOOD CIRCLE	\$105.00
Work Description: 2,022 SQ FT 2 STORY HOME ON A FULL UNFINISHED BASEMENT, 2 CAR ATTACHED GARAGE, AND A 10 X 10 PATIO.			
P18-008	SCHROEDER NEAL & PATRICI	3598 OAK GROVE RD	\$20.00
Work Description: WAVIER FOR RE ROOFING			

Total Permits For Type: 3
Total Fees For Type: \$125.00

Sewer Connection

Permit #	Contractor	Job Address	Fee Total
P17-230	G L B PARTNERS LLC	3124 IVY WOOD CIRCLE	\$0.00
Work Description:			

Total Permits For Type: 1
Total Fees For Type: \$0.00

Water Connection

Permit #	Contractor	Job Address	Fee Total
P17-229	G L B PARTNERS LLC	3124 IVY WOOD CIRCLE	\$0.00
Work Description:			

Total Permits For Type: 1
Total Fees For Type: \$0.00

Report Summary

Population: All Records
Permit.DateIssued Between
2/1/2018 12:00:00 AM AND
2/28/2018 11:59:59 PM

Grand Total Fees:

\$125.00

Grand Total Permits:

5

AGENDA ITEM

10E

Monthly Activity Report for February 2018 – Assessing Dept/Brent Kilpela

MTT UPDATE:

No Appeals at this time.

SMALL CLAIMS TRIBUNAL:

William Cheek v Howell Township: Waiting for Michigan Tax Tribunal's Proposed Opinion and Judgement.

ASSESSING OFFICE:

ASSESSOR: The department is preparing for the annual March Board of Review. All members of the board including the alternate attended the education course put on by the Livingston County Equalization Department. It was held at the EMS building. Which incidentally is the nicest facility in the whole County for classes. The Board of Review will meet for three consecutive days to hear petitioner's appeals. These appeals will include poverty, veterans, and valuation.

JOE DAUS, FIELD INSPECTOR: Assisted with Personal Property Affidavits and Statements.

OTHER: The Deficit Elimination Plan was approved by Treasury. The dissolution will be done at the end of the fiscal year 2017-2018. Budget year 2018-2019 and beyond will be prepared with one fund (592) containing both sewer and water.

AGENDA ITEM

101

HOWELL TOWNSHIP
ZONING BOARD OF APPEALS MEETING
Howell Township Hall
3525 Byron Road, Howell Township
February 26, 2018
6:30 P.M.

Unapproved

MEMBERS PRESENT:

Kim Babcock	Chairman
Andrew Sloan	Vice-Chair & PC Representative
Sally Newstead	Board Representative
Andrew Sloan	PC Representative
Sarah Tinsley	Member
Alex Hansen	Member

MEMBERS ABSENT:

Also Present: Joe Daus – Zoning Administrator.

Vice-Chairman Babcock called the meeting to order at 6:30 P.M.

The roll was called.

PLEDGE OF ALLEGIANCE:

All rose for the Pledge of Allegiance.

ACKNOWLEDGMENT OF PAST MEMBER:

Vice-Chairman Babcock gave acknowledgment of long member Thomas Knight who has been a member of the ZBA and served as Chairman for many, many years. He retired at the end of year 2017. He and his much knowledge of the zoning process will be missed. We wish him happiness in his future adventures.

WELCOME NEW ZBA MEMBERS:

Vice-Chairman Babcock acknowledged new members Township Board Representative Sally Newstead and member Alex Hansen.

ELECTION OF OFFICERS:

Vice-Chairman Babcock stated that the first meeting of the year it is time to appoint officers for the year. **MOTION** by Sloan, seconded by Tinsley, **“TO APPOINT KIM BABCOCK AS CHAIRMAN FOR THE YEAR 2018.”** Discussion followed. Motion carried. **MOTION** by Tinsley, seconded by Hansen, **“TO APPOINT ANDREW SLOAN AS VICE-CHAIRMAN FOR THE YEAR 2018.”** Discussion followed. Motion carried.

APPROVAL OF AGENDA: **MOTION** by Sloan, seconded by Tinsley, **“TO APPROVE THE FEBRUARY 26, 2018 ZONING BOARD OF APPEALS AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES: **MOTION** by Tinsley, seconded by Sloan, **“TO APPROVE THE OCTOBER 23, 2017 ZONING BOARD OF APPEALS MEETING MINUTES AS PRESENTED.”** Motion carried.

PETITIONER: TRILOGY HEALTH SERVICES, PARCEL #4706-26-200-020, 1500 BYRON RD. HOWELL, MI 48855, FILE #V18-0001.

- All needed publishing and posting requirements have been met.
- Chairman Babcock reviewed the request for petitioner for (4) variances.

Under Article XVI: Special Uses:

Section 17.17C, Convalescent and Nursing Homes -

Building, West Side: Required setback is 75 feet; proposed setback is 48 feet, requesting a -27 foot variance.

Building, North Side: Required setback is 75 feet; proposed setback is 56 feet, requesting a -19 foot variance.

Under Article XVIII: Off Street Parking, Loading and Unloading Requirements:

Section 18.02C, Off-Street Parking Requirements -

Parking Space Size: Required size is 200 square feet; proposed size is 190 square feet, requesting a -10 square foot variance.

Section 18.02 E1, Off Street Parking Requirements -

Parking Lot: Required setback is 30 feet; proposed setback is 17.50 square feet, requesting a -12.50 foot variance.

- Civil/ Municipal Group Manager, Michael Brand from Mannik Smith Group for Trilogy Health Services (The Willows at Howell) stated the proposed project is the construction of a 35 bed memory care facility that is necessary to provide a continuum of care for the residents. This was presented to the Planning Commission at their January Meeting.

One of the variances that we were seeking, was for a -10 square feet variance to Section 18.02 C, to a required 200 square feet parking spaces. It has now been discovered that with a 1 foot overhang in each of those parking spaces those spaces meet the 200 required square feet. If the ZBA agree we will not be seeking that variance. It will not be possible to get in that extra foot of space without considering the overhang. (Upon discussion, it was the consensus that the 1 foot overhang was discussed at the last Planning Commission Meeting and the necessity for that variance is not needed.)

Mr. Brand explained the recommendations from the Planning Commission that have been taken into consideration in the revised plans and the reasons for the need for the other 3 variances.

- Vice-Chairman Sloan and representative from the Planning Commission stated that Trilogy's Preliminary Site Plan Review was tabled because of the concerns that were addressed tonight and because of the variances that needed to be approved. Sloan stated he appreciated the changes that have been made. When Trilogy came with their plans for the first building it was understood that it was their intention that they will be coming back for a second building. Since then, the Master Plan has changed. There will be a Public Hearing for a Special Use at tomorrow's Planning Commission Meeting. They will also be seeking their Preliminary Site Plan Review
- Questions and statements were taken from the panel.
- Chairman Babcock addressed a letter from a resident who lives in Rolling Oaks which is across the street and is within Howell City who is objecting the allowance for the variances. The letter stated they are mostly objecting to the pump station alarm that goes off. (Zoning Administrator Daus stated he will check into this problem.) There were no other letters or phone calls from any other residents.
- Chairman Babcock stated that there are 4 options to choose from, you can 1) grant the request 2) grant the request with conditions 3) deny the request 4) table anyone of the request.

- **MOTION** by Sloan, seconded by Tinsley, **“TO APPROVE THE REQUEST TO ARTICLE XVI; SECTION 16.17C FOR THE BUILDING, WEST SIDE, TO GRANT THE SETBACK FROM 75 FEET TO 48 FEET FOR A -27 FOOT VARIANCE FOR PARCEL #4706-26-200-020.”** Discussion followed. A roll-call vote was taken: Babcock – yes, Sloan – yes, Newstead – yes, Tinsley – yes, Hansen – yes. Motion carries 7 to 0.
- **MOTION** by Tinsley, seconded by Hansen, **“TO APPROVE THE REQUEST TO ARTICLE XVI; SECTION 16.17C FOR THE BUILDING, NORTH SIDE, TO GRANT THE SETBACK FROM 75 FEET TO 56 FEET FOR A -19 FOOT VARIANCE FOR PARCEL #4706-26-200-020.”** Discussion followed. A roll-call vote was taken: Newstead – yes, Tinsley – yes, Sloan – yes, Babcock – yes, Hansen – yes. Motion carries 7 to 0.
- **MOTION** by Sloan, seconded by Newstead, **“TO APPROVE THE REQUEST TO ARTICLE XVIII; SECTION 18.02 E1 OFFSTREET PARKING REQUIREMENTS, TO GRANT THE SETBACK FROM 30 FEET TO 17.50 FEET FOR A -12.5 FOOT VARIANCE FOR PARCEL #4706-26-200-020.”** Discussion followed. A roll-call vote was taken: Hansen – yes, Newstead – yes, Sloan – yes, Tinsley – yes, Babcock – yes. Motion carries 7 to 0.

CALL TO PUBLIC:

No response.

ADJOURNMENT: **MOTION** by Newstead, seconded by Hansen **“TO ADJOURN.”** Motion carried. Meeting adjourned at 7:04 p.m.

Approved as presented: _____

Kim Babcock
Chairman

Approved as Amended: _____

Approved as Corrected: _____

Andrew Sloan
Vice-Chairman

Date: _____

Signed: _____
Debby Johnson
Recording Secretary

AGENDA ITEM

10K

Howell Township
Waste Water Treatment Plant
Meeting: March 7, 2018 at 10:00

Attending: Jerry Livernois, Greg Tatara, Jim Aulette, Brent Kilpela, Jean Graham, Jonathan Hohenstein

January: Issues with the treatment: Exceeded phosphorus limit – ferric chloride does not work as well in the cold. The solids also make it past the sand filters and with the extra ferric added to try and combat this phosphorus problem compounds the blinding of the UV disinfection. Plant had some issues with the fecal coliform counts which forced Jerry to divert flow to the lagoons. In February Jerry exceeded the fecal coliform limit despite diverting to the lagoons. Quarterly mercury test had a detectible limit which Jerry attributes to unclear directions on a test from a new company.

UV Treatment: Jerry did install the new bulbs but a few days later had more problems with the fecal coliform numbers. During the diversion to the lagoons Jerry emptied and cleaned the UV trough. The new UV parts have been ordered and should be in soon. Greg and Jim recommended some additional tests and methods that could be used to help operate the plant in a manner that provides Jerry more information to keep treatment within permit limits.

GIS: Greg received three bids for the proposed GIS work. Greg reviewed the bids and believes Giffels and Webster was the best proposal. Greg will be setting up a meeting with Giffels and Webster to review and discuss their proposal and to get a more accurate quote before moving forward.

Cleaning: Greg and Jim were on location for the first day and second morning of the cleaning of our pump stations and other trouble areas. We discovered that neither Jerry nor his guys were present during the cleaning on the first day. Jerry was made aware of the fact that the collection system is his responsibility and it is his responsibility to make sure M&K was doing the work that was necessary. I am currently having a discussion with Jerry's boss Tom whose opinion is that Inframark is not responsible for the collection system.

Micro-screen: The newly re-installed screen is removing much more debris than it ever has before which is very good because this mean there is less wear and tear on the rest of the plant.

Recycle Pump: Only have one pump currently. Jerry is looking for a new second pump. Jerry is looking for a pump around \$2,000; Greg gave him several options. Jerry was informed that he should look into this soon because Jerry rented a pump for 11 days during the diverting period which cost the Township \$1,400.

Lagoon Pump: The new lagoon pump wire has been chewed through by muskrats. Kennedy's quote to fix it is \$3,715, see quote. Jerry would also like to be able to trap for muskrats 1-2 times per year.

Brewer Rd Pump Station: Pump station is sinking into the swamp. Jim is going to look at old plans to see how much it has sunk. Jerry is going to have M&K camera the line to see how much the pipes and joints are bent. Will need to act soon; would be very expensive if a pipe under M-59 broke because of this issue.

Respectfully submitted,
Jonathan Hohenstein

Wastewater Treatment

- A total of 8.424 million gallons of wastewater was received and treated through the wastewater treatment facility during the month of January, 2018.
- Total daily effluent flows averaged 0.289 MGD, which is 39% of the design hydraulic capacity of the treatment facility. Total daily influent BOD load averaged 367 lbs/day, which is 25% of the design organic load.

Permit Parameter	Influent	Effluent	January Permit Limits
Carbonaceous BOD (mg/L)	146 mg/L	NA	Max. 7 Day Avg: NA mg/l
		4.2	Max 30 Day Avg: 13 mg/L
		6.7	Max Daily: 20 mg/L
		12.7	Max 7 Day Avg: 130 lbs
		10.2	Max 30 Day Avg: 81 lbs
		NA	Min % Removal: NA %
Suspended Solids (mg/L)	304 mg/L	10.2	Max. 7 Day Avg: 45 mg/L
		6.9	Max 30 Day Avg: 30 mg/L
		24.1	Max 7 Day Avg: 280 lbs
		16.5	Max 30 Day Avg: 190 lbs
		93%	Min % Removal: 85%
Total Phosphorus (mg/L)	4.42 mg/L	0.62	Max. Mo. Avg: 0.5 mg/L
		1.53	Max. Mon. Avg: 3.1 lbs
			Max lb/Month: NA lbs
			% Removal NA %
Ammonia Nitrogen (mg/L)	16.8 mg/L	N/A	Max 30 Day Avg: N/A
		4.1	Max Daily: 7.0 mg/L
		3.5	Max 7 Day Avg: 44 lbs
		N/A	Max 30 Day Avg: N/A
		N/A	% Removal NA %
Fecal Coliform (cts/100mL)	NA	209	Max 7 Day Avg: 400 cts/100 ml
		84	Max 30 Day Avg: 200 cts/100 ml
Dissolved Oxygen (mg/L)	NA	9.10	Daily Min: 7.0 mg/L
pH (standard units)	7.02	6.60	Daily Min: 6.5 su
		7.20	Daily Max: 9.0 su

Regulatory Matters

The Discharge Monitoring Report (DMR) has been electronically submitted to the Michigan Department of Environmental Quality.

Quarterly Mercury Sampling was conducted on the 26th of January. Results showed a detectable amount of mercury above the minimum of 0.5 ng/L of 0.69 ng/L. This may be a result of new sample bottles and sampling technique. This new technique resulted in an invalid field blank sample which was noted on the DMR and clarification has been received as to how this is to be taken in the future.

There was a permit exceedance for Phosphorus in January. The monthly average was 0.62 mg/L with a permit limit of 0.50 mg/L. The cause was attributable to an increase in suspended solids in the effluent due to colder water temperatures degrading the ability of the Ferric Chloride to react with the Phosphorus prior to the clarifiers and tertiary filters.

Health and Safety

- No accidents occurred in January.

Treatment Plant Issues

- On January 1st the remaining 10 spare UV disinfection lamps were installed in the #3 UV module.
- On January 22nd the Influent Fine Screen was placed back into service with new brushes, bearings and a repaired screen section installed.

Collection System Issues

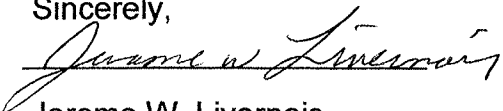
- 82 requests for Miss Dig in January.
- On January 29th it was discovered that the pump priming system for the #1 pump at Grand River lift station was damaged. Repairs were made with spares on hand and the pump was placed back in service.

Maintenance

- 47 work orders were completed in January.

Thank you again for the opportunity to serve Howell Township. Please feel free to contact me at any time if you have any questions or concerns.

Sincerely,



Jerome W. Livernois

Facility Manager

1.517.719.7486

Jerome.livernois@inframark.com



March 1, 2018

Jerry Livernois
Howell Township
3525 Byron Road
Howell, MI 48855

RE: Flygt 3085.092 Pump—WWTP Lagoon
Serial Number: 1650085
Kennedy Industries #: 91422

Mr. Livernois,

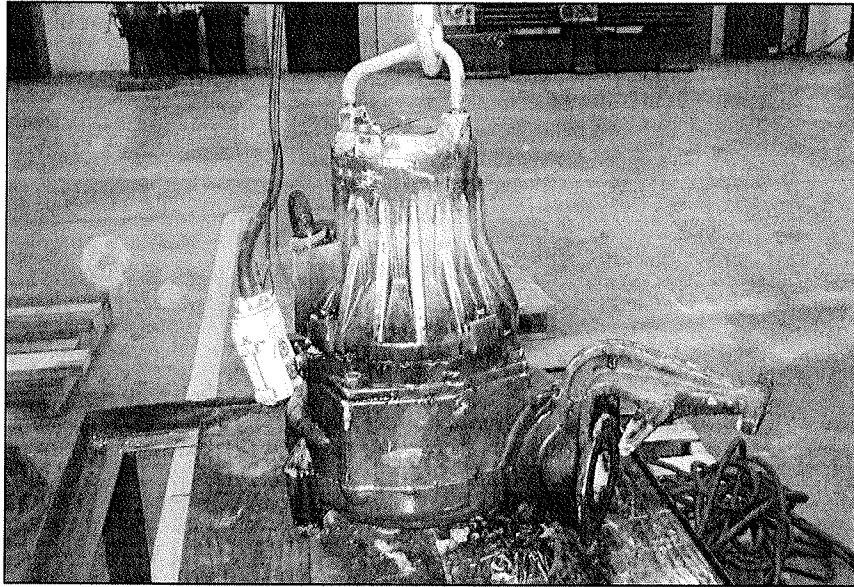
Attached are photos with descriptions of the parts in need of repair or replacement. If you have any questions, please do not hesitate to contact us.

Sincerely,

Jessica Kolasinski

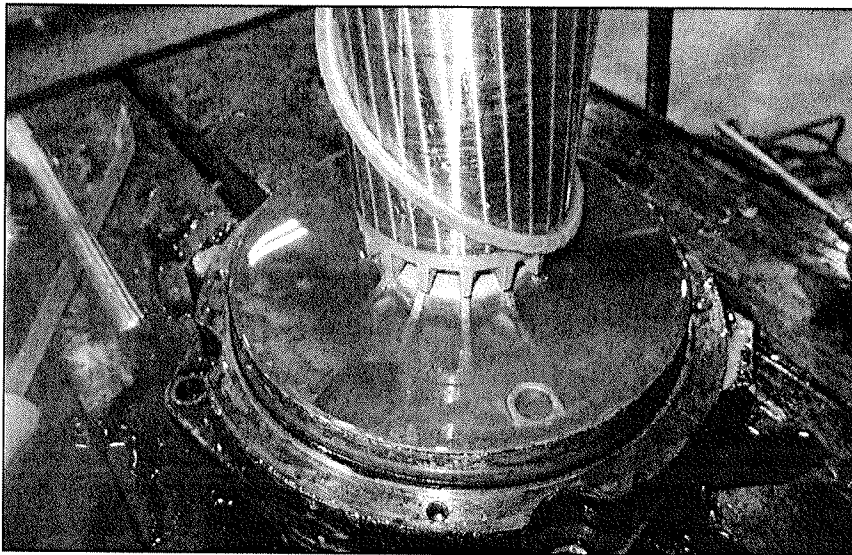
KENNEDY INDUSTRIES, INC.

PUMP



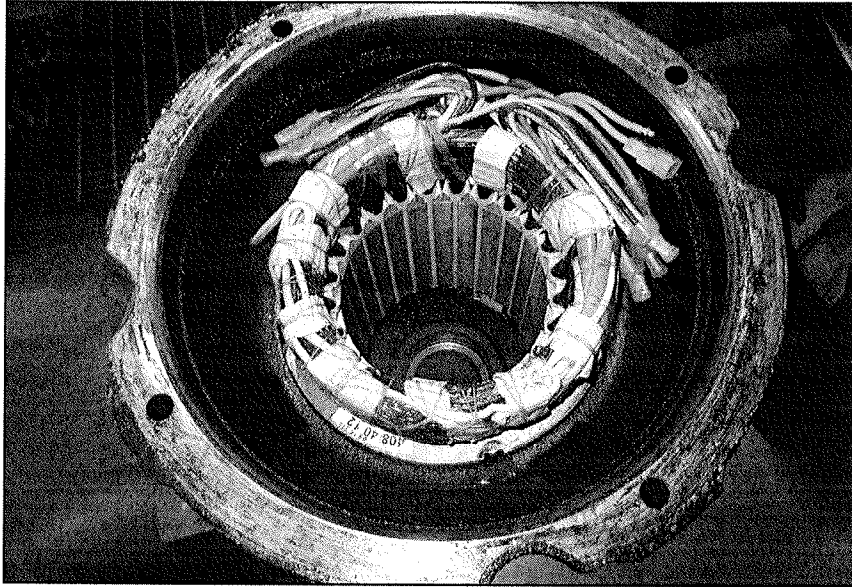
- Pump prior to disassembly
- Impeller rotates freely by hand.

PUMP



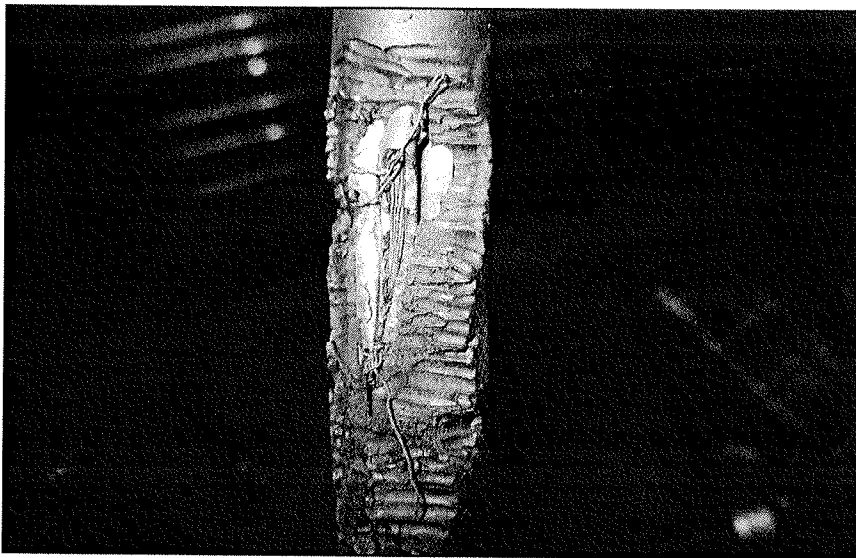
- Holes in cable allowed contamination inside of the pump.
- Mechanical seals, bearings, and O-rings will be replaced with new.

STATOR



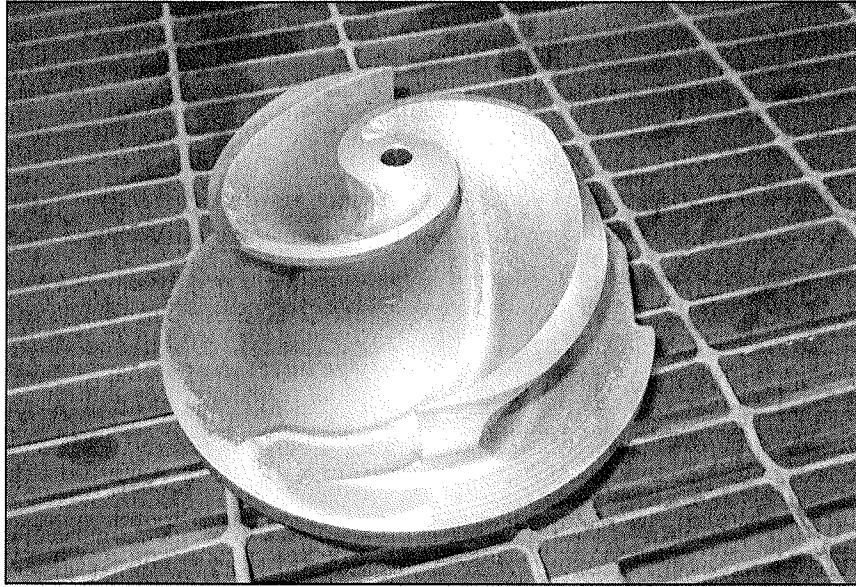
- Mechanical seal failure allowed contamination inside of the pump.
- After being cleaned and baked, the stator passed all electrical testing.

CABLE



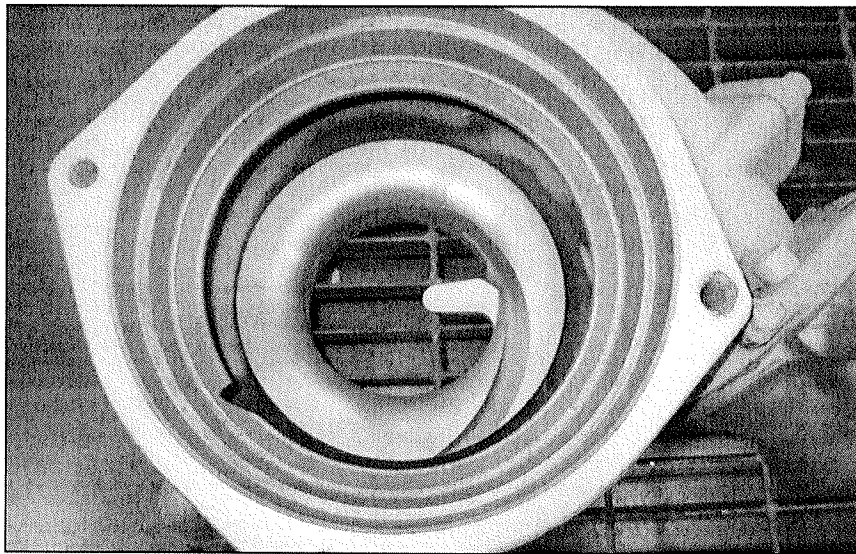
- The cable was chewed through by rodents.
- Cable will be replaced with new.

IMPELLER



- Impeller is in good condition and will be reused.

WEAR PLATE



- Wear plate is in good condition and will be reused.
- Impeller clearance to wear plate was .028", spec is .008" - .012". Clearance will be reset to OEM specifications.



KENNEDY
INDUSTRIES

INNOVATE
SOLVE
MONITOR
REPAIR

QUOTATION		
DATE	NUMBER	PAGE
2/28/2018	0012019	1 of 2

B HOWELL TOWNSHIP
I 3525 BYRON RD
L
L HOWELL, MI 48855
T
O

Accepted By: _____
Company: _____
Date: _____
PO#: _____

ATTENTION:
JEROME LIVERNOIS 517-719-7486 jerome.livernois@stservices.com

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

CUSTOMER REF/PO#	JOB TITLE	SLP	SHIPPING TYPE
	LAGOON -WWTP, FIELD SERVICE	NJH/CJD	FIELD SERVICE

QTY	DESCRIPTION

THE FOLLOWING QUOTE IS FOR THE COST OF LABOR AND MATERIALS TO REPAIR THE ABOVE REFERENCED PUMP.

NEW PARTS REQUIRED:

- (1) UPPER MECHANICAL SEAL
- (1) LOWER MECHANICAL SEAL
- (1) UPPER BEARING
- (1) LOWER BEARING
- (1) O-RING KIT
- (52') POWER CABLE
- (3) SQUARE WASHERS
- (1) CABLE UNIT
- (10') STAINLESS STEEL SLEEVING
- (1) SEAL SLEEVE

LABOR REQUIRED:

CLEAN, BAKE AND TEST STATOR ASSEMBLY.

ASSEMBLE ALL ROTATING PARTS ON SHAFT AND PLACE IN BALANCE MACHINE.

VERIFY TOTAL INDICATOR RUN OUTS THEN DYNAMICALLY BALANCE ROTOR TO ISO G2.5.

ASSEMBLE PUMP COMPLETE WITH NEW PARTS LISTED.

PRESSURE TEST SEAL CHAMBER TO INSURE LEAK FREE.

INSTALL NEW OIL OR COOLANT IN SEAL CHAMBER.

REPAIR COST: \$ 2,970.00

DELIVERY: 2 WEEKS (AFTER RECEIPT OF ORDER)



KENNEDY
INDUSTRIES

INNOVATE
SOLVE
MONITOR
REPAIR

QUOTATION		
DATE	NUMBER	PAGE
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QTY	DESCRIPTION
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THE FOLLOWING QUOTE IS FOR FIELD SERVICE REQUIRED ON YOUR ABOVE REFERENCED PUMP STATION:

FIELD SERVICE LABOR REQUIRED:

KENNEDY INDUSTRIES WILL PROVIDE (1) FIELD SERVICE TECHNICIAN(S) ONSITE TO INSTALL YOU REPAIRED PUMP, TEST RUN AND VERIFY PROPER OPERATION.

ESTIMATED TOTAL COST: \$745.00

THE ABOVE SERVICE IS QUOTED BASED ON AN ESTIMATED (1) DAY, (5) HOURS PER DAY INCLUDING TRAVEL. IF TIME SPENT ON THE JOB DIFFERS FROM THIS ESTIMATE, YOU WILL BE BILLED ACCORDINGLY BASED ON THE BELOW RATES:

MONDAY THRU FRIDAY: 7:00AM-3:00PM: \$115.00/HR

MONDAY THRU FRIDAY: 3:00PM-7:00AM: \$172.50/HR

SATURDAYS (ALL HOURS): \$172.50/HR

SUNDAYS AND HOLIDAYS (ALL HOURS): \$230.00/HR

EMERGENCIES 8:00PM-6:00AM-ALL DAYS \$230.00/HR

DRIVE TIME: PER ABOVE RATES

MILEAGE: \$1.00/MILE

MEALS: \$50.00/DAY (WHEN OVERNIGHT STAY IS REQUIRED)

LODGING: COST + 15% (WHEN OVERNIGHT STAY IS REQUIRED)

REPAIR COST: \$2,970.00

ESTIMATED FIELD SERVICE COST: \$745.00

TOTAL COST: \$3,715.00

DELIVERY: 2 WEEKS (AFTER RECEIPT OF ORDER)

WE DO NOT INCLUDE: CONCRETE, OR SITE WORK, ANCHOR BOLTS, PIPING, VALVES, COVER, CONDUIT, WIRING, JUNCTION BOXES, PADLOCKS OR KEYS, START-UP UNLESS LISTED ABOVE.

WE WILL NOT PROCEED WITH THIS REPAIR UNTIL GIVEN AUTHORIZATION. PLEASE PROVIDE WRITTEN OR VERBAL AUTHORIZATION SO THAT WE MAY RESPOND TO YOUR REQUIREMENTS. IF YOU HAVE ANY QUESTIONS, COMMENTS, OR ARE IN NEED OF ANY ADDITIONAL INFORMATION PLEASE FEEL FREE TO CONTACT ME AT (248) 684-1200.

SINCERELY,
JESSICA KOLASINSKI
JKOLASINSKI@KENNEDYIND.COM

This quote is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions and Customer Warranty available at www.kennedyind.com which will be provided by email upon written request. Kennedy reserves the right to changes the Terms & Conditions and Customer Warranty for future orders. By accepting this quote and/or issuing a purchase order relative to this quote, buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.

CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE
NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL

TOTAL: \$3,715.00

P.O. Box 930079 Wixom, MI 48393 - 4925 Holtz Drive Wixom, MI 48393 - Phone: 248-684-1200 - Fax: 248-684-6011

www.KennedyInd.com

AGENDA ITEM

13

Howell Township
Invoice and Check Registers

As of 3/7/2018

User: BRENT KILPELA
DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jnlized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						

2/1/2018	LIVINGSTON COUNTY TREASURER	02/01/2018	02/15/2018	428.75	0.00	Paid	Y
16263	S2017 TAXES 1/16/18 - 1/31/18	BRENT KILPELA					02/08/2018
	703-000-228.00	TAX DUE TO COUNTY SUMMER		428.75			

2/1/2018	LIVINGSTON COUNTY TREASURER	02/01/2018	02/15/2018	768.36	0.00	Paid	Y
16264	S2017 TAXES 1/16/18 - 1/31/18	BRENT KILPELA					02/08/2018
	703-000-228.01	TAX DUE TO COUNTY SET SUMMER		768.36			

2/1/2018	HOWELL PUBLIC SCHOOLS	02/01/2018	02/15/2018	409.77	0.00	Paid	Y
16265	S2017 TAXES 1/16/18 - 1/31/18	BRENT KILPELA					02/08/2018
	703-000-225.00	TAX DUE TO HOWELL SCHLS DEBT SUMMER		409.77			

2/1/2018	LIV EDUC SERVICE AGENCY	02/01/2018	02/15/2018	427.04	0.00	Paid	Y
16266	S2017 TAXES 1/16/18 - 1/31/18	BRENT KILPELA					02/08/2018
	703-000-227.00	TAX DUE TO LESEA SUMMER		427.04			

2/1/2018	LIVINGSTON COUNTY TREASURER	02/01/2018	02/15/2018	42,772.21	0.00	Paid	Y
16267	W2017 TAXES 1/16/18 - 1/31/18	BRENT KILPELA					02/08/2018
	703-000-228.90	TAX DUE TO COUNTY WINTER		42,772.21			

2/1/2018	HOWELL PUBLIC SCHOOLS	02/01/2018	02/15/2018	196,444.74	0.00	Paid	Y
16268	W2017 TAXES 1/16/18 - 1/31/18	BRENT KILPELA					02/08/2018
	703-000-225.91	TAX DUE TO HOWELL SCHLS DEBT WINTER		196,444.74			

2/1/2018	HOWELL CARNEGIE LIBRARY	02/01/2018	02/15/2018	65,832.32	0.00	Paid	Y
16269	W2017 TAXES 1/16/18 - 1/31/18	BRENT KILPELA					02/08/2018
	703-000-223.90	TAX DUE TO HOWELL LIBRARY WINTER		65,832.32			

02/01/2018	FOWLERVILLE SCHOOLS	02/01/2018	02/15/2018	14,092.89	0.00	Paid	Y
16270	W2017 TAXES 1/16/18 - 1/31/2018	BRENT KILPELA					02/08/2018
	703-000-226.91	TAX DUE TO FOWL SCHLS DEBT WINTER		14,092.89			

2/1/2018	FOWLERVILLE DIST LIBRARY	02/01/2018	02/15/2018	2,055.41	0.00	Paid	Y
16271	W2017 TAXES 1/16/18 - 1/31/18	BRENT KILPELA					02/08/2018
	703-000-223.91	TAX DUE TO FOWL LIBRARY WINTER		2,055.41			

02/01/2018	HOWELL AREA FIRE AUTHORITY	02/01/2018	02/15/2018	93,145.27	0.00	Paid	Y
16272	W2017 TAXES 1/16/18 - 1/31/18	BRENT KILPELA					02/08/2018

User: BRENT KILPELA
 DB: Howell Twp

Inv Num Vendor Inv Date Due Date Inv Amt Amt Due Status Jnlized
 Inv Ref# Description Entered By Post Date

02/06/2018 703-000-234.90 TAX DUE TO HOWELL FIRE WINTER 93,145.27

16273 LAFERTY (KRAVENS) JESSICA 02/06/2018 02/13/2018 38.33 0.00 Paid Y
 2017 Win Tax Refund 4706-27-201-02 BRENT KILPELA
 703-000-214.10 TAX DUE TO TAXPAYERS 38.33 02/08/2018

114744 CRAMPTON ELECTRIC CO INC 01/30/2018 02/10/2018 2,556.26 0.00 Paid Y
 16274 EMERGENCY FLOOD LIGHTS BRENT KILPELA
 101-265-930.00 TWP HALL GROUNDS EQUIP REPAIR EXPENSE 2,556.26 02/13/2018

188681 SPICER GROUP 02/13/2018 02/20/2018 769.50 0.00 Paid Y
 16275 BD Bond Refund BRENT KILPELA
 101-000-203.00 BSP17-0001 769.50 02/13/2018

BSP17-0001 SPICER GROUP 02/13/2018 02/20/2018 1,315.35 0.00 Paid Y
 16276 BD Bond Refund BRENT KILPELA
 101-000-203.00 BSP17-0001 1,315.35 02/13/2018

61566 ECONO PRINT 02/13/2018 02/14/2018 1,469.94 0.00 Paid Y
 16277 2018 ASSESS NOTICES POSTAGE BRENT KILPELA
 101-209-726.00 ASSESSING POSTAGE EXPENSE 1,469.94 02/13/2018

78114 MASTER MEDIA 02/07/2018 03/07/2018 212.28 0.00 Paid Y
 16278 OFFICE SUPPLIES BRENT KILPELA
 101-265-727.01 TWP HALL OFFICE SUPPLIES EXPENSE 212.28 02/13/2018

40737 FAHEY SCHULTZ BURZYCH RHODES 02/02/2018 03/02/2018 1,083.00 0.00 Paid Y
 16279 GENERAL BRENT KILPELA
 101-268-801.01 TWP AT LARGE LEGAL EXPENSE 1,083.00 02/13/2018

40738 FAHEY SCHULTZ BURZYCH RHODES 02/02/2018 03/02/2018 19.00 0.00 Paid Y
 16280 RAINBOW BRENT KILPELA
 101-268-801.01 TWP AT LARGE LEGAL EXPENSE 19.00 02/13/2018

2/13/18 MICHIGAN TWP ASSOC 02/13/2018 02/28/2018 482.00 0.00 Paid Y
 16281 JEAN GRAHAM REGISTRATION BRENT KILPELA
 101-265-720.00 TWP HALL EDUCATION EXPENSE 482.00 02/13/2018

User: BRENT KILPELA
 DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date

200130587200	DTE ENERGY	02/01/2018	03/12/2018	413.23	0.00	Paid	Y
	STREET LIGHTS	BRENT KILPELA					02/13/2018
16282	101-268-920.00	TWP AT LARGE STREETLIGHT EXPENSE		413.23			

211	WYLLIE SOFT WATER	02/01/2018	03/01/2018	69.03	0.00	Paid	Y
	SOFTNER SALT	BRENT KILPELA					02/14/2018
16283	101-265-727.00	TWP HALL KITCHEN/BATH SUPPLIES EXPENSE		69.03			

2/1/18	CAREFREE MAINTENANCE CO.	02/01/2018	03/01/2018	230.00	0.00	Paid	Y
	JANUARY CLEANING	BRENT KILPELA					02/14/2018
16284	101-265-775.00	TWP HALL OFFICE CLEANING & MAINT EXPENS		230.00			

PTA2032	IRON MOUNTAIN	01/31/2018	02/28/2018	53.05	0.00	Paid	Y
	JANUARY SHREDDING	BRENT KILPELA					02/14/2018
16285	101-265-775.00	TWP HALL OFFICE CLEANING & MAINT EXPENS		53.05			

201450007522	CONSUMERS ENERGY	02/01/2018	02/27/2018	622.51	0.00	Paid	Y
	TWP HALL FEB 2018	BRENT KILPELA					02/14/2018
16286	101-265-922.00	TWP HALL NATURAL GAS EXPENSE		622.51			

0001211252	MICHIGAN.COM	02/01/2018	02/20/2018	55.00	0.00	Paid	Y
	JANUARY PUBLICATIONS	BRENT KILPELA					02/14/2018
16287	101-101-900.00	TWP BOARD PRINTING & PUBLICATION EXPENS		55.00			

2018	EVER SO GREEN	02/12/2018	02/28/2018	209.00	0.00	Paid	Y
	SERVICE AGREEMENT	BRENT KILPELA					02/14/2018
16288	101-265-931.00	TWP HALL GROUNDS CARE EXPENSE		209.00			

7776700	COVENANT ENVIRONMENTAL L.L.C.	02/13/2018	03/13/2018	870.88	0.00	Paid	Y
	SERVICE WORK	BRENT KILPELA					02/14/2018
16289	590-442-801.00	WWTP CONTRACTED SVCS EXPENSE		870.88			

112017	MHOG	02/05/2018	03/05/2018	2,200.00	0.00	Paid	Y
	WATER SERVICE INSTALL	BRENT KILPELA					02/14/2018
16290	590-000-972.00	SEWER FUND CAPITAL OUTLAY EXPENSE		2,200.00			

20248938037	CONSUMERS ENERGY	02/02/2018	02/28/2018	66.00	0.00	Paid	Y
	2571 OAKGROVE FEB 2018	BRENT KILPELA					02/14/2018

16291	CONSUMERS ENERGY	02/02/2018	02/28/2018	66.00	0.00	Paid	Y
	2571 OAKGROVE FEB 2018	BRENT KILPELA					02/14/2018

INVOICE REGISTER REPORT FOR HOWELL TOWNSHIP

03/06/2018 03:11 PM
 User: BRENT KILPELA
 DB: Howell Twp

Inv Num	Vendor	Description	Inv Date	Entered By	Due Date	Inv Amt	Amt Due	Status	Jrnlized
205098694398									
16292	CONSUMERS ENERGY	1222 PACKARD DR FEB 2018	02/01/2018	BRENT KILPELA	02/27/2018	1,209.23	0.00	Paid	Y
		590-442-922.00		WWTP NATURAL GAS EXPENSE		1,209.23			02/14/2018
2/5/2018									
16293	DTE ENERGY	391 N BURKHART FEB 2018	02/05/2018	BRENT KILPELA	02/27/2018	125.95	0.00	Paid	Y
		590-442-920.00		WWTP ELECTRICITY EXPENSE		125.95			02/14/2018
2/5/2018									
16294	DTE ENERGY	1009 N BURKHART FEB 2018	02/05/2018	BRENT KILPELA	02/27/2018	161.42	0.00	Paid	Y
		590-442-920.00		WWTP ELECTRICITY EXPENSE		161.42			02/14/2018
3131									
16295	TLS CONSTRUCTION	REPLACE VALVE/ADD MANHOLE	02/07/2018	BRENT KILPELA	03/07/2018	25,577.00	0.00	Paid	Y
		590-442-801.00		WWTP CONTRACTED SVCS EXPENSE		25,577.00			02/14/2018
517548388801									
16296	AT&T	517 548-3888 FOR FEB 2018	01/28/2018	BRENT KILPELA	02/19/2018	159.00	0.00	Paid	Y
		590-442-850.00		WWTP TELEPHONE EXPENSE		159.00			02/14/2018
27522									
16297	INFAMARK, LLC	WWTP MAINT FEB 2018	02/02/2018	BRENT KILPELA	03/04/2018	23,478.15	0.00	Paid	Y
		590-442-801.00		WWTP CONTRACTED SVCS EXPENSE		23,478.15			02/14/2018
700041									
16298	KENNEDY INDUSTRIES INC	PUMP STATION MONITORING 2018	01/30/2018	BRENT KILPELA	02/28/2018	1,560.00	0.00	Paid	Y
		590-442-801.00		WWTP CONTRACTED SVCS EXPENSE		1,560.00			02/14/2018
204475757399									
16299	CONSUMERS ENERGY	391 N BURKHART FEB 2018	02/02/2018	BRENT KILPELA	02/26/2018	18.52	0.00	Paid	Y
		590-442-922.00		WWTP NATURAL GAS EXPENSE		18.52			02/14/2018
2/2/18									
16300	DTE ENERGY	2571 OAKGROVE FEB 2018	02/02/2018	BRENT KILPELA	02/26/2018	400.46	0.00	Paid	Y
		590-442-920.00		WWTP ELECTRICITY EXPENSE		400.46			02/14/2018

User: BRENT KILPELA
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Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date

006-58909	CUMMINS BRIDGEWAY, LLC	01/30/2018	02/28/2018	616.96	0.00	Paid	Y
16301	PUMP STATION SERVICE CALL	BRENT KILPELA					
	590-442-801.00	WTWP CONTRACTED SVCS EXPENSE		616.96			02/14/2018

854006222	AT&T LONG DISTANCE	02/06/2018	03/08/2018	11.07	0.00	Paid	Y
16302	WTWP LONG DISTANCE	BRENT KILPELA					
	590-442-850.00	WTWP TELEPHONE EXPENSE		11.07			02/14/2018

2/20/2018	HOWELL PUBLIC SCHOOLS	02/20/2018	02/22/2018	3,949.14	0.00	Paid	Y
16303	STAXES 2/1/18 - 2/15/18	BRENT KILPELA					
	703-000-225.00	TAX DUE TO HOWELL SCHLS DEBT SUMMER		3,949.14			02/22/2018

2/20/2018	LIVINGSTON COUNTY TREASURER	02/20/2018	02/22/2018	4,132.21	0.00	Paid	Y
16304	STAXES 2/1/18-2/15/18	BRENT KILPELA					
	703-000-228.00	TAX DUE TO COUNTY SUMMER		4,132.21			02/22/2018

2/20/18	LIV EDUC SERVICE AGENCY	02/20/2018	02/22/2018	4,115.81	0.00	Paid	Y
16305	STAXES 2/1/17 - 2/15/17	BRENT KILPELA					
	703-000-227.00	TAX DUE TO IESA SUMMER		4,115.81			02/22/2018

2/20/18	HOWELL PUBLIC SCHOOLS	02/20/2018	02/22/2018	7,645.84	0.00	Paid	Y
16306	STAXES 2/1/18-2/15/18	BRENT KILPELA					
	703-000-225.01	TAX DUE TO HOWELL SCHLS OPER SUMMER		7,645.84			02/22/2018

2/20/18	LIVINGSTON COUNTY TREASURER	02/20/2018	02/22/2018	6,618.68	0.00	Paid	Y
16307	STAXES 2/1/18-2/15/18	BRENT KILPELA					
	703-000-228.01	TAX DUE TO COUNTY SET SUMMER		6,618.68			02/22/2018

2/20/2018	LIVINGSTON COUNTY TREASURER	02/20/2018	02/22/2018	63,132.18	0.00	Paid	Y
16308	WTAXES 2/1/18 - 2/15/18	BRENT KILPELA					
	703-000-228.90	TAX DUE TO COUNTY WINTER		63,132.18			02/22/2018

2/20/2018	HOWELL CARNEGIE LIBRARY	02/20/2018	02/22/2018	94,693.67	0.00	Paid	Y
16309	WTAXES 2/1/18 - 2/15/18	BRENT KILPELA					
	703-000-223.90	TAX DUE TO HOWELL LIBRARY WINTER		94,693.67			02/22/2018

2/20/2018	FOWLERVILLE SCHOOLS	02/20/2018	02/22/2018	20,356.71	0.00	Paid	Y
16310	WTAXES 2/1/18 - 2/15/18	BRENT KILPELA					

User: BRENT KILPELA
 DB: Howell Twp

Inv Num	Vendor Description	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized Post Date
2/20/2018	703-000-226.91		TAX DUE TO FOWL SCHLS DEBT WINTER	20,356.71			
16311	FOWLERVILLE DIST LIBRARY WTAXES 2/1/18 - 2/15/18 703-000-223.91	02/20/2018 BRENT KILPELA	02/22/2018	2,968.94	0.00	Paid	02/22/2018
2/20/2018	703-000-223.91		TAX DUE TO FOWL LIBRARY WINTER	2,968.94			
16312	HOWELL AREA FIRE AUTHORITY WTAXES 2/1/18 - 2/15/18 703-000-234.90	02/20/2018 BRENT KILPELA	02/22/2018	133,994.80	0.00	Paid	02/22/2018
2/20/2018	703-000-234.90		TAX DUE TO HOWELL FIRE WINTER	133,994.80			
16313	HOWELL PUBLIC SCHOOLS WTAXES 2/1/18 - 2/15/18 703-000-225.91	02/20/2018 BRENT KILPELA	02/22/2018	282,572.23	0.00	Paid	02/22/2018
2/20/2018	703-000-225.91		TAX DUE TO HOWELL SCHLS DEBT WINTER	282,572.23			
02/22/2018	DRAYTON JEFFREY S OR DREAMA 2017 Win Tax Refund 4706-05-200-01 703-000-214.10	02/22/2018 BRENT KILPELA	02/23/2018	756.68	0.00	Paid	02/22/2018
16314	DRAYTON JEFFREY S OR DREAMA 2017 Win Tax Refund 4706-05-200-01 703-000-214.10	02/22/2018 BRENT KILPELA	02/23/2018	756.68	0.00	Paid	02/22/2018
2/14/2018	DTE ENERGY TWP HALL MAR 2018 101-265-920.00	02/14/2018 BRENT KILPELA	03/08/2018	400.46	0.00	Paid	02/26/2018
16315	DTE ENERGY TWP HALL MAR 2018 101-265-920.00	02/14/2018 BRENT KILPELA	03/08/2018	400.46	0.00	Paid	02/26/2018
2147192	CARLISLE WORTMAN ASSOC, INC. GENERAL CONSULTATION 101-400-801.00	11/30/2017 BRENT KILPELA	03/01/2018	440.00	0.00	Paid	02/26/2018
16316	CARLISLE WORTMAN ASSOC, INC. GENERAL CONSULTATION 101-400-801.00	11/30/2017 BRENT KILPELA	03/01/2018	440.00	0.00	Paid	02/26/2018
78144	MASTER MEDIA OFFICE SUPPLIES 101-265-727.01	02/13/2018 BRENT KILPELA	03/13/2018	36.37	0.00	Paid	02/26/2018
16317	MASTER MEDIA OFFICE SUPPLIES 101-265-727.01	02/13/2018 BRENT KILPELA	03/13/2018	36.37	0.00	Paid	02/26/2018
2/15/18	DTE ENERGY 271 E. HIGHLAND FEB 2018 590-442-920.00	02/15/2018 BRENT KILPELA	03/09/2018	60.23	0.00	Paid	02/26/2018
16318	DTE ENERGY 271 E. HIGHLAND FEB 2018 590-442-920.00	02/15/2018 BRENT KILPELA	03/09/2018	60.23	0.00	Paid	02/26/2018
2/12/2018	DTE ENERGY 1222 PACKARD DR FEB 2018 590-442-920.00	02/12/2018 BRENT KILPELA	03/06/2018	4,653.87	0.00	Paid	02/26/2018
16319	DTE ENERGY 1222 PACKARD DR FEB 2018 590-442-920.00	02/12/2018 BRENT KILPELA	03/06/2018	4,653.87	0.00	Paid	02/26/2018
	WTWP ELECTRICITY EXPENSE			4,653.87			

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 DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date
57723	GL Distribution						
	590-442-920.00			720.17			
	WWTP ELECTRICITY EXPENSE						
16330	MERSINO DEWATERING, INC	02/21/2018	03/23/2018	1,466.25	0.00	Paid	Y
	SUBMERSIBLE PUMPING	BRENT KILPELA					02/27/2018
	590-442-801.00			1,466.25			
	WWTP CONTRACTED SVCS EXPENSE						
496375	USA BLUEBOOK	02/19/2018	03/19/2018	829.90	0.00	Paid	Y
16331	GOULDS .5 HP PUMP	BRENT KILPELA					02/27/2018
	590-442-956.00			829.90			
	WWTP MISCELLANEOUS EXPENSE						
493075	USA BLUEBOOK	02/14/2018	03/14/2018	1,672.06	0.00	Paid	Y
16332	PROBE, METER	BRENT KILPELA					02/27/2018
	590-442-956.00			1,672.06			
	WWTP MISCELLANEOUS EXPENSE						
462186	USA BLUEBOOK	01/11/2018	02/11/2018	415.91	0.00	Paid	Y
16333	ABS .4 HP SEWAGE PUMP	BRENT KILPELA					02/27/2018
	590-442-956.00			415.91			
	WWTP MISCELLANEOUS EXPENSE						
150560912	AT&T	02/19/2018	03/11/2018	61.30	0.00	Paid	Y
16334	WWTP INTERNET	BRENT KILPELA					02/27/2018
	590-442-850.00			61.30			
	WWTP TELEPHONE EXPENSE						
517552195602	AT&T	02/13/2018	03/09/2018	75.12	0.00	Paid	Y
16335	517 552-1956 FOR MAR 2018	BRENT KILPELA					02/27/2018
	590-442-850.00			75.12			
	WWTP TELEPHONE EXPENSE						
56517	MICRO WORKS COMPUTING, INC	02/19/2018	03/11/2018	37.50	0.00	Paid	Y
16336	SETUP UTILITY BILLING EMAIL	BRENT KILPELA					02/27/2018
	590-441-728.00			37.50			
	UTILITY BILLING SOFTWARE SUPPORT EXP						
2/13/2018	JONATHAN HOHENSTEIN	02/13/2018	03/01/2018	56.68	0.00	Paid	Y
16337	TREASURER MILEAGE	BRENT KILPELA					03/01/2018
	101-253-860.00			56.68			
	TREASURER MILEAGE & EXPENSES						
2/26/2018	LIVINGSTON COUNTY TREASURER	02/26/2018	03/15/2018	762.50	0.00	Paid	Y
16338	MOBILE HOME FEES	BRENT KILPELA					03/01/2018
	701-000-239.00			762.50			
	TRUST MOBILE HOME TAX PAYABLE						

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Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date

03/01/2018							
16339	CRESMEN ROBERT GARY & AMBER SUE 2017 Win Tax Refund 4706-08-400-01 703-000-214.10	BRENT KILPELA	03/08/2018	100.00	0.00	Paid	03/01/2018
	TAX DUE TO TAXPAYERS			100.00			

3/1/2018							
16340	LIVINGSTON COUNTY TREASURER DOG LICENSES 701-000-238.00	BRENT KILPELA	03/05/2018	94.00	0.00	Paid	03/05/2018
	TRUST DUE TO COUNTY DOG LICENSE			94.00			

287282886379							
16341	TABLET -ASSESSING MARCH 2018 101-209-727.00	BRENT KILPELA	03/12/2018	26.04	0.00	Paid	03/05/2018
	ASSESSING SUPPLIES EXPENSE			26.04			

3/5/2018							
16342	LIVINGSTON COUNTY TREASURER 2017 AT-LARGE DRAINS 101-268-974.00	BRENT KILPELA	03/05/2018	20,024.47	0.00	Paid	03/05/2018
	TWP AT LARGE DRAIN EXPENSE			20,024.47			

517540696302							
16343	AT&T 517 540-6963 FOR MAR 2018 590-442-850.00	BRENT KILPELA	03/16/2018	69.62	0.00	Paid	03/06/2018
	WWTTP TELEPHONE EXPENSE			69.62			

517546349602							
16344	AT&T 517 546-3496 FOR MAR 2018 590-442-850.00	BRENT KILPELA	03/16/2018	276.72	0.00	Paid	03/06/2018
	WWTTP TELEPHONE EXPENSE			276.72			

517546516002							
16345	AT&T 517 546-5160 FOR MAR 2018 590-442-850.00	BRENT KILPELA	03/16/2018	69.18	0.00	Paid	03/06/2018
	WWTTP TELEPHONE EXPENSE			69.18			

517540124102							
16346	AT&T 517 540-1241 FOR MAR 2018 590-442-850.00	BRENT KILPELA	03/16/2018	78.12	0.00	Paid	03/06/2018
	WWTTP TELEPHONE EXPENSE			78.12			

517540694702							
16347	AT&T 517 540-6947 FOR MAR 2018 590-442-850.00	BRENT KILPELA	03/16/2018	66.10	0.00	Paid	03/06/2018
	WWTTP TELEPHONE EXPENSE			66.10			

517540695202							
16348	AT&T 517 540-6952 FOR MAR 2018	BRENT KILPELA	03/16/2018	69.62	0.00	Paid	03/06/2018

517540695202							
16348	AT&T 517 540-6952 FOR MAR 2018	BRENT KILPELA	03/16/2018	69.62	0.00	Paid	03/06/2018

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 DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date
28395	INFRAMARK, LLC	03/02/2018	04/01/2018	23,617.83	0.00	Paid	Y
16349	WWTWP MAINT. MAR 2018	BRENT KILPELA					03/06/2018
	590-442-801.00	WWTWP CONTRACTED SVCS EXPENSE		23,617.83			
				69.62			
601668	KENNEDY INDUSTRIES INC	02/27/2018	03/27/2018	453.50	0.00	Paid	Y
16350	SERVICE CALL	BRENT KILPELA					03/06/2018
	590-442-801.00	WWTWP CONTRACTED SVCS EXPENSE		453.50			
180130	M & K JETTING AND TELEVISION	02/27/2018	03/27/2018	1,572.50	0.00	Paid	Y
16351	CLEANED LIFT STATIONS	BRENT KILPELA					03/06/2018
	590-442-801.00	WWTWP CONTRACTED SVCS EXPENSE		1,572.50			
180127	M & K JETTING AND TELEVISION	02/27/2018	03/29/2018	1,110.00	0.00	Paid	Y
16352	CLEANED SANITARY LINES & MANHOLES	BRENT KILPELA					03/06/2018
	590-442-801.00	WWTWP CONTRACTED SVCS EXPENSE		1,110.00			
61566	ECONO PRINT	02/28/2018	03/06/2018	551.37	0.00	Paid	Y
16353	2018 ASSESSMENT NOTICES PRINTING C	BRENT KILPELA					03/06/2018
	101-209-726.00	ASSESSING POSTAGE EXPENSE		551.37			
2/22/2018	COMCAST	02/22/2018	03/15/2018	283.09	0.00	Paid	Y
16354	TWP HALL TELEPHONE MAR 2018	BRENT KILPELA					03/06/2018
	101-265-850.00	TWP HALL TELEPHONE EXPENSE		283.09			
3/1/2018	CAREFREE MAINTENANCE CO.	03/01/2018	03/06/2018	230.00	0.00	Paid	Y
16355	FEB 2018 CLEANING	BRENT KILPELA					03/06/2018
	101-265-775.00	TWP HALL OFFICE CLEANING & MAINT EXPENS		230.00			
200120647944	DTE ENERGY	02/28/2018	04/10/2018	395.92	0.00	Paid	Y
16356	STREETLIGHTS	BRENT KILPELA					03/06/2018
	101-268-920.00	TWP AT LARGE STREETLIGHT EXPENSE		395.92			
78205	MASTER MEDIA	02/26/2018	03/26/2018	280.16	0.00	Paid	Y
16357	KITCHEN SUPPLIES	BRENT KILPELA					03/06/2018
	101-265-727.00	TWP HALL KITCHEN/BATH SUPPLIES EXPENSE		280.16			

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 DB: Howell Twp

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnalized
Inv Ref#	Description	Entered By					Post Date
	GL Distribution						

3/1/2018	LIV EDUC SERVICE AGENCY	03/01/2018	03/06/2018	888.14	0.00	Paid	Y
16358	S2017 TAXES 2/16/18 - 2/29/18	BRENT KILPELA					03/06/2018
	703-000-227.00	TAX DUE TO LESEA SUMMER		888.14			

3/1/2018	HOWELL PUBLIC SCHOOLS	03/01/2018	03/06/2018	693.47	0.00	Paid	Y
16359	S2017 TAXES 2/16/18 - 2/28/2018	BRENT KILPELA					03/06/2018
	703-000-225.00	TAX DUE TO HOWELL SCHLS DEBT SUMMER		693.47			

3/1/2018	LIVINGSTON COUNTY TREASURER	03/01/2018	03/06/2018	891.71	0.00	Paid	Y
16360	S2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018
	703-000-228.00	TAX DUE TO COUNTY SUMMER		891.71			

3/1/2018	HOWELL PUBLIC SCHOOLS	03/01/2018	03/06/2018	1,200.91	0.00	Paid	Y
16361	S2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018
	703-000-225.01	TAX DUE TO HOWELL SCHLS OPER SUMMER		1,200.91			

3/1/18	FOWLERVILLE SCHOOLS	03/01/2018	03/06/2018	892.94	0.00	Paid	Y
16362	S2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018
	703-000-226.00	TAX DUE TO FOWL SCHLS OPER SUMMER		892.94			

3/1/2018	LIVINGSTON COUNTY TREASURER	03/01/2018	03/06/2018	1,597.91	0.00	Paid	Y
16363	S2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018
	703-000-228.01	TAX DUE TO COUNTY SEF SUMMER		1,597.91			

3/1/2018	FOWLERVILLE DIST LIBRARY	03/01/2018	03/06/2018	65.18	0.00	Paid	Y
16364	W2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018
	703-000-223.91	TAX DUE TO FOWL LIBRARY WINTER		65.18			

3/1/2018	FOWLERVILLE SCHOOLS	03/01/2018	03/06/2018	446.94	0.00	Paid	Y
16365	W2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018
	703-000-226.91	TAX DUE TO FOWL SCHLS DEBT WINTER		446.94			

3/1/2018	HOWELL CARNEGIE LIBRARY	03/01/2018	03/06/2018	4,222.84	0.00	Paid	Y
16366	W2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018
	703-000-223.90	TAX DUE TO HOWELL LIBRARY WINTER		4,222.84			

3/1/2018	HOWELL AREA FIRE AUTHORITY	03/01/2018	03/06/2018	5,904.04	0.00	Paid	Y
16367	W2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018

User: BRENT KILPELA
DB: Howell TWP

Inv Num	Vendor	Inv Date	Due Date	Inv Amt	Amt Due	Status	Jrnlized
Inv Ref#	Description	Entered By					Post Date

3/1/2018	LIVINGSTON COUNTY TREASURER	03/01/2018	03/06/2018	2,703.55	0.00	Paid	Y
16368	W2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018
	703-000-228.90	TAX DUE TO COUNTY WINTER		2,703.55			
				5,904.04			

3/1/2018	HOWELL PUBLIC SCHOOLS	03/01/2018	03/06/2018	12,601.54	0.00	Paid	Y
16369	W2017 TAXES 2/16/18 - 2/28/18	BRENT KILPELA					03/06/2018
	703-000-225.91	TAX DUE TO HOWELL SCHLS DEBT WINTER		12,601.54			
				1,203,718.19			

# of Invoices:	107	# Due:	0	Totals:	1,203,718.19	0.00
# of Credit Memos:	0	# Due:	0	Totals:	0.00	0.00

Net of Invoices and Credit Memos: 1,203,718.19

Agrees with Clerk's Register BK

--- TOTALS BY FUND ---

101 - GENERAL FUND	34,152.59	0.00
590 - SEWER FUND	95,147.95	0.00
701 - TRUST & AGENCY	856.50	0.00
703 - TAX FUND	1,073,561.15	0.00

--- TOTALS BY DEPT/ACTIVITY ---

000 - OTHER	1,079,527.50	0.00
101 - TOWNSHIP BOARD	55.00	0.00
209 - ASSESSING	2,047.35	0.00
253 - TREASURER	56.68	0.00
265 - TOWNSHIP HALL	5,850.59	0.00
268 - TOWNSHIP AT LARGE	21,935.62	0.00
400 - PLANNING COMMISSION	1,297.50	0.00
441 - UTILITY BILLING	37.50	0.00
442 - WWTP	92,910.45	0.00

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN GENERAL FUND CHECKING				
02/14/2018	GEN	101001480 (E)	CONSUMERS ENERGY	622.51
02/14/2018	GEN	101001481 (E)	CRAMPTON ELECTRIC CO INC	2,556.26
02/14/2018	GEN	101001482 (E)	FAHEY SCHULTZ BURZYCH RHODES	1,102.00
02/14/2018	GEN	101001483 (E)	MICHIGAN.COM	55.00
02/14/2018	GEN	101001484 (E)	SPICER GROUP	2,084.85
02/14/2018	GEN	16893	CAREFREE MAINTENANCE CO.	230.00
02/14/2018	GEN	16894	DTE ENERGY	413.23
02/14/2018	GEN	16895	ECONO PRINT	1,469.94
02/14/2018	GEN	16896	EVER SO GREEN	209.00
02/14/2018	GEN	16897	IRON MOUNTAIN	53.05
02/14/2018	GEN	16898	MASTER MEDIA	212.28
02/14/2018	GEN	16899	MICHIGAN TWP ASSOC	482.00
02/14/2018	GEN	16900	WYLIE SOFT WATER	69.03
03/06/2018	GEN	101001485 (E)	AT&T	26.04
03/06/2018	GEN	101001486 (E)	COMCAST	283.09
03/06/2018	GEN	101001487 (E)	DTE ENERGY	400.46
03/06/2018	GEN	101001488 (E)	ECONO PRINT	551.37
03/06/2018	GEN	101001489 (E)	MUTUAL OF OMAHA INSURANCE COMPANY	186.38
03/06/2018	GEN	16901	CAREFREE MAINTENANCE CO.	230.00
03/06/2018	GEN	16902	CARLISLE WORTMAN ASSOC, INC.	2,122.50
03/06/2018	GEN	16903	DTE ENERGY	395.92
03/06/2018	GEN	16904	JONATHAN HOHENSTEIN	56.68
03/06/2018	GEN	16905	MASTER MEDIA	316.53
03/06/2018	GEN	16906	LIVINGSTON COUNTY TREASURER	20,024.47

GEN TOTALS:

Total of 24 Checks:	34,152.59
Less 0 Void Checks:	0.00
Total of 24 Disbursements:	34,152.59

Bank T&A TRUST & AGENCY CHECKING

03/05/2018	T&A	3366	LIVINGSTON COUNTY TREASURER	762.50
03/05/2018	T&A	3367	LIVINGSTON COUNTY TREASURER	94.00

T&A TOTALS:

Total of 2 Checks:	856.50
Less 0 Void Checks:	0.00
Total of 2 Disbursements:	856.50

Bank TAX TAX CHECKING

02/08/2018	TAX	5099	FOWLerville DIST LIBRARY	2,055.41
02/08/2018	TAX	5100	FOWLerville SCHOOLS	14,092.89
02/08/2018	TAX	5101	HOWELL AREA FIRE AUTHORITY	93,145.27
02/08/2018	TAX	5102	HOWELL CARNEGIE LIBRARY	65,832.32
02/08/2018	TAX	5103	HOWELL PUBLIC SCHOOLS	409.77
02/08/2018	TAX	5104	HOWELL PUBLIC SCHOOLS	196,444.74
02/08/2018	TAX	5105	LIV EDUC SERVICE AGENCY	427.04
02/08/2018	TAX	5106	LAFERTY (KRAVENS) JESSICA	38.33
02/08/2018	TAX	5107	LIVINGSTON COUNTY TREASURER	428.75
02/08/2018	TAX	5108	LIVINGSTON COUNTY TREASURER	768.36
02/08/2018	TAX	5109	LIVINGSTON COUNTY TREASURER	42,772.21
02/22/2018	TAX	5110	FOWLerville DIST LIBRARY	2,968.94
02/22/2018	TAX	5111	FOWLerville SCHOOLS	20,356.71
02/22/2018	TAX	5112	HOWELL AREA FIRE AUTHORITY	133,994.80
02/22/2018	TAX	5113	HOWELL CARNEGIE LIBRARY	94,693.67
02/22/2018	TAX	5114	HOWELL PUBLIC SCHOOLS	3,949.14
02/22/2018	TAX	5115	HOWELL PUBLIC SCHOOLS	7,645.84
02/22/2018	TAX	5116	HOWELL PUBLIC SCHOOLS	282,572.23
02/22/2018	TAX	5117	LIV EDUC SERVICE AGENCY	4,115.81
02/22/2018	TAX	5118	DRAYTON JEFFREY S OR DREAMA	756.68
02/22/2018	TAX	5119	LIVINGSTON COUNTY TREASURER	4,132.21
02/22/2018	TAX	5120	LIVINGSTON COUNTY TREASURER	6,618.68
02/22/2018	TAX	5121	LIVINGSTON COUNTY TREASURER	63,132.18
03/06/2018	TAX	5122	FOWLerville DIST LIBRARY	65.18
03/06/2018	TAX	5123	FOWLerville SCHOOLS	892.94
03/06/2018	TAX	5124	FOWLerville SCHOOLS	446.94
03/06/2018	TAX	5125	HOWELL AREA FIRE AUTHORITY	5,904.04
03/06/2018	TAX	5126	HOWELL CARNEGIE LIBRARY	4,222.84
03/06/2018	TAX	5127	HOWELL PUBLIC SCHOOLS	693.47
03/06/2018	TAX	5128	HOWELL PUBLIC SCHOOLS	1,200.91
03/06/2018	TAX	5129	HOWELL PUBLIC SCHOOLS	12,601.54
03/06/2018	TAX	5130	LIV EDUC SERVICE AGENCY	888.14

Check Date	Bank	Check	Vendor Name	Amount
03/06/2018	TAX	5131	CRESMEN ROBERT GARY & AMBER SUE	100.00
03/06/2018	TAX	5132	LIVINGSTON COUNTY TREASURER	891.71
03/06/2018	TAX	5133	LIVINGSTON COUNTY TREASURER	1,597.91
03/06/2018	TAX	5134	LIVINGSTON COUNTY TREASURER	2,703.55

TAX TOTALS:

Total of 36 Checks:	1,073,561.15
Less 0 Void Checks:	0.00
Total of 36 Disbursements:	1,073,561.15

Bank UTYCK UTILITY CHECKING

02/14/2018	UTYCK	2293	AT&T LONG DISTANCE	11.07
02/14/2018	UTYCK	2294	COVENANT ENVIRONMENTAL L.L.C.	870.88
02/14/2018	UTYCK	2295	CUMMINS BRIDGEWAY, LLC	616.96
02/14/2018	UTYCK	2296	INFRAMARK, LLC	23,478.15
02/14/2018	UTYCK	2297	MHOG	2,200.00
02/14/2018	UTYCK	2298	TLS CONSTRUCTION	25,577.00
02/14/2018	UTYCK	590002493 (E)	AT&T	159.00
02/14/2018	UTYCK	590002494 (E)	CONSUMERS ENERGY	66.00
02/14/2018	UTYCK	590002495 (E)	CONSUMERS ENERGY	1,209.23
02/14/2018	UTYCK	590002496 (E)	CONSUMERS ENERGY	18.52
02/14/2018	UTYCK	590002497 (E)	DTE ENERGY	125.95
02/14/2018	UTYCK	590002498 (E)	DTE ENERGY	161.42
02/14/2018	UTYCK	590002499 (E)	DTE ENERGY	400.46
02/14/2018	UTYCK	590002500 (E)	KENNEDY INDUSTRIES INC	1,560.00
03/06/2018	UTYCK	2299	INFRAMARK, LLC	23,617.83
03/06/2018	UTYCK	2300	M & K JETTING AND TELEVISIONING	2,682.50
03/06/2018	UTYCK	2301	MERSINO DEWATERING, INC	1,466.25
03/06/2018	UTYCK	2302	USA BLUEBOOK	2,917.87
03/06/2018	UTYCK	590002501 (E)	AT&T	61.30
03/06/2018	UTYCK	590002502 (E)	AT&T	75.12
03/06/2018	UTYCK	590002503 (E)	AT&T	69.62
03/06/2018	UTYCK	590002504 (E)	AT&T	276.72
03/06/2018	UTYCK	590002505 (E)	AT&T	69.18
03/06/2018	UTYCK	590002506 (E)	AT&T	78.12
03/06/2018	UTYCK	590002507 (E)	AT&T	66.10
03/06/2018	UTYCK	590002508 (E)	AT&T	69.62
03/06/2018	UTYCK	590002509 (E)	DTE ENERGY	60.23
03/06/2018	UTYCK	590002510 (E)	DTE ENERGY	4,653.87
03/06/2018	UTYCK	590002511 (E)	DTE ENERGY	284.59
03/06/2018	UTYCK	590002512 (E)	DTE ENERGY	255.16
03/06/2018	UTYCK	590002513 (E)	DTE ENERGY	258.18
03/06/2018	UTYCK	590002514 (E)	DTE ENERGY	318.61
03/06/2018	UTYCK	590002515 (E)	DTE ENERGY	201.27
03/06/2018	UTYCK	590002516 (E)	DTE ENERGY	720.17
03/06/2018	UTYCK	590002517 (E)	KENNEDY INDUSTRIES INC	453.50
03/06/2018	UTYCK	590002518 (E)	MICRO WORKS COMPUTING, INC	37.50

UTYCK TOTALS:

Total of 36 Checks:	95,147.95
Less 0 Void Checks:	0.00
Total of 36 Disbursements:	95,147.95

REPORT TOTALS:

Total of 98 Checks:	1,203,718.19
Less 0 Void Checks:	0.00
Total of 98 Disbursements:	1,203,718.19

Agrees with Invoice Register BK