

HOWELL TOWNSHIP BOARD

REGULAR MEETING

3525 Byron Road

Howell, MI 48855

June 8, 2026

6:30 pm

1. Call to Order
2. Roll Call: () Rob Spaulding () Matt Counts
 () Sue Daus () Tim Boal
 () Jonathan Hohenstein () Jodi Fulton
 () Bob Wilson
3. Pledge of Allegiance
4. Call to the Board
5. Approval of the Minutes:
A. Regular Board Meeting – May 11, 2026
B. 2026/2027 Budget Meeting – May 11, 2026
6. Call to the Public
7. Unfinished Business:
8. New Business:
A. Heritage Square (M/I Homes) Phase II and III Final PUD Approval
B. Land Division Act Updates and Discussion
C. Human Resources – Staff Pay Discussions
D. Resolution - FOIA Coordinator
E. Pay Increases for 2026/2027 Budget Year
9. Call to the Public
10. Reports:
A. Supervisor B. Treasurer C. Clerk D. Zoning
E. Assessing F. Fire Authority G. MHOG H. Planning Commission
I. ZBA J. WWTP K. HAPRA L. Property Committee
M. Park & Recreation Committee N. Shiawassee River Committee
O. Trustee
11. Disbursements: Regular and Check Register
12. Adjournment

This meeting is open to all members of the public under Michigan's Open Meetings Act.

Persons with disabilities who need accommodations to participate in this meeting should contact the Township Clerk's Office at 517-546-2817 at least two (2) business days prior to the meeting.

5A

**HOWELL TOWNSHIP REGULAR BOARD
MEETING MINUTES**

3525 Byron Rd. Howell, MI 48855

May 11, 2026

6:30 P.M.

MEMBERS PRESENT:

Robert Spaulding	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Tim Boal	Trustee
Jodi Fulton	Trustee
Bob Wilson	Trustee

MEMBERS ABSENT:

Also in Attendance:

Deputy Supervisor Kilpela, Livingston County Planner Martha Haglund, Howell Parks and Recreation Director Tim Church, Elmhurst LLC representative Ryan Joss.

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

CALL TO THE BOARD:

None

APPROVAL OF THE AGENDA:

May 11, 2026

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

APPROVAL OF BOARD MEETING MINUTES:

April 13, 2026

REGULAR BOARD MEETING MINUTES

Motion by Hohenstein, **Second** by Boal, **“To accept the corrected minutes from April 13th as presented.”** Motion carried.

CLOSED SESSION MEETING MINUTES

Motion by Hohenstein, **Second** by Counts, **“To accept the closed session meeting minutes from April 13th.”** Motion carried.

CALL TO THE PUBLIC:

John Mills, 1750 Oak Grove Rd.- Spoke on trucks hauling aggregate using Jake brakes on Oak Grove Rd. and questioned reasons why members are serving on the Board.

Dan Wholihan, 8162 Majestic- Spoke on extending the data center moratorium

Greg Lehr, 2530 Tooley Rd- Spoke on opposition to the Tooley Road rezoning

UNFINISHED BUSINESS:

A. Data Center Moratorium – Extension

Motion by Wilson, **Second** by Fulton, **“To extend it.”** Trustee Boal provided an update on the Planning Commission’s progress regarding the draft Data Center Ordinance. Discussion of Ordinance Number 298 followed. Roll Call: Boal-yes, Counts-yes, Wilson-yes, Daus-yes, Fulton-yes, Hohenstein-yes, Spaulding-yes. Motion carried 7-0.

B. Township Park Plan, Municipal Complex Plan, Voting Center Discussion

Treasurer Hohenstein reviewed and answered questions regarding the three different options proposed for voting center/park. Howell Park and Recreation Director Tim Church spoke on their position to contribute/manage/provide programs and DNR grants for a recreation center. Deputy Supervisor Kilpela spoke on funds available for the project. Discussion followed.

Motion by Counts, **Second** by Boal, **“To adopt option B as part of the park plan.”** Motion carried 6-1.

C. Server/Microsoft License

Treasurer Hohenstein spoke on the options for Cloud based storage commercial vs governmental standards with a quote from Mann IT with costs of both options. Trustee Counts gave an overview and answered questions regarding the different options. Discussion followed. **Motion** by Hohenstein, **Second** by Counts, **“To transition to the Cloud base infrastructure with the premium licenses with the one-time cost of \$9,846, an annual cost of \$2,772 for the Microsoft 365 Commercial, as long as our information is kept in the United States as presented.”** Motion carried. **Motion** by Hohenstein, **Second** by Fulton. **“To accept the budget amendment to increase 001-265-728.001 Township Hall IT Support expense by a one-time cost of \$9,846 for server migration, increase account 001-265-728.001 Township Hall IT Support expense by \$972.00, upgrade the ten Microsoft 365 business standard licenses to Microsoft 365 business premium licenses.** Motion carried.

NEW BUSINESS:

A. Approval of the 2026/2027 Budget

Motion by Counts, **Second** by Daus, **“To approve the Howell Township 2026/2027 budget as presented.”** Motion carried.

B. Zoning Board of Appeals Education Session

Treasurer Hohenstein presented two options of continuing education for the Zoning Board of Appeals members, Planning Commission Board members, Township Board members and office staff. Discussion followed. **Motion** by Counts, **Second** by Hohenstein, **“To approve a Township education class on Township ordinances directed by Fahey Schultz Burzych and Rhodes for \$1,750.00.”** Motion carried. Treasurer Hohenstein suggested adding Zoning Board of Appeal Board members to the Michigan Association of Planning membership which will include discounts to educational classes through MAP and resources on their website. **Motion** by Hohenstein, **Second** by Boal, with a friendly amendment **“To accept the addition of ZBA members to the Michigan Association of Planning membership starting July 1st.”** Motion carried.

C. Human Resources Minutes

Carol Makushik announced she will begin her retirement in September and Amanda Bonnville will be her replacement as Deputy Assessor. Amanda will also be back filling Accounting Clerk duties as needed. **Motion** by Counts, **Second** Daus, **“To approve as presented.”** Motion carried. Treasurer Hohenstein spoke on action of a Firearm Acknowledgement Policy to be added to the HR Manual. **Motion** by Counts, **Second** by Daus, **“Approval of Howell Township employee Firearm Acknowledgement as presented.”** Motion carried 6-1.

PUBLIC HEARING

PC2026-05 Elmhurst St. LLC, Request to Rezone Parcel # 4706-22-100-014, Vacant Land from Agricultural Residential (AR) to Single Family Residential (SFR). **Motion** by Hohenstein, **Second** by Boal, **“To open the public hearing for the rezoning for Elmhurst LLC Parcel # 4706-22-100-014.”** Motion carried. Representative for Elmhurst Ryan Joss gave an overview of his project. He is looking to rezone the property on the corner of Tooley and Bowen from Agricultural Residential to Single Family Residential. Clerk Daus questioned number of homes to be built. Trustee Counts questioned what the anticipated average value of the homes they are planning to sell. Chairman Spaulding questioned the past offer on the property and what was the number of homes proposed at that time. Trustee Fulton questioned the amount of acreage that was removed from their original plan.

Michelle Vecheta, 3252 Warner Rd- Spoke on concerns and opposition of rezoning

Debbie Mannisto, 2330 Tooley Rd- Spoke on concerns and opposition of rezoning

Don Atkins, 2660 Bowen Rd- Spoke on concerns and opposition of rezoning

Motion by Hohenstein, **Second** by Daus, **“To close the public hearing for the rezoning of Parcel # 4706-22-100-014.”** Motion carried. Trustee Boal spoke on concerns of the road infrastructure and Planning Commission discussion to possibly re-open the Township Master Plan. He spoke on potential trips per day that would travel those roads. Clerk Daus questioned how many potential trips per day would be traveled if it was re-zoned multi-family vs single-family and the travel counts for Fisher Rd. Trustee Fulton questioned the current surrounding usage and if Fisher Rd. regularly requires gravel or funding projects. Chairman Spaulding commented on the Livingston County Road Commission’s response to increased road maintenance of roads where there is an increase of traffic and when were funds last used for the intersections of Tooley/Bowen/Warner/ roads. Trustee Counts spoke on road millages, development and Future Master Plan and travel counts for Marr Rd near Indian Camp Trail. Clerk Daus questioned the possibility Tooley Rd. would need to be paved, and if the residents would incur tax increases and spoke on potential traffic during election times. Treasurer Hohenstein answered questions regarding past road projects and reviewed factors to be considered when deciding on rezoning of a property. Discussion followed. **Motion** by Hohenstein, **Second** by Daus **“To accept the rezoning request for Parcel # 4706-22-100-014 from Agricultural Residential to Single Family Residential based on the following A) The rezoning is less intense than the policies and uses proposed for that area in the Townships Master Land Use Plan B) The residential use for the proposed re-zoning matches the surrounding uses of the area C) Public services are not adversely impacted by this development because the site was planned for and has public sewer and water available and the added traffic to the county roads does not exceed any threshold for gravel roads nor would they be the highest traveled gravel roads in the Township D)The proposed re-zoning would be equally or better suited for the area because it aligns with the Master**

Plan and would match the surrounding residential uses.” Roll Call: Fulton-no, Boal- no, Wilson-no, Counts-yes, Daus-yes, Spaulding-yes, Hohenstein-yes. Motion carried 4-3.

CALL TO THE PUBLIC:

Dan Wholihan, 8162 Majestic- Spoke on supporting of candidates

Martha Haglund, 5042 Preston - Spoke on support of the Township Recreation Plan

Debbie Mannisto, 2330 Tooley Rd- Spoke on her disappointment of rezoning decision on Tooley Rd.

Michelle Vecheta, 3252 Warner Rd- Spoke on concerns with the park plan

Todd Kosakiewicz, 6205 Radatz- Spoke on extension of the data center moratorium

Steven Stutesman, 2400 Tooley Rd- Spoke on condition of roads and concerns with additional traffic on Tooley Rd.

REPORTS:

- A. SUPERVISOR: Supervisor Spaulding reported on his meeting with the Livingston County Road Commission and future road projects
- B. TREASURER: Treasurer Hohenstein reported on the Comcast rate change for internet and governmental website update
- C. CLERK: Clerk Daus reported that early voting location will change to Howell City Hall
- D. ZONING: Permit list and Violation Report in packet
- E. ASSESSING: See Assessor Kilpela's report
- F. FIRE AUTHORITY: Supervisor Spaulding reported on awards ceremony and possible reduced pricing for their trucks being sold
- G. MHOG: Trustee Counts reported that 60 million gallons were produced in March, it was high due to a main break in the City of Howell, and they needed use of the water for ten days. Transmission main water line update is still on track for completion later this year, electrical fix of wellhouse's approved
- H. PLANNING COMMISSION: Trustee Boal gave overview of meeting. Discussion of Future Master Plan review and Preliminary and Final Site Plan review for a new HVAC company
- I. ZONING BOARD OF APPEALS (ZBA): No report
- J. WWTP: Report in packet

- K. HAPRA: Report in packet
- L. PROPERTY COMMITTEE: No report
- M. PARK & RECREATION COMMITTEE: No additional report
- N. SHIAWASSEE RIVER COMMITTEE: No report
- O. TRUSTEE: Trustee Wilson would like a Jake Brake Ordinance, Trustee Boal thanked American Legion's committee Gone but Not Forgotten who have placed flags at both Township cemeteries for Memorial Day and recognition of National Police Week

DISBURSEMENTS: REGULAR PAYMENTS AND CHECK REGISTER:

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

ADJOURNMENT: **Motion** by Counts, **Second** by Daus, **"To adjourn."** Motion carried. The meeting was adjourned at 9:04 P.M.

Robert Spaulding, Howell Township Supervisor

Sue Daus, Howell Township Clerk

Marnie Hebert, Recording Secretary

5B

HOWELL TOWNSHIP BOARD
2026/2027 BUDGET MEETING MINUTES
3525 Byron Road Howell, MI 48855
May 11, 2026
6:00 P.M.

MEMBERS PRESENT:

Rob Spaulding	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matt Counts	Trustee- Arrived at 6:18 P.M.
Tim Boal	Trustee- Arrived at 6:02 P.M.
Jodi Fulton	Trustee
Bob Wilson	Trustee

MEMBERS ABSENT:

Also in Attendance:

Deputy Supervisor Kilpela

Supervisor Spaulding called the meeting to order at 6:00 p.m. The roll was called.

PUBLIC HEARING:

Motion by Hohenstein, **Second** by Daus, **“To open the public hearing for the 2026/2027 Township Budget discussion.”** Motion carried.

Deputy Supervisor Kilpela reviewed the proposed budget revenues, appropriations, and funds with the Board. Deputy Supervisor Kilpela answered questions from the Board. Discussion followed.

CLOSE THE PUBLIC HEARING:

Motion by Daus, **Second** by Hohenstein, **“To close the public hearing.”** Motion carried.

CALL TO THE PUBLIC:

None

ADJOURNMENT:

Motion by Daus, **Second** by Boal, **“To adjourn.”** Motion carried. Meeting adjourned 6:21 P.M.

Rob Spaulding, Howell Township Supervisor

Sue Daus, Howell Township Clerk

Marnie Hebert, Recording Secretary

8A

HOWELL TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

PARCEL ID #4706 32 - 400 - 016

FILE # PC _____ - _____

DATE OF APPLICATION: 09/25/2024

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

Commercial/Industrial Development _____
Subdivision/Site Condo
Multi Family/Condo _____
Planned Unit Development (PUD)
Type: 1. _____ 2. _____ 3. _____ 4. 5. _____

1. APPLICANT: **Heritage Square Single Family
Phases 2 and 3**

Company Name M/I Homes of Michigan, LLC Owner: _____
Phone #: [REDACTED] E-Mail: see below
Address: [REDACTED]

Applicant: David Straub E-Mail: _____
Phone #: [REDACTED] E-Mail: [REDACTED]
Address: [REDACTED]

All Representatives to receive information and/or reports:

Contact Name: David Straub E-Mail: [REDACTED]
Contact Name: Brandon Guest E-Mail: [REDACTED]
Contact Name: _____ E-Mail: _____

2. LOCATION OF PROPERTY: North of Mason Road, West of Burkhart Road. Northwest of Chestnut Crossing.

- a. Attach legal description of property. See Plan
 - b. Current zoning district. PUD - Type 4
 - c. Existing use. Agricultural
 - d. Description of proposed use. Single Family Residential
- _____

HOWELL TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

3. 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.

4. 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 one (1) year from date of approval.

HOWELL TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

- c. Acknowledge that a one (1) year 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. _____
 - 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 its decision on all matters except use of the land, use of buildings or structures. _____
 - i. 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. _____
 - j. 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. _____
 - k. Applicant acknowledges that sewer system tap in fee, if applicable, must be paid prior to issuance of a Land Use Permit. _____
5. Twelve (12) copies of the Preliminary Site Plan drawing shall be submitted with an Application for Site Plan Review (20.06a) **30 DAYS PRIOR TO MEETING.** _____

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.

Owner Signature

David Straub

Print Name

Subscribed and sworn to before me this 23 day of December, 2025.

Tracy Kendall

Notary Public _____ County, Michigan

My Commission Expires: _____, 20____.

TRACY KENDALL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LAPEER
My Commission Expires July 28, 2030
Acting in the County of Lapeer

HOWELL TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

PARCEL ID #4706 32 - 400 - 016

FILE # PC _____ - _____

DATE OF APPLICATION: 09/25/2024

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

Commercial/Industrial Development _____
Subdivision/Site Condo X
Multi Family/Condo _____
Planned Unit Development (PUD) X
Type: 1. _____ 2. _____ 3. _____ 4. X 5. _____

1. APPLICANT: **Heritage Square Single Family
Phases 2 and 3**

Company Name M/I Homes of Michigan, LLC Owner: _____
Phone #: [REDACTED] E-Mail: see below
Address: [REDACTED]

Applicant: David Straub E-Mail: _____
Phone #: [REDACTED] E-Mail: [REDACTED]
Address: [REDACTED]

All Representatives to receive information and/or reports:

Contact Name: David Straub E-Mail: [REDACTED]
Contact Name: Brandon Guest E-Mail: [REDACTED]
Contact Name: _____ E-Mail: _____

2. LOCATION OF PROPERTY: North of Mason Road, West of Burkhart Road. Northwest of Chestnut Crossing.

- a. Attach legal description of property. See Plan
- b. Current zoning district. PUD - Type 4
- c. Existing use. Agricultural
- d. Description of proposed use. Single Family Residential

HOWELL TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

3. 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.

4. 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 one (1) year from date of approval.

HOWELL TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW


- c. Acknowledge that a one (1) year 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. _____
 - 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 its decision on all matters except use of the land, use of buildings or structures. _____
 - i. 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. _____
 - j. 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. _____
 - k. Applicant acknowledges that sewer system tap in fee, if applicable, must be paid prior to issuance of a Land Use Permit. _____
5. Twelve (12) copies of the Preliminary Site Plan drawing shall be submitted with an Application for Site Plan Review (20.06a) **30 DAYS PRIOR TO MEETING.** _____

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.


Owner Signature

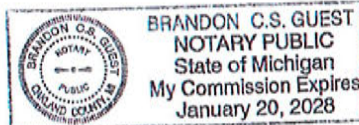
Danny Dedvukaj
Print Name

Subscribed and sworn to before me this 23rd day of February, 2026.


Notary Public Brandon C.S. Guest

Oakland County, Michigan

My Commission Expires: January 20, 2028.



February 23, 2026

To: Howell Township
Livingston County
State of Michigan

To Whom It May Concern:

Mason and Burkhart LLC, a Michigan Limited Liability is the owner of the property located on the northwest quadrant of Mason and Burkhart Roads in Howell Township, Livingston County, Michigan, being tax parcel 06-32-400-016 (the "Property"). We have entered into a Purchase Contract with M/I Homes of Michigan, LLC, as Buyer, for the sale of the Property.

This letter confirms that M/I Homes of Michigan, LLC has the right and authority to apply for and obtain from Howell Township, Livingston County, EGLE, and any other governmental agencies having jurisdiction, for such governmental approvals and permits that are required for the development of Phase(s) II and III of the Single Family portion of the Heritage Square PUD, Water and Sewer Agreements, a Development Agreement for the Property as a residential project.

Sincerely,

Mason and Burkhart LLC
a Michigan limited liability company



By: Danny Dedvukaj
Title: Authorized Agent

May 15, 2024

To: Howell Township
Livingston County
State of Michigan

To Whom It May Concern:

Mason and Burkhart LLC, a Michigan Limited Liability is the owner of the property located on the northwest quadrant of Mason and Burkhart Roads in Howell Township, Livingston County, Michigan, being tax parcel 06-32-400-013 (the "Property"). We have entered into a Purchase Contract with M/I Homes of Michigan, LLC, as Buyer, for the sale of the Property.

This letter confirms that M/I Homes of Michigan, LLC has the right and authority to apply for and obtain from Howell Township, Livingston County, EGLE, and any other governmental agencies having jurisdiction, for such governmental approvals and permits that are required for the development of the Property, Water and Sewer Agreements, a Development Agreement for the Property as a residential project.

Sincerely,

Mason and Burkhart LLC
a Michigan limited liability company

By: 

Bruce Michael

Title: Authorized Agent



Howell Area Fire Department Fire Marshal Division

1211 W Grand River Ave - Howell, MI 48843
office: 517-546-0560 fax: 517-546-6011
firemarshal@howellfire.net

DATE: March 4, 2026

TO: Jonathan Hohenstein
Howell Township Zoning Administrator
3525 Byron Rd
Howell, MI 48855

FROM: Bryan Hager-Fire Inspector

PROJECT: Heritage Square phases 2 & 3 **Site Plan**, Howell Township

COMMENTS:

I have reviewed the above listed site plan and find that it is *satisfactory* as presented as long as the following conditions are met:

1. Where the road is 20' wide to 26' wide then I would require that no parking be allowed on both side of the street and be posted with "No Parking-Fire Lane" signs. Where the road is more than 26' wide to 32' wide then I would require that no parking be allowed on the hydrant side of the street and be posted with "No Parking this side of street" signs.
2. All cul-de-sacs shall have a minimum turning radius of 28' and be 96' diameter in size.
3. All dead-end roads in excess of 150' shall be provided with an approved width and turnaround provisions.
4. All roads in this development shall not exceed 10 percent in grade.
5. Fire Hydrants shall be installed at all street intersections and at intermediate locations so that in no case will the distance between hydrants exceeds 400' via dedicated right-of-away. Where near a street intersection, hydrants shall be located 15' in back of the intersecting street ROW. Hydrants shall generally be located between the edge of road and sidewalk, if applicable, minimum of 3 feet, maximum of 10 feet off pavement. A Fire hydrant shall be installed on the end of dead end mains.

6. Building(s) shall have approved building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be at least 6” high and shall contrast with their background.
7. Phase 2 shows the connection road Highlander Park Dr. If there is to be the installation of a security gate across the roadway, it shall be approved by the fire department.
 - The use of a Knox Rapid Entry system padlock or Knox key switch is required if a gate is going to be installed. Application can be obtained on-line at www.knoxbox.com.

Any changes in this site plan shall be submitted to the Howell Fire Department for additional approval. If there is anything further that you need, please feel free to give me a call. Thank you for the opportunity to review this site plan.



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, Principal
Brady Heath, Community Planner

DATE: March 19, 2026

RE: Heritage Square, Phase 2 and 3 Final Site Plan

We received the final site plan for Phase 2 and 3 of the Heritage Square Planned Unit Development (PUD). The plans have revision dates of 12/22/25. We have reviewed the plans for consistency with the PUD plan that was approved for the overall development. Because the developer intended to build the development in phases, phase lines were established on the overall plan, allowing the developer to submit individual final site plans for the construction of one or more phases at a time. We have reviewed the Phase 2 and 3 plans for consistency with the approved PUD plan and find the following:

- The phase lines are consistent with the approved PUD.
- Dimensional requirements for individual home sites are consistent with the approved PUD.
- Open space provided for the proposed phases are consistent with the approved PUD.
- Proposed access for the phases is consistent with the approved PUD.
- No lighting plan has been provided.
- No landscaping plan has been provided.

Recommendation

The plans are generally consistent with the approved PUD. We would recommend approval of the final site plan for Phases 2 and 3 of the Heritage Square PUD with the condition that the applicant submit plans for administrative review that:


1. Including lighting plan details.

*Benjamin R. Carlisle, President John L. Enos, Vice President Douglas J. Lewan, Principal
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal Craig Strong, Principal
Paul Montagno, Principal Megan Masson-Minock, Principal Laura Kreps, Principal Brent Strong, Principal
Richard K. Carlisle, Past President/Senior Principal*

2. Including landscaping details.
3. Address any outstanding comments for the township engineer.
4. Address any outstanding comments from the Fire Marshal.



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Brady Heath
Community Planner

#308-2106

CC: Joannathan Hohenstein, Township Zoning Administrator
Marnie Hebert, Administrator

April 8, 2026

Jonathan Hohenstein
Howell Township
3525 Byron Road
Howell, MI 48855

RE: Heritage Square Single Family Phase 2 & 3
Parcel Number 4706-32-400-013
Final Site Plan Review

Mr. Hohenstein,

We have received and reviewed the plans for Heritage Square Single-Family Phase 2 & 3, issued as Final Site Plans. Plans were prepared by Monument Engineering Group Associates, Inc on behalf of M/I Homes of Michigan, LCC and are dated December 22, 2025. Based on our review of the Final Site Plans we offer the following comments.

General

The Phase 2 & 3 segments being proposed for approval are a continuation of a previously approved phase and are consistent with the overall development that was originally planned. The original plan was for a 95.02 acre parcel development that included 176 single family homes along with potential future multi-family development areas, which have not yet been approved. The following are the lot numbers associated with these phases:

- Phase 2 Lots 49-70, 100-105 (28 homes)
- Phase 3 Lots 71-99 (29 homes)

Elements of the original plans related to zoning, setbacks, etc remain unchanged.

The Cover Sheet includes the project name, name of Howell Township, Livingston County, Michigan, the developer's, engineer's, and architect's, address, phone and fax number, a location map with north arrow, plan sheet index, and professional architect's or engineer's seal Licensed in the State of Michigan.

A legal description has been provided that includes bearings, distances, and closes within acceptable tolerances.

Grading and Drainage

The grading and drainage being proposed is consistent with the original overall development plan and is acceptable. Final construction plans will have to be submitted for review prior to commencing construction.

Sanitary Sewer

The proposed sanitary sewers for these phases are a continuation of the sewer system constructed during Phase 1. The improvements from Phase 1 were designed to accommodate these future phases. Overall the design is acceptable. Construction plans and permits will be needed for any sewer segments in this phase that have not already been constructed.

April 8, 2026
2 of 2

Site Access and Paving

The work proposed in this phase includes a continuation of the street network that was constructed as part of the Phase 1 segment. The overall street layout has not changed from the original plans. The road network and details are acceptable. The access to Burkhart Road was constructed in Phase 1 and is not changing. A new site access road is being constructed to connect to Mason Road, directly south of the units proposed for Phase 3. This approach was proposed as part of the master plan for the overall development. Approvals and permits for this approach will be needed from the Livingston County Road Commission.

Water main

Similar to the other utility systems, the work proposed in Phases 2 & 3 is a continuation of Phase 1. Overall the plan is acceptable. We defer to MHOG for further comment on the water main.

Recommendations

Based on our review we recommend that the Township grant conditional Final Site Plan approval for Phases 2 & 3 with the understanding that all items noted below, and all comments provided by other stakeholders must be addressed and approved in subsequent Construction Plan submissions before any earthwork disturbance commences:

1. Review and approval of the plans by:
 - a. Howell Township Planner
 - b. Fire Marshal
 - c. Livingston County Drain Commissioner
 - d. MHOG
 - e. Livingston County Road Commission

If you have any questions or need anything further, please feel free to contact our office.

Sincerely,



Philip A. Westmoreland, P.E.
Executive Vice President
Phone: (517) 375-9449
philaw@spicergroup.com

SPICER GROUP, INC.
30300 Telegraph Rd, Suite 100
Bingham Farms, MI 48025

CC: SGI File
Ken Recker, Livingston County Chief Deputy Drain Commissioner
Paul Montagno, Carlisle Wortman
Kevin McDevitt, MEGA

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
March 24, 2026
6:30 P.M.

MEMBERS PRESENT:

Sharon Lollo	Secretary
Tim Boal	Board Representative
Trent Holman	Commissioner
Cory Alchin	Commissioner

MEMBERS ABSENT:

Wayne Williams	Chair
Matt Stanley	Commissioner

ALSO IN ATTENDANCE:

Township Planner Paul Montagno, Applicant Ryan Joss with Elmhurst Street LLC, Scott Peruski from Kimley-Horn Civil Engineering, Brandon Guest from M/I Homes and Zoning Administrator Jonathan Hohenstein

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

APPROVAL OF THE AGENDA:

Suggested by Board Representative Boal to switch New Business Items 1 and 2, to move EV Go in front of Heritage Square. **Motion** by Boal, **Second** by Holman, **“To approve the agenda.”** Motion carried.

APPROVAL OF THE MEETING MINUTES:

February 24, 2026

Motion by Boal, **Second** by Alchin, **“To approve the minutes as presented.”** Motion carried.

CALL TO THE PUBLIC

Angela Barbash, 4211 Crandall Rd.- Spoke on noise levels/decibels

Dan Wholihan, 8162 Majestic Blvd- Spoke on Data Centers

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet: Board Representative Boal gave an overview of the meeting. There was a lawsuit McCririe vs Howell Township regarding a denied rezoning on Tooley Rd., MHOG will be branching out as their own entity, there was a sewer/water rate discussion and the debt fee on the water rate was removed which will reduce water rates, future road projects in the Township were discussed, Township emails for Trustees and Planning Commission members are being considered , Rob Spaulding was appointed as Supervisor and revision of Resident Research Committee members was approved.

ORDINANCE VIOLATION REPORTS:

Report in packet. Secretary Lollo questioned complaint regarding construction activity on Pinecroft Lane in Pine View Village.

SCHEDULED PUBLIC HEARINGS:

- A. PC2026-05: Elmhurst St. LLC, Request to Rezone Parcel # 4706-22-100-014, Vacant Land from Agricultural Residential (AR) to Single Family Residential (SFR)- Township Planner Montagno gave an overview of the property and answered questions. It is about 22.7 acres at the intersection of Tooley Rd. and Bowen Rd. in the Agricultural Residential Zoning, they are looking to rezone to Single Family Residential. They have provided a concept plan which currently shows 44 proposed homes. Future Master Plan is intended for the site to be Residential- medium density zoning. The parcel is within the planned municipal sewer and water district. Applicant Ryan Joss with Elmhurst Street LLC spoke on his project and answered questions. **Motion** by Holman, **Second** by Boal, **“To Open the public hearing.”**

Mark Gorski, 2990 Bowen Rd.- Questioned number of houses proposed

Rod Rouse, 2484 Tooley Rd.- Spoke on opposition of development due to roads and amount of water flow that is in the area

Angela Barbash, 4211 Crandall Rd- Spoke on opposition of development due to roads and power grid

Chuck Frantjeskos, 3353 Bowen Rd- Spoke on concerns with traffic and the gravel roads

Steve Ripper, 2851 Bowen Rd- Spoke on concerns with infrastructure and development

Michael Wetherbee, 2520 Tooley Rd- Spoke on concerns with infrastructure and water flow

Motion by Boal, **Second** by Alchin, **“To close the public hearing.”** Motion carried.

Board Representative Boal questioned conditional rezoning procedure and voiced his concerns with the gravel roads. Secretary Lollo questioned if a condition to the rezoning could include only a certain amount and/or affordable homes. Commissioner Alchin questioned if it is possible to have conditional rezoning that includes certain aspects of development. Commissioner Holman voiced his concerns with infrastructure. Discussion followed. **Motion** by Boal, **Second** by Holman, **“To deny the request to rezone parcel # 4706-22-100-104, PC2026-05 to do a request to recommend denial to the Township Board. Concerning the public infrastructure of the roads, not being able to handle that amount of future project.”** Roll Call: Alchin-yes, Lollo-yes, Holman-yes, Boal-yes. Motion passes 4-0.

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

- A. Livingston County Planning’s Quarterly Newsletter- Information provided
- B. Email Accounts and Document Retention Information-Zoning Administrator Hohenstein reported that the Township Board is considering providing email accounts for Trustees, Planning Commission and Zoning Board of Appeals members and document retention information is provided in the packet by Township Clerk Daus.
- C. Planning Commission Subcommittee Report- Report in packet.

- D. Appointment of new Vice-Chairperson- **Motion** by Boal, **Second** by Lollo, **“To postpone Item 11D, appointment of new Vice-Chairperson for the Planning Commission until our next meeting.”** Motion carried.
- E. Livingston County’s Master Plan Notice- Information in packet

OLD BUSINESS:

None

NEW BUSINESS:

1. PC2026-04: EV Go, Amendment to Approved Site Plan, 1475 N. Burkhardt Rd.- Planner Montagno gave a brief overview, the applicant would like to amend the previous site plan and change the location of the EV charging stations at Kensington Valley Outlets. Representative Scott Peruski from Kimley-Horn Civil Engineering answered questions. Board Representative Boal questioned the type of lighting in the parking lots. **Motion** by Boal, **Second** by Lollo, **“To approve PC2026-04, EV Go Amendment to approved site plan at 1475 N. Burkhardt Rd.”** Motion carried.
2. PC2026-01: Heritage Square (M/I Homes) PUD Phase II Final Site Plan Review, Parcel# 4706-32-400-016- Planner Montagno gave an overview of the project and answered questions. The project is a Multi-Phase Development the was originally approved in 2024 with Amendments in 2025. The final PUD plan was laid out in phases and the Final Site Plan for phases two and three were reviewed from the previous approved PUD plan and what they are proposing is consistent with the layout and design. Representative from M/I Homes Brandon Guest gave an overview of their project and answered questions. They will provide lighting and landscaping plans at their next submittal for review. They still need to acquire a Soil Erosion Permit, but all other permits have been received and are hoping to have a model home completed in June this year. Commissioner Alchin questioned if there has been a road study completed on the impact of the number of homes and traffic that will affect the Burkhardt and I-96 interchange. Board Representative Boal questioned if there was an engineer’s report, how many roads in the subdivision were between 20-26 feet, if residents would be allowed to park on the road and if M/I Homes had any concerns with the Fire Marshall report. Discussion followed. **Motion** by Holman, **Second** by Lollo with friendly amendments, **“To approve PC2026-01, Heritage Square M/I Homes PUD phase two and three, Final Site Plan review Parcel #4706-32-400-016 conditional upon final engineering report and landscaping and Fire Marshall confirmation.”** Motion carried.
3. PC2026-06: Temporary Use- Various Craft Shows, 1475 N. Burkhardt Rd.- Planner Montagno gave an overview of the Temporary Use request. The applicant is looking to hold a craft show in the Center Court of the Kensington Valley Outlet Mall. These events will take place May 30th and 31st, August 29th and 30th, September 26th and 27th, and October 24th and 25th but no hours of operation were noted for when the events will take place. If any signs are present a Sign Permit will be required from the Zoning Administrator. Applicant Kaitlyn Showich gave an overview of craft show times, food trucks, bathroom facilities and trash disposal. Secretary Lollo questioned how they will block off the food truck area and how trash will be disposed of. Commissioner Holman questioned if the food trucks would be responsible for their own trash disposal and containers. Board Representative Boal questioned if there were any concerns with the conditions or concerns from the Planner’s report and how many people they expect to attend. **Motion** by Holman, **Second** by Lollo with friendly amendments, **“To approve PC2026-06 Temporary Use various craft shows at 1475 N. Burkhardt Rd. subject to conditions of the Planners report as presented.”** Motion carried.

4. Resident Research Committee- Decibel Limits and Noise Research: Information in packet. Kristin Dennison spoke on their research of decibel limits and noise.

CALL TO THE PUBLIC:

Lorena Ermacora, 1807 Oak Squire Lane- Spoke on extending data center moratorium

Angela Barbash, 4211 Crandall Rd- Spoke on possible Native American burial site in Township and extending the moratorium

Todd Kozakiewicz, 6205 Raddatz- Spoke on noise of data centers

ADJOURNMENT:

Motion by Boal, **Second** by Holman, **“For adjournment.”** Motion carried. The meeting was adjourned at 8:40 P.M.

Date

Sharon Lollo
Planning Commission Secretary

Marnie Hebert
Recording Secretary



Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Jonathan Hohenstein, Howell Township Treasurer and Zoning Administrator

FROM: Paul Montagno, AICP, Principal
Brady Heath, Community Planner

DATE: May 26, 2026

RE: Heritage Square Landscaping and Lighting Plan



The applicant submitted a landscape and lighting plan on April 26, 2026, for the Heritage Square phases 2 and 3 as requested by the Planning Commission at their March 24, 2026, meeting.

Landscaping:

The table below shows the landscaping required in Sections 28.02 and 28.03 in the Zoning Ordinance and what the applicant has provided.

Landscaped Area	Requirement	Factor	Required	Provided
Front Yard along Burkhardt Road.	1 deciduous shade or evergreen tree per every 40 lineal feet	$(746 / 40) = 18.65$	19 trees	26 trees
	1 ornamental tree per every 100 lineal feet	$(746 / 100) = 7.46$	8 trees	7 trees
	8 shrubs per every 40 lineal feet	$((746 / 40) * 8) = 149.2$	149 shrubs	208 shrubs
Landscaper Divider Median	1 deciduous shade or evergreen tree per every 30 lineal feet	$(146 / 30) = 4.86$	5 trees	6 trees
Plantings for Retention Pond A	1 deciduous shade or evergreen tree per 50 lineal feet	$(1,793 / 50) = 35.86$	36 trees	36 trees
	10 shrubs per every 50 lineal feet	$((1,793 / 50) * 10) = 358.6$	359 shrubs	358 shrubs

Planting for retention Pond B	1 deciduous shade or evergreen tree per 50 lineal feet	$(1,230 / 50) = 24.6$	25 trees	25 trees
	10 shrubs per every 50 lineal feet	$((1,230 / 50) * 10) = 246$	246 shrubs	246 shrubs

The applicant needs one (1) more ornamental tree along Burkhardt Road, and one (1) more shrub around retention pond A to satisfy the requirements for Sections 28.02 and 28.03. The applicant is proposing a nature preserve on the west side of the site where all existing trees will be preserved.

Lighting:

The applicant provided a DTE Community Lighting Plan that is proposing thirty-two (32) light posts. The light posts are decorative and pedestrian scale with light fixture mounting heights at 14 feet and 14.9 feet. The light fixtures have caps that shield light from going up. The photometric plan indicates that light levels will be appropriate at outside property lines.


Review Notes:

- One (1) more ornamental tree is needed to satisfy the greenbelt planting along Burkhardt Road.
- One (1) more shrub is needed to satisfy the requirements for plantings along retention pond A.

We recommend approval of the landscaping and lighting plan. Please let us know if you have any questions.

Sincerely,


 CARLISLE/WORTMAN ASSOC., INC.
 Paul Montagno, AICP
 Principal


 CARLISLE/WORTMAN ASSOC., INC.
 Brady Heath
 Community Planner

8B

PA 58 Summary (Updates to the Michigan Land Division Act)

Dear Township Board:

As you are already aware there is legislation that passed in December 2025 in the form of PA 58. This amended the current Land Division Act from 1997. The changes are set to take effect on March 24, 2027. Municipalities are eligible to adopt these changes early if so desired. The major takeaways from this new legislation are as follows:

1. Land Division Act will be a floor instead of a ceiling.
2. The major change is the additional 6 splits allowable to eligible parcels.
3. Municipalities are now tasked with how to navigate the changes at the local level.
4. First scenario is to do nothing other than updating local ordinance language to match the requirements of PA 58.
5. Second scenario is adopting changes earlier than March 2027.
6. Third scenario is utilizing subsection 6 and allowing for more divisions than required and applying them to all parcels. This removes the parent parcel or parent tract requirement.

Information from both the FSBR and MSU Extension webinars is included. Ultimately Howell Township needs to update its Land Division Ordinance No. 59A to either reflect the changes in PA 58 or the new subsection 6. The Zoning Ordinances must also be looked at to ensure they make sense with the new legislation. I am looking for the Township Board to give guidance on how to proceed with this.

Thank you for your time,
Brent Kilpela

**Fahey Schultz
Burzych Rhodes**

EXPERT COUNSEL  REAL SOLUTIONS

Land Divisions, Development, and Parcels—Oh My!

MATT KUSCHEL AND TAMMY SORDO-VIEIRA

SENIOR ASSOCIATE ATTORNEYS, FAHEY SCHULTZ BURZYCH RHODES



DISCLAIMER

This presentation, and the materials associated with it, are comprised of general information and not intended as legal advice related to specific questions of attorney-client privilege.

All images & art are used for educational purposes

LAND DIVISION ACT

- MCL 560.101 *et seq.*
- Since: March 31, 1997
- Designed to provide for uniform & orderly partitioning of property
- Size (in acres) of the parent parcel determines the number of allowable splits under the Act
- Counting
 - Resulting Parcels (statutory)
 - Available Divisions (pragmatic)



LAND DIVISIONS REQUIRE

- Municipal Approval
- Available Divisions
- Notice to the Assessor
- Statutory Language
- Pay Fee



Land Division Act Amendment – Public Act 58



PUBLIC ACT 58: ALLOWABLE PARCELS/SPLITS

Stated Goal:
Incentivize
construction of
affordable housing

More Divisions =
More Parcels =
More Homes



PUBLIC ACT 58: TWO PHASES

March 24, 2026	March 24, 2027
Municipalities and counties may allow more divisions by local ordinance	Raises the maximum number of parcels from the first 10 acres (or fraction) in the parent parcel or tract from 4 to 10
MCL 560.108(2)(a), (6) (as amended).	MCL 560.108(2)(a)(ii) (as amended).
Municipalities may allow more than 10 parcels under standards in an ordinance.	
The revisions operate on a two-tiered timeline	



ALLOWABLE SPLITS UNDER PA 58

Formula for divisions under PA 58:

1st 19.9 acres =
10 parcels

Each whole 10 acres
until 120 acres = an
additional parcel

At 120 acres, each
whole 40 acres = an
additional parcel
(§108 (2)(c))



Even **more** than 10 parcels may be partitioned or split from a Parent Parcel, depending on the local ordinance's conditions.

PUBLIC ACT 58: PARCELS/SPLITS

ALLOWABLE

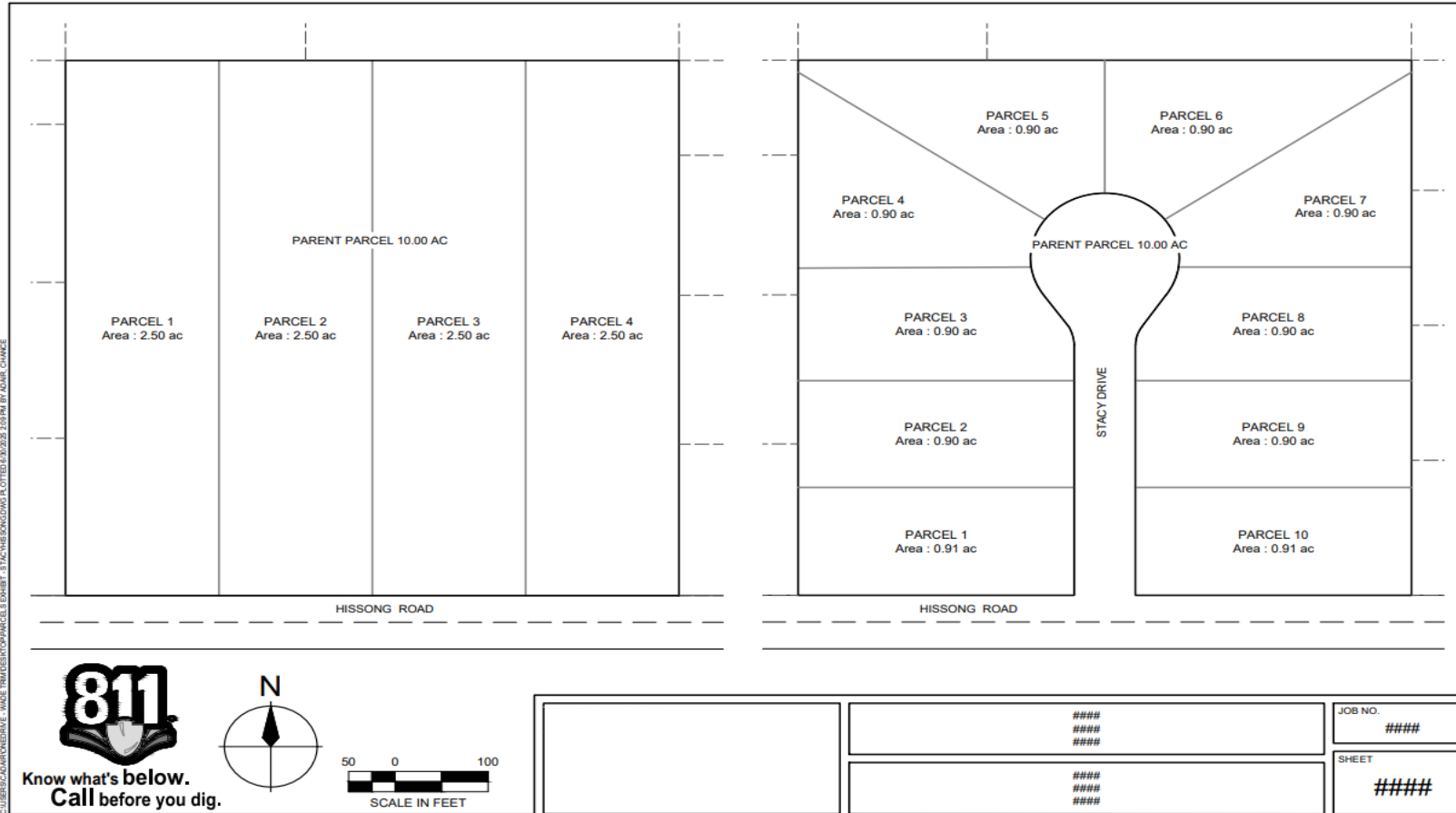
CURRENT ALLOWABLE SPLITS

AMENDED ALLOWABLE SPLITS

Parcel Size (ac.)	# of Parcels
0-19.99	4
20-29.99	5
30-39.99	6
40-49.99	7
50-59.99	8... (cont.)
160	16
200	17
Each add'l 40 ac.	1 add'l parcel

Parcel Size (ac.)	# of Parcels
0-19.99	10
20-29.99	11
30-39.99	12
40-49.99	13
50-59.99	14... (cont.)
160	22
200	23
Each add'l 40 ac.	1 add'l parcel

AMENDED FIRST 10-ACRE SPLITS: EXAMPLE



PUBLIC ACT 58: ALLOWABLE PARCELS/SPLITS

- Previously LDA functioned as a ceiling
- Now Functions as a Floor
- Public Act 58 amended § 108 of the Land Division Act (MCL 560.108) to automatically allow without platting the first 10 acres of parent parcel to be split into **10** smaller parcels.
- In addition, PA 58 allows more than 10 splits with municipal approval with **no upper limit**.



PUBLIC ACT 58: ALLOWABLE PARCELS/SPLITS

- Available divisions or parcels under PA 58 are available only to “the parent parcel or parent tract.”
 - PA 58 creates no new parent parcels.
- Divisions or exempt splits since enactment of the LDA in 1997 are not parent parcels.
- Importance of Parent Parcels



PARCELS UNDER PA 58

- New parcels are available only to parent parcels or tracts.
- Available Division does not equal Buildable Parcel
 - MCL 560.109(6)
 - Division is not a determination of compliance with other ordinances.
 - Zoning Ordinance (e.g., Minimum Parcel Size)



PUBLIC ACT 58: NEW ISSUES?

- **From Zero to . . . How many?**
 - The parent parcel has become four separate parcels
 - No remaining splits
 - The parent parcel is a remainder of one of the four
 - A two-acre parent parcel remainder with five divisions



PUBLIC ACT 58: NEW ISSUES?

- **Counting Remaining Divisions**
 - Identification of Parent Parcel or Parent Tract
 - And its remainder.
 - And all its child parcels.
 - Have transfer of division rights been faithfully and accurately filed locally?
 - Anticipate reviewing more deeds and chains of title back to March 1997.



PUBLIC ACT 58: NEW ISSUES?

- **Transfer of Division Rights**

- Assume parent parcel uses all division rights; the remainder of the parent parcel is 10 acres.
- At the last division, the parent parcel transferred “all” division rights to the new parcel.



PUBLIC ACT 58: NEW ISSUES?

- Which piece of real property receives the five new divisions from PA 58?
 - The remainder parent parcel?
 - Or do “all” division rights include those after-the-fact from PA 58 and they go to the child parcel?
- May the PA 58 division rights be transferred?
 - If so, to which parcels?



PUBLIC ACT 58: NEW ISSUES?

- **Will the Real Parent Parcel Please Stand Up?**

- Which parcel is the “true” parent parcel?
- If four deeds are recorded from one original 10-acre parcel, how does one determine which of the resulting parcels is the “parent parcel” and which three are “child parcels”?
- The potential for division under the LDA is determined by what parent parcel of which the land was originally a part.
- **Not** what parent parcel the land is part of at the time of proposed division.
- Cameron, Mich Real Property Law, 3rd § 21.5, p 1189 (2005) per *Sotelo* (MSC).

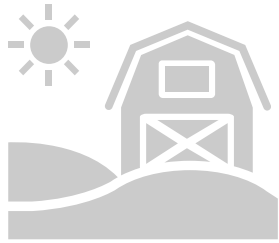


Internal Audit

BEFORE MARCH 2027



PREPARE: INTERNAL AUDIT



All communities
Urban, suburban, rural, Ag



Inquiries



March 20207: Wave of
Applications





PREPARE: INTERNAL AUDIT

- Application requirements
- What records are available or easily accessible to determine the parent parcel or tract?
- County parcel control maps (March 1997)
- Records and Process to confirm currently available divisions



PREPARE: INTERNAL AUDIT

- Zoned Communities
 - Current zoning regulations
 - Density and minimum lot size
- Unzoned / County Zoned
 - Reconsider the “why” of zoning
 - Regulate new growth from the new divisions

PREPARE: INTERNAL AUDIT

- Separate and distinct land division ordinance
- Review for language that could limit divisions below PA 58 floor
- Ordinance Standards
 - Accessibility
 - Parcel Size
 - Required Infrastructure (water, sewer, etc.)
 - Stormwater



PREPARE: INTERNAL AUDIT

- Density in Zoning Districts
 - Minimum parcel size of each zoning district
 - No longer one new parcel each 10 years
- Accessibility
 - County standard?
 - Driveway requirements
 - Zoning widths and frontages
 - Definitions matter



How Do Municipalities Respond?

IDEAS FOR OFFICIALS AND ADMINISTRATORS



RESPONSE: WHO DOES WHAT?

- Applications: Default to Assessor
 - But Variable – e.g., zoning administrators
- Planning Commission: Zoning Ordinance revisions
- Legislative Body:
 - Buck stops here
 - Ordinances
 - Overall policy direction



RESPONSE: LOCAL REGULATIONS?

- New subsection 6
- Local Ordinance
 - Can apply to all parcels
 - Not limited only to 1997 parent parcels
- Considerations
 - Available Infrastructure
 - Master Plan and Community Goals
 - Zoning District Land Uses (e.g., focus residential)
 - Open space and environmental goals



RESPONSE: ORDINANCE ADOPTION

- Land Division Ordinance
 - Define responsibilities
 - Application requirements
 - Regulatory standards
 - Appeal and Review
- Local Parcels: New Subsection 6 ordinance



PREPARE: SLOW AND FAST

- New Parcels – all at once or over time?
 - All at once: mini-plat or site condo
 - Slow: a new parcel every year or two



NEW MUNICIPAL AUTHORITY

- Newly created subsection (6)
- Allows more than 10 parcels (nine splits) under a local ordinance with **no upper limit**.
- Authorized by and complies with standards set forth in an ordinance of the municipality.
- Township, City, Village, and some counties



QUESTIONS



Matthew A. Kuschel, Senior Associate
Tammy Sordo-Vieira, Senior Associate

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Land Division Act amendment allowing the creation of more parcels means all local governments should review development ordinances

With the authority for local governments to allow and approve more divisions of land comes the responsibility to follow the master plan and make environmentally and financially sound infrastructure decisions.

February 18, 2026 | [Brad Neumann](#), [Michigan State University Extension](#)

[Senate Bill 23 of 2025](#) was signed into Michigan law by the governor on December 23, 2025, and assigned [Public Act 58 of 2025](#). The stated purpose of the legislation is to authorize counties and municipalities to increase the number of parcels allowed when a property owner wishes to create land divisions under the [Land Division Act](#), PA 288 of 1967, as amended. Supporters of the bill state the new law will help address the affordability of new housing.

Public Act 58 of 2025 takes effect on March 24, 2026, and amends Section 108 (MCL 560.108) of the Land Division Act to:

- Increase, from four to 10, the number of parcels that the first 10 acres of a parent parcel can be divided into on and after March 24, 2027 (per new Sec. 108(2)(a)(ii)), and
- Allow a municipality to authorize the further partitioning of land into more parcels than allowed under Section 108 if the land meets standards established by the municipality (per new Sec. 108(6)).

Section 108 of the Land Division Act establishes the formula for dividing parent parcels into “child” parcels and eventually “grandchild” parcels, based on the size of the starting parcel. Among other standards, Section 108 establishes that the first 10 acres or fraction thereof of a parent parcel cannot be divided into more than four separate parcels (see [Land Division Act basics for landowners](#)). Under the new law, the first 10 acres of a parent parcel or fraction thereof can be divided into 10 separate parcels at most. This increase in division rights by PA 58 begins one year after the effective date of the act – that being March 24, 2027.

Additionally, the new law allows a municipality or county that has authority to approve land divisions under Section 109 (MCL 560.109) to authorize by ordinance the further partitioning of a parcel into a greater number of parcels than otherwise authorized by Section 108. Put differently, a local government can adopt an ordinance as soon as the effective date of the amendment (March 24, 2026) to allow 10 or even more resulting parcels for the first 10 acres of a parent parcel.

With the potential for such a significant increase in the creation of new parcels for development, all municipalities, and the few counties having authority to approve land divisions, should review their land division ordinance immediately. Minimally, by March 24, 2027, local governments will need to modify any ordinance provisions that conflict with the amended Section 108(2)(a)(ii) of the Act.

Local governments will also want to carefully consider whether to allow more parcels to be created under the new law or to retain the current system of tracking and approving division and redivision of the parent parcel over time. While the new law has the potential to create more parcels available for sale for



new housing, it also has the potential to result in low-density development inconsistent with [Smart Growth](#) principles.

In addition to reviewing the land division ordinance, local officials will want to review their community master plan and zoning ordinance. Carefully consider the master plan and where it envisions additional development or increased density. The entire jurisdiction need not be “open” to the added density authorized under PA 58. Then consider current and possible future zoning districts tied to those envisioned growth areas. Inventory the location and extent of available and planned water, sewer, transportation, and other infrastructure. The reason to consider these other factors relating to development is that the zoning ordinance will limit where additional parcels (additional density) will be permitted and where they will not.

The Land Division Act states in Section 109(6): “Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.” That means if a local government amends the land division ordinance to authorize the additional density of the new Section 108(6), the minimum parcel size of each zoning district will control where that density can be realized. In a rural zoning district with a minimum parcel size of 10 or 20 acres, the added density under the new Section 108(6) is not likely to realize many additional parcels as compared to before Public Act 58 of 2025 (and dependent on the size of the starting parcel). In a zoning district with a smaller minimum parcel size, such as one acre or less, the added density under the new Section 108(6) is more likely to be realized.

A closely related consideration is the existing and planned provision of water and sewer service. This is a concern because the likelihood that the land can handle an onsite well and septic system on each resulting parcel decreases as the minimum parcel size decreases. Of course, there is great variation in ground water access and soil type from one area of the state (or county) to another, and local health department sanitary codes generally govern the siting and construction of wells and septic systems.

Considering growth and preservation goals of the local government, the added density envisioned by PA 58 of 2025 is not likely appropriate in a rural area of the community without water or sewer and where a relatively large minimum parcel size does little to reduce the cost of land for new housing.

Another consideration is access to new parcels, if not fronting on an existing public street or road. Communities will want to review or consider standards and policies related to private road construction and ongoing maintenance. Many new parcels all on a shared private driveway will soon present maintenance challenges if not addressed in a long-term private road maintenance agreement.

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Originally posted on the Michigan State University Extension website – <https://www.canr.msu.edu/news/land-division-act-amendment-allowing-the-creation-of-more-parcels-means-all-local-governments-should-review-development-ordinances>

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Public Act 58 of 2025: Amendments to the Land Division Act



What's changed?

The amendment increases the number of parcels allowed when a property owner wishes to divide their property under the Land Division Act. The Act now allows more parcels to be created, with municipalities authorized to allow even more — potentially increasing housing opportunities while raising new planning considerations for local governments:

- **March 24, 2026:** Local governments **may** adopt ordinances allowing for more divisions than state standards.
- **March 24, 2027:** The statewide default increases to 10 parcels (previously limited to 4) for parent parcels less than 20 acres, unless the local unit of government allows more divisions.

Why does it matter?

These changes could significantly affect local land development:

- The new law presents an opportunity to create more buildable parcels at a faster rate, without following a subdivision or condominium process.
- Communities may see more land division applications resulting in more parcels.
- Local governments will need to consider how additional land division rights interact with zoning, and whether the potential increased density is consistent with envisioned character and supported by infrastructure and public and private streets/roads.

Possible next steps:

- Evaluate how the potential increased splits interact with zoning lot size, lot width, and frontage requirements, as well as infrastructure capacity (roads, wells/septic, water/sewer, utilities).
- Determine if additional divisions are desired (or not) and amend the local land division ordinance or make necessary changes to zoning minimum lot sizes.
- Communicate local policy with surveyors, developers, and property owners.

Additional resources:

[Land Division Act](#), MCL 560.101 *et seq.*, PA 288 of 1967, as amended

[Land Division Act amendment allowing the creation of more parcels means all local governments should review development ordinances.](#) MSU Extension.

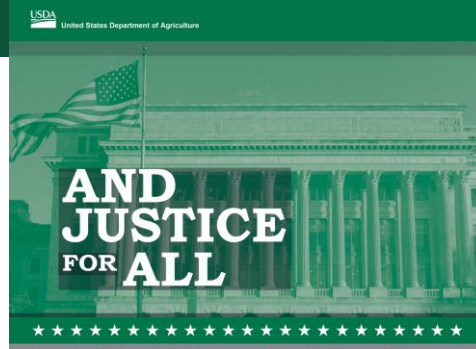
Your municipal attorney!

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Public Act 58 Amendments to the Land Division Act Explained

March 24, 2026

The information presented in this program is for educational purposes only and should not be interpreted as legal advice. Local officials are strongly encouraged to consult with a municipal attorney who is highly experienced in Michigan land use law.



Presenters:

- **Brad Neumann**, AICP, Senior Educator; Based in Marquette County; neuman36@msu.edu
- **Mary Reilly**, AICP, Educator; Manistee County; reillym8@msu.edu
- **Eric Warman**, JD, Educator; Macomb Co.; warmaner@msu.edu
- Contributors:
 - **Tyler Augst**, Educator; Van Buren County; augsttyl@msu.edu
 - **Harmony Gmazel**, AICP, Outreach Specialist, School of Planning, Design, and Construction; gmazelh@msu.edu



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What we will cover

- A. Review for land division approval / disapproval
- B. PA 58 of 2025 overview
- C. Immediate local government next steps:
 - i. Master plan and zoning review
 - ii. Access considerations
 - iii. Land division ordinance review
- D. Roles of local officials



4

Companion resources

- **PA 58 Amendments to the Land Division Act Explained (PPT)**
- **PA 58 of 2025: Amendments to the Land Division Act (handout)**
- **Land Division Act, MCL 560.101 *et seq.*, Public Act 288 of 1967**
- **Land Division Act amendment allowing the creation of more parcels means all local governments should review development ordinances (MSU Extension website article)**
- **Land Division Act basics for landowners (MSUE website article)**



5

Review for land division approval / disapproval



6

Parent Parcel

- Tax maps / Assessment Roll on March 31, 1997 show the **“Parent Parcel”** except:
 - **Parent Tract** - Two + parcels with common property line and same ownership = one parent tract
 - **Land Contracts** - Showing ownership based on date LC is signed, not date of recording in Register of Deeds.
 - **Surveys** - Sealed and showing parcels marketed and sold



7

Exempt Split (aka Exempt Division)

- To be an Exempt Division two conditions must be met:
 1. **"40 acres or the equivalent"**
 2. **New parcel(s) must be "accessible"**
- There is no approval needed for Exempt Divisions

Sec. 108(4) A parcel of 40 acres or more created by the division of a parent parcel or parent tract shall not be counted toward the number of parcels permitted under subsections (2) and (3) and is not subject to section 109, if the parcel is accessible.



8

Divisions

A **Division** is when:

- One of the resulting parcels is *less than* "40 acres or the equivalent." Think 'child' of the parent parcel.
- **The *number of parcels created by division does not exceed the amount set by statute (MCL 560.108).***
- Assessor (or other official) review and approval within 45 days of complete application



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Redivisions

- 10 years after an Exempt Division, Division, or Bonus Division is recorded at the Register of Deeds they can be re-divided.
 - Think 'grandchild' relative to the parent parcel
- Different number of Redivisions allowed
 - Local review; and comply with local ordinance



10

Divisions – What the Statute is Counting!



- The LDA states that the act of dividing a parent parcel “...shall result in a number of parcels not more than the sum of the following...”
 - MCL 560.108(2)
- “[U]nder the LDA, a parent parcel that was in existence on March 31, 1997, and is less than ten acres in size, cannot be divided into more than four total parcels. MCL 560.108(2)(a).”
 - *Sotelo v. Township of Grant*, 470 Mich 95 (2004)



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For each whole 10 acres...

- 108(2)(a): Statute [currently] says 4 parcels for first 10 acres or fraction thereof
- 108(2)(b): “For each whole 10 acres in excess of the first 10 acres in the parent parcel or parent tract, 1 additional parcel”
 - An additional parcel is not allowed until 20 acres; 30 acres; 40 acres; etc.

A: Parcel being divided (acres)	B: Divisions When A is the Parent Parcel (# of parcels allowed – 108(2))
0-19.9	4
20-29.9	5
30-39.9	6
40-49.9	7
50-59.9	8
60-69.9	9
70-79.9	10
80-89.9	11
table continues...	



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PA 58 of 2025 overview



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Public Act 58 (SB 23 of 2025)

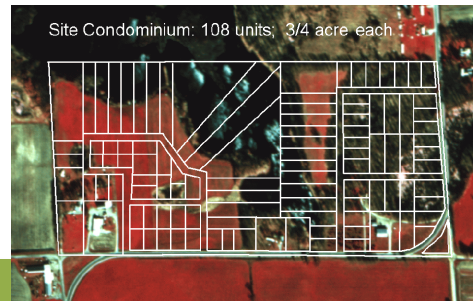
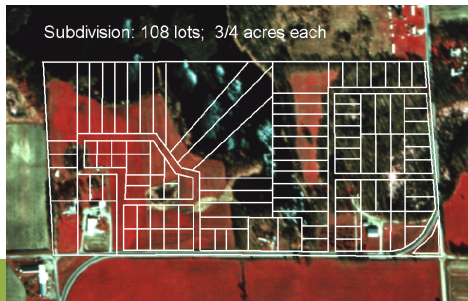
- Signed by the Governor Dec. 23, 2025
 - Amends the Land Division Act, PA 288 of 1967, as amended
- Purpose: to authorize counties and municipalities to increase the number of parcels allowed when a property owner wishes to create land divisions.
 - Supporters state the new law will help address the affordability of new housing.
- Effective date: March 24, 2026



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Subdivisions are complicated; Site Condos less so

- Subdivisions under the LDA allow for dense development, but require a long and complex review process
- Site condos under the Condominium Act are much simpler
- Result can be nearly identical - look the same, have the same impacts, and split all the land



15

Public Act 58 of 2025: Key points

Amends Section 108 (MCL 560.108) of the Land Division Act to:

1. Increase, from 4 to 10, the number of parcels that the first 10 acres of a parent parcel can be divided into on and after March 24, 2027 (per new Sec. 108(2)(a)(ii)), and
2. Allow a municipality to authorize the further partitioning of land *at any time** into more parcels than allowed under Section 108 *if the land meets standards established by the municipality* (per new Sec. 108(6)).



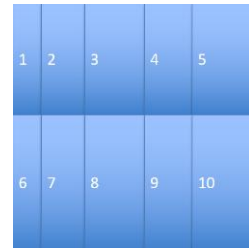
16

Section 108

- Establishes the formula for dividing parent parcels into ‘child’ parcels and eventually ‘grandchild’ parcels
 - First 10 acres or fraction thereof of a parent parcel cannot be divided into more than 4 separate parcels
- Under the new law...**
 - First 10 acres of a parent parcel or fraction thereof can be divided into 10 separate parcels at most.
 - Increase in division rights under PA 58 begins one year after the effective date of the Act – or 3/24/27



10 acres, under new law



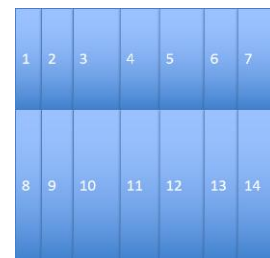
https://www.canr.msu.edu/news/land_division_act_basics_for_landowners



Section 108 amendments

- Allows a municipality or county to authorize by ordinance the further partitioning of a parcel into a greater number of parcels than otherwise authorized by Section 108(6)

10 acres, if authorized by local ordinance



A local government can adopt an ordinance as soon as the effective date of the amendment (March 24, 2026) to allow **10 or even more** resulting parcels for the first 10 acres of a parent parcel



Section 108 amendments

- A parent parcel or tract could be divided into a 10-house development without a public road, water, or sewer infrastructure.
- **Governed by local ordinance:** Requirement to survey, address environmental considerations like floodplains and wetlands, stormwater, roads, septic, and water infrastructure.
- **Without a local ordinance:** may undermine consumer protection as "many uninformed purchasers may be unaware they need to pay for septic and water infrastructure as well as burdensome survey costs."

Senate Fiscal Agency Analysis As Enacted, 1/15/26



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Section 108 amendments

Review your land division ordinance... now!

- Minimally, by March 24, 2027, modify any ordinance provisions that conflict with the amended Section 108(2)(a)(ii).
- Carefully consider whether to allow more than 10 parcels to be created (at any time) by local ordinance, OR
- Decide to retain the current system of tracking and approving division and redivision of the parent parcel over time (with increase to 10 parcels for parents 0-19.9 acres on 3/24/27).



20

Immediate local government next steps

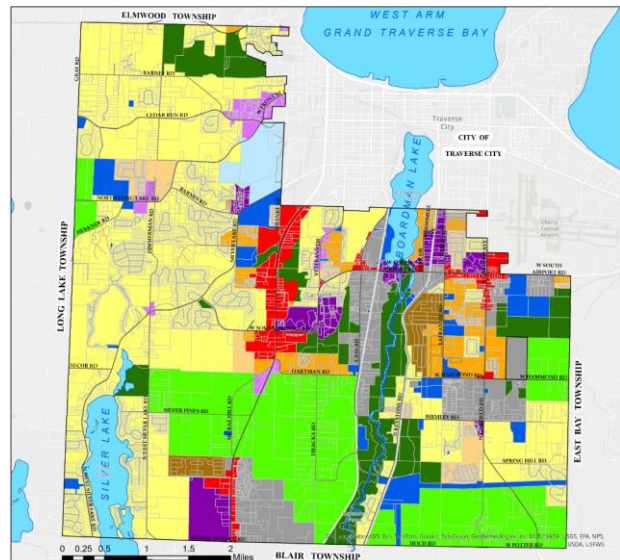
Master plan and zoning review



21

Master plan review

- Carefully consider the master plan and where it envisions additional development or increased density.
 - Are there areas in the jurisdiction where the added density authorized under PA 58 is not appropriate?



Charter Township of Garfield, Grand Traverse County



22

Master plan review

- Consider current and possible future zoning districts tied to those envisioned growth areas.
 - Review the zoning plan portion of the master plan
- Inventory the location and extent of available and planned water, sewer, transportation, and other infrastructure.

Rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability of public services and infrastructure to serve all of the potential land uses in the proposed district.

Superior Charter Twp. Master Plan, Ch. 7 – Zoning Plan



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Zoning minimum parcel size controls

The zoning ordinance will limit where additional parcels (additional density) will be permitted and where they will not

- If minimum parcel size is 20 acres, added density under the new Section 108(6) is not likely to realize many additional parcels
- If minimum parcel size is small, added density is more likely to be realized

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations. Section 109(6)



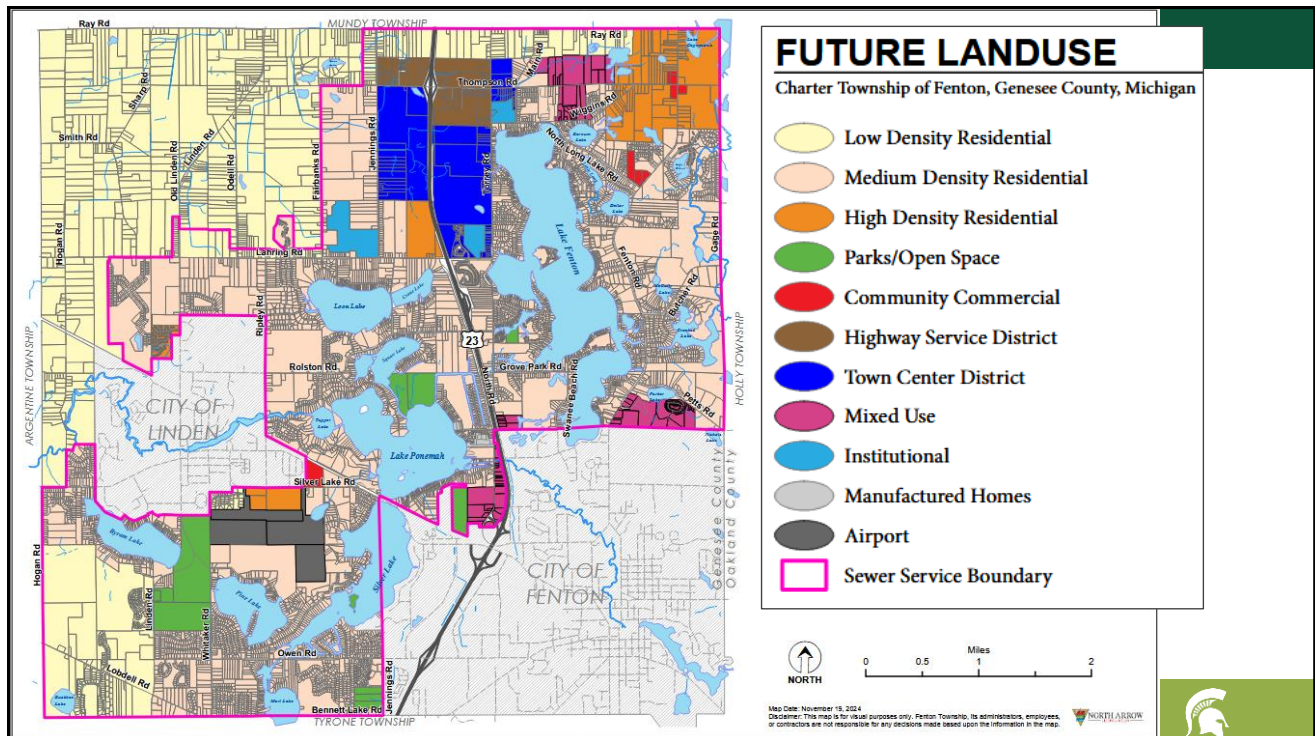
24

Existing and planned water and sewer

- Where is planned water and sewer service?
 - Smaller parcels are less likely to accommodate septic and well
- Added density envisioned by PA 58 of 2025 may not be appropriate in a rural area of the jurisdiction without water or sewer and where a relatively large minimum parcel size does little to reduce the cost of land for new housing

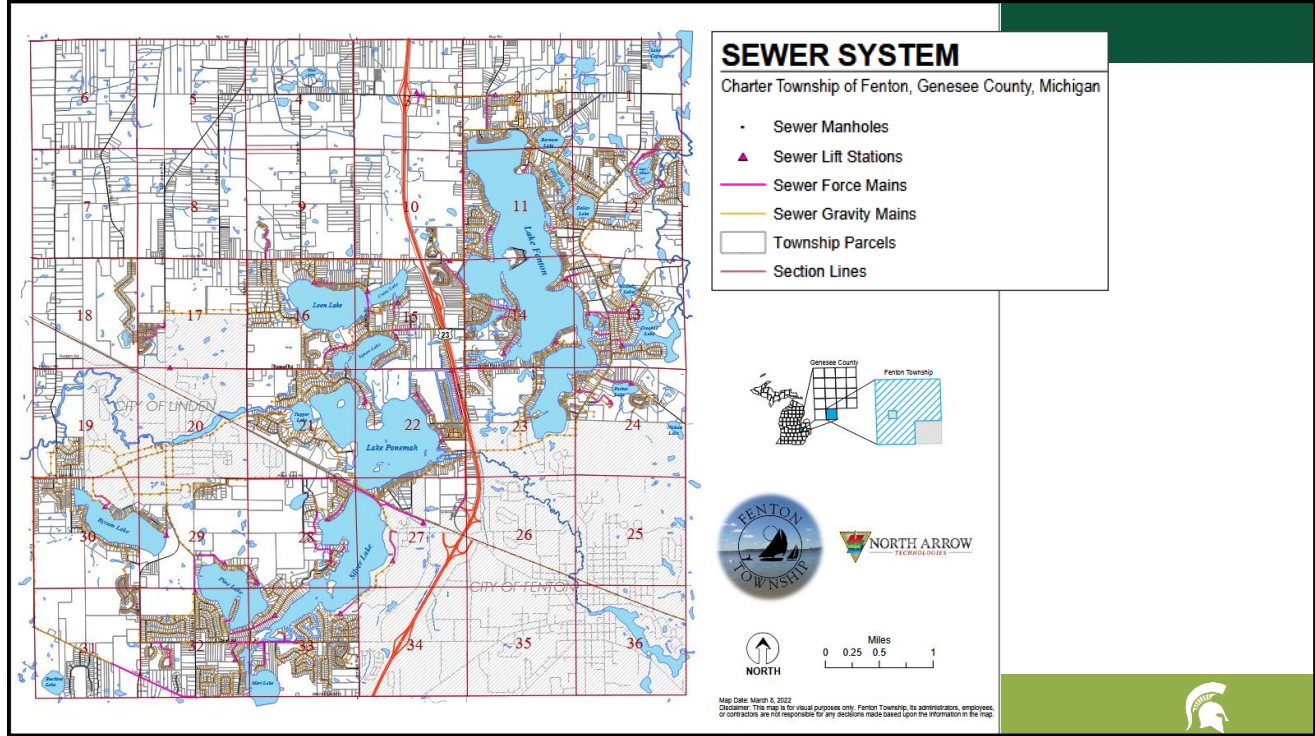


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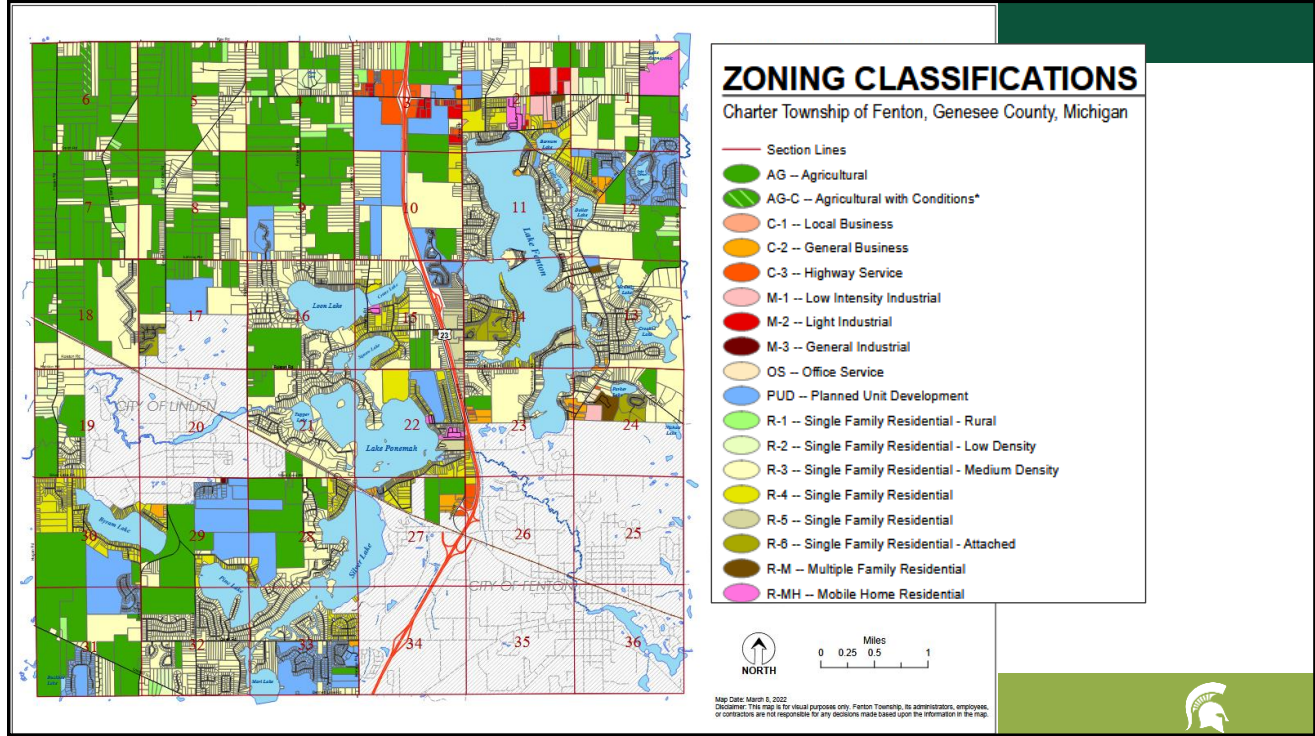


26





27



28

Amend zoning

- Adjust minimum parcel size where necessary
 - Realize benefits of legislative intent and minimize negative consequences associated with large single-family residential parcels



iStock.com



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Immediate local government next steps

Access considerations



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LDA Definition of *Accessible* – Minimally meets one of the following:

(i) **Has an area where a driveway provides vehicular access** to an existing road or street and meets all applicable location standards ... **or has an area where a driveway can provide vehicular access** to an existing road or street and meet all such applicable location standards.

(ii) **Is served by an existing easement that provides vehicular access** to an existing road or street and that meets all applicable location standards ... **or can be served by a proposed easement that will provide vehicular access** to an existing road or street and that will meet all such applicable location standards.

- MCL 560.102(j)



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Local ordinance on “*Accessible*”

- Township adopted Land Division Ordinance with more restrictive “access” standard.
 - Rejected a land division that failed to meet that stricter standard.
- **Local government can adopt stricter standard and reject land divisions on that basis.** Applicant must show standard can be met.
 - Court of Appeals: *Hilts v. Sylvan Township* (Unpublished No. 256797, Nov. 22, 2005) and *Jaikins v. Rose Twp.* (Unpublished No. 264695, May 4, 2006).



Photo by Růveyda. pexels.com



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Review access standards in local ordinance

- Required frontage on public road/street?
- Private road ordinance (with required maintenance agreement)?
 - What about pre-existing, nonconforming private roads? Consider language such that a land division will trigger conformance with private road ordinance:

Add a zoning provision that requires all new lots created after a certain date to have the minimum required width on a public street or a private street that fully complies with the ordinance's private road regulations (including the requirement for a maintenance agreement)

Dowerk v Oxford Charter Twp, 233 Mich App 62, 73; 592 NW2d 724 (1998)



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Immediate local government next steps

Land division ordinance review



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Local Land Division Ordinance

- A township may enact an ordinance addressing the changes that result from the division of land. - AG No. 7276 (2014)
- The LDA “expressly allows municipalities to impose stricter requirements.” - *Conlin v Scio Twp*, 262 Mich App 379, 387; 686 NW2d 16 (2004)
 - (*Conlin v Scio Twp* concerned the zoning ordinance minimum lot size)



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Land Division Ordinance (LDO)

- **All municipalities should review their land division ordinance immediately!**
 - Minimally, by March 24, 2027, modify any ordinance provisions that conflict with the amended Section 108(2)(a)(ii) of the Act.
- Many land division ordinances replicate [the old] Section 108:
 - e.g., "*The proposed division... shall not result in greater than 4 parcels, for the first 10 acres or fraction thereof in the parent parcel or parent tract...*"
 - **Such LDO language would conflict with the new 108(2)(a)(ii) when it takes effect and would be preempted by the statute.**



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Conflict between statute and local ordinance

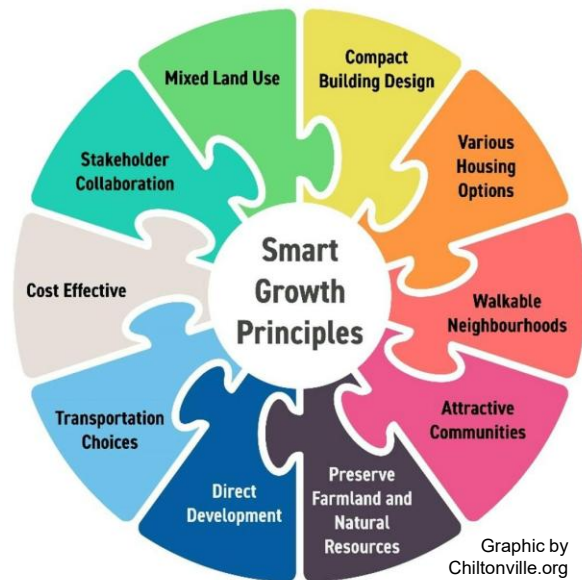
- “State law may preempt a local government’s law either through a direct conflict or through occupying the field of regulation which the municipality seeks to enter.”
 - *RPF Oil Co v Genesee Co*, 330 Mich App 533, 538 (2019)
- “[A]n ordinance is not conflict preempted as long as its additional requirements do not contradict the requirements set forth in the statute.”
 - *DeRuiter v Byron Twp*, 505 Mich 130, 147 (2020)



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Land Division Ordinance

- Carefully consider whether to allow more parcels to be created under the new law (per new 108(6)).
 - i.e., More than 10 for 0-19.99 acres
- **Will the added development be of the density and location to be consistent with the master plan and/or Smart Growth principles?**



Graphic by Chiltonville.org



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Option 1: Review LDO; Wait for statutory authorization

- Review the land division ordinance and modify any ordinance provisions that conflict with the amended Section 108(2)(a)(ii) of the Act.
 - Amend LDO to be ready for effective date of 108(2)(a)(ii) – March 24, 2027
 - Continue system of tracking divisions of parent parcel with the allowance for 4 parcels (10 beginning 3/24/27) for the first 10 acres (or fraction thereof) plus 1 additional parcel for each whole 10 acres in excess



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Option 2a: Amend LDO to allow more splits (with redivision time)

- Amend (adopt) LDO now to allow 10 resulting parcels for the first 10 acres of a parent parcel, instead of waiting for the increase in Section 108 to take effect March 24, 2027.
- A local government could also increase (beyond 10) the number of parcels allowed after the first 10 acres of a parent parcel.
 - Continue to track the parent parcel (tract) and subsequent divisions, redivisions over time



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Option 2b: Amend LDO to allow more splits at any time

- A local government could also increase (beyond 10) the number of parcels allowed after the first 10 acres of any parcel at any time.
- "...a parcel...may be...split at any time into a greater number of parcels...than otherwise authorized by this section if...authorized by and complies with standards set forth in an ordinance..." 108(6)
- The **"at any time"** language indicates a local ordinance can allow additional splits to be used without regard to when the parcel or tract in question was created



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Option 3: No land division ordinance

- New number of divisions allowed by statute (10 for parcels 0-19.99 acres) begins March 24, 2027
- [A municipality can decide to adopt LDO at any time. Would apply to land divisions from the effective date of the ordinance.]



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A note for all LDO options/paths!

- Do not forget to also review:
 - Master plan – growth areas and protection areas
 - Infrastructure plans and capacity – target the infrastructure
 - Zoning ordinance – **minimum parcel size a limiting factor for division rights**
 - Private road ordinance – otherwise could exacerbate this rural problem



43

Roles of local officials



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Who approves land division applications?

- **Assessor** (by default - Sec. 109(1)) or anyone else the legislative body assigns the task to:
 - Most often the zoning administrator
 - Not the PC or township board
- If population is less than 2,500, can transfer review authority to the county.



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Land Division Review is for 9 Things:

- 1) Adequate and accurate legal description (560.109(1)(a))
- 2) Depth to width (4:1 or local ordinance), if new parcel is less than 10 acres (109(1)(b))
- 3) Parcel width (109(1)(c) - local ordinance)
- 4) Parcel size (109(1)(d) - local ordinance)
- 5) Accessible (109(1)(e) or local ordinance)



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Land Division Review is for 9 Things:

- 6) Number of divisions (109(1)(f) and 108)
- 7) Provides for adequate easement for public utilities (109(1)(g))
- 8) Does not land-lock a cemetery (109(1)(h))
- 9) Proof that all due and payable taxes and special assessments have been paid (109(1)(i))

“...the statute...mandates approval of any proposed split that meets the requirements of § 109(1)(a)-(i).” *Trachsel v. Auburn Hills*, Mich App, Unpublished #236545, Nov. 26, 2002



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Need for additional local coordination under PA 58

- **With more reliance on local ordinances under PA 58, there is more need to coordinate with others on land division review.**
 - Assessor will need to coordinate with zoning administrator
 - Could transfer initial review to ZA to ensure conformance with zoning (they would be the “or other municipally designated official”)



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Need for additional local coordination under PA 58

- Consider other ordinance standards and review processes
 - Can require a survey for land division review
 - Can require a site plan for zoning review
- **Coordinate closely with attorney and full team**
- For a large land division development, will the municipality be able to:
 - Use site plan review (like that required of site condos) and incorporate other reviews by city engineer, fire chief, others?
 - Ensure standards like those required for subdivisions are met?



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Related resources

- **Sample Land Division Application.** MSU Extension.
 - https://www.canr.msu.edu/resources/land_division_application_form
- **Sample Land Division Review Worksheet.** MSUE.
 - https://www.canr.msu.edu/resources/land_division_review_work_sheet
- **The Five-Year Plan Review** (checklist). MSUE.
 - https://www.canr.msu.edu/resources/check_list_1h_five_year_plan_review
- **Adoption of a Plan Amendment** (checklist). MSUE.
 - https://www.canr.msu.edu/resources/check_list_1i_adoption_of_a_plan_amendment



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Related resources

- **A zoning plan is a required part of master plans.** MSUE.
 - https://www.canr.msu.edu/news/changes_to_michigan_law_result_in_clearer_understanding_of_the_zoning_plan
- **For Adoption of a Zoning Ordinance Amendment.** MSU Extension.
 - https://www.canr.msu.edu/resources/check_list_4_for_adoption_of_a_zoning_ordinance_amendment_including_some_pu



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Please complete the program evaluation!

Please use the link or QR code to
take this survey

Numbers are highlighted green,
and **letters** are in blue text.

<https://bit.ly/4bPwLuR>



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Land Use Educators

Contact the MSU Extension land use educator closest to you with your planning and zoning questions.

Brad Neumann
neuman36@msu.edu
906-315-2661

Mary Reilly
reillym8@msu.edu
231-889-4277

Ryan Coffey Hoag
Newaygo County
coffeyry@msu.edu
231-924-9677

Tyler Augst
augsttyl@msu.edu
269-657-8213

Eric Warman
warmaner@msu.edu
586-469-6020

Harmony Gmazel
gmazelh@msu.edu
517-763-3591



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Thank you!

Remaining questions?



“Thirty-seven million acres is all the Michigan we will ever have” –William G. Milliken

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8C

**Howell Township
Human Resources Committee Meeting
May 26, 2026 3:00 pm**

Attending: Rob Spaulding, Sue Daus, Brent Kilpela, Jonathan Hohenstein

2026-2027 Employee Raise Discussion

The Committee discussed raises for employees. The Social Security Cost of Living Adjustment (COLA) for 2026 is 2.8%. The Committee recommends the Board discuss the cost of living as part of the discussion of raises. Amanda will not be eligible for any raise since she has not been employed by the Township for one year. Brent is also requesting that Carol not receive a raise because she is retiring in September.

FOIA Coordinator

The Township is required to have an individual responsible for Freedom of Information Act (FOIA) requests. It does not need to be someone from the Clerk's department, but historically the Township's FOIA Coordinator works under the Clerk. The Township has seen an uptick in FOIA requests in the past year and the amount of time being dedicated to them has increased. The HR Committee would like to add the additional duties of FOIA Coordinator to Deputy Clerk Tanya Davidson's current statutory duties. Please see Sue's letter and resolution to appoint Tanya as FOIA Coordinator.

Additional Duties

With the upcoming retirement of Deputy Assessor Carol Makushik the additional duties that she has performed need to be reallocated. The HR Committee recommends the following:

Tanya Davidson

RICOH Copier
Postage Meter
Ordering business cards/letterhead/envelopes
Shredding
Contract Items (Cintas for Rugs, etc.)
FOIA Coordinator – See above

Teresa Murrish

Office Supplies
Tracking Maintenance Items (i.e. furnace)
Obtain Quotes directed by Township Board
IT Coordinator and Projects
Clean-Up Day (Spring and Fall)
Updating Road Inventory List
Newsletters
Website Coordinator
Social Media

The HR Committee recommends the Board discuss the reallocation of duties and consider a per hour increase for Tanya of \$2.00 and for Teresa of \$1.00.

Respectfully submitted,
Jonathan Hohenstein

8D

April 23, 2026

Howell Township Board of Trustees
3525 Byron Road
Howell, MI 48855

Dear Members of the Howell Township Board,

I am writing to formally recommend Tanya Davidson for the position of Howell Township FOIA Coordinator.

Efficiency and transparency are vital to the trust between our local government and its citizens. Tanya has consistently demonstrated organizational skills, attention to detail, and deep understanding of public record requirements necessary to excel in this role. Her commitment to clear communication and her professional demeanor makes her an ideal candidate to manage the complexities of Freedom of Information Act requests.

Appointing Tanya would ensure that the township remains compliant with state mandates while providing residents with timely and accurate access to information. I am confident that her leadership in this area would streamline our current processes and reflect positively on the board's dedication to open government.

Thank you for your time and for your continued service to our community. I strongly urge you to consider Tanya Davidson for this important appointment.

Sincerely,
Susan Daus
Howell Township Clerk

8E

**Howell Township
Livingston County, Michigan**

**Resolution to Establish Township Officer's Salary- Clerk
June 8, 2026
06.26. ____**

At a regular meeting of the Howell Township Board, held at the Township Hall on the 8th day of June 2026 at 6:30 p.m.

Present:

Absent:

The following resolution was offered by _____ and supported by _____:

Whereas, the Board of the Township of Howell, County of Livingston, State of Michigan, at a regular meeting held after the budget meeting,

Be it resolved, that this resolution is subject to MCL 41.95(3). In a township that does not hold an annual meeting; the salary for officers of the Township Board shall be determined by the Township Board.

Now therefore, be it resolved, by the Board of Howell Township, that as of the 1st day of July, 2026 the salary of the Clerk shall be as follows: \$_____ fixed annual salary and \$80.00 per diem for subsequent meetings after attending the first meeting in a month.

Yeas:

Nays:

RESOLUTION DECLARED _____

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Clerk for 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 Howell Township Board at a meeting held of the 8th day of June 2026, and further certify that the above resolution was adopted at said meeting.

Sue Daus, Howell Township Clerk

10C



Calling All Community Champions!

Looking for a meaningful way to serve your community, meet great people, and earn extra income? Become an election worker!

As an election worker, you'll help voters, keep the voting process running smoothly, and make a real difference in your community. No political experience required—just a positive attitude, attention to detail, and a commitment to helping others.

Who can apply?

People from all backgrounds are encouraged to participate. Whether you're a retiree, student, working professional, or first-time worker, your community needs you!

One day can make a big impact.

Help ensure every eligible voter has a great experience at the polls.

Join the Howell Township team and help make Election Day a success!

For additional information, please contact the

Clerk's Department (517) 546-2817



10D

Monthly Permit List

06/01/2026

1/4

ADD REU

Permit #	Applicant	Address	Fee Total	Const. Value
PREU26-005	SCHAFFER CONSTRUCTION, INC	DUFREE BLVD - VACANT	\$9113.02	\$0.00
Work Description: Sewer REU'S				
PREU26-006	SCHAFFER CONSTRUCTION, INC	DUFREE BLVD - VACANT	\$7388.94	\$0.00
Work Description: Water REU'S				

Total Permits For Type: 2
Total Fees For Type: \$16501.96
Total Const. Value For Type: \$0.00

Commercial Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P26-099	KHM CONTRACTORS GERRY HARRAH	1500 BYRON RD	\$50.00	\$0.00
Work Description: Dining room to be expanded into an existing conference room; ten existing single bedroom suites to be converted into double bedroom suites (adding an additional ten beds)				
No increase in parking spaces are required No increase in sewer and water REUs required				
P26-112	SCHAFFER CONSTRUCTION, INC	DUFREE BLVD - VACANT	\$250.00	\$0.00
Work Description: New ground up church				
P26-102	JUETT ASSOCIATES & MEMPHIS CONTRACTING	HYDRAULIC DR - VACANT	\$250.00	\$0.00
Work Description: Outside storage yard				

Total Permits For Type: 3
Total Fees For Type: \$550.00
Total Const. Value For Type: \$0.00

Grading

Permit #	Applicant	Address	Fee Total	Const. Value
P26-101	SCHAFFER CONSTRUCTION, INC	DUFREE BLVD - VACANT	\$250.00	\$0.00
Work Description: Grading of property				
P26-122	RUNYAN BROTHERS CONSTRUCTION CO.	4590 W GRAND RIVER AVE	\$250.00	\$0.00
Work Description: Install silt fence, tracking mat, remove asphalt, start site grading				

Total Permits For Type: 2
Total Fees For Type: \$500.00
Total Const. Value For Type: \$0.00

MHOG

Permit #	Applicant	Address	Fee Total	Const. Value
PMHOG26-019	SCHAFFER CONSTRUCTION, INC	DUFREE BLVD - VACANT	\$0.00	\$0.00
	Work Description: Connection Fee			
PMHOG26-021	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4145 SEDGEVIEW CIRCLE	\$0.00	\$0.00
	Work Description: 1" Meter horn and flushing fee			
PMHOG26-020	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4157 SEDGEVIEW CIRCLE	\$0.00	\$0.00
	Work Description: 1" meter package + flushing fee			
PMHOG26-022	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4172 SEDGEVIEW CIRCLE	\$0.00	\$0.00
	Work Description: 1" meter pkg + flushing fee			

Total Permits For Type:	4
Total Fees For Type:	\$0.00
Total Const. Value For Type:	\$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P26-098	SOMERVILLE, KIM & BRYAN	3729 AMBER OAKS DR	\$50.00	\$0.00
	Work Description: Above ground pool with fold up ladder and gate.			
P26-103	STEINBERGER RICKY & SANDRA & SANDRA	2710 ARMOND RD	\$75.00	\$0.00
	Work Description: Remodel after fire: Making master bedroom smaller for larger living area, Making 2nd bedroom small for a larger bathroom and taking 1/2 bath out for bigger kitchen. Front door will be moved and new siding on front side of the house.			
P26-113	ANDERSON ERIC AND EVA	2876 BYRON RD	\$50.00	\$0.00
	Work Description: Cedar fence- Height- 5'10" and 2 inches off the property lines			
P26-090	MICHIGAN ELECTRICAL SERVICE TOM WATSON	5332 BYRON RD	\$10.00	\$0.00
	Work Description: Generator to be installed			
P26-104	THE SNOWSHOE IRREVOCABLE TRUST	CRANDALL - VACANT	\$75.00	\$0.00
	Work Description: Construction of new single family home, 2731 sq ft home, 22 ft high, with walkout basement, 3 car garage with additional work space			
P26-121	CALDWELL EDWARD RICHARD III	CRANDALL - VACANT	\$10.00	\$0.00
	Work Description: Remove several trees on property, circled on overhead picture attached to this permit will grade the soil in this area after trees are removed			
P26-100	MR ROOF ANN ARBOR LLC	4843 FISHER RD	\$10.00	\$0.00
	Work Description: Tear off and re-roof for house and garage			
P26-120	BRIGHTSTAR BUILDERS INC	78 FORDNEY PL	\$10.00	\$0.00

Work Description: Finish carpet and vinyl flooring, drywall, paint, insulation and ceiling spray.

P26-116	On Top Roofing	4292 W MARR RD	\$10.00	\$0.00
	Work Description: Re-roof house with attached garage and re-roof pole barn			
P26-117	SUPERIOR CUSTOM HOMES	4430 RAMSBURY DR	\$50.00	\$0.00
	Work Description: 8' x 12' TREX DECK ON REAR OF HOME			
P26-114	SUPERIOR CUSTOM HOMES	1036 RIVER LINE DR	\$50.00	\$0.00
	Work Description: 12' x 16' wood deck on rear of home			
P26-115	SUPERIOR CUSTOM HOMES	1050 RIVER LINE DR	\$50.00	\$0.00
	Work Description: 12' x 16' Trex deck with approx. 54" high with fully enclosed wood skirting, 36" rails and handrail to code			
P26-110	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4145 SEDGEVIEW CIRCLE	\$75.00	\$0.00
	Work Description: New single family home			
P26-109	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4157 SEDGEVIEW CIRCLE	\$75.00	\$0.00
	Work Description: 1004 sq ft first floor, 423 sq ft garage, 48 sq ft front porch			
P26-111	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4172 SEDGEVIEW CIRCLE	\$75.00	\$0.00
	Work Description: New single family house 1034 sq ft, garage 394 sq ft, front porch 75 sq ft			
P26-096	BILLY WHITE ROOFING LLC	4432 WYNNWOOD DR	\$10.00	\$0.00
	Work Description: Remove one layer of shingles and install new shingles on entire house and garage.			

Total Permits For Type:	16
Total Fees For Type:	\$685.00
Total Const. Value For Type:	\$0.00

Sewer Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS26-036	SCHAFFER CONSTRUCTION, INC	DUFREE BLVD - VACANT	\$12314.90	\$0.00
	Work Description: Sewer Connections			
PWS26-044	Michael Chosid	4426 RAMSBURY DR	\$2083.33	\$0.00
	Work Description: Sewer connection			
PWS26-048	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4145 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS26-046	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4157 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: 1 Sewer Connection			
PWS26-050	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED	4172 SEDGEVIEW CIRCLE	\$5000.00	\$0.00

Total Permits For Type: 5
Total Fees For Type: \$29398.23
Total Const. Value For Type: \$0.00

Water Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS26-037	SCHAFFER CONSTRUCTION, INC	DUFREE BLVD - VACANT	\$12314.90	\$0.00
	Work Description: Water Connection			
PWS26-045	Michael Chosid	4426 RAMSBURY DR	\$2083.33	\$0.00
	Work Description: Water connection			
PWS26-049	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4145 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: water connection			
PWS26-047	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4157 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: 1 water connection			
PWS26-051	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4172 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Water Connection			

Total Permits For Type: 5
Total Fees For Type: \$29398.23
Total Const. Value For Type: \$0.00

Grand Total Fees:	\$77,033.42
Grand Total Permits:	37.00

Code Enforcement List

06/01/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3590 W GRAND RIVER Complaint Owner constructed the east face of an existing billboard without approvals or permits.	HASLOCK PROPERTIE	4706-28-100-024	05/06/2026		OPEN - COMPLANT RECEIVE
Comments 4.27.26 - Received notification that the east face of the billboard had been constructed; site visit completed, verified new construction 4.28.26 - Spoke with property owner, confirmed construction, owner requested letter 5.6.26 - Determination letter sent via mail and email to owner; owner has 60 days to challenge determination, enforcement will not start until 60 days has expired or, if challenged, until ZBA has ruled on the issue					
1682 PINECROFT LANE Complaint Ongoing construction activity at the Pineview Village, new development is creating noise and vibrations in violation of Howell township Ordinance No. 123.Noise Violation:On 10/09/2025 at approximately 6:30 a.m. EST, construction activity produced load equipment and impact noise that was plainly audible inside my residence and woke my household.On 01/08/2026 and approximately 6:32 a.m. EST, a heavy dumpster delivery and construction activity again produced noise plainly audible and inside my residence and woke my household.Both incidents occurred prior to the permitted 7:00a.m. start time for construction activity under Township Ordinance No. 123.Vibration Violations:On most weekdays during active construction, Heavy machinery (including excavators, compactors, and trucks) produces vibrations that are felt inside my residence. Ordinance No. 123 requires vibrations from any operation to be controlled so they cannot be felt beyond the property line. These vibrations are perceptible inside my home and disturb normal use and enjoyment of the residence.I am requesting Township Investigation and enforcement of the noise and vibration provisions of Ordinance No. 123	PINEVIEW VILLAGE	4706-27-201-071	01/14/2026	PUBLIC - COMPL	OPEN - COMPLANT RECEIVE
Comments 01/12/26 - Email received from resident of Pineview Village in reference to construction activity prior to 0700. Responded to resident advising him to complete Ord Enforcement Complaint form. 01/13/26 - Arrived in Pineview Village 6:00 am checking for construction activity. remained onsite until 6:55 am. No activity in construction areas, no workers arriving at work. 01/14/26 - Arrived in PV at 6:10 am, no activity in construction areas. GFL arrives in area at approx 6:35 am for garbage collection. 01/16/26 - In PV approx 6:35 am no activity in construction areas. Official complaint form received and entered into computer. 01/19/26- Checked the area between 6-7 am, no activity 01/21/26 - Area checked, no activity. 03/04/26 - Unfounded at this time. Additional construction expected soon and will monitor more closely.					

Code Enforcement List

06/01/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3590 W GRAND RIVER	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT
Complaint Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.					

Comments

- 5.13.24 - Violation letter to Occupant returned.
- 5.20.24 - Received phone call from owner. Will be preparing a site plan to take before the Planning Commission for approval.
- 6.20.24 - Received phone call from owner, discussed site plan requirements.
- 9.4.24 - Sent letter to owner RE site plan progress.
- 9.12.24 - Spoke to owner, Engineer has site plans almost complete. Will submit for review in the near future.
- 2.27.25 - Spoke to owner, Engineer will be submitting plans in the next week or two.
- 3.31.25 - Site visit completed, violations still present
- 4.30.25 - Site visit completed, violations still present
- 5.1.25 - Property owner turned in site plan. Currently considering if they would like to schedule a pre-conference prior to formally submitting the site plan.
- 6.9.25 - Spoke to the owner about next steps to move the site plan forward, owner is considering pairing down what has been proposed.
- 6.16.25 - Site visit completed, photos attached.
- 7.21.25 - Site visit completed, photos attached.
- 8.11.25 - Owner stopped in to discuss the site plan, will get the site plans printed out and submitted for review.
- 9.10.25 - Owner dropped off site plan and application, sent out for outside review, expected to be on October PC agenda
- 10.29.25 - Met with owner and engineer to discuss revisions to site plan requested by Township's Engineer and Planner. They will update the plan and resubmit for review.
- 12.16.25 - Owner and Engineer before the PC for preliminary site plan approval. Application tabled until updates are made to plans including: landscaping, parking, screening, storm water
- 2.25.26 - Owner indicated that site plan is still being updated per PC requirements, contemplating other changes to the site plan as well
- 3.5.26 - Spoke to owner, Justice Fence is moving out by 5.1.26. Owner would like to cancel site plan process. Indicated that property still needs to comply with the Ordinance and the outside storage of equipment such as trucks would need to be screened per 12.02-L.
- 3.25.26 - Owner confirmed that they would be making changes to the site plan and resubmitting to the PC for review and approval.
- 5.20.26 - Justice Fence has vacated the property, removed the materials that were stored outside, and removed the sign that had been installed without a permit. Haslock Trucking still needs to complete the site plan process so that their property meets the requirements of the Ordinance.

Records: 3

Population: All Records

10E

Monthly Activity Report for May 2026 – Assessing Dept/Brent Kilpela

MTT UPDATE:

The Operating Engineers Local 324 Journeyman and Apprentice Training Fund v Howell Township: Ross Bower, the township attorney, has filed the answer to the appeal and affirmative defenses. With this potentially being a landmark case, the State of Michigan may step in to help. It would mean sharing the cost burden of the litigation as they would be co-respondents. We are unsure how quickly this will progress as the State went to a new server for the Tribunal filings and the rollout did not go as planned. This exemption appeal includes five real parcels and one personal property parcel. It is also not a typical appeal in that they are asking for their property taxes to be eliminated completely.

SMALL CLAIMS TRIBUNAL:

No Open Appeals

ASSESSING OFFICE:

ASSESSOR: Amanda Bonnville joined the Assessing Department on May 18 and is currently training with Deputy Assessor Carol Makushik on Mondays and Wednesdays. The department has received the new EagleView imagery and has begun incorporating it into operations. BS&A continues to address an issue that prevented parcel sketches from rolling over with the remainder of the database. We anticipate a resolution in June, which would allow the department to resume normal procedures. In the interim, I have been completing sketches for all new construction and saving them to the server for later import once the database issue is corrected. This temporary process has helped prevent further backlog.

OTHER: Attended the May Wastewater Treatment Plant meeting. Met with UFS representative on rate study project. Also attended the Human Resources meeting on May 26.

10F

Howell Area Fire Authority

May 20, 2026 Meeting

2026/2027 Budget: The 2026/2027 Budget was passed with some questions from Board members since there is a June 1st deadline to pass next year's budget. In order to avoid the scheduling of a Special Meeting, it was decided to make any necessary amendments at the June meeting. Key proposed budget requests include: 2.5% wage increases for all employees, addition to Station #22 (Oceola), New building generator Station #20 (Howell City), physicals for all employees and the continued purchase/replacement of radios, pagers and firefighter turnout gear.

Mobile Data Devices: Authorized the purchase of three mobile data devices in the amount of \$7,733.48

Old Fire Trucks: Truck E-22 sold for \$110,000, minus 10% selling fees. Still one truck remains to be sold.

Employees: Discipline hearing held, one employee was terminated with two weeks' pay as severance

HAFA Chief: Chief Ron Hicks will be retiring on June 5th. An interim Fire Chief was hired, Micheal Evans, for the period of June 1, 2026, to August 31, 2026, at a flat weekly salary of \$2,500. Chief Evans will be an exempt managerial employee and that no overtime shall be paid.

Payment of Bills: Bills and payroll in the amount of \$564,178.29 were authorized

Station #22 (Oceola) Renovations: Bids came in over \$1,000,000 higher than anticipated. Plan is put on hold for further review.

Respectfully submitted

Robert Spaulding, Howell Township Supervisor

10J

Howell Township Monthly Wastewater Operations Report



Pump Station 72 – Burkhardt Road - Heritage Square

May 2026

Howell Township Wastewater System Operations Report May 2026

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- Attachment 1.3 – EGLE Discharge Monitoring Report for April 2026
- Attachment 1.4 – Process Data
- Attachment 1.5 – Brighton Analytical Data
- Attachment 1.6 – Monthly Flow Summary
- Attachment 1.7 – South Clarifier In Service
- Attachment 1.8 – Aeration Basin Repair
- Attachment 1.9 – Biolac Repair
- Attachment 1.10 - New Ferric Pump

Section 2 – Collection System Operation

- Attachment 2.1 – Written Pump Station Maintenance Summary
- Attachment 2.2 – Weekly Pump Station Inspection Data
- Attachment 2.3 – Manhole Repair in Amber Oaks
- Attachment 2.4 – New revised gate quote for Parson’s Manhole
- Attachment 2.5 – Monthly Miss Dig Log

Section 3 – Repairs and Capital Improvements

- Attachment 3.1 – April 2026 Capital Projects Cost and Status Summary
- Attachment 3.2 – New Development Log

Section 1

Plant Operation

Howell Township Plant Operations

Summary for April Activities:

Wastewater Treatment: The Wastewater Treatment Plant (WWTP) processed a total of **11.95 million gallons (MG)** of wastewater in April with no permit violations (*See Attachments 1.2-1.5*).

Preventative Maintenance: All scheduled monthly preventative maintenance tasks were completed as planned. These tasks are critical to maintaining the efficient and reliable operation of the WWTP.

Monthly Influent Flow Totals (*See Attachment 1.6*)

- Minimum daily flow: 0.3324 MG
- Maximum daily flow: 0.9180 MG
- Average daily flow: 0.4563 MG
- Total Influent flow: 13.6904 MG

Monthly Effluent Flow Totals

- Minimum daily flow: 0.2890 MG
- Maximum daily flow: 0.8133 MG
- Average daily flow: 0.3984 MG
- Total Effluent flow: 11.9525 MG

South Clarifier: Due to increased rainfall and higher infiltration flows, the south clarifier was placed into service to help manage additional flow. Both clarifiers will remain operational until the rainy season subsides. At that time, the north clarifier will be taken offline for inspection and any necessary maintenance (*See Attachment 1.7*).

Ultraviolet Disinfection Lights: The UV disinfection system, which provides chemical-free wastewater disinfection, had one unit rebuilt and reinstalled during the month. Staff will now begin rehabilitating the unit that was removed from service (*See Attachment 1.8*).

Aeration Basin: A cable failure occurred in the aeration basin, causing an airline to move out of position. Staff successfully retrieved the line using a kayak and replaced the damaged cable (*See Attachment 1.9*).

Process Summary:

- EQ Tank
 - Operating North Tank
 - 5 broken gate valves

- Influent Sampler:
 - Normal Operation
- Headworks:
 - Normal Operation
- FeCl₂ Chemical Room
 - Chemical Pump Replaced – (*See Attachment New Ferric Dosing Pump*)
- Aeration Basin:
 - Repaired Broken Airline Cable
- Junction Chamber:
 - Normal Operation

- RAS Building & Clarifier:
 - Both Clarifiers now in Service
- Sand Filters:
 - Normal Operation
- Post Aeration:
 - Normal Operation
- UV System:
 - New UV Unit Installed
- Recycle Pump Station:
 - Normal Operation

Howell Township WWTP	
Plant Performance	Apr-26
HT WWTP Flows	
TOTAL MONTHLY EFF (MG)	11.95
TOTAL MONTHLY INF (MG)	13.69
Final Effluent Monitoring	
INF pH	7.21
EFF pH	7.33
INF NH3-mg/L	28.70
EFF NH3-mg/L	0.10
INF PO4-mg/L	5.11
EFF PO4-mg/L	0.30
INF TSS-mg/L	174.36
EFF TSS-mg/L	5.19
INF CBOD-mg/L	138.73
EFF CBOD-mg/L	1.26
<i>AVG.% NH3-N REMOVAL</i>	99.65%
<i>AVG.% TOTAL P REMOVAL</i>	94.06%
<i>AVG.% TSS REMOVAL</i>	97.02%
<i>AVG.% CBOD REMOVAL</i>	99.09%
<i>AVG.% OVERALL REMOVAL RATE</i>	97.45%
Chemical Used	
Ferric Gallons	1,454
Utilities	
Gas	94
Power KWH	44,640
Water Gallons	42,476
Sludge Processing	
Gallons Wasted	317,414
Gallons Hauled	
Weather Summary	
TOTAL PRECIPITATION	10.60
AVG DAILY PRECIPITATION	0.53
MAX DAILY	2.50

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY:

DAILY DISCHARGE MONITORING REPORT

PERMITTEE NAME: Howell Township WWTP
 MAILING ADDRESS: 3525 Byron Road
 Howell, MI 48855
 FACILITY: Howell Township WWTP
 LOCATION: 1222 Packard Drive
 Permit NO. MI0055727

Violations		
NO.	Parameter	Limit

PARAMETER	FLOW	SUSPENDED SOLIDS		CBOD ₅		AMMONIA NITROGEN		TOTAL PHOSPHORUS		TOTAL MERCURY		Chloride	Sulfate	FECAL COLIFORM		pH MIN	pH MAX	D.O.
		mg/l	lbs/day	mg/l	lbs/day	mg/l	lbs/day	mg/l	lbs/day	ng/L	lbs/day			ng/L	ng/L			
Dates	MGD	7 DAY AVG		<1.0	7 DAY	daily max	<0.01	7 DAY	daily max	<0.1						6.5	9.0	Daily MIN
Wednesday, April 1, 2026	0.2902	3.8	9	1.0	2.4	0.10	0.2	0.42	1.0							5.0	5.0	Daily MAX
Thursday, April 2, 2026	0.2890	4.2	10	0.9	2.2	0.18	0.4	0.41	1.0						98	98	7.39	7.39
Friday, April 3, 2026	0.3862														99	99	7.35	7.35
Saturday, April 4, 2026	0.5205														95	95	7.12	7.12
Sunday, April 5, 2026	0.4781														93	93	6.92	6.92
Monday, April 6, 2026	0.3980														96	96	7.21	7.21
Tuesday, April 7, 2026	0.3584	4.8	15		6.6	14.0	0.05	0.2	0.1	0.24	0.7				58	58	7.21	7.21
Wednesday, April 8, 2026	0.3496	5.2	16		7.8	8.5	0.08	0.2	0.2	0.22	0.6				68	68	7.07	7.07
Thursday, April 9, 2026	0.3476	5.6	18		8.3	4.3	0.15	0.2	0.4	0.29	0.8				68	68	7.32	7.32
Friday, April 10, 2026	0.3574	5.6	18		8.3			0.2							65	65	7.40	7.40
Saturday, April 11, 2026	0.3436	5.6	18		8.3			0.2							38	38	7.39	7.39
Sunday, April 12, 2026	0.3322	6.1	18	7.2	20	0.8	7.6	2.2	0.40	0.4	1.1	0.34	0.9		38	38	7.38	7.38
Monday, April 13, 2026	0.3343	6.0	17	5.2	14	1.2	6.5	3.3	0.37	0.6	1.0	0.38	1.1		29	29	7.44	7.44
Tuesday, April 14, 2026	0.3277	7.4	21	12.6	34	1.0	4.2	2.7	0.26	0.7	0.7	0.53	1.4	<0.5	21	21	7.36	7.36
Wednesday, April 15, 2026	0.8133	7.5	26	6.0	41	1.1	4.0	7.5	0.05	0.7	0.3	0.35	2.4	0.0000014	21	21	7.41	7.41
Thursday, April 16, 2026	0.6338	7.1	27	4.4	23	0.9	4.1	4.8	0.00	0.6	0.0	0.33	1.8		31	31	7.07	7.07
Friday, April 17, 2026	0.5081	7.1	27		4.1			0.6		0.6					57	57	7.15	7.15
Saturday, April 18, 2026	0.4808	7.1	27		4.1			0.6		0.6					79	79	7.24	7.24
Sunday, April 19, 2026	0.4282	6.6	26	4.6	16	1.8	4.9	6.4	0.04	0.4	0.1	0.26	0.9		106	106	7.40	7.40
Monday, April 20, 2026	0.3892	6.0	24	2.2	7	0.3	4.5	1.0	0.03	0.3	0.1	0.25	0.8		183	183	7.33	7.33
Tuesday, April 21, 2026	0.3609	3.8	19	2.0	6		3.9		0.05	0.1	0.1	0.23	0.7		183	183	7.39	7.39
Wednesday, April 22, 2026	0.3634	3.2	12	2.6	8	0.5	2.7	1.5	0.04	0.1	0.1	0.26	0.8		183	183	7.43	7.43
Thursday, April 23, 2026	0.3577	3.0	10	3.6	11	0.3	2.0	0.9	0.05	0.1	0.2	0.29	0.9		128	128	7.38	7.38
Friday, April 24, 2026	0.3964	3.0	10		2.0		2.0			0.1					114	114	7.36	7.36
Saturday, April 25, 2026	0.3493	3.0	10		2.0		2.0			0.1					105	105	7.57	7.57
Sunday, April 26, 2026	0.3506	3.2	10	5.4	16	0.7	1.1	2.0	0.03	0.1	0.1	0.32	0.9		123	123	7.52	7.52
Monday, April 27, 2026	0.3631	5.4	16	13.6	41	1.0	2.1	6.1	0.16	0.2	0.5	0.30	0.9		127	127	7.42	7.42
Tuesday, April 28, 2026	0.3558	5.6	17	2.8	8	0.7	2.5	2.1	0.08	0.2	0.2	0.26	0.8		127	127	7.44	7.44
Wednesday, April 29, 2026	0.3431	5.7	17	3.0	9	0.6	2.6	1.7	0.06	0.2	0.2	0.25	0.7		127	127	7.32	7.32
Thursday, April 30, 2026	0.3463	5.5	16	2.8	8	0.8	2.8	2.3	0.03	0.2	0.1	0.24	0.7		123	123	7.40	7.40
Friday, May 1, 2026		5.5	16		2.8		2.8			0.2					117	117	7.44	7.44

Signature of Principal Executive Officer or Authorized Agent: James Auletta
 Deputy Director: James Auletta

FROM: 4/1/2026
 TO: 4/30/2026

When completed mail this report to: PCS Data Entry, MSK-D-WB, P.O. Box 30273, Lansing, MI 48909-7373

Process Data Report

DATE	Process Testing					Ferric		Clarifier Sludge Blanket		Wastings	RAS	Sludge Tanks			UTILITIES			Generator
	PO4 COMP	NH3 COMP	D.O.	Mixed Liquor	Settling	Daily Inches	Gallons	ft	ft			GPD	GPD	1	2	3	GAS METER	
Wednesday, April 1, 2026	1.13		9.69			4	32	3.0				11.00	4.50	4.50	2,507	35077	1683311	
Thursday, April 2, 2026	1.03		9.87			5	41	3.0		10,747		11.00	4.50	4.50	2,515	35085	1683312	1030.9
Friday, April 3, 2026	1.55	0.50	9.26	5440		4	32	6.0		21,542		11.00	4.50	4.50	2,521	35096	1683313	
Saturday, April 4, 2026	0.97		8.37			5.5	45	9.0		55,616		11.00	4.50	4.50	2,523	35104	1683313	
Sunday, April 5, 2026	0.85		9.88			6	49	1.5	4.0			11.00	4.50	4.50	2,530	35114	1683314	
Monday, April 6, 2026	0.79		10.07	5830	780	6	49	0.5	2.0			11.00	4.50	4.50	2,538	35130	1683314	
Tuesday, April 7, 2026	0.69		10.30			5	41	0.5	1.5	10,909		11.00	4.50	4.50	2,549	35144	1684032	
Wednesday, April 8, 2026	0.81		10.09			5	41	0.3	1.3	10,909		11.00	4.50	4.50	2,556	35154	1684033	1031.4
Thursday, April 9, 2026	0.75		9.63			5	41	1.0	1.0			11.00	4.50	4.50	2,560	35163	1685148	
Friday, April 10, 2026	0.81	0.11	9.64	5620		4	32	0.5	1.5	10,868		11.00	4.50	4.50	2,568	35172	1685148	
Saturday, April 11, 2026	0.88	0.07	9.86			5	41	1.0	1.0			11.00	4.50	4.50	2,575	35183	1685233	
Sunday, April 12, 2026	1.06		9.69			4	32	1.0	0.5	10,912		11.00	4.50	4.50	2,577	35192	1685233	
Monday, April 13, 2026	1.19	0.40	9.30	5750	750	5	41	1.0	1.0	10,938		11.00	4.50	4.50	2,579	35199	1685233	
Tuesday, April 14, 2026	1.20	0.25	9.16			6	49	0.5	0.5	10,907		11.00	4.00	4.00	2,579	35207	1685233	
Wednesday, April 15, 2026	0.81		8.22			6	49	2.0	6.0	10,941		11.00	4.00	4.00	2,579	35220	1685235	
Thursday, April 16, 2026	0.80		8.96			6	49	2.0	4.0			11.00	4.00	4.00	2,580	35232	1685235	1031.9
Friday, April 17, 2026	0.99		9.33	6030		6	49	2.5	2.0	10,903		11.00	4.00	4.00	2,580	35245	1685235	
Saturday, April 18, 2026	0.78		9.20			6	49	2.5	3.0	10,903		11.00	4.00	4.00	2,580	35257	1685235	
Sunday, April 19, 2026	0.75		9.72			6	49	2.0	2.0	10,903		11.00	4.00	4.00	2,580	35270	1685235	
Monday, April 20, 2026	0.68		9.67	6390		6	49	1.0	1.0	10,903		11.00	4.00	4.00	2,582	35280	1685235	
Tuesday, April 21, 2026	0.86		9.49			6	49	1.0	1.0	10,932		11.00	4.00	4.00	2,597	35295	1685415	
Wednesday, April 22, 2026	0.74		9.32			6	49	0.8	0.8	10,940		11.00	4.00	4.00	2,598	35310	1685416	
Thursday, April 23, 2026	0.85		9.35			6	49	0.3	0.8	10,915		11.00	4.00	4.00	2,598	35312	1685416	
Friday, April 24, 2026	0.71		9.07	7500		6	49	0.3	0.8	10,907		11.00	4.00	4.00	2,598	35321	1685416	
Saturday, April 25, 2026	0.90		9.15			8	65	0.3	0.8	10,955		11.00	4.00	4.00	2,598	35330	1685416	
Sunday, April 26, 2026	0.93		9.54			7	57	0.3	0.5	10,984		11.00	4.00	4.00	2,600	35339	1725786	
Monday, April 27, 2026	1.00		9.37	5110	560	10	81	0.3	0.5	10,954		11.00	4.00	4.00	2,600	35347	1725786	
Tuesday, April 28, 2026	0.88		9.02			7	57	0.3	0.3	10,959		11.00	4.00	4.00	2,601	35356	1725787	
Wednesday, April 29, 2026	0.83		9.28			10	81	0.3	0.3	10,956		11.00	4.00	4.00	2,602	35365	1725787	
Thursday, April 30, 2026	0.76		9.36			8	65	0.5	0.5	11,011		11.00	4.00	4.00	2,602	35374	1725788	
Friday, May 1, 2026																		
AVG	0.80	0.27	9.43	5959	697	5.98	48	1	13,226						94	44640	42476	
Total						160	1,454	38	317,414									

Monthly Influent Report

	WEATHER			RAW SEWAGE QUALITY									
	TEMP	PRECIP	Meter Total	TEMP	pH	cBOD ₅		Sus. Solids		TOTAL - P		NH ₃ - N	
	AIR TEMP F*	Inches	INF MGD	C*	SU	mg/l	LBS	mg/l	LBS	mg/l	LBS	mg/l	LBS
Wednesday, April 1, 2026	36	0.12	0.332361	9.9	7.3	24	67	192	532	6.3	17.6	36.4	100.9
Thursday, April 2, 2026	37	0.03	0.333403	9.9	7.2	169	470	176	489	6.3	17.4	34.9	97.0
Friday, April 3, 2026	64	1.00	0.468104	10.7	7.1								
Saturday, April 4, 2026	47	1.75	0.800622	9.6	7.1								
Sunday, April 5, 2026	37	0.90	0.500626	9.9	7.1	176	735	164	685	4.0	16.5	25.4	106.1
Monday, April 6, 2026	37		0.370021	10.4	7.2	185	571	156	481	3.8	11.8	25.1	77.5
Tuesday, April 7, 2026	24	SNOW	0.379966	11.9	7.0	125	396	160	507	4.9	15.6	29.6	93.8
Wednesday, April 8, 2026	31		0.403910	9.5	7.2	168	566	212	714	5.7	19.3	31.8	107.1
Thursday, April 9, 2026	54	0.02	0.399774	10.8	7.4	176	587	200	667	5.6	18.5	29.7	99.0
Friday, April 10, 2026	43	0.20	0.424031	11.5	7.3								
Saturday, April 11, 2026	46	0.07	0.399263	10.7	7.3								
Sunday, April 12, 2026	54	0.02	0.387987	10.5	7.2	162	524	200	647	4.9	15.9	30.2	97.7
Monday, April 13, 2026	65	0.15	0.371476	11.3	7.3	168	520	176	545	5.1	15.7	29.8	92.3
Tuesday, April 14, 2026	67	0.02	0.384030	12.1	7.1	133	426	312	999	4.9	15.5	30.1	96.4
Wednesday, April 15, 2026	63	2.50	0.917975	16.4	7.1	90	689	68	521	3.0	23.2	20.5	156.9
Thursday, April 16, 2026	60	0.75	0.716002	15.0	7.3	127	758	172	1027	4.6	27.2	18.0	107.5
Friday, April 17, 2026	54	1.15	0.523883	12.6	7.2								
Saturday, April 18, 2026	59	0.55	0.530565	13.3	7.3								
Sunday, April 19, 2026	42	0.15	0.480271	13.5	7.2	160	641	120	481	3.7	14.9	23.5	94.1
Monday, April 20, 2026	30		0.434764	11.0	7.3	100	363	64	232	4.6	16.6	27.0	97.9
Tuesday, April 21, 2026	45		0.423713	12.1	7.2	120	424	228	806	5.8	20.6	26.6	94.0
Wednesday, April 22, 2026	54		0.424866	13.0	7.2	112	397	96	340	4.9	17.5	29.0	102.8
Thursday, April 23, 2026	55		0.401922	12.7	7.4	101	339	332	1113	5.7	19.2	30.0	100.6
Friday, April 24, 2026	70		0.420023	14.1	7.2								
Saturday, April 25, 2026	52	0.51	0.401827	13.9	7.1								
Sunday, April 26, 2026	52		0.422610	12.9	7.1	158	557	156	550	5.5	19.5	31.9	112.4
Monday, April 27, 2026	50		0.402002	13.1	7.2	133	446	116	389	4.6	15.5	29.2	97.9
Tuesday, April 28, 2026	59	0.26	0.413188	13.6	7.5	138	476	116	400	6.0	20.7	32.0	110.3
Wednesday, April 29, 2026	48	0.30	0.400016	13.1	7.3	173	577	168	560	6.1	20.4	32.2	107.4
Thursday, April 30, 2026	43	0.15	0.421182	13.1	7.3	154	541	252	885	6.3	22.2	28.6	100.5
Friday, May 1, 2026													
TL		10.60	13.69										
AVG	49.27	0.53	0.46	12.1	7.21	138.7	503.1	174.4	616.9	5.1	18.2	28.7	102.3

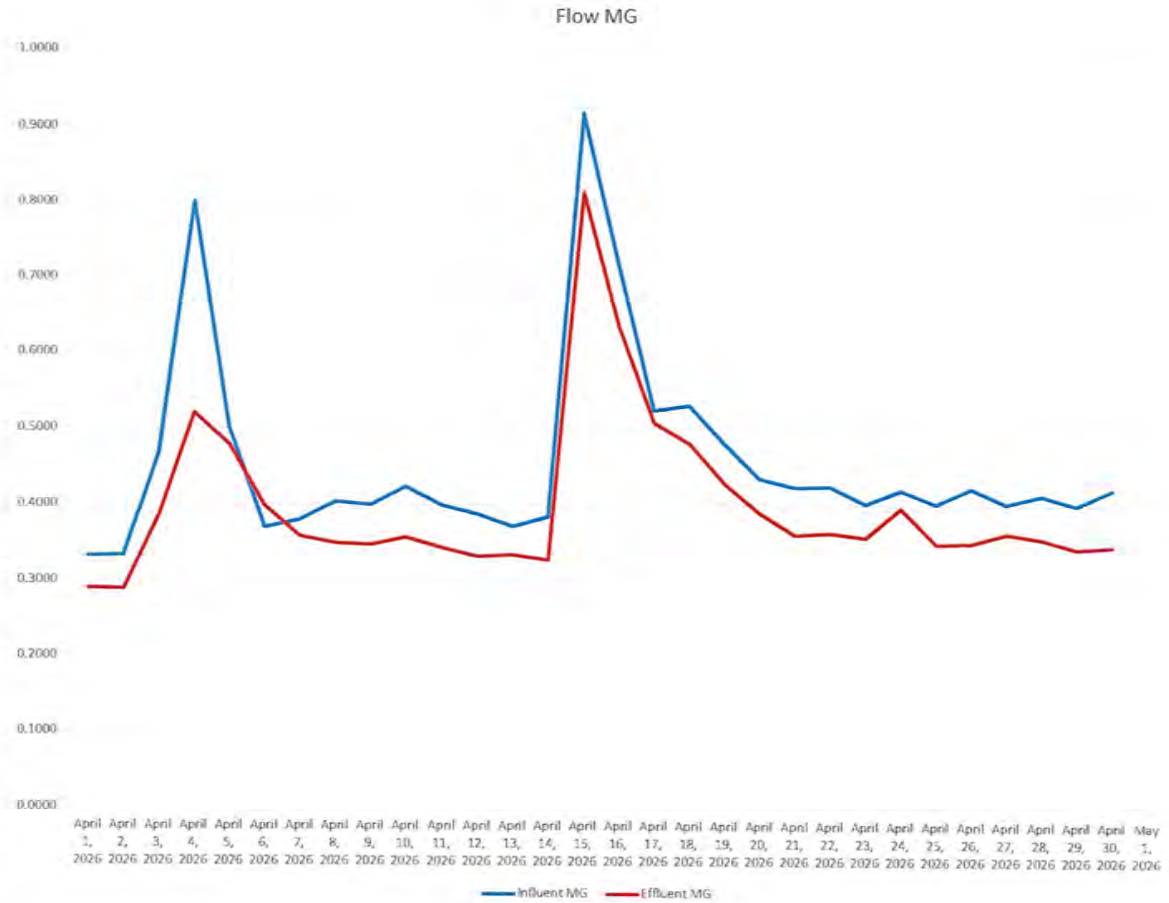
BRIGHTON ANALYTICAL - Howell WWTP

SAMPLE DAY	Chloride mg/L	Sulfate mg/L	FINAL EFF =	UNCORR	FIELD BLANK	
			0.5	0.5	0.2	0.2
			FINAL EFF	GRAB: UNCORR	FIELD BLANK	METH BLANK
			MERCURY (ng/L)	MERCURY (ng/L)	MERCURY (ng/L)	MERCURY (ng/L)
04/01/26						
04/02/26						
04/03/26						
04/04/26						
04/05/26						
04/06/26						
04/07/26						
04/08/26						
04/09/26						
04/10/26						
04/11/26						
04/12/26						
04/13/26						
04/14/26	200	28	<0.5	<0.5	<0.2	<0.2
04/15/26						
04/16/26						
04/17/26						
04/18/26						
04/19/26						
04/20/26						
04/21/26						
04/22/26						
04/23/26						
04/24/26						
04/25/26						
04/26/26						
04/27/26						
04/28/26						
04/29/26						
04/30/26						
05/01/26						

*g Not Required this Reporting Period

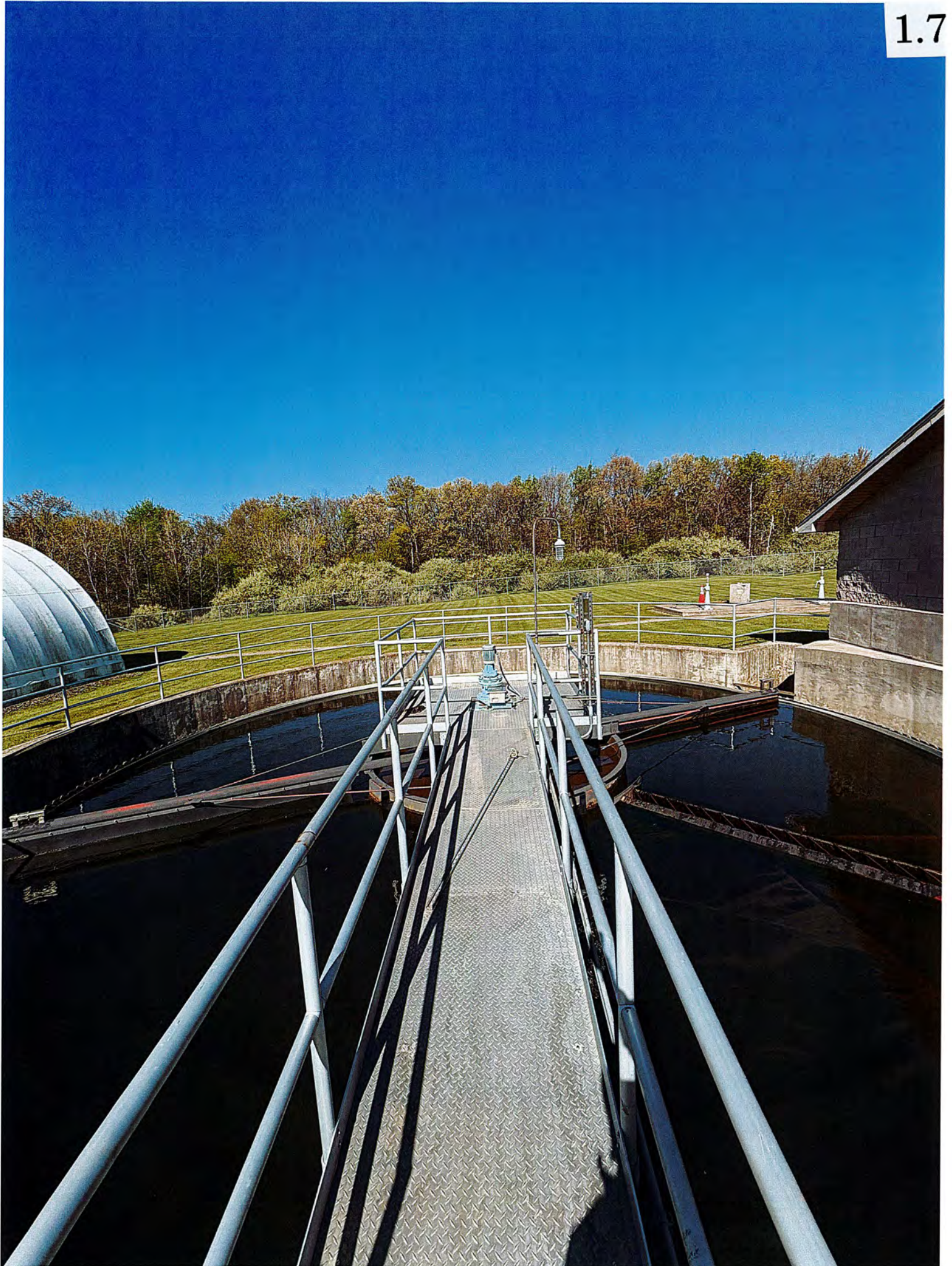
FLOW MG

	Influent MG	Effluent MG
April 1, 2026	0.3324	0.2902
April 2, 2026	0.3334	0.2890
April 3, 2026	0.4681	0.3862
April 4, 2026	0.8006	0.5205
April 5, 2026	0.5006	0.4781
April 6, 2026	0.3700	0.3980
April 7, 2026	0.3800	0.3584
April 8, 2026	0.4039	0.3496
April 9, 2026	0.3998	0.3476
April 10, 2026	0.4240	0.3574
April 11, 2026	0.3993	0.3436
April 12, 2026	0.3880	0.3322
April 13, 2026	0.3715	0.3343
April 14, 2026	0.3840	0.3277
April 15, 2026	0.9180	0.8133
April 16, 2026	0.7160	0.6338
April 17, 2026	0.5239	0.5081
April 18, 2026	0.5306	0.4808
April 19, 2026	0.4803	0.4282
April 20, 2026	0.4348	0.3892
April 21, 2026	0.4237	0.3609
April 22, 2026	0.4249	0.3634
April 23, 2026	0.4019	0.3577
April 24, 2026	0.4200	0.3964
April 25, 2026	0.4018	0.3493
April 26, 2026	0.4226	0.3506
April 27, 2026	0.4020	0.3631
April 28, 2026	0.4132	0.3558
April 29, 2026	0.4000	0.3431
April 30, 2026	0.4212	0.3463
May 1, 2026		
Daily Max	0.9180	0.8133
Daily Min	0.3324	0.2890



Monthly Flow Totals	(MG)
Influent	13.6904
Effluent	11.9525
Difference	1.7379

Average Daily Flow	(MGD)
Influent	0.4563
Effluent	0.3984
Difference	0.0579









PUMPING REPAIR
FLOW CONTROL
PROCESS
AUTOMATION



INVOICE		
DATE	NUMBER	PAGE
5/14/2026	650985	1 of 1

B SEV987
I MHOG SEWER & WATER AUTHORITY
L 900 CHILSON ROAD
L Jenifer@mhog.org
T HOWELL, MI 48843
O

S MHOG SEWER & WATER AUTHORITY
H 900 CHILSON ROAD
I HOWELL, MI 48843
P
T
O

*4/7
Ferric Pump*

ATTENTION:

JIM AULETTE 517-672-9653 JIMA@MHOG.ORG

CUSTOMER REF/PO #	JOB #	JOB TITLE	SLP	SHIPPING TYPE	TERMS
EMAIL JIM	0132752	HOWELL TOWNSHIP, WATSON MARLOW PUMP, CHEMICAL FEED	TJC/MAS	FREIGHT ALLOWED	NET 30

QUANTITY		PART NO.	DESCRIPTION	UNIT PRICE	EXTENDED
B/O	Ship				
0.00	1.00	0M0.225R.GLA	WATSON MARLOW, PUMP QDOS 30, UNIVERSAL+ PUMP, 24V/115V, 100 PSI, SANTOPRENE PUMPHEAD LEFT	\$5,545.00	\$5,545.00

PLEASE REMIT TO:
KENNEDY INDUSTRIES, INC.
P.O. BOX 930079
WIXOM, MI 48393

<p>This invoice is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions (Rev'd 6/2023) and Customer Warranty available at www.kennedyind.com which will be provided by email upon written request. Buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.</p> <p>*TERMS OF PAYMENT ARE NET 30 DAYS FROM DATE OF INVOICE *A 7% PER ANNUM SERVICE CHARGE SHALL BE APPLIED TO ANY BALANCE *CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE</p>	SUBTOTAL:	\$5,545.00
	TAX:	\$0.00
	TOTAL:	\$5,545.00

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



Section 2

Collection System Operation

Howell Township Pump Stations and Collection System Monthly Summary – April Activities

Pump Station Inspections:

All pump stations were inspected on a weekly basis throughout the month of April to ensure proper operation and maintenance (*Attachment 2.2*). Staff also began weekly lawn mowing at pump stations. During the heavy rains in Mid-April, the pump stations ran much more, with 73 (Lambert) and 74 (Tooley) having the greatest increase.

Manhole Inspections:

Manhole inspections will begin this month. Staff will locate and inspect all 653 manholes within the collection system. Any issues identified during inspections will be documented, and manholes will be cleaned as needed. After inspections are completed, staff will perform any repairs that can be handled in-house and obtain pricing from contractors for repairs requiring outside services.

D'Angelo Construction repaired a manhole at 383 Ventura Court as part of a repair of 10 other manholes in our systems we operate. The drive will be restored. There was not grout in the adjustment bricks. In the repair the adjustment bricks were grouted and the manhole was wrapped in rapid seal (*See Attachment 2.3*).

GIS:

The Utility Department has a new GIS server. However, Giffles has migrated all the data over to the new server. Unfortunately, with certificate and authentication issues, we have not been able to obtain full access and use of applications such as manhole inspections. In addition, we want to have Howell Specific Sanitary into the overall GIS to aid MISS DIG and to add standby generators into GIS.

Revised Gate Cost for Parson's Manhole:

Due to difficulty with scheduling and deposit for the Gate at Parson's for the manhole that is within Hutson's rear yard, we found a new fence contractor. After meeting him out there, we were able to get the cost down to \$1,400 from the previous \$2,500 (*See attachment 2.4*).

Overall Pump Station Status:

All pump stations were confirmed to be in normal operation

- PS-71: Normal Operation
- PS-72: Normal Operation
- PS-73: Normal Operation

- PS-74: Normal Operation
- PS-75: Normal Operation
- PS-76: Normal Operation
- PS-77: Normal Operation
- PS-78: Normal Operation
- PS-79: Normal Operation

MISS DIG:

A total of 65 MISS DIG requests were staked in Howell Township in May 2026 (*See Attachment 2.5*)

Pump Station 70
Howell Township
May 2026

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Ran Generator?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments
3/23/2026	10:00 AM	sl	7605.0	7313.8	6711	535	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	15.1	15.2	143.7	6.0	2.523	2.539	384.0	0.2	
3/30/2026	10:05 AM	db	7622.4	7331.0	7149	535	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	17.4	17.2	168.1	7.0	2.484	2.456	438.0	0.2	
4/6/2026	1:35 PM	db	7643.6	7352.2	7645	535	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	21.2	21.2	171.5	7.1	2.967	2.967	496.0	0.2	
4/13/2026	1:20 PM	bc	7662.6	7371.5	8101	535	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	3/4	19.0	19.3	167.8	7.0	2.718	2.761	456.0	0.1	
4/20/2026	1:20 PM	db	7687.1	7395.5	8626	535.6	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	24.5	24.0	168.0	7.0	3.500	3.429	525.0	0.3	
4/27/2026	1:36 PM	sl	7706.9	7415.3	9073	536	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	19.8	19.8	168.3	7.0	2.824	2.824	447.0	0.2	
5/4/2026	1:50 PM	bo	7725.4	7434.1	9513	536	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	18.5	18.8	168.2	7.0	2.639	2.682	440.0	0.1	
5/11/2026	1:50 PM	db	7743.1	7451.9	9932	536	NO	NO	YES	YES	NO	NO	NO	YES	NO	YES	75%	17.7	17.8	168.0	7.0	2.529	2.543	419.0	0.3	✓

Pump Station 71
Howell Township
May 2026

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Comments
3/23/2026	9:51 AM	sl	6356.0	738.3	2746	NO	NO	YES	YES	NO	NO	NO	YES	NO	4.7	14.4	143.9	6.0	0.784	2.403	534.0	
3/30/2026	9:55 AM	db	6359.1	745.5	3067	NO	NO	YES	YES	NO	NO	NO	YES	NO	3.1	7.2	168.1	7.0	0.443	1.028	321.0	
4/6/2026	1:25 PM	db	6364.1	750.8	3383	NO	NO	YES	YES	NO	NO	NO	YES	NO	5.0	5.3	171.5	7.1	0.700	0.742	316.0	
4/13/2026	12:30 PM	bc	6368.8	756.1	3678	NO	NO	YES	YES	NO	NO	NO	YES	NO	4.7	5.3	167.1	7.0	0.675	0.761	295.0	
4/20/2026	1:00 PM	db	6374.1	762.0	3991	NO	NO	YES	YES	NO	NO	NO	YES	NO	5.3	5.9	168.5	7.0	0.755	0.840	313.0	
4/27/2026	1:28 PM	sl	6379.0	767.6	4289	NO	NO	YES	YES	NO	NO	NO	YES	NO	4.9	5.6	168.5	7.0	0.698	0.798	298.0	
5/4/2026	1:45 PM	bo	6383.9	773.0	4587	NO	NO	YES	YES	NO	YES	YES	YES	NO	4.9	5.4	168.3	7.0	0.699	0.770	298.0	✓

Pump Station 72
Howell Township
May 2026

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Fuel/Gas Net	Comments
3/23/2026	9:46 AM	sl	726.4	1651.8	5613	1303	1419	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.0	1.0	143.7	6.0	0.167	0.167	305.0	0.2	1.0	
3/30/2026	9:50 AM	db	727.6	1652.9	5916	1303	1420	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.2	1.1	168.1	7.0	0.171	0.157	303.0	0.3	1.0	
4/6/2026	1:20 PM	db	728.7	1654.0	6163	1304	1422	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.1	1.1	171.5	7.1	0.154	0.154	247.0	0.7	2.0	
4/13/2026	12:15 PM	bc	729.8	1655.1	6413	1304	1422	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.1	1.1	166.9	7.0	0.158	0.158	250.0	0.0	0.0	
4/20/2026	1:10 PM	db	731.5	1656.7	6635	1305	1423	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	1.7	1.6	168.9	7.0	0.242	0.227	222.0	0.7	1.0	
4/27/2026	1:21 PM	sl	732.6	1657.8	6825	1305	1425	NO	NO	YES	YES	NO	NO	YES	YES	NO	NO	1.1	1.1	168.2	7.0	0.157	0.157	190.0	0.4	2.0	
5/4/2026	1:35 PM	bo	733.6	1658.8	7039	1305	1426	NO	NO	YES	YES	NO	NO	YES	YES	NO	NO	1.0	1.0	168.2	7.0	0.143	0.143	214.0	0.3	1.0	
5/11/2026	1:30 PM	db	734.7	1659.9	7248	1306	1426	NO	NO	YES	YES	NO	NO	YES	YES	NO	NO	1.1	1.1	167.9	7.0	0.157	0.157	209.0	0.3	0.0	✓

Pump Station 73
Howell Township
May 2026

Date	Time	Initials	Pump 1	Pump 2	Pump 3	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	Hours #3	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	AVG RUNTIME / DAY PUMP 3	KWH Net	Generator Net	Comments
3/23/2026	9:38 AM	sl	1331.4	1005.3	4563	714	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	3.3	3.4	143.9	6.0	0.000	0.550	0.567	10.0	0.4	
3/30/2026	9:40 AM	db	1335.3	1009.3	4575	714	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	3.9	4.0	168.0	7.0	0.000	0.557	0.571	12.0	0.4	
4/6/2026	1:10 PM	db	1341.6	1015.8	4589	714	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	6.3	6.5	171.5	7.1	0.000	0.882	0.910	14.0	0.4	
4/13/2026	12:40 PM	bc	1346.5	1021.1	4601	715	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	4.9	5.3	167.5	7.0	0.000	0.702	0.759	12.0	0.4	
4/20/2026	12:50 PM	db	1356.1	1031.5	4618	715	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	9.6	10.4	168.2	7.0	0.000	1.370	1.484	17.0	0.4	
4/27/2026	1:11 PM	sl	1361.7	1037.3	4630	716	YES	NO	YES	YES	NO	NO	YES	YES	NO	NO	NO	50%	0.0	5.6	5.8	168.4	7.0	0.000	0.798	0.827	12.0	0.4	Double
5/4/2026	1:25 PM	bo	1366.7	1042.4	4642	716	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	5.0	5.1	168.2	7.0	0.000	0.713	0.728	12.0	0.4	
5/11/2026	1:15 PM	db	1371.3	1046.9	4653	716	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	0.0	4.6	4.5	167.8	7.0	0.000	0.658	0.643	11.0	0.4	✓

Pump Station 74
Howell Township
May 2026

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Odor from Carbon Cannister?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments
3/23/2026	9:25 AM	sl	262.5	277.1	743.0	2459.50	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.4	1.5	143.8	6.0	0.234	0.250	5.0	0.6	
3/30/2026	9:25 AM	db	264.0	278.6	748.0	2460.20	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	1.5	1.5	168.0	7.0	0.214	0.214	5.0	0.7	
4/6/2026	12:55 PM	db	267.5	282.1	755.0	2460.80	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	3.5	3.5	171.5	7.1	0.490	0.490	7.0	0.6	
4/13/2026	1:00 PM	bc	270.5	285.2	761.0	2463.00	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	3.0	3.1	168.1	7.0	0.428	0.443	6.0	2.2	
4/20/2026	12:20 PM	db	277.5	292.0	771.0	2463.70	NO	NO	YES	YES	NO	NO	NO	NO	YES	NO	NO	50%	7.0	6.8	167.3	7.0	1.004	0.975	10.0	0.7	Double
4/27/2026	12:55 PM	sl	281.2	295.6	778.0	2464.30	NO	NO	NO	YES	NO	NO	YES	NO	YES	NO	NO	50%	3.7	3.6	168.6	7.0	0.527	0.513	7.0	0.6	
5/4/2026	1:15 PM	bo	284.3	298.8	784.0	2465.00	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	NO	50%	3.1	3.2	168.3	7.0	0.442	0.456	6.0	0.7	
5/11/2026	1:00 PM	db	286.8	301.4	790.0	2465.60	NO	NO	YES	YES	NO	NO	YES	NO	YES	NO	NO	50%	2.5	2.6	167.7	7.0	0.358	0.372	6.0	0.6	✓

Pump Station 75
Howell Township
May 2026

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Fuel/Gas Net	Comments
3/23/2026	9:05 AM	sl	1345.6	3107.3	3772	937	4424	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	4.7	4.5	144.1	6.0	0.783	0.750	8.0	0.4	2.0	
3/30/2026	9:15 AM	db	1350.9	3112.4	3782	938	4427	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	5.3	5.1	168.2	7.0	0.756	0.728	10.0	0.4	3.0	
4/6/2026	12:40 PM	db	1357.4	3118.7	3793	938	4430	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	6.5	6.3	171.4	7.1	0.910	0.882	11.0	0.4	3.0	
4/13/2026	2:10 PM	bc	1363.3	3124.4	3802	939	4432	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	5.9	5.7	169.5	7.1	0.835	0.807	9.0	0.4	2.0	
4/20/2026	12:20 PM	db	1370.0	3131.1	3812	939	4435	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	6.7	6.7	166.2	6.9	0.968	0.968	10.0	0.4	3.0	
4/27/2026	12:24 PM	sl	1375.5	3136.4	3821	939	4437	NO	NO	YES	YES	NO	NO	YES	YES	NO	NO	5.5	5.3	168.1	7.0	0.785	0.757	9.0	0.4	2.0	
5/4/2026	9:00 AM	bo	1380.8	3141.5	3829	940	4440	NO	NO	YES	YES	NO	NO	YES	YES	NO	NO	5.3	5.1	164.6	6.9	0.773	0.744	8.0	0.3	3.0	
5/11/2024	12:45 PM	db	1385.9	3146.6	3838	940	4443	NO	NO	YES	YES	NO	NO	YES	YES	NO	NO	5.1	5.1	-17348.3	-722.8	-0.007	-0.007	9.0	0.4	3.0	

Pump Station 76
Howell Township
May 2026

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Fuel Level in Generator	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Comments
3/16/2026	2:25 PM	bc	3783.4	3135.5	29616	631	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.4	4.9	169.7	7.1	0.763	0.693	310.0	0.3	
3/23/2026	8:58 AM	sl	3788.3	3140.2	29931	632	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	4.9	4.7	162.6	6.8	0.723	0.694	315.0	0.4	
3/30/2026	9:05 AM	db	3793.4	3144.9	30227	632	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.1	4.7	168.1	7.0	0.728	0.671	296.0	0.3	
4/6/2026	12:35 PM	db	3799.2	3150.3	30512	632	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.8	5.4	171.5	7.1	0.812	0.756	285.0	0.3	
4/13/2026	2:00 PM	bc	3804.5	3155.3	30771	633	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.3	5.0	169.4	7.1	0.751	0.708	259.0	0.4	
4/20/2026	12:15 PM	db	3810.4	3161.1	30991	633	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.9	5.8	166.2	6.9	0.852	0.837	220.0	0.3	
4/27/2026	12:16 PM	sl	3816.0	3166.0	31200	633	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.6	4.9	168.0	7.0	0.800	0.700	209.0	0.3	
5/4/2026	8:45 AM	bo	3821.6	3170.8	31433	634	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.6	4.8	164.5	6.9	0.817	0.700	233.0	0.4	
5/11/2026	12:30 PM	db	3826.8	3175.6	31653	634	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	75%	5.2	4.8	171.8	7.2	0.727	0.671	220.0	0.3	

Pump Station 77
Howell Township
May 2026

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Comments
3/23/2026	8:49 AM	sl	431.7	570.8	25489	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.6	162.9	6.8	0.059	0.088	70.0	
3/30/2026	8:55 AM	db	432.3	571.1	25552	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.6	0.3	168.1	7.0	0.086	0.043	63.0	
4/6/2026	12:25 PM	db	432.7	571.5	25605	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.4	171.5	7.1	0.056	0.056	53.0	
4/13/2026	2:40 PM	bc	433.1	571.9	25658	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.4	170.3	7.1	0.056	0.056	53.0	
4/20/2026	12:10 PM	db	433.6	572.4	25697	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.5	0.5	165.5	6.9	0.073	0.073	39.0	
4/27/2026	12:05 PM	sl	434.0	572.7	25734	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.3	167.9	7.0	0.057	0.043	37.0	
5/4/2026	8:40 AM	bo	434.4	573.1	25775	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.4	164.6	6.9	0.058	0.058	41.0	
5/11/2026	12:15 PM	db	434.8	573.5	25814	NO	NO	YES	YES	NO	NO	NO	YES	NO	0.4	0.4	171.6	7.1	0.056	0.056	39.0	

**Pump Station 78
Howell Township
May 2026**

Date	Time	Initials	Pump 1	Pump 2	KWH	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Comments
3/23/2026	10:15 AM	sl	2660.9	2802.8	48691	NO	NO	YES	YES	NO	NO	NO	YES	NO	9.2	9.6	143.6	6.0	1.538	1.605	317.0	
3/30/2026	10:10 AM	db	2671.1	2813.2	49046	NO	NO	YES	YES	NO	NO	NO	YES	NO	10.2	10.4	167.9	7.0	1.458	1.486	355.0	
4/6/2026	2:00 PM	db	2684.2	2826.6	49486	NO	NO	YES	YES	NO	NO	NO	YES	NO	13.1	13.4	171.8	7.2	1.830	1.872	440.0	
4/13/2026	1:40 AM	bc	2696.2	2839.3	49899	NO	NO	YES	YES	NO	NO	NO	YES	NO	12.0	12.7	155.7	6.5	1.850	1.958	413.0	
4/20/2026	1:45 PM	db	2712.4	2855.8	50428	NO	NO	YES	YES	NO	NO	NO	YES	NO	16.2	16.5	180.1	7.5	2.159	2.199	529.0	
4/27/2026	1:53 PM	sl	2724.9	2868.6	50852	NO	NO	NO	YES	NO	NO	NO	YES	NO	12.5	12.8	168.1	7.0	1.784	1.827	424.0	
5/4/2026	2:15 PM	bo	2736.3	2880.2	51242	NO	NO	YES	YES	NO	NO	NO	YES	NO	11.4	11.6	168.4	7.0	1.625	1.654	390.0	
5/11/2026	2:05 PM	db	2747.0	2891.2	51611	NO	NO	YES	YES	NO	NO	NO	YES	NO	10.7	11.0	167.8	7.0	1.530	1.573	369.0	

**Pump Station 79
Howell Township
May 2026**

Date	Time	Initials	Pump 1	Pump 2	KWH	Generator Hours	Fuel/Gas Read	Operated Pump 1 in Hand?	Operated Pump 2 in Hand?	Quiet?	Cleaned Floats?	Tested High Level Alarm Float?	Wet Well Needs Cleaning?	Grass Needs Mowing?	Heater On?	Ran Generator?	Blow By?	Hours #1	Hours #2	HOURS SINCE LAST CHECK IN	# OF DAYS	AVG RUNTIME / DAY PUMP 1	AVG RUNTIME / DAY PUMP 2	KWH Net	Generator Net	Fuel/Gas Net	Comments
3/17/2026	9:20 AM	bc	696.2	712.8	7392	33	62	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	11.5	24.3	188.8	7.9	1.462	3.090	155.0	0.3	1.0	
3/23/2026	9:11 AM	sl	702.0	728.5	7502	33	62	NO	NO	NO	YES	NO	NO	NO	YES	NO	NO	5.8	15.7	143.9	6.0	0.968	2.619	110.0	0.4	0.0	pump 1 off.
3/30/2026	9:15 AM	db	710.5	743.3	7617	34	63	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	8.5	14.8	168.1	7.0	1.214	2.113	115.0	0.3	1.0	
4/6/2026	12:50 PM	db	720.1	759.7	7727	34	63	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	9.6	16.4	171.6	7.1	1.343	2.294	110.0	0.4	0.0	
4/13/2026	2:25 PM	bc	729.5	773.7	7831	34	64	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	9.4	14.0	169.6	7.1	1.330	1.981	104.0	0.3	1.0	
4/20/2026	12:30 PM	db	739.3	789.8	7916	35	65	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	9.8	16.1	166.1	6.9	1.416	2.327	85.0	0.4	1.0	
4/27/2026	12:37 PM	sl	748.2	806.1	8001	35	65	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	8.9	16.3	168.1	7.0	1.271	2.327	85.0	0.3	0.0	
5/4/2026	9:05 AM	bo	756.8	821.5	8092	36	66	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	8.6	15.4	164.5	6.9	1.255	2.247	91.0	0.4	1.0	
5/11/2026	12:20 PM	db	765.6	836.5	8178	36	67	NO	NO	YES	YES	NO	NO	NO	YES	NO	NO	8.8	15.0	171.3	7.1	1.233	2.102	86.0	0.3	1.0	



383 Ventura Ct
2 Flags
8' x 7'
9' x 7'



Estimate



New Edge LLC
(810) - 220 - 9872

5031 Bennington Ct
Brighton, MI 48114

Name: Greg Tatara
Address: 42.62158, -83.99221 / J2C5+J4M
City: Howell
Zip: 48855
Phone: 810-623-4725
Email: greg@mhog.org

DATE: 5/15/2026

INVOICE NO. NO. 986 A

Materials & Labor	Qty	\$
6ft Chain Link Fence Removal	12ft	\$50
6ft High 12ft Wide Double Gate	One	1250
Delivery	One	\$100
Permit	One	Included

SUBTOTAL \$1,400

Remarks / Payment Instructions:

DISCOUNT

SUBTOTAL LESS DISCOUNT \$1,400

\$975 Paid 4/30/2026
50% Due Upon Completion

Balance Due \$1,400

Company Signature

Client Signature

Monthly Misdig Log

April-26											
Date	Misdig Tickets					Marked					
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
Wednesday, April 01, 2026	46	0	0	0	0	0	0	0	0	0	0
Thursday, April 02, 2026	62	125	26	99	0	14	0	0	8	2	2
Friday, April 03, 2026	36	0	0	0	0	0	0	0	0	0	0
Saturday, April 04, 2026	18	0	0	0	0	0	0	0	0	0	0
Sunday, April 05, 2026	10	0	0	0	0	0	0	0	0	0	0
Monday, April 06, 2026	73	121	38	83	0	21	0	0	16	0	1
Tuesday, April 07, 2026	58	70	30	40	0	16	1	0	11	0	2
Wednesday, April 08, 2026	61	24	14	10	0	8	0	0	3	0	3
Thursday, April 09, 2026	28	53	23	30	0	12	0	0	9	0	2
Friday, April 10, 2026	51	44	31	13	0	17	0	0	8	0	6
Saturday, April 11, 2026	11	0	0	0	0	0	0	0	0	0	0
Sunday, April 12, 2026	2	0	0	0	0	0	0	0	0	0	0
Monday, April 13, 2026	41	42	10	32	0	8	0	0	1	1	0
Tuesday, April 14, 2026	37	51	22	29	0	15	0	0	5	0	2
Wednesday, April 15, 2026	49	66	25	41	0	13	0	0	10	1	1
Thursday, April 16, 2026	33	25	10	15	0	6	0	0	1	2	1
Friday, April 17, 2026	21	31	17	14	0	7	1	0	3	0	6
Saturday, April 18, 2026	9	0	0	0	0	0	0	0	0	0	0
Sunday, April 19, 2026	0	0	0	0	0	0	0	0	0	0	0
Monday, April 20, 2026	69	53	24	29	0	17	0	0	6	1	0
Tuesday, April 21, 2026	75	62	32	30	0	21	0	0	7	0	4
Wednesday, April 22, 2026	66	55	32	23	0	18	0	0	5	0	9
Thursday, April 23, 2026	23	54	21	33	0	13	0	0	3	0	5
Friday, April 24, 2026	39	41	26	15	0	16	0	0	1	0	9
Saturday, April 25, 2026	11	0	0	0	0	0	0	0	0	0	0
Sunday, April 26, 2026	0	0	0	0	0	0	0	0	0	0	0
Monday, April 27, 2026	26	28	11	17	0	9	0	0	1	0	1
Tuesday, April 28, 2026	56	41	28	13	0	13	3	0	6	1	5
Wednesday, April 29, 2026	40	30	13	17	0	7	0	0	3	2	1
Thursday, April 30, 2026	29	35	22	13	0	10	1	0	5	1	5
Total	1080	1051	455	596	0	261	6	0	112	11	65
	Received	Positive Response	Marked	Cleared	Out of System	MHOG	OPW	LE	G/O	OPS	HTS
	36	35	15	20	0	Total					455
	Average Per Day					% Marked to Received					
						42%					

MHOG = MHOG Water System
 OPW = Oak Pointe Water System

LE = Lake Edgewood Sewer System
 G/O = G/O Sewer System
 OPS = Oak Pointe Sewer System
 HTS = Howell Township Sewer System

Section 3

**Repairs
&
Capital Improvements**

Howell Township
 New 2026 Improvement Plan Summary
 Updated 05/15/26

Active CIP and Significant Repairs In Progress						
No.	Project Description	Contractor	Priority	Initial Estimate	Actual Cost/Quote	Update
1	Aeration DO Probe Installation	MHOG/UIS	High	\$5,000		Using Old from Lake Edgewood to Save Costs
2	Post Aeration By-pass	D'Angelo	Medium	\$15,000		Requires 12-inch and 8-inch Gate Valves
3	South Clarifier Inspection and Repairs	FHC	High	\$20,000	\$14,640	Complete - K&J Repaired Electrical
4	Exterior HVAC Unit on Headworks	TBD	Low	\$5,000		Made it through 2025-26 with Ferric Heater
5	Sand Filter Lift Tubes	MHOG	Medium	\$2,000		May need a welding sub
6	Day Tank / Ferric Tank Liner & Ferric Room Improvement	Hamlett	High	\$10,000	TBD	Coordinating with work with company quoting repair to MHOG Tank
6	Lagoon Tree Removal	Cooper's Turf	High	\$10,000	\$7,815	Complete
7	Cleaning Shiwassee	Pipeline Mgmt.	High	\$15,908	\$15,908	Complete
8	Selector Basin Start Up	K&J	Medium	\$5,000		Wire in Mixer, See if Get Biological
Total				\$87,908	\$22,455	

**HOWELL TOWNSHIP SANITARY
PROJECT SYSTEM EXPANSION SUMMARY
May 2026**

PROJECT	Activity Past Month	LOCATION	PROJECT DESCRIPTION	STATUS
Planning / Review				
AGAPE Church	Yes	Grand River and M-59	First Set of Plans Reviewed	Held Pre-con on May 6, Connecting to Existing Stub
Wranglers	Yes	Grand River and Burkhart	Drive Thru Restaurant - Connecting to existing sewer lead	Demolition complete
Lake Serene Parcels	Yes	Fisher Road and Edgemont Drive	Houses off of Fisher and Edgemont, want Sanitary Only and Private	Preliminary Review, nothing after sending developer to an engineer
Construction				
Heritage Square	Yes	Burkhart & Mason Road	176 Single Family Homes	Question on Sanitary Inspection and Fence?
Outdoor Storage	No	Hydraulic Drive	Outdoor storage for recreational vehicles, contractors equipment & materials.	Pre-con on 5/6 - starting soone - water only
Close Out				
Union at Oak Grove	No	Oak Grove Road	Apartment Complex	Complete - All Sanitary in GIS

10K

Howell Area Parks & Recreation Authority

Regular Meeting

May 19th, 2026

Approved Consent Agenda

Discussion and approval of Gaming License for Melon Festival

Melon Ball will be at the Howell Opera House this year, trying to bring more back to the city.

Rec on the Go, will start visiting different townships,

Summer Camp is completely sold out.

Post cards will be mailed out informational only.

Board member update

Howell City update: A new parking lot is planned on Michigan Avenue at the former Snedcor Dry Cleaning site, and Fire and Ice is still targeting a June opening.

Marion Townshihp is working on Pickell ball courts finishing up and a playground design

1 1A

Howell Township
Invoice and Check Registers
As of 5/31/2026

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00025719	BANK OF ANN ARBOR	05/01/2026	05/01/2026	5,670.63	0.00	Paid	Y
00025720	HOWELL TOWNSHIP	05/01/2026	05/01/2026	130.77	0.00	Paid	Y
00025721	AMERICAN FUNDS	05/01/2026	05/01/2026	3,276.81	0.00	Paid	Y
00025722	EMPOWER	05/01/2026	05/01/2026	1,238.13	0.00	Paid	Y
00025702	GCT METER FUND	04/16/2026	05/10/2026	968.00	0.00	Paid	Y
00025716	GCT METER FUND	04/20/2026	05/04/2026	1,318.00	0.00	Paid	Y
00025739	LIVINGSTON COUNTY TREASURER	05/04/2026	05/04/2026	902.50	0.00	Paid	Y
00025740	LIVINGSTON COUNTY TREASURER	05/04/2026	05/04/2026	23.50	0.00	Paid	Y
00025741	GCT METER FUND	05/04/2026	05/04/2026	2,858.00	0.00	Paid	Y
00025742	MHOG	05/04/2026	05/04/2026	3,500.00	0.00	Paid	Y
00025743	GCT METER FUND	05/04/2026	05/04/2026	2,858.00	0.00	Paid	Y
00025744	MHOG	05/04/2026	05/04/2026	3,500.00	0.00	Paid	Y
00025745	GCT METER FUND	05/04/2026	05/04/2026	222.00	0.00	Paid	Y
00025746	GCT METER FUND	05/04/2026	05/04/2026	222.00	0.00	Paid	Y
00025747	GCT METER FUND	05/04/2026	05/04/2026	222.00	0.00	Paid	Y
00025748	GCT METER FUND	05/04/2026	05/04/2026	222.00	0.00	Paid	Y
00025749	GCT METER FUND	05/04/2026	05/04/2026	222.00	0.00	Paid	Y
00025750	GCT METER FUND	05/04/2026	05/04/2026	222.00	0.00	Paid	Y
00025751	GCT METER FUND	05/04/2026	05/04/2026	222.00	0.00	Paid	Y
00025752	GCT METER FUND	05/04/2026	05/04/2026	968.00	0.00	Paid	Y
00025718	PERFECT MAINTENANCE	04/24/2026	05/20/2026	195.00	0.00	Paid	Y
00025723	MUTUAL OF OMAHA INSURANCE COMPANY	04/20/2026	05/20/2026	173.38	0.00	Paid	Y
00025724	CONSUMERS ENERGY	04/20/2026	05/15/2026	360.64	0.00	Paid	Y
00025725	CONSUMERS ENERGY	04/20/2026	05/15/2026	29.32	0.00	Paid	Y
00025726	AT&T	04/16/2026	05/11/2026	99.25	0.00	Paid	Y
00025727	PVS TECHNOLOGIES, INC	04/23/2026	05/23/2026	8,701.61	0.00	Paid	Y
00025728	PURCHASE POWER	04/23/2026	05/23/2026	1,857.52	0.00	Paid	Y
00025729	TRUE VALUE HARDWARE	04/30/2026	05/15/2026	243.80	0.00	Paid	Y
00025730	MANN TECHNOLOGIES LLC	05/01/2026	05/15/2026	1,689.20	0.00	Paid	Y
00025731	SPRUNGTOWN OUTDOOR SERVICES	05/01/2026	05/15/2026	4,350.00	0.00	Paid	Y
00025732	USA TODAY MEDIA CORP	05/01/2026	05/15/2026	374.50	0.00	Paid	Y
00025733	REPUBLIC SERVICES	04/30/2026	05/20/2026	312.68	0.00	Paid	Y
00025734	MHOG UTILITY DPW FUND	05/01/2026	05/20/2026	32,636.00	0.00	Paid	Y
00025736	CONSUMERS ENERGY	04/22/2026	05/18/2026	149.34	0.00	Paid	Y
00025737	CONSUMERS ENERGY	04/22/2026	05/18/2026	477.95	0.00	Paid	Y
00025738	DTE ENERGY	04/30/2026	06/10/2026	795.76	0.00	Paid	Y
00025753	FAHEY SCHULTZ BURZYCH RHODES PLC	05/01/2026	05/15/2026	1,854.50	0.00	Paid	Y
00025754	FAHEY SCHULTZ BURZYCH RHODES PLC	05/01/2026	05/15/2026	36.00	0.00	Paid	Y
00025755	FAHEY SCHULTZ BURZYCH RHODES PLC	05/01/2026	05/15/2026	45.00	0.00	Paid	Y
00025756	FAHEY SCHULTZ BURZYCH RHODES PLC	05/01/2026	05/15/2026	4,266.50	0.00	Paid	Y
00025757	FAHEY SCHULTZ BURZYCH RHODES PLC	05/01/2026	05/15/2026	6,355.00	0.00	Paid	Y
00025758	SPICER GROUP	05/06/2026	05/06/2026	644.00	0.00	Paid	Y
00025759	SPICER GROUP	05/06/2026	05/06/2026	924.00	0.00	Paid	Y
00025760	SPICER GROUP	05/06/2026	05/06/2026	560.00	0.00	Paid	Y
00025761	G-O WWTP VACTOR PAD	05/01/2026	05/15/2026	117.24	0.00	Paid	Y
00025762	TERESA MURRISH	05/06/2026	05/15/2026	698.43	0.00	Paid	Y
00025765	BANK OF ANN ARBOR	05/15/2026	05/15/2026	5,936.59	0.00	Paid	Y
00025766	HOWELL TOWNSHIP	05/15/2026	05/15/2026	130.77	0.00	Paid	Y
00025768	AMERICAN FUNDS	05/15/2026	05/15/2026	3,549.83	0.00	Paid	Y
00025769	EMPOWER	05/15/2026	05/15/2026	1,921.75	0.00	Paid	Y
00025763	PICTOMETRY INTERNATIONAL INC	04/21/2026	05/21/2026	26,875.00	0.00	Paid	Y
00025764	LCAA	05/07/2026	05/07/2026	20.00	0.00	Paid	Y
00025767	BLUE CARE NETWORK	05/15/2026	05/15/2026	5,615.60	0.00	Paid	Y
00025770	COOPER'S TURF MANAGEMENT	05/11/2026	05/11/2026	650.00	0.00	Paid	Y

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
00025771	BRIGHTON ANALYTICAL	04/30/2026	05/30/2026	240.00	0.00	Paid	Y
00025772	BRIGHTON ANALYTICAL	04/30/2026	05/30/2026	240.00	0.00	Paid	Y
00025773	BRIGHTON ANALYTICAL	04/30/2026	05/30/2026	30.00	0.00	Paid	Y
00025774	PITNEY BOWES GLOBAL FINANCIAL SERV.	05/11/2026	06/29/2026	403.98	0.00	Paid	Y
00025775	CARLISLE WORTMAN ASSOC, INC.	05/11/2026	06/29/2026	1,150.00	0.00	Paid	Y
00025776	CARLISLE WORTMAN ASSOC, INC.	05/08/2026	06/08/2026	632.50	0.00	Paid	Y
00025777	CARLISLE WORTMAN ASSOC, INC.	05/08/2026	06/08/2026	2,390.00	0.00	Paid	Y
00025778	CARLISLE WORTMAN ASSOC, INC.	05/08/2026	06/08/2026	1,760.00	0.00	Paid	Y
00025779	LASHBROOK SEPTIC SERVICE	05/11/2026	06/11/2026	150.00	0.00	Paid	Y
00025780	DTE ENERGY	05/06/2026	05/28/2026	283.29	0.00	Paid	Y
00025781	DTE ENERGY	05/06/2026	05/28/2026	218.02	0.00	Paid	Y
00025782	DTE ENERGY	05/06/2026	05/28/2026	700.40	0.00	Paid	Y
00025783	ABSOPURE	04/28/2026	05/28/2026	38.42	0.00	Paid	Y
00025784	ABSOPURE	04/30/2026	05/30/2026	12.00	0.00	Paid	Y
00025785	LCAA	05/07/2026	05/30/2026	20.00	0.00	Paid	Y
00025786	CINTAS CORPORATION	05/13/2026	05/30/2026	131.22	0.00	Paid	Y
00025787	COMCAST	05/13/2026	05/13/2026	437.65	0.00	Paid	Y
00025788	LCAA	05/18/2026	05/18/2026	20.00	0.00	Paid	Y
00025789	KENNEDY INDUSTRIES INC	05/18/2026	05/18/2026	5,545.00	0.00	Paid	Y
00025790	FIRST IMPRESSIONS PRINT & MKTG	05/15/2026	05/18/2026	625.41	0.00	Paid	Y
00025792	JONATHAN HOHENSTEIN	05/14/2026	05/18/2026	168.06	0.00	Paid	Y
00025793	GRAINGER	05/04/2026	05/18/2026	1,126.50	0.00	Paid	Y
00025798	CARLISLE WORTMAN ASSOC, INC.	05/18/2026	05/18/2026	122.50	0.00	Paid	Y
00025799	CARLISLE WORTMAN ASSOC, INC.	05/18/2026	05/18/2026	275.00	0.00	Paid	Y
00025800	DTE ENERGY	05/04/2026	06/03/2026	497.36	0.00	Paid	Y
00025801	DTE ENERGY	05/12/2026	06/03/2026	940.91	0.00	Paid	Y
00025802	DTE ENERGY	05/12/2026	06/03/2026	7,424.78	0.00	Paid	Y
00025803	DTE ENERGY	05/12/2026	06/03/2026	473.11	0.00	Paid	Y
00025804	DTE ENERGY	05/12/2026	06/03/2026	18.65	0.00	Paid	Y
00025805	DTE ENERGY	05/12/2026	06/03/2026	577.16	0.00	Paid	Y
00025806	DTE ENERGY	05/12/2026	06/03/2026	217.83	0.00	Paid	Y
00025807	BIOTECH AGRONOMICS, INC	05/13/2026	06/18/2026	1,926.00	0.00	Paid	Y
00025808	DTE ENERGY	05/12/2026	06/18/2026	464.47	0.00	Paid	Y
00025809	GENOA DPW FUND	05/18/2026	06/18/2026	175.34	0.00	Paid	Y
00025810	CARLISLE WORTMAN ASSOC, INC.	05/20/2026	05/20/2026	275.00	0.00	Paid	Y
00025811	CARLISLE WORTMAN ASSOC, INC.	05/20/2026	05/20/2026	232.50	0.00	Paid	Y
00025812	SPIICER GROUP	05/20/2026	05/20/2026	308.00	0.00	Paid	Y
00025813	MARNIE HEBERT	05/16/2026	06/18/2026	56.15	0.00	Paid	Y
00025814	MANN I.T., LLC	05/14/2026	06/18/2026	598.81	0.00	Paid	Y
00025818	BANK OF ANN ARBOR	05/29/2026	05/29/2026	5,610.34	0.00	Paid	Y
00025819	HOWELL TOWNSHIP	05/29/2026	05/29/2026	130.77	0.00	Paid	Y
00025820	AMERICAN FUNDS	05/29/2026	05/29/2026	3,236.93	0.00	Paid	Y
00025821	TREASURY STATE OF MICHIGAN	05/29/2026	05/29/2026	2,766.21	0.00	Paid	Y
00025822	EMPOWER	05/29/2026	05/29/2026	1,945.86	0.00	Paid	Y

of Invoices: 98 # Due: 0
 # of Credit Memos: 0 # Due: 0
 Net of Invoices and Credit Memos:

Totals: 186,008.63 0.00
 Totals: 0.00 0.00
 186,008.63 0.00

(Agrees with Check Register BK)

--- TOTALS BY FUND ---

101 GENERAL FUND	101,824.40	0.00
592 SWR/WTR	65,734.23	0.00
701 TRUST & AGENCY	18,450.00	0.00

INVOICE REGISTER FOR HOWELL TOWNSHIP

Inv Ref #	Vendor	Invoice Date	Due Date	Invoice Amount	Amount Due	Status	Posted
--- TOTALS BY DEPT/ACTIVITY ---							
	000 OTHER			93,252.99	0.00		
	101 TOWNSHIP BOARD			265.64	0.00		
	253 TREASURER			811.39	0.00		
	257 ASSESSING			630.00	0.00		
	262 ELECTIONS			625.41	0.00		
	265 TOWNSHIP HALL			6,004.60	0.00		
	268 TOWNSHIP AT LARGE			12,952.91	0.00		
	276 CEMETERY			1,525.00	0.00		
	536 SEWER/WATER			6,195.00	0.00		
	538 WWTP			57,613.23	0.00		
	701 PLANNING			6,041.36	0.00		
	702 ZONING			55.10	0.00		
	703 ZONING BOARD OF APPEALS			36.00	0.00		

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 05/01/2026 - 05/31/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
05/01/2026	101002184(E)	EMPOWER	Remittance Check	1,238.13
05/01/2026	101002185(E)	BANK OF ANN ARBOR	Remittance Check	5,670.63
05/01/2026	101002186(E)	HOWELL TOWNSHIP	Remittance Check	130.77
05/01/2026	101002187(E)	AMERICAN FUNDS	Remittance Check	3,276.81
05/06/2026	19366	FAHEY SCHULTZ BURZYCH RHODES	GENERAL ZBA TRAINING CODE ENFORCEMENT (WES GRAY) HOWELL-MASON LLC LITIGATION 24-32242-CZ MCCRIRIE V HOWELL TOWNSHIP (26-445-AA)	1,854.50 36.00 45.00 4,266.50 6,355.00 <hr/> 12,557.00
05/06/2026	19367	USA TODAY MEDIA CORP	APRIL PUBLICATIONS	374.50
05/06/2026	19368	MANN TECHNOLOGIES LLC	MAY 2026 IT CARE AGREEMENT & LICENSES	1,689.20
05/06/2026	19369	TERESA MURRISH	DEPUTY TREASURER EXPENSES	698.43
05/06/2026	19370	MUTUAL OF OMAHA INSURANCE COM	MAY 2026	173.38
05/06/2026	19371	PERFECT MAINTENANCE	MAY 2026 CLEANING	195.00
05/06/2026	19372	SPICER GROUP	Check Request For Escrow: BSP26-0004 Check Request For Bond: BSP26-0002 Check Request For Bond: BSP26-0003	644.00 924.00 560.00 <hr/> 2,128.00
05/06/2026	19373	SPRUNGTOWN OUTDOOR SERVICES	APRIL 2026 LAWN & LANDSCAPE SERVICES	4,350.00
05/06/2026	19374	DTE ENERGY	STREETLIGHTS	795.76
05/06/2026	101002188(E)	CONSUMERS ENERGY	APRIL 2026	477.95
05/06/2026	101002189(E)	PURCHASE POWER	POSTAGE REFILL AND SUPPLIES	1,857.52
05/15/2026	101002190(E)	EMPOWER	Remittance Check	1,921.75
05/15/2026	101002191(E)	BANK OF ANN ARBOR	Remittance Check	5,936.59
05/15/2026	101002192(E)	HOWELL TOWNSHIP	Remittance Check	130.77
05/15/2026	101002193(E)	AMERICAN FUNDS	Remittance Check	3,549.83
05/21/2026	19375	ABSOPURE	WATER DELIVERY COOLER RENTAL MAY 2026	38.42 12.00 <hr/> 50.42
05/21/2026	19376	CARLISLE WORTMAN ASSOC, INC.	RETAINER MAY 2026 ZONING ORDINANCE REWRITE MUNICIPAL CAMPUS GENERAL CONSULTATION Check Request For Bond: BSP26-0005 Check Request For Bond: BSP26-0002 Check Request For Bond: BSP26-0003 Check Request For Escrow: BSP26-0008	1,150.00 632.50 2,390.00 1,760.00 122.50 275.00 275.00 232.50 <hr/> 6,837.50
05/21/2026	19377	CINTAS CORPORATION	BLUE MATS	131.22
05/21/2026	19378	FIRST IMPRESSIONS PRINT & MKT	#10 ENVELOPES NO WINDOW	625.41
05/21/2026	19379	BLUE CARE NETWORK	Remittance Check	5,615.60
05/21/2026	19380	MARNIE HEBERT	CLEAN-UP DAY EXPENSES	56.15

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 05/01/2026 - 05/31/2026

Check Date	Check	Vendor Name	Description	Amount
Bank GEN GENERAL FUND CHECKING				
05/21/2026	19381	JONATHAN HOHENSTEIN	TREASURER/ZONING MILEAGE	168.06
05/21/2026	19382	LASHBROOK SEPTIC SERVICE	SPRING CLEANUP 2026	150.00
05/21/2026	19383	LCAA	BRENT KILPELA MEMBERSHIP	20.00
05/21/2026	19384	LCAA	CAROL MAKUSHIK MEMBERSHIP	20.00
			AMANDA BONNVILLE MEMBERSHIP	20.00
				<u>40.00</u>
05/21/2026	19385	PICTOMETRY INTERNATIONAL INC	2026 FLIGHT EV CLOUD YR 1	26,875.00
05/21/2026	19386	PITNEY BOWES GLOBAL FINANCIAL	LEASE MARCH 30 - JUNE 29 2026	403.98
05/21/2026	19387	SPICER GROUP	Check Request For Escrow: BSP26-0008	308.00
05/21/2026	19388	MANN I.T., LLC	VOIP PHONE INSTALLATION	598.81
05/21/2026	101002194(E)	COMCAST	TWP HALL MAY 2026	437.65
05/21/2026	101002195(E)	DTE ENERGY	TWP HALL MAY 2026	464.47
05/29/2026	101002197(E)	EMPOWER	Remittance Check	1,945.86
05/29/2026	101002198(E)	BANK OF ANN ARBOR	Remittance Check	5,610.34
05/29/2026	101002199(E)	HOWELL TOWNSHIP	Remittance Check	130.77
05/29/2026	101002200(E)	AMERICAN FUNDS	Remittance Check	3,236.93
05/29/2026	101002201(E)	TREASURY STATE OF MICHIGAN	Remittance Check	2,766.21
GEN TOTALS:				
Total of 40 Checks:				103,624.40
Less 0 Void checks:				0.00
Total of 40 Disbursements:				<u>103,624.40</u>
Bank T&A TRUST & AGENCY CHECKING				
05/04/2026	3741	GCT METER FUND	Check Request For Bond: BMHOG26-0014	968.00
			Check Request For Bond: BMHOG26-0015	1,318.00
			Check Request For Bond: BMHOG26-0018	2,858.00
			Check Request For Bond: BMHOG26-0016	2,858.00
			Check Request For Bond: BMHOG26-0020	222.00
			Check Request For Bond: BMHOG26-0021	222.00
			Check Request For Bond: BMHOG26-0022	222.00
			Check Request For Bond: BMHOG26-0023	222.00
			Check Request For Bond: BMHOG26-0024	222.00
			Check Request For Bond: BMHOG26-0025	222.00
			Check Request For Bond: BMHOG26-0026	222.00
			Check Request For Bond: BMHOG26-0027	968.00
				<u>10,524.00</u>
05/04/2026	3742	MHOG	Check Request For Bond: BMHOG26-0019	3,500.00
			Check Request For Bond: BMHOG26-0017	3,500.00
				<u>7,000.00</u>
05/04/2026	3743	LIVINGSTON COUNTY TREASURER	MOBILE HOME FEES	902.50
05/04/2026	3744	LIVINGSTON COUNTY TREASURER	DOG LICENSES	23.50
T&A TOTALS:				
Total of 4 Checks:				18,450.00
Less 0 Void Checks:				0.00

CHECK REGISTER FOR HOWELL TOWNSHIP

CHECK DATE 05/01/2026 - 05/31/2026

Check Date	Check	Vendor Name	Description	Amount
Bank T&A TRUST & AGENCY CHECKING				
Total of 4 Disbursements:				18,450.00
Bank UTYCK UTILITY CHECKING				
05/06/2026	3434	G-O WWTP VACTOR PAD	MANHOLE CLEANING	117.24
05/06/2026	3435	MHOG UTILITY DPW FUND	MAY 2026 PLANT OPERATIONS	32,636.00
05/06/2026	3436	PVS TECHNOLOGIES, INC	FERRIC CHLORIDE	8,701.61
05/06/2026	3437	REPUBLIC SERVICES	APRIL WASTE PICKUP	312.68
05/06/2026	3438	TRUE VALUE HARDWARE	TURNBUCKLES, CABLE, CLIPS	243.80
05/06/2026	59004310(E)	AT&T	MAY 2026	99.25
05/06/2026	59004311(E)	CONSUMERS ENERGY	1222 PACKARD DR APRIL 2026	360.64
05/06/2026	59004312(E)	CONSUMERS ENERGY	391 M BURKHART APRIL 2026	29.32
05/06/2026	59004313(E)	CONSUMERS ENERGY	2571 OAKGROVE RD APRIL 2026	149.34
05/21/2026	3439	BIOTECH AGRONOMICS, INC	PRETESTING FOR 2026-2027 LAND APPLICATI	1,926.00
05/21/2026	3440	BRIGHTON ANALYTICAL	MERCURY TESTING	240.00
			MERCURY TESTING	240.00
			ANIONS	30.00
				510.00
05/21/2026	3441	COOPER'S TURF MANAGEMENT	RESTORATION OF 116 CASTLEWOOD	650.00
05/21/2026	3442	GENOA DPW FUND	COMMON COSTS 1/1/26 -3/31/26	175.34
05/21/2026	3443	GRAINGER	SEWAGE EJECTOR PUMP	1,126.50
05/21/2026	3444	KENNEDY INDUSTRIES INC	FERRIC PUMP AT PLANT	5,545.00
05/21/2026	59004314(E)	DTE ENERGY	1009 N BURKHART MAY 2026	283.29
05/21/2026	59004315(E)	DTE ENERGY	391 N BURKHART MAY 2026	218.02
05/21/2026	59004316(E)	DTE ENERGY	2571 OAKGROVE MAY 2026	700.40
05/21/2026	59004317(E)	DTE ENERGY	1034 AUSTIN CT MAY 2026	497.36
05/21/2026	59004318(E)	DTE ENERGY	1575 N BURKHART RD MAY 2026	940.91
05/21/2026	59004319(E)	DTE ENERGY	1222 PACKARD DR MAY 2026	7,424.78
05/21/2026	59004320(E)	DTE ENERGY	2559 W GRAND RIVER AVE MAY 2026	473.11
05/21/2026	59004321(E)	DTE ENERGY	1216 PACKARD DR MAY 2026	18.65
05/21/2026	59004322(E)	DTE ENERGY	2700 TOOLEY RD MAY 2026	577.16
05/21/2026	59004323(E)	DTE ENERGY	3888 OAKGROVE RD MAY 2026	217.83
UTYCK TOTALS:				
Total of 25 Checks:				63,934.23
Less 0 Void Checks:				0.00
Total of 25 Disbursements:				63,934.23
REPORT TOTALS:				
Total of 69 Checks:				186,008.63
Less 0 Void Checks:				0.00
Total of 69 Disbursements:				186,008.63

*Agrees with Invoice Register
BK*

CHECK REGISTER FOR HOWELL TOWNSHIP
For Check Dates 05/01/2026 to 05/31/2026

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
05/01/2026	GEN	DD6514	BRENT J. KILPELA	5,431.21	0.00	4,066.25	Cleared
05/01/2026	GEN	DD6515	CAROL A. MAKUSHIK	2,329.60	0.00	1,485.54	Cleared
05/01/2026	GEN	DD6516	SUSAN K. DAUS	1,609.34	0.00	1,118.85	Cleared
05/01/2026	GEN	DD6517	TANYA L. DAVIDSON	2,247.34	0.00	1,635.15	Cleared
05/01/2026	GEN	DD6518	ROBERT A. SPAULDING	1,409.33	0.00	891.54	Cleared
05/01/2026	GEN	DD6519	JONATHAN C. HOHENSTEIN	4,181.33	0.00	2,698.70	Cleared
05/01/2026	GEN	DD6520	TERESA M. MURRISH	2,225.80	0.00	1,641.07	Cleared
05/01/2026	GEN	DD6521	THOMAS BOYER	700.00	0.00	616.70	Cleared
05/01/2026	GEN	DD6522	MARNIE E. HEBERT	2,411.45	0.00	1,893.95	Cleared
05/15/2026	GEN	DD6523	BRENT J. KILPELA	5,443.45	0.00	4,025.55	Cleared
05/15/2026	GEN	DD6524	CAROL A. MAKUSHIK	2,329.60	0.00	1,485.55	Cleared
05/15/2026	GEN	DD6525	TIMOTHY C. BOAL	588.92	0.00	518.83	Cleared
05/15/2026	GEN	DD6526	MATTHEW E. COUNTS	508.92	0.00	448.35	Cleared
05/15/2026	GEN	DD6527	JODI FULTON	508.92	0.00	448.36	Cleared
05/15/2026	GEN	DD6528	ROBERT K. WILSON	508.92	0.00	448.35	Cleared
05/15/2026	GEN	DD6529	SUSAN K. DAUS	1,609.34	0.00	916.69	Cleared
05/15/2026	GEN	DD6530	TANYA L. DAVIDSON	2,118.10	0.00	1,232.01	Cleared
05/15/2026	GEN	DD6531	CORY J. ALCHIN	80.00	0.00	60.48	Cleared
05/15/2026	GEN	DD6532	DANIEL BONELLO	80.00	0.00	70.48	Cleared
05/15/2026	GEN	DD6533	TRENT HOLMAN	80.00	0.00	70.48	Cleared
05/15/2026	GEN	DD6534	SHARON LOLLIO	80.00	0.00	70.48	Cleared
05/15/2026	GEN	DD6535	MATT STANLEY	80.00	0.00	70.48	Cleared
05/15/2026	GEN	DD6536	WAYNE R. WILLIAMS JR	80.00	0.00	73.88	Cleared
05/15/2026	GEN	DD6537	ROBERT A. SPAULDING	1,409.33	0.00	891.52	Cleared
05/15/2026	GEN	DD6538	JONATHAN C. HOHENSTEIN	4,226.33	0.00	2,728.46	Cleared
05/15/2026	GEN	DD6539	TERESA M. MURRISH	2,075.02	0.00	1,489.76	Cleared
05/15/2026	GEN	DD6540	THOMAS BOYER	700.00	0.00	616.70	Cleared
05/15/2026	GEN	DD6541	MARNIE E. HEBERT	2,418.63	0.00	1,899.43	Cleared
05/29/2026	GEN	DD6542	AMANDA BONNVILLE	524.16	0.00	461.78	Cleared
05/29/2026	GEN	DD6543	BRENT J. KILPELA	5,186.41	0.00	3,829.95	Cleared
05/29/2026	GEN	DD6544	CAROL A. MAKUSHIK	2,329.60	0.00	1,485.54	Cleared
05/29/2026	GEN	DD6545	SUSAN K. DAUS	1,769.34	0.00	1,018.34	Cleared
05/29/2026	GEN	DD6546	TANYA L. DAVIDSON	2,067.84	0.00	1,206.32	Cleared
05/29/2026	GEN	DD6547	ROBERT A. SPAULDING	1,329.33	0.00	829.05	Cleared
05/29/2026	GEN	DD6548	JONATHAN C. HOHENSTEIN	4,302.83	0.00	2,779.02	Cleared
05/29/2026	GEN	DD6549	TERESA M. MURRISH	2,182.72	0.00	1,560.97	Cleared
05/29/2026	GEN	DD6550	THOMAS BOYER	700.00	0.00	616.70	Cleared
05/29/2026	GEN	DD6551	MARNIE E. HEBERT	2,411.45	0.00	1,893.96	Cleared
Report Total:				70,274.56	0.00	49,295.22	

Number of Checks	38
Total Physical Checks	0
Total Check Stubs	38