

Holly Township  
Board of Trustees Regular Meeting  
Minutes of September 18, 2024

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**CALL TO ORDER:** Supervisor Kullis called the Regular Meeting of the Holly Township Board of Trustees to order at 6:32 pm located at the Holly Township Offices (Upstairs), 102 Civic Drive, Holly, Michigan 48442.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Members Present:**

George A. Kullis, Supervisor  
Karin S. Winchester, Clerk  
Jennifer Ryan, Treasurer  
Derek Burton, Trustee  
Steve Ruth, Trustee

**Others Present:**

Attorney Lisa Hamameh

**Members Absent:** None.

**AGENDA APPROVAL.**

Supervisor Kullis asked to add the following under Old Business: Item #1: two offers on property owned by the Township. Trustee Burton asked to add the following item under New Business: Item #7: Request for temporary space for HAYA for their toy collection and distribution.

- **Motion by Supervisor Kullis to approve the agenda as amended. Supported by Trustee Burton. A voice vote was taken. All present voted yes. The motion carried 5/0.**

**CONSENT AGENDA:**

1. Approval of Meeting Minutes – August 21, 2024.
2. Approval of Financial Statement – August 2024.
3. Approval of Bills for Payment – September 2024.
4. Receipt of Routine Reports:
  - A. N.O.C.F.A. Minutes – None.
  - B. Planning Commission Minutes – August 14, 2024.
  - C. Building Permits – August 2024.
  - D. Treasurer’s Annual and Quarterly Report – None.
5. Communications: None.

- **Motion by Clerk Winchester to approve the Consent Agenda as presented. Supported by Trustee Burton. A roll call vote was taken. All present voted yes. The motion carried 5/0.**

**PUBLIC HEARINGS:** None.

**PRESENTATIONS:** Supervisor Kullis

Supervisor Kullis recognized Clerk Winchester’s 25 years of service to the Township. He thanked her and attributed many innovations and improvements to her, including establishing a website, installing an improved phone system, acquiring computers and a server, administrating human resources, establishing email, remodeling the offices, moving the meeting space upstairs, and revamping elections. Clerk Winchester is also a licensed builder and oversees the Building Department.

**REPORTS:**

**Trustee Ruth** – No report.

**Trustee Burton**

- Announced a \$500 donation to HAYA.
- Current fundraiser: Texas Road House Gift Cards .

**Clerk Winchester**

- Current plug-in problems with website are being corrected. This issue was the reason that meeting packets were unable to be posted on the website.

**Treasurer Ryan** – No report.

**Supervisor Kullis**

- Riverside North - all paperwork has been filed and streets are now designated as county roads. Street signs have been ordered. The HOA no longer has responsibility for the streets.

**PUBLIC COMMENT** (on Agenda items only).

Amy Hillman, 6053 Great Lakes Drive, addressed the board.

**OLD BUSINESS:**

1. Two offers on the Township-owned lot in Great Lakes Subdivision – Resolution 2024-21.

Chuck Stoner prepared two offers for the board’s consideration.

- **Motion by Supervisor Kullis to approve Resolution 2024-21 declaring the lot as surplus property and to accept the bid for \$6,500 with the contingency that the individual offering the bid is willing to combine his adjacent parcel, 01-24-355-027, with the parcel being offered for sale and to be signed by the Supervisor and Clerk. Supported by Trustee Burton. A roll call vote was taken. All present voted yes. The motion carried 5/0.**

**NEW BUSINESS:**

1. Recess into closed session to consider attorney/client privileged communication in accordance with MCL 15.268 (1) (h)

The board, with the attorney's advice, made motions for Item #1 and Item #2 at this time.

- **Motion by Clerk Winchester to recess into closed session at 7:03 pm to consider attorney/client privileged communication in accordance with MCL 15.268 (1) (h). Supported by Trustee Ruth. A roll call vote was taken. All present voted yes. The motion carried 5/0.**
- **Motion by Clerk Winchester to recess into closed session to consult with legal counsel regarding trial or settlement strategy in connection with Holly Township v. Sprouts of Fenton, Oakland County Circuit Court case No. 2023-199693-CZ, in accordance with MCL 15.268(1)(e). Supported by Trustee Burton. A roll call vote was taken. All present voted yes. The motion carried 5/0.**

The Board of Trustees returned from closed session at 7:39 pm.

- **Motion by Clerk Winchester to end closed session at 7:39 pm. Supported by Trustee Burton. A roll call vote was taken. All present voted yes. The motion carried 5/0.**

Item #1 – The Board took No Action.

- **Motion by Clerk Winchester to approve the consent judgment authorizing the attorney to prepare the documents. Supported by Trustee Burton. A roll call vote was taken. All present voted yes. The motion carried 5/0.**

Item #2

This item was addressed under Item #1 above.

2. Recess into closed session to consult with legal counsel regarding trial or settlement strategy in connection with Holly Township v. Sprouts of Fenton, Oakland County Circuit Court case No. 2023-199693-CZ, in accordance with MCL 15.268(1)(e).
3. Gardens of Riverside Development Agreement.

Attorney Hamameh presented a draft document and requested the board to authorize the Supervisor and Clerk to sign the finalized document pending review by the Township's consultants - the engineer, the planner, and the attorney. This is part of the Riverside Development that was intended to be developed in phases when the original development special land use was approved. It provided that with every phase there would be a separate development agreement. This draft agreement comes from a site plan that was approved years ago for Phase III. It is now being split it into two sections, 3a and 3b, and 3b is being sold to a new developer. A new surety bond amount has been set based on inflation.

- **Motion by Clerk Winchester to approve the Gardens of Riverside Development Agreement subject to review by the planner, engineer, and attorney and authorizing the Clerk and the Supervisor to sign. Supported by Trustee Ruth. A roll call vote was taken. All present voted yes. The motion carried 5/0.**
4. Attorney Rate Increase.

Requesting approval for the following rate increases:

- Legal fees: from \$130/hour to \$150/hour.
- Litigation fees: from \$155/hour to \$165/hour.
- Pass-through fees (services subject to reimbursement by the applicant for work pertaining to development) rate: \$225/hour.

- **Motion by Supervisor Kullis to approve the rate increase from the Law Offices of**

**Rosati, Schultz, Joppich, and Amtsbuechler. Supported by Clerk Winchester. A roll call vote was taken. All present voted yes. The motion carried 5/0.**

5. HAYA Member – Proposed Resolution 2024-20.

➤ **Motion by Trustee Burton to approve the membership of Martina Sykes to the Holly Area Youth Assistance, Resolution 2024-20. Supported by Trustee Ruth. A roll call vote was taken. All present voted yes. The motion carried 5/0.**

6. Millage Rate Approval (L4029).

Treasurer Ryan stated that this is a standard form to set our tax rates for the winter. She requested to set the rate at 1 mil and not increase it to the allowable rate of 1.2229 mils. The winter tax rate will remain the same with no increase.

➤ **Motion by Supervisor to Kullis to stay with 1 mil tax rate. Supported by Trustee Burton. A roll call vote was taken. All present voted yes. The motion carried 5/0.**

7. HAYA request for temporary space.

HAYA conducts the Jacobsen-Quinn toy project and collects toys for children in the area. They collect, sort, and distribute the toys. In the past, they used to use the Karl Richter cafeteria. They are requesting to use the Grange Hall property between Dec. 2 – Dec. 15. HAYA services approx. 300 kids/75 families. Because we give funding to HAYA and partner with them, this request can be viewed differently from other non-profits that have requested space. Only one person will have access to the building, and Supervisor Kullis volunteered to be the point of contact and oversee access and use of the building.

➤ **Motion by Trustee Burton to allow HAYA access to the Grange Hall facility from December 2 – December 15 for the Jacobsen-Quinn toy project with Supervisor Kullis being the point of contact. Use of facility is because the township is part of HAYA. Supported by Treasurer Ryan. A voice vote was taken. All present voted yes. The motion carried 5/0.**

#### **PUBLIC COMMENT.**

Diane Kullis, 601 E. Maple, addressed the board.

Richard Kinnamon, 4151 Stonebridge addressed the board.

#### **ADJOURNMENT**

Supervisor Kullis adjourned the meeting at 8:08 p.m.

Submitted by: Diane M. Hill, Recording Secretary

Karin S. Winchester, Clerk