

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 6, 2000**

**FENTON TOWNSHIP CIVIC COMMUNITY CENTER
12060 MANTAWAUKA DRIVE, FENTON, MICHIGAN**

Supervisor Gabrielson called the meeting to order at 7:30 p.m.

Present: Gabrielson, Mueller, Garfield, Ketchmark, Lambert, Mathis, McKenna,
Office Manager Broecker and Attorney Cooley.

Absent: None

PLEDGE OF ALLEGIANCE:

Supervisor Gabrielson led the pledge of allegiance to the flag.

APPROVAL OF AGENDA:

Trustee Ketchmark asked that the November workshop meeting be added to the agenda.
Motion to approve the 11/6/00 Fenton Township Board Meeting agenda as amended.

Motion by: Ketchmark

Seconded: Mueller

Ayes: All

Nays: None

Motion carried. The agenda is approved.

MEETING MINUTES:

The minutes of the 10/16/00 regular meeting stand approved as presented.

EXPENDITURES:

Motion to approve invoices for payment as presented.

Motion by: Ketchmark

Seconded: McKenna

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Lambert, Mathis, McKenna

Nays: None

Motion carried.

PUBLIC HEARINGS:

None

REPORTS:

Proposed 2001 Meeting Schedule

Office Manager Broecker asked the board to review the proposed meeting schedule for 2001. Formal action to approve the schedule will be on the 11/20/00 meeting agenda.

COMMUNICATIONS:

None

UNFINISHED BUSINESS-ADOPTION OF ORDINANCES:

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 6, 2000**

Rezoning #344, Steven Stadler; part of 06-04-400-017, AG to R-1A/2nd Reading

Supervisor Gabrielson reviewed the proposed rezoning, which was recommended for approval by the Planning Commission. It was noted that the proposed rezoning would create an area zoned R-1A large enough to allow one split. There was no further discussion.

Motion to adopt Ordinance No. 568, an amendment to the Zoning Ordinance to rezone a part of parcel 06-04-400-017 from AG to R-1A, as requested.

Motion by: Mueller

Seconded: Garfield

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Lambert, Mathis, McKenna

Nays: None

Motion carried. Ordinance declared adopted.

UNFINISHED BUSINESS-OTHER:

Workshop Meeting – 11/11/00

After a brief discussion the board decided to cancel the workshop meeting scheduled for Saturday November 11th.

NEW BUSINESS:

Resolution No. 2000-38/Allocation of CDBG Funds-Loose Senior Center Operations

At the prior meeting's discussion regarding CDBG projects, the board agreed to continue the allocation of 15% of the township's annual CDBG funding to the operations of the Loose Senior Citizen Center. Clerk Mueller presented the following resolution:

RESOLUTION NO. 2000-38

WHEREAS, the Charter Township of Fenton has for the past five years committed 15% of its annual Community Development Block Grant funding to the operation of the Loose Senior Citizen Center, and

WHEREAS, it is the opinion of the Fenton Township Board of Trustees that the continuation of this funding is in the best interests of the Fenton Township community;

THEREFORE BE IT RESOLVED, that the Fenton Township Board of Trustees hereby authorizes the transfer of 15% of its 2001 CDBG funding to the City of Linden project account for the operation of the Loose Senior Citizen Center.

Motion to adopt Resolution No. 2000-38 as presented.

Motion by: Mueller

Seconded: Ketchmark

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Lambert, Mathis, McKenna

Nays: None

Motion carried. Resolution declared adopted.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 6, 2000**

Resolution No. 2000-39/Allocation of CDBG Funds-Loose Senior Center Improvements

Also discussed at the last meeting was the allocation of \$40,000.00 in CDBG funds to the Loose Senior Citizen Center for capital improvements and repairs. Part of the money will come from 1999 CDBG funds and part from 2000. Clerk Mueller presented the following resolution:

RESOLUTION NO. 2000-39

WHEREAS, the Charter Township of Fenton has supported and continues to support the operation of the Loose Senior Citizen Center through allocation of CDBG funds, and

WHEREAS, the Loose Senior Citizen Center is in need of renovations, new equipment, repairs and other capital improvements, and

WHEREAS, the City of Linden has submitted a CDBG project application for said improvements;

THEREFORE BE IT RESOLVED, that the Fenton Township Board of Trustees hereby authorizes the transfer of \$30,978.39 from CDBG Project Account 99-27 and \$9,021.61 from CDBG Project Account 00-79 to the City of Linden project account for Loose Senior Citizen Center Improvements.

Motion to adopt Resolution No. 2000-39 as presented.

Motion by: Mueller

Seconded: Mathis

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Lambert, Mathis, McKenna

Nays: None

Motion carried. Resolution declared adopted.

Resolution No. 2000-40 / Divided Property Taxes

Office Manager Broecker provided an overview of a problem encountered by the township every year regarding the collection of property taxes on properties that have been divided during that year. December 1st property tax bills are based on the parcels as they existed on December 31st of the previous year. Any properties that are divided, (metes & bounds split, condo development or subdivision), and sold during the year will still have a single tax bill for the original or "parent" parcel. The township's past practice has been to manually divide the property tax bills and collect the taxes from the new owner(s). Once all of the divided tax bills have been paid for a particular parent parcel, only then can the payment be posted. The Genesee County Equalization Department has indicated that the township can adopt a policy to require that the original owner still be responsible for payment of taxes as levied on the property tax bill. It would be up to this owner to collect the appropriate amounts from the owners of the sold properties. This policy can be adopted by resolution. Once in place, this would eliminate a great deal of extra paperwork and other problems associated with the manual dividing and collecting of property taxes. Attorney Cooley indicated that, in addition to adding the appropriate

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 6, 2000**

language to land division applications and subdivision & condominium site plan applications, a separate agreement should be executed with the applicant which assigns responsibility for property taxes. Clerk Mueller presented the following resolution:

RESOLUTION NO. 2000-40

WHEREAS, real estate property taxes are assessed against real property based on the status of the property as of December 31st of the year prior to the date the taxes become due and payable, and

WHEREAS, the division of real property, through land division, condominium development or the recording of a platted subdivision, and subsequent sales of such divided parcels, may result in a property tax bill being the responsibility of more than one property owner, and

WHEREAS, the practice of manually dividing and collecting property taxes from multiple owners is cumbersome and time consuming, and can result in delinquency if one or more property owners fails to pay his/her portion of the property tax bill, and

WHEREAS, the Charter Township of Fenton believes it to be in the best interests of the township in general to assign the responsibility for payment of real property taxes under such circumstances to the owner and/or developer of the original parcel;

THEREFORE BE IT RESOLVED, that the Charter Township hereby adopts the following policy statement:

The payment of property taxes, which are due and payable on December 1st of any given year, for any parcel of real property that has been divided and sold during that same year, shall be the responsibility of the record owner of said property at the time the application to divide the property is submitted to the Charter Township of Fenton.

BE IT FINALLY RESOLVED, that this policy statement shall be included in all applications for land division, applications for condominium development and applications for platted subdivisions. As a part of the application process, the applicant shall sign a statement acknowledging this policy and accepting responsibility for payment of property taxes.

Motion to adopt Resolution No. 2000-12 as presented.

Motion by: Mueller

Seconded: Garfield

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Lambert, Mathis, McKenna

Nays: None

Motion carried. Resolution declared adopted.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 6, 2000**

Purchase of Additional Generators – Sewer Maintenance Department

Supervisor Gabrielson reviewed a quote from Standby Power in Redford for the purchase of 4 new generators for the Sewer Maintenance Department. The three 60kw generators would be permanently installed at the Bealfred Drive, Butcher Road and Grove Park Road pump stations to provide emergency backup power. The 35kw generator would be mounted on a trailer to provide an additional portable generator for operating pump stations during power failures. Robert Rowley has secured 2 other quotes, both of which are significantly higher in cost.

Motion to approve the purchase of 4 generators from Standby Power for a total cost of \$51,600.00, per quotation #11456, as presented.

Motion by: Garfield

Seconded: Ketchmark

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Lambert, Mathis, McKenna

Nays: None

Motion carried.

Approval of 2000 Special Assessment Levies

Office Manager Broecker presented the recommended levies and special assessments for the 2000 property tax roll. Due to surplus funds the Mosquito Control assessment will once again be lowered to \$12 in 2000, (half of the normal assessment amount). Proposed specific levies and special assessments are as follows:

Mosquito Control \$ 12.00
Solid Waste Collection 99.00

| | | | |
|---------------------------------|--------|--------------------|-------|
| Private Road Maintenance | | Log Cabin | 35.00 |
| Curtwood | 120.00 | Margaret | 30.00 |
| Four Lakes | 45.00 | Wenwood | 20.00 |
| McFarlan | 50.00 | Windsor Beach | 45.00 |
| Woodhull | 60.00 | Pomona | 20.00 |
| Latourette | 50.00 | Horrell | 25.00 |
| Wenwood Pkwy | 15.00 | Crooked Lake | 25.00 |
| Malibu | 50.00 | Golden Shores | 30.00 |
| Darts | 20.00 | Fenton Creek | 14.00 |
| Skyline | 50.00 | Eden Garden | 39.00 |
| Wendell | 50.00 | Cussewago | 9.00 |
| Edgewater | 0.00 | Malibu | 30.00 |
| Hicks Haven | 100.00 | Silver Ridge | 10.00 |
| Pinewood Trail | 100.00 | Breeze Pointe | 17.00 |
| Wenwood Drive | 50.00 | Torrey Grove | 25.00 |
| Byram Lake Dr. | 75.00 | West Silver Villa | 30.00 |
| Street Light Operation | | Scenic View Dr. | 50.00 |
| Minnetonka | 14.00 | Linden Meadows | 30.00 |
| Darts | 30.00 | Wyndham Estates I | 25.00 |
| Enid | 19.00 | Wyndham Estates II | 20.00 |

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 6, 2000**

| | | | |
|-----------------------|-------|--------------------------|----------|
| Lakeview Farms I | 35.00 | Loon Lake Highlands | 32.00 |
| Pinnacle Shores I | 32.00 | Golden Pond #2 | 30.00 |
| Crystal Cove Ct. | 40.00 | Lakeview Farms II | 59.50 |
| River Oaks Hollow | 30.00 | Golfview Pointe | 30.00 |
| Fentonwood Estates | 20.00 | Landings at Crane's Cove | 18.50 |
| Audubon Meadows | 20.00 | Loon Harbor Preserve | 24.30 |
| Bryson Estates | 25.00 | Golfview Pointe #2 | 1,406.16 |
| Pine Lake Forest | 24.00 | Linden Crossings | 45.00 |
| North Shore Estates | 40.00 | McCully Lake Estates #1 | 53.25 |
| Pavilion on Pine Lake | 30.00 | | |

It was noted that these numbers are base amounts. Properties in some assessment districts may be assessed a lower or higher amount due to property size and/or use.

Motion to approve 2000 tax roll levies for Mosquito Control, Solid Waste Collection and special assessment levies for Private Road Maintenance and Street Lighting as presented.

Motion by: Mueller

Seconded: Garfield

Ayes: Gabrielson, Mueller, Garfield, Ketchmark, Lambert, Mathis, McKenna

Nays: None

Motion carried.

Scheduling of Special Meeting

Supervisor Gabrielson recommended the scheduling of a special meeting to take place within the next week. If the Southern Lakes Regional Metropolitan Parks & Recreation District proposal is approved by the voters, the township board will need to appoint two representatives to the district's board of directors. He asked that board members submit any possible candidates as soon as possible. The board agreed to meet Monday 11/13/00 at 6:00 p.m.

OTHER ISSUES-TOWNSHIP BOARD:

Supervisor Gabrielson noted that this was the final meeting for Trustees Ketchmark and Lambert. He thanked them for their loyal service to Fenton Township. Trustee Ketchmark commented that she was happy to serve the community and feels that she learned a lot during her four years. Trustee Lambert added that he has also enjoyed his time on the township board and hopes he has made a positive contribution to the community.

PUBLIC COMMENT - AGENDA OR NON-AGENDA ITEMS:

None

ADJOURN: Meeting adjourned at 8:10 p.m.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF NOVEMBER 6, 2000**

Carl Gabrielson, Supervisor

Charles Mueller, Clerk

Minutes Posted 11/10/00