

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES
MINUTES FOR REGULAR MEETING OF JULY 2, 2001**

**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, Krug, Mathis, McKenna, Rowe, Office
Manager Broecker and Attorney Cooley

Absent: None

PLEDGE OF ALLEGIANCE:

Supervisor Gabrielson led the pledge of allegiance to the flag.

APPROVAL OF AGENDA:

Motion to approve the 7/2/01 Fenton Township Board Meeting agenda as presented.

Motion by: McKenna

Seconded: Krug

Ayes: All

Nays: None

Motion carried. The agenda is approved.

MEETING MINUTES:

The minutes of the 6/18/01 special workshop meeting, the 6/18/01 regular meeting and the 6/26/01 special workshop meeting stand approved as presented.

EXPENDITURES:

Motion to approve invoices for payment as presented.

Motion by: Mueller

Seconded: McKenna

Ayes: Gabrielson, Mueller, Garfield, Krug, Mathis, McKenna, Rowe

Nays: None

Motion carried.

PRESENTATION:

Proposed Design Plans/Fenton Township Hall Renovation Project

Ted Hu and Debbie Honea of Ted Hu Associates, Inc. presented an overview of the proposed renovations to the Fenton Township Civic Community Center. Issues addressed in the proposed renovations included:

- ⇒ Peaked roof
- ⇒ Energy efficient walls and windows
- ⇒ New HVAC equipment
- ⇒ Additional space for conference rooms/future expansion
- ⇒ Office layout/productivity
- ⇒ Additional storage space

Public Comment:

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The following individuals asked questions and/or spoke in opposition of the proposed plans:

Pat Miedlar, 1208 Pomona Court
Maxine Lenk, 6243 Smith Road
Albert DiNatale, 12260 Dollar Lake Dr.
David Lenk, 6243 Smith Road
Thomas Lambert, 12476 Gage Road
Annetta Tobias, 14167 Swanee Beach
Claudia Cook, 4017 Shadow Oak Court
Denise Ketchmark, 12257 Dollar Lake
Ray Lord, 4520 Eleanor Drive
Ron Prime, 2292 Toledo Street
Jan Rust, 13318 Pomona Drive

Patrick Carmody, 16245 Silvershore Dr.
Jack Roche, 16295 Quail Ridge Court
Delores Matta, 2390 Cranewood Drive
Dave Hawcroft, 3302 Ponemah Drive
Dan Rust, 13318 Pomona Drive
Robert Young, 13225 Torrey Road
Dick Church, 4327 Sadler Drive
Cheryl Clark, 12117 Dalhart Drive
Ernie Hawley, 13521 Haddon
Daniel Zawlocki, 16222 Silvershore Dr.

The Building Committee will address this issue further at the end of this evening's agenda.

Supervisor Gabrielson recessed the meeting at 9:20 p.m.
The meeting was reconvened at 9:30 p.m.

PUBLIC HEARINGS:

Confirmation of Revised Roll-Silver Ridge Subdivision Wall Special Assessment

Supervisor Gabrielson reviewed the proposed revised assessment roll for the Silver Ridge Subdivision Wall Special Assessment District. The revised roll reflects the actual cost of the project, rather than the estimates used to confirm the initial roll.

Public Comment:

Claudia Cook, 4017 Shadow Oak Court

Ms. Cook asked if the board would consider reducing the interest rate on this special assessment. Office Manager Broecker pointed out that the township is tying up these funds for ten years and that 7% is consistent the rate charged on similar special assessments funded by the township. Clerk Mueller added that, if interest rates in general drop below 7%, each property owner would have the option of taking out a home equity or mortgage loan to pay off the special assessment.

There was no further discussion. Clerk Mueller presented the following resolution:

RESOLUTION NO. 2001-19

WHEREAS, the township board of the Charter Township of Fenton, Genesee County, Michigan, after due and legal notice, has conducted a public hearing upon a revised assessment roll prepared by the supervisor and assessing officer of the Township for the purpose of defraying the costs of the improvement project completed within the Silver Ridge Subdivision Wall Special Assessment District as shown on the plans and specification for such project;

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AND WHEREAS, such public hearing was preceded by proper notice in a newspaper of general circulation in the Township, and by First Class Mail notice to each property owner of record within said district and upon said assessment roll;

AND WHEREAS, all present at said public hearing were given the opportunity to be heard in the matter;

AND WHEREAS, no written objections were received to said revised roll and levy;

AND WHEREAS, the Township Board has duly inspected the revised assessment roll and considered all comments and proposed amendments thereto and has found the proposed assessment roll, as submitted, to be correct, just and reasonable;

THEREFORE BE IT RESOLVED, that the revised assessment roll submitted by the supervisor and assessing officer of the Township shall hereafter be designated as the Fenton Township Special Assessment Roll No. 2001-1 and shall hereby be confirmed as the assessment roll for the Silver Ridge Subdivision Wall Special Assessment District.

BE IT FURTHER RESOLVED, that the assessments in said Fenton Township Special Assessment Roll No. 2001-1 shall be divided into ten (10) equal annual installments of principal with the first installment to be due on or before December 1, 2001 and the following installments to be due on or before the first day of December of each year thereafter. All unpaid installments prior to their transfer to the tax roll as provided by Michigan Public Act 188 of 1954, as amended, shall bear interest payable annually on each installment due date at a rate equal to seven percent (7%) per annum commencing on the date of payment by the Township for the cost of the improvement.

BE IT FURTHER RESOLVED, if any installment of a special assessment is not paid when due, then the installment shall be considered to be delinquent and there shall be collected, in addition to interest as provided by this section, a penalty at the rate of 1% for each month, or fraction of a month, that the installment remains unpaid before being reported to the Township Board for reassessment upon the Township tax roll, in accordance with Michigan Public Act 188 of 1954, as amended.

BE IT FURTHER RESOLVED, that the assessments made in said special assessment roll are hereby ordered and directed to be collected by the Township Treasurer, and the Township Clerk shall deliver said special assessment roll to said Treasurer with his warrant attached, commanding the Treasurer to collect such assessments in accordance with the direction of the Township Board and said P.A. 188 of 1954.

BE IT FINALLY RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

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Motion to adopt Resolution No. 2001-19 as presented.

Motion by: Mueller

Seconded: Garfield

Ayes: Gabrielson, Mueller, Garfield, Krug, Mathis, McKenna, Rowe

Nays: None

Motion carried. Resolution declared adopted.

REPORTS:

Lake Fenton Boat Fire

Trustee Mathis reported that a boat fire on Lake Fenton Sunday stranded three people in the water. A nearby boater, Chris Balasko, along with two other individuals, was able to rescue the three people before the gas tank on the burning boat exploded. The board expressed gratitude to Mr. Balasko for his heroic efforts.

Ordinance Enforcement Quarterly Report

Supervisor Gabrielson reviewed a quarterly report from Ordinance Enforcement Officer Rowe. A total of 129 new cases were filed during the second quarter.

COMMUNICATIONS:

None

UNFINISHED BUSINESS-ADOPTION OF ORDINANCES:

Rezoning #350, Timothy M. Gordon, Parcel 06-12-100-013; AG to R-T/2nd Reading

Supervisor Gabrielson reviewed the proposed rezoning, which was postponed from a previous meeting. Trustee McKenna noted that the Planning Commission had recommended denial of the rezoning. The Planning Commission felt that the proposed density was too high for the area, and would not be consistent with the Land Use Plan. Although the Planning Commission is in the process of identifying and considering areas to be designated high density in the Land Use Plan, the area of this proposed rezoning is not likely to be so designated.

Motion to deny the request to rezone parcel 06-12-100-013 from AG to R-T.

Motion by: Mueller

Seconded: McKenna

Ayes: Gabrielson, Mueller, Garfield, Krug, Mathis, McKenna, Rowe

Nays: None

Motion carried. The rezoning request is denied.

UNFINISHED BUSINESS-OTHER:

Workshop Meeting – 7/7/01

Because of the upcoming holiday, Supervisor Gabrielson recommended that the workshop meeting scheduled for July 7th be canceled. The board agreed.

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NEW BUSINESS:

Appointment to Fenton Township Zoning Board of Appeals

Supervisor Gabrielson reported that three individuals had submitted their names as candidates for the open seat on the Fenton Township Zoning Board of Appeals: Cheryl O'Neill, Patrick Carmody and Calvin Gatesman. Supervisor Gabrielson also reported that Mr. Carmody had withdrawn his name from consideration prior to the meeting. Trustee Rowe commented that it was encouraging to see three excellent candidates express an interest in being appointed to the ZBA. Supervisor Gabrielson stated that put the candidates up for appointment in the order in which their letters were received.

Motion to appoint Cheryl A. O'Neill to the Fenton Township Zoning Board of Appeals for the term ending November 30, 2002.

Motion by: Gabrielson

Seconded: Mueller

Ayes: Gabrielson, Mueller, Garfield, Krug, Mathis, McKenna, Rowe

Nays: None

Motion carried.

Amendments to 2001 Fenton Township Budget

Office Manager Broecker reviewed proposed amendments to the 2001 General Fund and Sewer Fund budgets. The largest change in the General Fund was the increase for the purchase of land adjacent to the proposed site for Fire Station #3. All other changes were relatively minor.

Motion to approve the 2001 Fenton Township Budget Amendments as presented.

Motion by: Mueller

Seconded: Garfield

Ayes: Gabrielson, Mueller, Garfield, Krug, Mathis, McKenna, Rowe

Nays: None

Motion carried. Resolution declared adopted.

OTHER ISSUES-TOWNSHIP BOARD:

Building Committee Recommendation

Trustee McKenna stated that, based on this evening's discussions, he recommends that the board continue to review the proposed building renovation project, with the hope that a plan can be developed that will be supported by the entire board. The board agreed to schedule a workshop meeting for Monday 7/9/01, beginning at 7:00 p.m.

PUBLIC COMMENT - AGENDA OR NON-AGENDA ITEMS:

None

ADJOURN: Meeting adjourned at 10:20 p.m.

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Carl Gabrielson, Supervisor

Charles Mueller, Clerk

Minutes Posted 7/3/01