

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF APRIL 22, 2013**

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

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

Present: Mathis, Goupil, Kesler (arrived 7:33 p.m.), Lorraine, Shumaker, Attorney  
Cooley and Operations Manager Broecker

Absent: Krug, Tucker

**PLEDGE OF ALLEGIANCE:**

Supervisor Mathis led the pledge of allegiance to the flag.

**APPROVAL OF AGENDA:**

Motion to approve the 4/22/13 Fenton Township Board Meeting agenda as presented.

Motion by: Goupil

Seconded: Shumaker

Ayes: All Present

Nays: None

Absent: Krug, Tucker, Kesler

Motion carried. The agenda is approved.

**MEETING MINUTES:**

The minutes for the 4/8/13 regular meeting stand approved as presented.

**EXPENDITURES:**

Motion to approve invoices and expenditures for all funds totaling \$656,639.39 for payment as presented.

Motion by: Lorraine

Seconded: Goupil

Ayes: Mathis, Goupil, Lorraine, Shumaker

Nays: None

Absent: Krug, Tucker, Kesler

Motion carried.

**PUBLIC HEARINGS:**

None

**REPORTS:**

**Ordinance Enforcement Quarterly Report**

Supervisor Mathis briefly reviewed the first quarter report from Ordinance Enforcement Officer Bob Atkinson. She highlighted two incidents that occurred. The first was the discovery of a home with a marijuana growing operation inside, which was turned over to the Genesee County Sheriff Department for investigation. The second was a neighborhood dispute that escalated to threats of gun violence. This situation was diffused through a combined effort of Mr. Atkinson and the Sheriff Department.

**COMMUNICATIONS:**

**CDBG Project Update**

Supervisor Mathis reviewed a letter from Genesee County Community Development regarding the proposed sidewalk project for North Long Lake Road. In order to be eligible for CDBG funding, the benefit area would have to qualify as a "low-moderate"

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income area based on income surveys. Of the 198 surveys sent out only 35% were returned. Since HUD requires a 90% return rate, the project cannot be deemed eligible.

**ADOPTION OF ORDINANCES:**

**Proposed Amendment to Business Licensing Ordinance/2<sup>nd</sup> Reading**

Supervisor Mathis reviewed a proposed amendment to the Business Licensing Ordinance, which was introduced at the 4/8/13 meeting. The amendment clarifies the language regarding the submission of applications and fees and inspections. There was no further discussion.

Motion to adopt Ordinance No. 755, an amendment to Business Licensing Ordinance No. 550, as presented.

Motion by: Shumaker  
Seconded: Goupil  
Ayes: Mathis, Goupil, Kesler, Lorraine, Shumaker  
Nays: None  
Absent: Krug, Tucker

Motion carried. Ordinance declared adopted.

**Proposed Amendment to Sewer System Ordinance/2<sup>nd</sup> Reading**

Supervisor Mathis reviewed a proposed amendment to the Sewer System Ordinance, which was also introduced at the 4/8/13 meeting. This amendment provides a procedure for requesting a waiver from the provisions of the ordinance and a procedure to appeal a township decision made in the implementation of the ordinance. There was no further discussion.

Motion to adopt Ordinance No. 756, an amendment to Sewer System Ordinance No. 615, as presented.

Motion by: Lorraine  
Seconded: Kesler  
Ayes: Mathis, Goupil, Kesler, Lorraine, Shumaker  
Nays: None  
Absent: Krug, Tucker

Motion carried. Ordinance declared adopted.

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

**Proposed Revisions to Fenton Township Schedule of Fees**

Supervisor Mathis noted that the two ordinances adopted this evening require changes to the fee schedule. Proposed revisions to the fee schedule are included in the meeting packet. There was no further discussion.

Motion to adopt the revised Fenton Township Schedule of Fees as presented.

Motion by: Shumaker  
Seconded: Kesler  
Ayes: Mathis, Goupil, Kesler, Lorraine, Shumaker  
Nays: None  
Absent: Krug, Tucker

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Motion carried.

**Proposed Amendments to 2013 Fenton Township Budget**

Operations Manager Broecker reviewed proposed amendments to the 2013 Budget. All proposed amendments in the General Fund budget are relatively minor with a net affect of zero (still a balanced budget). There are also proposed amendments to the Fire Fund budget to account for the implementation of the dive rescue team. There are no proposed amendments for the Solid Waste, Mosquito Control or Sewer Funds.

Motion to adopt amendments to the 2013 Fenton Township budget as presented.

Motion by: Goupil  
Seconded: Lorraine  
Ayes: Mathis, Goupil, Kesler, Lorraine, Shumaker  
Nays: None  
Absent: Krug, Tucker

Motion carried.

**Proposal to Sell Tax-Reverted Properties via Sealed Bid Auction**

Operations Manager Broecker reported that, of the 55 tax reverted properties accepted by Fenton Township in December 2012, the Township still owns a total of 41 vacant residential parcels (25 lots in the Lakeside Acres subdivision and 16 units in the Liberty Shores site condo development). The Township has fielded numerous inquiries from interested buyers, (individuals, builders, developers, etc.). The current proposal for board consideration is to sell these 41 parcels through a sealed bid auction. If approved, some of the parameters of the auction would be:

- Potential buyers would bid on the available parcels individually on a bid form provided by the Township.
- Bids may be placed on as few or as many parcels as the bidder wishes.
- A bid bond (money order or cashiers check; amount TBD) would be required of all bidders.
- There will be a minimum bid established for each parcel (currently projected to be \$5,000).
- The highest bidder on each parcel would have 30 days to close on the purchase of the property or forfeit their bid bond.
- All properties will be sold "As Is" and "Where Is" without representation, warranty or guaranty as to quantity, quality, title, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose for which intended. In addition to payment of the sale price, the buyers will be responsible for payment of any out-of-pocket costs associated with the transaction including recording fees, transfer taxes and any title insurance they may elect to purchase.

Approval by the board this evening will allow the process to move forward, with the understanding that the details and documentation would still need to be finalized and approved by the board officers and Township Attorney.

Motion to approve the sale of tax reverted properties through a sealed bid auction as presented, subject to final review and approval by the Township Attorney and board officers.

Motion by: Shumaker

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Seconded: Lorraine  
Ayes: Mathis, Goupil, Kesler, Lorraine, Shumaker  
Nays: None  
Absent: Krug, Tucker

Motion carried.

**BOARD COMMENT:**

None

**PUBLIC COMMENT - AGENDA OR NON-AGENDA ITEMS:**

David Hawcroft, 3302 Ponemah Drive

Mr. Hawcroft asked about the house with the marihuana growing operation that was mentioned during the ordinance enforcement report. Supervisor Mathis stated that the Genesee County Sheriff Department is handling the investigation. Mr. Hawcroft also asked about the status of the Lake Ponemah Mobile Home Park. Supervisor Mathis stated that appropriate inspections and investigations are ongoing.

**ADJOURN:** Meeting adjourned at 7:52 p.m.

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Bonnie Mathis, Supervisor

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Thomas Broecker, Deputy Clerk

**Minutes Posted 4/23/13**