

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF NOVEMBER 2, 2015**

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

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

Present: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Shumaker, Attorney  
Cooley and Operations Manager Broecker.

Absent: None

**OPENING PRAYER / PLEDGE OF ALLEGIANCE:**

Trustee Goupil offered the opening prayer. Supervisor Mathis led the pledge of allegiance to the flag.

**APPROVAL OF AGENDA:**

Motion to approve the 11/2/15 Fenton Township Board Meeting agenda as presented.

Motion by: Goupil

Seconded: Tucker

Ayes: All

Nays: None

Motion carried. The agenda is approved.

**MEETING MINUTES**

The minutes for the 10/19/15 workshop and regular meetings stand approved as presented.

**EXPENDITURES:**

Motion to approve invoices and expenditures for all funds totaling \$248,898.09 for payment as presented.

Motion by: Tucker

Seconded: Shumaker

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Shumaker

Nays: None

Motion carried.

**PUBLIC HEARINGS:**

**Rezoning #R15-005, Amendment to PUD Conditions and Conceptual Plan for  
Thomas Miller; Parcel 06-03-200-028 (Thompson Road, west of Torrey  
Road); Public Hearing & 1<sup>st</sup> Reading**

Supervisor Mathis opened a public hearing for a proposed Zoning Ordinance amendment to revise the conditions of a previously approved PUD project on Thompson Road. The applicant is requesting that the number of access points on Thompson Road be increased from 2 to 3. The Planning Commission has conducted a public hearing on this proposed amendment and has recommended approval. Treasurer Tucker explained that the request would result in 3 driveways along the 900 feet of frontage.

James Milanowski, representing Dollar General, confirmed that the Genesee County Road Commission (GCRC) has reviewed the revised plan and confirmed it meets their requirements. Everything will be constructed to GCRC standards.

Trustee Lorraine asked what, if any, impact this store would have on the Dollar General store on North Leroy Street? Scott Knowlton of Midwest V, LLC (development partner of

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF NOVEMBER 2, 2015**

Dollar General) confirmed that the two stores would be under separate management and are not related.

Trustee Goupil asked how long construction would take. Mr. Knowlton stated that construction would begin in spring and the store should be open by June (60-90 day construction period).

Trustee Lorraine questioned the plan including only 30 parking spaces for a 9,000 square foot building. Mr. Knowlton responded that Dollar General has over 12,000 stores and for this size, 30 spaces are optimal. Tucker noted that parking will be part of site plan process.

There was no public comment. The second reading of the proposed amendment will be conducted at the 11/23/15 meeting.

**REPORTS:**

**Dog Park Update**

Supervisor Mathis announced that there will be a brief ribbon cutting ceremony for the Dog Park on Thompson Road this Thursday (11/5/15) at 4:30pm.

**COMMUNICATIONS:**

None

**ADOPTION OF ORDINANCES:**

**Proposed Zoning Ordinance Amendment – Private Roads/1<sup>st</sup> reading**

Supervisor Mathis reviewed a proposed Zoning Ordinance amendment to revise language regarding private roads. This amendment, which has been reviewed and discussed at previous meetings, requires that the construction of a private road be completed before any building permits can be issued on that road. There was no public comment. After considerable discussion the board agreed to postpone action and refer the proposed amendment to a workshop meeting to include the Zoning Administrator.

**UNFINISHED BUSINESS:**

**Next Meeting Date – 11/23/15**

Supervisor Mathis reminded the board and public that the next Township Board meeting will be three weeks from now, on Monday 11/23/15.

**NEW BUSINESS:**

**Selection of Community Development Block Grant Projects**

The board reviewed recommendations for 2016 CDBG project applications, which are based on the discussions held during the CDBG Needs Hearing at the last board meeting, and subsequent conversations with Genesee County Community Development staff. Also, it appears that the Township will be receiving \$22,832 in additional CDBG funds as repayment of an inter-local loan from Argentine Township. This brings our projected 2016 funding to approximately \$104,996.00. The recommended projects are:

**1. Demolition of Blighted Structure**

Fenton Township took ownership of property on Fenton Road in December of 2014 through the tax reversion process. The house on this property has been abandoned for several years and is in poor condition. CDBG funds can be used to demolish the house

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF NOVEMBER 2, 2015**

and clean up the property. The vacant lot can then be sold to get it back on the active tax roll. The recommended allocation for this project is \$19,000.00 (18.10% of allocation).

**2. Street Improvements - Paved Intersection Approaches: Odell, Fairbanks, Old Linden & Jennings Roads**

As discussed at the public hearing, the sections of unpaved roads near intersections with paved roads tend to be more difficult to maintain due to the amount of braking and accelerating by vehicles. Paving 100 feet at each intersection listed will greatly improve those intersections. The recommended intersections are:

- Odell Road at Linden Road
- Odell Road at Lahring Road
- Fairbanks Road at Thompson Road
- Fairbanks Road at Lahring Road
- Jennings Road at Thompson Road
- Old Linden Road at Thompson Road

These intersections are located inside an area designated as low-moderate income by HUD and are eligible for funding. The recommended allocation is \$50,000 (47.62% of allocation).

**3. Street Improvements (Direct Benefit)**

Several neighborhoods have indicated some level of interest in pursuing a special assessment district in recent years to re-pave their streets.

- Alpine Shores Subdivision
- Silver Ridge Subdivision
- North Shore Drive
- Eleanor Drive
- South Horrell Road
- Dalhart Drive

While none of the neighborhoods would qualify as “low-moderate income”, individual property owners that meet the HUD income requirements would be eligible to have all or part of their assessment paid with CDBG funds. The recommended allocation for this project application is \$35,996.00 (34.28% of allocation).

Motion to approve the submission of applications for the following CDBG projects as presented:

- Demolition of Blighted Structures - 18.10%
- Street Improvements – Paved Intersection Approaches - 47.62%
- Street Improvements – Direct Benefit for Special Assessment Projects - 34.28%

Motion by: Tucker

Seconded: Kesler

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Shumaker

Nays: None

Motion carried.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF NOVEMBER 2, 2015**

**Proposed Special Levies & Miscellaneous Special Assessments - 2015 Property Tax Roll**

The board reviewed a listing of special levies and miscellaneous special assessments for the 2015 winter property tax roll. The trash collection levy is decreasing to \$141, based on the new contract, and the mosquito control levy remains at \$30. The majority of the special assessments are for street lighting and private road maintenance. Each assessment is reviewed and adjusted each year based on actual and projected costs.

<b>Special Levies</b>		<b>Levy</b>
01	Mosquito Control	30.00 per improved parcel
50	Solid Waste Collection	141.00 per serviced parcel

<b>Special Assessments</b>		<b>Levy</b>
82	Fire Protection	65.00 per parcel assessed

<b>Road Maintenance</b>		
5	Curtwood	500.00 per parcel in district
9	Four Lakes	160.00 "
10	McFarlan	0.00 "
13	Woodhull	50.00 "
14	Log Cabin/Latourette	280.00 "
15	Wenwood Parkway	0.00 "
16	Malibu	200.00 "
17	Darts	200.00 "
18	Skyline	100.00 "
20	Wendell	100.00 "
22	Hicks Haven	0.00 "
36	Woodhaven	150.00 "
37	Crystal Cove	100.00 "
48	Pinewood Trail	130.00 "
55	Wenwood Drive	20.00 "
62	Byram Lake Drive	30.00 "
119	Drain-Lakeside Landing	100.00 "

<b>Street Lights</b>		
23	Minnetonka	27.00 "
24	Darts	50.00 "
25	Enid	32.00 "
26	Log Cabin	63.00 "
27	Margaret	50.00 "
28	Wenwood	37.00 "
29	Windsor Beach	79.00 "
30	Pomona	34.00 "
31	Horrell	40.00 "
32	Crooked Lake	46.00 "
33	Golden Shores	54.00 "
38	Hidden Ridge I	51.00 "
39	Fenton Creek	19.00 "
40	Eden Gardens	42.00 "
41	Isle of Bordeaux	86.00 "

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF NOVEMBER 2, 2015**

45	Pinnacle Shores II	24.00	"
47	Fenton Orchards I	40.00	"
49	Cussewago	13.00	"
56	Malibu	36.00	"
57	Silver Ridge	18.00	"
66	Breeze Pointe	21.00	"
67	Torrey Grove	37.00	"
68	West Silver Villa	36.00	"
74	Scenic View	65.00	"
75	Linden Meadows	47.00	"
76	Wyndham Estates I	30.00	"
77	Wyndham Estates II	29.00	"
78	Lakeview Farms I	46.00	"
83	Hidden Ridge II	38.00	"
84	Audubon Estates	37.00	"
85	Crystal Cove	48.00	"
86	Pinnacle Shores I	47.00	"
87	River Oaks Hollow	35.00	"
88	Bryson Estates	29.00	"
89	Fentonwood Estates	31.00	"
90	Pine Lake Forest	32.00	"
92	North Shore Estates	60.00	"
93	Pavilion on Pine Lake	46.00	"
95	Loon Lake Highlands	41.00	"
96	Golden Pond II	36.00	"
97	Lakeview Farms II	63.00	"
98	Golfview Pointe	46.00	"
100	Loon Harbor Preserve	25.00	"
101	Golfview Pointe II	37.00	"
102	Linden Crossings	35.00	"
103	McCully Lake Estates	39.00	"
104	Hidden Ridge III	45.00	"
105	Landings at Crane's Cove	35.00	"
108	Marl	30.00	"
110	Fenton Orchards II	44.00	"
111	Pinnacle Shores III	36.00	"
112	Horizon Airpark	140.00	"
113	Stonybrook Estates	39.00	"
114	Ponemah Estates	39.00	"
117	Springfield	34.00	"
118	Lakeside Acres	33.00	"

Motion to approve 2015 special levies and miscellaneous special assessments as presented.

Motion by: Tucker

Seconded: Kesler

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Shumaker

Nays: None

Motion carried.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF NOVEMBER 2, 2015**

**Genesee County Road Commission Local Road Agreement – Alpine Shores No. 4  
Reconstruction**

Supervisor Mathis noted that the board adopted a resolution to move forward a special assessment project to reconstruct Lake Valley Drive, Lake Valley Court and South Lake Valley Drive at the 10/19/15 meeting. The next step in the process is to execute an agreement with the Genesee County Road Commission, which will allow them to proceed with project design. The board briefly discussed concerns regarding the possibility that the GCRC may encounter unanticipated problems with the project, particularly due to the groundwater problems in this area. It was noted that if the revised costs exceed the original estimate by more than 10%, the board will have the opportunity to “re-visit” the project and determine whether or not to proceed. There was no further discussion.

Motion to approve the Local Road Agreement with the Genesee County Road Commission for the reconstruction of streets in the Alpine Shores No. 4 subdivision as presented.

Motion by: Goupil

Seconded: Tucker

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Shumaker

Nays: None

Motion carried.

**Appointments to Southern Lakes Parks & Recreation Board of Directors**

Supervisor Mathis reported that the terms of Clerk Krug and Trustee Shumaker as members of the Southern Lakes Parks & Recreation Board of Directors will expire at the end of this year. Clerk Krug requested that action on his potential re-appointment be postponed to allow him more time for consideration.

Motion to re-appoint Shaun Shumaker as Fenton Township representative on the Southern Lakes Parks & Recreation Board of Directors for the term ending December 31, 2018.

Motion by: Mathis

Seconded: Tucker

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Shumaker

Nays: None

Motion carried.

**Resolution No. 2015-23, Sewer Bond Debt Obligations for 2016**

Supervisor Mathis reported that the Genesee County Drain Commissioner requires the Township to adopt a resolution each year designating the source of funds to meet debt service obligations in the following year for bonds issued through Genesee County. A resolution has been prepared for board adoption. There was no further discussion. Clerk Krug presented the following resolution:

**RESOLUTION NO. 2015-23**

*WHEREAS, the Charter Township of Fenton has a need to pay to the County of Genesee the sum of \$825,926.25 to meet the bond principal and interest requirements on all bond obligations for sewer facilities in 2016; and*

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF NOVEMBER 2, 2015**

*WHEREAS, there are several means by which the funds can be secured to meet this payment requirement; and*

*WHEREAS, all various means of securing these funds have been reviewed and considered;*

*NOW, THEREFORE BE IT RESOLVED, by the Charter Township of Fenton, that the monies to meet the principal and interest requirements on all bond obligations for sewer facilities in 2016 will be secured from the following funds.*

<i>Funds Already Available</i>	\$ _____
<i>Tap-In Fees to be Collected</i>	\$ <u>200,000.00</u>
<i>Funds from Monthly Rates for Services</i>	\$ <u>625,926.25</u>
<i>General Fund</i>	\$ _____
<i>Ad-Valorem Levy</i>	\$ _____
<i>Other</i>	\$ _____
<b>Grand Total:</b>	<b>\$ <u>825,926.25</u></b>

*BE IT FURTHER RESOLVED, that the Township Clerk is hereby directed to forward one (1) copy of this Resolution to the County Agency, and retain one (1) copy for the Fenton Township records.*

Motion to adopt Resolution No. 2015-23 as presented.

Motion by: Krug

Seconded: Kesler

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Shumaker

Nays: None

Motion carried. Resolution declared adopted.

**Resolution No. 2015-24, Adoption of Amended & Restated Pension Plan Agreement**

Operations Manager Broecker reviewed the amended and restated pension plan adoption agreement for the Township. The IRS requires all pension plan agreements to be updated and re-adopted every six years, (the Township's was last done in 2009). There are no changes to the fee structure or way the plan operates. This action simply adopts an updated version of the plan document. Trustee Lorraine stated he would prefer to have more time to review the document before taking action. The board agreed to postpone action until the 11/23/15 meeting.

**Approval of 2016 Fenton Township Meeting Schedule**

The board reviewed the proposed 2016 meeting schedule, which was discussed at the October 19th workshop meeting. There was no further discussion.

Motion to adopt the 2016 Fenton Township Meeting Schedule as presented.

Motion by: Mathis

Seconded: Shumaker

Ayes: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Shumaker

Nays: None

Motion carried.

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF NOVEMBER 2, 2015**

**BOARD COMMENT:**

Supervisor Mathis reported that an alleged mining operation on Thompson Road is being investigated for zoning compliance.

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

None

**ADJOURN:** Meeting adjourned at 9:10 p.m.

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Bonnie Mathis, Supervisor

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Robert Krug, Clerk

**Minutes Posted 11/3/15**