

**CHARTER TOWNSHIP OF FENTON BOARD OF TRUSTEES  
MINUTES FOR REGULAR MEETING OF JUNE 15, 2020**

**MEETING HELD BY TELEPHONE CONFERENCE CALL  
PER MICHIGAN EXECUTIVE ORDER 2020-75**

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

Present: Mathis, Krug, Tucker, Goupil, Kesler, Lorraine, Reid

Absent: None

Also Present: Attorney Belzer, Operations Manager Broecker, Zoning Administrator  
Deem, Engineer Allen Lawrence

**OPENING PRAYER:**

Trustee Goupil offered the opening prayer.

**APPROVAL OF AGENDA:**

Motion to approve the 6/15/20 Fenton Township Board Meeting agenda as presented.

Motion by: Tucker

Seconded: Lorraine

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

Nays: None

Motion carried. The agenda is approved.

**Plante & Moran, PLLC-Financial Report for Fiscal Year Ended December 31, 2019**

Supervisor Mathis welcomed Pam Hill and Mike Machala of Plante & Moran, PLLC. Ms. Hill and Mr. Machala reviewed several graphs outlining year-to-year changes in revenues, expenditures and fund balance in the General Fund and the Township's retiree health care plan.

Areas highlighted included:

- ⇒ Total fund balance in the General Fund increased by \$538,103 to a total of \$2,640,362. Unassigned fund balance totaled \$1,862,053, which represents approximately 65% of annual expenditures, which is above the minimum recommended range of 35-40%.
- ⇒ General Fund revenues increased by \$309,318, due to increases in property taxes, building permit fees, revenue sharing and special assessment payoffs.
- ⇒ General Fund expenditures increased approximately \$171,000 from 2018, due to \$240,000 in special assessment road projects. Without those projects (which are ultimately paid for by property owners), expenses would have decreased approximately \$69,000.
- ⇒ All Special Revenue Funds, (Fire Protection, Solid Waste and Mosquito Control), are financially stable with adequate fund balances.
- ⇒ Fenton Township is very well positioned with respect to long-term legacy costs. The Township has no pension liability due to offering only a defined contribution plan. The Township's retiree health care plan (OPEB) was 117% funded as of 12/31/19.

Ms. Hill and Mr. Machala also stated that the Township staff did an excellent job providing the necessary reports and information electronically to allow the audit process to be completed remotely, adding that the Township finances are managed very efficiently and effectively. There were no findings of internal control deficiencies or weaknesses in accounting procedures.

The board thanked Ms. Hill and Mr. Machala for their report.

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**MEETING MINUTES:**

The minutes for the 6/1/20 regular meeting stand approved as presented.

**EXPENDITURES:**

Treasurer Tucker noted that the expenditure line item from Detroit Pump is based on a proposal to install cellular-based monitoring systems on 9 critical sewer pump stations, which was reviewed by the Sewer Committee. He also questioned invoices from B&H Photo-Video, Dewey's Auto Service and Quadient, Inc. Operations Manager Broecker explained that the B&H invoice was the final one for the studio equipment upgrade approved by the board and paid out of PEG funds. The Dewey's invoice was for extension repairs on the Township's minivan, used primarily by the Assessor's Department. The Quadient invoice was for the annual postage meter rental and maintenance cost for the postage machine. Motion to approve invoices and expenditures for all funds totaling \$521,108.56 for payment as presented.

Motion by: Tucker

Seconded: Kesler

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

Nays: None

Motion carried.

**PUBLIC HEARINGS:**

**Rezoning #R20-002, Avalanche Holdings, LLC, parcel #06-03-400-008, (3145 Thompson Road); Amendment to PUD Conditions/Public Hearing & Introduction of Amendatory Ordinance**

Supervisor Mathis opened a public hearing on a proposed Zoning Ordinance amendment to revise the conditions for a previously approved PUD zoning. The proposed amendment would permit the development of a small industrial park on the subject property. Supervisor Mathis asked Treasurer/Planning Commissioner John Tucker and Zoning Administrator Mike Deem to provide additional information. Treasurer Tucker noted that the proposed use of the property is consistent with the "mixed use" provisions of the Master Plan and that the Planning Commission unanimously recommended adoption of the ordinance after their public hearing in May. Zoning Administrator Deem briefly reviewed the conditions of the proposed ordinance, which includes a maximum of 11 parcels and Planning Commission control over buffering and landscaping requirements.

Applicant Bob Langan confirmed the information provided by Treasurer Tucker and Zoning Administrator Deem. He believes the proposed use of the property fills a need for industrial properties.

Clerk Krug expressed concern with the development of Thompson Road and suggested that the Township exert more control over the appearance of buildings to improve the Thompson Road area since it is the "entrance" to Fenton Township.

**Public Comment:**

The following individuals addressed the board regarding the proposed zoning amendment:

Shaun Shumaker, Genesee County Commissioner

Mr. Shumaker asked if a study has been done regarding the impact on Thompson Road. Engineer Allen Lawrence responded that the recent reconstruction of Thompson Road

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resulted in a road capable of handling much more traffic than current volumes, however those issues would be revisited as a part of the site plan approval process.

Supervisor Mathis closed the public hearing. The second reading and vote on adoption of the proposed ordinance will be conducted at the 6/29/20 township board meeting.

**REPORTS:**

**Special Assessment Bond Sale Update**

Operations Manager Broecker reported that the bond sale to fund the Silver Ridge and Margaret Drive special assessment projects was conducted last week. Chase Bank submitted the lowest bid at 1.59%. This sets the special assessment interest rate for both projects at 2.59%.

**COMMUNICATIONS:**

None

**ADOPTION OF ORDINANCES:**

None

**UNFINISHED BUSINESS:**

**Next Meeting Reminder – June 29, 2020**

Supervisor Mathis reminded the board that the next regular township board meeting will be Monday June 29, 2020.

**NEW BUSINESS:**

**Request to Extend License/Sub-License – Deer Run Soccer Facility**

The board reviewed a letter from the AYSO, LaForza and Nationals soccer organizations requesting that the Township consider extending its license with Genesee County for the Deer Run soccer facility as well as the sub-license with AYSO for a period of one year. While considerable time and effort have gone into negotiating agreements with Southern Lakes Parks & Recreation (SLPR), the parties have not been able to reach a final agreement. They believe the additional year will give them adequate time to complete those agreements without affecting their upcoming soccer seasons.

The board also reviewed a letter from SLPR chair Pat Lockwood, asking the board to continue to support their proposed agreement with Genesee County Parks and Recreation to manage and operate the Deer Run facility.

The following individuals spoke at various times during the discussion:

Pat Lockwood, SLPR Chair  
Shaun Shumaker, Genesee County Commissioner  
Kim Bobier, LaForza Soccer  
Rick Miracle, Nationals Soccer  
Tom Wiltrout, AYSO Soccer

After considerable discussion, including comments from members of the Township Board and the Township Attorney, the following motion was put forward:

Motion to submit a letter to the Genesee County Parks & Recreation Commission to request an extension of the existing license for the Deer Run soccer facility through 6/30/21.

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Motion by: Tucker  
Seconded: Lorraine  
Ayes: Mathis, Krug, Tucker, Lorraine  
Nays: Kesler, Goupil, Reid  
Motion carried.

Supervisor Mathis noted that, if the license and sub-license extensions are ultimately approved, she would like to require quarterly updates on the status of negotiations between SLPR and the soccer organizations.

**BOARD COMMENT:**

None

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

Stephanie Witucki

Ms. Witucki introduced herself as a candidate for Genesee County Circuit Court Judge in Family Court. She has significant experience in family law and asked the board for their support in the upcoming election.

**ADJOURN:** Meeting adjourned at 9:35 p.m.

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Bonnie Mathis, Supervisor

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Robert Krug, Clerk

**Minutes Posted 06/16/20**