

**CHARTER TOWNSHIP OF FENTON, GENESEE COUNTY, MICHIGAN
MINUTES FOR REGULAR TOWNSHIP BOARD MEETING
DECEMBER 20, 2021**

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

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

OPENING PRAYER / PLEDGE OF ALLEGIANCE:

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

ROLL CALL:

Clerk Krug called the roll.

Present: Lorraine, Krug, Goupil, Katrak, Kesler

Absent: Tucker, Reid

Also Present: Attorney Belzer, Operations Manager Broecker, Fire Chief Volz

Present via Zoom: Zoning Administrator Deem, Assessor Wilson, Township Engineers
Allen & Melissa Lawrence

APPROVAL OF AGENDA:

Motion to approve the 12/20/21 Fenton Township Board Meeting agenda as presented.

Motion by: Goupil

Seconded: Krug

Ayes: Lorraine, Krug, Goupil, Katrak, Kesler

Nays: None

Absent: Tucker, Reid

Motion carried. The agenda is approved.

MEETING MINUTES:

The minutes for the 12/6/21 regular meeting stand approved as presented.

EXPENDITURES:

Motion to approve invoices and expenditures for all funds totaling \$411,094.54 for payment as presented.

Motion by: Goupil

Seconded: Kesler

Ayes: Lorraine, Krug, Goupil, Katrak, Kesler

Nays: None

Absent: Tucker, Reid

Motion carried.

PUBLIC HEARINGS:

None

REPORTS:

None

COMMUNICATIONS:

None

ADOPTION OF ORDINANCES:

None

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UNFINISHED BUSINESS:

None

NEW BUSINESS:

Resolution No. 2021-41, Designation of Primary EMS Service Provider for 911 Dispatch

The board reviewed a proposed resolution requesting that the 911 dispatch center recognize the Township's EMS agreement with Medstar, Inc. and dispatch their ambulances for EMS calls in Fenton Township. Fire Chief Volz reported that the resolution was suggested by the 911 Consortium attorney to go along with our EMS agreement with Medstar. Attorney Belzer stated that he agrees with this approach.

Clerk Krug presented the following resolution:

RESOLUTION NO. 2021-41

WHEREAS, the Charter Township of Fenton ("Township") has entered into an Emergency Medical Services Agreement with Medstar, Inc. ("Medstar") to provide ambulance services within the Township, and

WHEREAS, in the interest of the health, safety and welfare of the residents of Fenton Township, it is imperative that this agreement be recognized by the Genesee County 911 Center;

NOW, THEREFORE, BE IT RESOLVED, that the Township Board of the Charter Township of Fenton formally requests that the Genesee County 911 Dispatch Center recognize Medstar as the primary provider of EMS/ambulance services in Fenton Township, and dispatch Medstar ambulances for EMS calls in the Township.

Motion to adopt Resolution No. 2021-41 as presented.

Motion by: Krug

Seconded: Goupil

Ayes: Lorraine, Krug, Goupil, Katrak, Kesler

Nays: None

Absent: Tucker, Reid

Motion carried. Resolution declared adopted.

Appointments to Genesee County Metropolitan Alliance

Supervisor Lorraine reported that the Genesee County Metropolitan Alliance requires member communities to appoint or re-appoint one elected representative, one citizen representative and one alternate each year. For 2021 our elected representative has been Trustee Katrak, our citizen representative has been Andy Marko and our alternate has been Trustee Kesler. The board now needs to appoint representatives for 2022. Supervisor Lorraine reported that he had spoken to all three individuals and all are willing to serve another year.

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Motion to appoint Trustee Katrak as the elected representative, Andrew Marko as the citizen representative and Trustee Kesler as the alternate representative for Fenton Township on the Genesee County Metropolitan Alliance for 2022.

Motion by: Goupil

Seconded: Krug

Ayes: Lorraine, Krug, Goupil, Katrak, Kesler

Nays: None

Absent: Tucker, Reid

Motion carried.

Proposed Amendments - 2021 Fenton Township Budget

Operations Manager Broecker reviewed proposed amendments to the 2021 Fenton Township Budget. Significant changes include:

General Fund

- Increase in state revenue sharing based on Michigan Treasury projections.
- Increase in law enforcement expense due to delayed billing from Genesee County.
- Final General Fund budget shows a surplus of \$495,600, although the actual surplus is expected to be higher.

Fire Fund

- Increase in contracted services revenue due to increased alarms in Tyrone Township.
- Final Fire Fund budget shows a deficit of \$155,400, although a surplus of approximately \$70,000 is actually projected.

Sewer Fund

- Increase to GIS services expense due to additional data entry resulting from the 2020 manhole inspection project.
- Increase to contracted services for emergency calls due to the high number of power outages in 2021.
- Projected positive net cash flow of approximately \$500,000.

Motion to adopt amendments to the 2021 Fenton Township Budget, as presented.

Motion by: Krug

Seconded: Kesler

Ayes: Lorraine, Krug, Goupil, Katrak, Kesler

Nays: None

Absent: Tucker, Reid

Motion carried.

Purchase Offer - Tax-Reverted Property

Supervisor Lorraine suggested moving this item to the end of the agenda in case Treasurer Tucker is able to join the meeting.

Appointments to Southern Lakes Parks & Recreation Commission

Supervisor Lorraine reported that the terms of Trustees Christine Reid and Rob Kesler on the Southern Lakes Parks & Recreation Commission will expire at the end of this month, and that both have indicated a desire to be reappointed. Trustees Reid and Kesler have

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both done an excellent job on the SLPR Board and Supervisor Lorraine recommends that both be reappointed to another 3-year term.

Motion to reappoint Christine Reid to the Southern Lakes Parks & Recreation Commission for the term ending December 31, 2024.

Motion by: Krug
Seconded: Katrak
Ayes: Lorraine, Krug, Goupil, Katrak, Kesler
Nays: None
Absent: Tucker, Reid

Motion carried.

Motion to reappoint Robert Kesler to the Southern Lakes Parks & Recreation Commission for the term ending December 31, 2024.

Motion by: Krug
Seconded: Katrak
Ayes: Lorraine, Krug, Goupil, Katrak, Kesler
Nays: None
Absent: Tucker, Reid

Motion carried.

Schedule Joint Meeting with Planning Commission - Thompson Road Corridor

Zoning Administrator Mike Deem reported that the Planning Commission has requested a joint meeting with the Township Board to discuss the Thompson Road Corridor. The construction of a municipal water system that services this area will greatly change the potential development of the corridor and it is important that the Township update the development plan accordingly. This “kick-off” meeting will allow the two boards to discuss issues, align goals and get everyone on the same page.

Clerk Krug suggested scheduling the meeting immediately after the Planning Commission’s regular meeting on 1/13/22. The other board members agreed.

Motion to schedule a joint special meeting of the Fenton Township Board and Fenton Township Planning Commission for Thursday January 13, 2022 at 6:30 p.m., (immediately following the regular Planning Commission meeting), to review and discuss the development of the Thompson Road Corridor.

Motion by: Krug
Seconded: Goupil
Ayes: Lorraine, Krug, Goupil, Katrak, Kesler
Nays: None
Absent: Tucker, Reid

Motion carried.

Purchase Offer - Tax-Reverted Property

The board reviewed a revised proposal from Coolhand Property Holdings LLC to purchase a 4-unit building site in the Fenton Orchards condominium development, (units 13-16), utilized the Township’s purchase form. The offer price is \$60,000 (4 x \$15,000). The purchase offer also includes a 12-month option to purchase the remaining 24 units at the same price.

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The board also reviewed an offer from Cedar Creek Construction to purchase all 28 Fenton Orchards units for \$350,000.

The board and both potential purchasers discussed the offers at length. Both potential purchasers verbally updated their offers to \$420,000 cash with no exceptions. Attorney Belzer reminded the board that verbal offers are not sufficient. They must be in writing. In an effort to resolve the issue, Clerk Krug made a motion to reject the written offer from Cool Hand Property Holdings, LLC and accept the written offer from Cedar Creek Construction. That motion died for lack of a second.

After further discussion. Supervisor Lorraine suggested that the fairest approach would be to reject both offers and advertise the properties for sale by sealed bid, with the intent of approving a purchase agreement at the 1/18/22 board meeting.

Motion to reject all offers for tax-reverted properties owned by Fenton Township in the Fenton Orchards condominium development and advertise the properties for sale by sealed bid.

Motion by: Lorraine

Seconded: Krug

Ayes: Lorraine, Krug, Goupil, Katrak, Kesler

Nays: None

Absent: Tucker, Reid

Motion carried.

BOARD COMMENT:

None

PUBLIC COMMENT – AGENDA OR NON-AGENDA ITEMS:

None

Supervisor Lorraine and the entire board wished everyone a Merry Christmas and Happy New Year.

ADJOURN: Meeting adjourned at 8:42 p.m.

Vince Lorraine, Supervisor

Robert Krug, Clerk

Minutes Posted 12/21/21