

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting**  
**April 6, 2026**  
**6:30 p.m.**

**AGENDA**

Call to Order:

Invocation:

Pledge of Allegiance:

Roll Call:

Call to the Public (Public comment must be addressed to the Chairperson and will be limited to three minutes per person) \*:

**Approval of Consent Agenda:**

- 1) Payment of Bills: April 6, 2026
- 2) Request to approve the March 16, 2026 regular meeting minutes

**Approval of Regular Agenda:**

- 3) Public Hearing on the proposed **North Shore Commons Condominium** Private Road Improvement Special Assessment Roll.
  - A. Call to the Property Owners
  - B. Call to the Public
- 4) Request for approval of **Resolution #5** – Confirming the Special Assessment Roll for **North Shore Commons Condominium** Private Road Improvement Special Assessment Project (summer tax 2026). (Roll Call)
- 5) Consideration of a request for approval of a Cropland Agreement for crop year 2026 to maintain the historical agricultural use of 50.5 acres of fields located on parcel 4711-23-100-005 with revenue to be placed in Parks and Recreation Fund line item #208-000-434-001.
- 6) Request to introduce proposed ordinance number Z-26-01 regarding zoning ordinance text amendments to Article 13 entitled “Environmental Protection Regulation” related to Hazardous Materials and Fuel Storage and Wetland Protection Standards and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Monday, April 20, 2026.

- 7) Consideration of a request to approval the renewal of the contract with KP Elite Cleaning with a 4.5% increase for cleaning services at the Township Hall building, park pavilion restrooms and park grounds for a term beginning May 1, 2026 through March 31, 2026.
- 8) Consideration of a request to approve the renewal of the ground maintenance services contract with Cooper's Turf Management for the 2026 season, at the same terms and pricing as the 2025 contract (no increase in cost).
- 9) Consideration of an appeal related to the denial of records for Freedom of Information Act (FOIA) request 2026-14.

Correspondence  
Board Comments  
Adjournment

\*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items or at a second call to the public at the end of the meeting *may* be offered by the Chairman as they are presented.

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

MEETING DATE: April 6, 2026

All information below through March 27, 2026

March 13, 2026 Bi Weekly Payroll	\$	128,496.35
March 27, 2026 Bi Weekly Payroll	\$	131,185.88
TOWNSHIP GENERAL EXPENSES	\$	288,032.01
OPERATING EXPENSES SAD (264CK)	\$	200.00
OPERATING EXPENSES PARKS AND REC (270CK)	\$	191.30
OPERATING EXPENSES DPW (503 FN)	\$	27,660.46
OPERATING EXPENSES LAKE EDGEWOOD (593FN)	\$	5,610.79
OPERATING EXPENSES OAK POINTE (592FN)	\$	23,286.69
TOTAL	\$	604,663.48

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 03/13/26: \$50,407.77**

**TRANSACTION SUMMARY**

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	50,407.77
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<u>50,407.77</u>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	7,208.14
	CASH REQUIRED FOR CHECK DATE 03/13/26	<u>57,615.91</u>

**TRANSACTION DETAIL**

**ELECTRONIC FUNDS TRANSFER** - *Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.*

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</b>
03/12/26	BANK OF ANN ARBOR	xxxxxxxxxxxxx130	Direct Deposit	Net Pay Allocations	36,348.81	<b>36,348.81</b>
03/12/26	BANK OF ANN ARBOR	xxxxxxxxxxxxx130	Readychex®	Check Amounts	186.40	<b>186.40</b>
03/12/26	BANK OF ANN ARBOR	xxxxxxxxxxxxx130	Taxpay®	Employee Withholdings		
				Social Security	3,196.37	
				Medicare	747.56	
				Fed Income Tax	4,106.53	
				MI Income Tax	1,878.14	
				<b>Total Withholdings</b>	<u>9,928.60</u>	
				Employer Liabilities		
				Social Security	3,196.40	
				Medicare	747.56	
				<b>Total Liabilities</b>	<u>3,943.96</u>	<b>13,872.56</b>
				<b>EFT FOR 03/12/26</b>		<b>50,407.77</b>
				<b>TOTAL EFT</b>		<b>50,407.77</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - *Unless stated otherwise, Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.*

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>TOTAL</b>
03/13/26	Refer to your records for account information		Payroll	Employee Deductions		
				457 EE Pretax	4,161.00	
				457 EE Roth	170.00	
				EE Medical Contribut	1,500.00	
				FSA Medical Pretax	617.26	
				Prin Retire Loan 1	672.59	
				Vol Life Ch Post Tax	1.82	

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 03/13/26: \$78,088.58**

## TRANSACTION SUMMARY

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	78,088.58
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>78,088.58</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	6,937.99
	CASH REQUIRED FOR CHECK DATE 03/13/26	85,026.57

## TRANSACTION DETAIL

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex *at or after 12:01 A.M.* on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<b>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</b>
03/12/26	BANK OF ANN ARBOR	xxxxxxxxxxxx990	Direct Deposit	Net Pay Allocations	56,907.18	<b>56,907.18</b>
03/12/26	BANK OF ANN ARBOR	xxxxxxxxxxxx990	Taxpay®	Employee Withholdings		
				Social Security	4,739.93	
				Medicare	1,108.55	
				Fed Income Tax	6,512.07	
				MI Income Tax	2,972.42	
				<b>Total Withholdings</b>	<b>15,332.97</b>	
				Employer Liabilities		
				Social Security	4,739.89	
				Medicare	1,108.54	
				<b>Total Liabilities</b>	<b>5,848.43</b>	<b>21,181.40</b>
				<b>EFT FOR 03/12/26</b>		<b>78,088.58</b>
				<b>TOTAL EFT</b>		<b>78,088.58</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Unless stated otherwise, Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>TOTAL</u>
03/13/26	Refer to your records for account	Information	Payroll	Employee Deductions		
				457 EE Pretax	1,745.00	
				457 EE Roth	730.00	
				FSA Health	439.97	
				Medical	2,288.00	
				Princ Retire Loan 1	934.84	
				Princ Retire Loan 2	545.56	
				Vol CH Life	6.37	
				Vol EE Life	187.59	

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 03/27/26: \$51,173.84**

**TRANSACTION SUMMARY**

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	51,173.84
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	51,173.84
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	7,208.14
	CASH REQUIRED FOR CHECK DATE 03/27/26	58,381.98

**TRANSACTION DETAIL**

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.

TRANS. DATE	BANK NAME	ACCOUNT NUMBER	PRODUCT	DESCRIPTION		BANK DRAFT AMOUNTS & OTHER TOTALS
03/26/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Direct Deposit	Net Pay Allocations	36,898.95	36,898.95
03/26/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Readychex®	Check Amounts	186.40	186.40
03/26/26	BANK OF ANN ARBOR	xxxxxxxxxxxx130	Taxpay®	Employee Withholdings		
				Social Security	3,240.52	
				Medicare	757.84	
				Fed Income Tax	4,186.55	
				MI Income Tax	1,905.18	
				<b>Total Withholdings</b>	<b>10,090.09</b>	
				Employer Liabilities		
				Social Security	3,240.52	
				Medicare	757.88	
				<b>Total Liabilities</b>	<b>3,998.40</b>	<b>14,088.49</b>
				<b>EFT FOR 03/26/26</b>		<b>51,173.84</b>
				<b>TOTAL EFT</b>		<b>51,173.84</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Unless stated otherwise, Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

TRANS. DATE	BANK NAME	ACCOUNT NUMBER	PRODUCT	DESCRIPTION		TOTAL
03/27/26	Refer to your records for account information		Payroll	Employee Deductions		
				457 EE Pretax	4,161.00	
				457 EE Roth	170.00	
				EE Medical Contribut	1,500.00	
				FSA Medical Pretax	617.26	
				Prin Retire Loan 1	672.59	
				Vol Life Ch Post Tax	1.82	

# CASH REQUIREMENTS

**CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR ELECTRONIC FUNDS TRANSFERS (EFT) FOR CHECK DATE 03/27/26: \$80,012.04**

## TRANSACTION SUMMARY

<b>SUMMARY BY TRANSACTION TYPE -</b>	TOTAL ELECTRONIC FUNDS TRANSFER (EFT)	80,012.04
	CASH REQUIRED FOR NEGOTIABLE CHECKS &/OR EFT	<b>80,012.04</b>
	TOTAL REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES	6,962.31
	CASH REQUIRED FOR CHECK DATE 03/27/26	<u>86,974.35</u>

## TRANSACTION DETAIL

**ELECTRONIC FUNDS TRANSFER** - Your financial institution will initiate transfer to Paychex at or after 12:01 A.M. on transaction date.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>BANK DRAFT AMOUNTS &amp; OTHER TOTALS</u>
03/26/26	BANK OF ANN ARBOR	xxxxxxxxxxxx990	Direct Deposit	Net Pay Allocations	58,037.29	<b>58,037.29</b>
03/26/26	BANK OF ANN ARBOR	xxxxxxxxxxxx990	Taxpay®	Employee Withholdings		
				Social Security	4,850.68	
				Medicare	1,134.40	
				Fed Income Tax	6,956.14	
				MI Income Tax	3,048.39	
				<b>Total Withholdings</b>	<u>15,989.61</u>	
				Employer Liabilities		
				Social Security	4,850.68	
				Medicare	1,134.46	
				<b>Total Liabilities</b>	<u>5,985.14</u>	<b>21,974.75</b>
				<b>EFT FOR 03/26/26</b>		<b>80,012.04</b>
				<b>TOTAL EFT</b>		<b>80,012.04</b>

**REMAINING DEDUCTIONS / WITHHOLDINGS / LIABILITIES** - Unless stated otherwise, Paychex does not remit these funds. You must ensure accurate and timely payment of applicable items.

<u>TRANS. DATE</u>	<u>BANK NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PRODUCT</u>	<u>DESCRIPTION</u>		<u>TOTAL</u>
03/27/26	Refer to your records for account Information		Payroll	Employee Deductions		
				457 EE Pretax	1,745.00	
				457 EE Roth	730.00	
				FSA Health	439.97	
				Medical	2,312.00	
				Princ Retire Loan 1	935.16	
				Princ Retire Loan 2	545.56	
				Vol CH Life	6.37	
				Vol EE Life	187.59	

CHECK DISPURSEMENT 3/13/26 - 3/27/26

Check Date	Bank	Check #	Invoice	Payee	Description	Amount
03/18/2026	FNBCK	40151#	FND00032089	EHIM, INC	CLAIMS FUNDING FEBRUARY 2026	812.72
03/18/2026	FNBCK	40151	AMDDM00035792	EHIM, INC	MEDICAL WRAP AND COBRA ADMINISTRATIVE FEES	535.00
03/18/2026	FNBCK	40151	FND00032089	EHIM, INC	CLAIMS FUNDING FEBRUARY 2026	888.18
03/18/2026	FNBCK	40152	4/1/2026	IOSCO TOWNSHIP	POLL WORKER PINS	148.80
03/18/2026	FNBCK	40153	3/1/26-3/15/26	KP ELITE CLEANING LLC	CLEANING SERVICES	2,125.00
03/18/2026	FNBCK	40154	458571	MICHIGAN TOWNSHIP ASSOC	ENROLLMENT MTA'S TOWNSHIP GOVERNANCE ACADEMY	35.00
03/18/2026	FNBCK	40155	147891543	PRECISION COMFORT HEATING A	ANNUAL HEATING MAINTENANCE PLAN BI-ANNUAL PAYMENT	807.00
03/18/2026	FNBCK	40156	6057969803	STAPLES	2 BOXES OF PAPER	84.98
03/18/2026	FNBCK	40157	3/26/2026	VISA	VISA EXPENSES	588.40
03/18/2026	FNBCK	40157	3/26/2026	VISA	VISA EXPENSES	1,031.42
03/18/2026	FNBCK	40157	3/26/2026	VISA	VISA EXPENSES	18.01
03/18/2026	FNBCK	40158	2/7/26 - 3/6/26	CONSUMERS ENERGY	6132 CROOKED LAKE RD ACCT# 1030 4990 7845	17.00
03/18/2026	FNBCK	40158	2/7/26 - 3/6/26	CONSUMERS ENERGY	2911 DORR ROAD ACCT# 1000 2370 3653	624.09
03/18/2026	FNBCK	40159	2/7/26 - 3/6/26	VERIZON WIRELESS	ASSESSOR TABLETS	80.02
03/23/2026	FNBCK	40160	2025-2026	MHOG WATER AUTHORITY	FISCAL YEAR END 3/31/2026 - CONNECTIN FEES	261,755.00
03/24/2026	FNBCK	40161	FEB 2026	GENOA TOWNSHIP PARKS & REC	HOWELL PARKS AND REC WORK	160.00
03/27/2026	FNBCK	40162	448025	ALLSTAR ALARM LLC	ITM REPORTS	30.00
03/27/2026	FNBCK	40163	176241016	AMERICAN AQUA	WATER DELIVERY	60.00
03/27/2026	FNBCK	40164	27966	BLOOM SLUGGETT, PC	PROFESSIONAL SERVICES REGARDING FRANCHISE FEES	937.50
03/27/2026	FNBCK	40165	3/28-4/27/26	COMCAST	BUNDLED SERVICES FOR APRIL 2026	367.34
03/27/2026	FNBCK	40166	RIS0006924775	DELTA DENTAL	DENTAL INSURANCE 4/1-4/30/26	1,444.53
03/27/2026	FNBCK	40168#	0007584914	GANNETT MICHIGAN LOCALIQ	ADVERTISEMENTS	240.64
03/27/2026	FNBCK	40168	0007584914	GANNETT MICHIGAN LOCALIQ	ADVERTISEMENTS	193.76
03/27/2026	FNBCK	40168	0007584914	GANNETT MICHIGAN LOCALIQ	ADVERTISEMENTS	168.76
03/27/2026	FNBCK	40169	3/23/2026	LIVINGSTON LAND CONSERVANCY	BASIC MEMBERSHIP TO LIVINGSTON LAND CONSERVANCY 2026	25.00
03/27/2026	FNBCK	40170	475871	MICHIGAN TOWNSHIP ASSOC	2026 MTA CONFERENCE AND EXPO	476.00
03/27/2026	FNBCK	40171	002067865134	MUTUAL OF OMAHA	LIFE INSURANCE 4/1-4/30/26	1,038.02
03/27/2026	FNBCK	40172	33999	NETWORK SERVICES GROUP, L.L.C	CORRECT ARCGIS-SRV AND DEVICE CONNECTION ERRORS	1,000.00
03/27/2026	FNBCK	40173	12/1/25 - 2/28/26	PFEFFER, HANNIFORD, PALKA	ACCOUNTING CONSULTING	6,100.00
03/27/2026	FNBCK	40174	240792	PRINTING SYSTEMS	VOTER INFO CARDS	317.28
03/27/2026	FNBCK	40175	3/17/2026	RICHARD SOUCY	CAPITAL CONFERENCE MTA	64.53
03/27/2026	FNBCK	40175	3/17/2026	RICHARD SOUCY	CAPITAL CONFERENCE MTA	15.00
03/27/2026	FNBCK	40175	3/24/26	RICHARD SOUCY	TRAIN THE TRAINER CLASS	77.10
03/27/2026	FNBCK	40175	3/8/26 - 3/13/26	RICHARD SOUCY	MICHIGAN ASSOCIATION OF MUNICIPAL CLERKS INSTITUTE	313.00
03/27/2026	FNBCK	40176	7118	SEWARD HENDERSON PLLC	PROFESSIONAL SERVICES	4,620.00
03/27/2026	FNBCK	40177	6059060174	STAPLES	PAPER FOR ELECTION MAILER	84.98
03/27/2026	FNBCK	40178	3/24/2026	SUSAN DOMEN	BOE TRAINING MILEAGE	44.23
					MILEAGE FOR TRIPS TO BOAA, FLAGSTAR, WALMART, GORDONS AND	
03/27/2026	FNBCK	40179	3/18/2026	TAMMY LINDBERG	HUNTINGTON	331.22
03/27/2026	FNBCK	40180	3/19/2026	TODD WALKER	THE ICON MARCH 19, 2026	72.50

CHECK DISPURSEMENT 3/13/26 - 3/27/26

Check Date	Bank	Check #	Invoice	Payee	Description	Amount
03/27/2026	FNBCK	40167	S106771866.001	ETNA SUPPLY COMPANY	WIRE FOR METERS	300.00
<b>Total for fund 101 GENERAL FUND</b>						<b>288,032.01</b>
03/27/2026	264CK	4604	52556642	TETRA TECH, INC.	TIMBER GREEN PRIVATE ROAD REPAVING INSPECTION	200.00
<b>Total for fund 202 SAD ROADS AND LAKES</b>						<b>200.00</b>
03/24/2026	270CK	5828	FEB 2026	GENOA TOWNSHIP DPW FUND	REIMBURSE FOR PAVILION BATHROOM REPAIR	48.40
03/24/2026	270CK	5829	FEB 2026	GENOA TWP GENERAL FUND	PAVILION WORK REIMBURSEMENT	142.90
<b>Total for fund 208 PARK/RECREATION FUND</b>						<b>191.30</b>
03/18/2026	503FN	6602*#	3/12/26 - 4/11/26	COMCAST	6132 CROOKED LAKE ROAD ACCT 8529 10 229 0229292	241.40
03/18/2026	503FN	6603*#	3/13/2026	HOME DEPOT CREDIT SERVICES	HOME DEPOT PURCHASES	794.91
03/18/2026	503FN	6603	3/13/2026	HOME DEPOT CREDIT SERVICES	HOME DEPOT PURCHASES	22.26
03/18/2026	503FN	6603	3/13/2026	HOME DEPOT CREDIT SERVICES	HOME DEPOT PURCHASES	90.57
03/18/2026	503FN	6603	3/13/2026	HOME DEPOT CREDIT SERVICES	HOME DEPOT PURCHASES	83.76
03/18/2026	503FN	6603	3/13/2026	HOME DEPOT CREDIT SERVICES	HOME DEPOT PURCHASES	115.76
03/18/2026	503FN	6603	3/13/2026	HOME DEPOT CREDIT SERVICES	HOME DEPOT PURCHASES	891.10
03/18/2026	503FN	6604	3/17/2026	UNITED STATES POSTAL SERVICE	POSTCARDS OAK POINTE QRTL Y BILLING 11/1/25 - 1/31/26	231.97
03/18/2026	503FN	6606	12/1/25 - 2/28/26	UNITED STATES POSTAL SERVICE	LAKE EDGEWOOD QUARTERLY BILLING	122.00
03/23/2026	503FN	2(E)#	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	52.99
03/23/2026	503FN	2(E)	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	1,528.51
03/23/2026	503FN	2(E)	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	1,949.66
03/23/2026	503FN	2(E)	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	953.60
03/23/2026	503FN	2(E)	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	10.00
03/23/2026	503FN	2(E)	3/1/2026	VISA	VISA CHARGES 1/17/26 - 2/4/26	66.94
03/23/2026	503FN	6607	CTCB330268	CHAMPION	24 SILVERADO 2500 REPAIRS	5,208.93
03/23/2026	503FN	6608#	6137846506	VERIZON WIRELESS	2/7 - 3/6/26 CELLPHONE, JET PACKS AND OAK POINTE INTERNET	40.01
03/23/2026	503FN	6608	6137846506	VERIZON WIRELESS	2/7 - 3/6/26 CELLPHONE, JET PACKS AND OAK POINTE INTERNET	554.16
03/23/2026	503FN	6608	6137846506	VERIZON WIRELESS	2/7 - 3/6/26 CELLPHONE, JET PACKS AND OAK POINTE INTERNET	44.54
03/23/2026	503FN	6609#	4/1/2026	CARDMEMBER SERVICE	CREDIT CARD PURCHASES 1/17-2/12/26	33.84
03/23/2026	503FN	6609	4/1/2026	CARDMEMBER SERVICE	CREDIT CARD PURCHASES 1/17-2/12/26	3.98
03/23/2026	503FN	6609	4/1/2026	CARDMEMBER SERVICE	CREDIT CARD PURCHASES 1/17-2/12/26	1,077.20
03/23/2026	503FN	6609	4/1/2026	CARDMEMBER SERVICE	CREDIT CARD PURCHASES 1/17-2/12/26	32.75
03/27/2026	503FN	6610	RIS0006918737	DELTA DENTAL	DENTAL INSURANCE 4/1-4/30/26	3,013.67
03/27/2026	503FN	6611	1084	MONIQUE SPRINGBORN	FEB 2026 FLEET WASHES	152.00
03/27/2026	503FN	6612	002067865133	MUTUAL OF OMAHA	LIFE INSURANCE 4/1-4/30/26	2,246.50
03/27/2026	503FN	6613	12/1/25 - 2/28/26	PFEFFER, HANNIFORD, PALKA	ACCOUNTING CONSULTING SERVICES	2,500.00
03/27/2026	503FN	6614	8082608249432	ADVANCE AUTO PARTS	BATTERY FOR TRUCK # 11	228.32
03/27/2026	503FN	6614	8082608237632	ADVANCE AUTO PARTS	TRUCK WIPER BLADES FOR TRUCK #11	76.18
03/27/2026	503FN	6615	137102	GIFFELS WEBSTER	GIS SYSTEM ADMINISTRATION	3,806.25

CHECK DISPURSEMENT 3/13/26 - 3/27/26

Check Date	Bank	Check #	Invoice	Payee	Description	Amount
03/27/2026	503FN	6616	21585	HOWELL HARDWARE	PARTS FOR VAN	124.71
03/27/2026	503FN	6617	11-0236912	MARSHALL'S EXPRESS	OIL CHANGE FOR TRUCK #15	106.45
03/27/2026	503FN	6618	240691	PRINTING SYSTEMS	UTILITY BILLING FORMS FOR ALL SYSTEMS	1,255.54
<b>Total for fund 233 DPW UTILITIES</b>						<b>27,660.46</b>
03/18/2026	593FN	4720	2/7/26 - 3/6/26	CONSUMERS ENERGY	2740 BRECKENRIDGE DR ACCT 1000 2370 3554	21.00
03/27/2026	593FN	4721	DEC, JAN & FEB 26	GENOA TOWNSHIP DPW FUND	ADMINISTRATIVE FEES FRO UTILITY BILLING DEC, JAN & FEB 2026	1,017.96
03/27/2026	593FN	4722	650199	KENNEDY INDUSTRIES	W. MARLOW PUMPHEAD	366.00
03/27/2026	593FN	4723	530383158	UIS SCADA	CALIBRATED MAG METER	273.00
03/27/2026	593FN	4724	SEPT, OCT & NOV 25	GENOA TOWNSHIP DPW FUND	ADMINISTRATIVE FEES FOR UTILITY BILLING SEPT, OCT & NOV 2025	1,082.83
03/27/2026	593FN	4725	12/1/25 - 2/28/26	PFEFFER, HANNIFORD, PALKA	ACCOUNTANT CONSULTING SERVICES	900.00
03/27/2026	593FN	4725	12/1/25 - 2/28/26	PFEFFER, HANNIFORD, PALKA	ACCOUNTANT CONSULTING SERVICES	1,950.00
<b>Total for fund 590 LAKE EDGEWOOD OPERATING</b>						<b>5,610.79</b>
03/18/2026	592FN	6597	2/7/26 - 3/6/26	CONSUMERS ENERGY	4505 CLUB DR ACCT#1000 1776 7318	437.48
03/18/2026	592FN	6597	2/10-3/9/26	CONSUMERS ENERGY	5341 BRIGHTON RD ACCT #1000 1776 5098	446.85
03/27/2026	592FN	6598	176186763	AMERICAN AQUA	RO MEMBRANE, FILTERS FOR 5090 GLENWAY DR	493.77
03/27/2026	592FN	6598	175765270	AMERICAN AQUA	RO MAINTENANCE, MEMBRANE AND FILTERS FOR 5281 CHILSON RD	620.89
03/27/2026	592FN	6598	176045550	AMERICAN AQUA	RO MAINTENANCE & FILTERS FOR 5315 CHILSON RD	296.18
03/27/2026	592FN	6598	176223862	AMERICAN AQUA	RO MAINTENANCE & FILTERS FOR 5260 GLENWAY DR	306.26
03/27/2026	592FN	6598	176285737	AMERICAN AQUA	RO MAINTENANCE FOR 5055 GLENWAY DR	128.26
03/27/2026	592FN	6599	0326-147519	BRIGHTON ANALYTICAL LLC	DRINKING WATER CALCIUM BY EPA, WATER ANIONS, PHOSPHASE, ALKALINITY	220.00
03/27/2026	592FN	6599	0326-147890	BRIGHTON ANALYTICAL LLC	DRINKING WATER CALCIUM BY EPA, WATER ANIONS, PHOSPHASE, ALKALINITY	220.00
03/27/2026	592FN	6600	1058-51	D'ANGELO BROTHERS INC.	GRINDER REPAIR FOR 3914 HIGHCREST	10,048.00
03/27/2026	592FN	6601	302154	DUBOIS-COOPER	GRINDER PARTS	5,305.00
03/27/2026	592FN	6602*#	12/1/25 - 2/28/26	PFEFFER, HANNIFORD, PALKA	ACCOUNTANT CONSULTING SERVICES	2,200.00
03/27/2026	592FN	6602	12/1/25 - 2/28/26	PFEFFER, HANNIFORD, PALKA	ACCOUNTANT CONSULTING SERVICES	2,200.00
03/27/2026	592FN	6603*#	530383119	UIS SCADA	CALIBRATED OP STATION FLOW METER	364.00
<b>Total for fund 592 OAKPOINTE OPERATING</b>						<b>23,286.69</b>
<b>TOTAL - ALL FUNDS</b>						<b>368,330.94</b>



**Rewards** Bonus Points Available 15,466

**Account Summary**

Billing Cycle		03/01/2026
Days In Billing Cycle		28
Previous Balance		\$1,794.95
Purchases	+	\$1,539.94
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$0.00
Payments	-	\$0.00
Other Charges	+	\$40.00
Finance Charges	+	\$57.89

*-pd. via phone*

**NEW BALANCE \$3,432.78**

**Credit Summary**

Total Credit Line	\$10,000.00
Available Credit Line	\$6,567.22
Available Cash	\$1,000.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$1,794.95
Disputed Amount	\$0.00

**Account Inquiries**

- Call us at: (800) 883-0131  
Lost or Stolen Card: (800) 883-0131
- Go to MyCardStatement.com
- Write us at PO BOX 105666, ATLANTA, GA 30348-5666

**Payment Summary**

NEW BALANCE	\$3,432.78
MINIMUM PAYMENT	\$3,432.78
PAYMENT DUE DATE	03/26/2026

*NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.*

*\$1794.95 pd. over phone after someone stole mailed check.*

*Balance due to pay is \$1637.83*

*Note that late fee & interest will be credited on next statement*

**Cardholder Account Summary**

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
02/02	02/03	PBUS01	24692166033109766048542	AMAZON MKTPL*047JC2ZX3 Amzn.com/bill WA	\$87.28
02/04	02/05	PBUS01	24011346035100107254881	ZOOM.COM 888-799-9666 ZOOM.US CA	\$18.01
02/03	02/05	PBUS01	24164076035105441885470	STAPLES 00107730 BRIGHTON MI	\$76.29
02/08	02/08	PBUS01	24204296039000002377094	Microsoft-G139087816 800-6427676 WA	\$660.15
02/09	02/10	PBUS01	24692166040102824677692	AMAZON MKTPL*JS3FW17H3 Amzn.com/bill WA	\$139.09
02/09	02/10	PBUS01	24692166040102834667816	AMAZON MKTPL*0V0IT21F3 Amzn.com/bill WA	\$47.49
02/19	02/19	PBUS01	24011346050100067604315	AMAZON RETA*RM5K07Z13 WWW.AMAZON.CO WA	\$15.89
02/20	02/22	PBUS01	24793386051002772389084	Adobe Inc San Jose CA	\$17.55
02/20	02/22	PBUS01	24692166051403903460133	AMAZON MKTPL*WL6PL6H43 Amzn.com/bill WA	\$237.45
02/20	02/22	PBUS01	24692166051404146553627	AMAZON MKTPL*4Y1BB74C3 Amzn.com/bill WA	\$35.42
02/27	02/27	PBUS01	24138296058226726013486	LANDS END BUS OUTFITTERS 8003324700 WI	\$186.94
02/28	03/01	PBUS01	24011346059100088100930	MICROSOFT#G143255004 MICROSOFT.COM WA	\$18.38
03/01	03/01	PBUS01	74009776060612060362001	LATE FEE	\$40.00
03/01	03/01	PBUS01	74009776060611060264001	INTEREST CHARGE PURCHASE	\$57.89

*minutes binders supplies 101-261-750-000*  
*subscriptions 101-261-791-000*  
*supplies 101-261-750-000*  
*office 365 email 101-261-751-000 EQUIP/SOFTWARE*  
*supplies 101-261-750-000*  
*supplies 101-261-750-000*  
*supplies 101-261-750-000*  
*ACROBAT PRO SOFTWARE 101-261-751-000*  
*monitor equipment 101-261-751-000*  
*supplies 101-261-750-000*  
*supplies 101-261-750-000*  
*software 101-261-751-000*  
*These charges will be credited back on the next invoice. Payment made via phone w/charges reversed following stolen check. Pay from 101-261-751-000*

**GENOA CHARTER TOWNSHIP BOARD  
Regular Meeting  
March 16, 2026**

**MINUTES**

**Call to Order**

Supervisor Spicher called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall.

**Invocation**

Supervisor Spicher led the invocation for the Board and the members of the public.

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**Roll Call**

The following members were present constituting a quorum for the transaction of business: Kevin Spicher, Candie Hovarter, Robin Hunt, Bill Reiber, Rick Soucy, Jodie Valenti, and Todd Walker.

Also present was Township Manager Kelly VanMarter and 17 people in the audience.

**Call to the Public**

The call to the public was opened at 6:31 pm.

Ms. Kristina Lyke of 8162 Majestic Boulevard, Fowlerville stated she is running for 44th Circuit Court Judge. She described her childhood, education, and the role of a circuit court judge. She provided her work history, experience, and what she would do if she was elected.

The call to the public was closed at 6:36 pm.

**Approval of Consent Agenda:**

**Moved** by Soucy, supported by Walker, to approve the Consent Agenda as presented. **The motion carried unanimously.**

- 1. Payment of Bills: March 16, 2026**
- 2. Request to approve the March 2, 2026 regular meeting minutes.**
- 3. Request to approve a project agreement with the Livingston County Road**

**Commission to repave approximately 0.75 miles Clifford Road between Brighton Road and Filbert Drive through the Pavement Preservation Program (PPP) with the Township's cost up to 50% of the project costs, not to exceed \$207,500 from Road Improvement Fund #401-446-812-014.**

- 4. Request to approve a project agreement with the Livingston County Road Commission to repave approximately 0.31 miles of Brighton Road west of Chilson Road to the end of pavement through the Pavement Preservation Program (PPP) with the Township's cost up to 50% of the project costs, not to exceed \$75,000 from Road Improvement Fund #401-446-812-015.**
- 5. Request to approve a project agreement with the Livingston County Road Commission for limestone resurfacing, tree work, limited drainage and other necessary related work for approximately 5,500 feet of Beck Road from Latson Road to Chilson Road with the Township's cost not to exceed \$165,000 from Road Improvement Fund #401-446-812-016.**
- 6. Request to approve a project agreement with the Livingston County Road Commission for gravel resurfacing, tree work, limited drainage and other necessary related work for approximately 2,650 feet of Hubert Road from end of pavement to Herbst Road with the Township's cost not to exceed \$85,000 from Road Improvement Fund #401-446-812-018.**

**Approval of Regular Agenda:**

**Moved** by Hunt, supported by Soucy, to approve the Regular Agenda as presented. **The motion carried unanimously.**

- 7. Public Hearing on the proposed North Shore Commons Condominium Private Road Improvement Special Assessment Project.**
  - A. Call to the Property Owners**
  - B. Call to the Public**

The call to the property owners was opened at 6:37 pm.

Ms. Sharon Curtiss of 3190 Mackenzie Drive is one of the 70 percent of homeowners who are in favor of this special assessment. She described the condition of their roads.

Mr. Mike Vanhoucke of 3175 Mackenzie Drive stated he is a new resident and he appreciates the treatment he receives when he comes to the township hall. He thanked the board and asked for their approval of the project.

Mr. Glenn Kelly of 4947 New Haven Drive described the condition of the roads and stated this project will increase the property values of the homes and increase tax income for the township. He urged them to approve the project.

The call to the property owners was closed at 6:41 pm.

The call to the public was opened at 6:41 pm with no response.

**8. Request for approval of Resolution #3 - Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the North Shore Commons Condominium Private Road Improvement Special Assessment Project (summer tax 2026). (Roll Call)**

Ms. Hunt stated this will be on the summer tax bill and if any residents would like to pay it in full to avoid interest, it needs to be paid by June 8, 2026.

**Moved** by Hovarter, supported by Valentie, to approve Resolution #3 - Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the North Shore Commons Condominium Private Road Improvement Special Assessment Project. **The motion carried unanimously with a roll call vote (Reiber - yes; Hunt - yes; Valenti - yes; Hovarter - yes; Walker - yes; Soucy - yes; Spicher - yes)**

**9. Request for approval of Resolution #4 - Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for April 6, 2026 and Directing the Issuance of Statutory Notices for the North Shore Commons Condominium Private Road Improvement Special Assessment Project (summer tax 2026). (Roll Call)**

**Moved** by Hunt, supported by Soucy to approve Resolution #4 - Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for April 6, 2026 and Directing the Issuance of Statutory Notices for the North Shore Commons Condominium Private Road Improvement Special Assessment Project. **The motion carried unanimously with a roll call vote (Hunt - yes; Valenti - yes; Hovarter - yes; Walker - yes; Reiber - yes; Soucy - yes; Spicher - yes)**

**10. Consideration of a request for approval of amendments to the Fiscal Year 2026 and approval of the Fiscal Year 2027 Operating Budget for the Lake Edgewood Sewer System.**

Supervisor Spicher stated that Dr. Tatara was unable to attend tonight's meeting.

Ms. Hunt stated Dr. Tatara provided a very thorough memorandum. He worked with Ken Palka, the township's accountant. She is confident in what he is requesting.

**Moved** by Soucy, supported by Hovarter, to approve the amended FY 2026 Operating Budget and approve the FY 2027 Operating Budget for the Lake Edgewood Sewer System. **The motion carried unanimously.**

**11. Consideration of a request for approval to increase the Lake Edgewood metered sewer charge from \$7.83 per 1,000 gallons to \$8.06 per 1,000 gallons, increase the flat rate sewer charge from \$153.03 per quarter to \$157.62 per quarter, and to set the minimum sewer bill from \$70.47 to \$72.54 for usage of 9,000 gallons per quarter or less effective upon the next quarterly billing cycle.**

Ms. Hunt reiterated her confidence in Dr. Tatara's work and the dollar amounts that he is proposing.

**Moved** by Soucy, supported by Walker, to increase the Lake Edgewood metered sewer charge from \$7.83/1,000 gallons to \$8.06/1,000 gallons, increase the flat rate sewer charge from \$153.03/quarter to \$157.62/quarter, and set the minimum sewer bill from \$70.47 to \$72.54 for usage of 9,000 gallons per quarter or less. **The motion carried unanimously.**

**12. Consideration of a request for approval of amendments to the Fiscal Year 2026 and approval of the Fiscal Year 2027 Operating Budget for the Oak Pointe Water System.**

Mr. Reiber questioned why two different systems would receive different rate increases. Supervisor Spicher stated it is determined by the cost of operating the system and how many users there are.

**Moved** by Hunt, supported by Soucy, to approve the amended FY 2026 Operating Budget and approve the FY 2027 Operating Budget for the Oak Pointe Water System. **The motion carried unanimously.**

**13. Consideration of a request for approval to increase the Oak Pointe Water metered charge from \$4.53 per 1,000 gallons to \$4.76 per 1,000 gallons effective upon the next quarterly billing cycle.**

**Moved** by Soucy, supported by Walker, to increase the Oak Pointe metered water charge from \$4.53/1,000 gallons to \$4.76/1,000 gallons for FY 2027. **The motion carried unanimously.**

**14. Consideration of a request for approval of amendments to the Fiscal Year 2026 and approval of the Fiscal Year 2027 Operating Budget for the Oak Pointe Sewer System.**

It was stated that there were six grinder pumps replaced during the current fiscal year. The replacement does not only include the pump but other work that needs to be done. Photos were shown of employees replacing the pumps in very challenging conditions. Mr. Soucy stated it is approximately \$12,000 to replace one pump.

**Moved** by Soucy, supported by Hunt, to approve the amended FY 2026 Operating Budget and approve the FY 2027 Operating Budget for the Oak Pointe Sewer System. **The motion carried unanimously.**

**15. Consideration of a request for approval to increase the Oak Pointe Sewer System from \$7.58 per 1,000 gallons to \$7.81 per 1,000 gallons and to increase the grinder pump fee from \$55.00 per quarter to \$75.00 per quarter with other rates and charges unchanged in the Fiscal Year 2027 Budget for the Oak Pointe Sewer System effective upon the next quarterly billing cycle.**

**Moved** by Soucy, supported by Valenti, to increase the Lake Edgewood metered sewer charge from \$7.58/1,000 gallons to \$7.81/1,000 gallons and increase the grinder pump fee from \$55/quarter to \$75/quarter, keeping all other rates and charges the same. **The motion carried unanimously.**

**16. Review of Fiscal Year 2025-2026 Third Quarter budget to actual report.**

Mr. Reiber questioned why all of the budget funds remain in the FY 25/26 budget if they will not be spent by the end of the fiscal year. Ms. Hunt stated these dollar amounts are only through December 2025. Ms. VanMarter provided an explanation of the dollar amounts; specifically the revenue portion on both of the budgets do not show the winter taxes being received. This will be shown by the end of March. Ms. Hunt added that the taxes that were not paid and sent to the county for collection will not be received until June. Supervisor Spicher stated these amounts are staff's best estimates of the revenue and expenses for the third quarter of the budget.

**17. Request for approval of year-end budget amendments for Fiscal Year 2025/2026 involving budget fund numbers: 101, 202, 208, 212, 249, 401, 402, 464, and 532. (Roll Call)**

Supervisor Spicher noted that the board has previously approved Ms. Valenti voting on this item as her position as the senior center director does not cause her to have a conflict of interest.

Ms. VanMarter stated that a bill of \$6,000 for postage was received today, so she is asking the board to increase that line item to \$30,200.

Mr. Reiber asked why there was no money spent on recruitment. Ms. VanMarter stated there is not a specific line item for recruitment so it was charged to miscellaneous.

**Moved** by Hunt, supported by Walker, to approve the year-end budget amendments for Fiscal Year 2025/2026 involving budget fund numbers: 101, 202, 208, 212, 249, 401, 402, 464, 532 and 853, including the amendment for postage discussed this evening. **The motion carried**

**unanimously with a roll call vote (Hovarter - yes; Valenti - yes; Hunt - yes; Reiber - yes; Walker - yes; Soucy - yes; Spicher - yes)**

**18. Request for approval of Resolution 260316 in Opposition to the Passage of Michigan House of Representative Bills 5531, 5581-5584 regarding Local Municipality Zoning Authority. (Roll Call)**

Supervisor Spicher noted some of the specific laws that are being proposed in these bills. The bills are targeted to allow for more affordable housing and remove the local government's ability to determine the zoning for their own townships.

**Moved** by Soucy, supported by Walker, to approve Resolution 260316 in opposition to the Passage of Michigan House of Representatives Bills 5529-5532 and 5581-5584 regarding Local Municipality Zoning Authority. **The motion carried unanimously with a roll call vote (Walker - yes; Reiber - yes; Hunt - yes; Valenti - yes; Hovarter - yes; Soucy - yes; Spicher - yes)**

**Board Comments**

Mr. Soucy stated he spent last week at the Clerk Institute. It is a three-year certification course. He believes that the clerk position in townships should not be an elected position and should be appointed.

Supervisor Spicher urged residents to vote on the Brighton School Bond Proposal on May 5.

Ms. Valenti stated the Brighton Area Schools Superintendent and board members will be holding a Q & A at the senior center on Tuesday, March 24 at 9:30 am for anyone that has questions regarding the bond proposal.

Mr. Reiber stated Monday, March 23 is the active shooter training with the Livingston County Sheriff's office at 6:00 pm at the township hall. This training is free of charge and residents can sign up on the township's website.

Mr. Soucy stated he, Supervisor Spicher, and Ms. Hovarter will be attending the Capital Conference in Lansing tomorrow.

Supervisor Spicher provided an update on the Livingston County Emergency Response upgrades. One portion of the upgrade has been completed, but there are still details to be worked out for the installation of the towers. There will be additional meetings and discussions to ensure everyone is receiving emergency services.

**Adjournment**

**Moved** by Reiber, supported by Walker, to adjourn the meeting at 7:44 pm. **The motion carried unanimously.**

Genoa Charter Township Board Meeting  
March 16, 2026  
Unapproved Minutes

Respectfully Submitted,

Patty Thomas  
Recording Secretary

Approved: Rick Soucy, Clerk  
Genoa Charter Township

Kevin Spicher, Supervisor  
Genoa Charter Township

DRAFT



2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

# MEMORANDUM

**TO:** Honorable Board of Trustees  
**FROM:** Kelly VanMarter, Township Manager  
**DATE:** March 27, 2026  
**RE:** North Shore Commons SAD

---

Agenda items 3 and 4 are provided in advancement of the North Shore Commons Condominium Private Road Improvement special assessment project. In accordance with Public Act 188 of 1954, notice of the second public hearing was mailed to property owners in the proposed district on Friday, March 20, 2026 and published in the Livingston Daily on both March 20 and March 27 2026. As of the date of this letter, I have not received any written objections to the proposed district.

For your consideration at Monday’s meeting, there is first the requirement for a public hearing for both the property owners and the general public to hear objections to the special assessment roll. This is agenda item #3.

After the conclusion of the public hearing, the Township Board of Trustees will consider adoption of **Resolution #5** which:

- Confirms the special assessment roll.
- Sets that the assessment may be paid in 10 installments due annually on July 1, 2026 with a 2% annual interest rate.
- Provides that the assessment can be paid in full by June 8, 2026 to avoid interest.

I look forward to discussing this with you at Monday’s meeting. If, following the public hearing, you choose to approve the district, I request your consideration of Resolution 5 with disposition via roll call as follows:

**Agenda Item #4 - Resolution #5 (Requires Roll Call)**

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_ to approve **Resolution #5** – Confirming the Special Assessment Roll for the **North Shore Commons Condominium** Private Road Improvement Special Assessment Project (summer tax 2026).

Sincerely,

Kelly VanMarter

**SUPERVISOR**

Kevin Spicher

**CLERK**

Rick Soucy

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

**MANAGER**

Kelly VanMarter

**Resolution No. 5**  
**North Shore Commons Private Road Improvement Special Assessment Project**  
**(summer tax 2026)**

**GENOA CHARTER TOWNSHIP**

At a regular meeting of the Township Board of the Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at the Township Hall on Monday, April 6, 2026 at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

**Resolution Confirming Special Assessment Roll**

WHEREAS, the Board of Trustees of the Township has determined to proceed with the **North Shore Commons Condominium Private Road Improvement Special Assessment Project (summer tax 2026)** within the Township as described in Exhibit A (the “Project”) and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled Special Assessment Roll for the North Shore Commons Condominium Private Road Improvement Special Assessment Project (the “Proposed Roll”) and has filed the Proposed Roll with the Township Manager and Township Clerk;

WHEREAS, the Township Board has scheduled a public hearing on the Proposed Roll and notice of the hearing has been properly provided;

WHEREAS, the Township Board conducted the public hearing on the Proposed Roll on April 6, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Roll Confirmed. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Board hereby confirms the Special Assessment Roll for the **North Shore Commons Condominium Private Road Improvement Special Assessment Project** (the “Roll”) (Exhibit B). The estimated cost of the Project is subject to quarterly periodic redetermination of costs, without further notice, pursuant to MCL 41.724(4).

2. Future Installments - Principal. The Township Board determines that each special assessment may be paid in ten (10) equal installments. The first installment shall be due July 1, 2026. Each subsequent installment shall be due at intervals 12 months from the due date of the first installment.

3. Future Installments - Interest. Special assessments may be paid in full up to June 8, 2026 without interest. Thereafter, all unpaid installments shall bear interest, payable annually on each installment due date, at a rate of two percent (2%).

4. Warrant. The Township Clerk is hereby directed to attach a warrant (in the form of Exhibit C to this resolution) to the Roll and to deliver such warrant and the Roll to the Township Treasurer, who shall thereupon collect the special assessments in accordance with the terms of this resolution, the Clerk's warrant and the statutes of the State of Michigan.

5. Inconsistent Prior Resolutions. All previously adopted resolutions that are in conflict with this resolution are repealed to the extent of such conflict.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED \_\_\_\_\_.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the April 6, 2026 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in the Township Manager's office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

\_\_\_\_\_  
Rick Soucy, Genoa Charter Township Clerk

**EXHIBIT A – THE PROJECT**

**NORTH SHORE COMMONS CONDOMINIUM PRIVATE ROAD IMPROVEMENT  
SPECIAL ASSESSMENT PROJECT  
(SUMMER TAX 2026)**

**DESCRIPTION OF PROJECT**

**A TEN-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:**

This private road improvement project (the “Project”) involves improvements to New Haven Drive and Mackenzie Drive in the North Shore Commons Condominium subdivision which is located on the south side of Crooked Lake Road west of Lakewood Shores Drive in Section 21 of Genoa Charter Township. The project includes removal and reconstruction of 4,562 linear feet of concrete curb and gutter; install catch basin inlet filters and tuck point ten (10) catch basins; remove four inches (4”) of existing asphalt for 5,998 square yards of roadway and seven (7) asphalt approaches; proof roll base, grade and compact to prep for new asphalt for 5,998 square yards of roadway; pave approaches with four inches (4”) of 13A hot mix asphalt; repave roadway with compacted two inches (2”) of 4EML hot mix asphalt leveling course followed by two inches (2”) of 5EML tier 1 hot mix asphalt wearing course for 5,967 square yards of roadway, also includes traffic controls, mobilization and 1,250 square yards of restoration as well as contingency for base/irrigation repair and construction engineering services. This project benefits equally the property owners of Units 1-49 of the North Shore Commons Subdivision in Genoa Charter Township.

The total cost for the district is \$523,200 which includes \$465,260 for construction, \$44,140 for contingency, \$9,800 for engineering and \$4,000 for administration. The Homeowner’s Association is contributing \$120,000 to the project and there are forty-nine (49) properties in the district. With the contribution from the Homeowner’s Association, the total project cost to be divided between all properties is \$403,200. The interest for the district is 2%. The total principal cost per parcel of \$8,228.60. For a ten (10) year district, the annual principle payment per unit is \$822.86 with 2% interest on the outstanding balance. A majority of homeowners representing over 77% of properties have signed petitions.

**PROJECT COSTS & PER PARCEL ANNUAL ALLOCATION:**

<b>PROJECT COST</b>	\$465,260.00
<b>10% CONTINGENCY</b>	\$44,140.00
<b>ENGINEERING</b>	\$9,800
<b>ADMIN COSTS</b>	\$4,000
<b>HOA CONTRIBUTION</b>	(\$120,000)
<b>TOTAL</b>	<b>\$403,200.00</b>
INTEREST %	2
PROPERTIES	49
<b>PER PARCEL</b>	<b>\$8,228.60</b>

YEAR	ANNUAL PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING BALANCE
2026	\$987.43	\$164.57	\$822.86	\$7,405.70
2027	\$970.97	\$148.11	\$822.86	\$6,582.84
2028	\$954.51	\$131.66	\$822.86	\$5,760.00
2029	\$938.06	\$115.20	\$822.86	\$4,937.14
2030	\$921.60	\$98.74	\$822.86	\$4,114.28
2031	\$905.14	\$82.29	\$822.86	\$3,291.42
2032	\$888.69	\$65.83	\$822.86	\$2,468.57
2033	\$872.22	\$49.37	\$822.86	\$1,645.71
2034	\$855.77	\$32.91	\$822.86	\$822.86
2035	\$839.30	\$16.46	\$822.85	\$0.00
	\$9,133.69	\$905.14	\$8,228.56	

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-21-202-001	X030226, North Shore	8,228.56p	BUPP THERESA LIVING TRUST 4962 NORTHFIELD DR
4711-21-202-002	X030226, North Shore	8,228.56p	NILES FAMILY TRUST 9138 ORION DR
4711-21-202-003	X030226, North Shore	8,228.56p	MINNICK FAMILY TRUST NO 1 4876 NEW HAVEN DR
4711-21-202-004	X030226, North Shore	8,228.56p	MADSEN THOMAS & MARY ANN 4868 NEW HAVEN DR
4711-21-202-005	X030226, North Shore	8,228.56p	LIU ELSON & LARISSA 4856 NEW HAVEN DR
4711-21-202-006	X030226, North Shore	8,228.56p	BURSON DELBERT & MARY LTS 9.3 4844 NEW HAVEN DR
4711-21-202-007	X030226, North Shore	8,228.56p	SHARP KATHLEEN 4832 NEW HAVEN DR
4711-21-202-008	X030226, North Shore	8,228.56p	ZIMMER GREGORY M & SALLY J 4820 NEW HAVEN DR
4711-21-202-009	X030226, North Shore	8,228.56p	OHLMAN KATHLEEN LTS 9.3 4808 NEW HAVEN DR
4711-21-202-010	X030226, North Shore	8,228.56p	VANHOUCKE MICHAEL & THERSA 3175 MACKENZIE DR
4711-21-202-011	X030226, North Shore	8,228.56p	MCPHEE CAROLE & ALLAN REV LIV TRUST 3187 MACKENZIE DR
4711-21-202-012	X030226, North Shore	8,228.56p	CAVAGNOL RICHARD & CAROLE LTS 9.3 3199 MACKENZIE DR
4711-21-202-013	X030226, North Shore	8,228.56p	CURTISS ROBERT & SHARON 3190 MACKENZIE DR
4711-21-202-014	X030226, North Shore	8,228.56p	GENDREAU JON & KARYN 3172 MACKENZIE DR
4711-21-202-015	X030226, North Shore	8,228.56p	KELLY GEORGE & SALLY REVOCABLE TRUS 3168 MACKENZIE DR
4711-21-202-016	X030226, North Shore	8,228.56p	SIT KIM & MARY 4790 NEW HAVEN DR
4711-22-202-017	X030226, North Shore	8,228.56p	BETTES BEASELY DONNIE RLT 3430 PINERIDGE LN
4711-21-202-018	X030226, North Shore	8,228.56p	BOLERATZ CHRISTOPHER & REBECCA 4778 NEW HAVEN DR
4711-21-202-019	X030226, North Shore	8,228.56p	SITNER GARY & SUSAN TRUST 4772 NEW HAVEN DR
4711-21-202-020	X030226, North Shore	8,228.56p	RING ROBERT & SUSAN TRUST 4766 NEW HAVEN DR
4711-21-202-021	X030226, North Shore	8,228.56p	BROWN JEFFREY & GWENDOLYN 4760 NEW HAVEN DR
4711-21-202-022	X030226, North Shore	8,228.56p	SALESS PETER & MAUREEN LTS 9.3 4756 NEW HAVEN DR
4711-21-202-023	X030226, North Shore	8,228.56p	JONES JEFFREY & JACQUELYN 4751 NEW HAVEN DR
4711-21-202-024	X030226, North Shore	8,228.56p	DEATON RONALD & RENE 4759 NEW HAVEN DR
4711-21-202-025	X030226, North Shore	8,228.56p	BECKER EDWARD & BARBARA REV LIV TRU 4765 NEW HAVEN DR
4711-21-202-026	X030226, North Shore	8,228.56p	WAGGONER BRECK & REGINA REV TRUST 202 OAKWOOD ST
4711-21-202-027	X030226, North Shore	8,228.56p	KUBINEC TRUST 4777 NEW HAVEN DR

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-21-202-028	X030226, North Shore	8,228.56p	WILSON, JOHN H. & ANN V. 4783 NEW HAVEN DR
4711-21-202-029	X030226, North Shore	8,228.56p	MAZUR GARY 4789 NEW HAVEN DR
4711-21-202-030	X030226, North Shore	8,228.56p	JANARELI, GARY & JENNIE 4797 NEW HAVEN DR
4711-21-202-031	X030226, North Shore	8,228.56p	SKINNER, THOMAS & PATRICIA 4809 NEW HAVEN DR
4711-21-202-032	X030226, North Shore	8,228.56p	GLENN TAMMIE B 4833 NEW HAVEN DR
4711-21-202-033	X030226, North Shore	8,228.56p	NOVAK FAMILY TRUST 4845 NEW HAVEN DR
4711-21-202-034	X030226, North Shore	8,228.56p	HERBERT MICHELLE REVOCABLE TRUST 4857 NEW HAVEN DR
4711-21-202-035	X030226, North Shore	8,228.56p	BAUSERMAN, KEITH & DIANE 4869 NEW HAVEN DR
4711-21-202-036	X030226, North Shore	8,228.56p	FALCONER BARBARA LTS 9.3 4881 NEW HAVEN DR
4711-21-202-037	X030226, North Shore	8,228.56p	BARAN DANIEL & PAMELA TRUST 4893 NEW HAVEN DR
4711-21-202-038	X030226, North Shore	8,228.56p	WALEGA GREGORY J & ELLEN L 4905 NEW HAVEN DR
4711-21-202-039	X030226, North Shore	8,228.56p	SWARTZ WILLIAM & SUSAN 4917 NEW HAVEN DR
4711-21-202-040	X030226, North Shore	8,228.56p	POST JAMES & MARY TRUST 4923 NEW HAVEN DR
4711-21-202-041	X030226, North Shore	8,228.56p	DANKOVIC RAE & SCOTT BAHARIS & 4929 NEW HAVEN DR
4711-21-202-042	X030226, North Shore	8,228.56p	COFFEY ROBERT & JILL 4935 NEW HAVEN DR
4711-21-202-043	X030226, North Shore	8,228.56p	MERTZ PATRICIA 4941 NEW HAVEN DR
4711-21-202-044	X030226, North Shore	8,228.56p	KELLY GLENN D & SHIRLEY 4947 NEW HAVEN DR
4711-21-202-045	X030226, North Shore	8,228.56p	GELLNER HELEN TRUST 4953 NEW HAVEN DR
4711-21-202-046	X030226, North Shore	8,228.56p	MONGE, MARY ELAINE 4906 NEW HAVEN DR
4711-21-202-047	X030226, North Shore	8,228.56p	KNUST PATRICIA LIFE ESTATE 4892 NEW HAVEN DR
4711-21-202-048	X030226, North Shore	8,228.56p	WOLF MICHAEL & KATHLEEN LTS 9.3 10801 GRAND RIVER APT 127
4711-21-202-049	X030226, North Shore	8,228.56p	KONKEL JAMES & PATRICA 4977 NORTHFIELD DR
# OF PARCELS: 49	TOTALS:	403,199.44	

**EXHIBIT C**

**WARRANT**

TO: Esteemed Treasurer  
Genoa Township  
Livingston County, Michigan

I certify that attached to this Warrant is a true copy of the special assessment roll for the **North Shore Commons Condominium Private Road Improvement Special Assessment Project (summer tax 2026)** (the "Roll") confirmed by the Township Board on April 6, 2026 (the "Confirming Resolution"). You are hereby directed to proceed to collect the amounts due on such Roll in accordance with this Warrant, the Confirming Resolution and the statutes of the State of Michigan.

---

Rick Soucy  
Genoa Charter Township Clerk



# MEMORANDUM

2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

**TO:** Honorable Board of Trustees  
**FROM:** Kelly VanMarter, Township Manager  
**DATE:** March 27, 2026  
**RE:** Cropland Lease Agreement

---

Following the Township's acquisition of approximately 50.5 acres of farmland located on the south side of Crooked Lake Road, including the former Herbst farm property, the Township agreed to continue leasing the land for agricultural use under the same terms as the previous owner. At that time, the property was being farmed by the Esper family, and the Township maintained the existing lease arrangement at the same rate previously paid.

For the 2025 crop year, the Esper's submitted a renewal at the same rate. While the Township Board approved that agreement, questions were raised regarding whether the lease rate reflected current market conditions.

In preparation for the 2026 crop year, the Supervisor conducted research into prevailing farmland lease rates within the region and determined that the Township's current rate is below market value. Additionally, a Township resident contacted staff and indicated that another local farming operation may be interested in leasing the property at a rate more consistent with the current market.

Subsequently, Hoisington Farms expressed interest in leasing the property and submitted an offer of \$100.00 per acre. Hoisington Farms is also actively working to preserve farmland within the Township through similar arrangements. See attached draft Agreement.

In response, the Esper family, who has historically farmed the property, submitted a revised lease proposal increasing their rate to \$91.40 per acre. See attached draft Agreement.

**Summary of Lease Proposals:**

- **Esper Farms (Current Farmer): \$91.40 per acre**
- **Hoisington Farms: \$100.00 per acre**

The Township Board is asked to review the submitted proposals and provide direction on which lease agreement to approve for the 2026 crop year.

Sincerely,

Kelly VanMarter

**SUPERVISOR**

Kevin Spicher

**CLERK**

Rick Soucy

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

**MANAGER**

Kelly VanMarter

**Cropland Agreement**  
**Genoa Charter Township**  
**Parcel 4711-23-100-005**

Matt Hoisington, Hoisington Farms (herein after referred to as “Tenant”) and Genoa Charter Township’s (herein after referred to as “Township”) agree to utilize 50.5 acres of parkland at 6132 Crooked Lake Road, Howell, MI for the purpose of farming for crop year 2026. The tenant understands and agrees that the land must always be available for public outdoor recreation in addition to be used for crop. Payment to the Township shall be \$100.00 per harvested acre to be paid by December 31, 2026.

Tenant can trim fields as needed for equipment and they assume all liability while on property for themselves and anyone they permit to be on the property. If a claim or lawsuit is made arising out of this cropland agreement, Tenant agrees to defend and indemnify the Township and its employees and officials. Agreement renewal will be decided by 12-31-2026. Tenant can sign for farm programs and for crop insurance.

All land planted can be harvested.

---

Kevin Spicher  
Supervisor, Genoa Charter Township  
2911 Dorr Road, Brighton, MI 48116  
Township: (810) 227-5225

---

Matt Hoisington, Hoisington Farms  
9354 Fleming Road, Fowlerville, MI  
48836  
(517) 605-4963

I'm Cathy Esper and my husband Tim and I have farmed that property for at least 20+ years and have been on good standings with all the previous owners, we've kept the land in good stature by trimming trees so its easily accessible for everyone and picking rocks out of the field so our equipment doesn't get damaged. We farm all down Door Rd and Crooked Lake Rd and have done so for many years and were on great standings with all the land owners. When we first signed with the township we were told that the township wanted to keep the price the same and we were under the assumption that was still the case, however when we were notified on March 26th someone offered more money to farm the property we were never informed prior to this date. We didn't even get a chance to counter the offer. We would have been more than happy to pay more than what we were currently paying but we were never asked to pay more.

Over the many years of farming the property we have put on lots of fertilizer to keep up with the nutrients in the soil. We have also coordinated with MSU, along with the Livingston County Conservation on actively practicing no-till so we do not destroy the organic matter on top of the ground and under the surface as well, also so we do not have erosion on all of the hills on the property so the soil does not wash out and cause massive washouts and ruts within the field and on the hills. This practice also conserves all the topsoil from wind erosion that you would get from working the ground up with tillage tools.

The original owner Lyle Herbst asked us to farm his property way back in the day because he knew the benefits of our practices and wanted us to farm his property to save the topsoil and to increase the organic matter.

**Cropland Agreement  
Genoa Charter Township  
Parcel 4711-23-100-005**


Cathy and Tim Esper and Genoa Charter Township agree to utilize 50.5 acres of parkland at 6132 Crooked Lake Road, Howell Mi, for the purpose of farming for crop year 2026. They understand that the land must always be available for the public outdoor recreation in addition to being used for crops. Payment to the Township shall be \$91.40 per harvested acre to be paid by December 31, 2026.

They can trim fields as needed for equipment and they assume all liability while on property for themselves and anyone they permit to be on the property. If a claim or lawsuit is made arising out of this cropland agreement, Cathy and Tim Esper agree to defend and indemnify the Township and its employees and officials. Agreement renewal will be decided by 12-31-2026. They can sign for farm programs and crop insurance.

All land planted can be harvested.

---

Kevin T. Spicher  
Supervisor, Genoa Charter Township  
2911 Dorr Road, Brighton, Mi 48116  
Township: (810) 227-5225



---

Cathy or Tim Esper  
2961 Jewell Road, Howell, Mi 48843  
(517)546-8147 (no voicemail) get texts



## MEMORANDUM

**TO:** Honorable Board of Trustees  
**FROM:** Amy Ruthig, Planning Director  
**DATE:** March 30, 2026  
**RE:** Zoning Ordinance Amendments to Article 13 "Environmental Protection Standards"  
Ordinance No. Z-26-01

---

2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

In consideration of the recommendation by the Township Planning Commission on February 9, 2026, please find attached the proposed ordinance and publication for your review. The proposed zoning text amendment is to amend Zoning Ordinance Section 13.02 Wetland Protection Standards, 13.05 Performance Standards, and 13.07 Hazardous Materials and Fuel Storage within Article 13 entitled Environmental Protection Standards.

The item was heard and approved at the March 18, 2026 Livingston County Planning Commission meeting.

The proposed zoning text amendment for Section 13.02 include but not limited to setbacks increased from regulated wetlands, requirement for demarcation signs along the natural-features buffer for newly created parcels and removal of recreation areas being allowed within the natural-features buffer.

The proposed zoning text amendment for Section 13.05 includes the amendment to 13.05.10 for Above Ground Storage of Toxic and Hazardous Materials as follows: The above ground storage of toxic and hazardous material must comply with Section 13.07 Hazardous Materials and Fuel Storage.

The proposed zoning text amendment for Section 13.07 include but not limited to increase to allow two (2) five-hundred (500) gallon fuel storage tanks, increase in setbacks from residential zoning and wetlands, and requirements for temporary fuel storage tanks.

As required pursuant to the Charter Township Act (Act 359 of 1947), the board is being asked to introduce and conduct the first reading of the proposed zoning ordinance text amendment. Staff is requesting the second reading and consideration for adoption be set for Monday, April 20, 2026. A draft publication as required by law is also attached.

As such please consider the following action:

***Please note the ordinance requires adoption by a majority of the membership on roll call vote.***

Moved by \_\_\_\_\_, supported by \_\_\_\_\_ to introduce proposed Ordinance Number Z-26-01 and to set the meeting date to consider adoption before the Township Board on Monday, April 20, 2026 for the purpose of considering the proposed Zoning Ordinance text amendment to Article 13 Environmental Protection Standards.

If you should have any questions, please feel free to contact me.

Best Regards,

Amy Ruthig, Planning Director

### SUPERVISOR

Kevin Spicher

### CLERK

Rick Soucy

### TREASURER

Robin L. Hunt

### TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

### MANAGER

Kelly VanMarter

**GENOA CHARTER TOWNSHIP**

**ORDINANCE NO. Z-26-01  
AN ORDINANCE TO AMEND ZONING ORDINANCE ARTICLE 13 ENTITLED  
“ENVIRONMENTAL PROTECTION REGULATIONS”**

The Charter Township of Genoa hereby ordains:

**SECTION 1. SHORT TITLE: This ordinance shall be known as the “Section 13.02 Wetland Protection Standards, Section 13.05 Performance Standards and Section 13.07 Hazardous Materials and Fuel Storage Amendment”.**

An amendment to Section 13.02, 13.05 and 13.07 to Article 13 of the Zoning Ordinance and reads in its entirety as follows:

Sec. 13.02 WETLAND PROTECTION STANDARDS The standards of this section are intended to protect the valuable wetlands in Genoa Township. Under the authority from Section 30307(4) of Part 303, Wetlands Protection of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended MCL 324.30307(4) and through coordination with the Michigan Department of Environmental, Great Lakes and Energy (EGLE) wetland protection and permit program the long-term health, safety, and general welfare of the people of Genoa Charter Township will be met. The standards of this section exceed the EGLE regulations by requiring a setback from EGLE regulated wetlands and encouraging the placement of buildings to protect non-EGLE regulated wetlands between two acres and five acres in size.

13.02.01 Applicability

(16) An activity in a wetland that was effectively drained for farming before October 1, 1980 and that on and after October 1, 1980 has continued to be effectively drained as part of an ongoing farming operation is not subject to regulation under this ordinance.

13.02.04 Genoa Township Wetland Protection Standards

(a) Limits on site activity: Any disturbance of soils, removal of stumps, regulated trees or landmark trees or grading in a wetland, or alteration of water flowing into or from an EGLE regulated wetland, or any prohibited activity without a permit from the EGLE, will result in a stop work order issued by Genoa Township and reporting of the violation to EGLE for enforcement actions.

(b) Buildable area calculations: Twenty five percent (25%) of wetland acreage shall be credited toward buildable acreage for purposes of determining maximum density for residential developments as a means of encouraging their preservation. The Planned Unit Development Districts are further intended to preserve large and small wetlands by offering flexibility in site design, such as open space/cluster housing developments.

(c) Required 25-foot Natural Buffer: Within the 25-foot required setback from a regulated wetland, a natural vegetation strip shall be maintained in its natural vegetative state. This restriction will help maintain a root and vegetative barrier to keep soil particles and nutrients from entering the wetlands, while also helping to minimize water runoff.

(d) Restrictions on land divisions: Article 20 stipulates land shall not be divided in a manner creating parcels or lots which cannot be used based on zoning district area setback and dimensional requirements and in conformance with the requirements of this Section or the EGLE regulations. Any land division or development that creates a parcel containing regulated wetlands, shall install demarcation signs to ensure that no encroachment is allowed into the setback.

(1) Demarcation signs shall be purchased directly from Genoa Charter Township to ensure consistency and conformity throughout the Township.

- (a) The sign shall be installed on a metal post and maintained in a legible condition at all times, including replacement if damaged, defaced, or missing. If the sign is located within designated open space, the homeowners' association shall be responsible for maintenance and replacement. If the sign is located on private property, the property owner shall be responsible for maintenance and replacement.
- (b) Sign location must ensure that sign is fully visible and shall be installed every fifty-feet (50) along the 25-foot undisturbed natural buffer setback line.
- (c) The location of the sign(s) shall be approved by the Township prior to installation.

(e) Buildings and structures shall be setback thirty-five (35) feet from a regulated wetland to ensure that there is no encroachment into the buffer during construction.

(f) Within an established natural feature setback there shall be no: construction; deposit of any material, including structures; removal of any soils, minerals and/or vegetation; dredging, filling or land balancing; constructing or undertaking seasonal or permanent operations.

(1) Any site grading or storage within the wetland protection setback area shall require a Special Land Use Permit according to Article 19; provided that no such activity shall be allowed within ten (10) feet of a regulated wetland unless specifically approved by the Planning Commission.

(2) Culvert discharge pipes including associated flared end sections and rip-rap aprons discharging into a wetland shall be allowed only in association with permitted stormwater management

(3) A trail may be allowed in the undisturbed natural buffer. Trails shall be a maximum of seven -feet (7) in width, with associated cutting of vegetation minimized. No tilling or heavy machinery is allowed. Trail shall only contain natural organic porous materials excluding any hardscape materials such as stone or brick pavers, concrete, pavers, wood or metal. A land use permit is required.

(4) After obtaining approval, best management practices shall be employed so as to minimize disturbance of the natural terrain and vegetation during construction and/or grading. After construction, the areas outside of the constructed elements within the wetland setback shall be restored to its prior conditions to the extent possible.

(g) The use of chemical pesticides and phosphorous based fertilizers shall be prohibited within the 25-foot natural buffer.

(h) Preservation of nonregulated wetlands: Judicious effort shall be made through site plan design to preserve non-EGLE regulated wetlands which exceed two (2) acres in size. Use of non-EGLE regulated wetlands as detention or retention ponds may be allowed, following review of such plans by the Township Engineer.

Sec. 13.05. PERFORMANCE STANDARDS

13.05.10 Above Ground Storage of Toxic and Hazardous Material: The above ground storage of toxic and hazardous material must comply with Section 13.07 Hazardous Materials and Fuel Storage.

Sec. 13.07 HAZARDOUS MATERIALS AND FUEL STORAGE

Any use that involves fuel services and use or storage of large quantities of hazardous materials shall comply with the following requirements:

(b) Loading/Unloading: At a minimum, Fire Department, State and Federal requirements for storage, leak detection, recordkeeping, spill prevention, emergency responses, transport and disposal of

hazardous substances must be met and shall be designed to prevent discharge of hazardous substances to floor drains, rivers, lakes, wetlands, or storm drains.

13.07.01 Above Ground Storage Tanks: Above ground storage tanks shall be limited to two (2) five hundred (500) gallon tank capacity, shall be not be located in the front yard and not less than one-hundred and fifty (150) feet from any occupied building or any side or rear lot line, two hundred (200) feet from any body of water or wetland and shall be mounted on a solid concrete slab to prevent overturn and spilling;

13.07.02 Temporary Above Ground Storage Tanks: Above ground storage tanks for temporary use may only be used in conjunction with an approved construction project on the same lot, for a period not to exceed twelve (12) months with a valid land use permit in conjunction with a project subject to the restrictions in this section.

- (a) Tanks must be located one-hundred and fifty (150) feet from any property line and two-hundred (200) feet from any body of water and wetland.
- (b) A land use permit for such temporary above ground fuel storage is required prior to installation.
- (c) Tanks shall be removed from the lot within fifteen (15) days after an occupancy permit is issued by the Building Department for the permanent structure on such lot, or within fifteen (15) days after the expiration of a land use permit issued for construction on such lot. Tanks shall be completely emptied prior to removal by a licensed and insured contractor in accordance with all applicable federal, state and local regulations.

13.07.03 Below Ground Fuel Storage Tanks: Below ground fuel storage tanks shall be at least two thousand (2,000) feet from any drinking water well or shall adhere to State of Michigan requirements if required.

- (a) Storage tanks shall be removed from the premises if the use has been terminated or abandoned for a period of more than 1 year. Removal shall adhere to State of Michigan requirements.
- (b) A new storage tank shall require the lot to be separated a minimum of five-hundred (500) feet from any other lot containing an existing below ground fuel storage tank.

13.07.07 Performance Guarantee: To ensure compliance with the provisions of this Ordinance and any conditions imposed by the Township Board, Zoning Board of Appeals, Planning Commission or Commission or Zoning Administrator, the Township may require that a performance guarantee be deposited with the Township to ensure faithful completion of improvements in accordance with Article 21, Section 21.03 entitled "Performance Guarantee".

**SECTION 2. VALIDITY AND SEVERABILITY.** If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

**SECTION 3. REPEALER.** Any ordinances or parts of ordinances that conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect.

**SECTION 4: SAVINGS:** This amendatory ordinance shall not affect violations of the Zoning Ordinance or any other ordinance existing prior to the effective date of this Ordinance and such violation shall be governed and shall continue to be separate punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

**SECTION 5: EFFECTIVE DATE:** These ordinance amendments were adopted by the Genoa Charter Township Board of Trustees at the regular meeting held April 20, 2026 and ordered to be given publication in the manner required by law. This ordinance shall be effective seven days after publication.

On the question: "SHALL THIS ORDINANCE NOW PASS" the following vote was recorded:

**Ayes:**

**Nays:**

**Absent:**

I hereby approve the adoption of the foregoing Ordinance this    day of April, 2026.

---

Rick Soucy  
Township Clerk

---

Kevin Spicher  
Township Supervisor

Township Board First Reading:	April 6, 2026
Date of Posting of Ordinance:	Proposed April 7, 2026
Date of Publication of Ordinance:	Proposed April 10, 2026
Township Board Second Reading and Adoption:	Proposed April 20, 2026
Date of Publication of Ordinance Adoption:	Proposed April 24, 2026
Effective Date:	Proposed May 1, 2026

DRAFT

**BOARD OF TRUSTEES  
GENOA CHARTER TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN  
NOTICE OF PROPOSED ZONING TEXT AMENDMENT  
APRIL 20, 2026**

**ORDINANCE #Z-26-01  
AN ORDINANCE TO AMEND ZONING ORDINANCE SECTION 13  
WETLAND PROTECTION STANDARDS, PERFORMANCE STANDARDS  
AND HAZARDOUS MATERIALS AND FUEL STORAGE**

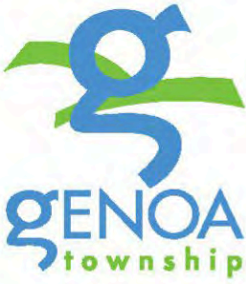
---

Pursuant to Michigan Public Act 110 of 2006, (the Zoning Enabling Act) and Michigan Public Act 359 of 1947, (the Charter Township Act), notice is hereby given that the Genoa Charter Township Board of Trustees has introduced and will be considering an ordinance addressing amendments to Zoning Ordinance Section 13.02, 13.05 AND 13.07 within Article 13 entitled “Environmental Protection Standards” as related to wetland protection standards including increase in setbacks and requirement for demarcation signs, performance standards and hazardous materials and fuel storage include allow for (2) 500-gallon fuel storage tanks and an increase in setbacks. Consideration of said amendments is scheduled for the Board meeting on Monday, April 20, 2026 at 6:30 p.m. The meeting is planned to be held at the Township Hall located at 2911 Dorr Road, Brighton, Michigan 48116. The complete text of the proposed ordinance is available on the website or at the Township Office during regular business hours.

Genoa Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon seven (7) days’ notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township in writing or by calling at (810) 227-5225.

Ordinance posted: 04/07/26

Press/Argus Publication: 04/10/26



2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

## MEMORANDUM

**TO:** Board of Trustees  
**FROM:** Administrative Committee  
**DATE:** March 26, 2026  
**RE:** Recommendation for Renewal – KP Elite

---

Dear Board Members,

Last April, the Township Board approved a service agreement with new vendor, KP Elite for custodial and cleaning services over the past year. During this time, KP Elite has consistently met expectations and provided reliable, high-quality service across Township facilities. Staff feedback and administrative oversight confirm that the company has been responsive, thorough, and professional in all aspects of their work.

The Township currently pays KP Elite \$4,250 per month, totaling \$51,000 annually for cleaning services.

**Proposed Renewal:** KP Elite has submitted a request to renew their agreement for the upcoming term with a 4.5% increase. This adjustment would bring the monthly cost to approximately \$4,441, or \$53,295 annually, representing an annual increase of \$2,295.

The Administrative Committee recommends approval of the renewal with KP Elite based on Article 3, Section B of the Township Purchasing Policy, which provides an exemption from competitive bidding requirements under the following conditions:

*“There exists a long-standing successful relationship for services and the knowledge gained through this relationship adds value integral to the services provided. Procurement of services classified as professional and special services shall not require price quotations or competitive bids. Nothing in this policy shall necessitate the bidding of professional services/contracts when the Township is satisfied with the current services/contract. These types of services by nature are recurrent and long-term relationships that benefit the Township to continue. Vendor selection and pricing shall be reviewed annually to maintain adequate and reasonable competitiveness. The Township Administrative Committee will determine what is considered a professional service for the departments they directly oversee. Examples include but are not limited to legal services, engineering services, planning services, accounting/auditing services, maintenance services, architectural service consultants, and hardware and software maintenance fees.”*

### SUPERVISOR

Kevin Spicher

### CLERK

Rick Soucy

### TREASURER

Robin L. Hunt

### TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

### MANAGER

Kelly VanMarter

Given KP Elite's proven performance, familiarity with Township facilities, and the relatively modest increase, the Committee finds that continuing this relationship is in the best interest of the Township. For these reasons, the Administrative Committee recommends that the Township Board approve the renewal of the cleaning services agreement with KP Elite at the adjusted rate reflecting a 4.5% increase.

Respectfully submitted on behalf of the Administrative Committee,

A handwritten signature in blue ink, reading "Kelly VanMarter". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Kelly VanMarter  
Township Manager

KP Elite Cleaning LLC

3-21-2026

9205 Riverside Dr.

Brighton, MI 48116

810-360-3129

[kpelitecleaning@gmail.com](mailto:kpelitecleaning@gmail.com)

## **Genoa Township 2026 /2027 Cleaning Proposal**

Township Manager Kelly Van Marter:

Hello Kelly, below is the cleaning proposal we are submitting for the cleaning of the Township Hall and the outdoor recreation pavilion restroom facilities to be renewed on 5-1-2026. To align with the Township Fiscal Year, the term of this proposal is 5-1-2026 through 3-31-2027. Our services would include the listed, and we are willing to be flexible to the Townships cleaning needs.

Township Hall: 12218 Sq. Ft. General cleaning 2 days weekly throughout the entire year.

Exterior recreational pavilion restrooms: 128 Sq. Ft. 2 restrooms, general cleaning 7 days a week and park trash removal on the weekends throughout the entire year.

### **Township Hall Cleaning Detailed:**

**Lobby and the main entrance;** interior windows, doors, door handles, floors, dusting of any wall art / framed information ect, walls, removal of any debris, emptying trash, vacuuming and mopping.

**Conference rooms;** Desk surfaces, chairs, telephones, screen monitors and TVs, interior windows, doors, door handles, floors, dusting wall art and frames, walls, removal of any debris, emptying trash, and vacuuming.

**Boardroom;** Desk surfaces, chairs, telephones, screen monitors and TVs, interior windows, doors, door handles, floors, dusting wall art and frames, walls, removal of any debris, emptying trash, and vacuuming.

**Main office area;** Desk surfaces, chairs, telephones, screen monitors and TVs, interior windows, doors, door handles, floors, dusting wall art and frames, walls and removal of any debris, emptying trash, vacuuming and mopping.

**Private offices** (Restricted areas on special requests / scheduled:) Desk surfaces, chairs, telephones, screen monitors and TVs, interior windows, doors, door handles, floors, dusting wall art and frames, walls and removal of any debris, emptying trash, vacuuming.

**4 Bathrooms: 2 Public, and 2 non-public** - Toilets, sinks, walls, paper & soap dispensers, ceiling exhaust fans and vents, floors, doors, handles, mirrors, stall patrician doors and walls, polishing of all metal surfaces. Emptying trash / debris and replacing paper and soap products as needed, vacuuming and mopping.

**Employee Kitchen;** Counters, sink, stove, refrigerator, microwave, cabinets, tables. chairs, walls, floor, vents, vacuuming and mopping. Pulling out the refrigerator and stove periodically. All appliances will be cleaned outside regularly and inside as needed.

**Employee entrance;** interior windows, doors, door handles, floors, dusting of any wall art / framed information etc. walls, removal of any debris, vacuuming and mopping.

**Basement;** Doors, door handles, floors, dusting, walls, removal of any debris, sweeping / vacuuming and mopping as periodically needed or requested.

**Exterior pavilion bathroom facilities cleaning detailed:**

Male side & Female side

This is to include the cleaning of toilets, sinks, walls, paper dispensers, ceiling exhaust fans and vents, floors, doors, handles, mirrors, polishing of all metal surfaces, sweeping / vacuuming and mopping. Emptying trash / debris and replacing paper and soap products as needed.

**Weekend Trash Services:**

Saturday and Sunday entire park, empty & replace bags as needed in 13 trash containers and 2 dog waste containers.

Price List:

We are proposing : \$ 4441.00 on a monthly basis, and a grand total of \$ 53,300.00 USD annually.

The breakdown is as follows:

The Interior of the township hall; \$ 38,050.00.

The pavilion restrooms and weekend trash removal; \$15,250.00.

The price increase from last contract is based on the consumer price index increase from 2024 at 2.4% and upcoming on 01-01-2027 the minimum wage will increase by 8.5%.

KP Elite would be increasing 4.5% total for this contractual year.

We further propose a bi-weekly payment.

\*This is to include that the Township will provide all necessary chemicals and supplies.

If there are any questions, comments, or concerns, please feel free to contact me.

Thank you,

Paige Burgess Owner / President



2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

## MEMORANDUM

**TO:** Board of Trustees  
**FROM:** Administrative Committee  
**DATE:** March 26, 2026  
**RE:** Recommendation for Renewal – Cooper’s Turf Management Ground Maintenance Contract

---

Dear Board Members,

The Administrative Committee respectfully recommends approval of the 2026 renewal of the attached ground maintenance contract with Cooper’s Turf Management. The proposed renewal reflects no change in pricing from the 2025 proposal. In an environment of rising costs for labor, fuel, materials, and equipment, maintaining stable pricing represents meaningful fiscal value to the Township and its taxpayers.

Beyond price stability, this recommendation is rooted in sound financial stewardship. While competitive bidding is an important tool, bidding solely for the sake of bidding does not automatically result in savings or better service. There are real costs associated with transitioning vendors including onboarding time, oversight demands, learning curves, service disruptions, and the potential for performance gaps. These hidden costs can quickly outweigh marginal pricing differences.

Cooper’s Turf Management has developed detailed knowledge of Township properties, expectations, and operational standards. That institutional knowledge adds measurable value. They understand our sites, drainage issues, irrigation challenges, seasonal priorities, and maintenance history. This familiarity reduces oversight time by staff, minimizes errors, and ensures issues are addressed proactively rather than reactively.

In addition to routine ground maintenance, Cooper’s Turf Management has consistently demonstrated flexibility and responsiveness when unexpected needs arise. They have assisted with tree fall cleanup, cemetery clean up, and quick response to a basement water leak, and addressed various site-related issues throughout the year. Their willingness to step in promptly, often without delay or premium pricing, reflects the value of a trusted working relationship. This reliability reduces risk exposure and protects Township assets.

### **SUPERVISOR**

Kevin Spicher

### **CLERK**

Rick Soucy

### **TREASURER**

Robin L. Hunt

### **TRUSTEES**

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

### **MANAGER**

Kelly VanMarter

From a fiscally conservative perspective, long-term vendor relationships that consistently perform at a high level and maintain competitive pricing represent responsible governance. Stability, accountability, and proven performance reduce uncertainty and protect taxpayer dollars.

Furthermore, the Township's Purchasing and Bid Policy directly supports this approach. Article III, Section B provides that price quotations or competitive bids are not required when:

*"There exists a long-standing successful relationship for services and the knowledge gained through this relationship adds value integral to the services provided. Procurement of services classified as professional and special services shall not require price quotations or competitive bids. Nothing in this policy shall necessitate the bidding of professional services/contracts when the Township is satisfied with the current services/contract. These types of services by nature are recurrent and long-term relationships that benefit the Township to continue. Vendor selection and pricing shall be reviewed annually to maintain adequate and reasonable competitiveness."*

The policy further authorizes the Township Administrative Committee to determine what constitutes a professional service for the departments they directly oversee, including maintenance services. The Committee has reviewed vendor performance and pricing and finds both to remain reasonable and competitive.

In short, this recommendation reflects prudent financial management, continuity of quality service, protection of Township assets, and adherence to established policy. Renewing with a proven, trusted partner, particularly at unchanged pricing, is a responsible and fiscally conservative decision.

For these reasons, the Administrative Committee recommends approval of the renewal of the ground maintenance contract with Cooper's Turf Management.

Respectfully submitted on behalf of the Administrative Committee,



Kelly VanMarter  
Township Manager



**2026 GROUND MAINTENANCE PROPOSAL/CONTRACT**  
**Genoa Township**

**PO Box 501 Howell, MI. 48844-0501 517-548-6653 office [info@coopersturf.com](mailto:info@coopersturf.com)**

	<b>Site</b>	<b>Address</b>	<b>Frequency</b> *	<b>Description</b>	<b>Mowing Cost</b>
G-1	Genoa Township Hall	2911 Dorr Road	Weekly	Mow area as currently cut. Does <u>not</u> include soccer fields	155.00
G-3	Trim area bordering walking trail (Township Hall)	2911 Dorr Road	Biweekly	Mow as currently trimmed	75.00
G-4	Bauer Brighton Road Sidewalk	No Address	Monthly	Mow as currently trimmed	315.00
G-7	Cemetery @ Chilson and Brighton Road	2218 Dorr Road	Weekly	Mow area inside cemetery fence	80.00
	Retaining walls mowing	No address	Monthly	Mow front of the retaining wall across from Champion Chevrolet	60.00
Lawn care at sled hill-Biweekly					179.00
Lawn care at basketball court-Weekly					49.00
Lawn care at I96 sign-Weekly					55.00
Lawn care around pavilion-Weekly					35.00
Lawn care from Golf Club to Lake Chemung (along Grand River)-Monthly					350.00
Lawn care South Latson (Nixon) by Walmart to Crooked Lk Rd.					365.00
Lawn care Herbst to Township boundary line \-Monthly					365.00
Lawn care at E. Crooked Lake Walking Trails-Monthly					425.00
Lawn care Bordine Nursery to Kellogg Rd (Along Grand River).-Monthly					215.00
Fertilization at Pavilion, per application					42.00
Spray Vegetation around Township Hall along rocks and asphalt-Monthly					195.00
Mowing at 6132 Crooked Lk Rd.-Weekly					70.00



**2026 GROUND MAINTENANCE PROPOSAL/CONTRACT**  
**Genoa Township**

**PO Box 501 Howell, MI. 48844-0501 517-548-6653 office [info@coopersturf.com](mailto:info@coopersturf.com)**

Customer agrees to defend and hold Cooper's Turf Management harmless from any and all liability. Reports of damages must be reported to our office within 24 hours of the occurrence. We will not be responsible, or liable, for sprinkler systems which are improperly installed or maintained (exposed or shallow wires, pipes or valves, sprinkler heads which fail to operate properly...etc.) Charges that any damage is our responsibility must be made directly to our office PRIOR TO ANY REPAIR of said damage. We will not pay for other contractors' services unless we have authorized it. An appropriate serviceman will inspect and determine responsibility. Costs may be subject to change if maintained area is altered. Invoices/statements will be mailed monthly. Payment is due upon receipt. Payments not received by the next billing cycle will be subject to a \$25.00 late fee in addition to finance charges of 18% annually (1.5% monthly). If you will not need services on a particular day we must be notified a minimum of 24 hours in advance. If there is excessive growth during that time, and additional cutting time is needed, there will be an additional charge up to the weekly lawn cutting price. A fuel surcharge may be assessed if significant changes in market pricing occurs.

\_\_\_\_\_  
**Cooper's Turf Management Representative                      Date**

\_\_\_\_\_  
**Genoa Township Representative                                      Date**



## MEMORANDUM

2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

**TO:** Honorable Board of Trustees  
**FROM:** Kelly VanMarter, Township Manager  
**DATE:** March 30, 2026  
**RE:** FOIA Denial Appeal – Request 2026-14 (Michael Edmund)

---

The Township received a Freedom of Information Act (FOIA) request from Michael Edmund on February 24, 2026, assigned Request No. 2026-14. (attached as *Exhibit A*). The request included the following items:

1. Documentation of the Board members that approved the investigation conducted by Burress into Mr. Edmund.
2. Documentation of the results of that investigation.
3. Documentation showing the final bill charged to Genoa Township for this investigation.

The Township issued its response denying the request (attached as *Exhibit B*) as follows:

- Items #1 and #3 were denied on the basis that no such records exist.
- Item #2 was denied pursuant to MCL 15.243(1)(g), as the requested materials are protected by attorney-client privilege.

Mr. Edmund submitted an appeal of the denial on March 16, 2026 (attached as *Exhibit C*). The law requires that the Township issue a determination or file for an extension within 10 days after receiving an appeal. A 10-day extension was issued on March 27, 2026, as the next regularly scheduled Board meeting falls on April 6, 2026, due to the occurrence of a fifth Monday in March. The extension is attached as *Exhibit D*.

**Basis of Appeal:** The appellant asserts that legal invoices paid by the Township reference him and therefore indicate that:

- The Board was aware of and approved an investigation involving him.
- The Board effectively approved such actions through payment of invoices.
- A budget must have existed for the alleged investigation.

It should be noted that the invoices referenced by Mr. Edmund do not identify an individual named *Michael Edmund* and do not reference any investigation.

### SUPERVISOR

Kevin Spicher

### CLERK

Rick Soucy

### TREASURER

Robin L. Hunt

### TRUSTEES

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

### MANAGER

Kelly VanMarter

**Response and Analysis:** Upon review of the appellants reason for reversing the denial, I maintain the original denial for the following reasons:

- **No Records Exist (Items #1 and #3):** The Township possesses no records responsive to requests for documentation of Board approval of an investigation or documentation of a final bill that has been issued for such an investigation.
- **Attorney-Client Privilege (Item #2):** Any records that may be responsive to the request for results of an investigation are exempt from disclosure under MCL 15.243(1)(g) as they are subject to attorney-client privilege.
- **Invoices Do Not Establish an Investigation or Approval:** The payment of legal invoices that do not reference an “investigation” does not constitute approval of an investigation. Such invoices reflect legal communications and services provided to the Township. Furthermore, the invoices do not reference anyone name Michael Edmund.
- **Invoices Do Not Create or Evidence a Budget:** Payment of any invoice, legal or otherwise, does not establish or imply the existence of a budget. A budget is only created through formal Board approval or amendment.

**Recommendation:** Based on the foregoing, it is recommended that the Township Board uphold the original denial of FOIA Request No. 2026-14, as:

- The requested records in Items #1 and #3 do not currently exist.
- The records requested in Item #2 are exempt from disclosure under FOIA.

Sincerely,



Kelly VanMarter  
Township Manager  
FOIA Coordinator

**FREEDOM OF INFORMATION ACT REQUEST LETTER**

Genoa Charter Township Board  
Attn: FOIA Coordinator  
2911 Dorr Road  
Brighton, Michigan 48116

February 24, 2026

Re: Freedom of Information Act Request

To: the FOIA coordinator described in MCL 15.236,  
E-Mail: kelly@genoa.org

This is a request under the Freedom of Information Act, Act 442 of 1976, Section 15.231.

I, Michael-Edmund; (Mike); make this second request for a full disclosure and release of all records and/or data contained within your department and/or agency, and that a copy of the following requested documents be provided to me as they relate to the following, but not limited to the following events;

In January of 2025, at an open Genoa Charter Township Board meeting, I requested information regarding an employee of the Township, David Burress, whom stated on the record in a court proceeding that he, Burress, did conduct an investigation into I, and that this investigation cost the tax payers approx. \$10,000.00. This investigation is related to case number 24-32379-CZ, where I did testify as a witness, and not as a party to the case.

To date, I have not received any of the requested information, therefore, I now request the following information:

1. Please provide documentation of the Board members that approved the investigation conducted by Burress into I, Mike;
2. Please provide documentation of the results of that investigation;
3. Please provide documentation showing the final bill charged to the Genoa Township for this investigation;

All requested documents are to be certified according to MCL 15.233(6).

If the information, records, and/or data requested are placed, filed, secured and or held in a separate, different and or distinct file by or under another name, number or identifier other than the case docket number and/or identification(s) listed above, I authorize your Department and/or Agency to open and/or access that file for all information, records and/or data requested herein.

I request a waiver of all fees for this request because disclosure of the requested information to me is in the public interest and it is likely to contribute significantly to public understanding of the operations or activities of the government and your department/agency and is not primarily in my commercial interest, however, should your department/ agency feel that transparency comes with a price, then Genoa Township will provide documentation of their delegated authority to double-dip on, but not limited to, fees, wages, materials, or any other forms costs incurred, taking into consideration that everything so stated is already paid for by the people.

All requested documents is to be sent by email or to the address listed below, by U.S. Postal Service within 5 business days according to MCL 15.235(2), which states in part; Unless otherwise agreed to in writing by the person making the request, a public body shall, subject to subsection (10), respond to a request for a public record within 5 business days after the public body receives the request.

In the event that I do not receive the response in the specified time provided by statute, I will then be forced to pursue other remedy; Public Citizen v. F.T.C. 869 F. 2d 1541 (1989); Blazy v. Tent, 194 F. 3d 90 (1999); GMRI Inc. v. E.E.O.C.; 149 F. 3d 449 (1998).

Should your department/agency, in an attempt to avoid complying with this FOIA request, remain silent, then it will be understood that your silence is acquiescent and demonstrates an act of fraud by your department/agency.

If your office has any questions regarding the requested documents, you can send all inquiries to me at [gasdept@att.net](mailto:gasdept@att.net).

---

Michael-Edmund;  
P.O. Box 732  
Brighton, Michigan [48116]  
UCC 3-402(b)(1)



March 3, 2026

2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
genoa.org

Michael Edmund  
PO Box 732  
Brighton, MI 48116

**Re: Response to FOIA Request 2026-14**

Mr. Edmund,

I am in receipt of your Freedom of Information Act (FOIA) request dated February 24, 2026 and received by my office on February 24, 2026. Your FOIA request has been assigned number 2026-14. Your request for materials under the Michigan Freedom of Information Act is denied. Your request items #1 for “documentation of the Board members that approved the investigation conducted by Burress into I, Mike” and #3 for “documentation showing the final bill charged to the Genoa Township for this investigation” are denied because the records do not exist. Your request item #2 for “documentation of the results of that investigation” is denied as provided by MCL 15.243(1)(g) because the material is subject to attorney client privilege. Please find the formal Notices of Denial attached. As a result of the denial of your request, you have the right pursuant to MCL 15.240, Section 10 to do the following:

- (1) *Submit to the head of the public body a written appeal that specifically states the word “appeal” and identifies the reason or reasons for reversal of the disclosure denial.*
- (2) *Seek judicial review of the denial under section 10 of the Act, MCL 15.240, which states:  
(1)(b) Commence a civil action in the circuit court, or if the decision of a state public body is at issue, the court of claims, to compel the public body's disclosure of the public records within 180 days after a public body's final determination to deny a request.*
- (4) *In an action commenced under subsection (1)(b), a court that determines a public record is not exempt from disclosure shall order the public body to cease withholding or to produce all or a portion of a public record wrongfully withheld, regardless of the location of the public record. Venue for an action against a local public body is proper in the circuit court for the county in which the public record or an office of the public body is located has venue over the action. The court shall determine the matter de novo and the burden is on the public body to sustain its denial. The court, on its own motion, may view the public record in controversy in private before reaching a decision. Failure to comply with an order of the court may be punished as contempt of court.*
- (5) *An action commenced under this section and an appeal from an action commenced under this section shall be assigned for hearing and trial or for argument at the earliest practicable date and expedited in every way.*
- (6) *If a person asserting the right to inspect, copy, or receive a copy of all or a portion of a public record prevails in an action commenced under this section, the court shall award reasonable attorneys' fees, costs, and disbursements. If the person or public body prevails in part, the court may, in its discretion, award all or an appropriate portion of reasonable*

**SUPERVISOR**

Kevin Spicher

**CLERK**

Rick Soucy

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jodie Valenti

Bill Reiber

Candie Hovarter

Todd Walker

**MANAGER**

Kelly VanMarter

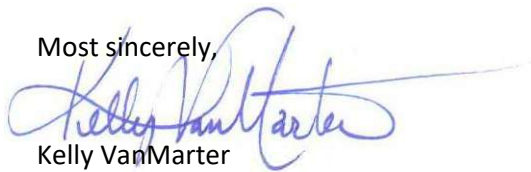
*attorneys' fees, costs, and disbursements. The award shall be assessed against the public body liable for damages under subsection (7).*

*(7) If the court determines in an action commenced under this section that the public body has arbitrarily and capriciously violated this act by refusal or*

*delay in disclosing or providing copies of a public record, the court shall order the public body to pay a civil fine of \$1,000.00, which shall be deposited into the general fund of the state treasury. The court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of \$1,000.00 to the person seeking the right to inspect or receive a copy of a public record. The damages shall not be assessed against an individual, but shall be assessed against the next succeeding public body that is not an individual and that kept or maintained the public record as part of its public function.*

Please let me know if you have any questions.

Most sincerely,



Kelly VanMarter  
Township Manager

Township: Keep original and provide copy of both sides, along with Public Summary, to requestor at no charge.

Genoa Township, Livingston County  
2911 Dorr Road, Brighton, MI 48116  
Phone: 810-227-5225

Denial Form

### Notice of Denial of FOIA Request

Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq.

Request No.: 2026-14 Date Received: 02/24/26

Check if received via:  Email  Fax  Other Electronic Method

Date of This Notice: 03/03/26

Date delivered to junk/spam folder: \_\_\_\_\_

(Please Print or Type)

Date discovered in junk/spam folder: \_\_\_\_\_

Name <b>Michael Edmund</b>	Phone
Firm/Organization	Fax
Street <b>PO Box 732</b>	Email <b>gasdept@att.net</b>
City <b>Brighton</b>	State <b>MI</b> Zip <b>48116</b>

Request for:  Copy  Certified copy  Record inspection  Subscription to record issued on regular basis

Delivery Method:  Will pick up  Will make own copies onsite  Mail to address above  Email to address above

Deliver on digital media provided by the township: \_\_\_\_\_

Record(s) You Requested: (Listed here or see attached copy of original request) \_\_\_\_\_

1. Please provide documentation of the Board members that approved the investigation conducted by Burress into I, Mike;

3. Please provide documentation showing the final bill charged to the Genoa Township for this investigation;

All OR  Part of your request for records has been denied. Please refer to this form for an explanation. If you have any questions regarding this denial, contact Kelly VanMarter at kelly@genoa.org or 810-227-5225.

#### Reason for Denial:

1. Exempt from Disclosure: This item is exempt from disclosure under FOIA Section 13, Subsection \_\_\_\_\_ (insert number), because: \_\_\_\_\_

2. Record Does Not Exist: This item does not exist under the name provided in your request or by another name reasonably known to the township. A certificate that the public record does not exist under the name given is attached. If you believe this record does exist, provide a description that will enable us to locate the record: \_\_\_\_\_

3. Redaction: A portion of the requested record had to be separated or deleted (redacted) as it is exempt under FOIA Section 13, Subsection \_\_\_\_\_ (insert number), because: \_\_\_\_\_

A brief description of the information that had to be separated or deleted: \_\_\_\_\_

#### Notice of Requestor's Right to Seek Judicial Review

You are entitled under Section 10 of the Michigan Freedom of Information Act, MCL 15.240, to appeal this denial to the township board or to commence an action in the Circuit Court to compel disclosure of the requested records if you believe they were wrongfully withheld from disclosure. If, after judicial review, the court determines that the township has not complied with MCL 15.235 in making this denial and orders disclosure of all or a portion of a public record, you have the right to receive attorneys' fees and damages as provided in MCL 15.240. (See back of this form for additional information on your rights.)

Signature of FOIA Coordinator:

Date: 3/3/26

(Created by Michigan Townships Association, April 2015)

## FREEDOM OF INFORMATION ACT (EXCERPT)

### Act 442 of 1976

**15.240.amended Options by requesting person; appeal; actions by public body; receipt of written appeal; judicial review; civil action; venue; de novo proceeding; burden of proof; private view of public record; contempt; assignment of action or appeal for hearing, trial, or argument; attorneys' fees, costs, and disbursements; assessment of award; damages.**

Sec. 10.

(1) If a public body makes a final determination to deny all or a portion of a request, the requesting person may do 1 of the following at his or her option:

(a) Submit to the head of the public body a written appeal that specifically states the word "appeal" and identifies the reason or reasons for reversal of the denial.

(b) Commence a civil action in the circuit court, or if the decision of a state public body is at issue, the court of claims, to compel the public body's disclosure of the public records within 180 days after a public body's final determination to deny a request.

(2) Within 10 business days after receiving a written appeal pursuant to subsection (1)(a), the head of a public body shall do 1 of the following:

(a) Reverse the disclosure denial.

(b) Issue a written notice to the requesting person upholding the disclosure denial.

(c) Reverse the disclosure denial in part and issue a written notice to the requesting person upholding the disclosure denial in part.

(d) Under unusual circumstances, issue a notice extending for not more than 10 business days the period during which the head of the public body shall respond to the written appeal. The head of a public body shall not issue more than 1 notice of extension for a particular written appeal.

(3) A board or commission that is the head of a public body is not considered to have received a written appeal under subsection (2) until the first regularly scheduled meeting of that board or commission following submission of the written appeal under subsection (1)(a). If the head of the public body fails to respond to a written appeal pursuant to subsection (2), or if the head of the public body upholds all or a portion of the disclosure denial that is the subject of the written appeal, the requesting person may seek judicial review of the nondisclosure by commencing a civil action under subsection (1)(b).

(4) In an action commenced under subsection (1)(b), a court that determines a public record is not exempt from disclosure shall order the public body to cease withholding or to produce all or a portion of a public record wrongfully withheld, regardless of the location of the public record. Venue for an action against a local public body is proper in the circuit court for the county in which the public record or an office of the public body is located has venue over the action. The court shall determine the matter de novo and the burden is on the public body to sustain its denial. The court, on its own motion, may view the public record in controversy in private before reaching a decision. Failure to comply with an order of the court may be punished as contempt of court.

(5) An action commenced under this section and an appeal from an action commenced under this section shall be assigned for hearing and trial or for argument at the earliest practicable date and expedited in every way.

(6) If a person asserting the right to inspect, copy, or receive a copy of all or a portion of a public record prevails in an action commenced under this section, the court shall award reasonable attorneys' fees, costs, and disbursements. If the person or public body prevails in part, the court may, in its discretion, award all or an appropriate portion of reasonable attorneys' fees, costs, and disbursements. The award shall be assessed against the public body liable for damages under subsection (7).

(7) If the court determines in an action commenced under this section that the public body has arbitrarily and capriciously violated this act by refusal or delay in disclosing or providing copies of a public record, the court shall order the public body to pay a civil fine of \$1,000.00, which shall be deposited into the general fund of the state treasury. The court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of \$1,000.00 to the person seeking the right to inspect or receive a copy of a public record. The damages shall not be assessed against an individual, but shall be assessed against the next succeeding public body that is not an individual and that kept or maintained the public record as part of its public function.

**History:** 1976, Act 442, Eff. Apr. 13, 1977 ;-- Am. 1978, Act 329, Imd. Eff. July 11, 1978 ;-- Am. 1996, Act 553, Eff. Mar. 31, 1997 ;-- Am. 2014, Act 563, Eff. July 1, 2015

**Genoa Charter Township, Livingston County  
2911 Dorr Road, Brighton, MI 48116  
Phone: (810) 227-5225**

Copies of the Township's FOIA procedures and guidelines, public summary, and forms are available on the Township website at [www.genoa.org](http://www.genoa.org). Copies of these documents also are available free of charge at the Township Hall.

**Certificate of Absence of Public Record**

**Michigan Freedom of Information Act, Public Act 442 of 1976, as amended; MCL 15.231, et seq.**

**The undersigned hereby certifies:**

Public Record(s) Requested (Describe here or see attached copy of original request/appeal):

1. Please provide documentation of the Board members that approved the investigation conducted by Burress into I, Mike;
3. Please provide documentation showing the final bill charged to the Genoa Township for this investigation;

The public record described in the FOIA request dated: 2/24/26

either does not exist under the name given by the requestor or by another name reasonably known to the Township.

Signature of FOIA Coordinator or Designee:



Date:

3/3/26

Township: Keep original and provide copy of both sides, along with Public Summary, to requestor at no charge.

Genoa Township, Livingston County  
2911 Dorr Road, Brighton, MI 48116  
Phone: 810-227-5225

Denial Form

### Notice of Denial of FOIA Request

Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq.

Request No.: 2026-14 Date Received: 02/24/26

Check if received via:  Email  Fax  Other Electronic Method

Date of This Notice: 03/03/26

Date delivered to junk/spam folder: \_\_\_\_\_

(Please Print or Type)

Date discovered in junk/spam folder: \_\_\_\_\_

Name <b>Michael Edmund</b>	Phone
Firm/Organization	Fax
Street <b>PO Box 732</b>	Email <b>gasdept@att.net</b>
City <b>Brighton</b>	State <b>MI</b> Zip <b>48116</b>

Request for:  Copy  Certified copy  Record inspection  Subscription to record issued on regular basis

Delivery Method:  Will pick up  Will make own copies onsite  Mail to address above  Email to address above

Deliver on digital media provided by the township: \_\_\_\_\_

Record(s) You Requested: (Listed here or see attached copy of original request) \_\_\_\_\_

2. Please provide documentation of the results of that investigation; \_\_\_\_\_

All OR  Part of your request for records has been denied. Please refer to this form for an explanation. If you have any questions regarding this denial, contact Kelly VanMarter at kelly@genoa.org or call at 810-227-5225

#### Reason for Denial:

1. Exempt from Disclosure: This item is exempt from disclosure under FOIA Section 13, Subsection (1)(g) (insert number), because: the material is subject to attorney client privileged.

2. Record Does Not Exist: This item does not exist under the name provided in your request or by another name reasonably known to the township. A certificate that the public record does not exist under the name given is attached. If you believe this record does exist, provide a description that will enable us to locate the record: \_\_\_\_\_

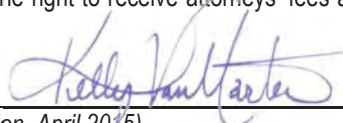
3. Redaction: A portion of the requested record had to be separated or deleted (redacted) as it is exempt under FOIA Section 13, Subsection \_\_\_\_\_ (insert number), because: \_\_\_\_\_

A brief description of the information that had to be separated or deleted: \_\_\_\_\_

#### Notice of Requestor's Right to Seek Judicial Review

You are entitled under Section 10 of the Michigan Freedom of Information Act, MCL 15.240, to appeal this denial to the township board or to commence an action in the Circuit Court to compel disclosure of the requested records if you believe they were wrongfully withheld from disclosure. If, after judicial review, the court determines that the township has not complied with MCL 15.235 in making this denial and orders disclosure of all or a portion of a public record, you have the right to receive attorneys' fees and damages as provided in MCL 15.240. (See back of this form for additional information on your rights.)

Signature of FOIA Coordinator:



Date: 3/3/26

(Created by Michigan Townships Association, April 2015)

**FREEDOM OF INFORMATION ACT (EXCERPT)**

**Act 442 of 1976**

**15.240.amended Options by requesting person; appeal; actions by public body; receipt of written appeal; judicial review; civil action; venue; de novo proceeding; burden of proof; private view of public record; contempt; assignment of action or appeal for hearing, trial, or argument; attorneys' fees, costs, and disbursements; assessment of award; damages.**

Sec. 10.

(1) If a public body makes a final determination to deny all or a portion of a request, the requesting person may do 1 of the following at his or her option:

(a) Submit to the head of the public body a written appeal that specifically states the word "appeal" and identifies the reason or reasons for reversal of the denial.

(b) Commence a civil action in the circuit court, or if the decision of a state public body is at issue, the court of claims, to compel the public body's disclosure of the public records within 180 days after a public body's final determination to deny a request.

(2) Within 10 business days after receiving a written appeal pursuant to subsection (1)(a), the head of a public body shall do 1 of the following:

(a) Reverse the disclosure denial.

(b) Issue a written notice to the requesting person upholding the disclosure denial.

(c) Reverse the disclosure denial in part and issue a written notice to the requesting person upholding the disclosure denial in part.

(d) Under unusual circumstances, issue a notice extending for not more than 10 business days the period during which the head of the public body shall respond to the written appeal. The head of a public body shall not issue more than 1 notice of extension for a particular written appeal.

(3) A board or commission that is the head of a public body is not considered to have received a written appeal under subsection (2) until the first regularly scheduled meeting of that board or commission following submission of the written appeal under subsection (1)(a). If the head of the public body fails to respond to a written appeal pursuant to subsection (2), or if the head of the public body upholds all or a portion of the disclosure denial that is the subject of the written appeal, the requesting person may seek judicial review of the nondisclosure by commencing a civil action under subsection (1)(b).

(4) In an action commenced under subsection (1)(b), a court that determines a public record is not exempt from disclosure shall order the public body to cease withholding or to produce all or a portion of a public record wrongfully withheld, regardless of the location of the public record. Venue for an action against a local public body is proper in the circuit court for the county in which the public record or an office of the public body is located has venue over the action. The court shall determine the matter de novo and the burden is on the public body to sustain its denial. The court, on its own motion, may view the public record in controversy in private before reaching a decision. Failure to comply with an order of the court may be punished as contempt of court.

(5) An action commenced under this section and an appeal from an action commenced under this section shall be assigned for hearing and trial or for argument at the earliest practicable date and expedited in every way.

(6) If a person asserting the right to inspect, copy, or receive a copy of all or a portion of a public record prevails in an action commenced under this section, the court shall award reasonable attorneys' fees, costs, and disbursements. If the person or public body prevails in part, the court may, in its discretion, award all or an appropriate portion of reasonable attorneys' fees, costs, and disbursements. The award shall be assessed against the public body liable for damages under subsection (7).

(7) If the court determines in an action commenced under this section that the public body has arbitrarily and capriciously violated this act by refusal or delay in disclosing or providing copies of a public record, the court shall order the public body to pay a civil fine of \$1,000.00, which shall be deposited into the general fund of the state treasury. The court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of \$1,000.00 to the person seeking the right to inspect or receive a copy of a public record. The damages shall not be assessed against an individual, but shall be assessed against the next succeeding public body that is not an individual and that kept or maintained the public record as part of its public function.

**History:** 1976, Act 442, Eff. Apr. 13, 1977 ;-- Am. 1978, Act 329, Imd. Eff. July 11, 1978 ;-- Am. 1996, Act 553, Eff. Mar. 31, 1997 ;-- Am. 2014, Act 563, Eff. July 1, 2015

**Kelly VanMarter**

---

**From:** michael bambas <gasdept@att.net>  
**Sent:** Monday, March 16, 2026 8:12 AM  
**To:** Kelly VanMarter  
**Cc:** Bill Reiber; Candie Hovarter; Todd Walker; Jodie Valenti; Supervisor; Clerk; Robin Hunt  
**Subject:** FOIA APPEAL - FRAUD

**FREEDOM OF INFORMATION ACT REQUEST LETTER**

Genoa Charter Township Board

March 16, 2026

Attn: FOIA Coordinator

2911 Dorr Road

Brighton, Michigan 48116

Re: Freedom of Information Act Request Appeal

To: the FOIA coordinator described in MCL 15.236,

E-Mail: [kelly@genoa.org](mailto:kelly@genoa.org)

This is a request under the Freedom of Information Act, Act 442 of 1976, Section 15.231.

I, Michael-Edmund; (Mike); make this third request, on APPEAL, for a full disclosure and release of all records and/or data contained within your department and/or agency, and that a copy of the following requested documents be provided to me as they relate to the following, but not limited to the following events;

In January of 2025, at an open Genoa Charter Township Board meeting, I requested information regarding an employee of the Township, David Burress, whom stated on the record in a court proceeding that he, Burress, did conduct an investigation into I, and that this investigation cost the tax payers approx. \$10,000.00. This investigation is related to case number 24-32379-CZ, where I did testify as a witness, and not as a party to the case.

To date, I have not received any of the requested information, therefore, I now, for the third time and on this APPEAL, request the following information:

1. Please provide documentation of the Board members that approved the investigation conducted by Burress into I, Mike;
2. Please provide documentation of the results of that investigation;
3. Please provide documentation showing the final bill charged to the Genoa Township for this investigation;

According to the FOIA response of March 3, 2026, FOIA # 2026-14, you Kelly VanMarter, did state the following;

“Your request items #1 for documentation of the Board members that approved the investigation conducted by Burress into I, Mike, and #3 for documentation showing the final bill charged to the Genoa Township for this investigation are denied because the records do not exist.”

This statement indicates that Burress did conduct an investigation without the consent of the Genoa Township Board, however, according to invoices submitted and paid by Genoa Township,

INV 6426-OCT 2024, \$1,296.00 (paid 11/27/24),

INV 6453-NOV 2024, \$2,120.50 (paid 12/27/24),

INV 6473-DEC 2024, \$3,711.52 (paid 1/28/25)

This clearly proves that the FOIA response is false and that you, Kelly VanMarter is attempting to cover-up and falsify a FOIA response.

Because the Genoa Township board did pay these invoices, Genoa Township did know about the investigation and did approve these acts as well as approving a budget for this investigation.

As a result, I now demand the following documentation;

4. Provide documentation that grants you, Kelly VanMater, the delegated authority to falsify a FOIA request.
5. Provide specific documentation that the Genoa Township attorney of record instructed you to falsify the FOIA response.
6. Provide documentation that the Genoa Township Board members, individually or collectively, instructed you to falsify the FOIA response.

All requested documents are to be certified according to MCL 15.233(6).

If the information, records, and/or data requested are placed, filed, secured and or held in a separate, different and or distinct file by or under another name, number or identifier other than the case docket number and/or identification(s) listed above, I authorize your Department and/or Agency to open and/or access that file for all information, records and/or data requested herein.

I request a waiver of all fees for this request because disclosure of the requested information to me is in the public interest and it is likely to contribute significantly to public understanding of the operations or activities of the government and your department/agency and is not primarily in my commercial interest, however, should your department/ agency feel that transparency comes with a price, then Genoa Township will provide documentation of their delegated authority to double-dip on, but not limited to, fees, wages, materials, or any other forms costs incurred, taking into consideration that everything so stated is already paid for by the people.

All requested certified documents is to be sent by email or to the address listed below, by U.S. Postal Service within 5 business days according to MCL 15.235(2), which states in part; Unless otherwise agreed to in writing by the person making the request, a public body shall, subject to subsection (10), respond to a request for a public record within 5 business days after the public body receives the request.

In the event that I do not receive the response in the specified time provided by statute, I will then be forced to pursue other remedy; Public Citizen v. F.T.C. 869 F. 2d 1541 (1989); Blazy v. Tent, 194 F. 3d 90 (1999); GMRI Inc. v. E.E.O.C.; 149 F. 3d 449 (1998).

Should your department/agency, in an attempt to avoid complying with this FOIA request, remain silent, then it will be understood that your silence is acquiescent and demonstrates an act of fraud by your department/agency.

If your office has any questions regarding the requested documents, you can send all inquiries to me at [gasdept@att.net](mailto:gasdept@att.net).

Michael-Edmund;

P.O. Box 732

Brighton, Michigan [48116]

UCC 3-402(b)(1)

Exhibit D

Genoa Charter Township
Livingston County, Michigan
2911 Dorr Road, Brighton, MI 48116
Kelly VanMarter, Manager

Denial Appeal Form

Email: kelly@genoa.org / Phone: 810-227-5225 / Fax: 810-227-3420

FOIA Appeal Form – To Appeal a Denial of Records
Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq.

Request No.: 2026-14 Date Received: 03/16/26 Appeal Received
Check if received via: [X] Email [ ] Fax [ ] Other Electronic Method
Date of This Notice: March 27, 2026 Date delivered to junk/spam folder:
Date discovered in junk/spam folder:
Request for: [X] Copy [ ] Certified copy [ ] Record inspection [ ] Subscription to record issued on regular basis

Name: Michael-Edmund Phone
Firm/Organization Fax
Street PO Box 732 Email gasdept@att.net
City Brighton State MI Zip 48116

Delivery Method: [ ] Will pick up [ ] Will make own copies onsite [ ] Mail to address above [X] Email to address above
[ ] Deliver on digital media provided by the township:

Record(s) You Requested: (Listed here or see attached copy of original request)
1. Please provide documentation of the Board members that approved the investigation conducted by Burress into I, Mike; 2. Please provide documentation of the results of that investigation; 3. Please provide documentation showing the final bill charged to the Genoa Township for this investigation.

Reason(s) for Appeal: (The appeal must identify the reason(s) for reversing the denial. You may use this form or attached additional sheets: see attached email.

Township Response:

The township must provide a response within 10 business days after receiving this appeal, including a determination or taking one 10-business day extension.

Township Extension: We are extending the date to respond to your FOIA denial appeal for no more than 10 business days, until April 10, 2026 (month, day, year). Only one extension may be taken per FOIA appeal.

Unusual circumstances warranting extension: the request was received on the same day as the Board meeting and the Board doesn't meet again until April 6th due to there being 5 Mondays in March.

If you have any questions regarding this extension, contact Kelly VanMarter, FOIA Coordinator at (810) 227-5225 or kelly@genoa.org.

Township Determination:

[ ] Denial Reversed [ ] Denial Upheld [ ] Denial Reversed in Part and Upheld in Part

The following previously denied records will be released:

Notice of Requestor's Right to Seek Judicial Review

You are entitled under Section 10 of the Michigan Freedom of Information Act, MCL 15.240, to commence an action in the Circuit Court to compel disclosure of the requested records if you believe they were wrongfully withheld from disclosure. If, after judicial review, the court determines that the township has not complied with MCL 15.235 in making this denial and orders disclosure of all or a portion of a public record, you have the right to receive attorneys' fees and damages as provided in MCL 15.240. (See back of this form for additional information on your rights.)

Signature of FOIA Coordinator:

Date:

## FREEDOM OF INFORMATION ACT (EXCERPT)

### Act 442 of 1976

**15.240 Options by requesting person; appeal; actions by public body; receipt of written appeal; judicial review; civil action; venue; de novo proceeding; burden of proof; private view of public record; contempt; assignment of action or appeal for hearing, trial, or argument; attorneys' fees, costs, and disbursements; assessment of award; damages.**

Sec. 10.

(1) If a public body makes a final determination to deny all or a portion of a request, the requesting person may do 1 of the following at his or her option:

- (a) Submit to the head of the public body a written appeal that specifically states the word "appeal" and identifies the reason or reasons for reversal of the denial.
- (b) Commence a civil action in the circuit court, or if the decision of a state public body is at issue, the court of claims, to compel the public body's disclosure of the public records within 180 days after a public body's final determination to deny a request.

(2) Within 10 business days after receiving a written appeal pursuant to subsection (1)(a), the head of a public body shall do 1 of the following:

- (a) Reverse the disclosure denial.
- (b) Issue a written notice to the requesting person upholding the disclosure denial.
- (c) Reverse the disclosure denial in part and issue a written notice to the requesting person upholding the disclosure denial in part.
- (d) Under unusual circumstances, issue a notice extending for not more than 10 business days the period during which the head of the public body shall respond to the written appeal. The head of a public body shall not issue more than 1 notice of extension for a particular written appeal.

(3) A board or commission that is the head of a public body is not considered to have received a written appeal under subsection (2) until the first regularly scheduled meeting of that board or commission following submission of the written appeal under subsection (1)(a). If the head of the public body fails to respond to a written appeal pursuant to subsection (2), or if the head of the public body upholds all or a portion of the disclosure denial that is the subject of the written appeal, the requesting person may seek judicial review of the nondisclosure by commencing a civil action under subsection (1)(b).

(4) In an action commenced under subsection (1)(b), a court that determines a public record is not exempt from disclosure shall order the public body to cease withholding or to produce all or a portion of a public record wrongfully withheld, regardless of the location of the public record. Venue for an action against a local public body is proper in the circuit court for the county in which the public record or an office of the public body is located has venue over the action. The court shall determine the matter de novo and the burden is on the public body to sustain its denial. The court, on its own motion, may view the public record in controversy in private before reaching a decision. Failure to comply with an order of the court may be punished as contempt of court.

(5) An action commenced under this section and an appeal from an action commenced under this section shall be assigned for hearing and trial or for argument at the earliest practicable date and expedited in every way.

(6) If a person asserting the right to inspect, copy, or receive a copy of all or a portion of a public record prevails in an action commenced under this section, the court shall award reasonable attorneys' fees, costs, and disbursements. If the person or public body prevails in part, the court may, in its discretion, award all or an appropriate portion of reasonable attorneys' fees, costs, and disbursements. The award shall be assessed against the public body liable for damages under subsection (7).

(7) If the court determines in an action commenced under this section that the public body has arbitrarily and capriciously violated this act by refusal or delay in disclosing or providing copies of a public record, the court shall order the public body to pay a civil fine of \$1,000.00, which shall be deposited into the general fund of the state treasury. The court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of \$1,000.00 to the person seeking the right to inspect or receive a copy of a public record. The damages shall not be assessed against an individual, but shall be assessed against the next succeeding public body that is not an individual and that kept or maintained the public record as part of its public function.

**History:** 1976, Act 442, Eff. Apr. 13, 1977 ;-- Am. 1978, Act 329, Imd. Eff. July 11, 1978 ;-- Am. 1996, Act 553, Eff. Mar. 31, 1997 ;-- Am. 2014, Act 563, Eff. July 1, 2015.

**Kelly VanMarter**

---

**From:** michael bambas <gasdept@att.net>  
**Sent:** Monday, March 16, 2026 8:12 AM  
**To:** Kelly VanMarter  
**Cc:** Bill Reiber; Candie Hovarter; Todd Walker; Jodie Valenti; Supervisor; Clerk; Robin Hunt  
**Subject:** FOIA APPEAL - FRAUD

**FREEDOM OF INFORMATION ACT REQUEST LETTER**

Genoa Charter Township Board

March 16, 2026

Attn: FOIA Coordinator

2911 Dorr Road

Brighton, Michigan 48116

Re: Freedom of Information Act Request Appeal

To: the FOIA coordinator described in MCL 15.236,

E-Mail: [kelly@genoa.org](mailto:kelly@genoa.org)

This is a request under the Freedom of Information Act, Act 442 of 1976, Section 15.231.

I, Michael-Edmund; (Mike); make this third request, on APPEAL, for a full disclosure and release of all records and/or data contained within your department and/or agency, and that a copy of the following requested documents be provided to me as they relate to the following, but not limited to the following events;

In January of 2025, at an open Genoa Charter Township Board meeting, I requested information regarding an employee of the Township, David Burress, whom stated on the record in a court proceeding that he, Burress, did conduct an investigation into I, and that this investigation cost the tax payers approx. \$10,000.00. This investigation is related to case number 24-32379-CZ, where I did testify as a witness, and not as a party to the case.

To date, I have not received any of the requested information, therefore, I now, for the third time and on this APPEAL, request the following information:

1. Please provide documentation of the Board members that approved the investigation conducted by Burress into I, Mike;
2. Please provide documentation of the results of that investigation;
3. Please provide documentation showing the final bill charged to the Genoa Township for this investigation;

According to the FOIA response of March 3, 2026, FOIA # 2026-14, you Kelly VanMarter, did state the following;

“Your request items #1 for documentation of the Board members that approved the investigation conducted by Burress into I, Mike, and #3 for documentation showing the final bill charged to the Genoa Township for this investigation are denied because the records do not exist.”

This statement indicates that Burress did conduct an investigation without the consent of the Genoa Township Board, however, according to invoices submitted and paid by Genoa Township,

INV 6426-OCT 2024, \$1,296.00 (paid 11/27/24),

INV 6453-NOV 2024, \$2,120.50 (paid 12/27/24),

INV 6473-DEC 2024, \$3,711.52 (paid 1/28/25)

This clearly proves that the FOIA response is false and that you, Kelly VanMarter is attempting to cover-up and falsify a FOIA response.

Because the Genoa Township board did pay these invoices, Genoa Township did know about the investigation and did approve these acts as well as approving a budget for this investigation.

As a result, I now demand the following documentation;

4. Provide documentation that grants you, Kelly VanMater, the delegated authority to falsify a FOIA request.
5. Provide specific documentation that the Genoa Township attorney of record instructed you to falsify the FOIA response.
6. Provide documentation that the Genoa Township Board members, individually or collectively, instructed you to falsify the FOIA response.

All requested documents are to be certified according to MCL 15.233(6).

If the information, records, and/or data requested are placed, filed, secured and or held in a separate, different and or distinct file by or under another name, number or identifier other than the case docket number and/or identification(s) listed above, I authorize your Department and/or Agency to open and/or access that file for all information, records and/or data requested herein.

I request a waiver of all fees for this request because disclosure of the requested information to me is in the public interest and it is likely to contribute significantly to public understanding of the operations or activities of the government and your department/agency and is not primarily in my commercial interest, however, should your department/ agency feel that transparency comes with a price, then Genoa Township will provide documentation of their delegated authority to double-dip on, but not limited to, fees, wages, materials, or any other forms costs incurred, taking into consideration that everything so stated is already paid for by the people.

All requested certified documents is to be sent by email or to the address listed below, by U.S. Postal Service within 5 business days according to MCL 15.235(2), which states in part; Unless otherwise agreed to in writing by the person making the request, a public body shall, subject to subsection (10), respond to a request for a public record within 5 business days after the public body receives the request.

In the event that I do not receive the response in the specified time provided by statute, I will then be forced to pursue other remedy; Public Citizen v. F.T.C. 869 F. 2d 1541 (1989); Blazy v. Tent, 194 F. 3d 90 (1999); GMRI Inc. v. E.E.O.C.; 149 F. 3d 449 (1998).

Should your department/agency, in an attempt to avoid complying with this FOIA request, remain silent, then it will be understood that your silence is acquiescent and demonstrates an act of fraud by your department/agency.

If your office has any questions regarding the requested documents, you can send all inquiries to me at [gasdept@att.net](mailto:gasdept@att.net).

Michael-Edmund;

P.O. Box 732

Brighton, Michigan [48116]

UCC 3-402(b)(1)

# Board Correspondence

# Central Michigan University

THIS CERTIFICATE OF ACHIEVEMENT IS AWARDED TO

## Rick Soucy

FOR SUCCESSFULLY COMPLETING  
**YEAR 1**  
OF THE

**Michigan Municipal Clerks Institute**

SPONSORED BY: MICHIGAN ASSOCIATION OF MUNICIPAL CLERKS

MARCH 2026

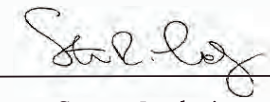


Kaleb G. Patrick, Ed.D.  
VICE PRESIDENT FOR  
CMU INNOVATION AND ONLINE



**CENTRAL**  
**MICHIGAN UNIVERSITY**

HOURS OF INSTRUCTION - 40



Steve Ludwig  
MAMC INSTITUTE DIRECTOR  
AND FACILITATOR