



CITY OF BURTON

CITY COUNCIL MEETING

DECEMBER 4, 2025

MINUTES

Council Chambers

Regular Meeting

7:00 PM

**4303 S. Center Road
Burton, MI 48519**

A. Call To Order

President Fenner called the meeting to order at 7:00 PM.

B. Invocation

LED BY: Council President Greg Fenner

C. Pledge of Allegiance to the Flag of the United States of America

LED BY: Council President Greg Fenner

D. Roll Call

Present: Council President Gregory Fenner, Council Member Steven Heffner, Council Vice-President Gary Wines, City Council Member Ellen Ellenburg, City Council Member Kris Johns, City Council Member Tina Conley

Absent: City Council Member Candice Miller

E. Approval of Agenda

1. Approve the agenda as presented.

Motion by City Council Member Ellenburg, second by Council Member Heffner, to Approve.

Voting Yes: Gregory Fenner, Steven Heffner, Gary Wines, Ellen Ellenburg, Kris Johns, Tina Conley

Voting No: None

Motion Passed 6 - 0.

F. Staff Present

Racheal Boggs, City Clerk

Charles Abbey, DPW Director

Ted Valley, HR

Amber Abbey, Deputy DPW Director

G. Approval of Minutes

1. City Council Regular Meeting November 17, 2025 at 7:00 PM.
City Council Organizational Meeting November 17, 2025 at 8:00 PM.

Motion by Council Vice-President Wines, second by Council Member Heffner, to Approve.

Voting Yes: Gregory Fenner, Steven Heffner, Gary Wines, Ellen Ellenburg, Kris Johns, Tina Conley

Voting No: None

Motion Passed 6 - 0.

H. Administrative Reports

Mr. Abbey stated the mayor will not be here tonight. He is at the Senior Center serving the seniors for their annual volunteer day. Item #2 on the agenda is for the Southmoor Grant. This is just another leg in the process to close on the property. Item # 6 is for the Public Act 152 options. We have always gone with the Hardcap. This year, it's in our best interest to go with the 80/20 method instead. This is an annual decision we have to make.

1. Financial Update through 09.30.25

I. Committee Reports

Mr. Wines stated that this Saturday, December 6th, from 11:00 AM to 2:00 PM is the Pizza with Santa event at Bendle High School. There are a lot of free events, such as decorating stockings, cookies, and pictures with Santa and Mrs. Claus.

President Fenner made his new committee appointments and reminded everyone of the Christmas Tree Lighting event on Saturday, December 6th starting at 6:00 PM at Fire Station #1/Water Tower Park.

J. Audience Participation

Now is the time set-aside for members of the audience to address the Burton City Council. I would ask each individual to give their name and address for the record and to limit their comments to three (3) minutes and to speak on the topics germane to City business.

Greg Hull of 3433 Columbine Avenue in Burton stated the Fire Station is in a competition to raise money for the Hurley Children's Miracle Network. To donate, you can text Hurley to 34984 or call 1-877-719-KIDS.

Patrick Dargel of 6119 Hugh Street stated in preparation for the January 13th Planning Commission Meeting, I would like the council to forward a request to the administration that the Master Plan draft be placed on the homepage of the city website. He also spoke about funding for Southmoor Golf Course.

Daniel Smith of 2139 N. Belsay Road in Burton stated I was here on November 17th and spoke to three of you about a Comcast service line that was down in my backyard. I want to thank President Fenner, Mayor Haskins, and Chief Wilkinson for handling my request. Comcast was out on Wednesday, November 19th, and had it repaired within 1 1/2 hours. This is something we have been working on for 13 weeks. Thank you for going above and beyond to help Burton residents.

K. Council Discussion

Mr. Fenner encouraged everyone to get involved and help the Fire Department raise money for the Children's Miracle Network. There is a link on social media to donate. He welcomed all new council members.

L. Council Action

1. Approve and Authorize the payment of Attorney Billing (Odette) 11/14/25 to 11/30/25 in the amount of \$3,455.75.

Motion by Council Vice-President Wines, second by City Council Member Conley, to Approve.

Voting Yes: Gregory Fenner, Steven Heffner, Gary Wines, Ellen Ellenburg, Kris Johns, Tina Conley

Voting No: None

Motion Passed 6 - 0.

2. Approve and Authorize Resolution 2025-17, a resolution to authorize the Mayor to execute a Michigan Natural Resources Trust Fund-Land Acquisition Project Agreement with the Michigan Department of Natural Resources for the purpose of acquiring the property located in the City of Burton commonly known as Southmoor Golf Course, permanent parcel 59-32-400-043, 59-32-400-044, 59-32-400-045 and to appropriate the funds necessary to complete the project (75% grant funding, 25% city match).

Mrs. Ellenburg asked if there was a timeline for the development of this property.

Mr. Abbey stated we are in the process of closing by the end of the year. There is a preliminary plan that includes the demolition of buildings. After that, it is up to the council and mayor how we will proceed moving forward.

Mrs. Ellenburg asked if this project is included in the Parks & Recreation 5-year plan.

Mr. Heffner said yes, it is.

Mrs. Ellenburg stated tonight, we are just agreeing to the grant funding, correct?

Mr. Abbey said yes, that is correct.

Motion by Council Member Heffner, second by Council Vice-President Wines, to Approve.

Voting Yes: Gregory Fenner, Steven Heffner, Gary Wines, Ellen Ellenburg, Kris Johns, Tina Conley

Voting No: None

Motion Passed 6 - 0.

3. Approve and authorize the Resolution 2025-18 for Amy Street Capital Project Deficit Elimination Plan.

Motion by Council Vice-President Wines, second by City Council Member Conley, to Approve.

Voting Yes: Gregory Fenner, Steven Heffner, Gary Wines, Ellen Ellenburg, Kris Johns, Tina Conley

Voting No: None

Motion Passed 6 - 0.

4. Approve and authorize the Resolution 2025-19 for Maplewood Meadows Project Deficit Elimination Plan.

Motion by Council Member Heffner, second by City Council Member Ellenburg, to Approve.

Voting Yes: Gregory Fenner, Steven Heffner, Gary Wines, Ellen Ellenburg, Kris Johns, Tina Conley

Voting No: None

Motion Passed 6 - 0.

5. Approve and authorize the Resolution 2025-20 for Maple Leaf Estates Project Deficit Elimination Plan.

Motion by Council Member Heffner, second by Council Vice-President Wines, to Approve.
Voting Yes: Gregory Fenner, Steven Heffner, Gary Wines, Ellen Ellenburg, Kris Johns,
Tina Conley

Voting No: None

Motion Passed 6 - 0.

6. Approve and authorize the 80/20 Resolution 2025-21 regarding the cost sharing model set forth in State of Michigan Public Act of 2011.

Motion by Council Member Heffner, second by Council Vice-President Wines, to Approve.
Voting Yes: Gregory Fenner, Steven Heffner, Gary Wines, Ellen Ellenburg, Kris Johns,
Tina Conley

Voting No: None

Motion Passed 6 - 0.

M. First Reading of Ordinance

1. Approve and Authorize Case No. 336, Amar Shango; 8515 Highgrove Ct., Grand Blanc, MI 48439 requests a zoning change from M-2 General Industrial District to C-2, General Business on the following described parcels:

G3271 S. Dort Hwy., Burton MI, 48529, Parcel 59-28-551-001 described as:
W 150 FT OF LOTS 1 & 2 HEMPHILL DORT COMMERCIAL SITES (81)

Mrs. Ellenburg asked for an explanation of this item.

Mrs. Abbey stated this was heard at the Planning Commission as a Public Hearing on November 11th. They then make a recommendation to the City Council. There were two residents that spoke during the Public Hearing. One resident did not have a preference about the rezoning and wanted to ensure the city would protect the residents once it got to a development situation. The other resident was very concerned about liquor sales, as well as the potential for a gas station. The Planning Commission made a motion to recommend approval to the City Council, and the motion failed 3-4. Another motion was made to recommend denial, without rescinding the first vote. The Planning Commission's decision is very confusing, and we are not sure if they knew what they were voting on in the second motion. Because of this, we can send it back to Planning and ask that they take one motion and one action, so it is clear what their recommendation is.

The Council discussed the motions voted on by the Planning Commission at its meeting on November 11, 2025.

Mr. Fenner asked if the administration made a recommendation to the Planning Commission during the meeting.

Mrs. Abbey said yes, it is in the minutes and part of your backup material. Based on the other four corners and the property that adjoins this one, the need for a change to a C-2 is not there. The use that exists there today has existed for over 30 years. There have been no roadblocks to using this property in the past.

Discussion about the uses allowed under M-2, and the Planning Commission's intent and votes during the Public Hearing.

Motion by City Council Member Ellenburg, seconded by Council Member Heffner, to send Case No. 336 back to the Planning Commission for clarification.

Voting Yes: Gregory Fenner, Steven Heffner, Gary Wines, Ellen Ellenburg, Tina Conley
Voting No: Kris Johns

Motion Passed 5 - 1.

Mr. Heffner stated that the Census is coming up, and we need to start preparing for it. We need to form a committee to get the process going. There are events that we need to plan to make the public aware of how important it is that they fill it out.

Mr. Abbey agreed. There are appeal processes to the Census, and we will utilize it this time, if needed.

Discussion continued about the 2030 Census.

N. Meeting Adjournment

The next regularly scheduled meeting will be held on December 15, 2025 @ 7:00 PM.

Agendas and minutes may be found at www.burtonmi.gov.

President Fenner adjourned the meeting at 7:34 PM.

[MIN_SIGNATURES]