



CHARTER TOWNSHIP OF MADISON

Ryan Rank
Supervisor
Janet Moden
Clerk
Harold Gregg
Treasurer

3804 S. ADRIAN HIGHWAY
ADRIAN, MI 49221
517-263-9313 Fax: 517-263-4569

TRUSTEES

Howard Bales
Ralph Benschoter
Chad Rodgers
Norman Schutte

Madison Township Board Meeting Held in Person and Electronically (Zoom) Minutes of January 14, 2025

7:00 p.m. Board Meeting called to order, with a silent prayer, and pledge to the flag said by all.

ROLL CALL:

Present in person: Bales, Benschoter, Gregg, Moden, Rank, Rodgers and Schutte.

APPROVAL OF BOARD MTG MINUTES 12/10/24:

Motion by Bales, supported by Rodgers, to correct the attendance roll call to include Rodgers in the minutes and dispense reading and approve the monthly Board meeting minutes as written for 12/10/2024. Motion was carried 7-0.

AMENDMENTS TO THE AGENDA: None

PETITIONS & COMMUNICATIONS:

Supervisor Rank announced that Lenawee County Road commission will hold their annual meetings separately with each township board on March 3, of this year at 10:30 a.m. at the Lenawee Country Road Commission building. There will also be a public Meet and Greet at the Lenawee County Road Commission on January 28, 2025, at 5:30 to 8:00 at the Raisin Twp. Community Center at 3266 Gady Rd, Adrian, MI for the public.

The planning commission has scheduled the legally required 4 meetings in 2025, any other times that meeting will be required will be scheduled as needed.

INTRODUCTION OF SPECIAL GUESTS: None

LIMITED PUBLIC COMMENT ON AGENDA ITEMS: None

3-MINUTE DEPT. HEAD UPDATES:

Fire: Chief Wilson stated that he currently has a Fire Officer class going on that includes other firefighters from the area as well three people for Madison. One Firefighter from Madison is having to attend the EMT class in Bedford due to his full-time work schedule, and we are working to get a grant to pay for it.



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Police: Chief Gentner stated their department had 3150 calls in 2024. Currently the new officer in training, Officer Solis, is doing well in her second phase of probationary training.

Water/Sewer: Watterson stated that he is currently working with DJW on the Cadmus Rd hook up and the maps in Greenacres already pre-existing hook up locations, and whether they are individual taps to our system and not shared. Been working on the Asset software, and moving forward on getting a new Water meter for our hookup to Fairfield Twp.

Inspection: Building Official, Rincon is busy with the following projects:

- Cadmus Rd – Two new homes – DJW - currently working on final inspections soon.
- Ross's – Moving forward.
- Michaels's – Grand Opening and Ribbon cutting on 1/18/25.
- GreenAcres – DJW expects to build 38 new homes in this subdivision, already have 4 building permits in the works, working on Zoning and building plans.

Legal: None

APPROVAL OF CONSENT AGENDA: A monthly report has been added to the consent agenda from A. LaCelle, our auditor of her monthly activities. Motion by Rodgers, supported by Gregg to approve the consent agenda. Roll call vote: : Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.

Board of Review Meeting Minutes 12/10/24:

Minutes of the Board of Review meeting minutes were presented, motion to approve by Bales, supported by Rodgers. Motion carried 7-0. No action taken.

Planning Commission Meeting Minutes 12-19-24:

Minutes of the Planning Commission Meeting minutes were presented and motion to approve by Rodgers and seconded by Schutte. Motion carried 7-0. No action taken.

Water/Sewer Committee Meeting Minutes 1/3/2025:

The minutes of the meeting were presented for approval by Bales and supported by Rodgers. Motion carried 7-0.

The first agenda item was discussed by the board regarding the possibility of giving developers that are looking to do multiple buildings in the township a discount rate on the cost of tap fees and sewer hookups. This topic was broached by the DJW builders looking to build up to 38 houses in the Green Acres subdivision that they just purchased and on Cadmus Rd. lots. Currently it costs \$5229.00 for Sewer hookups, and \$5700.00 for water taps. It was discussed that we are one of the highest in the county for these two fees. Tecumseh is currently at



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\$2500.00. In 2020 our fees were \$3300.00 for sewer and \$4400.00 for water taps, then after the rate study was done, the fees were raised to what they are today. It was discussed that we only have two ways of increasing our revenue stream, adding taxable values (new homes or commercial/industrial) of increasing everyone's taxes by adding additional millages. Many questions came up about how it would be administered and monitored, at that point it was decided that we need to do a lot more research on the subject before the board makes any decisions regarding this idea.

Agenda item #2 was regarding the replacement of the water meter between Madison Twp and Fairfield Twp. The quote came in at \$10502.19 for a new Neptune 8-inch water flow meter from Ferguson Meter. Bales made a motion to approve the purchase of the meter and recommended that the total amount of \$16000.00 not be exceeded, which would allow room for installation services if needed, supported by Schutte. Motion carried, 7-0.

OLD BUSINESS/UNFINISHED BUSINESS: None

NEW BUSINESS:

Annual Public Act 152 Resolution:

A resolution to Opt-Out of the PA-152 act for Publicly Funded Health Insurance contributions was submitted for 2025. Motion by Bales, supported by Benschoter to approve this resolution. Roll call vote: : Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.

Township Policy And Procedures Manual:

A resolution was presented for approval by Supervisor Rank to the board with updated information for the 1.) Rules and Procedures are presented to the board, 2.) Township Clerk is authorized and directed to communicate the provisions to the stakeholders, and 3.) The township board has the right to review and amend the Rules and Procedures as the township needs evolve, in accordance with Michigan Law and Township governing documents. Motion to approve by Benschoter, supported by Gregg. Roll call vote: : Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.

Annual Township Meeting Dates:

Supervisor Rank submitted to the board a calendar of 2025 meeting dates to be scheduled and posted as required for the Open Meetings Act of 1976, and the ADA Act.

Motion to approve was made by Rodgers, supported by Benschoter. Roll call vote: : Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 7-0.



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2025 Committee, Boards and Bank Depository List:

Supervisor Rank submitted a 2025 list of Committees, Boards and Bank Depositors for the board to approve. He stated that there was currently an opening for an alternate on the ZBA board. If anyone is interested, please contact him. Motion to approve the list as submitted was made by Bales, supported by Benschoter. Roll call vote: : Bales, Yes; Benschoter, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Yes; and Schutte, No. Motion carried 6-1.

2025 Budget Amendments

Capital Outlay	592-537-971-000	\$875,000.00	Water Project
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Gregg stated that the grand total for 2025 will be around one million dollars with around \$500,000 coming in between now and August from the bonds.

Gregg made a motion to approve the above allocation as stated, supported by Schutte. Roll Call Vote: Rank, Yes; Gregg, Yes; Moden, Yes; Schutte, Yes; Rodgers, Yes; Benschoter, Yes; and Bales, Yes. Motion carried 7-0.

ELECTED OFFICIALS' COMMENTS:

Moden: Reported that there had been some type of vehicle damage done in the Hunt Cemetery in Oct 2024, waiting on a quote to get damaged tombstones fixed. She also reported that both of the townships marijuana growers, East Eden and 2GrowIt have both renewed their separate permits for 2025.

Rank: Reported that the township was granted an A+ stable Standard and Poor's credit rating, the bond interest rate will be at 4.02% and it should close next week and we should see the money by the 28th of January. The new Civicplus website should go live next week, depending on when we get the DNS data from our old host Shumacher.

Schutte: None

Rodgers: None

Benschoter: None

Gregg: None .

Bales: He asked if we had heard any more about getting quarterly reports from the auditors. Rank said he had spoken with the auditors and that they would work with us about that. He also asked about us having policies/procedures for investing the water project bond money.



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AUDIENCE COMMENTS: Resident Thielen asked what the status of the building permit for the marijuana place (2GrowIt) was. Rincon stated that they met with the township and were told that they were to come up with a timeline for finishing their open issues and that he would go back to inspect their progress. They have deleted the dispensary and will finish off the front of the building, fix the driveway to code for fire and finish the road front by 2/13/25 or the township will notify the state that they are not in compliance and pull their permit.

Resident Gira asked about the marijuana smell from Flurish in the City, who handles that? Per Attorney Castleberry he suggested that anyone can contact the state EGLE to report it.

ANNOUNCEMENTS: None

ADJOURNMENT/RECESS: Motion by Benschoter, seconded by Rodgers, to adjourn the meeting. Motion carried 7-Yes; 0-No. Meeting adjourned at 7:47 p.m.

Typed and Submitted by:

Janet Moden
Township Clerk