



# CHARTER TOWNSHIP OF MADISON

Gary Griewahn  
*Supervisor*  
Janet Moden  
*Clerk*  
Harold Gregg  
*Treasurer*

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

## TRUSTEES

Howard Bales  
Matt Carpenter  
Ralph Benschoter  
Chad Rodgers

Madison Township Special Board Meeting  
Held in Person and Electronically (Zoom)  
Minutes of September 5, 2024

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

### **ROLL CALL:**

Present in person: Griewahn, Gregg, Moden, Rodgers, Benschoter, Carpenter, and Bales. All present.

**Amendments to the Agenda:** None

**Petitions & Communications:** Clerk communicated that she had received a phone call and an email from a company that wants to make a presentation at our next board meeting regarding a program called Lean Green, which would benefit Hampton Manor of Madison by helping them fund opportunities for their facility.

**Introduction of Special Guests:** None

**Limited Public Comment:** None

### **Special Presentation: International Property Maintenance Code – Burke Castleberry**

Mr. Castleberry, the township attorney, was asked to explain the purpose and differences between the way our current ordinances are handled and how they would be handled if the board was to adopt the International Property Maintenance Code. He explained that it is currently being used in many municipalities and that it is a much more streamlined process to address code violations on a civil infraction fee basis, versus a court criminal basis. The board would set the fee basis, and it could afford the township the opportunity for grants. He stated that we could maintain our current ordinances and have adopted the IPMC as well, and that the township only has to enforce those portions of this code that the township wishes to enforce. The bigger question that was revealed was that the Township needed to put in place policies and authorities that would manage the day-to-day execution on the ordinances and the IPMC, which are not currently available. He stated that other State Laws would take precedence over this, such as the Michigan Right to Farm Act.

There were many questions by board members, with regards to how the code would effect the general township population, as it is diverse between agricultural, commercial, industrial and



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residential. Would it be confusing to residents to have two sets of rules, and what would be the best path forward. It was generally agreed that we need to do more research, gain a step by step guide from Mr. Castleberry on the necessary. No decisions or vote was made. Mr. Castleberry will research more information from other townships and get back with the board.

### **Old Business:**

Gary stated that he had been working on getting quotes for fixing the front double doors of the township hall, with very little success. Per the supervisor, door companies were not willing to give us bids on the project. It was mentioned that we need to replace the doors the doors versus fix them, as none of the contractors want to mess with trying to fix them. It was discussed that we still have \$140K of ARPA money to spend or earmark before the end of 2024 and because this would be considered “infrastructure”, that the board should look to replace the door under this program. No decision or vote was taken, the supervisor will look at rebidding the door to be replaced.

Tim Watterson, Utilities Manager, updated the board on the issue that he is having with the State of Michigan EGLE division on getting a permit for our current water project. He stated that he has not had any response from EGLE with specific reasons for the delay. He stated that this has stopped our ability to get the job out for bid, which is needed before we are able to move forward with the selling of bonds. Naturally, the interest rate is of great concern if we continue to be stalled in our efforts to move forward. After Tim had talked to Brian Ruble, Tetra Tech engineer, he stated that the township could go forward with the bid process for the project without an approved permit, because we currently have a relatively large contingency gap built into the bond total, but that would be up to the township board. No decisions or vote were made.

**New Business:** None

**Public Comment:** None

**Announcements:** None

**ADJOURNMENT/RECESS:** Motion by Gregg, seconded by Rodgers, to adjourn the meeting. Motion carried 7-Yes; 0-No. Meeting adjourned at 8:45 p.m.

Typed and Submitted by:  
Janet Moden  
Township Clerk