



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 Board Meeting Held in Person and Electronically (Zoom) Minutes of November 12, 2024

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: Griewahn, Gregg, Moden, Benschoter, Carpenter and Bales. Absent Rodgers.

APPROVAL OF BOARD MTG MINUTES 10/8/24:

Motion by Bales, supported by Carpenter to dispense reading and approve the monthly Board meeting minutes as written for 10/8/2024. Motion was carried 6-0.

APPROVAL OF SPECIAL BOARD MTG MINUTES 10/17/24:

Motion by Bales, supported by Gregg to dispense reading and approve the Special Board meeting minutes as written for 10/17/2024. Motion was carried 6-0.

AMENDMENTS TO THE AGENDA: None

PETITIONS & COMMUNICATIONS: Clerk Moden announced that she had received a letter from Region II and an Invoice for membership in 2025, she asked if there was interest in joining them since we had not in the past year and that we had not had any need to since we had joined Michigan Municipal League. Consensus discussion was not to join in 2025.

INTRODUCTION OF SPECIAL GUESTS:

Amanda LaCelle, the current township assessor, provided the board with an update on our current status for property assessments. She stated that the taxable value in the township was 251 million dollars in 2023 and 266 million dollars in 2024, with the Walmart deduction. CPI (Consumer Price Index) was 5% in 2023 and it is 3.1 in 2024. The township currently has 3356 parcels for which she is paid \$14.60 per parcel. She stated that as for office hours she is open to going wherever to meet with people, but that on Fridays is when she does her field work, since she is off that day from her full time job. What is next in 2025? She is hoping the State will help out due the veterans credit on property taxes. The reduction on Walmart is ½ of the past assessed value. She stated that she was doing the land splits by using the mapping and then she does an evaluation. It was suggested that she prepare a monthly report to the board for the work that she performs the same as the building inspectors does.



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LIMITED PUBLIC COMMENT ON AGENDA ITEMS: None

3-MINUTE DEPT. HEAD UPDATES:

Fire: Chief Wilson stated that Josh Boulay had finished his staff and command training. The Incident command, EMT class and Instructor classes are winding down. He stated that Dave Rincon was recognized for his part in saving a person trapped in a burning building in Adrian City on 12/25/2023 under Mutual Aid with the city fire department. He stated that we are coming closer to getting the new website up and running, since they sent us a mockup of what it will look like. When the Chief was asked if he had heard anything back from Fairfield Twp on the letter he sent with Morenci FD to Fairfield Twp regarding costs to cover fire calls, the answer was no.

Police: Chief Gentner stated that Kevin had been released to return to work on light duty. He stated that all of his officers have now been trained to be field training officers in the future.

Water/Sewer: Watterson stated that hydrants have flushed and winterized for 2024. On 12/4/24 there will be a meeting to discuss the rate study, currently he only has a draft. He is very pleased with the new meter reading software, Neptune 360. Looking at GIS mapping on the sewer system. On 11/1/24 a bond meeting was held, on 11/7/24 four bids were opened and are being reviewed by Tetra Tech engineer for completeness, then he will give the board his recommendations.

Inspection: Building Official, Rincon has been very busy with the following projects:

Maurice Spears Campus Expansion – Has had two stop work orders due to not following required actions.

Cadmus Rd – Two new homes - DJW

Lesso – Old Lilly Ann Cabinets

Ross's – Moving forward

Michaels's – Should open before Christmas

Eden East – Opening a new Dispensary

Solar Farm is expected to be built in 2025

Cadmus and Taylor – DJW expects to build new apartments

Legal: None

APPROVAL OF CONSENT AGENDA: Motion by Bales, supported by Benschoter to approve the consent agenda. Roll call vote: Griewahn, Yes; Gregg, Yes; Moden, Yes; Carpenter, Yes; Benschoter, Yes; and Bales, Yes. Motion carried 6-0.



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Fire and Police Committee Meeting Minutes 10/7/2024:

Minutes of the Fire/Police committee meeting was read by Benschoter, motion to approve by Benschoter, supported by Gregg. Motion carried 6-0.

Finance/Budget Committee Meeting Minutes 9/23/24, 10/1/24 and 10/4/24

Minutes of the Finance/Budget Committee Meeting minutes were read and motion to approve by Gregg and seconded by Carpenter. Motion carried 6-0.

OLD BUSINESS/UNFINISHED BUSINESS:

Second reading of the 2025 Proposed Budget:

A motion by Gregg and seconded by Griewahn that the board approve the 2025 budget as presented. There were no questions on the motion. Roll Call Vote: Griewahn, Yes; Gregg, Yes; Moden, Yes; Carpenter, Yes; Benschoter, Yes; and Bales, No. Motion carried 5-1.

NEW BUSINESS:

2024 Budget Amendments

Election Dept	101-262-726-000	\$2,000.00	Supplies
Election Dept	101-262-900-000	\$1,000.00	Printing/Publishing

Gregg made a motion to approve the above allocations as stated, supported by Carpenter. Roll Call Vote: Griewahn, Yes; Gregg, Yes; Moden, Yes; Carpenter, Yes; Benschoter, Yes; and Bales, Yes. Motion carried 6-0.

Designated County Assessor Opt-Out:

Motion by Griewahn, supported by Bales to sign the interlocal agreement for Lenawee County to Opt-Out of a designated assessor for the period 1/1/25 thru 12/31/25. Motion carried 6-0

ELECTED OFFICIALS' COMMENTS:

Moden: Reported on the November 5 election results and that currently waiting for election to be certified by the County.

Griewahn: Thanked everyone for the eight years for serving at the Township Supervisor.



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Carpenter: Thanked everyone for his eight years of working on the Township Board as Trustee.

Bales: Was glad to see that our water bids were much lower than our engineer had first thought.

Gregg: Thanked Griewahn and Carpenter for their service to the community in the years past.

AUDIENCE COMMENTS: None

ANNOUNCEMENTS: None

ADJOURNMENT/RECESS: Motion by Benschoter, seconded by Gregg, to adjourn the meeting. Motion carried 6-Yes; 0-No. Meeting adjourned at 7:54 p.m.

Typed and Submitted by:

Janet Moden
Township Clerk