



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 June 9, 2026

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: Rank, Moden, Benschoter, Bales, Rodgers (late) and Schutte. Absent Gregg.

AMENDMENTS TO THE AGENDA: Motion by Rank, seconded by Bales to add the approval of the Audit Report in New Business. Motion carried 6-0

Motion by Rank, seconded by Benschoter to add a discussion regarding adding tax millage to the New Business section. Motion Carried 6-0

PETITIONS & COMMUNICATIONS: None

INTRODUCTION OF SPECIAL GUESTS:

Supervisor Rank introduced Kassi Schulz, our new Administrative Assistant in the office and our current Deputy Clerk. Appreciation was expressed by all for her excellent work and customer service.

Sarah Rafko, our auditor presented the current completed 2025 Township Audit by Calkins, Hehl Rafko. She went through the entire audit process page by page, explaining that it was again a very good audit, and answered any questions the board members asked.

LIMITED PUBLIC COMMENT ON AGENDA ITEMS: Wynn Fike, resident, asked specifically where the land split on W. Carlton was at. He also asked what the millage topic was all about. He was shown the documents regarding the land split location and was told that the board would be discussing the need later in the meeting. He also asked what the tax millage was about that was added to this agenda. He was told that it is to examine the financial needs of the township and if increase in taxes is needed.



CHARTER TOWNSHIP OF MADISON

3-MINUTE DEPT. HEAD UPDATES:

Fire: Chief Wilson reported that spoke to the recent frequency of fires, both in the township and within neighboring townships. They have participated in 19 different fires already this year, of which 12 were structures, 6 were contents, and 1 was a utility issue. Thanked the police for their cooperation during these fires and accidents for their help when manpower for fire dept is low.

Police: Chief Gentner stated everything is pretty status quo this month, did get a bid from K&B for the parking lot. He also stated that his dept. was going to receive \$16k from State Revenue on Violent Crimes for training.

Water/Sewer: Watterson hydrant flushing is ongoing and should be concluded by June 26. Spoke to the replacement of water meters from Ferguson, and the difficulty of figuring out which ones and how many should be replaced.

Inspection: Building Official, Rincon stated that building permits for the month had be \$11K, stated that his staff does a great job, where there is usually a 48 hour turnover for customers. He stated that he is keeping an eye on the water issues on Cadmus and Taylor Dr, but that contractor DTW was very reactive to our requests for help with the drainage at their pond.

Legal: None

APPROVAL OF CONSENT AGENDA: Motion by Rodgers, supported by Schutte, to approve the consent agenda and previous month's board meeting minutes. Roll call vote: Rank: Yes; Moden, Yes; Benschoter, Yes; Bales, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 6-0.

OLD BUSINESS/UNFINISHED BUSINESS: None

NEW BUSINESS:

BS&A Software – Upgrade to the Cloud

The township has been advised that our current software carrier is “sunsetting” our Payables, Receivables, Inspection software versions, and that we would have to migrate our info and systems to an I-Cloud based version that they offer. It has been known for several years that our current Computer Server is barely keeping up and running out of space, which leaves the Township very vulnerable to catastrophic failure. The cost to replace and upgrade a new server would also be very expensive and would have to be relaced in another 3 – 4 years. Last year when the township was made aware of the need to move to BS&A Cloud we were quoted a price of \$65k, since that time we have gotten the price down to \$45K, with three separate payments. The yearly service fee would be approx. \$18,335, they anticipate that it would increase 2-5% yearly, currently we are paying \$10K yearly. The initial payment would be \$31,800. We have



CHARTER TOWNSHIP OF MADISON

been very pleased in the past with BS&A service, and they are a Michigan based company strictly built around Michigan governmental needs. Other companies such as Tyler Solutions were investigated but found wanting in being able to cover all of our needs.

Motion by Benschoter, seconded by Rodgers that the township purchase the BS&A Cloud software program at a cost of \$45K . Roll call vote: Rank: Yes; Moden, Yes; Benschoter, Yes; Bales, Yes; Rodgers, Yes; and Schutte, Yes. Motion carried 6-0.

Land Split – 3000 blk of W. Carleton Rd. – Koleen Shadewald

The proposed division would create two parcels. A 1.75 acre portion will be split from the original 78.83 acre portion, the proposal meets all the required road frontage and zoning standards. A motion to approve was made by Rodgers, seconded by Shutte. Motion carried 6-0

Resolution – Approve Participation in the CLEMIS Interlock Agreement

Police Chief Gentner presented the board with a copy of the needed resolution for Madison Twp to participate in the CLEMIS Interlock agreement which allows for us to use the services of this group. Motion to approve this resolution by Rodgers, seconded by Shutte, motion carried 6-0

2025 Audit Report Acceptance

A motion by Rodgers, seconded by Benschoter to approve and accept the 2025 Audit Report as was presented earlier in the meeting by Sarah Rafko. Motion carried 6-0.

Tax Millage

There was a lengthy discussion between the board members regarding the increase in expenses, such as insurance, wages and just about everything. Currently the township gets 3 mills for operations of the General Fund. For years, various boards have talked about increasing the amount of millage assessed, per Rodgers, stated the can keeps getting kicked down the road, and no millage increase in General Fund has been made since 2017. It was discussed that it can always be rescinded at some point if the circumstances of the township change. It was also communicated that the township can assess additional millage up to 5 mills without sending to the voters to determine. Adding one mill now would make it 4 mills total that would go to the General fund. It was discussed that on a \$200K house it would be approximately \$100.00 increase.

A motion by Benschoter, seconded by Rodgers to approve the addition of one mill tax increase for the General Fund or Operating fund effective immediately. Roll call vote: Rank: Yes; Moden, Yes; Benschoter, Yes; Bales, Yes; Rodgers, Yes; and Schutte, No. Motion carried 5-1.



CHARTER TOWNSHIP OF MADISON

ELECTED OFFICIALS' COMMENTS:

Moden: Asked that the board receive a updated report on the current Water Project regarding the costs, percentage of completion of project, outstanding bills to be paid, what overages has there been that were unexpected. This should either come from Watterson and/or Gregg, to keep us apprised of the 4-million-dollar bond load and it status. This would be a normal expectation in the private sector for a project of this size. Watterson said that it was 75% complete and that 250 water meters will be enhanced by the upgrade to BS&A Cloud program.

AUDIENCE COMMENTS:

Resident Wynn Fike stated that he feels that Township money should only be deposited in banks up to the insured amounts. He also asked if the ambulance service was still free in Madison Twp. Fire Chief explained that “free” means that if the person receiving the service is insured and a resident of Madison that FD will not bill the resident for any amount not covered under their insurance, but will bill the insurance and accept whatever they approve. He also asked if the Speed Sign has been rotated by the Police Dept, Gentner stated yes.

Resident Deb Hickman, thanked Gentner for taking care of the issues of chickens in her neighborhood.

ANNOUNCEMENTS: None

ADJOURNMENT/RECESS: Motion by Rodgers, seconded by Benschoter, to adjourn the meeting. Motion carried 6-Yes; 0-No. Meeting adjourned at 8:14 p.m.

Typed and Submitted by:

Janet Moden, Township Clerk