



## **REGULAR BOARD MEETING**

December 10, 2024 at 7:00 PM

Madison Township Hall – 3804 South Adrian Hwy.

### **AGENDA**

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MEETING HELD IN PERSON AND ELECTRONICALLY THROUGH ZOOM

**CALL TO ORDER (Cell Phone Reminder - Silent Prayer – Pledge)**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Board Meeting Minutes
2. Special Board Meeting Minutes 12/4/2024

**AMENDMENTS TO THE AGENDA**

**PETITIONS & COMMUNICATIONS**

**INTRODUCTION OF SPECIAL GUESTS OR PRESENTATION**

**LIMITED PUBLIC COMMENT (any agenda item – 3 minutes)**

**DEPARTMENT HEAD COMMUNICATIONS**

**APPROVAL OF CONSENT AGENDA (Roll Call Vote)**

1. Treasurer's Report
2. Presentation of Bills
3. Police Department Report
4. Fire Report
5. Building Official's Report
6. Electrical Inspector's Report
7. Mechanical Inspector's Report
8. Plumbing Inspector's Report

[9.](#) DPW Report

10. Legal

**COMMITTEE MEETING MINUTES**

**OLD BUSINESS / UNFINISHED BUSINESS**

**NEW BUSINESS**

[1.](#) Budget Amendments

[2.](#) Police Union Proposal

**ELECTED OFFICIAL COMMENT (any topic – 2 minutes)**

**PUBLIC COMMENT (any topic – 3 minutes)**

**ANNOUNCEMENTS**

**ADJOURNMENT / RECESS**



# 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 1/2 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.



# CHARTER TOWNSHIP OF MADISON

**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.



# CHARTER TOWNSHIP OF MADISON

## 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.



## **CHARTER TOWNSHIP OF MADISON**

**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



# CHARTER TOWNSHIP OF MADISON

Ryan Rank  
*Supervisor*  
Janet Moden  
*Clerk*  
Harold Gregg  
*Treasurer*

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**TRUSTEES**  
Howard Bales  
Norman Schutte  
Ralph Benschoter  
Chad Rodgers

Madison Township Special Board Meeting  
Held in Person and Electronically (Zoom)  
Minutes of December 4, 2024

2:00 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, Gregg, Rodgers, Benschoter, Schutte and Bales. Absent Moden. Quorum met.

**AMENDMENTS TO THE AGENDA:** None

**PETITIONS & COMMUNICATIONS:** None

**INTRODUCTION OF SPECIAL GUESTS:** Brian Rubel, Vic Cooperwasser, both Tetra Tech Steve Mann, Miller Canfield

**LIMITED PUBLIC COMMENT ON AGENDA ITEMS:** None

**OLD BUSINESS/UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**Rate Study Presentation:**

Brian Rubel and Vic Cooperwasser of Tetra Tech presented the Water and Sewer Rate Study done by Tetra Tech with a breakdown of cost, including current rates and what affects them, such as reduced billable flow and maintenance costs. Bolt Opinion Compliance, proportionality test, and current and proposed water and sewer rates for Madison Township for Four years.

**Rate Study Resolution:**

Motion by Bales, supported by Rodgers to approve the proposed Water and Sewer Rates with corrections made to.

Roll call vote: Rank, Yes; Gregg, Yes; Rodgers, Yes, Benschoter, Yes, Schutte, Yes; and Bales, Yes. Motion carried 6-0.



## **CHARTER TOWNSHIP OF MADISON**

### **Bond Resolution:**

Steve Mann from Miller Canfield presented Bond Resolution for adoption motion by Schutte, support by Rodgers.

Roll call vote: Rank, Yes; Gregg, Yes; Rodgers, Yes, Benschoter, Yes, Schutte, Yes; and Bales, Yes. Motion carried 6-0.

### **Award Project Bid:**

Motion by Bales, supported by Schutte to award bid to Monroe Plumbing & Heating Company. Roll call vote: Rank, Yes; Gregg, Yes; Rodgers, Yes, Benschoter, Yes, Schutte, Yes; and Bales, Yes. Motion carried 6-0.

### **Engineering Proposal:**

Motion by Rodgers, supported by Benschoter to accept proposal from Tetra Tech. Roll call vote: Rank, Yes; Gregg, Yes; Rodgers, Yes, Benschoter, Yes, Schutte, Yes; and Bales, Yes. Motion carried 6-0.

**AUDIENCE COMMENTS:** None

**ANNOUNCEMENTS:** None

**ADJOURNMENT/RECESS:** Motion by Rodgers, seconded by Benschoter, to adjourn the meeting. Motion carried 6-Yes; 0-No. Meeting adjourned at 2:45 p.m..

Submitted by:

**Caitlin Jacobs**  
**Deputy Clerk**



# **CHARTER TOWNSHIP OF MADISON**



**Madison Police Department Call for Service Statistics**  
**Month: November 2024**

Police Calls for Service	Nov 2024	YTD	Nov. 2023	YTD
<b>Total Calls for Service</b>	<b>167</b>	<b>2770</b>	<b>195</b>	<b>2836</b>
<b>Criminal Incidents</b>	<b>Oct 2024</b>	<b>2024</b>	<b>Oct 2023</b>	<b>2023</b>
Assaults / Domestic	3	44	2	81
Fraud / Forgery	1	40	2	43
Burglary / Thefts	5	59	6	72
Retail Frauds	8	75	3	124
Disorderly Conduct	6	86	5	74
Malicious Destruction of Property	3	18	2	17
Traffic Offense / OWI / DWLS	1	27	1	31
<b>Total Incidents:</b>	<b>27</b>	<b>349</b>	<b>21</b>	<b>442</b>

Non-Criminal Incidents	Nov 2024	YTD	Nov 2023	YTD
Traffic Stops	32	703	50	496
Citations	15	323	19	262
Traffic Crashes	12	113	26	154
Private Property Crashes	3	30	5	20
Alarms	6	41	4	68
Suspicious Activity	5	313	15	235
Personal Welfare Checks	8	88	4	133
Juvenile Complaints	5	44	2	12
Citizen Assists	7	140	0	28
Assist Other Agencies – Police / Fire	5	117	9	119
Ordinance Complaints	14	71	3	28
Liquor Inspections	0	3	11	35
Property Checks	2	68	0	21
Miscellaneous / Civil Complaints	12	218	26	77
Mental Health	1	9	0	0
<b>Total Non-Criminal Incidents:</b>	<b>127</b>	<b>2265</b>	<b>174</b>	<b>1688</b>

Arrests	Nov 2024	YTD	Nov 2023	YTD
Felony	0	11	2	45
Misdemeanor	1	39	2	138
Arrest for Other Agency	4	15	1	29
Bench Warrant Arrest	8	52	7	60
<b>Total Arrests:</b>	<b>13</b>	<b>130</b>	<b>12</b>	<b>272</b>





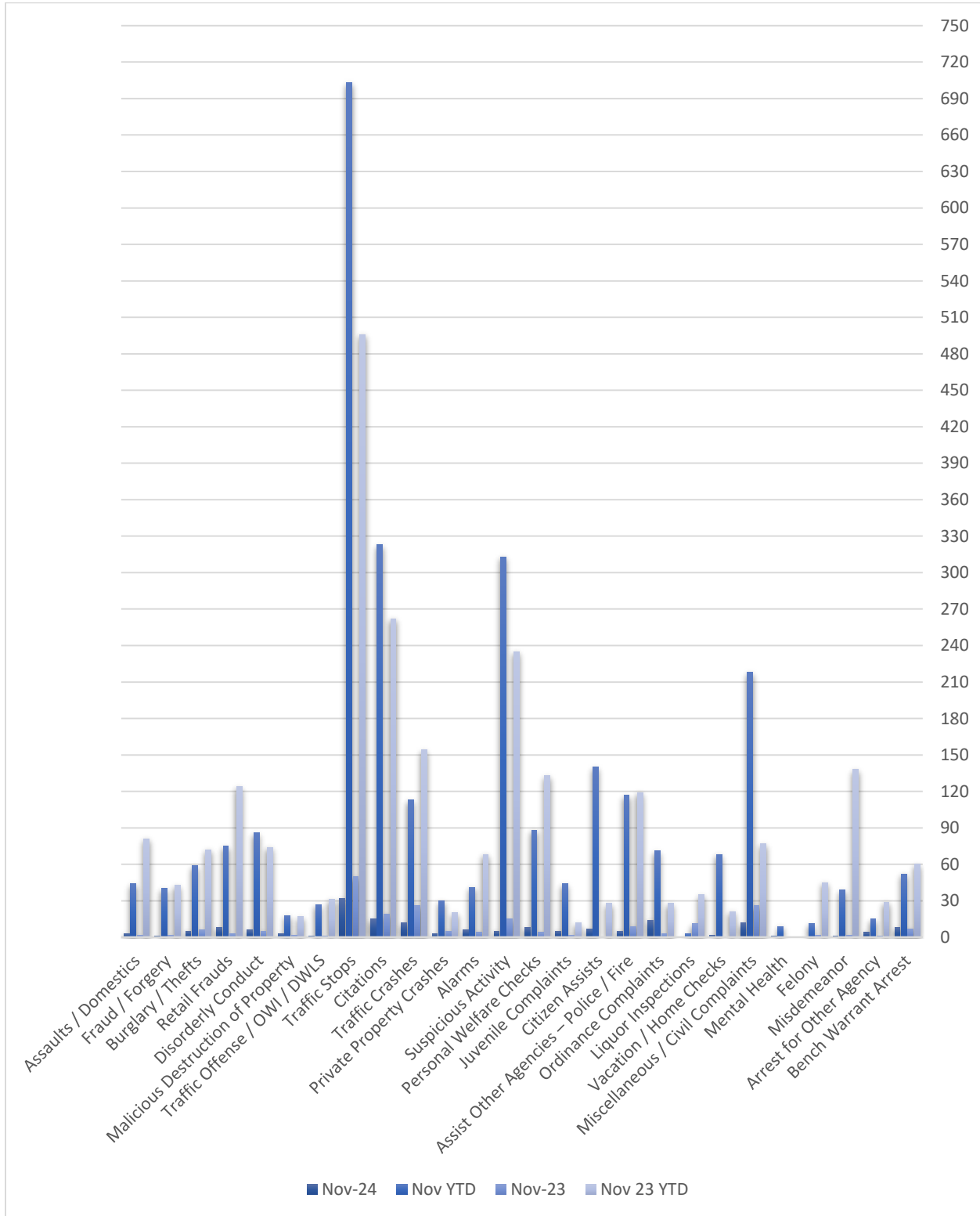
# POLICE DEPARTMENT

Item 3.

## Township of Madis

David M. Gentner II, Chief of

Police



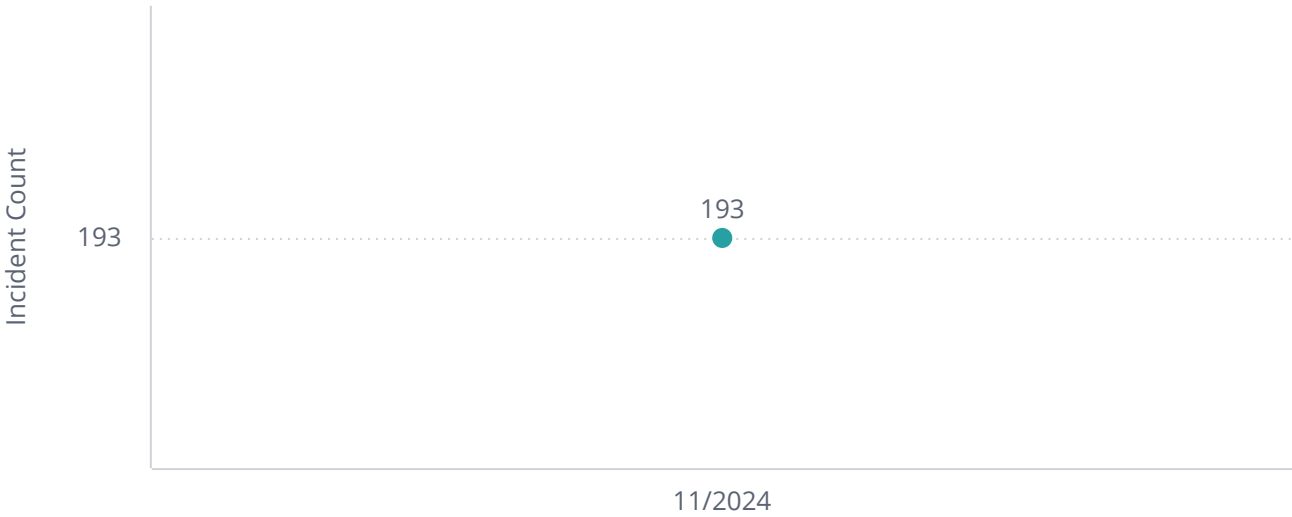
Total Number of Incidents



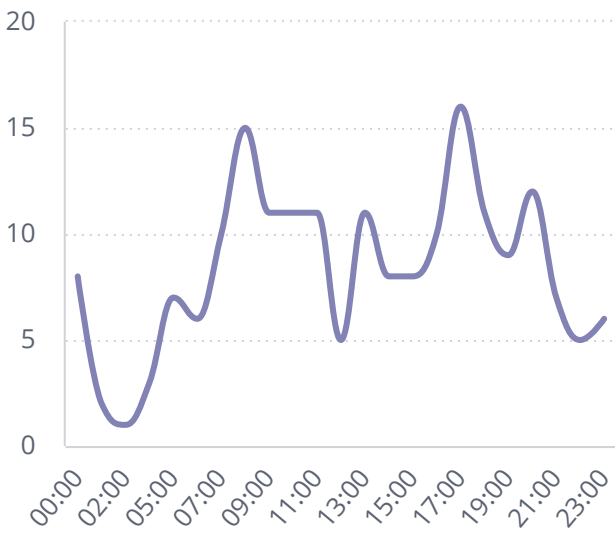
Average Time on Scene

Average Time On Scene  
**35m:23s**

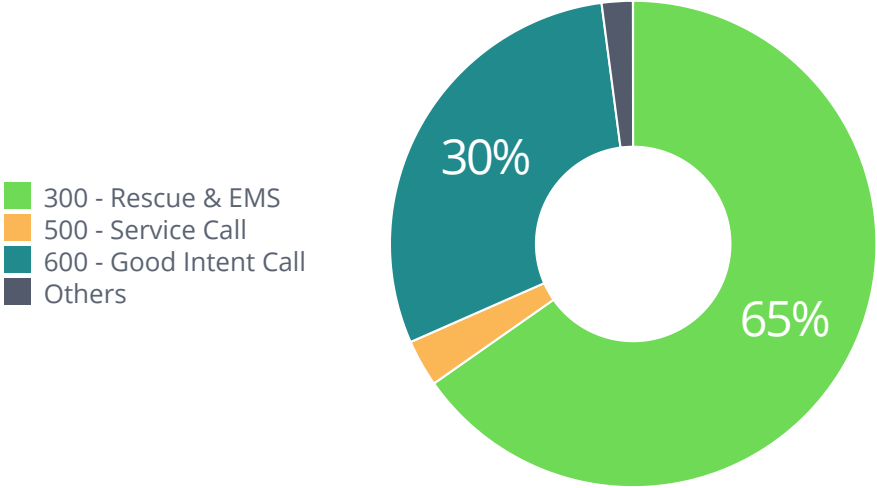
Incident Trend



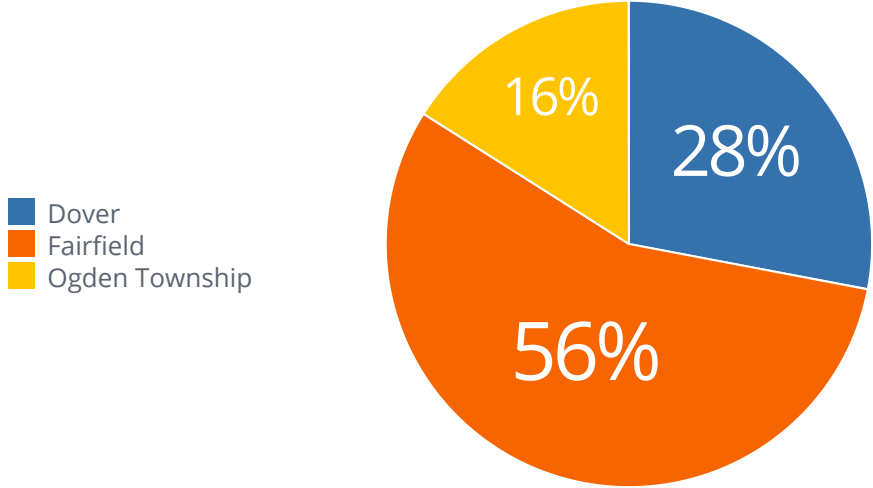
Time of Incidents



Percent of Incident Responses by Incident Type



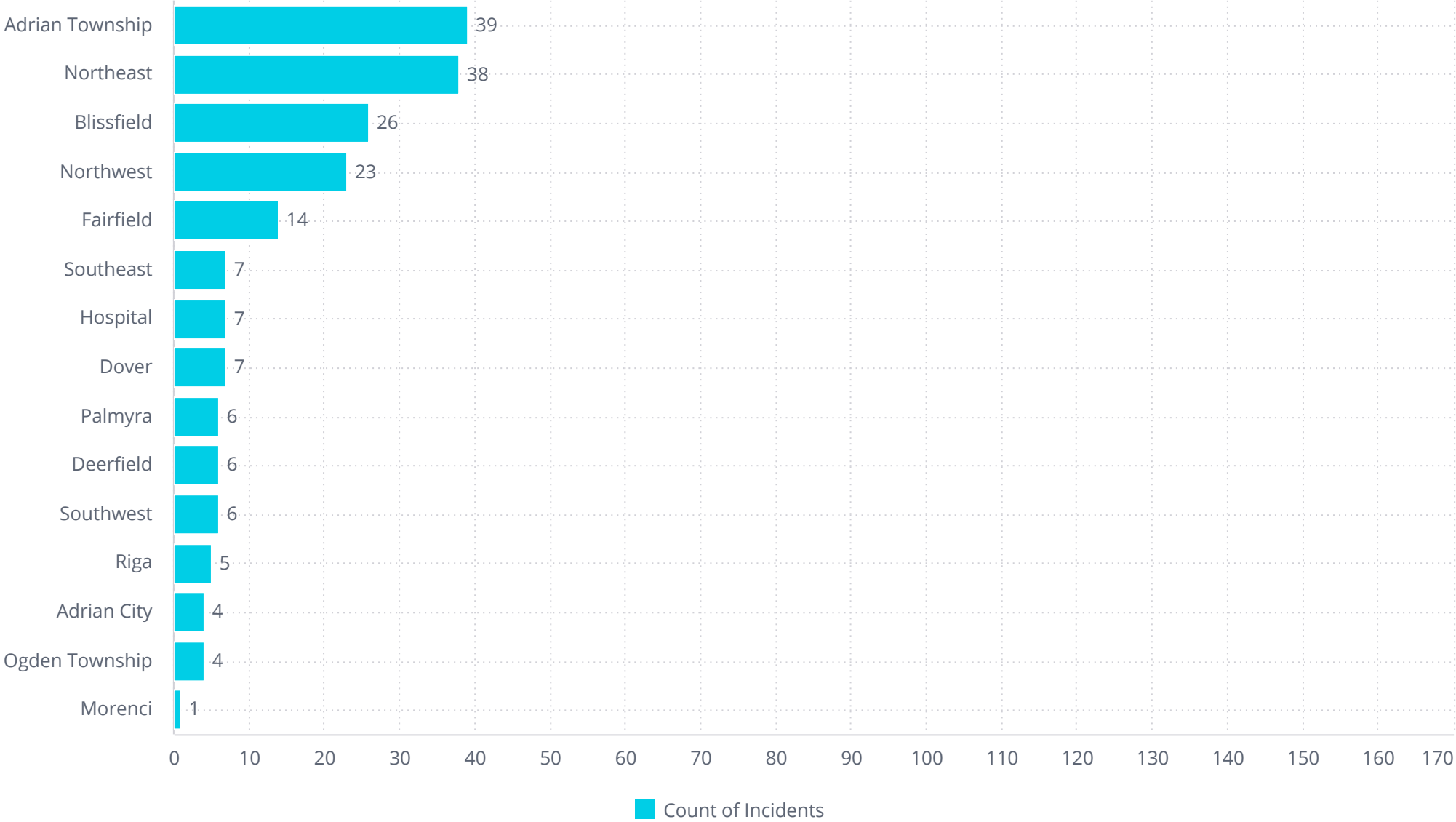
Contract Area Count



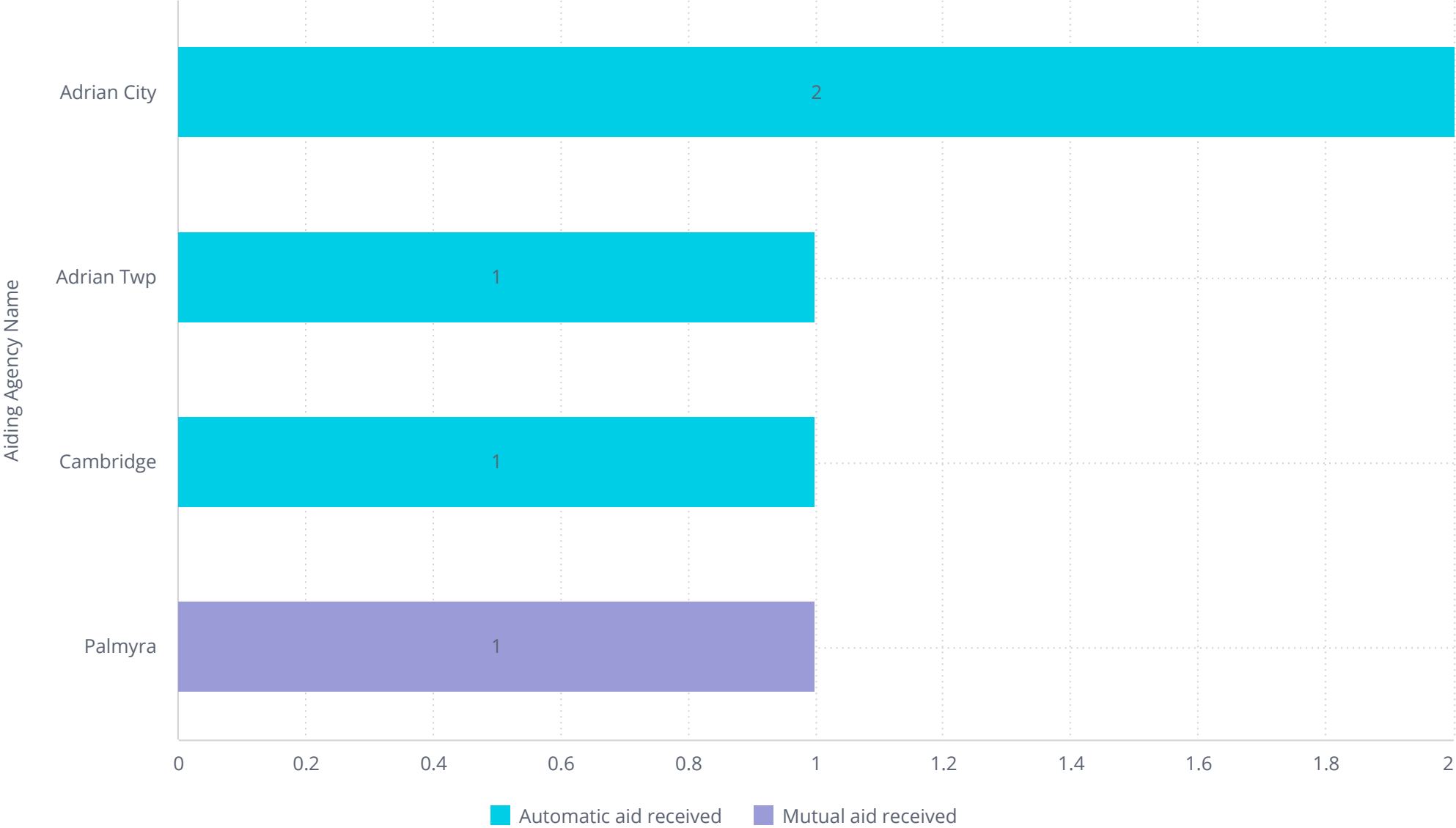
Incident Type

Incident Type	Incident Count
BLS Transfer	4
Citizen Assist	9
EMS call, excluding vehicle accident with injury	67
Madison transport for BLS agency	1
Medical Alarm	2
Motor vehicle accident with injuries	2
Motor vehicle accident with no injuries.	2
Paramedic Assessment- BLS agency	18
Paramedic transport- BLS agency	21

Count of Incidents by District



Mutual Aid Recieved



Mutual Aid

Aid Given Or Received	Incident Type	Incident Count
Automatic aid given	Engine Assist	2
	Tower Assist	1
Automatic aid received	Cooking fire, confined to container	1
	Motor vehicle accident with injuries	1
Mutual aid given	Cover assignment, standby, moveup	1
Mutual aid received	Brush or brush-and-grass mixture fire	1

Calls By Unit

Unit Name	Percentage of Calls <span style="font-size: small;">↓</span>	AVG Time on Scene
E88	48.11%	34m:35s
M7	31.35%	38m:07s
M4	16.76%	39m:10s
E1	5.41%	41m:53s
M6	4.86%	40m:13s
E2	2.16%	58m:00s
B9	2.16%	22m:15s
T5	1.08%	31m:00s
B8	1.08%	14m:30s
Echo 1	1.08%	17m:30s



# 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**  
  
Chad Rodgers  
Howard Bales  
Norm Schutte  
Ralph R. Benschoter

## Monthly Building Inspector Report For the Month of November, 2024

<b>32</b>	Inspections Completed
<b>2</b>	Plan Reviews Finalized
<b>3</b>	Plan Reviews in Progress
<b>\$1,922.50</b>	Amount of Fees Collected
<b>\$4,896.96</b>	Adrian Twp. - Payment for Inspections
<b>44</b>	Adrian Twp. - Number of Inspections

## Violations and Complaint Types Handled

	Township ordinance #
	Nuisance ordinance #
<b>3</b>	Life Safety inspections
	Zoning Issues 35
	Zoning fee collected
<b>\$6,819.46</b>	Total Income Madison / Adrian Twp

### Activitie

### Other Activities

- Numerous Building Code Questions from Residents
- Meetings with the Residents and Contractors On-Site
- Written Correspondence and Follow-Up
- Research on Issues and Laws
- Coordination of Tasks with Other Departments





Madison Charter Township  
 Monthly Inspection Report  
 Nov. 2023  
 Mechanical

Signature: Jim West

- Type of Inspection
1. Service
  2. Final
  3. Rough
  4. Re-Inspection
  5. Fuel Piping
  6. Site
  7. Underground
  8. Specialty

- Result of Inspection
1. Approved
  2. Partial
  3. Disapproved
  4. Not Ready
  5. Cancelled
  6. Needs Reinspection
  7. Inspection Length
  8. Other/Unique Circumstance

Total Permits: \_\_\_\_\_ Cost: \_\_\_\_\_  
 Total Inspections: \_\_\_\_\_ Cost: \_\_\_\_\_  
 Plan Reviews: \_\_\_\_\_ Cost: \_\_\_\_\_  
 Total Charges: \_\_\_\_\_

Date	Permit Number	Address	Insp	Result	Comments/Details
11/14	PM230097	1213 Skunaway	3	1	
11/14	PM240067	1335 E. Goldman Rd	2	1	
11/15	PM240068	2641 Prairie Dr	2	1	
11/16	PM210085	4380 Goodwin Hwy	2	1	
11/12	PM240070	1416 S Main Street 100	2	1	
11/12	PM240071	1657 Rivers Edge	3	1	
11/12	PM240071	1657 Rivers Edge	5	1	
11/19	PM240051	1416 S Main Street 100	2	1	
11/21	PM240060	2081 Allen St.	2	1	
11/21	PM240072	1659 Rivers Edge Ct.	3	1	
11/26	PM240074	2519 Rimpark Rd	2	1	
11/30		CORAVAGE HOME	1	1	Plan Review
11/30		Orin Street	1	1	Plan Review



**Madison Charter Township  
Monthly Inspection Report  
November\_\_ 2024  
Plumbing**

Signature: *Terry L. Massingill*

- |                  |                      |                |                              |
|------------------|----------------------|----------------|------------------------------|
| 1. Service       | 7. Underground       | 1. Approved    | 6. Needs Reinspection        |
| 2. Final         | 8. Shower Panel      | 2. Partial     | 7. Inspection Length         |
| 3. Rough         | 9. Sewer Connection  | 3. Disapproved | 8. Other/Unique Circumstance |
| 4. Re-Inspection | 10. Water Connection | 4. Not Ready   |                              |
| 5. Safety        | 11. Specialty        | 5. Cancelled   |                              |
| 6. Site          |                      |                |                              |

Total Permits:	<u>0</u>	Cost: \$	<u>-</u>
Total Inspections:	<u>14</u>	Cost: \$	<u>910.00</u>
Plan Reviews:	<u>0</u>	Cost: \$	<u>-</u>
		Total Charges:	<u>\$ 910.00</u>

Date	Permit Number	Address	Insp	Result	Comments/Details
11/7/2024	PP240037	1535 E. Gorman	3	1	
11/7/2024	PP240040	1956 Cadmus	7	1	
11/7/2024	PP240041	1962 Cadmus	7	1	
11/7/2024	PP240036	2613 E. Maumee	9	1	Storm connection
11/14/2024	PP210047	4360 Graham Hwy	2	1	
11/14/2024	PP240008	2819 Euncie Cir	9/10	1	
11/14/2024	PP240042	2821 Euncie Cir	9/10	10	
11/19/2024	PP240033	1657 Rivers Edge	3	1	
11/19/2024	PP240034	1659 Rivers Edge	3	1	
11/19/2024	PP240016	2545 Sharp Rd	8	1	
11/21/2024	PP240036	2613 Maumee	3	1	Roof Sumps
11/21/2024	PP240038	2910 Airport	7	1	Storm Underground Insp 1
11/26/2024	PP240044	2708 Sharon Dr.	8	1	
11/12/2024	PP240025	1416 S. Main St	2	1	



# Charter Township of Madison

## Department of public works

### November 2024

- Water usage for the month of November was 7.9 million gallons.
- Sewer usage for the month of November was 9.2 million gallons.
- Water usage for Fairfield Twp. for the month of November was 1.3million gallons.

#### Operations

- Work orders for the month of November were (23).
- Miss Digs for the month of November was (76). All Miss Digs were reviewed and serviced as needed.
- Water meters were read, and all work orders were completed.
- All sewer reads for the month of November were submitted to the City of Adrian.
- Lift stations and generators were inspected for the month of November.
- Monthly operating report submitted to EGLE.
- Backwashing of iron filter as necessary.
- Monthly Drinking water sampling has been completed.
- Wastewater discharge sampling at water treatment plant.
- The Annual Drinking Water Sampling has been completed.

#### Communications

- On November 12<sup>th</sup> the public works department received a draft water and sewer rate study with recommendations from the township engineer that would generate revenues to cover bond obligations related to the WTP improvements and capital improvement projects for the water and sewer systems. The proposed rates are currently being reviewed.
- The township engineer has made a recommendation on the Bid selection for the contractor that is interested in the construction for the Water Treatment Plant project, the recommendation will be presented to the Board at the special board meeting on December 4<sup>th</sup>, 2024 @ 2pm
- The Townships Bond attorney will be attending the special board meeting on December 4<sup>th</sup> to answer questions related to the Bond Resolution that the township board will be reviewing and voting on.

**Submitted by Tim Watterson**  
**Department of public works Superintendent**

# CHARTER TOWNSHIP OF MADISON

Gary Griewahn  
*Supervisor*  
Janet Moden  
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*Chad Rodgers*  
*Matt Carpenter*  
*Rusty Benschoter*

## Budget Amendments 12-10-2024

### Election Department

101-262-726-000	6,000.	Supplies
101-262-900-000	1,000.	Printing & Publishing
101-262-962-000	1,000.	Miscellaneous
		Street Lighting
101-448-921-000	8,100.	Electrical
		Ambulance
101-651-802-000	2,000.	Information Technology
		Drains At Large
101-445-930-000	3,400.	Maintenance & Repair

The Township the Union's proposal:

- equal wages between full- and part-time employees
- 8% increase in 2025, 7% increase in 2026, and 3% increase in 2027.

This results in the following wage scale:

	Start	4 mos	6 mos	1 year
January 1, 2025	\$26.97	\$28.12	\$29.28	\$30.43
January 1, 2026	\$28.86	\$30.09	\$31.33	\$32.56
January 1, 2027	\$29.72	\$30.99	\$32.27	\$33.54

The Township rejects all other Union proposals.

The Township reserves the right to add, modify, or withdraw proposals if not accepted.

UNION  
 11/21/24  
 T/A

*[Handwritten signature]*  
 D. L. ...

*[Handwritten signature]*  
 K. L. ...

Brian Burke

Janet M. Maden

Township

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