



## REGULAR BOARD MEETING

October 14, 2025 at 7:00 PM

Madison Township Hall – 3804 South Adrian Hwy.

### AGENDA

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Zoom Notification

Call To Order (Cell Phone Reminder - Silent Prayer – Pledge)

Roll Call of Township Board

Public Hearings (If Applicable)

Amendments to Regular or Consent Agenda

Petitions and Communications of Township Board

Introduction of Special Guests

Public Comment (any agenda item – 3 minutes)

Department Head Communications

Approval of Consent Agenda

- [1.](#) Approval of Previous Meeting Minutes
2. Treasurer's Report
3. Presentation of Bills
- [4.](#) Police Department Report
- [5.](#) Fire Report
- [6.](#) Building Official's Report
- [7.](#) Electrical Inspector's Report
- [8.](#) Mechanical Inspector's Report
- [9.](#) Plumbing Inspector's Report
- [10.](#) DPW Report

11. Advisory Committee Reports/Minutes

12. Statutory Board Reports/ Minutes (BOR, Planning, ZBA)

Old Business/Unfinished Business

New Business

1. Liquor License Application - Fu Shun Jia Yuan Chinese Restaurant

2. Budget Amendments

Elected Official Comment (any topic – 2 minutes)

Public Comment (any topic – 3 minutes)

Announcements

Adjournment/Recess



# 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 September 9, 2025

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

### **ROLL CALL:**

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

**AMENDMENTS TO THE AGENDA:** None

**PETITIONS & COMMUNICATIONS:** None

**INTRODUCTION OF SPECIAL GUESTS:** None Noted: Students from Sand Creek High School government class.

**LIMITED PUBLIC COMMENT ON AGENDA ITEMS:** Resident Bill Gira noted that he thought the idea of putting cameras in the Madison Twp Police cars was a good idea, and he stated that he had thought we already had them.

### **3-MINUTE DEPT. HEAD UPDATES:**

**Fire:** Chief Wilson stated that this is the season for the department participating in covering football games at Madison and Sand Creek schools, adult EMT classes starting that will last until May with approximately 24 students. There will be a meeting tomorrow with the insurance people who are covering the Prison ambulance coverage then on Friday there will be a meeting with our state legislators for Lenawee County. Jenkins and Bellino

**Police:** Chief Gentner absent

**Water/Sewer:** Watterson stated that hydrant flushing will happen in Madison and Fairfield from Sept 17 thru Oct. 24. Currently there are 4 hydrants out of service. Will be requesting two new hydrants be purchased for the Woodland Hills and the Madison School areas. At the last Sewer/Water committee meeting a line locator was proposed for purchase.



## **CHARTER TOWNSHIP OF MADISON**

**Inspection:** Building Official, Rincon reported a very busy month, Adrian Twp. Corporate Drive apartments being one area. Investor DJW was invited to Adrian Twp meeting to speak about continued growth in that township.

Currently he has been contacted by an investor about adding 84 condo, but nothing that he can talk about publicly yet. Lenawee Humane Society is getting ready to break ground in Adrian Twp for a build at 7 million on the property next to Hickman Hospital on N. Adrian Hwy.

**Legal:** None present but are re-working our ordinance's for use with International Property Maintenance Code.

**APPROVAL OF CONSENT AGENDA:** Motion by Rodgers, supported by Benschoter to approve the consent agenda and previous month's board meeting minutes. Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Yes; Rodgers, Schutte, Yes; Benschoter, Yes;. Motion carried 7-0.

**OLD BUSINESS/UNFINISHED BUSINESS:** None

### **NEW BUSINESS:**

#### **Fire Dept Gear Purchase:**

Chief Wilson presented a proposal to the board for the purchase of 5 sets of complete Fire Dept turn out gear for 2025 at a cost not to exceed \$23,500. The expiration on gear is every 10 years. Motion by Rodgers, supported by Benschoter to approve the proposal as submitted, not to exceed \$23,500.

Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Rodgers, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.

#### **Madison Fire Dept. Staffing Agreement with Blissfield Fire Dept.:**

Chief Wilson presented the board with a proposed staffing agreement to give to Blissfield Twp Fire and their Township Board, if and when they would use Madison Twp Fire Dept personnel during the day to staff the Blissfield Fire Department, due to personnel shortages to make their ambulances legal to run calls. It calls for 10 hour shifts Monday – Friday. Motion Rodgers, supported by Bales, to give Supervisor Rank the permission to meet with Blissfield Twp Board Supervisor and Fire Chief to negotiate and sign any contract regarding this coverage. Term limit is 6 months at this time.

Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Rodgers, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.



## **CHARTER TOWNSHIP OF MADISON**

### **New Water Meters:**

Tim Watterson, DPW Supervisor, presented the board with the projected costs to replace the township water system with new water meters at the residential and commercial locations and also the costs to get new software to read the meters. There was discussion on the costs and what other options of installation could be developed that would mitigate the \$800K current cost projections. Phasing the project into various areas was suggested. The majority of the water meters, in current use, are around 30 years old, and it is suspected that we are losing revenue due to the age of the meters and their ability to give us correct readings. A motion by Schutte and supported by Bales that the approx. 260 residents in Home Acres and all Madison Twp commercial water members be the first to get the new water meter, and we would not upgrade any software at this time, and the cost is not to exceed \$200,000.

Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Rodgers, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.

### **DPW Purchase of two new Fire Hydrants:**

Motion by Bales supported by Rodgers to approve the DPW dept to purchase 2 new fire hydrants as a cost of \$7700.00.

Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Rodgers, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.

### **DPW Purchase of New Line Locator:**

Motion by Bales supported by Rodgers to approve the DPW dept to purchase a new line locator a cost of \$5700.00.

Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Rodgers, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.

### **Police Dept In-Car Camara Purchase:**

Currently our Police cars do not have cameras in them and the proposed system by Axion Enterprise, Inc. (the same company that our police body cameras are from) for the five police cars would cost \$56,742.00 in total over 60 months or \$11,348.40 per year. Motion by Rodgers, supported by Benschoter to approve the quote received at \$56,742.00 for five police cars “in-car” cameras.

Roll call vote: Bales, Yes; Gregg, Yes; Moden, Yes; Rank, Rodgers, Yes; Schutte, Yes; and Benschoter, Yes. Motion carried 7-0.



# CHARTER TOWNSHIP OF MADISON

## First Reading of Amendment to Ordinance 35:

Supervisor Rank stated that he has been aware that the document that was received from Castleberry Law was not in compliance with previous Board action in a special board meeting in September of 2024 regarding the adoption of the International Property Maintenance code for Madison Twp. At that time, the board decided to not accept the entirety of the Code, but to have Castleberry go through the code and point out the necessary specific code areas that would be appropriate for the township to adapt. To date that has not been done. Supervisor Rank tabled this matter until next month for that reason.

## ELECTED OFFICIALS' COMMENTS:

**Rank:** Stated that he would be out of the country for the October meeting. Stated that he would be meeting with our state legislators on Friday of this week to discuss the Prison bill that has not been paid for past ambulance services.

**Bales:** Stated he appreciated explanation on the in-car camera annual costs, and that he was glad to see that the pursuit policy was back.

**Moden:** Stated that she would not be at the October meeting also, as she is attending the MERS retirement convention from October 13-17.

## AUDIENCE COMMENTS:

Resident, Curtis Parsons, 2361 E. Clearview stated that he had checked into our building height ordinance and that his neighbor has a structure that is in violation of our ordinance Art 4.1.1.6 amendment. After discussion with Rincon, who is aware of the issue prior, and has had discussions with Lucas in the past about it, Atty. Wagner will look into it again and let the board know the outcome.

**ANNOUNCEMENTS:** None

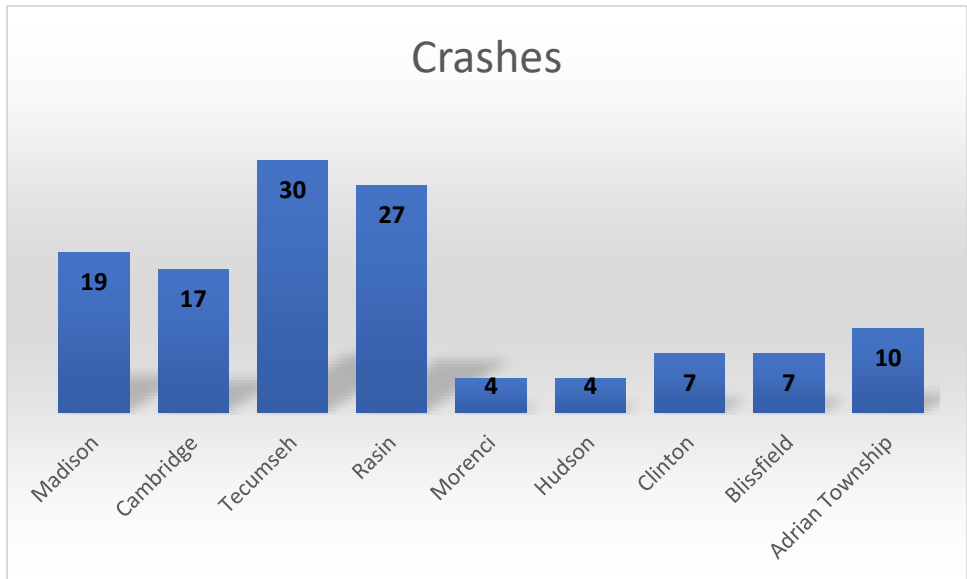
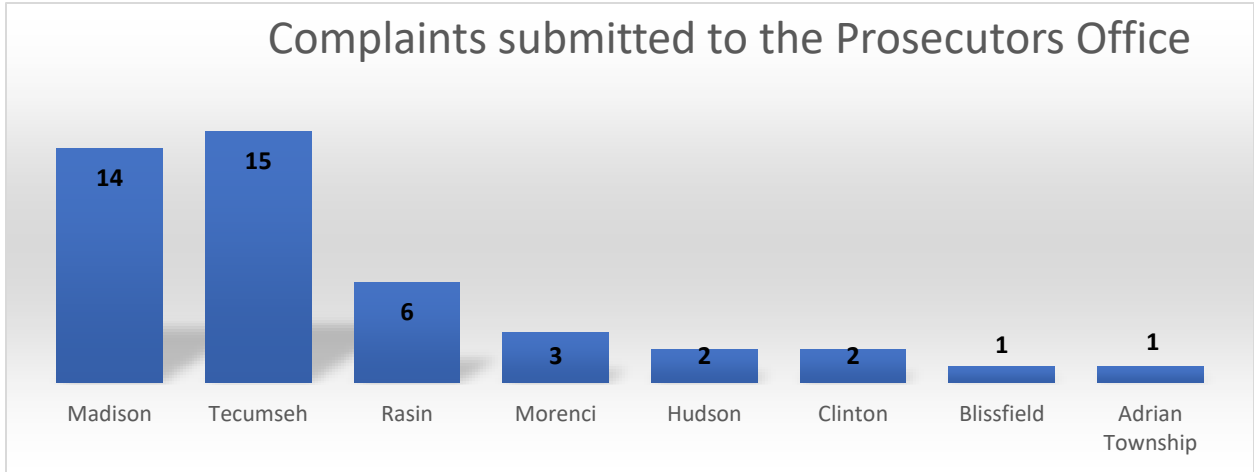
**ADJOURNMENT/RECESS:** Motion by Rogers, seconded by Benschoter, to adjourn the meeting. Motion carried 7-Yes; 0-No. Meeting adjourned at 7:57 p.m.

Typed and Submitted by:

Janet Moden  
Township Clerk



## September BOARD REPORT





**Surplus Vehicle For Sale by Sealed Bid**

The Charter Township of Madison Police Department is soliciting sealed bids for the following surplus vehicle:

2016 Dodge Charger Pursuit 5/7 L V8 4dr with approx., 107,203 miles Automatic transmission. Power windows and door locks. Black vehicle with gray interior, air conditioning, am/fm stereo. The vehicle has transmission problem. The vehicle is sold "as is." The Charter Township of Madson reserves the right to reject any and all bids. The successful bidder will be required to take possession of the vehicle within five (5) business days of the award. Cash or certified bank check is required to take immediate possession of the vehicle.

The vehicle can be viewed at the Madison Charter Township Police Department M-F from 8am-4pm. Bidders are to use the attached vehicle bid form. The completed form should be sent to the Charter Township Clerk in a sealed envelope clearly marked "Madison Police Department Vehicle Bid." Contact Chief David Gentner at 517-263-3130 for details about the vehicle or a bid form.





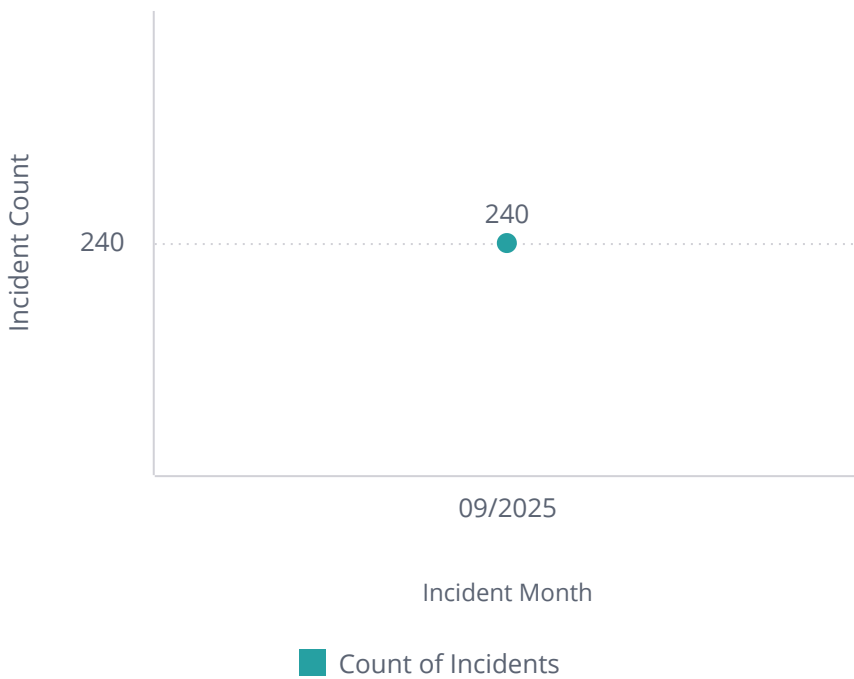
Total Number of Incidents



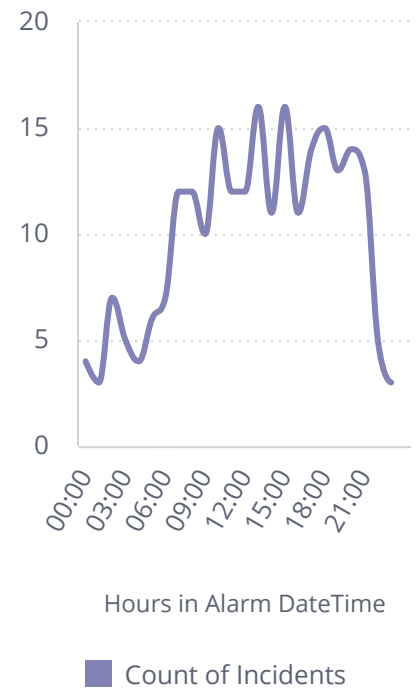
Average Time on Scene



Incident Trend



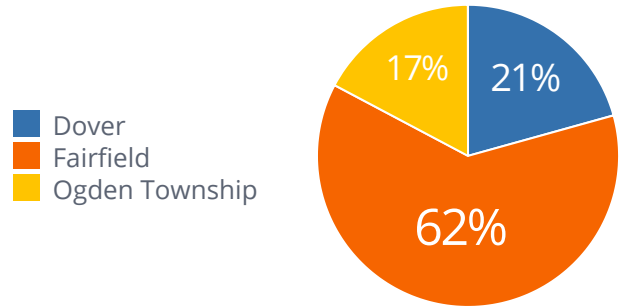
Time of Incidents



Percent of Incident Responses by Incident Type



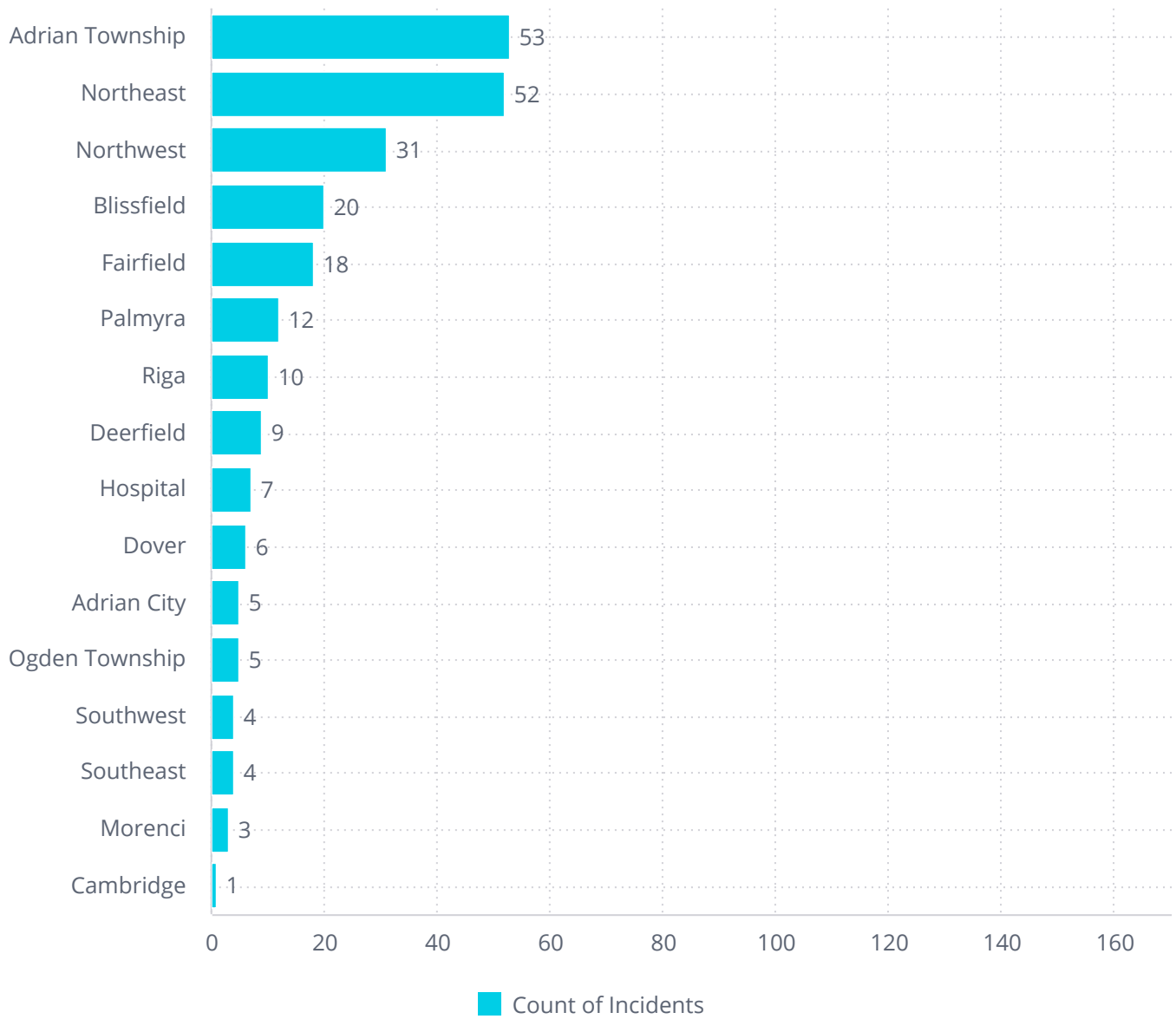
Contract Area Count



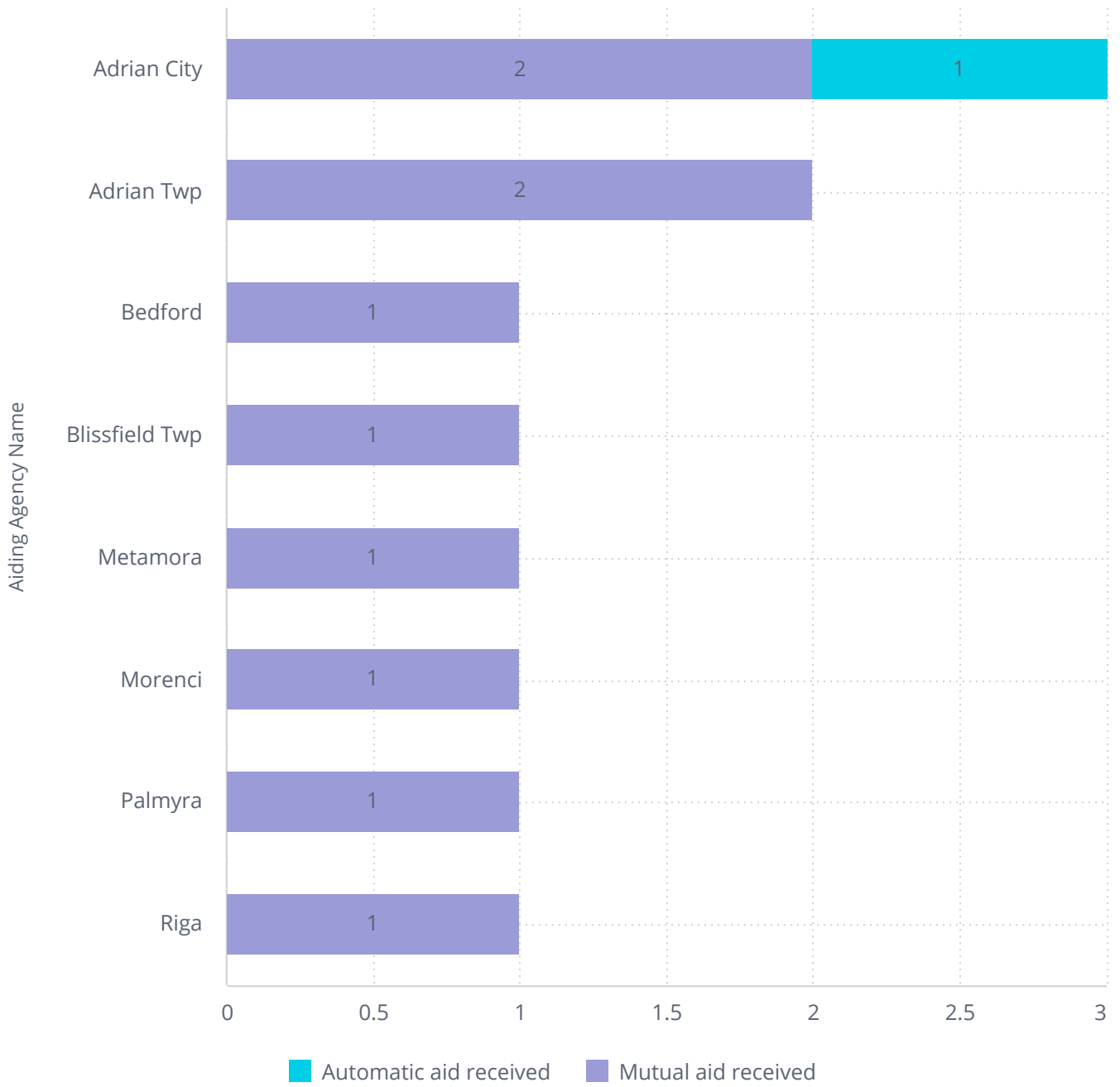
Incident Type

Incident Type	Incident Count
BLS Transfer	2
Citizen Assist	4
EMS call, excluding vehicle accident with injury	92
Motor vehicle accident with injuries	7
Motor vehicle accident with no injuries.	1
Paramedic Assessment- BLS agency	23
Paramedic transport- BLS agency	33

Count of Incidents by District



Mutual Aid Received

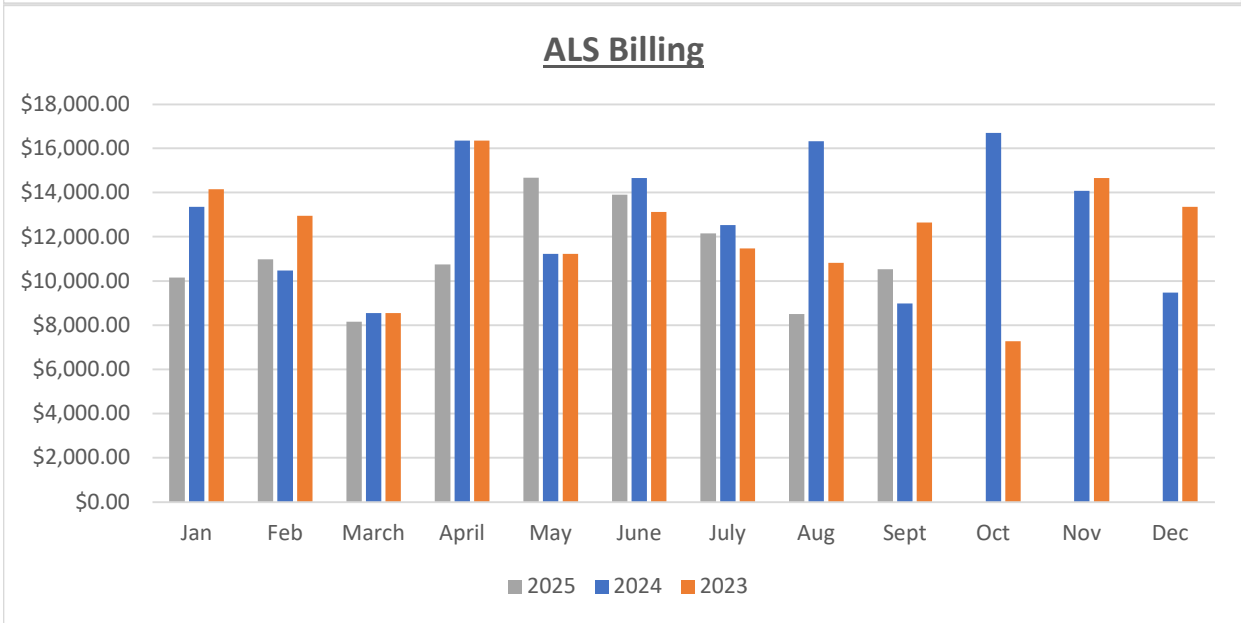
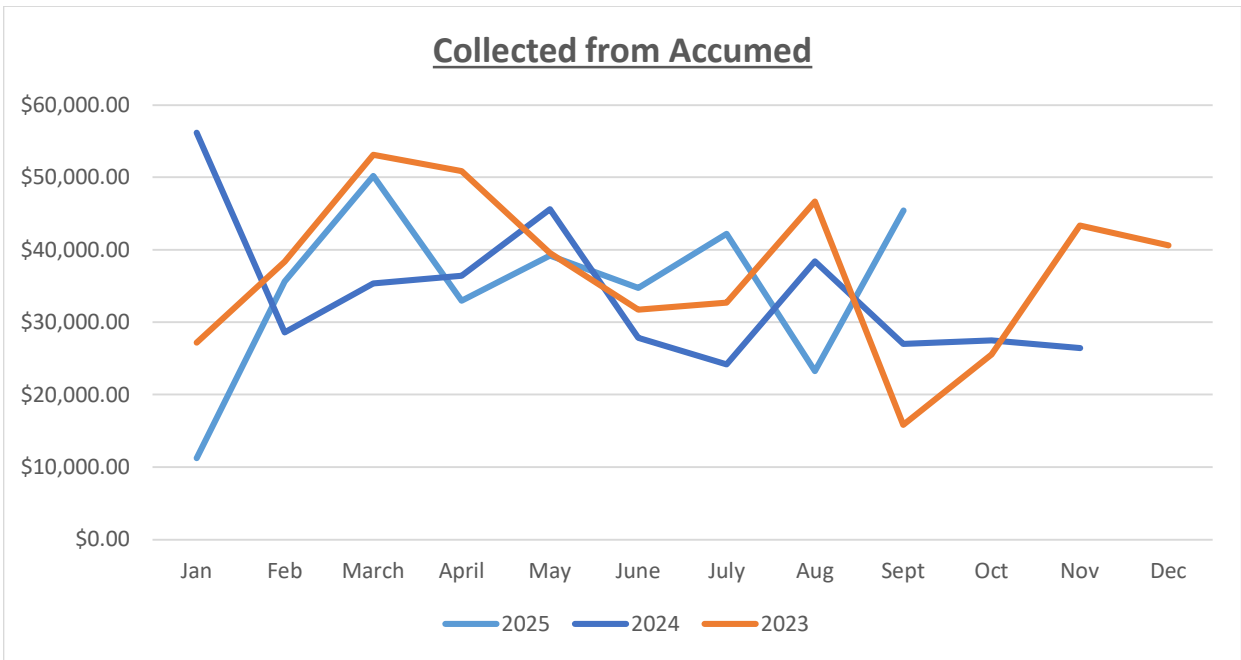


Mutual Aid

Aid Given Or Received	Incident Type	Incident Count
Automatic aid given	Engine Assist	1
Automatic aid received	Motor vehicle accident with injuries	1
Mutual aid given	Ambulance Assist	6
	Dispatch and Cancelled- enroute mutal aid EMS	1
	Dispatched and Cancelled- Mutual Aid Fire	1
	Manpower Assist	2
	Paramedic transport- BLS agency	1
Mutual aid received	Building fire	1

Calls By Unit

Unit Name	Percentage of Calls <span style="font-size: small;">↓</span>	AVG Time on Scene
E88	46.38%	35m:27s
M7	35.32%	39m:29s
M6	20.43%	49m:49s
Echo 1	2.98%	39m:51s
E3	2.98%	57m:12s
M4	2.13%	92m:00s
E1	2.13%	91m:30s
U6	1.70%	28m:00s
B9	1.70%	24m:00s
E2	1.28%	98m:40s



<u>Type of Write Off</u>	<u>Amount</u>	<u>Revenue</u>	<u>Month</u>	<u>YTD</u>
Contr Allowance		Billed for Ambulance/Fire	\$81,476.00	\$747,732.00
Write-Offs		Collected from Accumed	\$42,204.75	\$314,849.43
		Billed to BLS Agency	\$8,500.00	\$99,775.00
Sent to Collections		EMS Training Billed	\$45,000.00	\$45,000.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>TOTAL</b>	<b>\$177,180.75</b>	<b>\$1,207,356.43</b>

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# CHARTER TOWNSHIP OF MADISON

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

3804 S. Adrian Highway  
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 September , 2025

<b>37</b>	Inspections Completed
<b>3</b>	Plan Reviews Finalized
<b>2</b>	Plan Reviews in Progress
<b>\$8,909.30</b>	Amount of Fees Collected
<b>\$4,896.96</b>	Adrian Twp. - Payment for Inspections
<b>46</b>	Adrian Twp. - Number of Inspections

### Violations and Complaint Types Handled

<b>2</b>	Township ordinance #
	Nuisance ordinance #
<b>3</b>	Life Safety inspections
	Zoning Issues 35
<b>\$585.00</b>	Zoning fee collected
<b>\$14,391.26</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
- Administrative Documentation and Input

# Permit Revenue by Type

09/29/2025

Permit	Entry Type	Entries	Amount
	Building	32	8,909.30
	Electrical	54	2,567.00
	Mechanical	35	1,415.00
	PLUMBING	38	1,381.00
	Zoning	11	585.00
	Totals For Permit:	170	14,857.30
<b>Grand Totals</b>		170	14,857.30

Population: All Records

Transaction.DateToPostOn Between 9/4/2025  
12:00:00 AM AND 10/2/2025 11:59:59 PM







Madison Charter Township  
 Monthly Inspection Report  
 September 2025  
 Mechanical

Signature: Jan 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: \_\_\_\_\_  
 Total Inspections: 13  
 Plan Reviews: 3  
 Total Charges: 1040

Cost: 845  
 Cost: 195  
 Cost: 1040

Date	Permit Number	Address	Insp	Result	Comments/Details
9/1	PM35004	2910 Airport Rd	2	1	Fire pas flow test
9/1	250040	2819 Eumvic Cir	2	1	
9/1	250041	2821 Eumvic Cir	2	1	
9/1	250042	2819 Eumvic Cir	2	1	
9/1	250043	2821 Eumvic Cir	2	1	
9/2	250018	2910 Airport Rd	2	1	Smoke Test
9/4	250644	2910 Airport Rd	3	1	
9/4	250044	2910 Airport Rd	2	1	
9/9	250069	2020 Green Acres Dr.	2	1	
9/11	250078	2006 Green Acres Dr.	2	1	
9/11	250087	2027 Green Acres Dr.	2	1	
9/18	250089	2023 Green Acres Dr.	3	1	
9/23	250090	2025 Green Acres Dr.	3	1	
					<del>16</del> Total
9/24	206 mtr	Water Treatment Pl.			1 Inspect
9/24	REVIEW	Water Treatment Plant			1 Inspect
9/24	REVIEW	Municipal Oil Field			1 Inspect





## Charter Township of Madison

### Department of Public works

### September 2025

#### Water and Sewer Usage

- Water usage for the month of was September 9.4 million gallons.
- Sewer usage for the month of was September 10.2 million gallons.
- Water usage for Fairfield Twp. for the month of August was 1.0 million gallons.

#### Operations

- Work orders for the month of September were (46).
- Miss Digs for the month of September was (115). 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 September were submitted to the City of Adrian.
- Lift stations and generators were inspected for the month of September.
- 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.

#### Communications

- The 8-inch water meter that is used for water usage and billing for Fairfield Township was installed at the beginning of September.
- Watermain and hydrant flushing began on September 17<sup>th</sup> and should be completed by October 24<sup>th</sup>.
- The public works department has received the new utility line locator that was previously approved for purchase, we are in the process of scheduling training on its use in the field.
- Work has begun on the WTP improvement project, the project is on schedule and going well.

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

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*Norm Schutte*  
*Rusty Benschoter*

## Budget Amendment 10-14-2025

249-172-971-000	Construction Code \$56,000.	Capital Outlay Purchase of Echo Unit
101-301-931-000	Police Dept. \$7,000.	Vehicle Maintenance And Repair
101-301-971-000	\$11,400.	Capital Outlay-Cameras
101-301-710-000	\$3,000.	Worker's compensation
	Fire Dept.	
101-336-934-000	\$11,600.	Bldg. Maintenance & Repair-Floor Damage
101-336-710-000	\$3,600.	Worker's Compensation
101-651-710-000	\$13,000.	Worker's Compensation
101-651-931-000	\$18,000.	Vehicle Maintenance & Repair
	Bldg. & Apparatus	
403-336-971-000	\$60,000.	Capital Outlay-Vehicle Maintenance-Fire Gear- Correction To Budget