

CHARTER TOWNSHIP OF MADISON

Gary Griewahn
Supervisor
Janet Moden
Clerk
Harold Gregg
Treasurer

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ADRIAN, MI 49221
517-263-9313 Fax: 517-263-4569

TRUSTEES

Howard Bales
Matt Carpenter
Ralph Benschoter
Larry Liedel

Madison Township Board Meeting Held In-Person and Electronically due to Covid-19 Minutes of October 13, 2020

The meeting was called to order at 7:00 p.m. by Supervisor Gary Griewahn. Griewahn read a prepared statement explaining the reason for having this meeting held in person following the Health Dept guidelines and by electronic means. Silent prayer time was offered. The pledge to the American Flag was said by all.

ROLL CALL:

Present in person: Griewahn, Gregg, Moden, Benschoter, Carpenter, Liedel and Bales.

APPROVAL OF BOARD MEETING MINUTES OF September 8, 2020:

Motion by Bales, supported by Liedel, to dispense reading and approve.

Roll Call Vote taken: Griewahn - Yes, Gregg-Yes, Moden-Yes, Benschoter-Yes, Carpenter-Yes, Liedel- Yes and Bales-Yes. Motion Carried 7-0.

AMENDMENTS TO THE AGENDA: None

PETITIONS & COMMUNICATIONS: Brown and Sons Roofing were thanked for their donation of repairs to the Police Dept roof. Appreciate that we have good corporate neighbors that put their good works into action to benefit the community.

Clerk announced that there is an official lock box attached to the Township Hall for voters to put their absentee ballots in, on non-office hours, it is located near the Office door and labeled as such.

There have been delays in people getting their absentee ballots due to the post office, the majority of the ballots were sent on 9/27/2020.

INTRODUCTION OF SPECIAL GUESTS: Announced that Brian Rubel, from Tetra Tech would be joining us by Zoom for a presentation on the water study that has been done.

LIMITED PUBLIC COMMENT ON AGENDA ITEMS: None

SPECIAL PRESENTATIONS: Brian Rubel, Tetra Tech engineer.

APPROVAL OF CONSENT AGENDA:

Motion to approve by Gregg, supported by Benschoter. Roll Call Vote taken: Griewahn-Yes, Gregg-Yes, Moden-Yes, Benschoter-Yes, Carpenter-Yes, Liedel- Yes and Bales-Yes. Motion Carried 7-0.

BUDGET AND FINANCE COMMITTEE MEETING MINUTES:

Meeting was held on October 9, 2020. Minutes of the meeting were read by Treasurer Gregg, in which he stated that the main reasons for the meeting was to discuss the 2021 budget, the need to buy a new police car in 2021, and to make adjustments to the current year budget. Motion to accept the minutes as read and was seconded by Trustee Benschoter. Vote taken: Yea - 7 ; Nay - 0 Motion Carried 7-0.

A motion by Treasurer Gregg, seconded by Trustee Liedel, to make the moves to adjust the 2020 budget items that were presented by the committee. Vote taken: Yea - 7 ; Nay - 0 Motion Carried 7-0.

After discussion about the process to approve the purchase of a new Police car, it was put into a motion by Treasurer Gregg, and seconded by Trustee Carpenter, that the request goes to the finance committee once a quote is obtained and that the finance committee puts the necessary money in the 2021 budget to cover it, then it can then be approved or denied when the 2021 budget comes before the board for approval. Vote taken: Yea - 7 ; Nay - 0 Motion Carried 7-0.

SEWER AND WATER COMMITTEE MEETING MINUTES:

Meeting was held on October 1, 2020. Minutes of the meeting were read by Trustee Bales and he made a motion to accept the minutes of the meeting as read, seconded by Trustee Carpenter. Vote taken: Yea - 7 ; Nay - 0 Motion Carried 7-0.

There was discussion about the purchase of property for the new water well that will be needed and the process that the township should take to acquire the property. Legal counsel, Fred Lucas suggested that he could make a blank purchase agreement available to the board to use if they come across agreeable terms with any property owners that have property that meets the criteria for a new water well. A motion by Trustee Liedel, seconded by Treasurer Gregg, that the committee and Lucas focus and work on the acquisition of needed property was made. Vote taken: Yea - 7 ; Nay - 0 Motion Carried 7-0.

Sewer and Water Dept. Head, Tim Watterson stated that by June 2021 the Federal EPA required a Risk & Resiliency Assessment & Emergency Response Plan be completed for our utilities. Tim stated that his preference is to have it completed by Tetra Tech, at a quoted cost of 18K,

since they have been our provider of choice in the past. A discussion about the cost being high and that we might want to get quotes from other companies. With that a separate discussion on the possible conflict of interest on the committee with one member who currently works for a competing company to Tetra Tech, knowing the bid quote prior to his employer bidding on the project. The outcome was to send it back to the committee to discuss further, no decisions were made on this subject.

OLD BUSINESS/UNFINISHED BUSINESS:

Second Reading of Ord #44/Overlay/Buffer Zones:

Supervisor Griewahn held a second reading of Ordinance # 44, regarding the removal of the words “or residential zoned property.” in Ordinance #44, Section 5.23.01, (i) Buffer Zones (1.). Motion by Griewahn, seconded by Moden, to accept the second reading as read. Roll Call Vote taken: Griewahn - Yes, Gregg-Yes, Moden-Yes, Benschoter-Yes, Carpenter-Yes, Liedel- Yes and Bales-Yes. Motion Carried 7-0.

Status of the Baldwin Lift Station: The contractor was back to plant more grass that has thus far failed to grow. Tru Green was used to accomplish this task.

Status of the Tabled Garage Sale issues: Clerk Moden stated that we are still in the process of collecting information about surrounding areas processes and their administration, subject is still tabled. Most recent information came in from the City of Tecumseh.

NEW BUSINESS:

MERS Defined Benefit Adopted Addendum:

Clerk Moden presented the board with a copy of Addendum that was being requested by the Township’s vendor, MERS, with regards to the full-time employee’s Defined Benefit Pension Plan. It seems that after an audit for MERS they were not in possession of an approved addendum and needed to have the Board approve the presented document to bring MERS into compliance. Motion to approve the presented Addendum of the MERS Defined Benefit was made by Clerk Moden, seconded by Treasurer Gregg. Roll Call Vote taken: Griewahn - Yes, Gregg-Yes, Moden-Yes, Benschoter-Yes, Carpenter-Yes, Liedel- Yes and Bales-Yes. Motion Carried 7-0.

Fall Yard Waste Clean Up:

The ability to have the annual Yard Waste Clean Up day has come into question. It was discussed that it was usually held the second Saturday in November, but with the Covid-19 issues, it is not certain that enough people can be found to help with the event. Usually Lenawee County Sheriff’s Hard Labor program is used but not sure if they are available due to Health

Dept. restrictions. Also, need to talk to Slusarski Excavating & Paving, Inc. to see if the help is available, are they willing to allow the Township to use their property to dump the vegetation waste. It requires approx. 10 people working from 8 a.m. to Noon. Motion by Trustee Benchoter, seconded by Treasurer Gregg, to contact the Sheriff's Dept and Slusarski for availability, then if available, change the date to November 7, due to Hunting Opening Date. Then it will be posted on the Township website and at the Township Hall. Vote taken: Yea - 7 ; Nay - 0 Motion Carried 7-0.

Resignation of Terry Henry as Zoning Inspector:

A letter of resignation from Terry Henry as Madison Township Zoning Inspector, in which he gave us two weeks' notice was read to the board by Supervisor Griewahn, citing personal reasons. All members of the board cited the deep appreciation that we all have for not just his years as Zoning Inspector but also all the years as full time Firefighter/Paramedic/Asst. Fire Chief. All together Terry has served the township with 35+ years. He remains as Deputy Clerk and election extraordinaire. Motion to accept the letter by Trustee Liedel, seconded by Trustee Benchoter. Vote taken: Yea - 7 ; Nay - 0 Motion Carried 7-0.

Elite Synchrony Investments LLC. Purchase Agreement for Pump Property:

Supervisor Griewahn stated that the township had received a purchase agreement for the pump property and three connecting lots in the amount of \$150K, and at this time, there was no money down. Last month the board voted to accept their then letter of intent for \$150K, which was good for 30 days, with contingencies that is another purchase agreement comes in before there is money paid, the township can accept another offer without prejudice. Since last month's meeting, a purchase agreement from Too Good Cannabis LLC has been submitted for \$160K, but with no money received. After much discussion regarding the prior approval for \$150K, a motion by Trustee Bales, seconded by Trustee Benschoter, that Lucas be given the authority to complete the negotiations with Elite Synchrony Investments and that Supervisor Griewahn is authorized to sign an agreement that provides for 10% earnest money down, 30 days for due diligence and after that, 7 days to close, or they forfeit the earnest money and we can move on to second bidder. Roll Call Vote taken: Griewahn - Yes, Gregg-Yes, Moden-Yes, Benschoter-Yes, Carpenter-Yes, Liedel- Yes and Bales-Yes. Motion Carried 7-0.

Too Good Cannabis Purchase Agreement:

Based on the action taken with Elite Synchrony Investments LLC in the moments before, no action at this time was taken on the purchase agreement for \$160K , other than communicate the previous decision and vote.

Letter of Appreciation:

Supervisor Griewahn called David Rincon, Madison Township Building Official to the front of the room where he was presented a Certificate of Appreciation by Treasurer Gregg, while Griewahn read the contents of the certificate aloud. Mr. Rincon was solely instrumental in the procurement of matching an interested prospective buyer/builder of a 90-bed assisted living project to come to Madison Charter Township for this 11-million-dollar project. Dave has

shown to be proactive in his commitment to the townships' overall improvement as a business-friendly place, and all his hard work has paid off for the residents of the township and the surrounding communities.

First Reading of Ordinance 2020- #44 –Minimum Lot size:

Section 5.23.01 (f) “The minimum lot size in the MMO District shall be one (1) acre and no more than one marijuana operation shall be permitted on a one-acre lot.”. This is a change to the original ordinance which allowed more than one medical marijuana facility on a single lot.

Section 5.23.01 (j) “ A marijuana operation may not be located within 250 ft. of real property...” which is a change from 100 ft. previously in the ordinance.

Section 5.23.01 (j) Delete the following wording in this section “or residentially zoned property”.

First Reading of Marijuana Operations Ordinance #43 – Odor Control:

Additional language was proposed for the additional control of odor control within Marijuana Operations addressed in Ordinance #43. In section 4, 4.5 that will be corrected and reinstated.

These amendments to Ordinances #43 and # 44 were previously approved by the planning commission on 7/7/2020.

Fred Lucas mentioned that he had information that if builders in Marijuana businesses used foam insulation in their buildings, that there has been a dramatic improvement in the lack of odor that comes from them, it seems to encapsulate the odor better than blown in insulation. This is something that Building Official Rincon will check into for the township and report back.

ELECTED OFFICIALS COMMENTS:

Clerk Moden stated that the township received another grant of approx. \$5200 for the cost of the increased election costs.

Currently received approval from the state to cost sharing on a new AV Tabulator for the Nov. Election. Total cost for a tabulator is \$5295.00, the state would pay half, costing the twp. \$2647.00. This would give us two tabulators to use for the Absentee Ballots instead of one, cutting down on the number of hours spent running the 1000 plus ballots. Currently, it took over 7 hours to just run 880 ballots. The Tabulator has arrived and has been certified by the County Clerk,

Posting Banner at fire and police department about the voting polls and absentee ballot return location is at 3804 S. Adrian Hwy, NOT the 4008 S. Adrian Hwy location . There is an official Absentee Ballot Lock Box available to deposit absentee ballots during non-office hours, it is labeled and a sign to identify its use at the Township Office door.

Trustee Bales stated that while he agrees with the consent agenda, he would like to see the department heads given verbal monthly highlights of their department's activities for the month.

Trustee Carpenter expressed thanks to Clerk Moden for her work on the election and the time spent.

PUBLIC COMMENTS: None

ANNOUNCEMENTS: None

ADJOURNMENT/RECESS:

Motion to adjourn by Benschoter, supported by Gregg. Vote taken: Yea - 7 ; Nay - 0 Motion Carried 7-0.

Meeting adjourned at 8:40 p.m.

Additional Note: While documenting the meeting minutes a typo was found in the Meeting Agenda sheet that stated the first reading of amendment to Ordinance #41, and it should have read Ordinance # 44

Respectfully,

Janet M. Moden
Madison Township Clerk