

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 November 10, 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 October 13, 2020:

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

Vote taken: Motion carried 7-0.

AMENDMENTS TO THE AGENDA: None

PETITIONS & COMMUNICATIONS: Matt Carpenter thanked the police and fire department for their help with the drive thru Trick/Treat at Carpenter Farms this Halloween. A press release was read from FEMA regarding the ability of Madison residents to get Flood Insurance if needed. A letter was read from Mary H. regarding the ordinance issues she is concerned about. Free COVID-19 Testing was announced as being made available in the county.

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. The government class from Sand Creek was in the audience.

LIMITED PUBLIC COMMENT ON AGENDA ITEMS: None

SPECIAL PRESENTATIONS: Brian Rubel, Tetra Tech engineer. He explained the requirements for the EPA's America's Water Infrastructure Act (AWIA) to conduct a water system risk and resilience assessment (RRA) and Emergency Response Plan update (ERP) processes to be done by June of 2021. He stated that if approved, Tetra Tech can get started right away to meet the deadline. He explained that step one of the study is Resiliency of the water system which will cost \$14,300., step two of the study is Response of the water system which will cost \$2,600., and the third step which is Cyber Security can be postponed as it is optional and can be done at a later date. The question of Fairfield Township came up and Brian stated that their numbers may not meet the standard to require them to do the same type of study.

APPROVAL OF CONSENT AGENDA:

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

Two Minute Dept. Head Highlights: Fire: COVID-19 testing is ramping up in the area. Police: Drug use is prevalent; department is looking at 3rd party vendors for SOP's and policy management system. Utilities: Hydrants are being flushed, Twp. sign was in place for election, Baldwin pump station is all finished.

SAFETY COMMITTEE MEETING MINUTES:

Meeting was held on October 28, 2020 the minutes were read stating that Robert Truckor from First Insurance came and showed the Committee what can be made available to the township for free thru them as our primary carrier for liability. Everyone was impressed and gave him ideas of what areas of Safety we needed from his group. He will work on the list and get back with the committee. Motion to accept the minutes as read was made by Gregg, and Benschoter seconded. Vote taken: Motion carried 7-0.

BUDGET AND FINANCE COMMITTEE MEETING MINUTES:

Meetings were held on October 27, 29 and 30, 2020. Minutes of the meetings were read by Treasurer Gregg, in which he stated that the main reasons for the meeting was to discuss the 2021 budget, and to make adjustments to the current year budget. Motion to accept the minutes as read by Gregg, was seconded by Liedel. Vote taken: Motion carried 7-0.

TOWNSHIP HALL 101-265-822-000 INCREASE:

Treasurer Gregg presented an adjustment to the current 2020 budget to Fees /Meetings to pay for BS&A training in the Zoning, Planning area of our current software, in the amount of \$3000. Motion by Gregg, seconded by Moden, to approve the increase to 101-265-822-000. Vote taken: Motion carried 7-0.

CLERK 101-215-702-000 INCREASE:

Treasurer Gregg presented an increase to the Clerk salary for the additional work because of elections that are held. He is asking to increase the salary by an additional \$2000 annually. Motion by Gregg, seconded by Benschoter. Roll call vote: Griewahn-Yes, Gregg-Yes, Moden-Abstained, Liedel-Yes, Benschoter-Yes, Carpenter-Yes, Bales-No. Motion approved 5-Yes, 1-No, 1- Abstained.

OPEN PUBLIC HEARING ON 2021 BUDGET: The hearing was opened for public examination and questions at 7:48 p.m.

Supervisor Griewahn explained that the Budget Committee has worked hard to come up with a balanced budget for 2021, but to do so they would be required to take \$39,000 from the Rainy

Day fund. There was a discussion about a payment that was received from the Prison for fire protection that was not applied to the fire department's Fire Protection account from the General Fund in the 2020 budget, it was an increase of approx. \$17,000 which Ryan would like to be able to put toward salaries for himself and the ambulance salaries. He stated that it would pay for the increase that he was requesting in his proposed contract for his salary increase. Ryan stated that if it is not moved to that fund, he would notify the state that it had been misappropriated. After a lengthy discussion Gregg stated that he would have the auditor come in tomorrow to double check that the funds had been moved in the past to the appropriate funds.

Bales questioned the budgeting of \$7500 for Dues and Subscriptions, which covers MTA, MML and other organizational dues; Administrative Vehicle Maintenance for \$3500 in State Construction fund, which is for Building Official's car; an additional \$12,000 for legal fees for the Tax Tribunal, which Lucas said the township must defend and carries the financial burden for the fight. Another question was regarding the need for additional budgeting for adding a Deputy Treasurer position, when there has never been one before; explanation for the police contracted services from a third party to gain accreditation on their policies; monies owed to Dave Rincon from the construction and renovation of the Township Hall over a year ago.

Other questions were regarding wages. Liedel stated that since there was a wage freeze in 2020 for the non-union employees, he felt that the 2021 budgeted amount of 4% or more would be fair. Benschoter stated he would like to see a Personnel Mtg before November 30 to sort out the wage issues. Carpenter stated that we should not be making adjustments to the proposed budget numbers in the meeting tonight, but we should schedule a Special Board meeting if that is the board's wishes.

Supervisor Griewahn closed the public hearing portion of the 2021 budget at 8:30 p.m.

A motion by Gregg, seconded by Carpenter, to accept the current printed proposed 2021 budget as written. Roll call vote: Griewahn-Yes, Gregg-Yes, Moden- No, Liedel-No, Benschoter-No, Carpenter-Yes, Bales-No. Motion denied 3-Yes, 4-No.

It was discussed to have a Special Board Meeting on November 18, 2020 at 9:00 a.m. and that would give the Budget Committee time to answer any questions still open with various board members and check with the auditor and make the necessary adjustments if necessary. At that time, there would be another Open Public Hearing of the Budget for 2021.

OLD BUSINESS:

Delete first reading of Ordinance #41 as listed in October Board Meeting Agenda: There was an error on the numbering of the Ordinances cited in the meeting.

Second Reading of Ordinance #44 – Minimum Lot Sizes

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”.

A motion by Griewahn, seconded by Bales, to approve the above changes to Ordinance #44.
Roll call vote: Griewahn-Yes, Gregg-Yes, Moden- Yes, Liedel-Yes, Benschoter-Yes, Carpenter-Yes, Bales-Yes. Motion approved 7-Yes, 0-No.

NEW BUSINESS:

Part Time Zoning Inspector Position Job Description: A written job description was presented for the open position of part time zoning inspector, due to the resignation of Terry Henry in September. This is a contracted position. A motion by Griewahn, seconded by Bales to approve the job description as presented. Voted 7-0 to approve. Motion approved.

Resolution: Michigan Dept. of Transportation re: Township Sign in MDOT Right-a-way: Needed Board approval of the resolution submitted by MDOT for use of their road right-a-way to put the Township sign in. A motion to approve the resolution as written by Griewahn, seconded by Bales, voted 7-0 to approve. Motion carried.

Break: 8:35 p.m.

Return from Break: 8:39 p.m.

A motion was made by Griewahn, seconded by Bales, to approve an addition to the agenda regarding Tetra Tech. Voted 7-0 to approve the addition. Motion carried.

A motion was made by Bales, seconded by Carpenter, to approve the \$17,000 for Tetra Tech to start working on the Water System study to comply with the AIWA, as presented earlier in the meeting. Voted 7-0 to approve the expenditure. Motion carried.

First Reading - The Amendment Of Sec. 2 Of Ordinance #45:

The Charter Township of Madison ordains:

Section 1. Amendment of Section 2

Section 2 of the Madison Charter Township Prohibition of Marijuana Establishments Ordinance is hereby amended, in its entirety, to read as follows:

Section 2. Prohibition

Except as otherwise permitted in the Marijuana Operations Overlay District pursuant to the Michigan Regulation and Taxation of Marijuana Act, Section 6.1 Madison Charter Township elects to prohibit both medical and recreational marijuana establishments in all other areas within the Township.

Section 2. Saving Provision.

All sections of Ordinance 45, the Madison Charter Township Prohibition of Marijuana Establishments Ordinance not amended by this ordinance shall continue in full force and effect.

Second reading will be at December Board Meeting.

First Reading – The Amendment of Section 4 of Ordinance #43 – Odor

Section 4. Regulations for Marijuana Operations

All marijuana operations permitted under this ordinance shall be subject to the following regulations:

4.5 Odor: Odor control devices and techniques shall be incorporated in the Premises of all Commercial Cannabis Businesses to ensure that odors from Cannabis are not detectable offsite. Commercial Cannabis Businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Business that is distinctive to its Operation is not detected outside of the Premises, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyer, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Business. As such, Commercial Cannabis Businesses must install and maintain such equipment as consultants hire by the Township, the cost of which is to be reimbursed by the operator, deem effective to meet the standards of this section. In addition, the following rules shall apply:

- A. Negative air pressure shall be maintained inside the building.
- B. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress and egress the building.

Second reading will be at December Board Meeting.

ELECTED OFFICIALS COMMENTS:

Moden: The Nov. 3, 2020 election has been certified by the County Election Board. Thank you to all the workers, especially Deputy Clerk, Terry Henry, Ryan Rank and Mike Shadbolt for their exceptional work and dedication.

Gregg: The township has received \$15,000 of earnest money from Synchrony towards the purchase of the Pump house property and three lots. Now waiting on their due diligence within the next 30 days to close on property.

Friday, November 13th the Budget Committee will meet again with changes to the proposed 2021 Budget. Any board member that has questions, please have them to Griewahn by 4:30 on Thursday.

AUDIENCE COMMENTS: None

ANNOUNCEMENTS: None

ADJOURNMENT/RECESS:

Motion by Benschoter, seconded by Liedel, to adjourn the meeting. Voted 7-0 to approve. Motion carried. Meeting adjourned at 8:57 p.m.

Submitted by:

Janet Moden
Township Clerk