



CHARTER TOWNSHIP OF MADISON

Gary Griewahn
Supervisor
Janet Moden
Clerk
Harold Gregg
Treasurer

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TRUSTEES

Howard Bales
Matt Carpenter
Ralph Benschoter
Chad Rodgers

Madison Township Special Board Meeting
Held in Person and Electronically (Zoom)
Minutes of May 4, 2023

9:00 a.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. Rodgers absent excused.

AMENDMENTS TO THE AGENDA: None

PETITIONS & COMMUNICATIONS: None

INTRODUCTION OF SPECIAL GUESTS:

LIMITED PUBLIC COMMENT ON AGENDA ITEMS: None

APPROVAL OF CONSENT AGENDA: None

OLD BUSINESS/UNFINISHED BUSINESS:

NEW BUSINESS:

BOND ATTY – WATER PROJECT:

Steve Mann, Attorney with Miller Canfield spoke to the board regarding the financing options for the proposed water project. He explained the various processes that are available to local government for borrowing money to finance the type of projects Madison Twp is working on for its water department. He explained the basic four options as:

USDA: One purchaser, long term (40 yrs.) available, stringent requirements, lengthy application time, best interest rate usually.

SRF: 2.5% interest with State, lengthy application process, get financial advisor, must have good credit rating, must take lowest competitive rate.



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Private Placement: Can use local banks such as Huntington, that participate in Bond sales, provide last three years of audits, easier application process, quicker turnaround process.

Revenue Bonds: Need good credit standing, not full service of the entire township, just the utility held responsible.

After his presentation, he was asked for his recommendation as to which process, he felt would best benefit the township in his opinion. He definitely suggested that Madison would benefit by choosing the Private Placement method. He walked the board through the exact step by step process on that method. Even with this method it would likely take 120 days to turn around on the open market. He stated that Huntington's interest rate might be around the 4.25% mark. He stated that it should be set up as Water/Sewer Bond and that there should be a 10% bond reserve set aside fund. A set aside Debt Retirement fund as a separate fund bond reserve acct. We might have to pay a "rating fee" from Standards & Poor's. He also suggested that we not use our ARPA funds for this project, borrow the entire amount.

EAST BEECHER ST. – Sewer Flow Study:

Brian Rubel/Tetra Tech engineer stated that plans for the study to go forward this fall if approved, after bids have been sent out. There are currently questions about if the State will require a variance to cross the stream.

He also stated the test well would turn into a production well as that project progresses. Hoping for Spring 2024 as a start time for this project. This would be a project that could use the ARPA funds.

Water Sewer Meeting minutes of 5/1/2023 were read by Carpenter with a motion to accept, supported by Bales. Motion carried 6-0.

Bales made a motion, supported by Carpenter to approve the cost of \$46,000 for the Sewer flow study, to be measured for 3 months, and that if we can get the City of Adrian to pay half of the study we should. Roll Call vote: Gregg, Yes; Griewahn, Yes; Moden, Yes; Benschoter, Yes; Carpenter, Yes; and Bales, Yes. Motion carried 6-0

CHANGE AUGUST 2023 Board Meeting Date:

Due to an election that is being held on August 8, 2023, it is necessary to change the date of the township per Clerk Moden. Motion by Carpenter, supported by Bales that the August Monthly Board meeting be moved to Thursday, August 10th at 7:00 p.m. Motion carried 6-0



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CIVIC PLUS PROGRAMS:

Clerk Moden spoke on the needs that the township to use a Codification program for the township ordinances by using a computer program put out by Civic Plus. A complete document of the uses was given to each board member, along with the indication that our township attorney has recommended this program due to our growing size. This program is used by many cities and others in Lenawee County. The clerk is trying to contact Tecumseh City and Blissfield Village, she has already talked to the City of Adrian Clerk, who recommends this company. The cost quotes were submitted and the agenda/Meeting minutes software as well. It would be eligible to be paid for by ARPA funds.

The board decided to table any decisions until the regular meeting in May, giving the Clerk time to make more contacts.

ELECTED OFFICIALS' COMMENTS:

Gregg: Zoning in Drexel Park and Sunnyside is currently R-1 and should be R-2, after looking at all records available it appears that it has always been zoned incorrectly. He talked to Lucas and he suggested that we do an overlay for that area to take them to R-2, Fred is still working on it.

Carpenter: Due to the Solar Farm in Adrian Twp. Rincon's time spent in Adrian Twp for the next year will be of a much greater demand, and he is going to have to use his back up inspector much more in Madison Twp during that time, so budgets may need to be adjusted to accommodate the additional expenses. Also, milage rates need to be adjusted also.

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 10:38 a.m.

Submitted by:

Janet Moden
Township Clerk