

Fredonia Township Board Regular Meeting
September 15, 2025 6:30 PM
Fredonia Township Hall
8803 17 Mile Rd, Marshall, MI 49068

MINUTES

BOARD MEMBERS present: ☒ Terry Day, Supervisor ☒ Meg Bosserd, Clerk ☒ Kyler Speaker, Treasurer
☒ Cathy Combs, Trustee ☒ John Miller, Trustee

STAFF present ☒ Phil Damon, Fire Chief ☒ Jacob Washburn, Deputy Supervisor/FD Training Officer
☒ Doug Damon, Sexton ☒ George Crandall, Twp. Planning Committee
☒ Terry Travis, Code Enforcement Officer

CALL TO ORDER: Terry Day called the meeting to order at 6:32 PM.

PLEDGE OF ALLEGIANCE: Led by all.

Agenda Additions/Deletions: K. Speaker added School Collection Fee for Summer Taxes under New Business.

PUBLIC COMMENT FOR ITEMS ON AGENDA: None.

CORRESPONDENCE: None.

MINUTES FROM PREVIOUS MONTH: Regular Board Meeting: August 18, 2025

J. Miller made a motion and K. Speaker supported to approve the minutes as printed for the August 18, 2025, Regular Board Meeting. Motion carried unanimously.

APPROVED AS READ

FINANCIAL REPORT: K. Speaker provided reports to review for the month of August; The old GL is approximately \$0. There is \$151.87 in outstanding checks. We will look into voiding and re-issuing out of our SMB&T account. All monies are being moved to SMB&T. There will be a bump in the General Account and Tax Account due to interest. The Township received a state shared revenue payment on August 1, 2025.

FILE FOR AUDIT

READING OF THE BILLS by M. Bosserd

M. Bosserd provided a complete check register for the Board to review dated August 19, 2025 - September 15, 2025, totaling \$16,279.76 from the General Fund and \$1,321,160.27 from the Tax Account. The 8 voided checks were test checks. We made our first payment of \$8,500 to BS&A for the transition to Cloud. K. Speaker continues to collect summer taxes and has made disbursements to the four entities we collect for in the summer – Calhoun County Treasurer, Harper Creek Community Schools, Calhoun County ISD, and Marshall Public Schools. C. Combs made a motion and K. Speaker supported to approve the check register as presented.

Upon roll call vote, the following voted:

"Aye": Cathy Combs, Meg Bosserd, Terry Day, Kyler Speaker, John Miller

"No": None

The Supervisor declared the check register approved.

APPROVED AS READ

REPORTS:

FIRE: Chief Damon provided a report and stated there were 7 fire and 6 medical calls for the month of August 2025. Training this month: Rescue Resources was here and put on extrication training for Fredonia, Marshall Township, City of Marshall, and Marengo Fire Department. We have also had a training on using soybean-based foam. Continuing Ed: Pit crew CPR; using the new stair chairs. Equipment: Engine 8 pump has been repaired; new brakes and brake drums on Brush 8; Rescue 8 had to have a valve repaired.

CEMETERY: D. Damon trimmed the fence in Lyon Lake Cemetery where he encountered poison sumac. He needed a steroid shot and prescription. In a couple of weeks, he will take more precautions and finish up. Houston Cemetery has a few wild bushes growing in the chain link fence that need to be removed. P. Damon cut them down last year, but they are back and bigger than ever. D. Damon suggests we have White Collar dig them out unless we have a volunteer. Brad Parker and D. Damon visited Old German Lutheran Cemetery. B. Parker has started mapping it. We have two scheduled cremation burials in the next couple of weeks. Supervisor Day and D. Damon have dealt with a couple inquiries about families that thought their family was interred in Lyon Lake Cemetery but was interred in Oakridge Cemetery in the early 50s. The other inquiry came from a Funeral Director in Ypsilanti, Michigan. D. Damon is requesting that all summer decorations be removed by October 1st unless it is a recent burial. We have had four lot sales in the last couple of weeks.

ROADS: The next road meeting will be on October 14, 2025 to discuss next year's projects. All 2025 road projects are completed. Patchwork on E Dr. between 12 Mile Rd. and 13 Mile Rd. is not on the list. T. Day will follow up with Kori Albrecht at the County. D. Damon is going to the Eckford Township meeting this evening to compare road plans. He is going to Newton Township tomorrow to compare plans.

CODE ENFORCEMENT: The resident at 380 Lyon Lake Road was given 120 days to demolish the house. We are waiting to get the exact date from the Township attorney, but it falls sometime in December.

PLANNING: The last meeting was on September 10, 2025. The next meeting will be on October 15, 2025. George Crandall attended the County Planning meeting on August 25, 2025. They did not have a meeting in June or July, and therefore, the review period lapsed, and recommendations were not given on the three items sent to them – Lake Residential District, Concrete Batch Plant, and Short-Term Rentals.

There will be another Public Hearing on October 15, 2025 to address concerns for the rezoning of parcel 11-102-051-00 from Agricultural to Industrial. A notice was published in the paper but letters were not sent out for the original meeting on July 16, 2025 to residents within 300' of the property. The Board will hopefully be able to vote on it at the November meeting. The County disproved this proposed zoning amendment at the August 25, 2025 meeting as it does not match Fredonia Township's current Master Plan. Revising the Master Plan is a long process that involves a Public Hearing and a 45-day waiting period, among other things. More property may be zoned Industrial for expansion in the future. K. Speaker stated he is not comfortable voting on items that the County has not reviewed. He explained if the County disproved the amendment because of the Master Plan, he would want to know if they would find anything in the three items not reviewed. Some Townships do not have Industrial zoned property. A case could be made if a property is turned to Industrial, the city may annex it, and then we may not have to have Industrial in Fredonia. The infrastructure is already there at the particular parcel in question. G. Crandall is going to look in to not designating anything industrial. T. Day to provide information regarding 425 to G. Crandall.

ZONING: Carl Fowler, Zoning Administrator and Permit Coordinator, introduced himself. There has been one Building Permit and Mechanical Permit in the last month. The family living in the camper on Lyon Lake will be there for 60 days for emergency purposes. The actual definition is not in the ordinance, and therefore, nothing can be enforced. C. Fowler is communicating any concerns with ordinances with G. Crandall.

PARKS & RECREATION: Ben Lark gave an update on Jennie Woods. Ryan Reincke, Executive Director of the Calhoun Conservation District, sourced a tractor and bush hog. Clearing paths for vehicles should begin the second week of October. The Fredonia Township Fire Department will schedule a prescribed burn next spring, sometime between mid-March and mid-April.

OLD BUSINESS:

***Lyon Lake Lights Special Assessment District Update:** The Board had a Public Hearing at 5:00pm today, September 15, 2025. The Board approved the determination to proceed with the establishment of a special assessment district to defray the costs and expenses of street lighting in the area of Lyon Lake; approval of plans and estimate of costs and expenses; final determination of the special assessment district. The next meeting will be on Monday, October 20, 2025, at 6:00pm. It was originally going to be at 5:30pm, per the previous Public Hearing, but has been changed to 6:00pm. Two parcels were added to the SAD and two parcels were removed from the SAD based on review of the map. We hope to have settled for Winter taxes.

NEW BUSINESS:

***Lake Residential District:** T. Day read the below letter from Jen Bomba, Director of Community Development:

This letter is to inform you that the Calhoun County Planning Commission (CCPC) received your request for review of the enclosed planning/zoning items. However, due to the cancellation of the July CCPC meeting, the statutory review period has lapsed without formal action. As a result, you may proceed without a recommendation or action from the County Planning Commission regarding these items.

G. Crandall explained that the Lake Residential District changes the side setbacks to match what is already out there. Items are outlined that will not obstruct view. We are currently having ZBAs to go around rules. The LRD would reduce the amount of ZBAs. K. Speaker made a motion and C. Combs supported to send the Lake Residential District ordinance back to the County for review. Motion carried unanimously.

***Concrete Batch Plant:** The Planning Commission thought this should be in Industrial. This is hypothetical at this point. C. Combs made a motion and K. Speaker supported to deny the approval of the Concrete Batch Plant ordinance. Motion carried unanimously.

T. Day read the top of the proposed ordinance – “An ordinance to amend in part an ordinance entitled “Fredonia Township Zoning Ordinance” which was adopted December 19, 2022, as amended, to add definition to Section 18.2 titled Concrete Batch Plant, and to amend Section 16.2 adding Concrete Batch Plants as permitted use.”

C. Combs expressed the need to preserve agriculture. G. Crandall stated that the Township has to have something designated Industrial. There is currently no Industrial except for future use in the Master Plan on Division.

***Short-Term Rentals:** C. Combs stated the County should weigh in on this given the ongoing lawsuits, etc., centered around short-term rentals. K. Speaker said the proposed revisions seem cookie-cutter but wants to know the County's opinion. K. Speaker made a motion and C. Combs supported to send Short-Term Rentals back to the County for review. Motion carried unanimously.

***iWorQ Permit Software:** C. Fowler compared permit software programs BS&A Cloud to iWorQ. The Board had previously voted to approve adding the BS&A Community Development module to the migration of current modules to Cloud. C. Fowler had phone calls with BS&A and expressed just needing Building.net. BS&A no longer offers that program for purchase. Community Development has a lot of features that are not necessary. C. Fowler just needs a program to input permits, track inspections, and process payroll. M. Bosserd went over the difference in financials. iWorQ costs \$2,000 annually where BS&A costs \$2,265 annually. Also, all customer support and training are free with iWorQ. There is a one-time fee of \$1,300 for implementation and setup. BS&A is going to charge us \$3,300 for database setup, \$6,600 for project management and implementation planning, and \$1,100/day for training (est. \$8,800) totaling \$18,700. BS&A let us out of the Community Development portion of our agreement except for \$1,000 because of the portion they had already started for us in regard to the time put towards it, set ups, planning, etc. At this point, not going with BS&A and moving forward with iWorQ will save us \$16,400 in startup costs and \$265 annually. M. Bosserd made a motion and K. Speaker approved to move forward with iWorQ Permit Software.

Upon roll call vote, the following voted:

"Aye": John Miller, Kyler Speaker, Terry Day, Meg Bosserd, Cathy Combs

"No": None

The Supervisor declared the motion approved.

***CDs:** The Township's CD matures tomorrow, Tuesday, September 16, 2025. K. Speaker researched options at three local banks. Sturgis offers 4.7% interest. Marshall Community Credit Union offers 4% interest. Both of these have a penalty of losing the interest earned for withdrawing early. Southern Michigan Bank & Trust is 4%. It functions like a high-yield savings account. There is no penalty for withdrawing early and interest is earned monthly. K. Speaker suggests to roll over \$29,000 and add \$121,000. K. Speaker made a motion and J. Miller supported to put \$250k in a CD with Southern Michigan Bank & Trust for 13 months at 4%.

Upon roll call vote, the following voted:

"Aye": Cathy Combs, Meg Bosserd, John Miller, Kyler Speaker, Terry Day

"No": None

The Supervisor declared the motion approved.

***Lyon Lake Improvement Board Hall Rental:** The Township has not been charging Lyon Lake Improvement Board the hall rental fee. K. Speaker said our policy is \$25 for hall rental on the weekdays for non-profit. He said we represent township residents and this is setting a precedent – what if other entities (i.e. Twin Valley) want free hall rentals. C. Combs said as a non-profit, the Township cannot give anything away. It was noted that lights were left on after the last Lyon Lake Improvement Board rental. T. Day explained that he felt that the makeup of the Lyon Lake Board with two members being appointed by Fredonia Township and two being County Commissioners made it reasonable for Lyon Lake Improvement Board to rent it for free. M. Bosserd agreed and stated that this was a unique situation given the circumstances surrounding the creation of the Lyon Lake Improvement Board. Lyon

Lake Improvement Board Member Martin LaFayette interjected to say that they would be fine paying the \$25 hall rental fee. The Lyon Lake Improvement Board is not considered a non-profit, but is a government agency. K. Speaker made a motion and J. Miller approved to revise the Fredonia Township Hall Rental agreement to say government agencies and non-profit entities can rent the hall on a weekday for \$25. Motion carried unanimously.

***School Collection Fee for Summer Taxes:** The Township collects approximately \$1,900 from Calhoun County ISD from the summer taxes. We do not currently collect anything from Marshall Public Schools or Harper Creek Community Schools. C. Combs made a motion and T. Day supported to allow the Treasurer, Kyler Speaker, to negotiate a collection fee for summer taxes with Marshall Public Schools and Harper Creek Community Schools.

PUBLIC COMMENT (for any new issues):

*D. Damon returned from Eckford Township Road Meeting and reported that the plan for 18 Mile Rd. changed. It will not be chip-and-seal but Eckford plans to rubberize cracks.

*M. LaFayette said charging the Lyon Lake Improvement Board for the hall rental is a fair decision. It keeps things consistent and he thanked the Board.

BOARD COMMENT (TIME LIMIT-3 MINUTES PER ISSUE PER PERSON):

*J. Miller said he appreciates the open discussion.

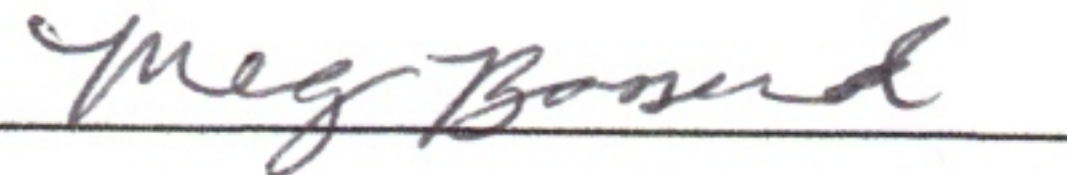
*K. Speaker said he likes the direction we're going in support of each other.

*T. Day said though we may disagree, no one takes it personally.

ADJOURNMENT: Meeting adjourned at 8:18 PM.

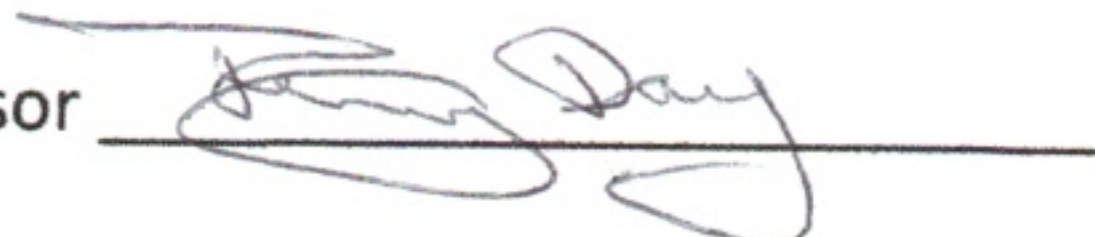
Minutes prepared by M. Bosserd

Meg Bosserd, Township Clerk



Date: 10/21/25

Terry Day, Township Supervisor



Date: 10/21/25

09/15/2025 CHECK REGISTER FOR FREDONIA TOWNSHIP					
CHECK DATE FROM 08/19/2025 - 09/15/2025					
Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN01 GENERAL FUND - SMB&T					
08/26/2025	GEN01	13004	CFOW	CARL K. FOWLER JR.	30.00
08/26/2025	GEN01	13005	0054	CITY OF MARSHALL	314.00
08/26/2025	GEN01	13006	940	CSI EMERGENCY APPARATUS, LLC	930.00
08/26/2025	GEN01	13007	0013	DARLING ACE HARDWARE	4.78
08/26/2025	GEN01	13008	0066	DONALD P DAMON	30.00
08/26/2025	GEN01	13009	0162	DOORS UNLIMITED LLC	250.00
08/26/2025	GEN01	13010	522	DOUGLAS DAMON	30.00
08/26/2025	GEN01	13011	959	FIRST NATIONAL BANK OF OMAHA	338.87
08/26/2025	GEN01	13012	0139	FRANK BALLARD	1,225.00
08/26/2025	GEN01	13013	617	JACOB WASHBURN	200.00
08/26/2025	GEN01	13014	KSPEAK	KYLER SPEAKER	30.00
08/26/2025	GEN01	13015	983	MARGARET BOSSERD	30.00
08/26/2025	GEN01	13016	948	QUALITY EXACAVATORS, INC.	46.00
08/26/2025	GEN01	13017	916	TERRY DAY	30.00
08/26/2025	GEN01	13018	982	THE SALEM WORKSHOP, LLC	72.00
08/26/2025	GEN01	13019	555	WHITE COLLAR LAWN AND LANDSCAPE SER	2,390.00
09/02/2025	GEN01	13034		VOID	1,234,567.89 V
09/02/2025	GEN01	13035		VOID	1,234,567.89 V
09/02/2025	GEN01	13036		VOID	1,234,567.89 V
09/02/2025	GEN01	13037		VOID	1,234,567.89 V
09/02/2025	GEN01	13038		VOID	1,234,567.89 V
09/02/2025	GEN01	13039		VOID	1,234,567.89 V
09/02/2025	GEN01	13040		VOID	1,234,567.89 V
09/02/2025	GEN01	13041		VOID	1,234,567.89 V
09/09/2025	GEN01	13042	974	ASPHALT SOLUTIONS	335.00
09/09/2025	GEN01	13043	964	BAUCKHM,THALL,SEEGER,KAUFMAN&KOCHE	490.00
09/09/2025	GEN01	13044	0006	BS&A SOFTWARE	8,500.00
09/09/2025	GEN01	13045	0192	CHARTER COMMUNICATIONS	167.90
09/09/2025	GEN01	13046	0054	CITY OF MARSHALL	288.00
09/09/2025	GEN01	13047	0009	CONSUMERS ENERGY	92.64
09/09/2025	GEN01	13048	0012	D & D MAINTENANCE SUPPLY	67.69
09/09/2025	GEN01	13049	0066	DONALD P DAMON	26.48
09/09/2025	GEN01	13050	238	MICHAEL RUSSELL	148.39
09/09/2025	GEN01	13051	0137	MICHIGAN GAS UTILITIES	49.01
09/09/2025	GEN01	13052	VNP	VIEW NEWSPAPER GROUP	164.00
GEN01 TOTALS:					
Total of 35 Checks:					16,279.76
Less 8 Void Checks:					0.00
Total of 27 Disbursements:					16,279.76

Bank TAX01 TAX01					
09/01/2025	TAX01	4017	706	CALHOUN COUNTY ISD	77,641.98
09/01/2025	TAX01	4018	0007	CALHOUN COUNTY TREASURER	286,601.44
09/01/2025	TAX01	4019	713	HARPER CREEK COMMUNITY SCHOOLS	170,939.25
09/01/2025	TAX01	4020	704	MARSHALL PUBLIC SCHOOLS	107,837.56
09/15/2025	TAX01	4021	706	CALHOUN COUNTY ISD	107,947.73
09/15/2025	TAX01	4022	0007	CALHOUN COUNTY TREASURER	398,470.78
09/15/2025	TAX01	4023	713	HARPER CREEK COMMUNITY SCHOOLS	13,472.63
09/15/2025	TAX01	4024	704	MARSHALL PUBLIC SCHOOLS	156,695.83
09/15/2025	TAX01	4025	MISC	CHERYL KIDDER	65.87
09/15/2025	TAX01	4026	MISC	LARRY A DAY	523.04
09/15/2025	TAX01	4027	MISC	LOGAN PATTERSON	964.16
TAX01 TOTALS:					
Total of 11 Checks:					1,321,160.27
Less 0 Void Checks:					0.00
Total of 11 Disbursements:					1,321,160.27
REPORT TOTALS:					
Total of 46 Checks:					1,337,440.03
Less 8 Void Checks:					0.00
Total of 38 Disbursements:					1,337,440.03