

Fredonia Township Board Regular Meeting
January 26, 2026 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: Clerk Meg Bosserd called the meeting to order at 6:30 PM.

ROLL CALL: M. Bosserd called the Board of Trustees' names:
"Present": Meg Bosserd, Cathy Combs, John Miller
Absent: Terry Day, Kyler Speaker

M. Bosserd explained the excused absences of T. Day and K. Speaker. There is still quorum.

CHAIRPERSON APPOINTMENT: M. Bosserd appointed Trustee Cathy Combs to moderate the meeting.

PLEDGE OF ALLEGIANCE: Led by all.

AGENDA ADDITIONS/DELETIONS: M. Bosserd added 2025 Parks Millage Allocation Report & 2026 Allocation Request under Old Business. M. Bosserd added Assessor Report under Reports.

PUBLIC COMMENT FOR ITEMS ON AGENDA:

*Resident said she read the minutes of the Calhoun County Planning Commission's meeting regarding short-term rentals and their belief did not align with the law. She said Board should ignore the CCPC's recommendation and listen to the residents and the current status of the law.

*Resident stated whatever the Board can do to eliminate short-term rentals, he is in full support.

CORRESPONDENCE: None.

MINUTES FROM PREVIOUS MONTH: Regular Board Meeting: December 15, 2025

J. Miller made a motion and C. Combs supported to approve the minutes as printed for the December 15, 2025 Regular Board Meeting. Motion carried unanimously.

APPROVED AS READ

FINANCIAL REPORT: K. Speaker provided reports to review for the month of December. M. Bosserd stated we are half way through the fiscal year. We are currently riding close to the line in some categories. We will make budget adjustments if necessary. M. Bosserd had a County Clerk meeting last Wednesday, January 21, 2026. As of now, Fredonia Township does not have a special election in May. Elections may be an area where we can move money from if needed.

FILE FOR AUDIT

READING OF THE BILLS by M. Bosserd

M. Bosserd provided a complete check register for the Board to review dated December 16, 2025 - January 26, 2026, totaling \$17,987.83 from the General Fund and \$799,726.25 from the Tax Account. A payment was made to City of Marshall for \$700.00. That was the approved contribution to the prescribed burn at Brooks Nature Area last Spring. The payment to Hunter Prell for \$2,834.00 was paid for the plumbing work that was needed at the Township Hall. The check register has been shorter since the Township passed the Resolution approving ACH and EFT payments. First National Bank of Omaha is the Township credit card and autopay is set up for Granger (trash service), AT&T (tablets for the Fire Department), Wix (website), Dell software, and Spectrum (phone and internet). There was an Amazon purchase made for \$920.00 for the picnic table for Jenney Woods. K. Speaker issued a reimbursement to a resident for a Board of Review error. Other tax payments were for the various tax distributions.

J. Miller made a motion and C. Combs supported to approve the check register as presented.

Upon roll call vote, the following voted:

"Aye": John Miller, Meg Bosserd, Cathy Combs

"Nay": None

C. Combs declared the check register approved.

APPROVED AS READ

REPORTS:

FIRE: Chief Damon provided a report and stated there were 7 fire and 11 medical calls for the month of December 2025. Training this month: Annual review of blood borne pathogens; and use of protective equipment and small equipment checks. Continuing Ed: patient assessment and pediatric assessment. Personnel: We would like to congratulate Victoria Vavra for completing her Medical First Responder and passing her national registry exam and Macey Mead for passing her Emergency Medical Technical classes and passing her National Registry exam. I feel that both of them will be great assets to our fire department.

P. Damon provided reports of calls for service and breakdowns by incident types.

CEMETERY: D. Damon provided M. Bosserd with his report via email. There have been four full burials and one lot sale in the last month.

ROADS: The next meeting will be February 4, 2026.

CODE ENFORCEMENT: T. Travis said there was nothing new. He did have a long conversation with the daughter of the resident complaining about the property on 12 Mile Road. T. Travis explained that there is not a lot that can be done due to the current weather and she agreed.

PLANNING: The next meeting will be on February 11, 2026.

ZONING: There were two permits issued this month – a mechanical and an electrical permit.

PARKS & RECREATION: Ben Lark spoke with Ryan Reincke earlier this evening. R. Reincke and Tim would like to start working on a half mile walking trail out at Jenney Woods when possible. M. Bosserd asked B. Lark if there was anything needed now as the previously approved picnic table did not bring the Parks Fund down to the number. B. Lark found an Echo Chain Saw, 20" model Timber Wolf, that Greg Stanley, a resident of Fredonia Township and owner of Stanley Lawn & Garden, recommended for clearing an area for a walking path at Jenney Woods. M. Bosserd said the Board can discuss and vote when they get to the 2025 Parks Millage Allocation Report & 2026 Allocation Request agenda item. B. Lark said the

Chairman of the Conservation District commented that residents near Jenney Woods had favorable things to say. The Hunter Access Program shows that 453 people have visited Jenney Woods. The Fredonia Township Fire Department will do a controlled burn in the Spring.

ASSESSOR REPORT: M. Bosserd read the report from Assessor Roger Smith. Assessor Report 2025 Year End Report dated January 19, 2026. All Property Transfers have been entered into the system. All Principal Residents Exemptions have been entered into the system. There were many property Land Divisions and Lot Line Adjustments in 2025. There were 27 Sales in 2025. Roger is currently working on balancing the 2026 Assessment Roll with the County Ratios. The 2026 March Board of Review will be held on the following dates and times. Tuesday, March 03, 2026 Organizational Meeting; Monday, March 09, 2026 Appeal Meetings 9:00 AM TO NOON - 1:00 PM TO 4:00 PM; Tuesday, March 10, 2026 Appeal Meetings 2:00 PM TO 5:00PM - 6:00 PM TO 9:00 PM. M. Bosserd will relay these dates to T. Day.

OLD BUSINESS:

***380 Lyon Lake Road Demolition Bids:** It was approved at the last Board meeting to get three bids for the demolition of the property on 380 Lyon Lake Road. M. Bosserd reached out to multiple vendors. Quality Excavators Inc. quoted \$20,000.00 plus an additional \$3,800.00 to supply and place topsoil to seed and straw the disturbed area. Hoffman Brothers does not do demolition work. They recommended two companies – 21st Century and Pitsch Companies. 21st Century handles commercial, larger projects. They can do residential, but they are union and they said they could give us a quote, but we would not like it. Pitsch Companies said they handle this type of thing all of the time. They gave a very detailed quote totaling \$10,950.00 which includes restoring the disturbed area. Arranging the abandonment of a water well would be an additional \$1,000.00 and pumping and collapsing the septic tank and restoring the area would be an additional \$750.00 per tank. M. Bosserd called Carr Brothers and Sons, Inc. She first spoke to them on December 30th and was told the owner was having cataract surgery, but should be able to provide a quote by the January Board meeting. M. Bosserd followed up on January 22nd, and with the surgery and weather, no one was able to get out to the property. They will try to get out there before Monday's meeting. M. Bosserd left a message earlier today, January 26th and has not heard back. The call for three bids was a recommendation from Treasurer K. Speaker. M. Bosserd did not get three official quotes, but called multiple companies. C. Combs asked if Pitsch will remove all debris like what is stated in the QEI quote. Pitsch specified the removal of wood, combustibles, and concrete/block.

M. Bosserd made a motion and C. Combs supported to approve Pitsch's quote of \$10,950.00 and the additional costs of \$1,000.00 and \$750.00 if necessary, if Pitsch confirms that they will remove all debris.

Upon roll call vote, the following voted:

"Aye": John Miller, Meg Bosserd, Cathy Combs

"Nay": None

C. Combs declared the motion approved.

***Telecommunications Tower:** G. Crandall says that the proposed tower is a permitted use in the Ag District. There was a Public Hearing regarding the telecommunications tower at 7198 15 ½ Mile Road on January 14, 2026. No neighbors were present. This is quasi- eminent domain territory as it is a public service. If the Board does not make a decision within 150 days of the of the application submission date, they can move forward anyway. The conditional use application was submitted on October 24, 2025. Calls were made to Michigan State Extension, Jen Bomba at the County, Robert Hawley, and the Township attorney regarding getting more information and if they had recommendations for a third-party to come in to address the Township's questions and concerns. No one was able to provide any

additional information or recommendation. At the previous meeting, the Board voted not to move forward trying to find a third-party consultant. The height of the tower is dependent on the curvature of the earth. Smart phones bleed off data more quickly. Towers have to be closer together now regardless of curvature. The Planning Commission recommended we move forward approving the Conditional Use Permit Application for the telecommunications tower. J. Miller explains that Verizon found a dead spot in the Lyon Lake area, and it is called the Lyon Lake Project. The tower will talk to another tower on M60. A resident said that his service does go down on the south end of Lyon Lake. Verizon plans to put up a 4G that will switch to a 5G tower. This will reach 3-4 miles.

J. Miller made a motion and M. Bosserd supported to approve the Conditional Use Permit application for the telecommunications tower at 7198 15 ½ Mile Road.

Upon roll call vote, the following voted:

"Aye": John Miller, Meg Bosserd, Cathy Combs

"Nay": None

C. Combs declared the motion approved.

***Lake District:** This is a zoning item. J. Washburn stated that per MTA, a two-thirds (2/3) vote is required for zoning changes. There are not enough Board Members present to take this up at tonight's meeting.

***Short-Term Rentals:** The above applies to this agenda item as well.

J. Miller made a motion and M. Bosserd supported to table the Lake District and Short-Term Rentals due to not having 2/3 of the Board present. Motion carried unanimously.

***2025 Parks Millage Allocation Report and 2026 Allocation Request:** Per the 2025 Parks Millage Allocation Report, Fredonia Township's ending millage balance must be less than \$15,232.63 to receive a fourth-year allocation. Our current balance is \$16,186.58, which is \$953.95 over the amount needed. At the last meeting, the Board approved the purchase of a picnic table for Jenney Woods for approximately \$950.00. It was suggested that M. Bosserd check to see if the County had a tax-exempt Amazon Prime account. Lucy Hough, Assistant Director Community Development, ordered with her account and was able to purchase the table for \$921.50. The ending millage is now \$32.45 over where it needs to be to receive a fourth-year allocation. M. Bosserd asked L. Hough about submitting the request with the current numbers given the detailed plans for Jenney Woods. L. Hough said though she felt like it would be approved, she could not guarantee how the Board would vote. She asked if there was something the Township could buy now for Jenney Woods. As discussed earlier, B. Lark found a chainsaw for \$479.99 that would be used to clear a walking path. This purchase would bring the millage balance to \$14,785.09.

J. Miller made a motion and M. Bosserd supported the purchase of the chainsaw for \$479.99 and to submit the 2025 Parks Millage Allocation Report & 2026 Allocation Request with the updated numbers.

Upon roll call vote, the following voted:

"Aye": John Miller, Meg Bosserd, Cathy Combs

"Nay": None

C. Combs declared the motion approved.

NEW BUSINESS:

***Mowing Bids:** M. Bosserd stated that this is the time of year where the Township would consider going out for mowing bids. The current vendor is White Collar. Everyone is happy with their work. M. Bosserd will reach out to see if their rates are staying the same for the upcoming season.

PUBLIC COMMENT (for any new issues):

*Resident said there will be a meeting at the library at 2:30pm on Saturday, January 31 to discuss No Data Centers. No Data Center signs are available. On Wednesday, Steve Carra will be holding an oversight hearing on data centers in Lansing. He mentioned the letters he received during the hearing in Lansing for the Blue Oval Sight. The Luminary Hike will be at Brooks Nature Area on February 7th at 6:30pm. Eckford Township voted no on wind turbines – why can't we? Resident complimented Board on not having voter fraud. She addressed contamination of water with solar panels and data center on Stuart Lake and the megasite on the Kalamazoo River.

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

- *J. Miller thanked residents for coming.
- * C. Combs said thanks for coming out and being patient with us.
- *M. Bosserd said thank you to the residents for coming and commented that she appreciates how the Board supports and works well with one another.

ADJOURNMENT: Meeting adjourned at 7:12 PM.

Minutes prepared by M. Bosserd

Meg Bosserd, Township Clerk  Date: 2/24/24

Terry Day, Township Supervisor  Date: 2/27/24