

FRENCHTOWN CHARTER TOWNSHIP RESORT DISTRICT AUTHORITY

Wednesday September 10, 2025

- I. Chairperson Molly Luempert-Coy called the meeting to order at Frenchtown Charter Township Hall 2744 Vivian Rd, Monroe, Michigan 48162, with the Pledge of Allegiance to the Flag of the United States of America at 3:00 p.m.
- II. Roll call.

Present were: Molly Luempert-Coy- Chairperson; Donald Rushlow-Secretary; Gary Klemz-Vice Chairperson; Brian Dotson- Treasurer. Chris Collins-Board Member was excused absence. The Chairperson announced a quorum was present. Also present were Kerry Bondy, Legal Advisor; Brad Shelle, Mannik & Smith Group; Larry Smith, Director; Janae Jones, Administrative Assistant; Troy Goodnough, Sheriff; Kyle Bryant, Township Clerk.

There were 8 community residents present.

III. **Approval of Agenda:**

Motion was made to approve the agenda by Mr. Dotson and supported by Mr. Klemz
Motion carried: 4-0 (voice vote)

IV. **Minutes:**

Approval of July 9, 2025 Minutes

Motion made to accept and place on file the July 9, 2025 minutes as distributed by Mr. Klemz and supported by Mr. Dotson. Motion carried: 4-0 (voice vote)

- V. **Public Participation:** Pat Syzmanski of Brest Bay Grove wanted to clarify if sending an email to Director Smith and the board members if that would be considered Correspondence for the agenda? Ms. Luempert-Coy agreed that it would be considered Correspondence if it was directed to board activities.

Joesphine Rehan, 4520 St. Clair in Dewey's Subdivision, has a discrepancy of a tree that was indicated to be on her property, therefore her responsibility for removal. She states the tree is on the Association property in the park behind her home and the removal should be taken care of by the RDA. Director Smith will follow up with determining the property lines and the RDA's responsibility of removing the tree in question.

- VI. **2026 Budget Public Hearing:** Motion was made to open the 2026 Budget Public Hearing by Mr. Rushlow and supported by Mr. Klemz. Motion carried 4-0 (voice vote).

The purpose of the public hearing is to hear comments from the public on the proposed budget and millage of 3.0 MILS to support the budget and the work of the RDA. Todd Strauch of Pointe Aux Peaux Farms asked where will the RDA Sheriff deputy funds be allocated to if the RDA Sheriff position is not filled by 2026? Director Smith stated the funds would be allocated into the Reserve Fund if that were the case, but it is intended to have a Sheriff deputy on staff for the RDA early 2026 per Sherrif Goodnough.

Brian Dotson brought up his concerns for DTE Lighting bill that was promised to go down once the RDA switched over to the LED bulbs, but has been significantly higher since the switch to LED. Director Smith is still working on this with Molly Luempert-Coy and a representative from DTE, but there has been a price increase since the LED bulbs were installed, but according to the most recent bills it appears that there is a reduction.

Motion was made to close the public hearing on the proposed 2026 budget by Mr. Klemz and supported by Mr. Dotson. Motion carried: 4-0 (voice vote).

- VII. **Correspondence:** None.

VIII. **Reports:**

Director's Report:

Lake Erie Level: The Lake Erie levels appear to be returning to their long term average, and the Lake has been behaving normally.

The vehicle that ran over the dike last year was repaired by the Department of Public Works, and Ms. Bondy has advised that the prosecutors office ordered restitution be awarded to the RDA for the repairs.

The Drain Commission has been short staffed, but has recently replaced the representative that did a lot of work with in the RDA, and it appears that he is very responsive and has a great relationship thus far with the RDA.

Engineering Report (verbal): There are just a few loose ends with a few homeowners for the continuation of the seawall project, which seems to be going well with Cody. They have received comments back from the State of Michigan regarding the EGLE review, and most of the minor comments have already been turned around and plans to resubmit ASAP. The remainder will be addressed prior to sending the project out to bid to make sure they are taken care of.

Mr. Shelle has been working with a local contractor regarding the replacement steps for Nelson Dr. He plans to submit the plans to the homeowner to make sure they are approved before finalizing the project within the next week or so.

Monroe County Sheriff Contract Activity Report for 8/1/25-8/31/25

Sheriff Goodnough presented the Contract Activity Report. He also stated they are still short a significant amount of deputies, but they have a nice amount of recruits coming out of the Police Academy beginning in early January and continuing throughout the year.

Motion was made to accept and place on file the Sheriff Contract Activity Report for 8/1/25-8/31/25 by Mr. Klemz and supported by Mr. Rushlow. Motion carried 4-0 (voice vote).

- IX. Old Business:** -Clay Berm Maintenance-The board previously approved the Frenchtown DPW to clean up the back sides of the berms, and this project started out going well, but then there was damage to a few homes during the process and work was suspended. They are determining how to move forward. Mannik and Smith has submitted a proposal to evaluate the berms and advise the RDA how to proceed and determine who's responsibility the berms actually are. In regards to the damage done to the homes, the homeowners were giving claim forms and will be proceeding with the RDA insurance for these repairs.

Motion was made to move forward with the Earthen Berm Assessment project in the amount of \$9,700 by Mr. Rushlow and supported by Mr. Klemz. Motion carried 4-0 roll call vote (Mr. Klemz-yes; Mr. Dotson-yes; Mr. Rushlow-yes; Ms. Luempert-Coy-yes).

X. New Business:

2026 Budget 2nd Draft Memo #12-25

The 2nd draft of the 2026 budget for your review and comments. The revenue side anticipates a maximum millage rate of 3 MILS with a Public Hearing.

Changes from the 1st Draft 2026 Budget are:

-265 Building & Grounds, 850 Telephone Reduced from \$3000.00 to \$1000.00.

-265 Building & Grounds, 855 Computers Increased from \$2000.00 to \$2500.00.

The Director requests that the board submit the attached resolution to the township board recommending approval of the proposed RDA 2026 Budget based on revenue of 3.0000 MILS, as approved by the voters when renewing the RDA, and sign and submit the 2025 Tax Rate Request Millage Request Report to County Board of Commissioners (L-4029).

Motion was made to approve the 2026 budget as presented and sign and submit Form L-4029 to the County Board of Commissioners by Mr. Dotson and supported by Mr. Klemz. Motion carried 4-0 roll call vote (Mr. Dotsons-yes; Mr. Klemz-yes; Ms. Luempert-Coy-yes; Rushlow-yes).

RDA Tree Service Memo#13-25

Tree service for the RDA is currently provided by a single contractor. While the quality of their work is good, the Director has determined it prudent and in the best interest of the RDA to have additional providers. To that end, Director Smith contacted two tree service companies who are located in the township to determine if they have interest in serving the RDA in this capacity. Both have returned proposals. The Director recommends that the board approve both Woodchuck Tree Services and Timber Pros Tree Services as authorized contractors for the RDA, contingent that they provide proof of insurance with the RDA being listed on their policies.

Motion was made to allow the Director to use Woodchuck Tree Service and TimberPro's as secondary providers, and keep Davey Tree Service on as well by Mr. Klemz and supported by Mr. Rushlow. Motion carried 4-0 roll call vote (Ms. Luempert-Coy-yes; Mr. Rushlow-yes; Mr. Dotson-yes; Mr. Klemz-yes).

Approval of August Financial Report, Balance Sheet, Income & Expense Report, and Investment Reports

Motion made to accept the August Financial Report, Balance Sheet and Income and Expense Report and place on file by Mr. Rushlow and supported by Mr. Klemz. Motion carried: 4-0 roll call vote (Mr. Dotson- yes; Mr. Klemz- yes; Ms. Luempert-Coy- yes; Mr. Rushlow-yes).

XI. Other Items from Board Members: None

XII. Public Participation: Pat Syzmanski asked if the Sheriff's inmates would be able to help with cleaning up the berms. Director Smith stated this may be beyond the ability of the inmates to do the work, but they are evaluating this with the Sheriff to see if this is a possibility.

XIII. Adjournment:


Motion made to adjourn the meeting by Mr. Klemz supported by Mr. Rushlow.

Motion carried: 4-0 (voice vote)

The meeting adjourned at 3:49 p.m.



Molly Luempert-Coy, Chairman



Donald Rushlow, Secretary



Janae Jones, Admin. Assistant