

Chase Township
Regular Monthly Meeting
January 20, 2026

Board Members

Phil Lodholtz- Supervisor Shelli Droke- Clerk Joyce Beach- Trustee
Janel Eichenberg- Treasurer Sarah Nyp- Trustee

Meeting Called To Order

Supervisor Phil Lodholtz brought the Chase Township Board meeting to order at 6:30 pm. Roll call shows Sarah Nyp, Joyce Beach, Janel Eichenberg, Phil Lodholtz and Shelli Droke present.

Approval of Minutes

Sarah moved to approve the December 16, 2025 regular meeting minutes. Seconded by Joyce. Roll call vote shows Sarah Nyp yes, Joyce Beach yes, Phil Lodholtz yes, Janel Eichenberg yes, Shelli Droke yes. Motion passed.

Treasurers Report

General Account

Beginning balance for December 2025 was \$136,667.63. Income received \$9,496.91. Expenses \$8,248.04 leaving a balance of \$137,916.50.

Library Account

Beginning balance for December 2025 was \$82,316.92. Income received \$18.94. Expenses \$2,932.94. Leaving a balance of \$79,402.92.

Tax Account

Beginning balance for December 2025 was \$1,058.00. Income received \$329,630.40. Expenses \$91,790.42. Leaving a balance of \$238,897.98.

Clerks Report

Bills presented for approval:

Township Bills in the amount of \$29,724.52

Library bills \$3,637.37 were approved by the library board.

Sarah made a motion to pay bills with the transfer of funds for the Fischer LP Gas \$796.58 bill and \$525 of the Do All Doug invoice from the Library to the Township. Seconded by Joyce.

Sarah yes, Joyce yes, Phil yes, Janel yes, Shelli yes. Motion passed.

Brief Public Comment

N/A

Speakers/Guests:

Library representative- Board member Joyce Beach gave an update. Roxanne has entered approximately 10,700 books into the online catalog program. A baked good/bingo fundraiser night is planned for March 12th.

RCFD – Jeff Stein reported a total of 42 calls last month. Significantly higher than normal due to the wintery weather this season. The fire department's 1989 generator is in disrepair. The department is currently looking for a used generator.

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Assessor – Matt Deverney gave a proposal for Assessment Notices to be printed and mailed. Chase Township would have an estimated 898 assessments for a total estimate of \$850, which includes PDF file set-up, processing and mailing. Joyce made a motion to accept the proposal. Seconded by Sarah. Motion passed.

Board of Review- Phil Lodholtz reported the BOR meets next on March 11th 9:00am-3:00pm and March 12th 3:00pm-9:00pm. The BOR is still in need of members. If anyone is interested they should reach out to Phil Lodholtz, Chase Township Supervisor.

Talaska Law Office, PLLC-Alexander Talaska, Attorney – Mr. Talaska reported his findings on the ownership of the 80 acre parcel given to Chase Village Schools from the State of Michigan in 1947. The deed is in Chase Village School's name with no transfer found after this date. This parcel of land was given to the school for purposes of education in forestry. There is a clause in the deed that states if the property is no longer being used for forestry purposes then the ownership reverts back to the State of Michigan. Unfortunately, there is no way around this clause and although the deed is in Chase Village School's name since the property is not being used for forestry educational purposes the land belongs to the State of Michigan. Discussion was had to decide if the township, through their lawyer, should reach out to the state to have the property retitled in their name. A motion was made by Joyce to not move forward to have the 80 acre parcel Quiet Titled back to the State of Michigan and leave it in the Chase Village Schools name. Motion seconded by Sarah. Motion Passed. Mr. Talaska stated he would be in agreeance to be the attorney as needed for Chase Township for an estimated rate of \$250 hr. He also stated the \$2,000 retainer was more than enough to cover the work put into the deed research. Joyce made a motion to have the balance of the retainer refunded to the township. Seconded by Janel. Motion approved.

New Business

Brine – The LCRC needs to know by January 31st how much brine we need to order. The cost is \$0.22 a mile and we split the cost equally with the county. It was discussed that 1 ½ miles on SR 84th to 96th and 2 miles on SR 56th to Frank Smith are the only areas known to need brined. Motion made by Sarah to approve \$1,000 to be used for brining those two sections of road. Seconded by Joyce. Motion passed unanimously.

Traffic Trailer Maintenance – The digital speed limit signs are in need of maintenance. We are currently waiting on an estimated cost.

Townhall Generator – The generator is not working. Phil will call Battle Electric to come take a look at it.

Townhall Dusk to Dawn Light – Phil suggested that we purchase a dusk to dawn light for the front area of the townhall.

Old Business/Board members

Board of Review- We are still in need of people to join the BOR. If anyone is interested have them reach out to Phil.

Election Inspectors- We need election inspectors, democrat and republicans. Reach out to Romaine if interested.

Consumers Energy Franchise Renewal 30/ys. Wildfire Mitigation Strategy- Has been signed. Shelli will have it published in the Lake County Star and send it back to Patrick.tiedt@cmsenergy.com.

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Trustee Time

There have been inquiries into a large item pickup. The township did not have one last year. The cost is estimated between \$4,000-\$5,000. The board will discuss this subject at the budget meeting.

Janel has water sensors to install at the library.

Joyce shared that the county has a photographer on call to take pictures of the board to update the website. A time is trying to be coordinated with other townships.

Adjournment:

Motion to adjourn meeting by Joyce. Seconded by Sarah. Motion passed unanimously. Meeting was adjourned at 8:03pm.

Respectfully Submitted,
Shelli Droke
Chase Township Clerk