

Regular Board Meeting  
Blackman Charter Township  
June 16, 2025

The Blackman Charter Township Board convened at 6:00 p.m. on Monday, June 16, 2025 at the Township Hall, 1990 West Parnall Road, Jackson, Michigan.

**Members present:** Supervisor Jancek, Clerk Elwell, Treasurer Preston, and Trustees: Ambs, Boulter, and Thomas

**Members absent:** Pack

**Public Attendance:**

Ray Snell  
Brian Murphy

Phil Willis  
Arnold Dolman

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Motion by Supervisor Jancek, supported by Trustee Thomas to excuse the absence of Trustee Pack from the Regular Board Meeting held on Monday, June 16, 2025

***Unanimously approved by voice vote***

**PUBLIC HEARING**

Public Hearing on the proposed Application of Midbrook, LLC for Industrial Facilities Exemption Certificate for a new facility will be the subject of this hearing.

Open: 6:03

Public Comments: Phil Willis - Blackman Township has an exemplary reputation. Is looking forward to doing business here and expressed thanks to Arnold Dolman for his assistance with the IFE

Closed: 6:04

**BRIEF PUBLIC COMMENTS - (two-minute limit)**

1. **Ray Snell, 9<sup>th</sup> District County Commissioner**
  - a. Happy to see Midbrook doing business in Blackman Township
  - b. Airport restaurant is being sold
  - c. Three new road projects; Clinton Way, Detman Rd., Robinson Rd.
  - d. County software upgrade
  - e. Work on prison; tuckpointing walls, tower
  - f. Digital upgrades; voice recorders, text & phone
  - g. Budget amendments, Expenditures increase
  - h. Plat Book restoration; in six installments

**AGENDA APPROVAL**

Addition; Planning Commission item 4 Site Plan review.

Motion by Clerk Elwell, supported by Treasurer Preston to approve the Board of Trustee agenda for the Regular Board Meeting held on Monday, June 16, 2025 as amended.

***Unanimously approved by voice vote***

**MINUTES APPROVAL**

No changes/corrections.

Motion by Clerk Elwell, supported by Treasurer Preston to approve the Board of Trustee minutes for the Regular Board Meeting held on Monday, May 19, 2025.

***Unanimously approved by voice vote***

CONSENT AGENDA

1. Approval of payroll for the dates 05/09/25 in the amount of \$166,620.21 and for 05/23/25 in the amount of \$205,184.62
2. Approve \$400,000.00 transfer of funds from General Fund to Public Safety Fund for the month of May 2025
3. Receive Revenue and Expenditure Report for the month of May 2025.

Motioned by Treasurer Preston, supported by Trustee Ambs

**Roll Call:** Ayes - Elwell, Thomas, Boulter, Ambs, Jancek, Preston

Nays - None

Motion Approved

SUPERVISOR'S UPDATE

1. MDOT; Michigan Avenue from Cooper St. to Bender St., Reconstruction and Operational Improvements
2. Airport Road; road diet, continuous left turn lane.
3. Airport Road; bridge repair
4. Township roads; last roads finishing up this year

TREASURER'S UPDATE

1. Notice to Treasurers from Jackson County Treasurer's Office
2. Financial statements

CLERK'S UPDATE

1. MTA Township Cemetery Management seminar
2. Election Equipment maintenance performed by Election Source
3. Continuing work updating cemetery records

PUBLIC SAFETY

**IMPLEMENTATION  
BLACKMAN-  
LEONI CADET  
PROGRAM**

Motion by Trustee Ambs, supported by Trustee Thomas to approve the implementation of the Blackman-Leoni Department of Public Safety Cadet Program as presented in the Cadet Program Guide/Outline.

**Roll Call:** Ayes - Ambs, Thomas, Jancek, Elwell, Preston, Boulter

Nays - None

Motion Approved

**PUBLIC SAFETY  
HIRE (UP TO)  
TWO CADETS**

Motion by Trustee Ambs, supported by Trustee Boulter to authorize the Director of Public Safety to hire (up to) two cadets following the defined hiring process.

**Roll Call:** Ayes - Jancek, Preston, Thomas, Elwell, Ambs, Boulter

Nays - None

Motion Approved

**EMERGENCY  
VEHICLES PLUS  
TO REPAIR  
TOWER 1**

Motion by Trustee Ambs, supported by Trustee Thomas to authorize the Director of Public Safety to approve the quote from Emergency Vehicles Plus in the amount of \$41,897.00 and proceed with the repair of Tower 1.

**Roll Call:** Ayes - Boulter, Preston, Thomas, Jancek, Ambs, Elwell

Nays - None

Motion Approved

PLANNING COMMISSION

**CASE #1597:  
COND. USE**

Motion by Treasurer Preston, supported by Supervisor Jancek to approve Case #1597 - Conditional Use Permit: 125KW Roof Mounted Solar at 2100 Springport Rd., Jackson, MI, 49202; Parcel 000-08-21-301-001-16; Zoned: Multifamily Residential (RM-1); Requested by Harvest Energy Solutions, LLC (Brian Murphy)

**Roll Call:** Ayes - Jancek, Ambs, Boulter, Elwell, Preston, Thomas

Nays - None

Motion Approved

4. Case #102.25 - Site Plan was approved with conditions

ZONING BOARD OF APPEALS

1. Case #1596 - Variance; was tabled for clarification
2. Case #1598 - Variance; was approved as submitted

PARKS & RECREATION

1. Seeking grants
2. Working on park equipment, door locks/latches, picnic tables, and slide

TECHNOLOGY COMMITTEE

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UTILITIES COMMITTEE

1. First Draft from City attorney for water billing
2. County Farm Rd. lift station pump failure update: erosion in bottom of structure will need repair

ORDINANCE REVIEW COMMITTEE

1. Cemetery ordinance; waiting for report from the Township Cemetery Maintenance seminar participants
2. Parks ordinance; waiting for text comparison reports

NEW BUSINESS

**RESOLUTION  
#15-2025-0616  
RID# RQ-2025-  
05455 NEW SDM  
LICENSE**

Motion by Clerk Elwell, supported by Trustee Thomas to approve Resolution #15-2025-0616; a Resolution acknowledging no opposition for a RID# RQ-2505-05455, a New SDM License, in conjunction, issued under MCL 436.1533(5)(a), non-transferable; located at 1501 Boardman Rd., Jackson, MI 49202; From: Outback Steakhouse of Florida, LLC

*Roll Call: Ayes - Thomas, Ambs, Elwell, Jancek, Boulter, Preston  
Nays - None Motion Approved*

**RESOLUTION  
#16-2025-0616  
AMEND 2025  
GENERAL FUND  
& PS BUDGET**

Motion by Treasurer Preston, supported by Trustee Thomas to approve Resolution #16-2025-0616; a Resolution to amend the 2025 General Fund & Public Safety Budget

*Roll Call: Ayes - Preston, Boulter, Thomas, Ambs, Elwell, Jancek  
Nays - None Motion Approved*

**RESOLUTION  
#17-2025-0616  
MIDBROOK, LLC  
INDL. FCLTY.  
EXEMPTION  
CERTIFICATE**

Motion by Clerk Elwell, supported by Treasurer Preston to approve Resolution #17-2025-0616; a Resolution to approve the Application of Midbrook, LLC for an Industrial Facilities Exemption Certificate for a new facility

*Roll Call: Ayes - Elwell, Preston, Boulter, Thomas, Jancek, Ambs  
Nays - None Motion Approved*

**AMENDMENT TO  
BCT DEFINED  
BENEFIT PLAN  
TO INCLUDE  
CADETS**

Motion by Trustee Thomas, supported by Trustee Ambs to approve the amendment to Blackman Charter Township's Defined Benefit Plan to include Cadets in Public Safety Division of Plan Eligibility

*Roll Call: Ayes - Elwell, Thomas, Boulter, Ambs, Jancek, Preston  
Nays - None Motion Approved*

**TABLE PER  
HOUR INCREASE  
IN PAY**

Motion by Treasurer Preston, supported by Trustee Boulter to table increase in per-hour amount for David Warfield and send to Parks Committee for review.  
**Roll Call:** *Ayes - Ambs, Thomas, Jancek, Elwell, Preston, Boulter*  
*Nays - None Motion Approved*

**RAY PRINTING  
ESTIMATE FOR  
2025 SUMMER  
TAX BILLS**

Motion by Supervisor Jancek, supported by Treasurer Preston to approve the Ray Printing estimate for 2025 Summer Tax Bills, newsletters, #10 window envelopes, mailing services and postage, priced at \$5,537.00  
**Roll Call:** *Ayes - Jancek, Preston, Thomas, Elwell, Ambs, Boulter*  
*Nays - None Motion Approved*

**LAMMERS  
HEATING & AC  
PURCHASE NEW  
CARRIER UNIT**

Motion by Clerk Elwell, supported by Trustee Boulter to approve the proposal from Lammers heating & Air Conditioning, Inc., to purchase a New Carrier Package Heating and Cooling Unit as described. All materials, labor, tax and permits included in the total cost of \$35,000.00  
**Roll Call:** *Ayes - Boulter, Preston, Thomas, Jancek, Ambs, Elwell*  
*Nays - None Motion Approved*

**INDL. FCLTY.  
EXEMPTION  
LETTER OF  
AGREEMENT;  
MIDBROOK, LLC**

Motion by Clerk Elwell, supported by Supervisor Jancek to authorize the Supervisor to sign the Industrial Facilities Exemption Certificate - Letter of Agreement; Midbrook, LLC  
**Roll Call:** *Ayes - Jancek, Ambs, Boulter, Elwell, Preston, Thomas*  
*Nays - None Motion Approved*

BILLS

Motion by Trustee Thomas, supported by Treasurer Preston to approve payment of bills on the Board Invoice Post Audit Report dated 06/05/25 in the amount of \$143,272.40 and Board Invoice Report dated 06/17/25 in the amount of \$482,837.47  
**Roll Call:** *Ayes - Thomas, Ambs, Elwell, Jancek, Boulter, Preston*  
*Nays - None Motion Approved*

EXTENDED PUBLIC COMMENT (Three-minute limit)

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OPEN DISCUSSION

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*The Supervisor declared the meeting adjourned at 6:54pm.*

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**David Elwell, Township Clerk**