

Regular Board Meeting  
Blackman Charter Township  
December 16, 2024

The Blackman Charter Township Board convened at 6:00 p.m. on Monday, December 16, 2024, at the Township Hall, 1990 West Parnall Road, Jackson, Michigan.

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

**Members absent:**

**Public Attendance:**

|             |                   |
|-------------|-------------------|
| Dan Arntz   | Bruce Freshcorn   |
| Linda Arntz | Nannette Sponsler |

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING**

1. Public Hearing on the proposed township budget for fiscal year December 31, 2025.  
The property tax millage rate proposed to be levied to support the proposed budget will be the subject of this hearing.

Motion by Clerk Elwell, supported by Trustee Ambs to open the Public Hearing: 6:02 p.m.

Public Comments: None

Motion by Clerk Elwell, supported by Treasurer Preston to close the Public Hearing: 6:05 p.m.

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

- None

**APPROVAL OF AGENDA**

1. Addition: METRO Act, New Business item #11

Motion by Treasurer Preston, supported by Trustee Thomas to approve the Board of Trustee agenda for the Regular Board Meeting held on Monday, December 16, 2024.

***Unanimously approved by voice vote***

**MINUTES APPROVAL**

1. No changes/corrections.

Motion by Clerk Elwell, supported by Trustee Pack to approve the Board of Trustee minutes for the Regular Board Meeting held on Monday, November 18, 2024.

***Unanimously approved by voice vote***

**CONSENT AGENDA**

1. Approval of payroll for the dates 11/08/24 in the amount of \$170,489.79 and for 11/22/24 in the amount of \$208,148.60.
2. Approve \$1,200,000.00 transfer of funds from General Fund to Public Safety Fund for the month of November 2024.
3. Approve \$2,300,000.00 transfer of funds from Public Safety Fund to General Fund for the month of December 2024.
4. Approve \$10,000.00 transfer of funds from General Fund to Streetlight Fund for the month of December 2024.
5. Receive Revenue and Expenditure Report for the month of November 2024.





**RESOLUTION  
#14-2024-1216:  
2025 GENERAL  
APPROPRIATIONS  
ACT**

Motion by Supervisor Jancek, supported by Clerk Elwell to approve Resolution #14-2024-1216; a Resolution to approve the 2025 General Appropriations Act.  
**Roll Call:** *Ambs, Thomas, Jancek, Elwell, Preston, Pack, Boulter*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**WORKFORCE  
HOUSING PILOT  
ORDINANCE NO.**

Motion by Clerk Elwell, supported by Treasurer Preston to approve the Workforce Housing PILOT Ordinance No. \_\_\_\_\_  
**Roll Call:** *Jancek, Preston, Pack, Thomas, Elwell, Ambs, Boulter*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**RESOLUTION  
#15-2024-1216  
MUNICIPAL  
AGREEMENT  
PILOT**

Motion by Supervisor Jancek, supported by Treasurer Preston to approve Resolution #15-2024-1216; a Resolution to approve the Tax Exemption and a Payment In Lieu of Taxes, for a Senior Housing Project known as Reflections, municipal service agreement.  
**Roll Call:** *Boulter, Preston, Thomas, Jancek, Ambs, Elwell, Pack*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**RESOLUTION  
#16-2024-1216  
COMPEATION  
FOR BOARD &  
COMMITTEE  
MTGS.**

Resolution #16-2024-1216; a Resolution to approve the Compensation for Board and Committee Meetings of Board Members and Citizens was pulled from the agenda. Will revisit in January.

**PETE JANCEK**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Pete Jancek to the Blackman Local Development Finance Authority for a 4-year term ending 03/31/2028.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**BARRY HARMON**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Barry Harmon to the Blackman Local Development Finance Authority for a 4-year term ending 03/31/2028.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**PETE JANCEK**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Pete Jancek to the Finance and Compensation Committee for a 4-year term ending 11/20/2028.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**DAVID ELWELL**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint David Elwell to the Finance and Compensation Committee for a 4-year term ending 11/20/2028.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**PHIL PRESTON** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Phil Preston to the Finance and Compensation Committee for a 4-year term ending 11/20/2028.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**MIKE THOMAS** Motion by Supervisor Jancek, supported by Clerk Elwell to appoint Mike Thomas to the Public Safety Committee for a 2-year term ending 12/31/2026.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**MIKE AMBS** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Mike Ambs to the Public Safety Committee for a 2-year term ending 12/31/2026.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**SCOTT PACK** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Scott Pack to the Public Safety Committee for a 2-year term ending 12/31/2026.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**PHIL PRESTON** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Phil Preston to the Planning Commission for a 3-year term ending 12/31/2027.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**DAVID ELWELL** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint David Elwell to the Election Committee for a 4-year term ending 11/20/2028.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**SCOTT PACK** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Scott Pack to the Election Committee for a 4-year term ending 11/20/2028.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**MIKE AMBS** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Mike Ambs to the Election Committee for a 4-year term ending 11/20/2028.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**SCOTT PACK** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Scott Pack to the Zoning Board of Appeals for a 3-year term ending 12/31/2027.  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**RACHEL JOHNSON** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Rachel Johnson to the Board of Review for a 2-year term ending 12/31/2026  
**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**BARRY HARMON** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Barry Harmon to the Board of Review for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**KATHY WIGGINS** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Kathy Wiggins to the Board of Review for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**WILLIAM WARNER** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint William Warner to the Board of Review for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**DAVID WARFIELD** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint David Warfield to the Board of Review for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**DIANE DONALDSON** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Diane Donaldson to the Board of Review for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**PETE JANCEK** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Pete Jancek to the Administrative Committee for a 4-year term ending 11/20/2028.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**DAVID ELWELL** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint David Elwell to the Administrative Committee for a 4-year term ending 11/20/2028.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**PHIL PRESTON** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Phil Preston to the Administrative Committee for a 4-year term ending 11/20/2028.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**PETE JANCEK** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Pete Jancek to the Utility Committee for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**MIKE THOMAS** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Mike Thomas to the Utility Committee for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7 Nays - 0 Motion Approved*

**MICHELLE BOULTER** Motion by Supervisor Jancek, supported by Clerk Elwell to appoint Michelle Boulter to the Utility Committee for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
Ayes – 7 Nays - 0 Motion Approved

**PETE JANCEK** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Pete Jancek to the Technology Committee for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
Ayes – 7 Nays - 0 Motion Approved

**CHRIS BOULTER** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Chris Boulter to the Technology Committee for a 2-year term ending 12/31/2026  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
Ayes – 7 Nays - 0 Motion Approved

**MIKE AMBS** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Mike Ambs to the Technology Committee for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
Ayes – 7 Nays - 0 Motion Approved

**MICHELLE BOULTER** Motion by Supervisor Jancek, supported by Clerk Elwell to appoint Michelle Boulter to the Technology Committee for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
Ayes – 7 Nays - 0 Motion Approved

**PETE JANCEK** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Pete Jancek to the Enterprise Group for a 2-year term ending 12/31/2026.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
Ayes – 7 Nays - 0 Motion Approved

**PETE JANCEK** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Pete Jancek to the Blackman Downtown Development Authority for a 4-year term ending 11/20/2028.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
Ayes – 7 Nays - 0 Motion Approved

**KEVIN GANTON** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Kevin Ganton to the Blackman Downtown Development Authority for a 4-year term ending 12/31/2028.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
Ayes – 7 Nays - 0 Motion Approved

**MIKE AMBS** Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Mike Ambs to the Blackman Downtown Development Authority for a 4-year term ending 11/20/2028.  
*Roll Call: Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
Ayes – 7 Nays - 0 Motion Approved

**REBECCA  
STEWART**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Rebecca Stewart to the Blackman Downtown Development Authority for a 4-year term ending 12/31/2028.

**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**PHIL PRESTON**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Phil Preston to the Ordinance Committee for a 2-year term ending 12/31/2026.

**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**SHELLY  
SERCOMBE**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Shelly Sercombe to the Ordinance Committee for a 2-year term ending 12/31/2026.

**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**RACHEL  
JOHNSON**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Rachel Johnson to the Ordinance Committee for a 2-year term ending 12/31/2026.

**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**MIKE THOMAS**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Mike Thomas to the Ordinance Committee for a 2-year term ending 12/31/2026.

**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**MICHELLE  
BOULTER**

Motion by Supervisor Jancek, supported by Clerk Elwell to appoint Michelle Boulter to the Ordinance Committee for a 2-year term ending 12/31/2026.

**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**PHIL PRESTON**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Phil Preston to the Parks and Recreation Committee for a 2-year term ending 12/31/2026.

**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**SHELLY  
SERCOMBE**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Shelly Sercombe to the Parks and Recreation Committee for a 2-year term ending 12/31/2026.

**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*

**KAY BROWN**

Motion by Supervisor Jancek, supported by Clerk Elwell to reappoint Kay Brown to the Parks and Recreation Committee for a 2-year term ending 12/31/2026.

**Roll Call:** *Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*  
*Ayes – 7                      Nays - 0                      Motion Approved*



