

MONROE COUNTY, MICHIGAN
Regular Meeting Minutes
October 21, 2025
7:00 p.m.

CALL TO ORDER

A meeting of the Monroe Charter Township was called to order by Supervisor John Manor at 7:00 p.m. on Tuesday, October 21, 2025, from the Monroe Charter Township Hall, 4925 East Dunbar Road, Monroe County, Michigan.

ROLL CALL

Present: Supervisor Manor, Clerk Smith, Treasurer Sulfaro, Trustees Merkle, Raymo, and Heck.

Others Present: Chief Hernandez, Attorney McCormick and nine (9) audience members.

Excused: Trustee Shipman

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES (Corrected Regular Meeting Minutes of August 19, 2025, Regular Meeting Minutes of September 16, 2025, and Special Meeting Minutes of September 24, 2025).

Motion #1. Motion by Sulfaro, supported by Merkle to approve the corrected Regular Meeting Minutes of August 19, 2025, Regular Meeting Minutes of September 16, 2025, and Special Meeting Minutes of September 24, 2025, as presented.

Roll call vote: Sulfaro yes, Merkle yes, Heck yes, Smith yes, Raymo yes, Manor yes. **Motion carried.**

APPROVE PAYMENT OF BILLS/INVOICES

Motion #2. Motion by Raymo, supported by Sulfaro to approve the payment of bills/invoices as listed by the Clerk, as presented.

Roll call vote: Raymo yes, Sulfaro yes, Merkle yes, Smith yes, Heck yes, Manor yes. **Motion carried.**

ZONING BOARD OF APPEALS REPORT

Motion #3. Motion by Raymo, supported by Smith, to accept the Zoning Board of Appeals Report, as presented.

Roll call vote: Raymo yes, Smith yes, Heck yes, Sulfaro yes, Merkle yes, Manor yes. **Motion carried.**

FIRE DEPARTMENT REPORT

Motion #4. Motion by Heck, supported by Raymo to accept and place on file the Fire Department Report for the month of September 2025, as presented.

Roll call vote: Heck yes, Raymo yes, Sulfaro yes, Smith yes, Merkle yes, Manor yes. **Motion carried.**

SHERIFFS OFFICE REPORT

Motion #5. Motion by Smith, supported by Merkle to accept and place on file the Sheriff's Office Report for the month of September 2025, as presented.

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SHERIFF'S OFFICE REPORT (con't)

Roll call vote: Smith yes, Merkle yes, Raymo yes, Heck yes, Sulfaro yes, Manor yes. **Motion carried.**

BLIGHT REPORT

Motion #6. Motion by Heck, supported by Merkle to accept and place on file the Blight Report, as presented.

Roll call vote: Heck yes, Merkle yes, Sulfaro yes, Smith yes, Raymo yes, Manor yes. **Motion carried.**

CONSENT AGENDA

Financial Reports:

1. Clerk's 2025 Budget Summary Report, period ending September 30, 2025.
2. Treasurer's Monthly Statement of Bank Accounts & Investments, period ending September 30, 2025.

General Reports:

1. Supervisor
2. Building Official
3. Blight Report
4. Zoning Enforcement Officer

Renewals:

1. Monroe Cultivation, LLC renewal of marihuana grower license of 15600 S. Telegraph Rd (Property I.D.#5812-020-022-61) from 11/3/25- 11/3/26.
2. Green Bronco, LLC renewal of marihuana adult use retailer license of 760 S. Telegraph Rd (Property I.D. #5812-020-052-30) from 10/13/25 – 10/13/26.
3. Monroe Processing, LLC renewal of marihuana processor license of 14930 LaPlaisance Rd, 131 & 132 (Property I.D. #5812-020-261-11) from 11/14/25 – 11/14/26.
4. UM1, LLC renewal of marihuana adult use retailer license of 14750 LaPlaisance Rd, H260 (Property I.D. #5812-010-228-10) from 11/3/25 – 11/3/26.

Motion #7. Motion by Raymo, supported by Sulfaro to accept and approve the Consent Agenda, as presented.

Roll call vote: Raymo yes, Sulfaro yes, Merkle yes, Smith yes, Heck yes, Manor yes. **Motion carried.**

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RESOLUTION

Adopt Resolution #25-16, Publicly Funded Health Insurance Contribution Act for calendar plan year 12/01/25 – 12/01/26.

Motion #8. Motion by Sulfaro, supported by Smith to adopt Resolution #25-16, Publicly Funded Health Insurance Contribution Act for calendar plan year 12/01/25 – 12/01/26, as presented.

Roll call vote: Sulfaro yes, Smith yes, Heck yes, Raymo yes, Merkle yes, Manor yes. **Motion carried.**

NEW BUSINESS

Approve payment to Mannik & Smith Group in the amount of \$5,245.60, for construction engineering and inspections through September 5, 2025.

Motion #9. Motion by Smith, supported by Merkle to approve payment to Mannik & Smith Group in the amount of \$5,245.60, for construction engineering and inspections through September 5, 2025, as presented.

Roll call vote: Smith yes, Merkle yes, Heck yes, Sulfaro yes, Raymo yes, Manor yes. **Motion carried.**

Approve 4th quarter payment of \$750.00 to Monroe County Business Alliance.

Motion #10. Motion by Smith, supported by Merkle to approve 4th quarter payment of \$750.00 to Monroe County Business Alliance, as presented.

Roll call vote: Smith yes, Merkle yes, Sulfaro yes, Raymo yes, Heck yes, Manor yes. **Motion carried.**

Approve purchase of a new Scag 61" Turf Tiger 2 zero turn mower from Jack's Power Equipment (division of Jack's Lawn Service) in the amount of \$15,989.00.

Motion #11. Motion by Smith, supported by Merkle to approve purchase of a new Scag 61" Turf Tiger 2 zero turn mower from Jack's Power Equipment (division of Jack's Lawn Service) in the amount of \$15,989.00, as presented.

Roll call vote: Smith yes, Merkle yes, Raymo yes, Heck yes, Sulfaro yes, Manor yes. **Motion carried.**

Approve Service Level Agreement with IROL for the Fire Department.

Motion #12. Motion by Smith, supported by Heck to approve Service Level Agreement with IROL for the Fire Department, as presented.

Roll call vote: Smith yes, Heck yes, Sulfaro yes, Raymo yes, Merkle yes, Manor yes. **Motion carried.**

Approve Trick or Treat for Friday, October 31, 2025, from 6:00 p.m. – 8:00 p.m.

Motion #13. Motion by Raymo, supported by Heck to approve Trick or Treat for Friday, October 31, 2025, from 6:00 p.m. – 8:00 p.m., as presented.

Roll call vote: Raymo yes, Heck yes, Sulfaro yes, Merkle yes, Smith yes, Manor yes. **Motion carried.**

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NEW BUSINESS (con't)

Approve use of Nature Center for Southpointe Homeowners Association meeting Wednesday, November 5, 2025, with fees waived.

Motion #14. Motion by Raymo, supported by Heck to approve use of Nature Center for Southpointe Homeowners Association meeting Wednesday, November 5, 2025, with fees waived, as presented.

Roll call vote: Raymo yes, Heck yes, Smith yes, Sulfaro yes, Merkle yes, Manor yes. **Motion carried.**

Approve use of Nature Center for South Monroe Townsite Homeowners Association meeting Thursday, November 6, 2025, with fees waived.

Motion #15. Motion by Sulfaro, supported by Smith to approve use of Nature Center for South Monroe Townsite Homeowners Association meeting Thursday, November 6, 2025, with fees waived, as presented.

Roll call vote: Sulfaro yes, Smith yes, Heck yes, Raymo yes, Merkle yes, Manor yes. **Motion carried.**

Approve Elected Officials salaries for 2026 and 2027, as recommended by the Salary Compensation Commission.

Motion #16. Motion by Sulfaro, supported by Smith to approve Elected Officials salaries for 2026 and 2027, as recommended by the Salary Compensation Commission, as presented.

Roll call vote: Sulfaro yes, Smith yes, Heck yes, Merkle yes, Raymo yes, Manor yes. **Motion carried.**

Approve partial payment of \$133,217.75 to Geddis Paving & Excavating I, for Township Hall Park addition.

Motion #17. Motion by Smith, supported by Sulfaro to approve partial payment of \$133,217.75 to Geddis Paving & Excavating I, for Township Hall Park addition, as presented.

Roll call vote: Smith yes, Sulfaro yes, Merkle yes, Raymo yes, Heck yes, Manor yes. **Motion carried.**

Approve the purchase of a Respirator Fit System with a 5-year Calibration Plan for the Fire Department at a total cost of \$15,336.00.

Motion #18. Motion by Raymo, supported by Smith to approve the purchase of a Respirator Fit System with a 5-year Calibration Plan for the Fire Department at a total cost of \$15,336.00 to be paid by the fire millage, as presented.

Roll call vote: Raymo yes, Smith yes, Heck yes, Sulfaro yes, Merkle yes, Manor yes. **Motion carried.**

Approve Herkimer to install emergency equipment to the new 2025 Tahoe Command vehicle at a cost of \$5,136.85.

Motion #19. Motion by Heck, supported by Smith to approve Herkimer to install emergency equipment to the new 2025 Tahoe Command vehicle at a cost of \$5,136.85, as presented.

Roll call vote: Heck yes, Smith yes, Raymo yes, Sulfaro yes, Merkle yes, Manor yes. **Motion carried.**

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NEW BUSINESS (con't)

Approve purchase of a new winch to include installation on the new 2025 Tahoe Command vehicle at a cost of \$3,497.48.

Motion #20. Motion by Raymo, supported by Smith to approve purchase of a new winch and push bumper to include installation on the new 2025 Tahoe Command vehicle at a cost of \$3,497.48, as presented.

Roll call vote: Raymo yes, Smith yes, Heck yes, Merkle yes, Sulfaro yes, Manor yes. **Motion carried.**

Approve Blue Cross/Blue Shield of Michigan Health Insurance Plan renewal, effective 12/01/2025 – 11/30/2026.

Motion #21. Motion by Smith, supported by Sulfaro to approve Blue Cross/Blue Shield of Michigan Health Insurance Plan renewal, effective 12/01/2025 – 11/30/2026, as presented.

Roll call vote: Smith yes, Sulfaro yes, Heck yes, Raymo yes, Merkle yes, Manor yes. **Motion carried.**

Approve Delta Dental Plan of Michigan Renewal, effective 12/01/2025 – 12/01/2026.

Motion #22. Motion by Sulfaro, supported by Smith to approve Delta Dental Plan of Michigan Renewal, effective 12/01/2025 – 12/01/2026, as presented.

Roll call vote: Sulfaro yes, Smith yes, Raymo yes, Heck yes, Merkle yes, Manor yes. **Motion carried.**

Approve VSP Vision Care Renewal, effective 01/01/2026 – 01/01/2027.

Motion #23. Motion by Heck, supported by Smith to approve VSP Vision Care Renewal, effective 01/01/2026 – 01/01/2027, as presented.

Roll call vote: Heck yes, Smith yes, Merkle yes, Raymo yes, Sulfaro yes, Manor yes. **Motion carried.**

Consider approving Mint Cannabis (4th special event for 2025), 760 S. Telegraph Rd, (Property I.D. #5812-020-052-30) on 10/25/25 from 9 a.m. to 6 p.m.

Motion #24. Motion by Smith, supported by Heck to consider approving Mint Cannabis (4th special event for 2025), 760 S. Telegraph Rd, (Property I.D. #5812-020-052-30) on 10/25/25 from 9 a.m. to 6 p.m., as presented.

Roll call vote: Smith yes, Heck yes, Sulfaro yes, Raymo yes, Merkle yes, Manor yes. **Motion carried.**

Consider approving Puff Cannabis (2nd special event for 2025), 14750 LaPlaisance Rd, H180 (Property I.D. #5812-010-228-10) on 11/1/25 from 10 a.m. to 6 p.m.

Motion #25. Motion by Smith, supported by Merkle to consider approving Puff Cannabis (2nd special event for 2025), 14750 LaPlaisance Rd, H180 (Property I.D. #5812-010-228-10) on 11/1/25 from 10 a.m. to 6 p.m., as presented.

Roll call vote: Smith yes, Merkle yes, Raymo yes, Sulfaro yes, Heck yes, Manor yes. **Motion carried.**

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Consider approving Monroe Solutions LLC, dba Dacut (5th special event for 2025) 14921 LaPlaisance Rd, (Property I.D. #5812-020-500-01) on 10/31/25 from 9 a.m. – 8 p.m.

Motion #26. Motion by Smith, supported by Sulfaro to consider approving Monroe Solutions LLC, dba Dacut (5th special event for 2025) 14921 LaPlaisance Rd, (Property I.D. #5812-020-500-01) on 10/31/25 from 9 a.m. – 8 p.m., as presented.

Roll call vote: Smith yes, Sulfaro yes, Heck yes, Raymo yes, Merkle yes, Manor yes. **Motion carried.**

Consider approving transfer of the marihuana business adult use retailer license from NU Group, LLC (Nirvana Center) to 11 Street, LLC (Happy Daze) at 14498 LaPlaisance Rd. (All zoning requirements and inspection requirements have been met for the requested Marihuana Business License transfer per Community Development Director/Zoning Enforcement Officer Kim Fortner).

Motion #27. Motion by Smith, supported by Merkle to consider approving transfer of the marihuana business adult use retailer license from NU Group, LLC (Nirvana Center) to 11 Street, LLC (Happy Daze) at 14498 LaPlaisance Rd. (All zoning requirements and inspection requirements have been met for the requested Marihuana Business License transfer per Community Development Director/Zoning Enforcement Officer Kim Fortner), as presented.

Roll call vote: Smith yes, Merkle yes, Heck yes, Sulfaro yes, Raymo yes, Manor yes. **Motion carried.**

Consider approving the purchase of ImageTrend data solutions for the Fire Department in the amount of \$4,750.00.

Motion #28. Motion by Raymo, supported by Sulfaro to consider approving the purchase of ImageTrend data solutions for the Fire Department in the amount of \$4,750.00, as presented.

Roll call vote: Raymo yes, Sulfaro yes, Smith yes, Heck yes, Merkle yes, Manor yes. **Motion carried.**

PUBLIC COMMENTS

Public comments began at 7:36 p.m. and ended at 7:38 p.m.

There was one public comment regarding the upcoming Special Election on November 4, 2025.

CLOSED SESSION

Move that the Township Board go into closed session pursuant to MCL 15.268(1)(e) which provides that a public body may go into closed session to “consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation, but only if an open meeting would have a detrimental financial effect on the litigating or settlement position of the public body” and pursuant to MCL 15.268 (d) “for the purpose of discussing the purchase or lease of real estate.”

Motion #29. Motion by Smith, supported by Heck to move that the Township Board go into closed session at 7:39 p.m. pursuant to MCL 15.268(1)(e) which provides that a public body may go into closed session to “consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation, but only if an open meeting would have a detrimental financial effect on the litigating

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CLOSED SESSION (con't)

or settlement position of the public body" and pursuant to MCL15.268 (d) "for the purpose of discussing the purchase or lease of real estate.", as presented.

Roll call vote: Smith yes, Heck yes, Merkle yes, Raymo yes, Sulfaro yes, Manor yes. **Motion carried.**

RECONVENE OPEN SESSION

Motion #30. Motion by Raymo, supported by Heck to reconvene open session at 8:15 p.m., as presented.

Roll call vote: Raymo yes, Heck yes, Sulfaro yes, Smith yes, Merkle no, Manor yes. **Motion carried.**

Authorize Township Attorney to initiate litigation strategy consistent with attorney's advice.

Motion #31, Motion by Manor, supported by Smith to authorize Township Attorney to initiate litigation strategy consistent with attorney's advice as discussed in closed session.

Roll call vote: Manor yes, Smith yes, Raymo no, Sulfaro yes, Merkle yes, Heck yes. **Motion carried.**

Authorize Trustee Merkle to negotiate purchase agreement on the identified property in the terms discussed in closed session, subject to Board approval.

Motion #32. Motion by Manor, supported by Smith to authorize Trustee Merkle to negotiate purchase agreement on the identified property in the terms discussed in closed session, subject to Board approval.

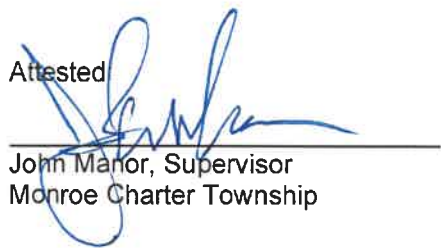
Roll call vote: Manor yes, Smith yes, Raymo yes, Sulfaro yes, Merkle yes, Heck yes. **Motion carried.**

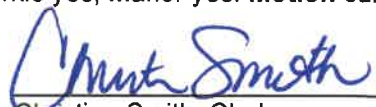
ADJOURNMENT

Motion #33. Motion by Raymo, supported by Sulfaro to adjourn the meeting at 8:17 p.m.

Roll call vote: Raymo yes, Sulfaro yes, Smith yes, Heck yes, Merkle yes, Manor yes. **Motion carried.**

Attested


John Manor, Supervisor
Monroe Charter Township


Christina Smith, Clerk
Monroe Charter Township