

**MONROE CHARTER TOWNSHIP
MONROE COUNTY, MICHIGAN
Regular Meeting Minutes
July 15, 2025
7:00 p.m.**

CALL TO ORDER

A meeting of the Monroe Charter Township Board was called to order by Supervisor John Manor at 7:00 p.m. on Tuesday, July 15, 2025 from the Monroe Charter Township Hall, 4925 East Dunbar Road, Monroe County, Michigan.

ROLL CALL

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

Others Present: Chief Cherney, Attorney McCormick and fifty-seven (57) audience members.

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES (Regular Meeting Minutes of June 17, 2025 and Closed Session Minutes of June 17, 2025).

Motion #1. Motion by Raymo, supported by Shipman to approve the Regular Meeting Minutes of June 17, 2025 and Closed Session Minutes of June 17, 2025, as presented.

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

FIRE DEPARTMENT REPORT

***Fire Hydrant Maintenance Report June 12, 2025 - July 9, 2025**

Motion #3. Motion by Smith, supported by Heck to accept and place on file the Fire Department Report for the month of June 2025 and the Fire Hydrant Maintenance Report, as presented.

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

SHERIFF OFFICE REPORT

Motion #4. Motion by Raymo, supported by Smith to accept the Sheriff Office Report for the month of June 2025, as presented.

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

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REGULAR MEETING

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CONSENT AGENDA

Financial Reports:

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

General Reports:

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

Communications:

1. Correspondence from Charter Communications dated June 13 and June 14, 2025 Re: Upcoming Changes
2. Correspondence from Comcast dated June 18, 2025 Re: Repackaging of Cartoon Network.

Motion #5. Motion by Heck, supported by Shipman to accept and place on file the Consent Agenda, as presented.

Roll call vote: Heck yes, Shipman yes, Sulfaro yes, Raymo yes, Smith yes, Merkle yes, Manor yes.

Motion carried.

PROCLAMATION

Approve Proclamation #25-03, Chief Mark Cherney Day.

Motion #6. Motion by Sulfaro, supported by Raymo to approve Proclamation #25-03, Chief Mark Cherney Day, as presented.

Roll call vote: Sulfaro yes, Raymo yes, Heck yes, Merkle yes, Shipman yes, Smith yes, Manor yes.

Motion carried.

ORDINANCES

Waive the second reading and adopt General Ordinance No. 176, Sewer Use Ordinance Amendment (an amendment to Chapter 30, Article III, Section 30-114, of the Monroe Charter Township Code of Ordinances), regarding hauled wastewater and septic tank waste, in accordance with the Monroe Metropolitan Water Pollution Control System (MMWPCS) National Pollution Discharge Elimination System (NPDES), all to reference hauled wastewater and septic tank waste, and to have published in the Monroe News and become effective immediately after publication.

Motion #7. Motion by Smith, supported by Raymo to waive the second reading and adopt General Ordinance No. 176, Sewer Use Ordinance Amendment (an amendment to Chapter 30, Article III, Section 30-114, of the Monroe Charter Township Code of Ordinances), regarding hauled wastewater and septic

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ORDINANCES (con't)

tank waste, in accordance with the Monroe Metropolitan Water Pollution Control System (MMWPCS) National Pollution Discharge Elimination System (NPDES), all to reference hauled wastewater and septic tank waste, and to have published in the Monroe News and become effective immediately after publication, as presented.

Roll call vote: Smith yes, Raymo yes, Shipman yes, Heck yes, Merkle yes, Sulfaro yes, Manor yes.

Motion carried.

Waive the second reading and adopt Zoning Ordinance 52-2010 as amended, Article 8, Section 8.1065, Battery Energy Storage systems (BESS), to regulate Battery Energy Storage Systems and Hybrid Energy Systems with BESS, and to have published in the Monroe News and become effective 8 days after publication.

Motion #8. Motion by Smith, supported by Sulfaro to waive the second reading and adopt Zoning Ordinance 52-2010 as amended, Article 8, Section 8.1065, Battery Energy Storage systems (BESS), to regulate Battery Energy Storage Systems and Hybrid Energy Systems with BESS, and to have published in the Monroe News and become effective 8 days after publication, as presented.

Roll call vote: Smith yes, Sulfaro yes, Raymo yes, Merkle yes, Heck yes, Shipman yes, Manor yes.

Motion carried.

Waive the second reading and adopt Zoning Ordinance 52-2010 as amended to include text amendments to Article 7, Section 7.202.B, H-I Heavy Industrial District (Permitted Uses after Special Approval), Article 2, Section 2.02, Definitions, and Article 4, Section 4.302, Table of Permitted Uses by District (Industrial Uses), all to reference Battery Energy Storage Systems (BESS) and Hybrid Energy Systems with BESS, and to have published in the Monroe News and become effective 8 days after publication.

Motion #9. Motion by Smith, supported by Shipman to waive the second reading and adopt Zoning Ordinance 52-2010 as amended to include text amendments to Article 7, Section 7.202.B, H-I Heavy Industrial District (Permitted Uses after Special Approval), Article 2, Section 2.02, Definitions, and Article 4, Section 4.302, Table of Permitted Uses by District (Industrial Uses), all to reference Battery Energy Storage Systems (BESS) and Hybrid Energy Systems with BESS, and to have published in the Monroe News and become effective 8 days after publication, as presented.

Roll call vote: Smith yes, Shipman yes, Raymo yes, Sulfaro yes, Merkle yes, Heck yes, Manor yes.

Motion carried.

NEW BUSINESS

Accept with regret and place on file retirement letter from Maintenance Supervisor, Phillip Barton effective July 18, 2025. Thank you, Phil, for the 44 years of work and service to and for Monroe Charter Township.

Motion #10. Motion by Smith, supported by Heck to accept with regret and place on file retirement letter from Maintenance Supervisor, Phillip Barton effective July 18, 2025. Thank you, Phil, for the 44 years of work and service to and for Monroe Charter Township, as presented.

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NEW BUSINESS (con't)

Roll call vote: Smith yes, Heck yes, Merkle yes, Shipman yes, Sulfaro yes, Raymo yes, Manor yes.

Motion carried.

Approve posting Maintenance Supervisor position internally.

Motion #11. Motion by Raymo, supported by Sulfaro to approve posting Maintenance Supervisor position internally, as presented.

Roll call vote: Raymo yes, Sulfaro yes, Heck yes, Shipman yes, Smith yes, Merkle yes, Manor yes.

Motion carried.

Accept and place on file the adoption of the State's 2021 International Residential Code (IRC) and the 2021 International Energy Conservation Code (IECC) with amendments, deletions and additions to become effective on August 29, 2025.

Motion #12. Motion by Smith, supported by Sulfaro to accept and place on file the adoption of the State's 2021 International Residential Code (IRC) and the 2021 International Energy Conservation Code (IECC) with amendments, deletions and additions to become effective on August 29, 2025, as presented.

Roll call vote: Smith yes, Sulfaro yes, Heck yes, Merkle yes, Raymo yes, Shipman yes, Manor yes.

Motion carried.

Consider approving the only bid received for yard waste collection from Steven's Disposal in the amount of \$234,000.00 annually.

Motion #13. Motion by Sulfaro, supported by Heck to consider approving the only bid received for yard waste collection from Steven's Disposal in the amount of \$234,000.00 annually, as presented.

Roll call vote: Sulfaro yes, Heck yes, Shipman abstained, Smith yes, Raymo no, Merkle no, Manor yes.

Motion carried.

Consider and approve bids for seal & repair of parking lots at the Township Hall Office and the Main Fire Station on S. Dixie. Hwy. contingent on General Liability & Worker's Compensation Insurance being received.

Motion #14. Motion by Smith, supported by Merkle to consider and approve bids from Paul & Company for seal & repair of parking lots at the Township Hall Office and the Main Fire Station on S. Dixie. Hwy. contingent on General Liability & Worker's Compensation Insurance being received, as presented.

Roll call vote: Smith yes, Merkle yes, Raymo yes, Sulfaro yes, Heck yes, Shipman yes, Manor yes.

Motion carried.

Consider application for one special outdoor event (1st special event for 2025) to be held by Visiting Angels Monroe at 15649 S. Telegraph Rd. (Property I.D. #5812-020-069-00) on 9/4/25 from 3 p.m. to 7:30 p.m.

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NEW BUSINESS (con't)

Motion #15. Motion by Raymo, supported by Heck to Consider application for one special outdoor event (1st special event for 2025) to be held by Visiting Angels Monroe at 15649 S. Telegraph Rd. (Property I.D. #5812-020-069-00) on 9/4/25 from 3 p.m. to 7:30 p.m., as presented.

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

Swear in new Fire Chief, Joseph Hernandez effective 8/01/2025.

Motion #16. Motion by Smith, supported by Sulfaro to swear in new Fire Chief, Joseph Hernandez effective 8/01/2025, as presented.

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

Discuss and consider purchasing (1) Pierce Velocity Pumper to replace current E-2 2000 Pierce Pumper and to be paid in full at a cost of \$1,027,032.00 from the fire millage fund.

Motion #17. Motion by Manor, supported by Heck to discuss and consider purchasing (1) Pierce Velocity Pumper to replace current E-2 2000 Pierce Pumper and to be paid in full at a cost of \$1,027,032.00 from the fire millage fund, as presented.

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

PUBLIC COMMENTS

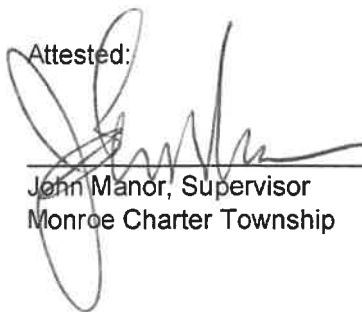
There were no public comments.

ADJOURNMENT

Motion #18. Motion by Heck, supported by Raymo to adjourn the meeting at 7:54 p.m.

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

Attested:



John Manor, Supervisor
Monroe Charter Township



Christina Smith, Clerk
Monroe Charter Township