

**REGULAR MEETING**  
**May 11, 2021**

**PERE MARQUETTE CHARTER TOWNSHIP BOARD**  
held at 1699 S. Pere Marquette Highway, Ludington MI 49431

Board members present: Supervisor Gerald Bleau; Treasurer Karie Bleau; Trustees: Andrew Kmetz, James Nordlund, Sr., Henry Rasmussen and Ronald Soberalski.  
Board member absent: Clerk Rachelle Enbody.  
Also present: Sheriff Kim Cole, Jennifer Strahan, Tom Murphy, and Fran Kalchik,

The meeting was called to order at 6:30 p.m. by the Supervisor. Invocation was given by Jim Nordlund, Sr. Pledge of Allegiance was recited by all.

**Moved** by K. Bleau seconded by J. Nordlund, Sr. to appoint Karie Bleau as Temporary Secretary for this meeting, Motion carried.

APPROVAL OF PREVIOUS MINUTES: **Moved** by R. Soberalski, seconded by A. Kmetz to approve the April 27, 2021 minutes with the following correction to the April 27, 2021 minutes: Item F: should read "Consider Restated Articles of **Incorporation** of the WMCFDA, Inc." 4/27/21 minutes read: Consider Restated Articles of **Information** of the WMCFDA, Inc. Motion carried.

PUBLIC COMMENT: Sheriff Cole reported on 71 calls for service in April 2021. Jennifer Strahan addressed the Board with her concerns and suggestions regarding the resolution to allow golf carts on designated roads. She asked the Board to delay passing the resolution until a study and public input can be considered.

APPROVAL OF AGENDA: **Moved** by A. Kmetz, seconded by H. Rasmussen to approve the agenda as presented. Motion carried.

NEW BUSINESS: A. **Consider Purchase Offer Amendment for LOT 4 of First Street Business Park** – The following resolution was offered by J. Nordlund, Sr. and supported by A. Kmetz:

**RESOLUTION**

WHEREAS, the Township owns certain real property within the Pere Marquette First Street Business Park;

WHEREAS, Nelson Ludington Property, LLC (the "Purchaser) made an offer to purchase certain real property commonly known as Lot 4, Pere Marquette First Street Business Park (the "Property), and legally described on the attached Exhibit A for a total purchase price of Twenty-Five Thousand Dollars (\$25,000.00) subject to certain terms and conditions.

WHEREAS, the Board wishes to confirm its acceptance of the Purchaser's offer to purchase the Property.

THE PERE MARQUETTE CHARTER TOWNSHIP BOARD RESOLVES THAT:

1. The sale of the Property to the Purchaser for stated amount is authorized.
2. The Supervisor and the Township Attorney are authorized to negotiate the details of the offer from the Purchaser to purchase the Property
3. The Supervisor and the Clerk are authorized to sign the documents necessary to memorialize the terms of the transaction and otherwise close the sale of the Property to the Purchaser.
4. All resolutions in conflict in whole or in part with this Resolution are revoked to the extent of such conflict.

Roll call vote: Yes: J. Nordlund, Sr. A. Kmetz, G. Bleau, K. Bleau, H. Rasmussen, and R. Soberalski  
No: None  
Absent: R. Enbody

Resolution declared adopted.

B. **Consider Purchase Offer for LOT(s) 12 & 13 of First Street Business Park** –The following resolution was offered by R. Soberalski and supported by J. Nordlund, Sr.:

**RESOLUTION**

WHEREAS, the Township owns certain real property within the Pere Marquette First Street Business Park;

WHEREAS, Nelson Family Enterprises, LLC (the “Purchaser”) made an offer to purchase certain real property commonly known as Lots 12, & 13 Pere Marquette First Street Business Park (the “Property”), and legally described on the attached Exhibit(s) A & B for a total purchase price of Sixty Thousand Dollars (\$60,000.00) subject to certain terms and conditions.

WHEREAS, the Board wishes to confirm its acceptance of the Purchaser's offer to purchase the Property.

THE PERE MARQUETTE CHARTER TOWNSHIP BOARD RESOLVES THAT:

1. The sale of the Property to the Purchaser for stated amount is authorized.
2. The Supervisor and the Township Attorney are authorized to negotiate the details of the Offer from the Purchaser to purchase the Property.
3. The Supervisor and the Clerk are authorized to sign the documents necessary to memorialize the terms of the transaction and otherwise close the sale of the Property to the Purchaser.
4. All resolutions in conflict in whole or in part with this Resolution are revoked to the extent of such conflict.

Roll call vote: Yes: J. Nordlund, Sr. A. Kmetz, G. Bleau, K. Bleau, H. Rasmussen, and R. Soberalski  
 No: None  
 Absent: R. Enbody

Resolution declared adopted.

C. **Consider Amendment to Schedule 1 of the Waste Services Agreement** – **Moved** by J. Nordlund, Sr. seconded by K. Bleau to approve the Schedule 1 Amendment to the Solid Waste Collection and Recycling Agreement between Pere Marquette Charter Township and Republic Services to add the second waste cart service for residential customers at a cost of \$45.00, quarterly, for the service. Residential customers will be invoiced directly by Republic Services.

Motion carried.

D. **Consider Resolution to Allow Golf Carts on Designation Roads** – Decision was postponed – no action was taken.

COMMITTEE REPORTS: Planning Commission (Rasmussen) – Reported most will be at next meeting

Architectural Control Committee – G. Bleau reported that the Architectural Control Committee has recently approved the Lakewinds Energy Park and Whitehall Industries projects. The projects will go to the Planning Commission for approval.

Fire Department Liaison (Rasmussen) – Reported seventeen members attended the most recent training. H. Rasmussen noted that the heat and air conditioning were running at the same time which prompted an inquiry regarding an energy study being done for the facility.

Department reports were included in board packets.

OTHER REPORTS: Fire Department (Gaylord) – Reported on department activity.

COMMITTEE OF THE WHOLE: **Moved** by R. Soberalski, seconded by H. Rasmussen to move into Committee of the Whole at 7:34 p.m. Motion carried.

R. Soberalski informed the Board of his long-standing concern regarding the traffic at the intersections of US 10/Jebavy Drive and S Pere Marquette Hwy/US 10. R. Soberalski shared that he spoke to someone at MDOT and the Airport Manager about the possibility of creating a bypass for traffic traveling northbound on Pere Marquette Highway. R. Soberalski reported that he believes that the airport will need to make some changes in the near future so now might be the time to pursue this idea further. G. Bleau spoke about the impending addition of an access road behind Shop N Save which should help with traffic volumes on at the Jebavy Dr./US 10 intersection. Sheriff Cole agreed to arrange a meeting with the Traffic Safety Committee.

**Moved** by R. Soberalski, seconded by H. Rasmussen to return to regular session at 7:57 p.m. Motion carried

OFFICERS REPORTS: Clerk (Enbody) – Absent.

**Moved** by K. Bleau, seconded by H. Rasmussen to approve payment of invoices totaling \$435,545.23. Motion carried.

Treasurer (K. Bleau) – Provided a report detailing cash, bank and investment balances by fund and by bank account for April 2021.

Supervisor (G. Bleau) – Reported that he and the Zoning Administrator have been focusing on getting properties in compliance on Pere Marquette Highway and that they have had some very promising talks and have seen some progress from some of the properties. Pallet Recycle continues to be a problem without much progress but Bleau says they will keep trying.

ANNOUNCEMENTS: None

EXTENDED PUBLIC COMMENT: Jennifer Strahan again commented on the golf cart resolution and offered to research and provide information regarding education and safety practices of other municipalities who allow golf carts on their streets. Tom Murphy commented that he would like to see the Township's logo on the top section of the north side of the Township building as he said that it would look good in that empty space.

ADJOURNMENT: **Moved** by R. Soberalski, seconded J. Nordlund, Sr. to adjourn the meeting at 8:11 p.m.

Motion carried.

Karie Bleau, Temporary Clerk

Gerald A. Bleau, Township Supervisor