

GUSTIN TOWNSHIP - ALCONA COUNTY

The Regular Meeting of the Gustin Township Board was called to order in the Village of Lincoln, on July 20, 2026 at 6:30 p.m. by Supervisor Ashford.

Present: Supervisor Ashford, Clerk LaVergne, Treasurer Somers, Trustee Procnier and Trustee Brege. Guests: Adam Brege; Zoning Administrator via Google Meet, John Throop, Cheryl Bates, Dana Ramus, Amy Mills, Catherine MacMaster, Sam Megli, Jon Whitefish, Josh Whitefield and Michelle Dellar.

Motion by Brege, seconded by Procnier to approve the agenda as presented.

MOTION CARRIED

PUBLIC COMMENT:

Amy Mills has some questions about the solar process and would like to know how she would get the answers. Supervisor Ashford said public comment is for questions, but answers are not provided. Zoning Administrator Brege has agreed to meet with Amy and a few others to answer their questions about solar and the process on Thursday this week. Brege said that the board could give out his email and phone number for him to address questions from the public. Catherine MacMaster asked if the board had contracts with Denise Kline of NEMCOG and Tim Gulden the township lawyer. She asked if the public could view the documents. Dana Ramus noted she had a lot of concerns and questions some of which had been answered by the board in an email she sent. She is wondering if the plan has changed. She was encouraged to get with Adam to answer her questions.

Motion by Procnier, seconded by Brege to approve the June minutes as presented.

MOTION CARRIED

Treasurer Somers discussed with the board the Treasurer's report thru June 30, 2026. He noted the expenses and the deposits. He balances with the Clerk and the bank.

Motion by Brege, seconded by Procnier to approve the June Treasurer's report as presented.

MOTION CARRIED

COMMITTEE OR OFFICER REPORTS:

Zoning Administrator Brege reported the public meeting for the Gustin Solar expansion project special use permit was held on 7/13/26 and was well attended. The planning commission voted to approve the expansion special use permit with the conditions and was moved and seconded. With discussion after the vote it was moved to table it and that was seconded. The vote is now tabled until the next public meeting on 8/6/26 at 8 pm. There will be another mailing for the adjacent property owners for the special meeting notice. Brege needs to reach out to the chair of the planning commission Neil Barlow to go over a few things. There will be another special use permit that evening at 7 pm for a day care facility to be approved. Vanessa Ritchie is looking to expand her child day care for 12 children. He said there have been 2 land use permits for a pole barn and a garage. Clerk LaVergne asked Brege about the bonds on the solar project. He said when they start construction is when the township will receive the bonds. He is not sure if it will be 1 bond or 2. Not sure if they will combine the projects under one bond. The bonds are evaluated every 5 years for the current values. Supervisor Ashford is concerned about the purchased and the leased property. If the property is purchased do they still have to follow the decommissioning procedures? Brege said yes it doesn't matter if it is leased or purchased; all the rules still apply. Supervisor Ashford asked who is responsible for policing this. Brege said he was. He said if the panels are not operational for 2 years they have to be removed.

COMMUNICATIONS:

- Sheriff's report: read and placed on file.
- MTA Par Plan Flyer Received
- MTA performed a risk assessment at the hall on 7/17/26. They will provide an email with their findings.

BUSINESS:

Received an invoice from Alcona Plumbing and Heating Co. It was to fix the toilet at the hall.

Motion by Ashford, seconded by Somers to approve payment of the Alcona Plumbing and Heating Co. invoice of \$60.00 for repairing the toilet at the hall. Roll Call: Yes: Ashford, Brege, LaVergne, Somers and Procnier. No: None.

MOTION CARRIED 5-0

Received an invoice from Alcona County Review. It is for the solar energy notice public hearing to be held 7/13/26 at 7:00 pm. This will be billed to Consumers Energy for reimbursement.

Motion by Ashford, seconded by Somers to approve payment of the Alcona County Review invoice of \$174.00 for the solar energy notice of the public hearing to be held 7/13/26 at 7:00 pm. Roll Call: Yes: Ashford, Brege, LaVergne, Somers and Procnier. No: None.

MOTION CARRIED 5-0

Bauer, Florip and Wojda PLC invoice was received. The invoice is for the solar expansion project by Consumers Energy,

Motion by Ashford, seconded by Procunier to approve the Bauer, Florip & Wojda PLC invoice in the amount of \$375.00. Roll call: Yes-Procunier, Somers, LaVergne, Brege and Ashford. No: None. MOTION CARRIED 5-0

Received an invoice from Alcona County Road Commission for Street sign replacement and brackets for Procunier and Fowler Rd.

Motion by LaVergne seconded by Ashford to approve payment of the Alcona County Road Commission invoice for \$148.47 for the street signs and brackets for Procunier and Fowler roads. Roll Call: Yes: Ashford, Brege, LaVergne, Somers and Procunier. No: None. MOTION CARRIED 5-0

Trustee Brege had to purchase batteries for the sound system microphones for the public meeting.

Motion by Ashford, seconded by Somers to approve reimbursement to Trustee Brege for the purchase of batteries for the sound system microphones in the amount of \$18.55. Roll call: Yes-Procunier, Somers, LaVergne, Brege and A shford. No: None. MOTION CARRIED 5-0

Public Comment: Dana Ramus thanked the board for their time and the quick response to her email with her questions on the solar project.

Clerk LaVergne noted the budget amendment.

Motion by Brege, seconded by Ashford to approve the budget amendment #26-08 and move \$6.00 from 1000941 Contingency Expense to 1253726 Summer School Tax, move \$30.17 from 1000941 Contingency Expense to 1000962 MTA Dues and to increase the Zoning office supplies 1248752 for \$139.03 using money from the General Fund Balance. Roll call: Yes: LaVergne, Ashford, Somers, Procunier and Brege. No: None. MOTION CARRIED 5-0

Motion by Somers, seconded by LaVergne to approve payment of the bills in the amount of \$9,212.05 check numbers 12280-12303. Roll Call: Yes- Ashford, Brege, Somers, Procunier and LaVergne. No: None. MOTION CARRIED 5-0

There was discussion on the alternate members of the ZBA board. John Kimberlin lives in the Village of Lincoln so therefore he is not eligible to be a ZBA board member. Jamie Smith when presented with a packet in 2024 at a meeting did not want to be on the board at that time.

Motion by Brege, seconded by Procunier to remove John Kimberlin as an alternate for the ZBA board. Roll Call: Yes- Ashford, Brege, Somers, Procunier and LaVergne. No: None. MOTION CARRIED 5-0

Motion by Ashford, seconded by Brege to remove Jamie Smith as an alternate for the ZBA board. Roll Call: Yes- Ashford, Brege, Somers, Procunier and LaVergne. No: None. MOTION CARRIED 5-0

The meeting was adjourned by Ashford at 7:15 p.m., seconded by LaVergne until the next regular meeting on August 17th at 6:30 p.m.

Clerk

Supervisor