

Diane Ratkovich
Supervisor
Michelle Stamboulellis
Clerk
Maris Metz
Treasurer,
Jeffrey McDole
Karen Nolte,
Laura Sanders,
Karen Sikkenga,
Trustees

DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY RD.
DEXTER, MI 48130
(734) 426-3767



www.dextertownship.org

Meeting of the Dexter Township Board
Tuesday, July 19, 2022 6:00 PM

Location: Dexter Township Hall, 6880 Dexter-Pinckney Rd., Dexter, MI

CALL to ORDER: Supervisor Ratkovich called the meeting to order at 6:00 PM.

PLEDGE of ALLEGIANCE: Recited by all.

ROLL CALL: Present – Ratkovich, Sanders, Nolte, and McDole, and Sikkenga.

Absent – Stamboulellis & Metz. Also present: David Rohr, Director of Planning and Zoning, and Janis Miller, Recording Secretary.

SUPERVISOR'S REMARK/CONFLICT OF INTEREST:

No Supervisor remarks. No conflicts of interest.

1st CALL TO THE PUBLIC: Opened 6:05 PM. No public comments.

APPROVAL of the AGENDA:

Motion by Nolte to approve the agenda as amended. Motion seconded by Sikkenga.

All ayes. Motion carried

APPROVAL of the MINUTES:

Motion by Nolte to approve the regular meeting minutes from June 21, 2022 meeting as amended. Motion second by Sanders. All ayes. Motion carried.

ORAL REPORTS:

A. Discussion Stephanie Blatt Consumers Energy for Solar Energy

Ms. Blatt said that Consumers Energy was looking to close all its coal powered plants by 2025. To compensate for the closed coal plants Consumers Energy is investing in natural gas. By 2025 they plan to have 35% renewables and 40% natural gas on the grid. By 2040 they plan to have 63% renewables and 10% natural gas on the grid. Consumers Energy is setting up to create 8,000 megawatts of energy by 2040. Consumers Energy is focusing on solar right now and is looking for land to install solar panels. Dexter Township does not have an Ordinance for commercial solar, only for private residences. Discussion on farmland, wildlife and soil conditions with solar panels. Ms. Blatt said that Dexter Township [officials] would be notified if a solar farm was to be constructed in the township.

B. Updates on Planning Department/Master Plan – David Rohr

Steering Committee did not meet in June but will meet next Monday [July 25].

Township survey note went out in every tax bill and more than one hundred residents have responded by filling it out online or sending a hard copy to the DPZ.

NEW BUSINESS:

A. Plan for sale of 6900 Dexter-Pinckney

Supervisor Ratkovich suggested contacting three different local Real Estate Offices and having their Brokers submit CMA's (market analysis) and Marketing Plans to choose from. House appraisal came in at \$310,000.00. Option for "Rent-to Buy" must be advertised to everyone.

Motion by Sikkenga to instruct the Supervisor to obtain competitive bids from three Real Estate Agents and empower the Supervisor to select the preferred candidate and list the house. Motion second by Nolte.

Roll Call Vote: Yea – Sanders, Sikkenga, McDole, Nolte, Ratkovich; Nays – None; Absent – Mets & Stambouellis. Motion carried 5-0.

B. Approval of Tanner property to tap into MLWSA at 11913 N. Territorial Rd. (D-04-16-400-013). Letter from Kathleen Root, MLWSA Director, stating they have the capacity to accept this property. Discussion: Whether this will set a precedence for anyone who requests a sewer tap? Planning Commission Chair Marty Straub (audience) stated that possibly the Master Plan says that allowing sewer should not increase the density of development.

So moved motion by Nolte. Motion seconded by Sikkenga.

Roll Call Vote: Yea – Sikkenga, Nolte, McDole, Sanders, Ratkovich; Nays – None; Absent – Mets & Stambouellis. Motion carried 5-0.

C. Update on Township Recycling Program/Appointment/Bins/Forming Committee

The Township will order the two bins for film plastic. The Supervisor is appointing Michelle Stambouellis to be the Chair of the committee and has advertised for volunteers. Discussion: There needs to be a charge for, and an outline of what the committee will do, approved by the Township Board, before announcing a chair or the request for volunteers. A name for the committee needs to be established.

Motion by Sanders to empower Trustee Nolte to solicit donated bins from Trash Star, and to accept them on behalf of the Township. Motion second by McDole. All ayes. Motion carried.

Further discussion: Possibly calling the committee The Reduce/Reuse Committee as it needs an educational component. The need for a rotating volunteer program to integrate with other local programs seeking to collaborate on recycling.

D. Approve Maris Metz resignation from the Western Washtenaw Area Value Express Board

Motion by Sikkenga to approve the resignation of Maris Metz from the WAVE Board. Motion second by Sanders. All ayes. Motion carried.

E. Gathering information on making the employment of Abigail Norsworthy permanent

Abby is doing a nice job in the office and the consensus is to make her a permanent employee. Supervisor Ratkovich will work with Express Professionals to end her contract with them and bring her on as a permanent employee.

RESOLUTION:

A. #22-654 Set the 2022 Dexter Township Millage rates This comes directly from Assessor Chris Renius. State Law requires Dexter Township annually set the millage rate for both allocated and voted millage's. Discussion: Payment to the Fire Department is based on the number of runs and is paid monthly. Fire millage and Police millage are set for this year. Attorney Roberts clarified that the Headley Amendment puts a cap on increases in revenue and you are not allowed to gather more revenue than is permitted, pursuant to that calculation, resulting in the actual millage that gets adopted slowly decreases. Both Fire and Police millage are up for renewal next year.

Motion by Sikkenga to approve Resolution #22-654, to set the 2022 Dexter Township Fire and Police millage. Motion second by McDole.

Roll Call Vote: Yea – McDole, Nolte, Sanders, Sikkenga, Ratkovich; Nays – None; Absent – Mets & Stamboulellis. Motion carried 5-0.

AUTHORIZATION of PAYMENTS – Treasurer Metz

Both Treasurer Metz and Clerk Stamboulellis are absent tonight. General Ledger is much improved. Errors discussed last month are not reflected in this document. A contingency in the General Fund, General Government Department 294, salary increases were approved. The Budget should be amended, based on the salary approval, to eliminate the contingency line. Department 253, Deputy wages were talked about but a true Budget amendment was not done. Budget amendment will be presented at the next meeting. Also, a question on Insurance payments and timing of the payments.

Motion by Sikkenga to approve the authorize of payments. Motion second by Sanders.

Roll Call Vote: Yea – Sanders, Sikkenga, McDole, Nolte, Ratkovich; Nays – None; Absent – Mets & Stamboulellis. Motion carried 5-0.

2nd CALL TO THE PUBLIC: Opened 7:18 PM

Nick Bensinger, 6970 Dexter – Pinckney Road

Questioned Deed restrictions on the house next that were brought up in the past by a Trustee. Trustee McDole responded that putting a deed restriction on the property would diminish the value of the property. Nick appreciates the transparency [by the Board] in disposition of the property next door, and the integrity of the meetings he has been attending. For the record he noted there is a concrete pad in the back yard of 6900 that is encroaching on the property line at 6970. The encroachment has always been done with the Bensinger's consent.

OTHER ISSUES, COMMENTS and CONCERNS of BOARD MEMBERS & STAFF:

McDole – Looking for an update on the progress regarding the Strategic Plan.

Sikkenga – The Local Road Committee had its first meeting and Mark Teicher is the Chair. Education regarding local roads will engage the committee in August with Theo Eggermont and in September the County Road Commission will come and speak to the committee. Once the committee is informed, they will plan public education.

Sanders – Open Space and Land Preservation met and discussed the changes to Ordinance 37. The committee is pleased the Board of Trustees passed Ordinance 37. The committee is working on another community education event, in September, to celebrate farmers and inform people about preserving land.

Sikkenga – We need to be very clear as a Board that we are the legislative body, we make the policy decisions, we do the policy approval and our committees are here to research and make recommendations. Committees do not have decision making authority. The Board has the authority to accept or amend their advice.

Nolte – Lyndon Township has joined MLWSA Multi-Lakes Water and Sewer Authority. Study kick-off on how to contain MLWSA costs or expand customer base.

Supervisor Ratkovich – The Township Clerk has gained a non-profit postage status for election mailings saving the Township a lot of money in postage.

Nolte – She sees a need for a Notary Public in the Township office.

FUTURE AGENDA ITEMS:

- i) Vacant Land Sale
- ii) Outdoor Warning System
- iii) Chelsea District Library presentation
- iv) Status update on sale of 6900 Dexter-Pinckney house
- v) Recycling Committee – committee charge and appoint a Chair
- vi) Budget Amendments – to amend the approved salary budgets

ADJOURNMENT:

Motion by Nolte to adjourn the meeting. Motion second by Sanders. All ayes. Motion carried. The meeting was **adjourned** at 7:34 PM.

Respectfully Submitted,

Michelle Stamboulellis, Clerk
Dexter Township

I, THE UNDERSIGNED, MICHELLE STAMBOULELLIS, THE DULY QUALIFIED CLERK FOR THE TOWNSHIP OF DEXTER, WASHTENAW COUNTY, MICHIGAN, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND COMPLETE COPY OF CERTAIN PROCEEDINGS TAKEN BY THE DEXTER TOWNSHIP BOARD OF TRUSTEES AT A REGULAR BOARD MEETING HELD ON THE 19ST DAY OF JULY 2022 AND THAT THE FORGOING MINUTES ARE THE APPROVED MINUTES FOR THE MEETING HELD ON THE 19, DAY OF JULY 2022.

MICHELLE STAMBOULELLIS, CLERK, DEXTER TOWNSHIP