

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

# DEXTER TOWNSHIP

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[www.dextertownship.org](http://www.dextertownship.org)

## MEETING OF THE DEXTER TOWNSHIP BOARD TUESDAY NOVEMBER 16, 2021 7:00 PM

*Location: In accordance with the provision of the amended Open Meetings Act, the meeting was a "virtual" meeting held over Zoom videoconferencing and was properly noticed and open to the public via computer or phone.*

**CALL to ORDER:** Supervisor Ratkovich called the meeting to order at 7:02 PM.

**PLEDGE of ALLEGIANCE:** Recited by all.

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

Absent – None.

Also present: Mark Roberts, Attorney; David Rohr, Director of Zoning and Planning,  
and Janis Miller, Recording Secretary.

### **SUPERVISOR'S REMARK/CONFLICT OF INTERERST:**

Trustee Sanders stated her property is adjacent to the Hillside Acres/Doletzky development and as there is no financial gain on her part, she said she could make a fair decision.

### **1<sup>st</sup> CALL TO THE PUBLIC:**

Opened 7:04 PM

No one in attendance offered comments.

Supervisor Ratkovich read comments submitted by resident Kurt Kowalski, 14318 Edgewater Drive

He was concerned about lake levels on several occasions this year due to heavy rains and the resulting in flooding and erosion of the shore line due to high-speed boats. He was requesting consideration of a temporary no wake designation/speed limit on Half Moon Lake during periods of high-water levels, to limit the impact of high waves on property, infrastructure, wetlands, and other sensitive habitats. He cited laws already on the books with House Bills 5401, 5402, and 5463.

### **APPROVAL of the AGENDA:**

Motion by Sikkenga to strike New Business 9 i. Development Agreement for Hillside Acres/Doletzky Development from the agenda, as the tonight's agenda is full and the public needs more time for consideration, and move it to select a night for a Special Meeting once all the documentation (background materials) is together in one package. Motion second by Metz.

Discussion: Trustee Sanders noted that the Special Meeting needed to be noticed in the Sun Times News. Attorney Roberts concurred that a Special Meeting had to be noticed and clarified that regularly scheduled meetings, like the monthly Board meeting, was noticed when the calendar was set in January 2021.

Roll Call Vote: Yea – Nolte, McDole, Metz, Stamboulellis, Sanders, Sikkenga, Ratkovich;  
Nays – None; Absent – None. **Motion carried 7-0.**

Discussion: Trustee Nolte asked to add Reports 7f. Multi Lakes update by Attorney Roberts, and Trustee McDole asked to add New Business 9j. Board Communication Practices.

Motion by Nolte to approve the amended agenda with the addition of Reports 7f. and New Business 9j. Board Communication Practices. Motion second by McDole.

Roll Call Vote: Yea – Sikkenga, Sanders, Stamboulellis, Metz, McDole, Nolte, Ratkovich;  
Nays – None; Absent – None. **Motion carried 7-0.**

### **APPROVAL of the MINUTES:**

Motion by Nolte to approve the minutes of October 10, 2021 and October 11, 2021 Strategic Planning Workshop as presented, and approve the minutes of October 19, 2021 as amended (adding Attorney Roberts as present at the meeting). Motion second by Sanders.  
All ayes. Motion carried.

### **REPORTS (oral presentations):**

- a. Single Trash Hauler – Theo Eggermont, Washtenaw County Public Works Director  
Solid waste planning and operates under P185. His job encompasses WWRA but he has no authority over WWRA. Currently Dexter Township is an open market or subscription where each resident picks their own solid waste hauler. There is also a franchise or preferred hauler (a contract with one hauler for the entire township) which is what the township is considering. Advantages of a single hauler: 1) less impact on the local roads; 2) standardized services; 3) same collection day for selected areas; 4) increase services by serving more customers; 5) reduce the cost of pickups overall; 6) by planning ahead (collection routes) reduction in greenhouse gas; 7) more control with the selected hauler. There is a need for public outreach when considering a single trash hauler. A committee needs to be formed to work out the logistics. A Request for Proposal (RFP) needs to be sent to all local haulers with the Township's desired level of service spelled out. There must be a Single Trash Hauler Code Ordinance in effect before the RFP's can be addressed. Theo's office can provide input as well as lend technical and financial support to the Single Trash Hauler Committed.
- b. Clean-Up Day  
October 30<sup>th</sup> was a successful Township Clean-Up Day with 24 volunteers and a good flow of approximately 210 to 235 cars. Collected: 11,700 lbs. electronics, ¾ trailer (31 bags) Styrofoam, 2/3 a dumpster scrap metal, 29 large bins shredded paper, and donations totaling \$1,055.
- c. Strategic Plan 2021 – Supervisor Ratkovich  
Two Strategic Planning sessions, October 11<sup>th</sup> and 12<sup>th</sup>. Strategic Planning resulted in a vision statement and a mission statement. The agreed upon goals were divided among the Trustees to lead the projects. Some of the biggest priorities are: a) broadband to every household, b) land preservation, c) better roads, and d) trash and recycling.

- d. American Rescue Plan Update  
Dexter Township will receive \$685,998.00, with \$540,699.00 unencumbered for use in bettering the community. Trustee Nolte encouraged the public to spread the word as the Board would like [township residents] input on how they would like the money spent.
- e. *Welcome to Dexter Township* brochure – Supervisor Ratkovich  
Office Manager Laura Gibson worked with Supervisor Ratkovich to produce an outstanding informative brochure. Comments: Make it less wordy. Include the agreed upon vision statement and mission statement in brochure. Remove the staff roster. Lack of communication with the Trustees, by the Executive Committee (Supervisor, Clerk, Treasurer), for including information in the brochure that the entire Board is not aware of.
- f. Multi Lakes Water and Sewer Authority update – Attorney Roberts & Trustee Nolte  
Attorney Roberts researched the dispute and met with the auditor. Initial discussion with the Multi Lakes attorney resulted in a potential agreement. Attorneys and the Multi Lakes auditor will follow-up after the holidays.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

- a. Draft Marihuana Resolution – READ ONLY – DPZ Rohr & Attorney Roberts  
The Planning Commission minutes and Resolution were included in the Board packet for discussion purposes. No action required tonight although adoption of the Resolution should be scheduled for the December Board meeting.
- b. Draft Marihuana Ordinance – READ ONLY – DPZ Rohr & Attorney Roberts  
Board discussion: minimum acreage (5 acres); setbacks (100 feet); number of people that can grow marihuana on the 5 acres (one); this ordinance does not address growing for a business (State regulates); number of plants a licensed caregiver can grow per patient (12); must grow in a locked facility; no option to rent land to grow medical marihuana; Dexter Township requires the medical marihuana grower to own the land and obtain a Home Occupation permit.  
The Planning Commission conducted detailed discussions, in a public hearing, and made minor changes to the current Marihuana Ordinance. The Board can consider additional amendments tonight, but if they are detailed or multiple amendments, then the amendments should possibly be reviewed by the Planning Commission. Tonight, will be considered a first reading, including amendments, with a second reading and adoption at the December Board meeting.
- c. Draft Medical Marihuana Caregivers Zoning Ordinance Amendment – READ ONLY – DPZ Rohr & Attorney Roberts  
Motion by Nolte to accept the first reading of the Medical Marihuana Caregivers Ordinance Amendment as stated in the board packet. Motion second by Sikkenga.

Roll Call Vote: Yea – Nolte, McDole, Metz, Stamboulellis, Sanders, Sikkenga, Ratkovich;  
Nays – None; Absent – None. **Motion carried 7-0.**

## d. Year 2022 Holiday Schedule

Motion by Sikkenga to approve the 2022 Holiday Schedule. Motion second by Sanders. All ayes. Motion carries.

## e. Appointment of David Rohr as the alternate representing Dexter Township on the (CACA) Chelsea Area Construction Agency Board.

Discussion: Appointment of alternate needed by December. Position should be advertised on the website, on the Township Facebook page, and in the newspaper.

Motion by McDole to seek qualified applicants to serve in the positions of alternate, and primary, [representing Dexter Township] for the Chelsea Area Construction Agency. Motion second by Sikkenga.

Roll Call Vote: Yea – McDole, Metz, Stamboulellis, Sanders, Sikkenga, Nolte, Ratkovich; Nays – None; Absent – None. **Motion carried 7-0.**

## f. Approval of Winter 2021 Tax Bill Postage Deposit – Treasurer Metz

Motion by Nolte to approve. Motion second by McDole.

Roll Call Vote: Yea – Metz, Stamboulellis, Sanders, Sikkenga, Nolte, McDole, Ratkovich; Nays – None; Absent – None. **Motion carried 7-0.**

## g. Approval of the [insert] Notice for the 2021 Tax Bills – Supervisor Ratkovich

Motion by Sikkenga to approve the inclusion of the flier in the tax bills, with amendments. Motion second by Metz.

Roll Call Vote: Yea – Nolte, Stamboulellis, Sanders, Sikkenga, McDole, Metz, Ratkovich; Nays – None; Absent – None. **Motion carried 7-0.**

## h. Resolutions:

## i. Proposals for Plastics and Styrofoam Recycling – Clerk Stamboulellis

Pilot program started last spring by Clerk Stamboulellis and the Stamboulellis family. The weekly collection of Styrofoam, at the Dexter Township parking lot, had been very successful and had been collecting 3,000lbs +/- of film plastic from the community monthly and 900lbs +/- of Styrofoam monthly. Dart Industries picks up the collected Styrofoam every six weeks. Theo Eggermont, Washtenaw County Public Works Director said they would purchase the two large blue collection boxes for the film plastic. The larger Styrofoam collection boxes would be purchased by the Township with \$15,000 from the Community Initiative Fund. The Stamboulellis family would be reimbursed for their out-of-pocket expenses (plastic bags for collecting the materials) and mileage (to deliver the collectables) other than those costs the recycling project would be a volunteer-based service for the community. Possibly moving to once a month collection with volunteers. WWRA does not have the staff, facility or machines to collect Styrofoam and film plastic costs the WWRA (Western Washtenaw Recycling Authority) \$80,000 +/- per year in damages to machines. Discussion: Trustee Karen

Nolte and Trustee Karen Sikkenga stated the recycling is Not a township project, was outside of core functions, is too dependent on volunteers and Stamboulellis family but it is a good idea. These items should be tied to trash collection. It is good stewardship and an environmental program. Outsource, or implement, the program in a ~~different~~ sustainable way until Dexter Township can formalize a plan that meets the Township Board concerns. Convene a committee (McDole volunteered) to work with Michelle and bring a more formal proposal to the December meeting.

- ii. Resolution to approve funding for NW Passage Trail – Trustee Sikkenga  
Seeking \$15,000 (1/3 the cost) to give to the Huron Waterloo Pathways Initiative, to engage a consultant, to determine trail route connecting Hudson Mills/Dexter Township Hall to Stinchfield Road. The resulting study materials will be used to seek grants to develop the trail.

Motion by Nolte to make a financial contribution of up to \$15,00, but not to exceed that, to authorize the study for the Northwest Passage Trail. Motion second by Sanders. (Nolte later restated the motion to approve Resolution #21-629)

Roll Call Vote: Yea – Sanders, Stamboulellis, Metz, McDole, Nolte, Sikkenga, Ratkovich;  
Nays – None; Absent – None. **Motion carried 7-0.**

- iii. Resolution to approve Open Space/Land Preservation Consultant contract – Sanders  
Discussion: The consultant will look for other matching funds and grants. OSLP Chair Laura Sanders will review and sign the consultant statements for transparency.

Motion by Sanders to approve Resolution 21-630, a resolution to hire a consultant to work directly with the Open Space and Land Preservation Committee, and to identify Treemore Ecology and Land Services as that consultant, and to give the Supervisor the authority to sign the contract. Motion second by Stamboulellis.

Roll Call Vote: Yea – Sikkenga, Sanders, Stamboulellis, Metz, McDole, Nolte, Ratkovich;  
Nays – None; Absent – None. **Motion carried 7-0.**

~~i. Consideration of the Development Plan for Hillside Acres/Doletzky Development~~

- j. Board Communication practices – McDole

Discussion: Decision matrix of communication practices; when communication is made, Township resources, staffing or otherwise, when the Board is advised, or not. Strategic Goal of Good Government. Confusion by Board members that the Deputy Clerk is an appointment by the Township Clerk and does not need competitive bidding, interviews, or Board hiring, although the Dexter Township Clerk did seek bidding for the position and had two candidates, the Deputy Clerk that was hired for the position resigned six weeks from her hiring date 11/09/2021. Attorney Roberts quoted MCL 41.69 which stated that it is statute that the Township Clerk shall appoint a Deputy Clerk and is not a Board hire. Trustees Nolte and Trustee Sikkenga understand the Clerks position legally to appoint her Deputy, but ethically disagrees with it and doesn't know the reasoning behind

it. They didn't participate in the decision for the Clerk's deputy, the Deputy is appointed and serves at the pleasure of the Clerk – the Deputy does not make policy nor is a decision maker for the Township.

Motion by McDole to review the communication practices, by the township to the Board, be performed by the township Supervisor and findings brought back to this Board by the next regular Board meeting, regarding the matrix of what decisions and what communication gets made to us. Motion second by Sikkenga.

Roll Call Vote: Yea – Metz, McDole, Nolte, Sikkenga, Sanders, Stamboulellis, Ratkovich;  
Nays – None; Absent – None. **Motion carried 7-0.**

#### **AUTHORIZATION of PAYMENTS** – Treasurer Metz

Motion by Treasurer Metz to authorize payment from the General Disbursement Account Fund of \$153,588.19 (which includes General Fund, Fire Fund, Police Fund, and Agency fund payments) and payroll in the amount of \$29,803.18 for a grand total of \$183,391.37.

Discussion of payment to All Shred as Karen Nolte paid them directly, for which she will seek reimbursement and the Township should not cut a check to All Shred.

Friendly amendment by McDole to approve the payments pending the cancellation of the \$750.00 to All Shred and change the vendor to Karen Nolte as a reimbursement. Motion with amendment second by Nolte.

Roll Call Vote: Yea – Sikkenga, Sanders, Stamboulellis, Metz, McDole, Nolte, Ratkovich;  
Nays – None; Absent – None. **Motion carried 7-0.**

#### **2nd CALL TO THE PUBLIC:**

Opened 9:39 PM

Charles Couason, 9395 Chestnut Circle

As a resident of 30-years he selected this community for all its assets. The Northwest Passage Trail is really important and he noted that HWPI will expand the parking on Stinchfield Road. He also commented on the importance of Land Preservation. Commended the Board on its decision to support both initiatives.

Barry Lonik, Treemore Ecology and Land Services, Inc.

He commented on the Township Website and the Clean-up Day.

Closed 9:45 PM

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

None.

#### **FUTURE AGENDA ITEMS:**

- a. Resolution to Establish a Standard for Petitions for Lake Improvement Projects
- b. [Reconsider] Trumpet Swan Control Program
- c. Funding for Woodhill Consultants
- d. Special Meeting for Hillside Acres/Doletzky development

e. Communications Policy

**ADJOURNMENT:**

Motion by Nolte, supported by Metz to adjourn. All ayes, motion carried.  
The meeting was **adjourned** at 9:47 PM.

Respectfully Submitted,



Michelle Stambouellis, Clerk

Dexter Township

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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 19TH DAY OF OCTOBER 2021 AND THAT THE FORGOING MINUTES ARE THE APPROVED MINUTES FOR THE MEETING HELD ON THE 19TH DAY OF OCTOBER, 2021.

MICHELLE STAMBOULELLIS, CLERK, DEXTER TOWNSHIP