



DEXTER TOWNSHIP

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LONNIE SCOTT
SUPERVISOR

MICHELLE
STAMBOULELLIS
CLERK

BRADLEY METZ
TREASURER

ALICIA ABBOTT
KAREN NOLTE
LAURA SANDERS
KAREN SIKKENG
TRUSTEES

Dexter Township Board – Regular Meeting Tuesday February 17, 2026 – 6:44PM

Call To Order

Supervisor Scott called the meeting to order at 6:44 PM.

Optional Pledge Of Allegiance

The Pledge of Allegiance was recited by those present.

Roll Call/Conflict Of Interest Check

Present: Trustee Nolte, Trustee Abbott, Treasurer Metz, Clerk Stamboulellis, Trustee Sanders, Trustee Sikkenga, and Supervisor Scott.

Absent – None

No Board member had a conflict of interest.

Approval Of Agenda

Motion to approve the agenda as presented.

Moved by Trustee Nolte, seconded by Clerk Stamboulellis.

All ayes. Motion carried.

Call For Public Comment

Supervisor Scott opened the floor for public comment.

Joseph Spiegel 7905 Sauer Drive: Addressed the board on the moratorium on data centers, thanking them for their quick action. He cited Linda Silbert's email, noting that a moratorium allows the community to carefully study zoning impacts. Spiegel also distributed materials on short-term rentals, clarifying legal interpretations, and on a fertilizer ordinance, pointing out that other townships are adopting similar measures.

Deb Mielke 14282 North Lake Rd: discussed township responsibility, urging officials to report monthly on their duties and interactions with residents.

On behalf of a Township resident that was not in attendance, Trustee Nolte highlighted noise issues from WWRA bins affecting neighbors, mentioning complaints about loud glass dumping at underserved hours, supported by Supervisor Scott's experiences with the disturbance.

Consent Agenda

Motion to approve the consent agenda.

Moved by Trustee Sikkenga, seconded by Trustee Nolte.

All Ayes. Motion carried.

The consent agenda included approval of minutes, approval of appointments to boards and committees, approval of expenditures for FOSB appraisal and boundary survey, and approval to reaffirm and adopt the principles of governance recommendation by the Michigan Township Association.

Action Items

a.) Acceptance Of Financial Transactions (Check Disbursement & Revenue And Expenditure Report) – Clerk Stamboulellis

The board reviewed the financial transactions presented by Clerk Stamboulellis.

Motion to approve the financial transactions.

Moved by Trustee Sikkenga, seconded by Treasurer Metz.

All ayes. Motion carried.

b.) Master Plan Review Committee Compensation Request – Trustee Abbott

Trustee Abbott presented a brief overview of the compensation request for the Master Plan Review Committee, which includes five members: Chandra Hurd, Linda Selbert, Joe Spiegel, Dan Barry, and Trustee Abbott. She noted that this request was previously discussed as a discussion item at the January meeting.

Trustee Sikkenga inquired if the budget would be adjusted to reflect this expense, to which Supervisor Scott confirmed that if approved, it would be reflected in the budget before the March vote.

Motion to approve the Master Plan Review Committee compensation.

Moved by Trustee Sanders, seconded by Clerk Stamboulellis.

All ayes. Motion carried.

c.) Purchase Of Property – Resolution #26-703

Supervisor Scott explained that the board had previously approved the purchase of property at the last meeting. This resolution represents the interlocal agreement granting authority to exchange funds to the Huron Clinton Metropolitan Authority (HCMA), the group that will purchase the property. The resolution guarantees the township's rights as it provides money and states an agreement to give funds to HCMA for purchasing the property.

Supervisor Scott noted that the document was recently received from the attorneys, and that some details, such as the final amount, still needed to be filled in. There is a possibility that another group might contribute up to half of the cost. The total would not exceed \$33,000 as previously approved.

Motion to approve **Resolution #26-703** adopting the Dexter Township purchase of development rights, pending approval by the township attorney.

Moved by Trustee Sikkenga, seconded by Trustee Abbott.

Roll Call Vote: Yea – Trustee Abbott, Trustee Nolte, Treasurer Metz, Clerk Stamboulellis, Trustee Sanders, Trustee Sikkenga, Supervisor Scott; Nay – None; Absent – None.
All ayes. Motion carried.

Financial Impact & Community Benefit: This resolution authorizes the expenditure of up to \$33,000 from township funds as part of an interlocal agreement with the Huron Clinton Metropolitan Authority for property acquisition. This is a one-time expenditure that will preserve open space in the township. The investment provides residents with guaranteed future access to natural areas while protecting the rural character of the community that residents consistently value. The agreement includes provisions that ensure the property will be used for its intended conservation purpose, with the township maintaining rights if the usage changes.

d.) WWRA Special Assessment District Extension - Resolution #26-704

Supervisor Scott provided background on the Washtenaw County Waste Reduction Alliance (WWRA) Special Assessment District (SAD) extension, apologizing for not being able to follow the three-touch system due to timing constraints. The renewal rates for the SAD would be \$35 per household for five years, up from the current \$31.

Options presented included:

- Renewing the SAD as is, with the \$35 per household cost
- Renewing the SAD with township covering part of the cost
- Option 2a: Township pays \$25, households pay \$10 (cost to township: \$70,000 annually)
- Option 2b: Township pays \$17.50, households pay \$17.50 (cost to township: \$48,720 annually)
- Not renewing the SAD and having the township cover the full cost (approximately \$97,440 annually)

The board discussed the importance of the green bins and recycling for the community. Both Trustee Nolte and Trustee Sikkenga expressed concerns about committing general fund money to this expense given other township priorities.

Clerk Stamboulellis emphasized that the township has had this SAD since 2011, and residents strongly support keeping the green bins. She also shared that 2,011 residents had signed up for trash service with WM, but only 892 had signed up for recycling service.

The board also discussed the need to address noise issues from the bins, potentially by improving fencing or implementing security measures or hours of operation restrictions.

Motion to adopt **Resolution #26-704** to extend the WWRA special assessment district.

Moved by Clerk Stamboulellis, seconded by Trustee Abbott.

Roll Call Vote: Yea – Trustee Abbott, Trustee Nolte, Treasurer Metz, Clerk Stamboulellis, Trustee Sanders, Trustee Sikkenga, Supervisor Scott; Nay – None; Absent – None.
All ayes. Motion carried.

Financial Impact & Community Benefit: The resolution establishes a five-year Special Assessment District costing residents \$35 per household annually (a \$4 increase from the previous rate), collected through property taxes. This recurring expense enables continued access to the township's green recycling bins. The assessment provides environmental benefits by encouraging recycling, while maintaining township control through representation on the WWRA board. The service removes over 1,000 bins of recyclables annually from the township, offering substantial value compared to the non-member rate of approximately \$298,000 that would otherwise apply. The board will separately address concerns about noise and after-hours use of the bins, potentially through capital improvements.

e.) Moratorium On Data Centers – Resolution #26-705

Supervisor Scott explained the township had been working for about two months on the moratorium for data centers to ensure it was done correctly. He emphasized that Dexter Township residents have consistently expressed their preference for a rural lifestyle with protected open spaces and environmental stewardship.

Supervisor Scott clarified that the moratorium is not a permanent ban but provides time to study the issue and develop appropriate regulations. The resolution limits the moratorium to 180 days, with the option to extend for another 180 days. He acknowledged that the committee would likely need the full year to complete its work.

The resolution was brought to this meeting rather than following the three-touch system because of its importance and time sensitivity.

Motion to adopt **Resolution #26-705** establishing a moratorium on data centers.

Moved by Trustee Nolte, seconded by Clerk Stamboulellis.

Roll Call Vote: Yea – Trustee Abbott, Trustee Nolte, Treasurer Metz, Clerk Stamboulellis, Trustee Sanders, Trustee Sikkenga, Supervisor Scott; Nay – None; Absent – None.

All ayes. Motion carried.

Trustee Nolte commended Supervisor Scott for his behind-the-scenes work on this issue over the past two months, noting that a lot of township business happens quietly but effectively.

Discussion Items

General Law Vs Charter Township – Trustee Sikkenga

Trustee Sikkenga presented information on the differences between general law townships and charter townships, which was one of the board's strategic planning goals. She outlined three key impacts of becoming a charter township:

- It provides more specific responsibilities for the supervisor and explicit guidance for township manager positions, helping maintain institutional knowledge when boards change.

- It allows for higher taxation without voter approval, which could enable the township to consolidate millages but raises concerns about giving the board authority to raise taxes without voter input.
- It protects from annexation, which is relevant given current annexation disputes in neighboring communities.

Additionally, charter townships have different fiscal year options, including the ability to use a calendar year fiscal year, which might be more intuitive and would align with the fire department's fiscal year.

Trustee Sikkenga noted that becoming a charter township means adopting the state statute rather than writing a custom charter. She indicated she didn't have a strong preference either way but was presenting the information for discussion.

The board discussed concerns about annexation and the taxation authority. Trustee Nolte expressed concern about the ability to increase taxes without voter approval, asking if there would be a way to cap that authority. Treasurer Metz echoed this concern, noting that going from the current 0.77 mills to the potential 5 mills would be a 6.5-times increase in township revenue.

The board agreed to invite the township attorney to the April meeting to answer questions and provide more information. Trustees will prepare questions in advance, particularly about annexation protection alternatives and whether the taxing authority could be capped.

Staff And Dexter Township Committee Reports: *reports in the Board packets*

- a) Office Administrator Report – Samantha Edwards
- b) Supervisor Report – Supervisor Scott
- c) Clerk Report – Clerk Stambouellis
- d) Treasurer Report – Treasurer Metz
- e) Planning Commission and Zoning Board of Appeals – Fletcher Reyher, Director of Planning and Zoning
- f) FOSP Board – Clerk Stambouellis
- g) Farmland & Open Space Preservation Board – Barry Lonik
- h) Huron River Watershed Council – Sue Bade, Dexter Township Representative
- i) Trustee Report – Trustee Abbott
- j) Trustee Report – Trustee Abbott & Trustee Sanders

Washtenaw County Sheriff's Department Activities Update:

Lt. John Cratsenburg from the Washtenaw County Sheriff's Department reported that there appeared to be some discrepancies in the report provided to the board, noting that 23 traffic crashes in January seemed unusually high. He mentioned that updated, corrected reports would be provided.

The representative also shared information about a new data analysis tool called Ergund SDK that collects anonymized data from newer vehicles to identify problem areas for speeding. This allows them to direct resources more effectively by identifying when and where speeding issues

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occur most frequently. He emphasized that the data is aggregated and doesn't identify individual vehicles.

Second Call For Public Comment

Joseph Spiegel 7905 Sauer Drive: Commented on the charter township discussion, suggesting that when consulting legal counsel, the board should be aware of where the attorneys' expertise and biases lie. He recommended considering having both pro-charter and anti-charter township perspectives presented, and suggested forming a committee to study the issue, given its significance.

Other Issues, Comments And Concerns Of Board Members & Staff:

Supervisor Scott thanked the township office staff for their hard work, especially with the coinciding of tax collection and single-hauler implementation.

Trustee Nolte reported that she had received an email from Spectrum confirming that they have received all necessary approvals and permits for Tanglewood Trail, which will be fully connected by mid-March. This will complete connectivity for the entire township, a project that has taken many years to accomplish.

Treasurer Metz reported that February 17 was the last day of tax collection, with the township having collected 97.92% of taxes. He noted that residents could still pay their taxes without penalties until Thursday, February 26, which is the last business day before the end of the month.

Trustee Sikkenga highlighted the single-hauler program mentioned in the Office Administrator's report, commending Office Administrator Edwards for her work implementing the program that will start April 1.

Adjournment:

The meeting was adjourned at 7:57 PM.

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 SCHEDULED MEETING HELD ON THE 17TH DAY OF FEBRUARY AND THAT THE FORGOING MINUTES ARE THE APPROVED MINUTES FOR THE MEETING HELD ON THE 17TH, DAY OF FEBRUARY 2026.



MICHELLE STAMBOULELLIS, CLERK, DEXTER TOWNSHIP

"These minutes were initially generated using ClerkMinutes software and subsequently reviewed and edited by the Dexter Township Clerk."