

LINCOLN CHARTER TOWNSHIP
BERRIEN COUNTY, MICHIGAN
December 9, 2025

THE REGULAR MEETING of the Lincoln Charter Township Board of Trustees was called to order on December 9, 2025 at 7:00 p.m. by Supervisor Glenn Youngstedt at the Municipal Building, 2055 W. John Beers Rd, Stevensville, MI 49127.

BOARD MEMBERS PRESENT: Supervisor Glenn Youngstedt, Treasurer Terrie Smith, Clerk Michael Brown, Trustees; Amy Pheifer, Dick Stauffer, Marc Florian, and Deb Peterson.

BOARD MEMBERS ABSENT:

ALSO PRESENT:

The PLEDGE OF ALLEGIANCE was given.

PUBLIC COMMENT ON AGENDA ITEMS: Dan Buckenmeyer spoke in favor of the Red Arrow Bluffs construction project and approval of the Brownfield Plan for the housing development. He commented that adding this housing is important to continued economic development in the region.

APPROVAL OF CONSENT AGENDA: MOTION CARRIED Trustee Stauffer moved, seconded by Trustee Florian, to approve the consent agenda. Unanimous voice vote by present board members.

1. Approval of minutes of the November 11, 2025 regular board meeting.
2. Approve the 11/26/25 and 12/10/25 bills from the following funds.

General Fund	\$204,089.56
Fire Fund	\$15,734.85
Parks Fund	\$41,780.11
Parks Capital Improvement	\$0.00
Cemetery Fund	\$8,850.99
Building Fund	\$16,216.90
Township Improvement Fund	\$169.10
Police Fund	\$48,593.58
Police Drug	\$0
Police Capital Improvement	\$0
Sewer Operating	\$115,014.53
Water Operating	\$22,343.45
Road Fund	\$0
Fire Capital Improvement	\$0
Brownfield Fund	\$9,037.01
ARPA	\$0
Total	\$481,830.08

PUBLIC HEARING: Treasurer Smith moved supported by Trustee Pheifer to go into a public hearing on the Red Arrow Bluffs Brownfield Proposal.

Therese Searles the township brownfield consultant from Fishbeck present her review to the Township Board. Isaac Hall from Great Lakes Capital and Jared Lutz from Michigan Growth Advisors presented project plans and requests for approval for the Brownfield Plan. They both advised that the project is dependent on these tax increment approvals for project viability.

Treasurer Smith moved and Trustee Peterson supported exiting the public hearing.

Roll Call Vote: Ayes: Treasurer Smith, Clerk Brown, Supervisor Youngstedt, Trustees Florian, Peterson, Pheifer, and Stauffer. Nays: None

PRESENTATION: Fire Chief Brandon Chiarello completed a presentation on current fire department staffing and options for increased coverage with full time fire department staffing in the future.

LIBRARY REPORT: The Library Director, Joelle Wake, reported circulation was 11,841 in November. The library received a grant from Corewell Foundation to continue the Berrien Books for Babies.

SUPERVISOR'S REPORT: Supervisor Youngstedt introduced Kasey Dominguez as the new township manager effective January 20, 2026. Also, the drain commissioner is hiring contractors to clean debris from Hickory Creek.

CLERK'S REPORT: Clerk Brown reported the book balances ending November 30, 2025. The revenue and expenditure reports for November were submitted to the board. Invoices were sent to LMC and St. Joseph Public Schools for the school elections.

Trustee Florian moved, seconded by Trustee Pheifer to approve the Resolution to Adjust Cemetery Fee Schedule Attachment A

Roll Call Vote: Ayes: Treasurer Smith, Clerk Brown, Supervisor Youngstedt, Trustees Florian, Pheifer, Peterson, and Stauffer. Nays: None

Trustee Florian moved, seconded by Trustee Peterson to approve the Resolution to Adjust Rental and Registration Fee Attachment B

Roll Call Vote: Ayes: Treasurer Smith, Clerk Brown, Supervisor Youngstedt, Trustees Florian, Pheifer, Peterson, and Stauffer. Nays: None

Trustee Florian moved, seconded by Trustee Peterson to approve the Adjustment to Park Rental Fees Attachment C

Roll Call Vote: Ayes: Treasurer Smith, Clerk Brown, Supervisor Youngstedt, Trustees Florian, Pheifer, Peterson, and Stauffer. Nays: None

Trustee Stauffer moved, seconded by Trustee Pheifer to approve the Adjustment to Player Fees

at Lincoln Township Parks. A \$20.00 fee will apply to all participants.

Voice Vote: Ayes: Unanimous Voice Vote by Board Members

November Balances:

General	\$2,093,448.12	Road	\$118,365.66
Fire	\$553,043.36	Police	\$1,062,617.44
Parks	\$8,594.11	Cemetery	\$46,387.32
Street Lighting	\$33,569.44	Brownfield	\$735,600.36
Building	\$743,254.67	Police Drug	\$23,672.70
Township Improvement	\$634,609.03	Fire Improvement	\$348,150.46
Police Improvement	\$2,029.08	Park Improvement	\$927,525.93
Sewer Operating	\$6,747,855.91	Water Operating	\$7,700,257.86
Trust & Agency	\$45,810.57	T&A Delinquent Tax	\$3,532.83
Tax Collection Fund	\$575,115.30	Imprest Payroll Fund	278.24
Police Bond T & A	\$524.26	ARPA	\$13,341.31

TREASURER'S REPORT: Treasurer Smith reported winter tax collections have started at the township hall. She also reported the investment earnings for the township funds with \$378,978.22 in interest earned.

PLANNING COMMISSION REPORT: Trustee Florian moved the second reading of the Small-Scale and Utility Scale Solar Energy Facilities, supported by Trustee Pheifer.

Roll Call Vote: Ayes: Treasurer Smith, Clerk Brown, Supervisor Youngstedt, Trustees Florian, Peterson, Pheifer, and Stauffer. Nays: None

ASSESSORS REPORT: The December Board of Review will be on Tuesday, December 10 at 11:30 a.m. and is held for the purpose of correcting clerical errors, mutual mistakes of fact and hardship exemptions.

Trustee Peterson moved, seconded by Trustee Pheifer to approve the 2026 Poverty Guidelines Resolution. Attachment D

Roll Call Vote: Ayes: Treasurer Smith, Clerk Brown, Supervisor Youngstedt, Trustees Florian, Pheifer, Peterson, and Stauffer. Nays: None

POLICE DEPARTMENT REPORT: Distributed to the board with 450 calls for service in November 2025.

FIRE REPORT: Distributed to board with 333 calls in 2025. During November the Department responded to one structure fire and seven vehicle crashes. One of the crashes needed extrication.

ENGINEER REPORT: Brandon Mieras provided updates on active projects. Construction is continuing on lift station 14. The DNR grant for Lincoln Township Beach grant will be

processed by December 19, 2025. Flow meters for the Maiden Lane Sewer lines should be installed in the next two months.

INTERIM MANAGER’S REPORT: Mr. Brown reported on the 2026 road projects recommended by the Berrien County Road Department which was reviewed by Township officials. Board members concurred with the 2026 plans. Attachment E

The memorandum of understanding with Berrien County was provided regarding the Computer Aided Dispatch for police and fire. The five-year sewer rate study should be completed by the January meeting. Budget timeline notifications have been sent to Department Heads and the youth sports associations.

PUBLIC COMMENT: A citizen provided information that he was dealing with issues caused by the freight trains carrying coal at night. Chris Mason from the Village of Stevensville applauded the board for hiring Kacey Dominguez.

BOARD MEMBER COMMENTS:

Trustee Florian commended Terese Searles on her work on the very complicated Brownfield Plan.

ADJOURNMENT: There being no further business Supervisor Youngstedt adjourned the meeting at 8:22 PM.

Michael A. Brown, Clerk

Glenn Youngstedt, Supervisor