



**G. NON-ARRANGED PARTICIPATION:**

*Non-arranged participation will include those in the audience not listed on the agenda that wish to speak. At the Village President's discretion, members of the audience may be called on to speak at any time. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.*

**H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. July Citation Report
4. Letter from Comcast

**Page # 11-19**

**I. REPORTS:**

1. Community Development Manager – Allison Bishop

**Page # 21-54**

2. Board, Commission, & Other Reports- “Bi-annual or as needed”

Arts, Culture & Heritage Committee  
Chelsea Area Planning Team / Dexter Area Regional Team  
Dexter Area Chamber  
Dexter Area Fire Department  
Downtown Development Authority Chair  
Farmers Market/Community Garden Rep.  
Gateway Initiative  
Gordon Hall Mgmt Team Representative  
Huron River Watershed Council Representative  
Library Board Representative  
Parks & Recreation Commission  
Planning Commission  
Washtenaw Area Transportation Study Policy Rep  
Western Washtenaw Area Value Express Representative

3. Subcommittee Reports

Old DAPCO Site Redevelopment Team  
Downtown Fire Detection  
Economic Preparedness  
Facilities  
Website

*“This meeting is open to all members of the public under Michigan Open Meetings Act.”*

**[www.villageofdexter.org](http://www.villageofdexter.org)**

4. Village Manager Report

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5. President's Report

Page # 87-88

**J. CONSENT AGENDA**

*Bills & Payroll will be a standing item under consent agenda. Discussion of the Budget and Financial matters will be covered under the Presidents Report as a standing item. Items under consent agenda are considered routine and will be acted upon in one motion. There will be no separate discussion of these items unless a Council Member so requests, and the item will be removed from Consent and added to the regular agenda at the end of New Business.*

1. Consideration of: Bills & Payroll in the amount of: \$

Page # 89-94

**K. OLD BUSINESS- Consideration and Discussion of:**

**L. NEW BUSINESS- Consideration and Discussion of:**

1. Consideration of: Bond Authorizing Ordinance for the \$1,550,000 Drinking Water Revolving Fund Loan

Page # 95-112

2. Consideration of: Purchase of 8087 Forest for \$87,000

Page # 113-128

3. Consideration of: Request for \$2500 to Assist in Funding the Regional Gateway Initiative

Page # 129-130

4. Consideration of: Outdoor Service Area Liquor License Request from Dexter Capital, 8031 Main

**Page # 131-136**

5. Discussion of: Broad Street Site Redevelopment Team/Bird Houk Proposal

**Page # 137-142**

6. Discussion of: Sidewalk Connection to the Cedars of Dexter

**Page # 143-146**

7. Discussion of: Central Street Design

**Page # 147-154**

**M. COUNCIL COMMENTS**

**N. NON-ARRANGED PARTICIPATION**

*Same as item F. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.*

**O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268 Sec. 8**

**P. ADJOURNMENT**

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, JULY 25, 2011

AGENDA 8-8-11  
ITEM C-1

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:31 PM by President Pro-Tem Tell at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Keough - absent

J. Carson

D. Fisher

J. Smith

P. Cousins

J. Semifero

R. Tell

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Marie Sherry, Treasurer / Finance Director; Carol Jones, Village Clerk; Jim Seta, Dexter Area Fire Department Board Chairman; Christine Phillips of Orchard, Hiltz & McCliment; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – July 11, 2011

Motion Smith; support Semifero to approve the minutes of the Regular Council Meeting of July 11, 2011.

Unanimous voice vote for approval with President Keough absent

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Cousins; support Smith to approve the agenda as presented.

Unanimous voice vote for approval with President Keough absent

**F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

None

**G. NON-ARRANGED PARTICIPATION**

None

**H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. State of Michigan Boundary Commission Agenda for August 18, 2011
4. Information Letter from the Michigan Municipal League
5. Washtenaw Area Transportation Study Dues Renewal Letter
6. Medical Marijuana Article from Zoning Practice Magazine

## I. REPORTS

### 1. Treasurer/Finance Director – Marie Sherry

Ms. Sherry submits her report as per packet. Ms. Sherry also provided additional information regarding the color that the tax bills were printed on being difficult to read by some and the Village will reprint them on white if necessary, and she will be presenting a year end report at the next meeting which will provide a better update rather than waiting for the Village Audit.

### 2. Community Development Manager – Allison Bishop

Ms. Bishop submits her report as per packet.

### 3. Boards, Commissions, & Other Reports-“Bi-annual or as needed”

#### *Dexter Area Fire Department – Jim Seta / Ray Tell*

Mr. Seta distributed a handout at the meeting which listed the current full-time and part-time firefighters and their assignments, a report on the Budget vs. Actual from January 2011 to June 2011, monthly training report, and the annual Performance Management Topics for the Fire Chief. Mr. Seta reported that Jason Hilberer is the latest hire to the Department and will be looking to hire another full-time firefighter; reviewed the budget which is right on track; reviewed recent training; mentioned that runs are down slightly from last year but there have been significant calls over the last week due to the heat; have applied for a grant that will cover 95% of the cost for Swift Water Rescue; will be reviewing the performance management of the Fire Chief; looking to modify the allocation methodology of the current interlocal agreement; and praised the Dexter Department as the best in the County and maybe the State of Michigan.

### 4. Subcommittee Reports

#### Old DAPCO Site Redevelopment Team

#### Downtown Fire Detection

#### Economic Preparedness

#### Facilities

#### *Website – Jim Smith*

Mr. Smith reported on the Request for Proposal for the Website Development that it is posted and is to be published in the next issue of the Dexter Leader. Proposals are to be in by August 15.

5. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates: a) the Farmers market/Community Garden meeting will be July 26 not July 25 as printed; b) there will be a workshop on September 12 and a Town Hall Meeting in October on the Main Street Design; and c) have good news on the clarifier. Ms. Nicholls reported on a meeting regarding the water main issue that took place on Wednesday, July 20, will need to determine a location of the new main and that the County is giving Anlaan until Friday to respond to paying for the damage. A halt is currently in effect on pile driving until the issue is resolved. Mr. Tell complemented the Water Department for sealing off the break very quickly.

6. President's Report

Mr. Keough submits his report as per packet.

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$318,683.11
2. Consideration of: Appointments to the Planning Commission and Zoning Board of Appeals

Motion Fisher support Semifero to approve item 1 and 2 of the consent agenda.

Unanimous voice vote for approval with President Keough absent

**K. OLD BUSINESS-Consideration and Discussion of:**

None

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Tentative Bid Award to Bricco Excavating in the amount of \$1,164,566.50 for the 2011 DWRP Water Main Replacement Project

Motion Semifero; support Smith therefore be it resolved, that the Village of Dexter tentatively awards the contract for construction of the proposed water system improvements project to Bricco Excavating in the amount of \$1,264,566.50, contingent upon successful financial arrangements with the Drinking Water Revolving Fund.

Ayes: Cousins, Fisher, Smith, Semifero, Tell and Carson

Nays: None

Absent: Tell

Motion carries

2. Consideration of: Set a Public Hearing on August 8, 2011 on the North Middle Interlocal Agreement to Participate in the Act 196 Countywide Transit Authority Board

Motion Fisher; support Cousins to set a Public Hearing on August 8, 2011 on the North Middle Interlocal Agreement to participate in the Act 196 Countywide Transit Authority Board.

Ayes: Smith, Semifero, Tell, Carson, Fisher and Cousins

Nays: None

Absent: Keough

Motion carries

3. Consideration of: Approval for Raymer to Perform Inspection and Cleaning of Wells 1 & 4 for \$30,000

Motion Semifero; support Smith to approve the \$30,000 quote received from Raymer to complete cleaning and inspection of Well #1 and Well #4 and to make a 2011-2012 budget amendment that places \$30,000 into account 591-556-000-937-000 Equipment Maintenance & Repair.

Ayes: Semifero, Tell, Fisher, Carson, Cousins and Smith

Nays: None

Absent: Keough

Motion carries

4. Consideration of: Restriction of Water Funds for Future Water Tower Maintenance Work

Motion Fisher; support Smith to set aside \$40,000 per year in water funds using a mix of current revenue and unrestricted reserves in anticipation of water tower maintenance in 2016.

Ayes: Tell, Carson, Cousins, Smith, Fisher and Semifero

Nays: None

Absent: Keough

Motion carries

#### M. COUNCIL COMMENTS

Cousins	Thanked the Department of Public Works for installing a flag pole at the Horseshoe Park and mentioned the great fund raiser last Friday for the Gateway Initiative at the Sandhill Winery with a great band.
Semifero	None
Fisher	None
Jones	Invited all to attend the St. Andrew's Ice Cream Social on Thursday, August 4 at the church.
Smith	None
Carson	None

**N. NON-ARRANGED PARTICIPATION**

Mary Fialkowski of 8055 Forest, Dexter, complemented the firefighters on the training done on Forest Street over the weekend. She stated that it was impressive and they did a great job with no problems.

**O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING POTENTIAL PURCHASE OF PROPERTY AND PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268 Sec. 8**

Motion Smith; support Fisher to go into closed session at 8:19 PM for the purpose of discussing potential purchase of property and pending litigation.

Ayes: Carson, Cousins, Fisher, Smith, Semifero and Tell

Nays: None

Absent: Keough

Motion carries

Motion Fisher; support Semifero to leave closed session at 8:26 PM.

Ayes: Cousins, Fisher, Smith, Semifero, Tell and Carson

Nays: None

Absent: Keough

Motion carries

**P. ADJOURNMENT**

Motion Fisher: support Semifero to adjourn at 8:26 PM.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: \_\_\_\_\_



AGENDA 8-8-11

ITEM F-1

## VILLAGE OF DEXTER

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8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303

Fax (734)426-5614

MEMO

**To: President Keough & Council**  
**From: Courtney Nicholls, Assistant Village Manager**  
**Date: August 1, 2011**  
**Re: North Middle Interlocal Agreement**

The Village is required to hold a public hearing prior to adopting the Act 7 Agreement to select our representative to the Act 196 Countywide Transit Authority Board in conjunction with Scio and Webster Townships. This public hearing was advertised in the Dexter Leader for August 8, 2011.

Once the public hearing is held, the North Middle Interlocal Agreement can be adopted by Council.

## NORTH MIDDLE INTERLOCAL AGREEMENT

WHEREAS, the Urban Cooperation Act, PA7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the Village of Dexter and the Townships of Scio and Webster are local government units in the County of Washtenaw under Act 7 of 1967; and

WHEREAS, it is anticipated that a new countywide transit authority will be incorporated under Public Act 196 of 1987 to provide public transit service to all of Washtenaw County; and

WHEREAS, it is anticipated that the Public Act 55 transit authority will be dissolved upon passage of a countywide funding ballot proposal and all assets transferred to the new 196 authority; and

WHEREAS, the new Act 196 Authority board will have 15 seats that are allocated based on charter millage and population providing one at-will seat to the North Middle County Communities; and

WHEREAS, the local communities wish to work cooperatively to select an Act 196 Countywide Transit Authority board; and

WHEREAS, a public hearing was held by each of the communities to approve this resolution;

THEREFORE, the Village of Dexter and the Townships of Scio and Webster agree to select their countywide transit authority board representative and alternate if desired as follows:

1. A Transit Selection Committee shall be created and comprised of one representative each from the Village of Dexter and the Scio and Webster Townships.
2. The Transit Selection Committee shall consider potential representatives and provide a recommendation to the Village Council and the Board of Trustees of Scio and Webster Townships

The recommended countywide transit authority board representative and alternate if desired shall be selected by:

1. One vote per community but it must be unanimous. If it is not unanimous, the three communities shall consider another representative until the selection is unanimous.

The selected board representative is an at-will appointment and may be removed by a majority of the communities. The communities shall use the same process when replacing the board representative whether it is to replace a for-cause removal or at the end of the representative's

term. If the representative is a resident of a community that opts out of the countywide transit authority, the remaining communities may select another representative and the opt out shall be considered a for-cause removal.

Any community that opts out of the countywide transit authority shall be provided no rights or participation in the Transit Selection Committee or countywide transit authority board representative selection nor transit service or included in the county ballot-funding proposal.

**Effective Date.** The Agreement shall commence upon its approval by the legislative bodies of the Village of Dexter and the Townships of Scio and Webster and duly executed by their authorized representatives and filed with the Washtenaw County Clerk and Secretary of State of the State of Michigan as required by Act 7.

**Severability.** To the extent that any provisions contained in this Agreement is deemed unenforceable, to the extent possible, the remaining terms shall remain in effect.

The Village of Dexter, the Townships of Scio and Webster, and the AATA by their authorized representatives, have executed this Agreement as indicated on the attached signature page.

The **Village of Dexter Council** approved this agreement. The Council authorized the President to sign this Agreement on the \_\_\_ day of \_\_\_, 2011 and the President executed it on the \_\_\_ day of \_\_\_, 2011.

Witnesses

VILLAGE OF DEXTER

\_\_\_\_\_

Shawn Keough, President

The **Scio Township Board** approved this agreement. The Township Board authorized the Supervisor to sign this Agreement on the \_\_\_ day of \_\_\_, 2011 and the Supervisor executed it on the \_\_\_ day of \_\_\_, 2011.

Witnesses

SCIO TOWNSHIP

\_\_\_\_\_

Spaulding Clark, Supervisor

The **Webster Township Board** approved this agreement. The Township Board authorized the Supervisor to sign this Agreement on the \_\_\_ day of \_\_\_, 2011 and the Supervisor executed it on the \_\_\_ day of \_\_\_, 2011.

Witnesses

WEBSTER TOWNSHIP

\_\_\_\_\_

John Kingsley, Supervisor

The **Ann Arbor Transportation Authority CEO** accepts this agreement and the CEO executed this Agreement on the \_\_\_ day of \_\_\_, 2011.

Witnesses

Ann Arbor Transportation Authority

\_\_\_\_\_

Michael Ford, CEO

## 2011 Upcoming Meetings

Board	Date	Time	Location	Website	Village Representative
Washtenaw County Board of Commissioners	8/3/2011	6:45 p.m.	Board Room, Admin Building	<a href="http://www.ewashtenaw.org/government/bac/">http://www.ewashtenaw.org/government/bac/</a>	
Dexter Area Historical Society Board	8/4/2011	7:30 p.m.	Gordon Hall	<a href="http://www.hvcn.org/info/dextermuseum/">http://www.hvcn.org/info/dextermuseum/</a>	
Dexter Village Council	8/8/2011	7:30 p.m.	Dexter Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	
Scio Township Planning	8/8/2011	7:30 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Scio Township Board	8/9/2011	7:00 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Dexter Area Chamber of Commerce	8/10/2011	8:00 a.m.	Copeland Board Room	<a href="http://www.dexterchamber.org/">http://www.dexterchamber.org/</a>	Paul Cousins
Village Website Committee	8/15/2011	4:00 p.m.	Village Offices	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Jim Smith, Donna Fisher
Chelsea Area Planning Team/Dexter Area Regional	8/15/2011	7:00 p.m.	Village of Dexter	<a href="http://www.ewashtenaw.org/">http://www.ewashtenaw.org/</a>	Jim Carson
Dexter Village Zoning Board of Appeals	8/15/2011	7:00 p.m.	Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Ray Tell
Dexter Township Board	8/16/2011	7:00 p.m.	Dexter Township Hall	<a href="http://www.twp-dexter.org/">http://www.twp-dexter.org/</a>	
Dexter Village Parks Commission	8/16/2011	7:00 p.m.	Village Offices	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Joe Semifero
Webster Township Board	8/16/2011	7:30 p.m.	Webster Township Hall	<a href="http://www.twp.webster.mi.us/">http://www.twp.webster.mi.us/</a>	
Regional Fire Consolidation	8/17/2011	3:30 p.m.	Scio Township Hall		Shawn Keough
Washtenaw Area Transportation Study-Policy	8/17/2011	9:30 a.m.	Scio Township Hall	<a href="http://www.miwats.org/">http://www.miwats.org/</a>	Jim Carson
Webster Township Planning	8/17/2011	7:30 p.m.	Webster Township Hall	<a href="http://www.twp.webster.mi.us/">http://www.twp.webster.mi.us/</a>	
Dexter Area Fire Board	8/18/2011	6:00 p.m.	Dexter Township Hall	<a href="http://dexterareafire.org/">http://dexterareafire.org/</a>	Ray Tell/Jim Seta
Dexter Downtown Development Authority	8/18/2011	7:30 a.m.	Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Shawn Keough
Healthy Community Steering Committee	8/18/2011	8:30 a.m.	Chelsea Hospital - White Oak Room		Paul Cousins
Dexter Village Council	8/22/2011	7:30 p.m.	Dexter Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	
Scio Township Planning	8/22/2011	7:30 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Scio Township Board	8/23/2011	7:00 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Western Washtenaw Area Value Express	8/23/2011	8:15 a.m.	Chelsea Community Hospital		Jim Carson

AGENDA 8-8-11  
 ITEM #1

Due to the possibility of cancellations please verify the meeting date with the listed website or the Village Representative



2011 Sign Requests

	Name of Group	Dates	Number Approved	Approval Date	Locations		Name of Group	Dates	Number Approved	Approval Date	Locations	
January	St. Andrews - Blood Drive	12/23-1/3	2 - 28" x 22"	12/9/2010	8, 22	June	Encore Theatre - Intermittent	5/9-6/5	2 - 36" x 24"	1/31/2011	15, 16	
	Friends of the Library - Book Sale	1/6-1/8	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20		Ice Cream Social	5/22-6/4	5 - 18" x 24"	5/3/2011	1, 2, 6, 7, 36	
February	K of C - Rummage Sale	1/21-2/5	5 - 18" x 24"	1/7/2011	1, 5, 10, 6, 2	Dexter Soccer Club - Registration	5/28-6/18	5 - 18" x 24"	5/2/2011	5, 10, 4, 32, 11		
	St. Andrew's - Monthly Dinner	1/28-2/3	1 - 36" x 24"	12/9/2010	8	Historical Scty. - Civil War Days	5/29-6/12	2 - 4' x 8'	5/2/2011	1, 10		
	Encore Theatre - Intermittent	1/20 - 2/20	2 - 36" x 24"	1/31/2011	15, 16		4 - 18" x 24"					
	Friends of the Library - Book Sale	2/3-2/5	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20	St. Andrew's - Rummage Sale	5/31-6/11	1 - 36" x 24"	5/25/2011	2, 4, 5, 6, 36		
	Knights of Columbus - Fish Fry	2/12-2/26	5 - 18" x 24"	1/24/2011	1, 6, 5, 2, 10	Friends of the Library - Book Sale	6/2-6/4	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20		
	Community Band - Concert	2/14-2/27	2 - 2' x 4' 1 - 18" x 24"	1/31/2011	1, 3, 5	Community Orchestra - Concert	6/6-6/17	2 - 3' x 4'	1/3/2011	5, 9		
March	Community Orchestra - Concert	2/23-3/6	2 - 3' x 4'	1/3/2011	5, 9	Boy Scouts - Rummage Sale	6/15-6/18	2 - 4' x 5'	6/1/2011	1, 7		
	St. Andrew's - Monthly Dinner	2/25-3/3	1 - 36" x 24"	12/9/2010	8	High School - Blood Drive	6/24-6/28	4 - 18" x 24"	6/24/2011	1, 4, 5, 10		
	Friends of the Library - Book Sale	3/3-3/5	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20	July	Encore Theatre - Intermittent	6/23-7/31	2 - 36" x 24"	1/31/2011	15, 16	
	Historical Society - Art Fair	3/7-3/19	2 - 5' x 6' 3 - 18" x 24"	12/15/2010	1, 2, 5, 7, 10		St. Joseph - Festival	7/4-7/18	1 - 4' x 4' 4" - 18" x 24"	5/24/2011	1, 2, 5, 6, 10	
April	St. Andrew's - Festival of Hymns	3/21 - 4/4	1 - 36" x 24"	3/18/2011	8		St. Joseph - Flea Market	7/6-7/10	2 - 18" x 24"	7/6/2011	1, 9, 43	
	Friends of the Library - Book Sale	3/31-4/2	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20		August	St. Andrews - Ice Cream Social	7/22-8/4	5 - 18" x 24"	7/8/2011	1, 2, 4, 5, 36
	St. Andrew's - Monthly Dinner	4/1-4/7	1 - 36" x 24"	12/9/2010	8	Dexter Daze		7/31-8/14	5 - 18" x 24"	6/7/2011	1, 2, 4, 5, 36	
	St. Andrews - Blood Drive	4/11-4/18	2 - 28" x 22"	12/9/2010	8, 22	Friends of the Library - Book Sale		8/11-8/13	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20	
	American Legion - Dinner	4/25-4/29	1 - 18" x 24"	4/25/2011	1	September	Encore Theatre - Intermittent	8/18 - 9/18	2 - 36" x 24"	1/31/2011	15, 16	
May	Dexter High Drama - Play	4/18-5/1	1 - 4' x 8' 1 - 3' x 3' 1" - 18' x 24"	4/12/2010	3, 1, 19		St. Andrew's - Monthly Dinner	9/2-9/8	1 - 36" x 24"	12/9/2010	8	
	Community Band - Concert	4/18-5/1	2 - 2' x 4' 1 - 18" x 24"	1/31/2011	1, 3, 5		Melthodist Church - Rummage Sale	9/11-9/25	2 - 2' x 3' 3 - 18" x 24"	3/14/2011	5, 10, 1, 2, 3	
	Historical Scty. - Civil War meeting	4/23-5/2	5 - 22' x 14"	4/18/2011	1, 2, 9, 5, 4		St. Andrews - Blood Drive	9/15-9/26	2 - 28" x 22"	12/9/2010	8, 22	
	Encore Theatre - Intermittent	4/7 - 5/8	2 - 36" x 24"	1/31/2011	15, 16	October	Friends of the Library - Book Sale	9/29-10/1	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20	
	Methodist Church - Rummage Sale	4/18 - 5/1	2 - 2' x 3' 3 - 18" x 24"	3/14/2011	5, 10, 1, 2, 3		St. Andrew's - Monthly Dinner	9/30-10/6	1 - 36" x 24"	12/9/2010	8	
	St. Andrew's - Monthly Dinner	4/29-5/5	1 - 36" x 24"	12/9/2010	8		November	St. Andrew's - Monthly Dinner	10/28-11/3	1 - 36" x 24"	12/9/2010	8
	Relay for Life	5/2-5/16	5 - 18" x 24"	5/2/2011	1, 4, 5, 6 (2)	Friends of the Library - Book Sale		11/3-11/5	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20	
	St. Andrew's - Quilt Show	5/6-5/14	1 - 36" x 24"	12/9/2010	8	December		St. Andrew's - Monthly Dinner	11/25-12/1	1 - 36" x 24"	12/9/2010	8
	Friends of the Library - Book Sale	5/5-5/7	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20			Friends of the Library - Book Sale	12/1-12/3	5 - 18" x 24"	11/19/2010	1, 4, 16, 19, 20
	Historical Scty. - Civil War Dinner	5/6-5/20	1 - 4' x 8' 4 - 18" x 24"	5/2/2011	2, 6, 7, 21, 41							
St. Joseph - Plant Sale	5/7-5/15	2 - 18" x 24"	5/6/2011	1, 36								
Community Orchestra - Concert	5/11-5/22	2 - 3' x 4'	1/3/2011	5, 9								
Remodeled Home Tour	5/13-5/16	3 - 18" x 24"	5/4/2011	1, 15 (2), 20, 42								
Knights of Columbus-Chicken Broil	5/15-5/30	5 - 18" x 24"	5/6/2011	1, 2, 5, 6, 10								

Location Listing: 1 - Baker/Main, 2 - Central/Mill, 3 - Dexter Ann Arbor/Copeland, 4 - Main/Alpine, 5 - Baker/Cemetery, 6 - Monument Park, 7 - Creekside, 8 - 7610 Dexter Ann Arbor, 9 - Peace Park, 10 - Dexter Ann Arbor/Limits, 11 - Comerstone, 12 - Bates, 13 - 3443 Inverness, 14 - 7720 Ann Arbor Street, 15 - S. Main/Broad, 16 - N. Main/Broad, 17 - Edison/Ann Arbor Street, 18 - Dover/Fifth, 19 - Central/Fifth, 20 - Broad/Fifth, 21 - Mill Creek Middle School, 22 - Fourth/Inverness, 23 - Dexter Bakery, 24 - Lighthouse, 25 - Dexter Pharmacy 2, 26-Warrior Creek Park Driveway, 27-Dexter Flowers, 28-Terry B's, 29-7795 Ann Arbor St, 30 - 7915 Fourth, 31 - 7651 Dan Hoey, 32 - Wylie, 33-Lions Park, 35-Dexter Crossing Entrance, 36 - Dan Hoey/Dexter Ann Arbor; 37 - Dover/Main, 38 - Fourth/Central, 39 - Baker/Hudson, 40 - Inverness/Ann Arbor, 41 - Main/Jeffords, 42 - Third/Broad; 43 - 3rd/Dover

\*\* Connexions Church received permission to place 4 signs on Sunday mornings through 2011 in locations - 1, 5, 36, 21  
 \*\*Dexter Farmers Market will place up to 5 signs on Saturday and Tuesday to advertise for the market

AGENDA 8-8-11





# Washtenaw County Sheriff's Activity Log

Area: 39 Dexter Village  
Date Range: 07/01/2011 - 07/31/2011

## Activity Log Citation by Area Report

Log ID: 273747	Date: 07/01/2011	Location: ANN ARBORDOVER	Ticket #: SH 269569
Citation 1: C/I		impede	
Log ID: 273747	Date: 07/01/2011	Location: ANN ARBOR/KENSINGTON	Ticket #: SH 269570
Citation 1: C/I		30/25	
Log ID: 274017	Date: 07/01/2011	Location: ANN ARBOR/INVERNESS	
Citation 1: C/I		Speed	
Log ID: 274017	Date: 07/01/2011	Location: ANN ARBOR/INVERNESS	Ticket #: SH 273854
Citation 1: C/I		30/25	
Log ID: 274191	Date: 07/02/2011	Location: MAIN HURONVIEW	
Log ID: 274217	Date: 07/02/2011	Location: BAKER RD/GRAND ST	Ticket #: N/A
Log ID: 274300	Date: 07/03/2011	Location: HUDSON/ANN ARBOR	
Log ID: 274300	Date: 07/03/2011	Location: DAN HOEY/BAKER	
Log ID: 274351	Date: 07/03/2011	Location: ANN ARBOR/INVERNESS	Ticket #: SH 269572
Citation 1: C/I		30/25	
Log ID: 274351	Date: 07/03/2011	Location: ANN ARBOR/HUDSON	Ticket #: SH 269571
Citation 1: C/I		Impede	
Log ID: 274398	Date: 07/03/2011	Location: BAKER RD/GRAND ST	Ticket #: N/A
Log ID: 274624	Date: 07/05/2011	Location: DEXTER A2 / KENSINGTON	Ticket #: SH274144
Citation 1: C/I		Other: Impeding	
Log ID: 274802	Date: 07/06/2011	Location: ANN ARBOR/EDISON	
Log ID: 274802	Date: 07/06/2011	Location: ANN ARBOR/HUDSON	
Log ID: 274802	Date: 07/06/2011	Location: HUDSON/ANN ARBOR	
Log ID: 275091	Date: 07/07/2011	Location: DAN HOEY / DEXTER ANN ARBOR	
Log ID: 275094	Date: 07/07/2011	Location: DEX-A2/MEADOWVIEW	Ticket #: SH 274240
Citation 1: C/I		Other: BRAKE LT	
Log ID: 275170	Date: 07/08/2011	Location: DEX-A2/HUDSON	Ticket #: SH 274241
Citation 1: C/I		Defective headlights	
Log ID: 275333	Date: 07/09/2011	Location: ANN ARBOR/INVERNESS	
Log ID: 275333	Date: 07/09/2011	Location: DEXTER ANN ARBOR/CARRINGTON	
Log ID: 275609	Date: 07/10/2011	Location: BAKER/DAN HOY	
Log ID: 275864	Date: 07/12/2011	Location: ISLAND LAKE/DEXTER PINCKNEY	
Log ID: 275864	Date: 07/12/2011	Location: ANN ARBOR/INVERNESS	
			Citation 3: C/I Fail to stop at stop

AGENDA 8-8-11  
ITEM H-3

Log ID: 275915	Date: 07/12/2011	Location: BAKER / DAN HOEY	Ticket #: SH273113
	Citation 1: C/I	35 in a 30 Zone.	
Log ID: 275915	Date: 07/12/2011	Location: ANN ARBOR / DOVER	
Log ID: 276068	Date: 07/13/2011	Location: ANN ARBOR/INVERNESS	
Log ID: 276068	Date: 07/13/2011	Location: ANN ARBOR/HUDSON	
Log ID: 276292	Date: 07/15/2011	Location: DEXTER HIGH SCHOOL	
Log ID: 276294	Date: 07/14/2011	Location: DEX-A2/KENSINGTON	
Log ID: 276492	Date: 07/15/2011	Location: DEX-A2/MEADOWVIEW	
Log ID: 276542	Date: 07/15/2011	Location: CENTRAL / 5TH	Ticket #: SH-273911
	Citation 1: C/I	Violation of posted speed limit	
Log ID: 276699	Date: 07/16/2011	Location: ANN ARBOR/INVERNESS	
Log ID: 276848	Date: 07/17/2011	Location: MAIN/DEXTER CHELSEA	
Log ID: 276848	Date: 07/17/2011	Location: ANN ARBOR/KENSINGTON	
Log ID: 276848	Date: 07/17/2011	Location: ANN ARBOR/EDISON	
Log ID: 276848	Date: 07/17/2011	Location: DEXTER ANN ARBOR/CARRINGTON	
Log ID: 276848	Date: 07/17/2011	Location: DEXTER ANN ARBOR/MEADOWVIEW	
Log ID: 276867	Date: 07/17/2011	Location: ANN ARBOR/KENSINGTON	Ticket #: SH 269575
	Citation 1: C/I	Impede	
Log ID: 276887	Date: 07/17/2011	Location: ANN ARBOR/KENSINGTON	
	Citation 1: MISD	Expired Plate	
Log ID: 276867	Date: 07/17/2011	Location: ANN ARBOR/INVERNESS	Ticket #: SH 269574
	Citation 1: C/I	No seatbelt (Driver)	No Proof of Ins
Log ID: 276867	Date: 07/17/2011	Location: MICHAEL MURRAY CAMERON	Ticket #: SH 269576
	Citation 1: C/I	30/25	
Log ID: 276867	Date: 07/17/2011	Location: ANN ARBOR/INVERNESS	Ticket #: SH 269577
	Citation 1: C/I	Impede	Speed
		Citation 2: C/I	
Log ID: 277035	Date: 07/18/2011	Location: ANN ARBOR / DOVER	
Log ID: 277035	Date: 07/18/2011	Location: ANN ARBOR / DOVER	
Log ID: 277082	Date: 07/18/2011	Location: CENTRAL / FIFTH	
Log ID: 277132	Date: 07/19/2011	Location: DEXTER ANN ARBOR/LEXINGTON	
Log ID: 277619	Date: 07/21/2011	Location: DEX-A2/CARRINGTON	
Log ID: 277650	Date: 07/21/2011	Location: INVERNESS/ANN ARBOR	Ticket #: SH 273856
	Citation 1: C/I	Disobey Stop Sign	Improper Lane Use
Log ID: 277650	Date: 07/21/2011	Location: ANN ARBOR/INVERNESS	Ticket #: SH 273855
	Citation 1: C/I	30/25	
Log ID: 277787	Date: 07/23/2011	Location: DEX-A2/MEADOWVIEW	Ticket #: SH 274245
	Citation 1: C/I	Violation of posted speed limit	
Log ID: 277787	Date: 07/23/2011	Location: DEX-A2/MEADOWVIEW	Ticket #: SH 274246
	Citation 1: C/I	Violation of posted speed limit	

Log ID: 277810	Date: 07/22/2011	Location: DEX-A2/KENSINGTON	Ticket #: SH 274243
	Citation 1: C/I	Violation of posted speed limit	
Log ID: 277810	Date: 07/22/2011	Location: DEX-A2/KENSINGTON	
Log ID: 277810	Date: 07/22/2011	Location: DEX-A2/KENSINGTON	Ticket #: SH 274244
	Citation 1: C/I	Violation of posted speed limit	
Log ID: 277893	Date: 07/25/2011	Location: BAKER X SHIELD	
Log ID: 277981	Date: 07/22/2011	Location: ANN ARBOR/INVERNESS	
	Citation 1: C/I	Speed	
Log ID: 278051	Date: 07/23/2011	Location: ANN ARBOR/KENSINGTON	Ticket #: SH 273859
	Citation 1: C/I	IMpede	
Log ID: 278051	Date: 07/23/2011	Location: ANN ARBOR/INVERNESS	Ticket #: SH 273858
	Citation 1: C/I	Impede	
Log ID: 278051	Date: 07/23/2011	Location: ANN ARBOR/INVERNESS	
	Citation 1: C/I	Speed	
Log ID: 278051	Date: 07/23/2011	Location: ANN ARBOR/HUDSON	Ticket #: SH 273857
	Citation 1: C/I	Impede	
Log ID: 278206	Date: 07/24/2011	Location: DEXTER ANN ARBOR/MORRISON	
Log ID: 278279	Date: 07/24/2011	Location: BAKER RD/GRAND ST	Ticket #: SH252838
	Citation 1: C/I	License & Registration	
Log ID: 278528	Date: 07/26/2011	Location: MAIN/BAKER	
Log ID: 278640	Date: 07/26/2011	Location: CENTRAL/ FIFTH	Ticket #: SH265416
	Citation 1: C/I	Other: NO SEATBELT USE	
Log ID: 278877	Date: 07/29/2011	Location: BAKER X DAN HOEY	
Log ID: 278877	Date: 07/29/2011	Location: MAIN X ALPINE	
Log ID: 279102	Date: 07/28/2011	Location: DEX-A2/MEADOW VIEW	
Log ID: 279102	Date: 07/28/2011	Location: MAIN/CENTRAL	
Log ID: 279184	Date: 07/29/2011	Location: ANN ARBOR/INVERNESS	
	Citation 1: C/I	Speed	
Log ID: 279272	Date: 07/29/2011	Location: DEXTER A2 / DAN HOEY	
Log ID: 279552	Date: 07/31/2011	Location: BROAD / GRAND	

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**Total Traffic Stops: 71**

Total Citations Issued: 37

Total Citation1's: 30

Total Citation2's: 6

Total Citation3's: 1

Tickets Not Issued: 46

Traffic Stops that ended in an Arrest: 1





AGENDA 8-8-11  
ITEM 4-4

July 25, 2011

Donna Dettling, Manager  
Village of Dexter  
8140 Main St.  
Dexter, MI 48130

Dear Ms. Dettling:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community, I am writing to notify you of some changes to our installation prices effective August 5, 2011. Customers are being notified of these changes via bill message.

<u>Installation Fees</u>	<u>Current Price</u>	<u>New Price</u>
Two products	\$50	\$40
Three products <sup>1</sup>	\$69	\$60

Additionally, effective July 28, 2011, the Hispanic Information and Telecommunications Network (HITN) will be added to Digital Preferred and MultiLatino on channel 649. Customers will be notified of this addition via bill message.

Please direct any customer calls about Comcast products, services and prices to 1-888-COMCAST. Our Customer Account Executives are available 24 hours a day, 7 days a week. As always, feel free to contact me directly at 734-254-1888 with any questions you may have.

Sincerely,

Frederick G. Eaton  
Government Affairs Manager  
Comcast, Michigan Region  
41112 Concept Drive  
Plymouth, MI 48170

<sup>1</sup> Includes up to three outlets – does not include activation fee





**Memorandum**

To: Village Council and President Keough  
Donna Dettling, Village Manager  
From: Allison Bishop, AICP, Community Development Manager  
Re: REPORT  
Date: August 2, 2011

**Chamber of Commerce** – The Chamber of Commerce will likely be requesting a meeting with the Village Boards and Commissions to discuss the ways that we can collaborate to make Dexter better for businesses, residents, etc.

**Planning Commission** –

**Ordinances** – The Planning Commission set public hearings for the following ordinances: Article 7 Signs – amendments to clarify requirements and address ZBA, staff and Planning Commission recommendations.

Article 5, Parking and Loading – Include improved provisions from the ARC District.

Article 6, Landscaping Standards – Include improved provisions from the ARC District.

Article 15B, Dexter Ann Arbor Road – Remove sign, parking, landscaping and access management provisions and relocate to pertinent section of the zoning ordinance.

Article 15D, Baker Road Corridor – Remove access management standards to parking and loading standards.

Article 20, Schedule of Regulations – Add ARC lot frontage and lot size requirements.

**Master Plan** – The Introduction, Background Studies, DRAFT Existing Land Use and DRAFT Future Land Use maps were all provided for discussion. Revisions to text and maps will both continue to be made over the next few months.

**3515 Broad Street** – The Village Manager, Trustee Cousins and myself met with a potential purchaser of 3515 Broad Street, the Old Mill or Gilbert Building. The purchaser's intent is to renovate the structure in phases into office space. The property is zoned PUD, therefore any site plan changes are required to go through the requirements of the PUD process. That process will likely include a site plan for the additional parking requirements. Approximately 10 additional spaces are necessary. It is anticipated that the application process would start in September and then a site plan would be before the Planning Commission in October.

**Go Green Youth Challenge Tree Planting Grant** – I will be applying for \$2,000 for street tree planting throughout the Village. The funding is provided through the MDNRE, Arbor Day Foundation and DTE. Notice of award will be in October with planting occurring this fall.

**Community Development Block Grant (Planning Grant)** – I applied for \$13,250 from the Michigan Economic Development Council to assist with the DAPCO Redevelopment project. The Village is close to being awarded the funding and will know for sure in September 2011.

Please feel free to contact me if you have any additional questions.

Thank you.

2000  
1000  
500  
0



CARLISLE

WORTMAN  
associates, inc.

605 S. Main Street  
Ste. 1  
Ann Arbor, MI 48104

(734) 662-2200  
(734) 662-1935 Fax

**MEMORANDUM**

**TO:** Village of Dexter Planning Commission  
**FROM:** Douglas J. Lewan, Community Planner  
**DATE:** July 27, 2011  
**RE:** Master Plan Update

Please find the enclosed DRAFT Master Plan information for your review and discussion at the upcoming Planning Commission meeting:

- Introduction
- Background Studies
- DRAFT Existing Land Use Map
- DRAFT Future Land Use Map

These items, along with the recent survey results, will form the basis for additional revisions to the Master Plan.

You will note that three (3) segments of the Background Studies (income, housing value and monthly contract rent) have not been updated, and are highlighted in orange text. This 2010 Census data has not yet been released; however, we are hopeful that we will be able to update this information later in the revision process.

We look forward to hearing your feedback regarding these initial review items. Please feel free to contact us with any questions or comments.

---

**CARLISLE/WORTMAN ASSOC., INC.**

#241-03-1101

# Introduction

## Purpose of the Master Plan

Planning is a process that involves the conscious selection of policy choices relating to land use, growth, and physical development of the community. The purpose of the Village of Dexter Master Plan is to **state** the goals and identify the policies and strategies regarding land use and development that the Village will pursue to attain those goals.

## How Is the Plan to be Used?

The Master Plan is used in a variety of ways:

1. Most important, the Plan is a **general statement** of the Village's goals and policies and provides a single, comprehensive view of the community's desires for the future.
2. The Plan serves as an **aid in daily decision-making**. The goals and policies outlined in the Plan guide the Planning Commission, Village Council and other Village bodies in their deliberations on zoning, subdivision, capital improvements and other matters related to land use and development. The Plan provides a stable, long-term basis for decision-making providing for a balance of land uses specific to the character of the Village of Dexter.
3. The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Village Ordinances, specifically the Zoning Ordinance and Map.
4. The Plan attempts to **coordinate public improvements and private developments**. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Village and its residents.
5. Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Village's **direction** for the future.

In summation, the Village of Dexter Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the Village that compliments the goals of nearby governmental units, wherever possible. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

## Other Planning Documents Incorporated by Reference

The Village of Dexter Master Plan incorporates by reference the following planning documents:

Dexter Ann Arbor Road Corridor Plan - This plan has emphasis on the eastern portion of the Dexter-Ann Arbor Corridor and is referenced extensively throughout this document.

Baker Road Corridor Plan - This plan is the result of a joint planning effort between Scio Township and the Village of Dexter Planning Commission while much of the area discussed within the plan is found outside the Village limits, the Village of Dexter Master Plan endorses the goals and objectives of this document.

Downtown Dexter DDA Parking Study - The objectives of the study are: to assess the existing parking system within the context of the downtown retail shopping district and adjacent areas; to assess present and future parking needs; to recommend specific improvements for parking downtown; and to further recommend management strategies for implementation. The recommendations and management strategies are incorporated by reference.

Parks and Recreation Master Plan - The purpose of the Parks and Recreation Master Plan is to guide recreation planning and development efforts, and is the official document to be used by the Village to guide decisions regarding parks and recreation.

## Historic Context

This document represents a full amendment to the Village of Dexter Master Plan, adopted by the Village on April 11, 2005. An amendment of the 2005 plan was made one (1) year later to incorporate the amendments made to the 1994 Master Plan in 1995 and 1997 into one (1) comprehensive plan. In addition, this document has been updated to include all new information available to the Village, i.e. census, etc. and addresses the Village's current desires for the future.

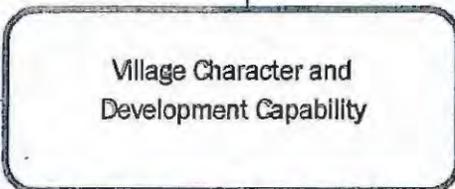
Because communities are constantly changing, the information contained in a plan becomes outdated in time. As the conditions change, so do opportunities and expectations for the future. It is therefore essential to periodically update the information contained in the Master Plan as well as reevaluate its basic vision and implementation programs. Current State Legislation regarding Village Planning requires five (5) year reviews of the Master Plan. The review process will be discussed in more detail in the implementation section of the Ordinance.

## Planning Process

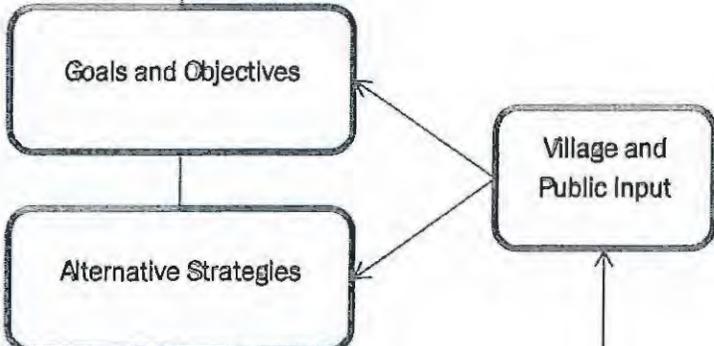
The process used to generate the Plan consisted of four phases: background studies; evaluation of Village character and development capability; identification of goals, and policies; and plan development.

Background studies involving data inventory and analysis from Census data, existing reports, and field survey were gathered. Sound community planning cannot take place in a vacuum. Many factors that exist must be taken into account when formulating plans for the future. This process is illustrated in the following diagram.

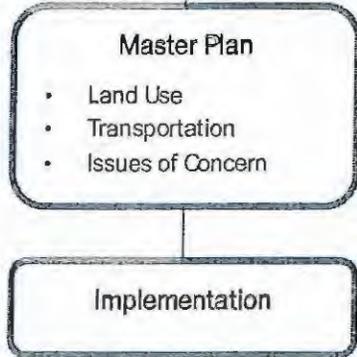
**Background Studies**



**Evaluation and Interpretation**



**Plan Development**



## Regional Setting

The need to consider the region surrounding the Village of Dexter is of importance. The Village is located within the central portion of Washtenaw County, almost due east of the Village of Chelsea, southeast of the Village Pinckney and northwest of the City of Ann Arbor. However, the abutting communities are primarily rural and semi-rural Townships.

The Village of Dexter is almost completely surrounded by Scio Township with the exception of Webster Township to the north and a small portion of Dexter Township to the west where it abuts the new Westridge Subdivision. The City of Ann Arbor is located approximately seven (7) miles east of the Village, and allows access to entertainment, restaurants, medical, and educational opportunities for Village residents.

The Village has easy access to the I-94 freeway via Baker Road, nearby Zeeb Road, as well as the M-14 freeway. Dexter-Ann Arbor Road provides the primary access from the Village to the City of Ann Arbor, and along with Baker Road provides the primary access roads into and out of the Village. Appropriate planning across borders will help facilitate compatible land use patterns between communities.



## Community History of Dexter

This area was originally settled in 1824 and was platted in 1830 as the Village of Dexter. Historically, it has been noted that the Village was laid out in such a way that the sun could shine on both sides of each street all day. Even as Dexter has progressed to the fastest growing municipality in the State (2010 Census), the Village has retained its old time charm and hospitality.

The following sections of the Village of Dexter Master Plan will carefully review the current state of the Village and provide a map to help guide residents and officials in future development.

# Background Studies

## Population and Housing Characteristics

The review and analysis of population and housing in the Master Plan is done in part to help evaluate the character of the community and understand the trends of the past. This information is needed as a basis for a community to plan for their long-term goals. The evaluation of the data is used to help understand the changing trends in population, housing, employment, and economics. The data found is then evaluated to help support the long-term decisions recommended for the Master Plan.

Sources used for the information and data gathering were the 2010 U.S. Census and the Southeast Michigan Council of Governments (SEMCOG).

## Population

Table 1 represents population changes from 1960 – 2010 for the Village of Dexter and the surrounding areas. The Village's population changed dramatically from 1990 through 2010, reversing a trend of declining population over the previous 30 years.

In 1960, the population was 1,702 and by 1990, the population had decreased to 1,497, a 12% decrease. During the period of time from 1990 to 2010, the Village's population has significantly increased. In SEMCOG's 2035 Regional forecast, the Village's 2035 population is projected to be 3,826, but the Village's actual 2010 population has exceeded the projection, reaching a total population size of 4,067. From 1990 – 2000 the Village of Dexter's actual population had increased 56.2%, and another 42.5% from 2000 - 2010.

The following population change table compares the Village's growth over the last 50 years with the Townships surrounding the Village of Dexter, the County and State.

**Table 1 - Population Change 1960 – 2010**

Community	1960	1970	1980	1990	2000	2010	% Change 2000- 2010
Village of Dexter	1,702	1,729	1,524	1,497	2,338	4,067	42.5%
Dexter Township	1,698	2,238	3,872	4,407	5,248	6,042	13.2%
Lima Township	995	1,281	2,124	2,132	2,224	3,307	32.7%
Scio Township	4,454	5,476	6,505	9,580	15,759	20,081	21.5%
Webster Township	1,286	1,981	2,760	3,235	5,198	6,784	23.4%
Washtenaw County	172,440	234,103	264,748	282,937	322,895	344,791	6.4%
State of Michigan	7,823,194	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640	<-1%

Source: 1960, 1970, 1980, 1990, 2000 & 2010 U.S. Census

When comparing the data from the surrounding Townships and region, it is apparent that the entire area is experiencing considerable growth. Scio Township, within which the Village of Dexter is located, has had the most significant growth of those communities studied since 1990 at 64.7% and is projected to continue to grow an additional 39% by 2030. The Village of Dexter has grown 56.2% since 1990 and is the third fastest growing community in the area. Webster Township, north of the Village of Dexter has also grown significantly at 60.7% since 1990.

The City of Ann Arbor is found nearby (7 miles to the east) and has been a catalyst for growth in all the areas surrounding it, including the Village of Dexter. The population of the Village of Dexter and surrounding communities since 1960 has increased 203%, from 10,135 to 30,767.

The Village of Dexter is within the boundaries of Washtenaw County, which is also rapidly growing. Washtenaw County is the 34th fastest growing County in the State, and has had a 14.1% population increase since the 1990 U.S. Census.

Although the Village of Dexter has recently experienced a significant increase in population, it remains a community with a small town feel. Many residents of the Village find it a wonderful place to live and raise a family, which could be one factor in the recent growth in the area.

In addition to new population due to migration, the overall population can be shaped through changes in household size and composition. Throughout the country, household sizes are decreasing, which is related to the number of aging baby boomers and smaller family sizes.

A household as defined by the U. S. Census is all persons who occupy a housing unit. The occupants may be a single family, one (1) person living alone, two (2) or more families living together or any other group of related or unrelated persons who share living arrangements. Table 2 on the following page shows the changes in household size, from 1980 to 2010 and compares the change in the average number of persons per dwelling unit in the Village of Dexter and the surrounding areas.

**Table 2 - Average Persons Per Household**

<i>Community</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>% Change 2000-2010</i>
Village of Dexter	2.60	2.36	2.31	2.56	10.8%
Dexter Township	3.08	2.87	2.80	2.71	-3.21%
Lima Township	3.24	2.90	2.76	2.76	0%
Scio Township	2.00	2.69	2.59	2.55	-1.54%
Webster Township	3.14	2.95	2.93	2.88	-1.71%
Washtenaw County		2.49	2.41	2.38	-1.24%
State of Michigan		2.65	2.56	2.49	-2.73%

*Source: 1980, 1990, 2000 & 2010 U.S. Census*

In 2000, the Village of Dexter had a household size of 2.31 persons per household, a 2.1% decrease from 1990. However, household size grew 10.8% between 2000 and 2010 to 2.56 persons per household. All surrounding areas experienced a decrease in household size since 1990, except for Lima Township's household size which has remained constant for the last ten (10) years. The Village of Dexter has the second smallest household size in the area behind Scio Township by a small margin.

Causes for the decreases in household size have been speculated to be the aging of our national population, the likelihood that children are not living in homes with their aging parents, and people are not choosing to have as many children as has been historically documented.

The total number of households within a community also helps explain the changes in a community and the community's potential future population growth. The Village of Dexter has experienced both an increase in household size, and a dramatic increase in total households and population. As illustrated in Table 3, the Village of Dexter has seen a dramatic increase in total households since 1990.

**Table 3 - Total Household By Community**

Community	1980	1990	2000	2010	% Change 2000-2010
Village of Dexter	588	633	1,013	1,590	56.96%
Dexter Township	1,265	1,527	1,863	2,225	19.43%
Lima Township	659	891	1,168	1,197	2.5%
Scio Township	2,147	4,113	6,070	7,857	29.44%
Webster Township	884	1,097	1,774	2,353	34.92%
Washtenaw County		105,114	125,327	137,193	9.47%
State of Michigan		3,424,122	3,785,661	3,872,508	2.3%

Source: 1980, 1990, 2000 & 2010 U.S. Census

As shown in the table, the Village of Dexter had an increase of 56.96% in total households from 2000 – 2010, significantly more than all other surrounding municipalities.

The reason for the significant increase in total households within the Village of Dexter is due to the annexation of approximately 330 acres of land for development of single-family homes, attached condominiums. Within those annexed areas, the Village anticipates a total household growth of 800 single-family homes. The recently released 2010 Census results demonstrate that Dexter was the fastest growing community in the State of Michigan

The Village of Dexter has experienced a surge in population due primarily to the increase in buildable land (annexation), which resulted in a doubling of the available housing units within the Village. Further, due to the amount of land annexed into the Village that has not yet been developed, the Village of Dexter will continue to see significant population and housing unit increases in the upcoming years.

In addition to historical data, the examination of the age groups is an important factor in determining the make-up and future needs of the Village. The Village of Dexter compared to other communities, has the lowest median age in the area. The Village's median age in 1990 was 33.9 years, 33.7 in 2000, and grew to 36.2 in 2010. Although the median age increased nearly three (3) years between 2000 and 2010, the Village remains, on average, five (5) years younger than the surrounding municipalities. In addition, 32.5% of the population is between the ages of 25 - 44, and 32.7% of the population is 19 years old or younger. Generally it can be determined that a young population between the ages of 25 - 44 years are in the family forming stage of their life, which could also mean increases in the potential for population growth in the near future.

**Table 4 - 2010 Percent of Population by Age Group and Median Age**

Age Group	Village of Dexter	Dexter Township	Lima Township	Scio Township	Webster Township	Washtenaw County
0-4	8.7	5.2	6.3	2.9	5.1	5.5
5-9	9.6	7.3	7.2	7.6	7.8	5.8
10-14	8.5	7.7	7.2	7.8	8.9	5.8
15-19	5.9	7	6.7	6.6	8.2	8.8
20-24	2.9	3.6	2.9	4.3	3.4	11.7
25-29	5.5	2.7	4.9	4.7	2.5	7.8
30-34	6.9	3.9	5.6	5.3	3.5	6.4
35-39	9.6	6	6.4	6.7	5.6	6.1
40-44	10.5	8	6.4	8.3	8.6	6.5
45-49	8.4	9.4	8.5	8.5	10.1	6.8
50-54	5	9.5	9.5	8.3	9.8	6.8
55-59	5.3	9.4	8	8	9	6.2
60-64	4.3	7.5	7.5	6.5	6.8	5.1
65-69	2.5	4.8	4.4	4.3	4.3	3.4
70-74	1.9	2.8	3.2	2.3	2.1	2.2
75-79	1.4	2.1	2.1	1.7	1.3	1.7
80-84	1.5	1.3	1.3	1.4	1.1	1.4
85+	1.3	<1	1	1	<1	1.3
Median Age	36.2	43.8	41.5	40.5	42.8	33.3

Source: 2010 U.S. Census

The following table provides figures for median household income for the Village of Dexter for the years 1990, 2000 and 2010. The figures are provided in 1999 dollars for comparison. As seen in the Table, the median household income for the Village (the income of all persons age 15 and over, related or not) has increased while the overall households in poverty has decreased. The poverty level, as defined by the U.S. Census, includes money before taxes and does not include capital gains and noncash benefits. In 2002, the national poverty level was \$22,007. When a family's total income is less than that family's threshold, then that family, and every individual in it, it is considered to be in poverty.

**Table 5 - Household Income**

### Housing Characteristics

The housing stock within the Village of Dexter has taken a dramatic turn since the 1990 U.S. Census. In 1990, the Village had 676 total housing units, only a 10.3% increase from the 1980 U.S. Census. By 2000, the Village's housing units had increased by 63.6%, from 676 units in 1990 to 1,106 units in 2000, and another 54% in 2010 (598 new units) (see Table 6).

The housing unit increase was due to the annexation of 330 acres of land into the Village. Prior to the annexations, the Village of Dexter had been built-out with little or no room to grow. With the annexation of the land and the people's interest in locating within the Village, the population surged resulting in the current increase in housing units.

**Table 6 - Total Housing Units Available by Community**

<i>Community</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>% Change 2000-2010</i>
Village of Dexter	613	676	1,106	1,704	54%
Dexter Township	1,330	1,850	2,168	2,612	20.5%
Lima Township	684	802	1,198	1,250	4.3%
Scio Township	2,215	3,590	6,338	8,251	30.2%
Webster Township	917	1,173	1,859	2,479	33.4%
Washtenaw County	98,173	111,256	131,069	147,573	12.6%

*Source: 1980, 1990, 2000 & 2010 U.S. Census*

With the significant increases in new single-family construction, the percentage of renter occupied homes has decreased dramatically since 1990. In 1990, 40.2% of the total dwelling units were renter occupied and in 2000, 38.9% of the housing units were renter occupied. The 2010 Census reported that 24.5% of dwelling units were renter occupied. The Village of Dexter maintains higher renter occupied housing

composition then any of the surrounding communities; however is over 12% lower than Washtenaw County's 36.3% renter occupied composition (see Table 7 below). Within Washtenaw County, there are two (2) major educational institutions that tend to increase the percentage of renter occupied housing units. Neither of these institutions are found within the Village of Dexter. It would also seem that the Village of Dexter is an attractive place to rent because of the perception of low rents and affordability.

**Table 7 - Dwelling Unit Owner/ Renter Composition by Community**

Community	Total Occupied Dwellings	Owner Occupied		Renter Occupied		Total Vacant		Total Housing Units
		Units	%	Units	%	Units	%	
Village of Dexter	1,590	1,172	68.7	418	24.5	114	6.6	1,704
Dexter Township	2,225	2,058	78.7	167	6.4	387	14.8	2,612
Lima Township	1,197	1,111	88.8	86	6.8	53	4.2	1,250
Scio Township	7,857	6,290	76.2	1,567	18.9	394	4.7	8,251
Webster Township	2,353	2,223	89.6	130	5.2	126	5.0	2,479
Washtenaw County	137,193	83,483	56.5	53,710	36.3	10,380	7.0	147,573

Source: 2010 U.S. Census

The Village of Dexter's vacancy rate had risen in 2000 to 8.4%, the second highest in the area behind Dexter Township. While still the second highest in the area according to 2010 Census data, the vacancy rate has decreased to 6.6% (see Table 7). The U.S. Census Bureau determined vacancies rates based on six (6) categories of vacant units: for rent; for sale only; rented or sold, not occupied; for seasonal, recreational, or occasional use; for migrant workers; and other vacant. Dexter Township, which is northwest of the Village, maintains a vacancy rate of 14.8% in 2010, but it is also a community with many seasonal and recreational homes and cottages, which would account for the large vacancy rate. The Village of Dexter on the other hand does not maintain the summer population that Dexter Township does.

Housing value is a characteristic that can be used to help guide the long-term goals of a community and to help evaluate the composition of the housing stock in the community. Whether the housing in a community is primarily rental units or single-family homes may effect the value of the home and the care that is put into keeping the home in good condition. Housing value is also a good indicator of the income level of the homeowners in the community or in the area. Table 8 shows the owner-occupied housing values for the Village of Dexter and the surrounding area.

**Table 8 -**

***Value of Specified Owner-Occupied Housing Units and Median Value in 2000***

Table 8 represents the value of the owner occupied homes in the Village of Dexter and in the surrounding areas in the year 2000. The year 1990 was added next to the Village of Dexter to represent the dramatic increase in owner occupied housing value from 1990 to 2000 in the Village of Dexter.

The median owner occupied housing value has almost doubled in the Village of Dexter between 1990 and 2000, and value of owner occupied homes has shifted from \$50,000-\$99,999 to \$150,000-\$199,999. The Village of Dexter has also seen a significant increase in the number of homes over \$200,000. In 1990, there were no homes valued over \$200,000 and in 2000 there were 111 homes over \$200,000. The increase in the value of owner occupied homes could be attributed to the increase in new residential construction within the Village of Dexter, and inflation, although it would appear that even the older homes within the Village have seen an increase in value due to renovation and restoration.

The Village of Dexter, as in 1990, still has slightly lower housing values than those in the surrounding communities, while still being comparatively close to the median housing value in Washtenaw County.

Table 9 represents the monthly rent within the Village of Dexter and the surrounding townships. The median rent in the Village of Dexter has increased from 1990 to 2000 by almost 50%. In 1990, the surrounding townships all had rental rates much higher than the Village of Dexter, although in 2000 the Village of Dexter surpassed Lima Township. Lima Township rent was the only township in the surrounding area that had a decrease in the median rent, although the Village of Dexter's median rent increased the least amount. It was previously noted that the Village of Dexter's renter occupied housing units had decreased. Knowing the monthly rent has increased and the number of units has decreased could indicate that due to the decrease in the number of units the value has subsequently increased.

**Table 9 - Monthly Contract Rent by Community**

Table 10 on the next page indicates that the Village of Dexter has seen a significant increase in the amount of management and professional related occupations. The number of Village residents people employed has also risen, as expected, with the population. Table 10 also shows that the Village of Dexter's resident's occupations appear to be following the same trends as all industries. All occupations within the Village of Dexter follow industry trend, except two. In only two (2) categories of occupation and industry, has there been a decrease in the amount of workers, all others have continued to increase. Farming, fishing, and forestry related occupations have decreased as well as the industries: workers as a whole; and transportation

related occupations and the industry has declined in numbers. The Village of Dexter is not different from many other communities throughout the country. All communities are losing agriculture and transportation and communication related occupations.

**Table 10 - Village of Dexter Based Employment**

Table 11, on the following page, provides a historical of the State Equalized Value (SEV) of all properties within the Village, inclusive of the industrial facilities tax (IFT) which results from the additional tax levied on the properties within the industrial park. The largest rate of growth between 1997 and 2010 was 21% in the year 2000, and again in 2003. Overall, the Village's SEV had steadily increased until the downturn of the economy in 2008. It appears that 2010 may have been the bottom for the decline, as valuations in 2011 appear nearly holding steady. SEV is an indication of the value of property in a community and is based on 50% of the "true" cash value of property. The local assessor determines cash value of all properties in the Village. Property taxes are based in part on 50% of the total value. As noted above, it appears that property values will continue to increase in the Village.

**Table 11 - Village of Dexter SEV Plus IFT Growth**

Year	State Equalized Valuation plus IFT	Percent Change from Previous Year
1997	\$85,340,000	-
1998	\$99,059,000	16%
1999	\$120,324,000	21%
2000	\$127,594,000	6%
2001	\$140,673,000	10%
2002	\$157,519,700	12%
2003	\$189,975,500	21%
2004	\$225,291,700	15%
2005	\$243,126,450	7%
2006	\$265,561,051	9%
2007	\$271,219,500	2%
2008	\$253,951,400	-6%
2009	\$236,440,400	-7%
2010	\$216,955,400	-8%
2011	\$210,206,300	-3%

Source: Village of Dexter

## Capital Improvements/ Community Facilities

### Village Organization

#### *Village Administration*

The Village of Dexter built the first Village Hall in 1955 to serve as the primary location for Village administrative and government duties. The Village Hall was built on land originally intended for the construction of a mill by Henry Ford, but the land was deeded to the Village from Scio Township in 1950. In 2002, the Village Hall's function changed from Village Offices to being the home of the Dexter Area Fire Department and the Washtenaw County Sheriff Station. The DPW operations were also relocated to a new facility in 2007.

In 2002, the Village Offices were moved to a temporary location above the PNC Bank in downtown Dexter while plans for a new Village Hall are considered. Relocation or renovation space for a Village Hall has been a priority for many years, although funding and an accessible downtown location have been roadblocks for new building construction or relocation.

### Village Utilities

#### *Waste Water Treatment Plant*

The Village of Dexter's wastewater treatment plant (WWTP) services the entire Village. Many of the 8" clay sewer lines were constructed in the 1930's, and additions were made to the system to accommodate the growth of the Village in the 50's and again in the 70's. In 2000-2001, the Village participated in a state rural development project. The rural development project provided the Village with gravity sewers on the northeast side of the Village, which were previously serviced by lift stations. The rural development project also provided for the replacement of transmission lines with new, larger pipes, renovations to existing lift stations, alarms for the wells and lift stations, four (4) new water wells, renovation of the iron filters, pumps and chlorination systems at the water filtration plant, and updated the waste water treatment plant equipment.

In 2010, an equalization basin was added to the system which provides 400,000 gallons of wet weather water storage helping to equalize the flow of water through the plant during storm events. In addition, approximately 5,000 feet of sewer line were lined using cured in place technology that restores the pipe to new condition.

#### *Water Plant*

The Village of Dexter has a limited system servicing the entire community with five (5) wells. Dexter's water plant treats it's water for the removal of iron found naturally in the groundwater and with chlorine to disinfect the water.

The Village's current well system consists of four (4) wells along Ryan Drive. Three (3) of these wells are rated at three hundred (300) gallons per minute; the fourth is rated at two hundred (200) gallons per minute. A 500,000 gallon water tower is

located in the Dexter Business and Research Park. The water tower was installed to improve the water pressure in the system, and to provide for emergency water storage and fire protection. In 2010, a fifth well was added on the property of Dexter High School. The addition of the fifth well provides a secondary source of water for the Village. The well is rated at three hundred eighty (380) gallons per minute. The Village's overall firm capacity, as set by the State of Michigan, is 1.1 million gallons per day.

The Village has been completing upgrades to its existing water lines. By the end of 2011, ninety-seven (97%) percent of the Village water main will be eight (8") inches or greater in diameter.

Currently, the Village does not extend new water services beyond its jurisdictional borders, with the exception of requests made in accordance with the terms of the 425 Agreements.

#### *Storm Water Management*

Open ditches and culverts service over 90% of the Village of Dexter. Storm drains throughout the Village take both the collected storm water and the surface runoff and discharges it into the Huron River and other nearby streams. In 2002, the Village of Dexter started working with the State of Michigan, Scio Township and the Huron River Watershed Council to implement Phase 2 storm water management requirements in order to comply with Phase 2 efforts to improve the environmental impacts that untreated storm water discharge has when it is discharged into the nearby rivers and streams. The implementation of the Phase 2 requirements will include improved storm water management strategies, such as detention and retention basin pretreatment requirements, water quality, improved site plan review standards and community education. Due to the Villages lack of storm water treatment, creative options such as implementing a storm drain maintenance schedule and partial treatment of storm water prior to its entering the existing closed system and the ditched and culverts that discharge into the Huron River and its ecosystems.

The future of the Village's storm water management system should be identified in order for the Village to plan for growth and development in the area. The Village needs to be aware of the condition of existing facilities and remaining capacity, if any. Storm water facilities that are currently at capacity need to be earmarked for reconstruction or repair so that development and redevelopment within the Village are not stalled and the Village can appropriately and efficiently manage and treat storm water and the storm water discharge.

The Village of Dexter is committed to and collaborates with Washtenaw County and the Dexter Community Schools to improve water quality in and around the area.

Insert Map 3 - utilities map

## Village Services

### *Dexter Area Fire Department*

The Dexter Area Fire Department (DAFD) was created in 1985. The DAFD consists of Dexter Village, Dexter, Webster and Lima Townships as a regional fire department. The Village maintains an ISO (Insurance Service Organization) rating of 5.

The Dexter Area Fire Department (DAFD) consists of eight (8) full-time personnel and 30 paid on-call volunteers that cover an approximate seventy-five (75) square mile area. The DAFD has one (1) primary station and two (2) substations within the area, covering all of the Village of Dexter and Webster Township, ninety (90%) percent of Dexter Township, and a six (6) square mile area in Lima Township (by contract). Station #1 located in downtown Dexter is equipped with one (1) engine, two (2) tankers, one (1) utility truck and one (1) grass truck. Station #2 in Dexter Township is equipped one (1) engine and one (1) utility truck. Station #3 in Webster Township is equipped with one (1) tower and one (1) utility truck.

In addition to the three (3) member communities, an agreement is also in place with adjacent townships to provide mutual aid in an effort to more efficiently and effectively serve the largest area possible. The Village is currently discussing the formation of a larger regional department with Scio, Webster and Dexter Townships.

### *Police Services*

The Washtenaw County Sheriff's Department serves the Village of Dexter's law enforcement and public safety needs. The Village of Dexter does not have its own police department thus services are provided under contract with the Washtenaw County Sheriff's Department. The Washtenaw County Sheriff's Station is located in the same building as the DAFD, and serves the Village and surrounding Townships. Coverage of the Washtenaw County Sheriff's Department includes all of Dexter Village, Webster Township and Dexter Township. There are nine (9) deputies, including one (1) school liaison, four (4) rotating deputies, who patrol the three (3) municipalities; "COPS" (community oriented police), that work in conjunction with the individual municipalities on special problems, crime prevention and other local law enforcement activities; and one (1) sergeant. The Washtenaw County Sheriff's Station is equipped with one (1) motorcycle for special events and day-to-day patrol, five (5) marked patrol cars and one (1) unmarked patrol car to cover the entire 75 square mile service area.

### *Downtown Development Authority*

The Village of Dexter's Downtown Development Authority (DDA) is one of the most active groups within the Village. Within the few, the DDA has spent over two (2) million dollars on streetscape and infrastructure improvements in the downtown district. The DDA also continues to develop projects that attract and retain businesses in the Village's downtown. See Map 5 for the DDA boundaries.

The downtown streetscape improvements have contributed to an increase in viable businesses in the downtown and have encouraged individual property owners to make facade improvements and continued building investment. The Village and the DDA are now working together in the development of long-term expansion plans for the downtown, including the acquisition of property and the redevelopment of underutilized sites. In 2003, the DDA constructed a new sixty-four (64) space parking lot between Main Street and Forest Street, and in 2004 constructed a new parking lot to accommodate the needs of a new 21,000 square foot building.

Subsequently, the DDA invested in additional parking and streetscape improvements along Jeffords Street and parking area one (1) block south of Main Street for the construction of another 20,000 square foot building (has not been constructed to date). The Village and DDA also collaborated with the Washtenaw County Road Commission (WCRC) on streetscape improvements to the Main Street bridge during the bridge replacement and dam removal project in 2008.

As part of the Village and DDA's plan to continue to revitalize the downtown; parking, and bridge and pedestrian improvements have become a priority. The Main Street Bridge project was completed in 2008 and Mill Creek Park project was constructed in 2011. The DDA also purchased the former DAPCO Building (3045 Broad Street), and will take possession of the property in 2012. Project plans are currently underway with the assistance of a Community Development Block Grant (CDBG).

The Village intends to redevelop the property to attract more businesses and residents to Dexter, and to further improve the Village's image south of Main Street. Redevelopment of the site will be the first step towards accomplishing the goal of expanding the downtown and spurring additional redevelopment.

The Village and DDA hope to redevelop the DAPCO property to attract more businesses and residents to Dexter and improve the image of the Village. Redevelopment of the DAPCO site will also be the first step toward accomplishing the goal of expanding Downtown Dexter.

#### *Chamber of Commerce*

The Village of Dexter's Chamber of Commerce plays an active role in the economic and business development in Dexter and is a partner with the Village of Dexter. The recent population growth has also prompted the Chamber to advocate the continued support of local businesses and merchants.

The Chamber of Commerce has designated the Dexter Area as "A Place to Grow" due to the substantial increase in the population of the entire surrounding area. The Chamber of Commerce helps organize and advertise many of the Village's community events with the goal of bettering the business environment in the Village. Since the population increase in the Village, the Chamber has continued to be a very active participant in community and business growth. The Chamber's membership has grown to approximately 220 members since 2002. Chamber's Activities include:

- \* Dexter Daze
- \* Apple Daze
- \* Summer Music Series
- \* Holiday Hustle / Home for the Holidays
- \* Ice Cream Social

Insert Map 4 - DDA boundaries

## Property Transfer Agreements

Map 3 depicts lands currently under agreement between the Village of Dexter and surrounding communities for transfer into the Village. The following is a brief summary of those agreements. As the specific details of the transfers are beyond the scope of a Master Plan, the specific details of the agreements can be obtained at the Village Administrative offices.

- Dexter/ Scio Promulgation of Annexation Policy (June 23, 1981 and Amendment to the Agreement (April 11, 1995). This agreement provides for the annexation of property from Scio Township into the Village of Dexter. Essentially, this agreement provides specific areas to be annexed into the Village, upon request of the property owners, after a December 31, 2006 moratorium expires in two (2) phases. On February 9, 2010, Scio Township Board passed a resolution declaring the agreement null and void. On March 8, 2010, the Village also passed a resolution declaring the agreement null and void.
- Dexter/ Scio 425 Agreement for the Dexter High School, January 2000. An agreement to provide municipal services to the Dexter High School site located on the southeast corner of Parker and Shield Roads. The property in question remains a part of Scio Township, but under the jurisdiction of the Village.
- Dexter/ Webster Conditional Transfer Agreement, April 1997. Provides for the transfer of properties as shown on Map 3 in three (3) separate considerations.
  - A. 94.15 acre parcel located in Section 361 of Webster Township with frontage on Island Lake Road and Dexter-Pinckney Road.
  - B. Twenty-eight separate parcels of land. To be conditionally transferred upon request of owners. (Jurisdiction to the Village.)
  - C. Five parcels of property in Section 32 of Webster Township north of Joy Road and east of Mast Road. Utilities may be extended by the Village only for industrial use of this property. (Jurisdiction of the Township)

### *Planning for Properties Outside the Current Village Limits*

In the case where properties are brought into the Village either through annexation or property transfer agreement (PA425) the Village shall after study of the area amend the Master Plan to include said property into the Future Land Use Plan. The designation of this property shall be based in part, but not be limited to the following factors:

- Existing land use and zoning of the subject site and adjacent parcels,
- Natural feature considerations, i.e. woodlands, wetlands, floodplains, etc.,
- Transportation, i.e. roadway capacity and condition,
- Availability and capacity of utilities, i.e. sewer and water, etc.,
- Any applicable planning studies conducted in the area of consideration.

Map 5 - 2007 Annexation Agreement Areas

## Cityhood

A City Study Committee comprised of residents was formed and met from July 31, 2006 to March 7, 2007. After completing its research, the committee presented its findings to the public on March 7, 2007, and to the Village Council on March 26, 2007 that included their recommendation that the Village Council move forward with the process.

A boundary map was created. In order to make the Village of Dexter contiguous for the purposes of incorporation as a city, land was added to connect Westridge with the Cedars of Dexter. The Webster Township portion of 8180 Main Street was also added to the boundary to avoid creating an island of Webster Township within the Village.

Upon completion of the boundary map, signatures were gathered and the first petition was filed with the State Boundary Commission (SBC) on November 6, 2009. The first petition was found legally insufficient due to issues with the boundary map. A second petition was filed December 15, 2010, and is currently under consideration at the SBC. Once the petition is found legally sufficient a public hearing will be held in the Village. Following the public hearing, the SBC will decide whether or not to issue the order that allows the process to move forward. If they allow the process to continue, the citizens will have a forty-five (45) day referendum period to place the issue on the ballot. If no petition is filed, a charter commission will be elected who will be responsible for writing the new City Charter. Village citizens are required to vote on the proposed City Charter before cityhood becomes official.

## Natural Features

The Village of Dexter is located amongst rural farming townships in southeast Michigan. Many significant natural resources exist within the Village of Dexter, although most of the significant natural resources are limited to the borders of the Village. It will be important for the Village of Dexter to maintain existing natural features as development continues to occur within the Village limits.

The Village of Dexter generally follows the same topography as southeast Michigan and the entire State of Michigan, fairly level with some low rolling hills. Two (2) water bodies, the Mill Creek and the Huron River surround the Village, creating elevation changes within the areas adjacent to those water bodies. The natural features map (Map 6) shows the water bodies and the steep slopes leading to the water bodies that surround the Village. The Village does have small areas with elevation changes, although none of them are major slopes that span across large areas.

Dexter is within the Middle Huron River watershed and lays along side the Huron River and the Mill Creek, as can be seen in the natural features map. The Mill Creek is located on the westerly boundary of the Village and the Huron River along the Village's northern boundary. Along the western border of the Village and along the Mill Creek is the most diverse landscape, as shown in the natural features map.

Insert Map 6 - Natural features

Coming from the south, the landscape entering the Village changes from an open water creek and forested wetlands to a more meandering creek with scrub shrub and emergent wetlands.

On the north side of town along the Huron River the landscape is primarily open water and forested wetlands, as can be seen in the natural features map. As the Huron River runs east it becomes a more open channel with less scrub shrub and forested wetlands.

Woodlands and wetlands also border the Village boundaries. Due to the lack of any significant woodlots, the Village encourages limited removal of mature trees upon site development to help save trees within the borders. The Village has an active tree replacement program and management plan. In 2010, a Tree Replacement Account was set up with a significant contribution from the United Methodist Retirement Community for tree removal that occurred as part of the Cedars of Dexter site development. When considering land to be annexed, saving existing natural features and protecting habitats should be a priority.

The Village's northeastern border along the Huron River remains the most naturally preserved. This section of town is within the Village's Environmental Protection Zone, as can be seen in the Village zoning map. The Environmental Protection Zone has the greatest potential for becoming a link to the Washtenaw Counties regional greenway system due to its location adjacent to the Huron River and the abundant natural resources and recreation opportunities available.

The Mill Creek within the Village provides residents with considerable access to natural resources. The Mill Creek, just west of downtown, was re-established in 2008 following the removal of the dam built by Henry Ford in 1932. In 2011-12 the Village will begin the process of reclaiming the former dam impoundment into the Mill Creek Park with assistance from several grants, general funds and Washtenaw County Parks. Stream restoration efforts, habitat enhancement, boardwalks, fishing and observation decks, boat launches, an amphitheater and stone seating areas will be constructed within Mill Creek Park. Washtenaw County Parks and Huron Clinton Metropolitan Authority (HCMA) will also complete a portion of the Border to Border Trail north of the Village by the fall of 2012. A subdivision connector to the Westridge Subdivision will also be completed by fall 2011. The combined trails north and east of the Village will compile over fifteen (15) miles of non-motorized pathways around the Village's borders. The Mill Creek Park and the newly accessible areas will remain a place for wildlife to subsist and for residents and visitors to enjoy.

The Village of Dexter is within the scenic and natural open areas of the Middle Huron River Watershed and plans on further developing the existing natural areas within the Village to enhance the small town feel. The Village's goal is also to provide wildlife habitat and recreation opportunities for Village residents and guarantee that the resources that exist today continue to be preserved into the future.

## School Facilities

Dexter Community Schools are ranked in the top twenty (20%) percent of schools within the State of Michigan. The Dexter Community School District campus size has also dramatically increased in the past decade along with the Village's population. In 1998, two (2) new schools were built, Cornerstone Elementary and Mill Creek Middle School, and in 2002 a new high school opened.

Dexter Community School facilities include: two (2) kindergarten through second grade elementary schools (Bates and Cornerstone); one (1) third and fourth grade elementary school (Wyie); one (1) fifth and sixth grade intermediate school (Creekside); one (1) seventh and eighth grade middle school (Mill Creek); and Dexter High School for grades nine through twelve. The Village collaborates with the school district on many initiatives given that a majority of the school's campus is located within the Village limits.

## Parks and Recreation

The purpose of the 2009 Parks and Recreation Master Plan is to guide recreation planning and development efforts over the next five years. The Plan is the official document to be used by the Village to guide decisions regarding parks and recreation.

The current Plan builds upon the 1997 Parks and Recreation Plan prepared by McKenna Associates, and the update completed by Village staff in 2003.

The Plan outlines existing and future parks and recreation needs, specifically: parks, greenways and open space development, as well as the preservation and enhancement of the Village's scenic and aesthetic features. The Plan also identifies specific improvements, costs, priorities and years of completion to better represent the long-range vision of the Parks and Recreation Commission.

The Plan is intended to meet State standards for community recreation planning that are necessary to gain eligibility for grant programs.



Table 12 - Parks and Recreation Facilities

Park	Site Size	Type	Outdoor Facilities
Monument Park	0.3 acres	Mini-Park	Picnic area, benches, drinking fountain, gazebo/ bandstand
Warrior Creek Park	2.15 acres	Neighborhood Park	Playground equipment, picnic areas, scenic viewing areas, porta-johns, border to border pathway connections to the north and at Central Street to the east
Peace Park	0.2 acres	Mini-Park	Picnic areas, benches, reflection areas
Community Park	5 acres	Neighborhood Park	Pavilion, picnic tables, walking trail, basketball court, fun hoops, grills, play equipment, swings, benches, porta-johns
Lions Park	0.25 acres	Mini-Park	Small gazebo, benches
First Street Park	0.94 acres	Mini-Park	Horseshoe pits, picnic tables, porta-johns, grill
Mill Creek Park	24 acres	Community Park	Walking areas, boat ramps, fishing docks, amphitheater, seating areas
<i>Private Park / Open Space</i>			
Westridge of Dexter	2 acres	Neighborhood Park	Benches, play structure, swings, picnic tables, gravel walking pathway
Huron Farms	1.5 acres	Mini-Park	Benches, play structure, swings
Dexter Crossing	7 acres	Neighborhood Park	Benches, picnic tables, play structure, asphalt walking path
Bates Elementary School	5 acres	Public School / Neighborhood Park	Playground equipment, soccer field, basketball court
Cornerstone Elementary School	5 acres	Public School / Neighborhood Park	Playground equipment, walking path
Wylie Elementary School	10 acres	Public School / Neighborhood Park	Playground equipment, walking trail, baseball field, softball field, indoor community pool
Creekside Intermediate School	25 acres	Public School / Neighborhood Park	Playground equipment, football/ soccer fields, softball fields, baseball field
Mill Creek Middle School	5 acres	Public School / Neighborhood Park	Tennis courts, soccer fields, softball fields
Dexter High School	30 acres	Public School / Neighborhood Park	Tennis courts, soccer fields, basketball courts, baseball fields, softball field, indoor pool

Source: 2009 Parks and Recreation Master Plan

Insert Map 7 - Parks and recreational facilities

## Wellhead Protection

In 2002, the Village of Dexter implemented its first Wellhead Protection Program (WHPP) to protect the groundwater and the municipal drinking water. The Village's wells are approximately two hundred (200) feet in depth and have a capacity of one thousand (1,000) gallons of water per minute. The Village provides water service to all residents within the Village boundaries through its existing water system and five (5) wells.

Protecting the groundwater is a way to protect the Village's financial investment in the municipal water supply system, and to protect drinking water supplies. The Village's Wellhead Protection Program includes a Wellhead Protection Team responsible for public education programs and implementation activities.

Developing a Wellhead Protection Program also requires communities to identify possible sources of contamination within the community in an effort to provide additional education and contaminant prevention to protect the Village's drinking water.

Establishing programs through community organizations, the schools and the utility department will make certain that a wide range of Village residents and residents of other communities are aware of the importance of protecting groundwater and how their daily activities can impact groundwater and drinking water quality.

Wellhead Protection is an ongoing program that the Village of Dexter hopes to continue for a long period. Residents of the Village change frequently, as does research and information on new ways to help protect groundwater. The Village is taking a proactive approach to the protection of groundwater to ensure the health, safety and welfare of the residents and to ensure safe, clean drinking water.

### Wellhead Protection and the Relationship with the Master Plan

The future land-use plan should take into consideration the Wellhead Protection Area and plan on making recommendations for future land uses within these areas. The Wellhead Protection Plan provides for another layer of analysis that is used in the development of the overall Master Plan. All rezoning requests and other land use analysis should carefully consider the Wellhead Protection Plan and area as a part of the deliberation. The Village Planning Commission or Village Council should not approve specific development requests that have the capacity to negatively impact the wellhead protection area.

Insert Map 8 - Wellhead protection area

### Water Resources

The Huron River and its largest tributary the Mill Creek encircle the Village of Dexter. The Huron River constitutes primarily the northern border of the Village, with some minor exceptions. The Mill Creek is the west border of the Village, although a site condominium project (Westridge of Dexter) was also annexed beyond the Mill Creek. The Village does not currently have a program in place for protection of the Huron River or the Mill Creek, however the Village does belong to a regional organization, the Huron River Watershed Council (HRWC). The HRWC is staffed with experts in the fields of watershed management, river ecosystems and river habitats. The HRWC provides information on watershed management and protection and organizes community groups and volunteers for river clean-up days and other habitat monitoring and restoration projects. The HRWC is a regional organization that the Village participates with and is a member of, although the HRWC has taken the lead in the conservation and education of the river and its tributaries.

### Economic Development

The Village of Dexter is a member of Ann Arbor SPARK, an Ann Arbor based economic development corporation, and collaborates with the Michigan Economic Development Corporation (MEDC) and Dexter Area Chamber of Commerce to help retain existing and attract new business and industry within the Village of Dexter.

As part of Dexter's economic development, the State of Michigan permits municipalities to offer tax abatements. A tax abatement is a tax break that communities can offer as an incentive for businesses to located in a particular community. Tax abatements within the Village of Dexter last between one (1) to twelve (12) years, and can be up to a fifty (50%) percent abatement or tax rate. Tax abatements are only available within the Village's certified Research and Development Business Park. The Park was originally formed as part of a Local Development Finance Authority (LDFA) that was part of a Tax Increment Financing Authority (TIFA). In 2007, the TIFA district was eliminated.

The Village also encourages economic development through the Downtown Development Authority (DDA), which is also a TIF district. The DDA district is primarily within the central downtown area, and along the Dexter-Ann Arbor and Baker Road corridors (see Map 5). The DDA was created in 1986, and through the Authority is able to capture tax increases associated with building and/ or property improvements within the DDA district. The amount of taxes captured through the TIFA is then reinvested in the DDA district facilitating further investment by property owners and encouraging economic development.

The DDA's reinvestment has funded significant streetscape and infrastructure improvements. The DDA recently invested over \$2 million in public infrastructure improvements (2010), and has contributed to the approval of tax credits to just start several privately held projects within the DDA district.

The DDA can also utilize Brownfield Tax Credits as an incentive for development within the DDA district. The purpose of Brownfield Tax Credits is to facilitate the

redevelopment of previously developed sites, consistent with Dexter's commitment to sustainability and its vision for the future. Brownfield tax credits provide a mechanism for redevelopment and revitalization of underutilized and/or contaminated sites, without which redevelopment is complicated, expensive and may not occur. Redeveloping brownfield sites helps to ease urban sprawl, promotes sustainability, encourages infill development and creates economic and job growth within the Village and DDA district.

The Village of Dexter should continue to strengthen cooperation and commitment efforts in economic development. The continued effort and support will help to ensure that the Village continues to attract top quality jobs and industry for the residents of Dexter, as well as increasing the tax base within the Village.

### Intergovernmental and Regional Cooperation

Coordinated planning with adjacent jurisdictions helps limit the duplication of services and helps support local planning efforts through joint planning and land use decisions. Coordinated planning can encourage preservation of large areas of open space and woodlands, and can also promote the planning of land uses that compliment each other, limiting potential conflicts. Natural resources, such as air and water, do not conform to jurisdictional boundaries; therefore, it is important that there be collaboration between adjacent jurisdictions to guarantee their protection.

There are a number of regional planning organizations, such as the Southeast Michigan Council of Governments (SEMCOG), the Huron River Watershed Council (HRWC), the Huron Clinton Metro parks Authority (HCMA), Washtenaw Area Transportation Study (WATS), DART (Dexter Area Regional Team), Washtenaw County Road Commission (WCRC) and Washtenaw County Government that can assist the Village in its planning efforts. Organizations such as SEMCOG facilitate regional planning in areas of transportation, the environment, and community and economic development. Some of the other organizations noted above facilitate planning for other regional issues such as roads, transportation, parks and recreation, and watershed protection that overlap jurisdictional boundaries.

Intergovernmental cooperation is a key component to an environmentally conscious, viable and sustainable region. The Village should take a lead role in coordinated planning with the townships and municipalities in the area and continue to participate in regional programs and organizations. As the region continues to grow, decisions made in one community could greatly influence another, therefore communication, cooperation and planning is essential for the Village and the surrounding communities.

AGENDA 8-8-11  
ITEM I-4

Manager Report  
August 8, 2011  
Page 1 of 2

**VILLAGE OF DEXTER**

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

8140 Main Street Dexter, MI 48130-1092 Phone (734)426-8303 ext 11 Fax (734)426-5614

**MEMO**

**To: President Keough and Council Members**  
**From: Donna Dettling, Village Manager**  
**Date: August 3, 2011**  
**Re: Assistant Village Manager &  
Village Manager Report - Meeting of August 8, 2011**

1. Meeting Review:
  - July 11<sup>th</sup> – Work Session Public Art Plan
  - July 26<sup>th</sup> – Farmers Market/Community Garden Committee
  - July 26<sup>th</sup> – Meet with DCS re: Bus Loop traffic counts on Dan Hoey, for additional information see item 4 below.
  - July 26<sup>th</sup> – MedHub Representatives re: 3515 Broad Street
  - July 27<sup>th</sup> – Mill Creek Park Project Status Meeting
  - July 27<sup>th</sup> – Broad Street Site Redevelopment Team Meeting
  - August 1<sup>st</sup> - Corex Home Inspection of 8087 Forest
2. Upcoming Meeting Review:
  - August 3<sup>rd</sup> – Re-certification of Dexter Business Research Park Site Visit
  - August 3<sup>rd</sup> – Regional Fire Meeting
  - August 12<sup>th</sup> – SPARK meet Luke Bonner
  - August 13<sup>th</sup> – Dexter Daze work at Chamber Booth
  - August 16<sup>th</sup> – DWRF Water Main Project Bond Conference Call
3. Bond Rating Upgrade. We received word last week that the Village's Bond Rating was upgraded. We were an A+, which is considered "Upper Medium" and we were upgraded to AA-, which is considered "High Grade". A Bond Rating matrix is attached for your review as well as documents from Standard and Poor's.
4. Bus Loop Update. Dexter Community Schools worked with WC Sheriff Department and Jim Valenta to provide additional analysis of the impact the new bus loop will have on Dan Hoey Road traffic movements. Attached to my report are the findings presented by Jim Valenta at a meeting Sean Burton, DCS Transportation Supervisor coordinated. Per MDOT standards the "Left-Turn Treatment Not Recommended". The School will be working with the Village to sign the area a School Zone for reduced speeds during school hours.
5. State Boundary Commission Meeting. Reminder that the Village's Cityhood petition will be on the State Boundary Commission's agenda on August 18, 2011. Staff will be following up with Tom Ryan in preparation for this meeting.
6. DDA Bond Refunding. Attached is an email from Tom Traciak laying out the timetable for the refinancing of one of the DDA's Bonds. Also included is a copy of the refinance worksheet, which shows the savings in Bond payments.

7. Water Main Update. The Part 399 Permit for the new water main under Mill Creek was submitted on August 1. We expect a quick review from the State. We are finalizing the quotes we received based on the plans that were submitted. The County Risk Management Department is coordinating with the contractor's insurance to determine how the work will be paid for.
8. DWRF Phase II Resident Meeting. A meeting for residents in the project area will be held on August 23 at 6:30 p.m. at the Dexter Senior Center. Notices for this meeting will be going out this week. This will be an opportunity for residents to meet representatives from Bricco Excavating Company, the contractor and Chris Donajkowski, the on-site OHM inspector.
9. 8077 Forest. The asbestos survey was completed on Friday, July 29. The report showed that there is asbestos present on duct wrap that is present on some of the seams of the duct work. Staff is working to find a certified abatement company that can remove this material. Once it is removed the demolition company can issue the 10 day notice required by the State and demolition can occur ten working days later.
10. Main Street. A Council work session is planned for September 12<sup>th</sup>. The town hall meeting on that topic is scheduled for Thursday, October 20 at the Dexter District Library. This is a change from the original proposed date of October 19, due to the availability of the Library.
11. Well #1. Work was completed on well #1 on Friday, July 29. The well is currently undergoing the process of sterilization and testing and should be back in service by Wednesday, August 3. The total cost of the work is \$20,000 which includes \$10,000 for the cleaning and labor and \$10,000 for the replacement parts.

Moody's		S&P		Fitch		
Long Term	Short Term	Long Term	Short Term	Long Term	Short Term	
Aaa	P-1	AAA	A-1+	AAA	A1+	Prime
Aa1		AA+		AA+		High grade
Aa2		AA		AA		
Aa3		AA-		AA-		
A1		A+	A-1	A+	A1	Upper Medium grade
A2		A	A			
A3	P-2	A-	A-2	A-	A2	Lower Medium grade
Baa1		BBB+		BBB+		
Baa2	P-3	BBB	A-3	BBB	A3	Lower Medium grade
Baa3		BBB-		BBB-		
Ba1	Not Prime	BB+	B	BB+	B	Non Investmentgrade speculative
Ba2		BB		BB		
Ba3		BB-		BB-		
B1		B+		B+		Highly Speculative
B2		B		B		
B3		B-		B-		
Caa		CCC+	C	CCC	C	Substantial risks
Ca		CCC				Extremely speculative
C		CCC-				In default with little prospect for discovery
/				DDD		
		D	/		/	



July 28, 2011

**Summary:**

**Dexter Village, Michigan; General  
Obligation**

**Primary Credit Analyst:**

Jeffrey Devine, Boston 617-530-8318; jeffrey\_devine@standardandpoors.com

**Secondary Contact:**

Helen Samuelson, Chicago (1) 312-233-7011; helen\_samuelson@standardandpoors.com

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Rationale

Outlook

Related Criteria And Research

**Summary:**

# Dexter Village, Michigan; General Obligation

Credit Profile		
Dexter Vill ltd tax GO bnds ser 2006		
Long Term Rating	AA-/Stable	Upgraded
Dexter Vill GO		
Unenhanced Rating	AA-(SPUR)/Stable	Upgraded
Many issues are enhanced by bond insurance.		

## Rationale

Standard & Poor's Ratings Services raised its long-term and underlying rating (SPUR), with a stable outlook, to 'AA-' from 'A+' on Dexter Village, Mich.'s general obligation (GO) debt outstanding, based on its assessment of the village's sound financial operations, supported by good financial practices.

The upgrade also reflects our view of the village's:

- Proximity to, and participation in, the Ann Arbor, Mich. metropolitan statistical area (MSA);
- Very strong income levels and extremely strong wealth levels; and
- Very strong available general fund balance.

The village's moderately-high-to-high overall net debt burden partially mitigates these strengths, in our opinion.

The village's full-faith-and-credit pledge secures the outstanding bonds.

The 1.9-square-mile village is in Washtenaw County ('AA+' GO rating), 11 miles northwest of Ann Arbor ('AA+'). The village's population continues to increase at a rapid pace; the 2010 population of 3,649 marks a 56% increase from the 2000 census. Village employment opportunities vary but are primarily focused on manufacturing, retail trade, and health care. Residents benefit from the village's proximity and access to Ann Arbor for employment. Unemployment figures for the village are unavailable, but Washtenaw County's 2010 unemployment rate was 8.1%, well below the state rate of 12.5% (not seasonally adjusted). Income levels in the village are, in our opinion, very strong, with median household income at 132% of the national level.

Dexter's tax base has declined through the economic downturn. The 2010 taxable value (TV) total of \$198.7 million represents a 7.8% decrease since 2008. Market value has undergone similar reductions, at a 2010 total of \$425.2 million, but we consider it extremely strong on a per capita basis at \$116,524. The 10 principal taxpayers in the village account for, in our opinion, a diverse 20% of TV. Dexter Fastener Technologies Inc., a manufacturer of bolts and rivets, is the village's largest taxpayer, constituting approximately 10.1% of TV.

The village maintains, in our opinion, very strong available reserves. Although the village has used \$458,000 in general fund reserves over the last two audited fiscal years for an ongoing capital-related expense, the fiscal 2010 unreserved fund balance of \$1.5 million equals 51.5% of general fund expenditures. Management indicates fiscal 2011 general fund results were largely breakeven, even considering costs for the ongoing capital project. The village

*Summary: Dexter Village, Michigan; General Obligation*

anticipates maintaining, in our view, a very strong 42% available fund balance at fiscal year-end 2012.

Standard & Poor's considers the village's management practices "good" under its Financial Management Assessment methodology, indicating that practices exist in most areas, although not all might be formalized or regularly monitored by governance officials.

Including overlapping entities, Dexter's overall debt burden is high at \$9,855 per capita and moderately high at 8.5% of market value. Dexter's direct debt amortization is slow, with about 37% of principal repaid over 10 years. The village plans to issue approximately \$1.3 million in bonds through the Michigan State Revolving Fund program for water improvements in the near future. The village is also considering refunding its series 2001 bond outstanding for interest cost savings.

The village participates in the Michigan Municipal Employees Retirement System (MERS), to which it contributed \$121,000, or 100% of its annual required contribution and 1.9% of governmental expenditures, in 2010. The village also has an other postemployment benefits unfunded accrued liability of \$1.6 million, as of its most recent valuation date of Jan. 1 2008.

## Outlook

The stable outlook reflects Standard & Poor's expectation that the village will likely maintain its sound financial position. Therefore, we do not expect the rating to change within the two-year outlook parameter. The township's proximity to, and participation in, the diverse Ann Arbor MSA further stabilizes the rating.

## Related Criteria And Research

USPF Criteria: GO Debt, Oct. 12, 2006

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130 East Randolph Street  
Suite 2900  
Chicago, IL 60601  
tel 312 233-7001  
reference no.: 40133379

July 28, 2011

Village of Dexter  
8140 Main Street  
Dexter, MI 48130  
Attention: Ms. Marie Sherry, CPFA, Finance Director/Treasurer

Re: *Village of Dexter, Michigan, General Obligation Bonds (AMBAC) (SPUR)*

Dear Ms. Sherry:

Standard & Poor's has reviewed the Standard & Poor's underlying rating (SPUR) on the above-referenced obligations. After such review, we have changed the rating to "AA-" from "A+" while affirming the stable outlook. A copy of the rationale supporting the rating and outlook is enclosed.

The rating is not investment, financial, or other advice and you should not and cannot rely upon the rating as such. The rating is based on information supplied to us by you or by your agents but does not represent an audit. We undertake no duty of due diligence or independent verification of any information. The assignment of a rating does not create a fiduciary relationship between us and you or between us and other recipients of the rating. We have not consented to and will not consent to being named an "expert" under the applicable securities laws, including without limitation, Section 7 of the Securities Act of 1933. The rating is not a "market rating" nor is it a recommendation to buy, hold, or sell the obligations.

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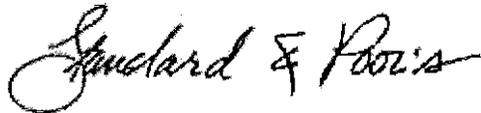
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Sincerely yours,

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Ratings Services Not an Expert, Underwriter or Seller under Securities Laws. Ratings Services has not consented to and will not consent to being named an "expert" or any similar designation under any applicable securities laws or other regulatory guidance, rules or recommendations, including without limitation, Section 7 of the U.S. Securities Act of 1933. Ratings Services is not an "underwriter" or "seller" as those terms are defined under applicable securities laws or other regulatory guidance, rules or recommendations, including without limitation Sections 11 and 12(a)(2) of the U.S. Securities Act of 1933. Ratings Services has not performed the role or tasks associated with an "underwriter" or "seller" under the United States federal securities laws or other regulatory guidance, rules or recommendations in connection with this engagement.

Office of Foreign Assets Control. As of the date of this Agreement, (a) neither you nor the issuer (if you are not the issuer) or any of your or the issuer's subsidiaries, or any director or corporate officer of any of the foregoing entities, is the subject of any U.S. sanctions administered by the Office of Foreign Assets Control of the U.S. Department of the Treasury ("OFAC Sanctions"), (b) neither you nor the issuer (if you are not the issuer) is 50% or more owned or controlled, directly or indirectly, by any person or entity ("parent") that is the subject of OFAC Sanctions, and (c) to the best of your knowledge, no entity 50% or more owned or controlled by a direct or indirect parent of you or the issuer (if you are not the issuer) is the subject of OFAC sanctions. For so long as this Agreement is in effect, you will promptly notify Ratings Services if any of these circumstances change.

Ratings Services' Use of Confidential and Private Ratings. Ratings Services may use confidential and private ratings in its analysis of the debt issued by collateralized debt obligation (CDO) and other investment vehicles. Ratings Services may disclose a confidential or private rating as a confidential credit estimate or assessment to the managers of CDO and similar investment vehicles. Ratings Services may permit CDO managers to use and disseminate credit estimates or assessments on a limited basis and subject to various restrictions; however, Ratings Services cannot control any such use or dissemination.

Entire Agreement. Nothing in this Agreement shall prevent you, the issuer (if you are not the issuer) or Ratings Services from acting in accordance with applicable laws and regulations. Subject to the prior sentence, this Agreement, including any amendment made in accordance with the provisions hereof, constitutes the complete and entire agreement between the parties on all matters regarding the rating provided hereunder. The terms of this Agreement supersede any other terms and conditions relating to information provided to Ratings Services by you or your agents and advisors hereunder, including without limitation, terms and conditions found on, or applicable to, websites or other means through which you or your agents and advisors make such information available to Ratings Services, regardless if such terms and conditions are entered into before or after the date of this Agreement. Such terms and conditions shall be null and void as to Ratings Services.

Limitation on Damages. Ratings Services does not and cannot guarantee the accuracy, completeness, or timeliness of the information relied on in connection with a rating or the results obtained from the use of such information. RATINGS SERVICES GIVES NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. Ratings Services, its affiliates or third party providers, or any of their officers, directors, shareholders, employees or agents shall not be liable to you, your affiliates or any person asserting claims on your behalf, directly or indirectly, for any inaccuracies, errors, or omissions, in each case regardless of cause, actions, damages (consequential, special, indirect, incidental, punitive, compensatory, exemplary or otherwise), claims, liabilities, costs, expenses, legal fees or losses (including, without limitation, lost income or lost profits and opportunity costs) in any way arising out of or relating to the rating provided hereunder or the related analytic services even if advised of the possibility of such damages or other amounts except to the extent such damages or other amounts are finally determined by a court of competent jurisdiction in a proceeding in which you and Ratings Services are parties to result from gross negligence, intentional wrongdoing, or willful misconduct of Ratings Services. In furtherance and not in limitation of the foregoing, Ratings Services will not be liable to you, your affiliates or any person asserting claims on your behalf in respect of any decisions alleged to be made by any person based on anything that may be perceived as advice or recommendations. In the event that Ratings Services is nevertheless held liable to you, your affiliates, or any person asserting claims on your behalf for monetary damages under this Agreement, in no event shall Ratings Services be liable in an aggregate amount in excess of US\$5,000,000 except to the extent such monetary damages directly result from Ratings Services' intentional wrongdoing or willful misconduct. The provisions of this paragraph shall apply regardless of the form of action, damage, claim, liability, cost, expense, or loss, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. Neither party waives any protections, privileges, or defenses it may have under law, including but not limited to, the First Amendment of the Constitution of the United States of America.

Termination of Agreement. This Agreement may be terminated by either party at any time upon written notice to the other party. Except where expressly limited to the term of this Agreement, these Terms and Conditions shall survive the termination of this Agreement.

No Third-Party Beneficiaries. Nothing in this Agreement, or the rating when issued, is intended or should be construed as creating any rights on behalf of any third parties, including, without limitation, any recipient of the rating. No person is intended as a third party beneficiary of this Agreement or of the rating when issued.

Binding Effect. This Agreement shall be binding on, and inure to the benefit of, the parties hereto and their successors and assigns.

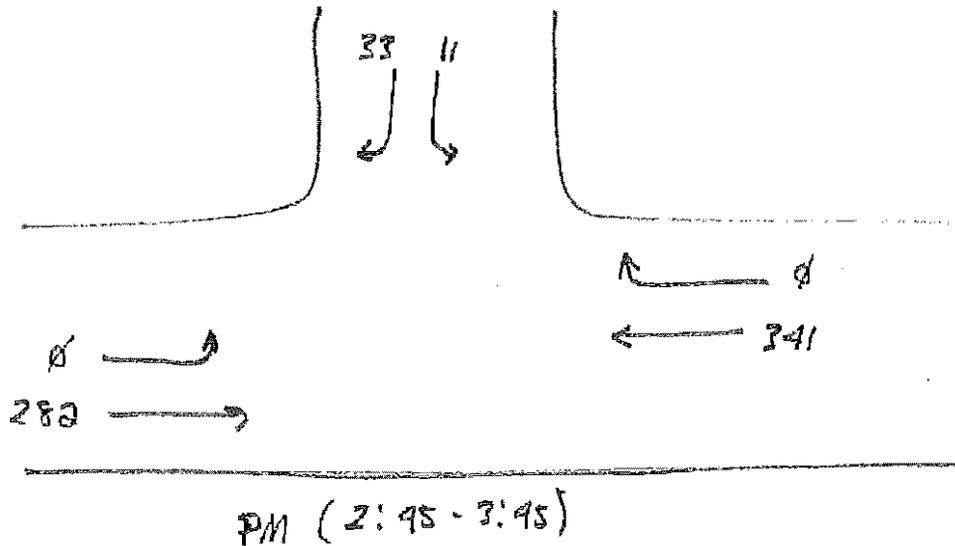
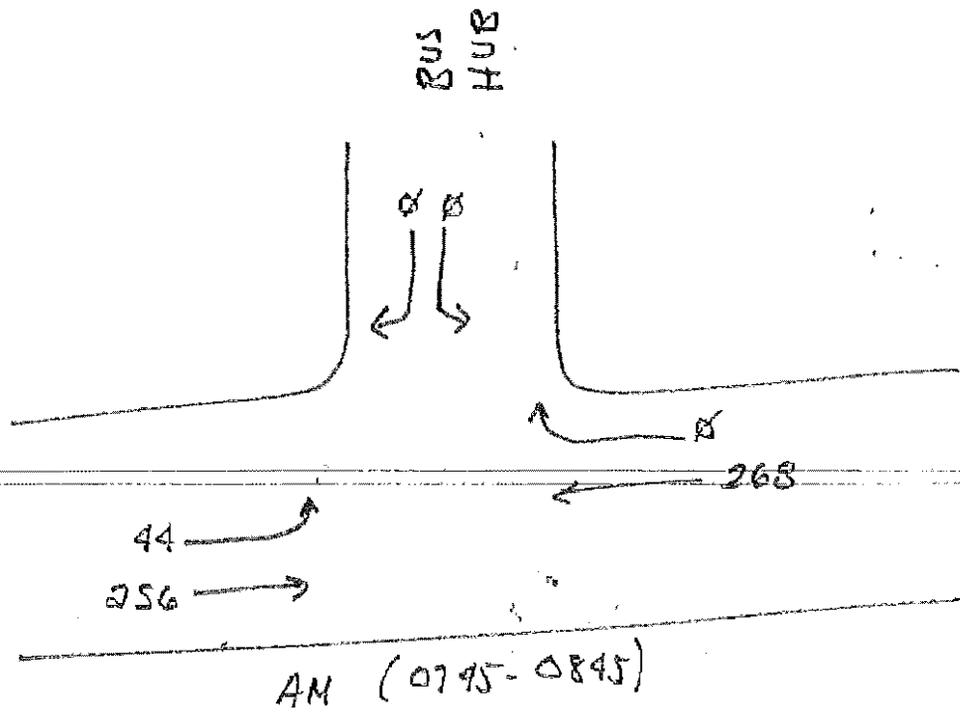
Severability. In the event that any term or provision of this Agreement shall be held to be invalid, void, or unenforceable, then the remainder of this Agreement shall not be affected, impaired, or invalidated, and each such term and provision shall be valid and enforceable to the fullest extent permitted by law.

Amendments. This Agreement may not be amended or superseded except by a writing that specifically refers to this Agreement and is executed manually or electronically by authorized representatives of both parties.

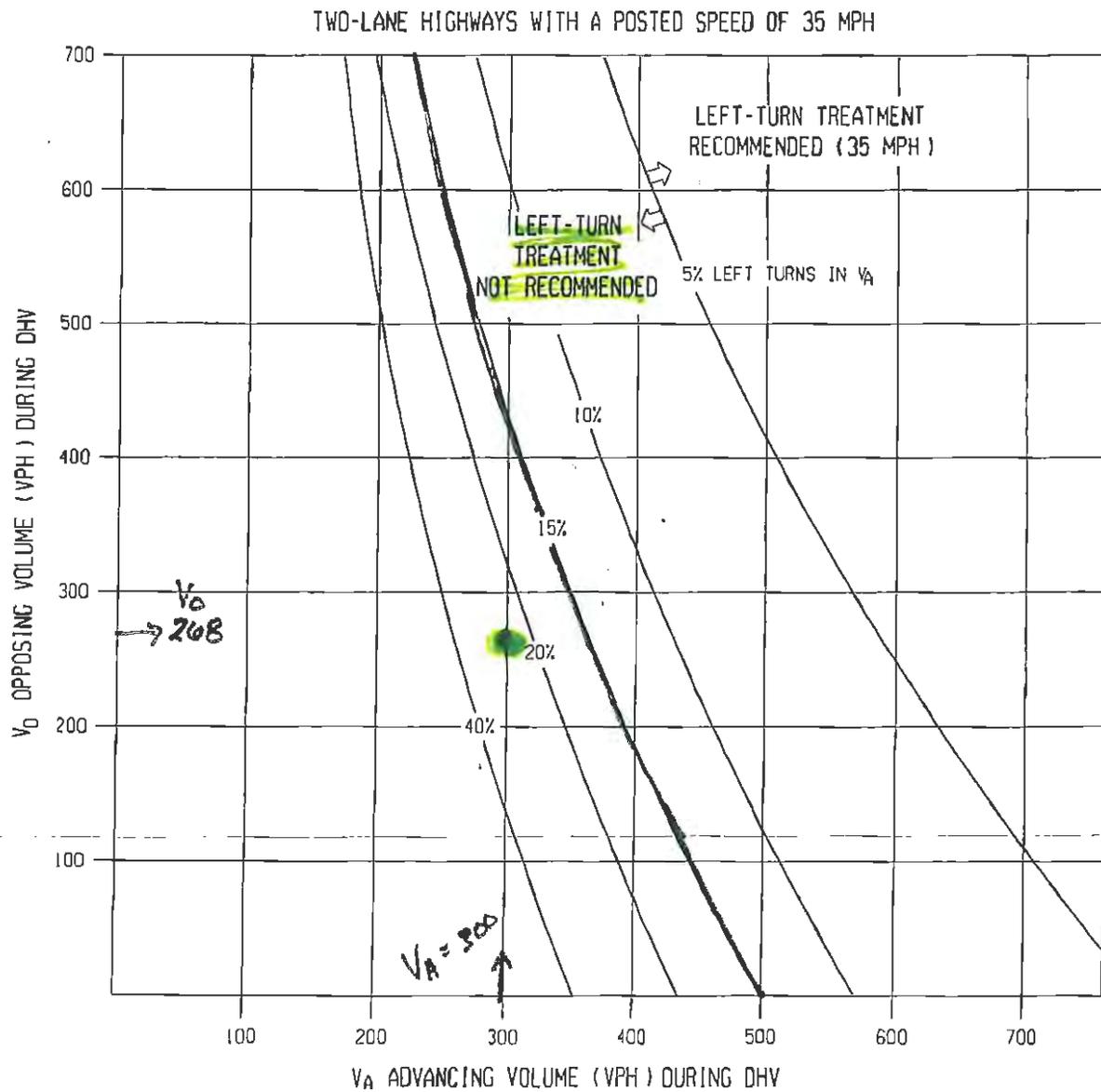
Reservation of Rights. The parties to this Agreement do not waive, and reserve the right to contest, any issues regarding sovereign immunity, the applicable governing law and the appropriate forum for resolving any disputes arising out of or relating to this Agreement.



Turning Movements Using DCS  
 bus fleet & WCRP Traffic Count Data  
 (6/08/11)



DCS Bus Hub - 7:45 - 8:45 AM



**Instructions:**

1. The family of curves represent the percentage of left turns in the advancing volume ( $V_A$ ). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
2. Read  $V_A$  and  $V_0$  into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is recommended. If the point is to the left of the line, then a left-turn is not recommended based on traffic volumes.

Example: Speed = 35mph

Advancing volume during DHV = 400 vph  
 Opposing volume during DHV = 400 vph  
 Percentage of left-turns in advancing volume = 7%

Problem: Determine if left-turn lane is recommended.

Solution: Figure indicates that the intersection of 400 vph and 400 vph is located to the left of the 7% curve (estimated); thus a left-turn lane is not recommended based on volumes.



TRAFFIC AND SAFETY NOTE

TRAFFIC VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS

DRAWN BY: MTS

08/05/2004

CHECKED BY: JAT

PLAN DATE:

605A

SHEET

3 OF 6

FILE: K:\DGN\ts notes\Note605A tsn.dgn

REV. 08/05/2004

12: Dan Hoey & Dexter-Ann Arbor Performance by movement

Movement	NBL	NBT	NBR	NBR2	SEL	SET	SER	NWL	NWT	NWR	SWL2	SWL
Delay / Veh (s)	34.8	1.8	33.0	12.7	13.6	12.4	10.2	29.6	6.1	5.4	37.4	30.2

12: Dan Hoey & Dexter-Ann Arbor Performance by movement

Movement	SWR	All
Delay / Veh (s)	7.8	13.9

17: Dan Hoey & Baker Road Performance by movement

Movement	WBL	WBT	WBR	NBT	NBR	SBL	SBT	All
Delay / Veh (s)	21.0	1.1	8.3	8.4	6.3	28.7	18.6	15.4

18: Shield Road & Baker Road Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay / Veh (s)	617.3	513.1	591.4	55.8	132.5	42.5	32.3	15.7	7.0	7.3	7.3	4.7

18: Shield Road & Baker Road Performance by movement

Movement	All
Delay / Veh (s)	67.1

21: Dan Hoey & BUS HUB Performance by movement

Movement	EBL	EBT	WBT	All
Delay / Veh (s)	7.2	2.6	1.7	2.5

Total Network Performance

Delay / Veh (s)	58.2
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Queuing and Blocking Report

AM

DCS Bus Hub  
Traffic Assessment

Intersection: 12: Dan Hoey & Dexter-Ann Arbor

Movement	NB	NB	SE	SE	NW	NW	SW	SW
Directions Served	L	R>	L	TR	L	TR	<	LR
Maximum Queue (ft)	70	122	54	385	100	168	91	88
Average Queue (ft)	18	47	7	153	57	35	42	29
95th Queue (ft)	51	92	32	324	100	107	81	67
Link Distance (ft)		2033		1590		1312		592
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)	75		75		75		75	
Storage Blk Time (%)	0	3		12	10	0	3	1
Queuing Penalty (veh)	0	1		2	15	1	1	1

Intersection: 17: Dan Hoey & Baker Road

Movement	WB	WB	NB	SB	SB
Directions Served	L	R	TR	L	T
Maximum Queue (ft)	273	125	304	174	640
Average Queue (ft)	113	37	110	60	256
95th Queue (ft)	203	85	245	127	511
Link Distance (ft)	1137		528		1857
Upstream Blk Time (%)			0		
Queuing Penalty (veh)			1		
Storage Bay Dist (ft)		150		150	
Storage Blk Time (%)	3			0	11
Queuing Penalty (veh)	2			0	11

Intersection: 18: Shield Road & Baker Road

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	1166	77	515	70
Average Queue (ft)	708	24	112	4
95th Queue (ft)	1569	67	412	29
Link Distance (ft)	1655	245	1463	528
Upstream Blk Time (%)	7		0	
Queuing Penalty (veh)	0		0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

AM

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Intersection: 21: Dan Hoey & BUS HUB

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Movement	EB	WB
Directions Served	LT	TR
Maximum Queue (ft)	161	4
Average Queue (ft)	19	0
95th Queue (ft)	85	3
Link Distance (ft)	1137	1048
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

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Network Summary

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Network wide Queuing Penalty: 34

11: Meadowview & Ann Arbor St. Performance by movement

Movement	SBL	SBR	SBR2	SEL	SET	SER	NWL	NWT	NWR	NEL2	NEL	NER
Delay / Veh (s)	33.4	26.9	4.9	12.4	6.4	5.8	9.5	6.9	5.9	35.1	23.4	5.2

11: Meadowview & Ann Arbor St. Performance by movement

Movement	All
Delay / Veh (s)	8.0

12: Dexter-Ann Arbor & Dan Hoey Performance by movement

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Delay / Veh (s)	14.1	10.6	6.8	18.2	8.5	4.6	34.7	5.3	12.1	37.1	28.9	7.9

12: Dexter-Ann Arbor & Dan Hoey Performance by movement

Movement	All
Delay / Veh (s)	11.1

17: Dan Hoey & Baker Road Performance by movement

Movement	WBL	WBT	WBR	NBT	NBR	SBL	SBT	All
Delay / Veh (s)	24.5	1.1	11.2	11.3	9.2	31.1	7.4	11.7

18: Shield Road & Baker Road Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Delay / Veh (s)	132.4	114.4	106.1	43.1	46.8	14.3	10.2	6.9	5.1	10.5	4.2	2.1

18: Shield Road & Baker Road Performance by movement

Movement	All
Delay / Veh (s)	14.9

21: Dan Hoey & BUS HUB Performance by movement

Movement	EBT	WBT	SBL	SBR	All
Delay / Veh (s)	1.0	1.5	22.1	17.8	2.4

Total Network Performance

Delay / Veh (s)	26.2
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Intersection: 11: Meadowview & Ann Arbor St.

Movement	SB	SB	SE	SE	SE	NW	NW	NW	NE	NE
Directions Served	L	R>	L	T	R	L	T	R	<	LR
Maximum Queue (ft)	73	58	55	168	52	31	200	74	61	58
Average Queue (ft)	22	19	17	50	4	3	66	10	24	25
95th Queue (ft)	55	46	45	127	25	19	153	45	53	51
Link Distance (ft)	982	982		1984			1501		258	258
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)			150		50	150		50		
Storage Blk Time (%)				5	0		7	0		
Queuing Penalty (veh)				3	0		4	0		

Intersection: 12: Dexter-Ann Arbor & Dan Hoey

Movement	SE	SE	NW	NW	NE	NE	SW	SW
Directions Served	L	TR	L	TR	L	TR	L	TR
Maximum Queue (ft)	59	244	96	226	93	131	58	49
Average Queue (ft)	9	99	35	79	36	48	20	17
95th Queue (ft)	35	196	73	170	73	94	51	44
Link Distance (ft)		1501		1185		2038		435
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)	75		75		75		75	
Storage Blk Time (%)		7	1	4	2	2	0	
Queuing Penalty (veh)		1	5	4	3	1	0	

Intersection: 17: Dan Hoey & Baker Road

Movement	WB	WB	NB	SB	SB
Directions Served	L	R	TR	L	T
Maximum Queue (ft)	188	122	385	112	206
Average Queue (ft)	84	48	175	45	90
95th Queue (ft)	150	89	312	89	166
Link Distance (ft)	1136		528		569
Upstream Blk Time (%)			0		
Queuing Penalty (veh)			1		
Storage Bay Dist (ft)		150		150	
Storage Blk Time (%)	1			0	1
Queuing Penalty (veh)	1			0	1

Intersection: 18: Shield Road & Baker Road

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	342	50	427	60
Average Queue (ft)	145	15	84	4
95th Queue (ft)	352	41	265	29
Link Distance (ft)	1655	152	880	528
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 21: Dan Hoey & BUS HUB

Movement	SB
Directions Served	LR
Maximum Queue (ft)	233
Average Queue (ft)	39
95th Queue (ft)	168
Link Distance (ft)	450
Upstream Blk Time (%)	0
Queuing Penalty (veh)	0
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 24

# Washtenaw County Road Commission

Dexter Village

Dan Hoey Rd W of Dexter-Ann Arbor Rd  
Dexter-Ann Arbor / Mill Creek  
Site Code: 1080540901

Date Start: 08-Jun-11

WB, EB	1	15	21	24	26	28	31	34	35	38	41	43	45	51	Total	85th Percent	Over Speed
Start Time	15	20	23	25	27	30	33	35	37	40	42	45	50	9999			
11:00	6	0	2	11	13	54	68	51	33	49	13	10	2	0	312	39	293
12:00 PM	4	0	1	7	16	35	66	69	50	62	15	7	1	0	333	39	321
13:00	3	0	3	2	11	33	45	41	36	37	11	6	1	0	229	39	221
14:00	9	0	1	4	17	31	78	46	47	45	14	11	4	1	308	39	294
15:00	24	2	3	6	20	91	130	93	80	78	28	8	2	0	565	39	530
16:00	7	1	0	6	10	38	69	91	70	75	37	16	4	0	424	40	410
17:00	6	0	0	2	16	25	64	62	88	85	26	21	4	0	399	40	391
18:00	6	2	0	5	7	25	55	52	51	46	9	9	1	0	271	39	256
19:00	2	0	4	0	4	24	34	21	29	24	14	5	0	1	162	40	156
20:00	1	0	2	7	11	19	36	15	20	23	6	3	0	0	143	39	133
21:00	0	1	4	3	4	19	27	25	16	12	4	1	1	0	117	37	109
22:00	2	0	0	1	3	10	14	8	13	9	3	0	0	0	66	39	63
23:00	0	0	0	0	1	8	4	2	6	4	0	0	2	0	25	38	25
06/09/11	0	0	0	0	2	1	5	4	2	0	0	0	0	0	14	37	14
01:00	0	0	0	0	1	1	1	1	1	3	0	0	0	0	8	39	8
02:00	0	0	0	0	0	1	2	1	1	2	3	0	0	0	10	41	10
03:00	0	0	0	1	0	1	5	3	3	2	0	2	0	0	17	38	16
04:00	0	0	0	0	1	1	2	0	4	1	1	1	0	0	11	40	11
05:00	1	0	1	0	1	6	9	21	15	29	11	6	0	0	100	41	98
06:00	0	0	3	1	3	7	15	19	21	27	8	9	2	0	115	41	111
07:00	18	0	5	10	29	78	111	90	58	42	13	8	1	0	451	37	430
08:00	22	2	1	8	16	66	116	82	79	63	19	11	2	0	487	39	454
09:00	2	1	4	5	15	27	50	33	39	31	6	12	3	1	229	39	217
10:00	0	1	2	13	13	39	42	32	17	19	9	3	2	0	192	38	176
<b>Total</b>	<b>113</b>	<b>10</b>	<b>36</b>	<b>92</b>	<b>214</b>	<b>638</b>	<b>1044</b>	<b>863</b>	<b>781</b>	<b>770</b>	<b>250</b>	<b>152</b>	<b>32</b>	<b>3</b>	<b>4998</b>		
<b>Percent</b>	<b>2.3%</b>	<b>0.2%</b>	<b>0.7%</b>	<b>1.8%</b>	<b>4.3%</b>	<b>12.8%</b>	<b>20.9%</b>	<b>17.3%</b>	<b>15.6%</b>	<b>15.4%</b>	<b>5.0%</b>	<b>3.0%</b>	<b>0.6%</b>	<b>0.1%</b>			

Statistics

- 85th Percentile : 39 MPH
- 15th Percentile : 29 MPH
- 25th Percentile : 31 MPH
- 50th Percentile : 34 MPH
- 75th Percentile : 37 MPH
- 95th Percentile : 42 MPH
- 10 MPH Pace Speed : 31-40 MPH
- Number in Pace : 3458
- Percent in Pace : 69.2%
- Number of Vehicles > 25 MPH : 4747
- Percent of Vehicles > 25 MPH : 95.0%

### Washtenaw County Road Commission

Dexter Village

Dan Hoey Rd W of Dexter-Ann Arbor Rd  
 Dexter-Ann Arbor / Mill Creek  
 Site Code: 1080540901

Date Start: 08-Jun-11

WB, EB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classed	Total
11:00	2	224	58	6	12	2	0	2	0	0	0	0	0	6	312
12:00 PM	4	237	75	4	7	1	0	1	0	0	0	0	0	4	333
13:00	0	174	44	0	8	0	0	0	0	0	0	0	0	3	229
14:00	3	225	56	1	9	2	0	1	0	0	0	0	0	11	308
15:00	2	403	93	23	17	1	0	0	0	0	0	0	0	26	565
16:00	2	323	78	1	9	0	0	3	0	0	0	0	0	8	424
17:00	4	330	47	0	12	0	0	0	0	0	0	0	0	6	399
18:00	2	210	45	0	3	0	0	3	0	0	0	0	0	8	271
19:00	1	128	25	0	6	0	0	0	0	0	0	0	0	2	162
20:00	3	100	34	0	3	0	0	0	0	0	0	0	0	3	143
21:00	3	101	12	0	1	0	0	0	0	0	0	0	0	0	117
22:00	0	54	10	0	0	0	0	0	0	0	0	0	0	2	66
23:00	0	19	6	0	0	0	0	0	0	0	0	0	0	0	25
06/09/11	1	13	0	0	0	0	0	0	0	0	0	0	0	0	14
01:00	1	6	1	0	0	0	0	0	0	0	0	0	0	0	8
02:00	0	9	1	0	0	0	0	0	0	0	0	0	0	0	10
03:00	0	17	0	0	0	0	0	0	0	0	0	0	0	0	17
04:00	0	9	2	0	0	0	0	0	0	0	0	0	0	0	11
05:00	0	71	25	0	3	0	0	0	0	0	0	0	0	1	100
06:00	1	86	23	1	4	0	0	0	0	0	0	0	0	0	115
07:00	0	355	61	17	10	1	0	1	0	0	0	0	0	16	461
08:00	1	356	75	18	10	3	0	0	2	0	0	0	0	22	467
09:00	0	157	52	1	13	0	0	0	4	0	0	0	0	2	229
10:00	0	138	44	1	4	0	0	2	3	0	0	0	0	0	192
<b>Total</b>	<b>30</b>	<b>3745</b>	<b>867</b>	<b>73</b>	<b>131</b>	<b>10</b>	<b>0</b>	<b>13</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>120</b>	<b>4998</b>
<b>Percent</b>	<b>0.6%</b>	<b>74.9%</b>	<b>17.3%</b>	<b>1.5%</b>	<b>2.6%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>2.4%</b>	
<b>AM Peak</b>	<b>11:00</b>	<b>11:00</b>	<b>11:00</b>	<b>11:00</b>	<b>11:00</b>	<b>11:00</b>		<b>11:00</b>						<b>11:00</b>	<b>11:00</b>
<b>Vol.</b>	<b>2</b>	<b>224</b>	<b>58</b>	<b>6</b>	<b>12</b>	<b>2</b>		<b>2</b>						<b>6</b>	<b>312</b>
<b>PM Peak</b>	<b>12:00</b>	<b>15:00</b>	<b>15:00</b>	<b>15:00</b>	<b>15:00</b>	<b>14:00</b>		<b>16:00</b>						<b>15:00</b>	<b>15:00</b>
<b>Vol.</b>	<b>4</b>	<b>403</b>	<b>93</b>	<b>23</b>	<b>17</b>	<b>2</b>		<b>3</b>						<b>26</b>	<b>565</b>

# Washtenaw County Road Commission

Dexter Village

Dan Hoey Rd W of Dexter-Ann Arbor Rd  
Dexter-Ann Arbor / Mill Creek  
Site Code: 1080540901

Date Start: 08-Jun-11

Start Time	06-Jun-11		Mon Total	07-Jun-11		Tue Total	08-Jun-11		Wed Total	09-Jun-11		Thu Total	Fri		Fri Total	Day Average
	WB	EB		WB	EB		WB	EB		WB	EB		WB	EB		
12:00 AM	*	*	*	*	*	*	*	*	*	7	7	14	*	*	*	14
01:00	*	*	*	*	*	*	*	*	*	4	4	8	*	*	*	8
02:00	*	*	*	*	*	*	*	*	*	3	7	10	*	*	*	10
03:00	*	*	*	*	*	*	*	*	*	2	15	17	*	*	*	17
04:00	*	*	*	*	*	*	*	*	*	9	2	11	*	*	*	11
05:00	*	*	*	*	*	*	*	*	*	88	12	100	*	*	*	100
06:00	*	*	*	*	*	*	*	*	*	82	33	115	*	*	*	115
07:00	*	*	*	*	*	*	*	*	*	339	122	461	*	*	*	461
08:00	*	*	*	*	*	*	*	*	*	268	219	487	*	*	*	487
09:00	*	*	*	*	*	*	*	*	*	127	102	229	*	*	*	229
10:00	*	*	*	*	*	*	*	*	*	95	97	192	*	*	*	192
11:00	*	*	*	*	*	*	138	174	312	*	*	*	*	*	*	312
12:00 PM	*	*	*	*	*	*	167	166	333	*	*	*	*	*	*	333
01:00	*	*	*	*	*	*	135	94	229	*	*	*	*	*	*	229
02:00	*	*	*	*	*	*	169	139	308	*	*	*	*	*	*	308
03:00	*	*	*	*	*	*	239	326	565	*	*	*	*	*	*	565
04:00	*	*	*	*	*	*	187	257	424	*	*	*	*	*	*	424
05:00	*	*	*	*	*	*	183	216	399	*	*	*	*	*	*	399
06:00	*	*	*	*	*	*	124	147	271	*	*	*	*	*	*	271
07:00	*	*	*	*	*	*	85	77	162	*	*	*	*	*	*	162
08:00	*	*	*	*	*	*	60	83	143	*	*	*	*	*	*	143
09:00	*	*	*	*	*	*	55	62	117	*	*	*	*	*	*	117
10:00	*	*	*	*	*	*	20	46	66	*	*	*	*	*	*	66
11:00	*	*	*	*	*	*	12	13	25	*	*	*	*	*	*	25
Total	0	0	0	0	0	0	1554	1800	3354	1024	620	1644	0	0	0	
24 Hr. Avg.																4998
AM Peak									11:00			08:00				08:00
Vol.									312			487				487
PM Peak									15:00							15:00
Vol.									565							565

### Washtenaw County Road Commission

Dan Hoey Rd E of Baker Rd  
Cemetery / Creekside  
Site Code: 1080630900

Dexter Village

Date Start: 08-Jun-11

WB, EB	1	16	21	24	28	28	31	34	36	38	41	43	46	51	85th	Over	
Start Time	15	20	23	25	27	30	33	35	37	40	42	45	50	9999	Total	Percent	
11:00	5	1	2	2	14	36	52	37	48	48	26	15	8	2	296	41	286
12:00	5	0	1	0	4	16	43	54	64	72	30	20	12	2	323	42	317
13:00	3	0	4	2	7	21	39	41	30	54	34	12	3	0	250	41	241
14:00	5	0	2	3	7	33	41	54	53	82	40	30	10	1	361	42	351
15:00	39	1	4	24	30	78	108	97	84	91	28	28	11	0	623	40	555
16:00	11	0	0	5	1	13	50	46	70	138	49	61	20	6	470	43	454
17:00	5	0	0	1	1	7	37	48	60	87	42	48	22	8	366	44	360
18:00	7	0	0	6	2	7	33	34	49	60	32	27	19	3	279	43	266
19:00	1	0	0	0	1	12	20	14	25	47	19	13	15	2	169	44	168
20:00	2	0	2	2	3	7	22	21	22	29	8	15	9	0	142	43	136
21:00	2	0	0	1	3	10	19	14	24	19	5	8	4	3	112	42	109
22:00	0	0	1	1	1	4	18	13	15	15	8	2	2	0	80	40	78
23:00	0	0	1	0	1	2	6	0	4	5	1	1	0	1	22	40	21
06/09/11	0	0	0	1	0	0	4	3	4	2	0	1	1	0	16	39	15
01:00	1	0	0	0	0	0	4	2	1	3	1	0	2	0	14	41	13
02:00	1	0	0	0	0	1	2	0	0	1	0	3	0	0	12	43	11
03:00	2	0	0	0	0	0	5	4	5	1	3	3	5	0	28	45	26
04:00	0	0	0	0	1	2	2	3	3	0	0	0	0	0	13	37	13
05:00	0	0	3	1	1	29	55	46	30	19	2	4	1	0	191	37	187
06:00	5	0	0	2	0	7	31	24	28	36	9	7	11	3	165	41	158
07:00	37	7	4	10	4	45	81	91	94	77	30	15	10	4	509	40	451
08:00	34	17	23	22	33	90	81	47	53	55	15	12	7	1	490	38	394
09:00	3	0	3	1	9	13	33	30	32	45	12	11	15	5	212	42	205
10:00	5	1	2	2	3	12	43	32	30	33	21	11	8	0	203	41	193
<b>Total</b>	<b>173</b>	<b>27</b>	<b>52</b>	<b>66</b>	<b>126</b>	<b>445</b>	<b>829</b>	<b>755</b>	<b>829</b>	<b>1024</b>	<b>417</b>	<b>347</b>	<b>195</b>	<b>41</b>	<b>5346</b>		
<b>Percent</b>	<b>3.2%</b>	<b>0.5%</b>	<b>1.0%</b>	<b>1.6%</b>	<b>2.4%</b>	<b>8.3%</b>	<b>15.5%</b>	<b>14.1%</b>	<b>15.5%</b>	<b>19.2%</b>	<b>7.8%</b>	<b>6.5%</b>	<b>3.6%</b>	<b>0.8%</b>			

Statistics

85th Percentile : 41 MPH

15th Percentile : 30 MPH

25th Percentile : 32 MPH

50th Percentile : 38 MPH

75th Percentile : 40 MPH

95th Percentile : 45 MPH

10 MPH Pace Speed : 31-40 MPH

Number in Pace : 3437

Percent in Pace : 64.3%

Number of Vehicles > 25 MPH : 5008

Percent of Vehicles > 25 MPH : 93.7%

# Washtenaw County Road Commission

Dexter Village

Dan Hoey Rd E of Baker Rd  
Cemetery / Creekside  
Site Code: 1080630900

Date Start: 08-Jun-11

Start Time	06-Jun-11			07-Jun-11			08-Jun-11			09-Jun-11			10-Jun-11			Day Average
	WB	EB	Mon Total	WB	EB	Tue Total	WB	EB	Wed Total	WB	EB	Thu Total	WB	EB	Fri Total	
12:00 AM	*	*	*	*	*	*	*	*	*	*	12	4	16	*	*	16
01:00	*	*	*	*	*	*	*	*	*	*	8	6	14	*	*	14
02:00	*	*	*	*	*	*	*	*	*	*	11	1	12	*	*	12
03:00	*	*	*	*	*	*	*	*	*	*	22	6	28	*	*	28
04:00	*	*	*	*	*	*	*	*	*	*	3	10	13	*	*	13
05:00	*	*	*	*	*	*	*	*	*	*	14	177	191	*	*	191
06:00	*	*	*	*	*	*	*	*	*	*	45	120	165	*	*	165
07:00	*	*	*	*	*	*	*	*	*	*	258	251	509	*	*	509
08:00	*	*	*	*	*	*	*	*	*	*	234	256	490	*	*	490
09:00	*	*	*	*	*	*	*	*	*	*	119	93	212	*	*	212
10:00	*	*	*	*	*	*	*	*	*	*	108	95	203	*	*	203
11:00	*	*	*	*	*	*	*	*	*	*	150	146	296	*	*	296
12:00 PM	*	*	*	*	*	*	*	*	*	*	170	153	323	*	*	323
01:00	*	*	*	*	*	*	*	*	*	*	109	141	250	*	*	250
02:00	*	*	*	*	*	*	*	*	*	*	215	146	361	*	*	361
03:00	*	*	*	*	*	*	*	*	*	*	341	282	623	*	*	623
04:00	*	*	*	*	*	*	*	*	*	*	306	164	470	*	*	470
05:00	*	*	*	*	*	*	*	*	*	*	206	160	366	*	*	366
06:00	*	*	*	*	*	*	*	*	*	*	150	129	279	*	*	279
07:00	*	*	*	*	*	*	*	*	*	*	99	70	169	*	*	169
08:00	*	*	*	*	*	*	*	*	*	*	84	58	142	*	*	142
09:00	*	*	*	*	*	*	*	*	*	*	52	60	112	*	*	112
10:00	*	*	*	*	*	*	*	*	*	*	51	29	80	*	*	80
11:00	*	*	*	*	*	*	*	*	*	*	11	11	22	*	*	22
Total	0	0	0	0	0	0	1944	1549	3493	834	1019	1853	0	0	0	
24 Hr. Avg.																5346
AM Peak									11:00			07:00				07:00
Vol.									298			509				509
PM Peak									15:00							15:00
Vol.									623							623

Brown  
Coenestone  
+ Baker

### Washtenaw County Road Commission

Dexter Village

Dan Hoey Rd E of Baker Rd  
Cemetery / Creekside  
Site Code: 1080630900

Date Start: 06-Jun-11

WB, EB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 8 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classed	Total
11:00	1	178	66	15	19	5	0	3	2	1	0	0	1	5	296
12:00 PM	2	211	68	4	18	5	1	5	4	0	0	0	0	5	323
13:00	1	170	51	3	12	4	1	0	5	0	0	0	0	3	250
14:00	2	242	76	9	17	4	1	4	4	0	0	0	0	5	361
15:00	1	381	112	40	36	4	0	6	4	0	0	0	2	37	623
16:00	0	341	80	1	22	1	0	9	4	0	0	0	0	12	470
17:00	1	276	57	1	19	5	0	1	1	0	0	0	0	5	386
18:00	2	206	49	1	8	0	0	3	0	2	0	0	0	7	279
19:00	0	130	31	0	7	0	0	0	0	0	0	0	0	1	169
20:00	0	108	27	0	5	0	0	0	0	0	0	0	0	2	142
21:00	1	97	11	0	1	0	0	0	0	0	0	0	0	2	112
22:00	1	65	12	0	2	0	0	0	0	0	0	0	0	0	80
23:00	0	19	2	0	1	0	0	0	0	0	0	0	0	0	22
05/09/11	0	14	2	0	0	0	0	0	0	0	0	0	0	0	16
01:00	1	11	1	0	0	0	0	0	0	0	0	0	0	1	14
02:00	0	11	1	0	0	0	0	0	0	0	0	0	0	0	12
03:00	1	24	1	0	0	0	0	0	0	0	0	0	0	2	28
04:00	0	12	1	0	0	0	0	0	0	0	0	0	0	0	13
05:00	0	160	26	0	4	0	0	0	1	0	0	0	0	0	191
06:00	0	115	40	1	2	0	0	0	1	0	0	0	0	5	165
07:00	0	337	71	43	19	0	0	0	5	0	0	0	1	33	509
08:00	4	301	101	33	16	2	0	0	6	0	0	0	0	27	490
09:00	0	126	55	6	17	0	0	0	4	0	0	0	1	3	212
10:00	0	130	45	6	9	2	0	3	1	0	0	0	2	5	203
<b>Total</b>	<b>18</b>	<b>3665</b>	<b>986</b>	<b>163</b>	<b>235</b>	<b>29</b>	<b>3</b>	<b>34</b>	<b>42</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>160</b>	<b>5346</b>
<b>Percent</b>	<b>0.3%</b>	<b>68.6%</b>	<b>18.4%</b>	<b>3.0%</b>	<b>4.4%</b>	<b>0.5%</b>	<b>0.1%</b>	<b>0.6%</b>	<b>0.8%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.1%</b>	<b>3.0%</b>	
<b>AM Peak</b>	11:00	11:00	11:00	11:00	11:00	11:00		11:00	11:00	11:00			11:00	11:00	11:00
<b>Vol.</b>	1	178	66	15	19	5		3	2	1			1	5	296
<b>PM Peak</b>	12:00	15:00	15:00	15:00	15:00	12:00	12:00	16:00	13:00	18:00			15:00	15:00	15:00
<b>Vol.</b>	2	381	112	40	36	5	1	9	5	2			2	37	623





Donna Dettling

DDA/ Bond Refi

From: Tom Traciak [traciak@umbaugh.com]

Sent: Friday, July 29, 2011 3:12 PM

To: Donna Dettling; Courtney Nicholls; Marie Sherry; Colis, Thomas D.; john.mccurdy@pnc.com; Jesse Nelson

Subject: DDA Refunding Bond - Timetable

I have requested from John McCurdy (copied on this email) a formal offer for the purchase of the refunding bonds.

The timetable I am suggesting is as follows ....

8/5 On or about this date, we receive and review the offer from PNC.

8/18 Reso for DDA to request refunding.

8/22 Reso approving the refunding adopted at regular Council meeting.

9/8 Close on or about this date.

Let me know if you have any questions or comments. Also, please advise if you need someone in attendance at the DDA and/or Village Council meeting.



**Tom Traciak**  
H.J. Umbaugh & Associates  
Certified Public Accountants, LLP  
6639 Centurion Drive, Suite 100  
Lansing, Michigan 48917  
517-321-0110 Phone 517-321-8866 Fax  
[traciak@umbaugh.com](mailto:traciak@umbaugh.com)

\*\*\*\*\*

**CIRCULAR 230 DISCLOSURE:**

To ensure compliance with recently-enacted U.S. Treasury Department Regulations, we are now required to advise you that, unless otherwise expressly indicated, any federal tax advice contained in this communication, including any attachments, is not intended or written by us to be used, and cannot be used, by anyone for the purpose of avoiding federal tax penalties.

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\*\*\*\*\*

**VILLAGE OF DEXTER DOWNTOWN DEVELOPMENT AUTHORITY**

**PROPOSED LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS OF 2011**

**Gross Debt Service Comparison**

Date	Principal	Coupon	Interest	New D/S	OLD D/S	Savings
05/01/2012	69,000.00	3.000%	11,459.00	80,459.00	85,647.50	5,188.50
05/01/2013	61,000.00	3.000%	16,005.00	77,005.00	83,007.50	6,002.50
05/01/2014	65,000.00	3.000%	14,145.00	79,145.00	83,312.50	6,167.50
05/01/2015	69,000.00	3.000%	12,165.00	81,165.00	87,237.50	6,072.50
05/01/2016	73,000.00	3.000%	10,065.00	83,065.00	88,906.26	5,841.26
05/01/2017	72,000.00	3.000%	7,890.00	79,890.00	85,318.76	5,428.76
05/01/2018	70,000.00	3.000%	5,745.00	75,745.00	81,556.26	5,811.26
05/01/2019	68,000.00	3.000%	3,660.00	71,660.00	77,793.76	6,133.76
05/01/2020	71,000.00	3.000%	1,590.00	72,590.00	79,031.26	6,441.26
<b>Total</b>	<b>\$618,000.00</b>	<b>-</b>	<b>\$82,724.00</b>	<b>\$700,724.00</b>	<b>\$753,811.30</b>	<b>\$53,087.30</b>

**PV Analysis Summary (Gross to Gross)**

Gross PV Debt Service Savings	43,114.31
Contingency or Rounding Amount	676.25
<b>Net Present Value Benefit</b>	<b>\$43,790.56</b>
Net PV Benefit / \$590,000 Refunded Principal	7.422%
Net PV Benefit / \$618,000 Refunding Principal	7.086%

**Refunding Bond Information**

Refunding Dated Date	9/15/2011
Refunding Delivery Date	9/15/2011

AGENDA 8-8-11  
ITEM I-5

## Village President Report

Hello Residents and Fellow Council Members,

Here is a summary of my recent activities and future meeting schedule:

### Activities Since my Last Report

I am still scheduling meetings and need to meet with applicants to fill the two open seats on the Arts, Culture & Heritage Committee.

August 1, 2011 – Website Committee meeting with Trustee Smith, Assistant Village Manager Courtney Nicholls and Finance Director Marie Sherry. We reviewed several websites and began compiling a list of attributes that we want to be incorporated into our future website.

August 3, 2011 – Regional Fire Department Meeting – we will continue to review the draft interlocal agreement for the potential new regional fire department at this meeting.

### Future Activities

August 8, 2011 – Village Council Meeting

August 12, 2011 – Meet with new SPARK representative Luke Bonner – this meeting is scheduled for 1 pm. Other Council members who are available on this day are invited to meet Luke as well.

August 12<sup>th</sup> and 13<sup>th</sup> – Dexter Daze activities

August 15, 2011 – Website Committee meeting – we will be reviewing the Proposals that were received from various vendors.

August 17, 2011 – Regional Fire Department meeting

August 18, 2011 – Downtown Development Authority meeting

August 18, 2011 – State Boundary Commission meeting

August 22, 2011 – Village Council Meeting

Please let me know if you have any questions. I hope to see you around our town.

Shawn Keough

Village President

(734) 426-5486 (home) or (313) 363-1434 (cell phone)



AGENDA 8-8-11

ITEM J-1

**SUMMARY OF BILLS AND PAYROLL** **8-Aug-11**

Payroll Check Register	07/27/11	\$35,971.00	Bi-weekly payroll processing
Account Payable Check Register	08/08/11	\$155,906.18	
		<b>\$191,877.18</b>	<b>TOTAL BILLS &amp; PAYROLL EXPENDED ALL FUNDS</b>

Summary Items from Bills & Payroll	Amount	Comments

**ALL PAYABLES ARE WITHIN ACCEPTABLE BUDGET LIMITS**  
**DETAIL VENDOR LIST AND ACCOUNT SUMMARY PROVIDED**

Exceptions:

An amendment to Buildings and Grounds will be necessary to cover \$2300 in property taxes for 8077 Forest

*"This is the summary report that will be provided with each packet. Approval of the total bills and payroll expended, all funds will be necessary."*

VENDOR APPROVAL SUMMARY REPORT

Date: 08/03/2011

Time: 4:24pm

Page: 1

Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ABSOLUTE COMPUTER SERVICES	ABSOLUTE C	INSTALL PC	410.00	0.00
ALEXANDER CHEMICAL CORPORATION	ALEXANDER	CHEMICALS	1,350.00	0.00
ARBOR CARE TREE SURGEONS	ARBOR CARE	TREE WORK	825.00	0.00
ARBOR SPRINGS WATER CO. INC	ARBOR SPRT	office	11.50	0.00
AT&T	AT&T	JULY	244.69	0.00
BARRETT PAVING MATERIALS INC	BARRETT PA	STREET MAINT	55.00	0.00
BOSTWICK COMPANY	BOSTWICK	ASPHALT REPAIR	2,640.00	0.00
BRIDGEWATER TIRE COMPANY, INC.	BRIDGE TIR	MAINTENANCE	205.50	0.00
CARLISLE-WORTMAN ASSOCIATES	CARL-WORT	MASTER PLAN	1,482.50	0.00
CHAMPION WATER TREATMENT	CHAMPION W	WATER WWTP	25.50	0.00
COMCAST	COMCAST	WWTP	326.04	0.00
COREX BUILDING INSPECTION LLC	COREX	INSPECTION OF 8087 FOREST	295.00	0.00
COURTNEY NICHOLLS	COUR	DISCRETIONARY	108.72	0.00
DEXTER AREA CHAMBER	DEX CHAMBE	DOWNTOWN EVENT SPONSOR	100.00	0.00
DEXTER AREA FIRE DEPARTMENT	DAPD	QUARTERLY	92,100.00	0.00
DEXTER MILL	DEX MILL	LAWN SEED	93.00	0.00
DEXTER VILLAGE	DEXVIL	8077 FOREST	1,239.58	0.00
DOAN COMPANIES	DOAN	ROAD REPAIR	456.00	0.00
DORNBOS SIGN & SAFETY INC.	DORNBOS	SIGNS	390.55	0.00
DTE ENERGY-STREET LIGHTING	DTE ENERGY	STREETLIGHTS	5,881.04	0.00
DYKEMA GOSSETT PLLC	DYKEMA	LEGAL FEES	887.40	0.00
GERALD CARPENTER	G CARPENTE	WATER BILL REFUND	96.87	0.00
GRISSOM JANITORIAL	GRISSOM	OFFICE CLEANING	400.00	0.00
JOHN'S SANITATION	JOHNS SAN	PARKS	375.00	0.00
KENCO, INC.	COUNTRY MA	DISTILLED WATER	17.22	0.00
KENNEDY INDUSTRIES, INC.	KENNEDY IN	ACTIVATED SLUDGE TANK STATION	384.00	0.00
LESSORS WELDING SUPPLY	LESSORS	RENTAL	45.00	0.00
MARY ANN SIMPKINS	SIMPKINS	FARMERS MARKET	6.64	0.00
MCNAUGHTON-MCKAY	MCNAUGHTON	SUPPLIES	23.03	0.00
MICHIGAN GOVERNMENT FINANCE OF	MGFOA	REGISTRATION	199.00	0.00
MICHIGAN MINERAL RESOURCES, LL	MI MINERAL	MINERAL WATER-DUST CONTROL	1,520.00	0.00
MITA	MITA	BID AD	50.00	0.00
NETWORK REPORTING	NETWORK RE	SRF PROJECT	176.26	0.00
NORTH CENTRAL LABORATORIES	NCL	LAB SUPPLIES	229.43	0.00
PITNEY BOWES	PITNEY	RESERVE FUNDS	1,000.00	0.00
POSTER COMPLIANCE	POSTER SER	RENEWAL	17.70	0.00
RIOTEC	RIOTEC	DPW	100.00	0.00
S.J. LIPPERT FLOORING	SJ LIPPERT	PAOS FOR SIGNS	80.00	0.00
SCHLEEDE HAMPTON ASSOCIATES	SCHLEEDE	PAVEMENT CORES	1,495.00	0.00
TETRA TECH	TETRA TECH	AS NEEDED SERVICES	1,972.65	0.00
THERMO FISHER SCIENTIFIC	THERMO	BOILER BODY GLASS	786.86	0.00
VARNUM, RIDDERING, SCHMIDT	VARNUM, RI	LEGAL SERVICES	35.75	0.00
WASHTENAW COUNTY SOIL EROSION	SOIL EROSI	GRAND ST	130.00	0.00
WASHTENAW COUNTY TREASURER	W CTY TREA	LAW ENFORCEMENT	37,648.75	0.00
Grand Total:			155,906.18	0.00

INVOICE APPROVAL LIST BY FUND

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Village of Dexter

Fund	Department	Account	GL Number	Vendor Name	Check Number	Invoice Number	Due Date	Amount
			Abhrev	Invoice Description				
<b>Fund: General Fund</b>								
Dept: Village Council								
		101-101.000-956.000	Council Di	S.J. LIPPERT FLOORING	0		08/01/2011	80.00
				PADS FOR SIGNS		08/01/11		
		101-101.000-956.000	Council Di	COURTNEY NICHOLLS	0		08/01/2011	108.72
				DISCRETIONARY		08/01/11		
Total Village Council								188.72
Dept: Village Manager								
		101-172.000-977.000	Equipment	ABSOLUTE COMPUTER SERVICES	0		08/01/2011	180.00
				INSTALL PC		63206		
Total Village Manager								180.00
Dept: Attorney								
		101-210.000-810.000	Attorney F	DYKEMA GOSSETT PLLC	0		08/01/2011	815.40
				LEGAL FEES		1405096		
Total Attorney								815.40
Dept: Village Clerk								
		101-215.000-901.000	Printing &	POSTER COMPLIANCE	0		08/01/2011	17.70
				RENEWAL		080111		
Total Village Clerk								17.70
Dept: Village Treasurer								
		101-253.000-960.000	Education	MICHIGAN GOVERNMENT FINANCE OF	0		08/01/2011	199.00
				REGISTRATION		08/01/11		
Total Village Treasurer								199.00
Dept: Buildings & Grounds								
		101-265.000-727.000	Office Sup	ARBOR SPRINGS WATER CO. INC	0		08/02/2011	5.75
				WATER		1281554		
		101-265.000-727.000	Office Sup	ARBOR SPRINGS WATER CO. INC	0		08/01/2011	5.75
				office		1278472		
		101-265.000-728.000	Postage	PITNEY BOWES	0		08/03/2011	1,000.00
				RESERVE FUNDS		08/03/11		
		101-265.000-803.000	Contracted	ABSOLUTE COMPUTER SERVICES	0		08/03/2011	90.00
				FUND BAL ISSUE		63214		
		101-265.000-803.000	Contracted	ABSOLUTE COMPUTER SERVICES	0		08/01/2011	140.00
				INSTALL PC		63206		
		101-265.000-843.000	Property T	DEXTER VILLAGE	0		08/01/2011	545.52
				8140 MAIN		08/061/2011		
		101-265.000-843.000	Property T	DEXTER VILLAGE	0		08/01/2011	694.06
				8077 FOREST		08/01/11		
		101-265.000-920.000	Utilities	COMCAST	0		08/03/2011	260.75
				VILLAGE HALL				
		101-265.000-935.001	Office Cle	GRISSOM JANITORIAL	0		08/02/2011	400.00
				OFFICE CLEANING		156		
Total Buildings & Grounds								3,141.83
Dept: Village Tree Program								
		101-285.000-803.000	Contracted	ARBOR CARE TREE SURGEONS	0		08/03/2011	100.00
				TREES		08/03/11		
		101-285.000-803.000	Contracted	ARBOR CARE TREE SURGEONS	0		08/01/2011	425.00
				TREES				
Total Village Tree Program								525.00
Dept: Law Enforcement								
		101-301.000-803.000	Contracted	WASHTENAW COUNTY TREASURER	0		08/02/2011	37,648.75
				LAW ENFORCEMENT		20240		
Total Law Enforcement								37,648.75
Dept: Fire Department								
		101-336.000-803.000	Contracted	DEXTER AREA FIRE DEPARTMENT	0		08/03/2011	92,100.00
				QUARTERLY		08/03/11		
Total Fire Department								92,100.00
Dept: Planning Department								
		101-400.000-802.000	Profession	CARLISLE-WORTMAN ASSOCIATES	0		08/01/2011	1,482.50
				MASTER PLAN		2117-104		
		101-400.000-802.000	Profession	CARLISLE-WORTMAN ASSOCIATES	0		08/01/2011	40.00
				PLANNING		2117-103		
Total Planning Department								1,482.50

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Village of Dexter

Fund	Department Account	GL Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
<b>Fund: General Fund</b>							
Dept: Department of Public Works							
	101-441.000-740.000	Operating	RIOTEC	0		08/01/2011	100.00
			DPW		0871390		
	101-441.000-740.000	Operating	LESSORS WELDING SUPPLY	0		08/01/2011	45.00
			RENTAL		08/01/11		
	101-441.000-740.000	Operating	DEXTER MILL	0		08/01/2011	93.00
			LAWN SEED		11102		
	101-441.000-740.000	Operating	CRAMPION WATER TREATMENT	0		08/01/2011	12.75
			WWTP		08/01/11		
Total Department of Public Works							250.75
Dept: Downtown Public Works							
	101-442.000-730.000	Farmers Ma	MARY ANN STIMPKINS	0		08/01/2011	6.64
			FARMERS MARKET		206429		
Total Downtown Public Works							6.64
Dept: Municipal Street Lights							
	101-446.000-920.003	St Lights	DPE ENERGY-STREET LIGHTING	0		08/01/2011	5,881.04
			STREETLIGHTS		08/01/11		
Total Municipal Street Lights							5,881.04
Dept: Parks & Recreation							
	101-751.000-944.000	Portable T	JOHN'S SANITATION	0		08/03/2011	375.00
			PARKS		31694		
Total Parks & Recreation							375.00
Dept: Capital Improvements							
	101-901.000-975.011	Property A	COREX BUILDING INSPECTION LLC	0		08/02/2011	295.00
			INSPECTION OF 9087 FOREST				
Total Capital Improvements							295.00
Fund Total							143,107.33
<b>Fund: Major Streets Fund</b>							
Dept: Contracted Road Construction							
	202-451.000-974.010	Main Street	SCHLEERDE HAMPTON ASSOCIATES	0		08/01/2011	1,495.00
			PAVEMENT CORES		08/01/11		
Total Contracted Road Construction							1,495.00
Dept: Routine Maintenance							
	202-463.000-803.002	Pavement M	BARRETT PAVING MATERIALS INC	0		08/03/2011	55.00
			STREET MAINT		3204		
	202-463.000-803.002	Pavement M	DOAN COMPANIES	0		08/02/2011	456.00
			ROAD REPAIR		203180		
Total Routine Maintenance							511.00
Dept: Traffic Services							
	202-474.000-740.000	Operating	MCHAUGHTON-MCKAY	0		08/02/2011	23.00
			SUPPLIES		11528844-00		
	202-474.000-740.000	Operating	DORNOS SIGN & SAFETY INC.	0		08/01/2011	195.55
			SIGNS		54566		
Total Traffic Services							218.58
Fund Total							2,224.58
<b>Fund: Local Streets Fund</b>							
Dept: Contracted Road Construction							
	203-451.000-803.000	Contracted	MICHIGAN MINERAL RESOURCES, LL	0		08/02/2011	1,520.00
			MINERAL WATER-DUST CONTROL		27537		
Total Contracted Road Construction							1,520.00
Dept: Routine Maintenance							
	203-463.000-803.002	Pavement M	BOSTWICK COMPANY	0		08/02/2011	2,640.00
			ASPHALT REPAIR				
Total Routine Maintenance							2,640.00
Dept: Traffic Services							
	203-474.000-740.000	Operating	DORNOS SIGN & SAFETY INC.	0		08/01/2011	195.00
			SIGNS		54566		

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Village of Dexter

Fund	Department	Account	GL Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: Local Streets Fund								
Dept: Traffic Services								
Total Traffic Services								195.00
Fund Total								4,355.00
Fund: Downtown Development Authority								
Dept: Administration								
248-248.000-820.000	Planning C			DEXTER AREA CHAMBER DOWNTOWN EVENT SPONSOR	0		08/02/2011	100.00
Total Administration								100.00
Fund Total								100.00
Fund: Equipment Replacement Fund								
Dept: Department of Public Works								
402-441.000-939.000	Vehicle Ma			BRIDGEWATER TIRE COMPANY, INC. MAINTENANCE	0		08/01/2011	205.50
Total Department of Public Works								205.50
Fund Total								205.50
Fund: DWRP Project Fund								
Dept: Water Project Phase 2								
404-906.000-802.000	Profession			NETWORK REPORTING SRF PROJECT	0		08/01/2011	176.26
404-906.000-802.000	Profession			MITA BID AD	0		08/11/11	50.00
Total Water Project Phase 2								226.26
Fund Total								226.26
Fund: Mill Creek Park Project Fund								
Dept: Capital Improvements								
405-901.000-836.000	Engineerin			WASHTENAW COUNTY SOIL EROSION GRAND ST	0		08/03/2011	65.00
Total Capital Improvements								65.00
Fund Total								65.00
Fund: Sewer Enterprise Fund								
Dept: Administration								
590-248.000-811.000	Atty Misc			VARNUM, RIDDERING, SCHMIDT LEGAL SERVICES	0		08/03/2011	35.75
Total Administration								35.75
Dept: Sewer Utilities Department								
590-548.000-740.000	Operating			KENCO, INC. DISTILLED WATER	0		08/01/11	17.22
590-548.000-742.000	Chem Plant			ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	185962	08/02/2011	675.00
590-548.000-742.000	Chem Plant			ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	0456831	08/01/2011	675.00
590-548.000-743.000	Chem Lab			THERMO FISHER SCIENTIFIC BOILER BODY GLASS	0	SLS23906058	08/02/2011	786.86
590-548.000-743.000	Chem Lab			NORTH CENTRAL LABORATORIES LAB SUPPLIES	0	290242	08/02/2011	229.43
590-548.000-802.000	Profession			WASHTENAW COUNTY SOIL EROSION EQ BASTN	0		08/03/2011	65.00
590-548.000-802.000	Profession			KENNEDY INDUSTRIES, INC. ACTIVATED SLUDGE TANK STATION	0	531052	08/02/2011	384.00
590-548.000-802.000	Profession			TETRA TECH AS NEEDED SERVICES	0		08/01/2011	986.32
590-548.000-920.000	Utilities			COMCAST WWTP	0		08/03/2011	32.64
590-548.000-920.001	Telephones			AT&T JULY	0		08/01/2011	122.35

INVOICE APPROVAL LIST BY FUND

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Village of Dexter

Fund						
Department	GL Number	Vendor Name	Check	Invoice	Due	Amount
Account	Abbrev	Invoice Description	Number	Number	Date	
Fund: Sewer Enterprise Fund						
Dept: Sewer Utilities Department						
Total Sewer Utilities Department						3,973.82
Fund Total						4,009.57
Fund: Water Enterprise Fund						
Dept: Administration						
591-248.000-011.000	Atty Misc	DYKEMA GOSSETT PLLC LEGAL FEES	0	1405096	08/01/2011	72.00
Total Administration						72.00
Dept: Water Utilities Department						
591-556.000-740.000	Operating	CHAMPION WATER TREATMENT WATER WWTP	0		08/02/2011	12.75
591-556.000-802.000	Profession	TETRA TECH AS NEEDED SERVICES	0	08/01/11	08/01/2011	986.33
591-556.000-920.000	Utilities	COMCAST WWTP	0	08/03/11	08/03/2011	32.65
591-556.000-920.001	Telephones	AT&T JULY	0	08/01/11	08/01/2011	122.34
591-556.000-955.000	Miscellane	GERALD CARPENTER WATER BILL REFUND	0	08/01/11	08/01/2011	86.87
Total Water Utilities Department						1,240.94
Dept: Capital Improvements						
591-901.000-974.000	CIP Capita	ARBOR CARE TREE SURGEONS TREE WORK	0	08/01/11	08/01/2011	300.00
Total Capital Improvements						300.00
Fund Total						1,612.94
Grand Total						155,906.18

AGENDA 8-8-11

ITEM C-1

## VILLAGE OF DEXTER

[cnicholls@villageofdexter.org](mailto:cnicholls@villageofdexter.org)

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext 17 Fax (734)426-5614

### MEMO

**To: President Keough and Council Members**  
**From: Courtney Nicholls, Assistant Village Manager**  
**Date: August 1, 2011**  
**Re: Drinking Water Revolving Fund (DWRF) Bond Authorizing Ordinance**

The final step before closing on our second DWRF loan is passing the Bond Authorizing Ordinance. This Ordinance allows the Village to borrow up to \$1,550,000. Due to the 40% principal forgiveness the Village is receiving through the American Reinvestment and Recovery Act, only 60% of the loan will need to be paid back over the next 20 years through bond payments. The current interest rate for DWRF funding is 2.5%.

Tom Colis from Miller Canfield will be unable to attend the meeting. If you have questions please submit them prior to the meeting. If you would like another Miller Canfield attorney to be present to answer questions, please let staff know.

The order of approval (loan closing) from the State of Michigan is expected to be issued on August 26, 2011. Construction on the project will start after Labor Day and last through the beginning of November.

Founded in 1852  
by Sidney Davy Miller

# MILLER CANFIELD

Miller, Canfield, Paddock and Stone, P.L.C.  
150 West Jefferson, Suite 2500  
Detroit, Michigan 48226  
TEL (313) 963-6420  
FAX (313) 496-7500  
[www.millercanfield.com](http://www.millercanfield.com)

THOMAS D. COLIS  
TEL (313) 496-7677  
FAX (313) 496-9450  
E-MAIL [colis@millercanfield.com](mailto:colis@millercanfield.com)

MICHIGAN: Ann Arbor  
Detroit • Grand Rapids  
Kalamazoo • Lansing  
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FLORIDA: Tampa

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NEW YORK: New York

OHIO: Cincinnati

CANADA: Toronto • Windsor

CHINA: Shanghai

MEXICO: Monterrey

POLAND: Gdynia  
Warsaw • Wrocław

August 1, 2011

*Via Electronic Mail*

Donna Deitling  
Village Manager  
Village of Dexter  
8140 Main Street  
Dexter MI 48130-1092

Re: Village of Dexter – \$1,550,000 Water Supply System Junior Lien Revenue  
Bonds, Series 2011 (DWRP Project 7294-01)

Dear Donna:

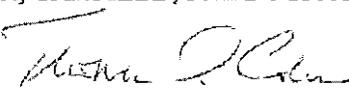
I have prepared the Bond Ordinance in connection with above-captioned issue for consideration by the Village Council at its August 8, 2011 meeting and attach to you and to each person listed below a copy of the Bond Ordinance for their review. The Bond Ordinance is based upon specifications prepared by Tom Traciak. If the Bond Ordinance is found to be in proper order, it should be adopted at the August 8, 2011 meeting.

Once adopted, the Bond Ordinance must be published in full in *The Dexter Leader*. I would appreciate receiving at least three (3) certified copies of the Bond Ordinance along with an Affidavit of Publication of the Bond Ordinance from *The Dexter Leader* as soon as possible after publication.

I trust the foregoing is in proper order but should you have any questions or comments concerning the same, please give me a call.

Sincerely,

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

By: 

Thomas D. Colis

Attachment

cc: Courtney Nichols  
Christine Phillips  
Tom Traciak

19,293,082.1\022911-00026

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION AND CONSTRUCTION OF ADDITIONS, EXTENSIONS AND IMPROVEMENTS TO THE WATER SUPPLY SYSTEM OF THE VILLAGE OF DEXTER; TO PROVIDE FOR THE ISSUANCE AND SALE OF JUNIOR LIEN REVENUE BONDS TO PAY THE COST THEREOF; TO PRESCRIBE THE FORM OF THE BONDS; TO PROVIDE FOR THE COLLECTION OF REVENUES FROM THE SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE OF THE SYSTEM AND TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; TO PROVIDE FOR SECURITY FOR THE BONDS; TO PROVIDE FOR THE SEGREGATION AND DISTRIBUTION OF THE REVENUES; TO PROVIDE FOR THE RIGHTS OF THE HOLDERS OF THE BONDS IN ENFORCEMENT THEREOF; AND TO PROVIDE FOR OTHER MATTERS RELATING TO THE BONDS AND THE SYSTEM.

THE VILLAGE OF DEXTER ORDAINS:

Section 1. Definitions. Whenever used in this Ordinance, except when otherwise indicated by the context, the following terms shall have the following meanings:

- (a) "Act 94" means Act 94, Public Acts of Michigan, 1933, as amended.
- (b) "Authority" means the Michigan Finance Authority.
- (c) "Authorized Officers" means the Village President, the Village Manager, the Village Clerk and the Village Treasurer of the Issuer.
- (d) "Bonds" means the Series 2011 Bonds, together with any additional bonds heretofore or hereafter issued of equal standing with the Series 2011 Bonds.
- (e) "Engineers" means Orchard, Hiltz & McCliment, consulting engineers of Livonia, Michigan
- (f) "Issuer" means the Village of Dexter, County of Washtenaw, State of Michigan.
- (g) "MDEQ" means the Michigan Department of Environmental Quality.
- (h) "Outstanding Bonds" means the Outstanding Junior Lien Bonds and Outstanding Senior Lien Bonds.

(i) "Outstanding Junior Lien Bonds" means the Issuer's Series 2010 Bonds, and any additional bonds issued that are of equal standing and priority of lien with the Series 2010 Bonds.

(j) "Outstanding Senior Lien Bonds" means the Series 1999 Bonds and any additional bonds issued that are of equal standing and priority of lien with the Series 1999 Bonds.

(k) "Prior Ordinances" means, collectively, the ordinances and resolutions adopted by the Village Council authorizing the issuance of the Outstanding Bonds.

(l) "Project" means the acquisition, construction, furnishing and equipping of additions, extensions and improvements to the Issuer's water supply system, together with all necessary interests in land, rights of way and all appurtenances and attachments therefor, as described in the plans prepared by the Engineers and approved herein.

(m) "Purchase Contract" means the Purchase Contract to be entered into between the Authority and the Issuer relating to the purchase by the Authority of the Series 2011 Bonds.

(n) "Revenues" and "Net Revenues" means the revenues and net revenues of the System and shall be construed as defined in Section 3 of Act 94, including with respect to "Revenues", the earnings derived from the investment of moneys in the various funds and accounts established by the Prior Ordinance and this Ordinance.

(o) "Series 1999 Bonds" means the Issuer's 1999 Water Supply System Revenue Bonds, dated December 15, 1999, in the original principal amount of \$3,173,000.

(p) "Series 2010 Bonds" means the Issuer's 2010 Water Supply System Junior Lien Revenue Bond, in the original principal amount of \$2,160,000.

(q) "Series 2011 Bonds" means the Issuer's 2011 Water Supply System Junior Lien Revenue Bond, in the principal amount of not to exceed \$1,550,000 issued pursuant to this Ordinance.

(r) "Sufficient Government Obligations" means direct obligations of the United States of America or obligations the principal and interest on which is fully guaranteed by the United States of America, not redeemable at the option of the issuer, the principal and interest payments upon which without reinvestment of the interest, come due at such times and in such amounts as to be fully sufficient to pay the interest as it comes due on the Bonds and the principal and redemption premium, if any, on the Bonds as it comes due whether on the stated maturity date or upon earlier redemption. Securities representing such obligations shall be placed in trust with a bank or trust company, and if any of the Bonds are to be called for redemption prior to maturity, irrevocable instructions to call the Bonds for redemption shall be given to the paying agent.

(q) "Supplemental Agreement" means the supplemental agreement among the Issuer, the Authority and MDEQ relating to the Series 2011 Bonds.

(r) "System" means the entire Water Supply System of the Issuer, including the Project and all additions, extensions and improvements hereafter acquired.

Section 2. Necessity; Approval of Plans and Specifications. It is hereby determined to be a necessary public purpose of the Issuer to acquire and construct the Project in accordance with the plans and specifications prepared by the Engineers, which plans and specifications are hereby approved. The Project qualifies for the Drinking Water Revolving Fund financing program being administered by the MDEQ and the Authority, whereby bonds of the Issuer are sold to the Authority and bear interest at a fixed rate of two and one-half percent (2.50%) per annum.

Section 3. Costs; Useful Life. The cost of the Project is estimated to be One Million Five Hundred Fifty Thousand Dollars (\$1,550,000), including the payment of incidental expenses as specified in Section 4 of this Ordinance, which estimate of cost is hereby approved and confirmed, and the period of usefulness of the Project is estimated to be not less than thirty (30) years.

Section 4. Payment of Cost; Bonds Authorized. To pay part of the cost of acquiring and constructing the Project, legal, engineering, financial and other expenses incident thereto and incident to the issuance and sale of the Series 2011 Bonds, the Issuer shall borrow the sum of not to exceed One Million Five Hundred Fifty Thousand Dollars (\$1,550,000), or such lesser amount as shall have been advanced to the Issuer pursuant to the Purchase Contract and the Supplemental Agreement, and issue the Series 2011 Bonds pursuant to the provisions of Act 94. The remaining cost of the Project, if any, shall be defrayed from Issuer funds on hand and legally available for such use.

Except as amended by or expressly provided to the contrary in this Ordinance, all of the provisions of the Prior Ordinances shall apply to the Series 2011 Bonds issued pursuant to this Ordinance, the same as though each of said provisions were repeated in this Ordinance in detail; the purpose of this Ordinance being to authorize the issuance of additional revenue bonds of subordinate lien with respect to the Outstanding Senior Lien Bonds to finance the cost of acquiring and constructing additions, extensions and improvements to the System, additional bonds of subordinate standing with the Outstanding Senior Lien Bonds for such purpose being authorized by the provisions of the Prior Ordinances, upon the conditions therein stated, which conditions have been fully met.

Section 5. Issuance of Series 2011 Bonds; Details. The Series 2011 Bonds of the Issuer, to be designated **2011 WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BOND (LIMITED TAX GENERAL OBLIGATION)**, are authorized to be issued in the aggregate principal sum of not to exceed One Million Five Hundred Fifty Thousand Dollars (\$1,550,000) as finally determined by order of the MDEQ for the purpose of paying part of the cost of the Project, including the costs incidental to the issuance, sale and delivery of the Series 2011 Bonds. The Series 2011 Bonds shall be payable out of the Net Revenues, as set forth more fully in Section 8 hereof, provided that the Series 2011 Bonds shall be subordinate to the prior lien with

respect to the Net Revenues in favor of the Outstanding Bonds and of any additional bonds of equal standing with the Outstanding Bonds hereafter issued. The Series 2011 Bonds shall be in the form of a single fully-registered, nonconvertible bond of the denomination of the full principal amount thereof, dated as of the date of delivery, payable in principal installments as finally determined by the order of the MDEQ at the time of sale of the Series 2011 Bonds and approved by the Authority and an Authorized Officer. Principal installments of the Series 2011 Bonds shall be payable on October 1 of the years 2012 to 2031, inclusive, or such other payment dates as hereinafter provided. Interest on the Series 2011 Bonds shall be payable on April 1 and October 1 of each year, commencing April 1, 2012 or on such other interest payment dates as hereinafter provided. Final determination of the principal amount of and interest on the Series 2011 Bonds and the payment dates and amounts of principal installments of the Series 2011 Bonds shall be evidenced by execution of the Purchase Contract and each of the Authorized Officers is authorized and directed to execute and deliver the Purchase Contract when it is in final form and to make the determinations set forth above; provided, however, that the first principal installment shall be due no earlier than October 1, 2012 and the final principal installment shall be due no later than October 1, 2032 and that the total principal amount shall not exceed \$1,550,000.

The Series 2011 Bonds shall bear interest at a rate of two and one-half percent (2.50%) per annum on the par value thereof or such other rate as evidenced by execution of the Purchase Contract, but in any event not to exceed the rate permitted by law, and any Authorized Officers as shall be appropriate shall deliver the Series 2011 Bonds in accordance with the delivery instructions of the Authority.

The principal amount of the Series 2011 Bonds is expected to be drawn down by the Issuer periodically, and interest on principal amount shall accrue from the date such principal amount is drawn down by the Issuer.

The Series 2011 Bonds shall not be convertible or exchangeable into more than one fully-registered bond. Principal of and interest on the Series 2011 Bonds shall be payable as provided in the Series 2011 Bond form in this Ordinance.

The Series 2011 Bonds shall be subject to optional redemption by the Issuer with the prior written approval of the Authority and on such terms as may be required by the Authority.

The Treasurer of the Issuer shall record on the registration books payment by the Issuer of each installment of principal or interest or both when made and the cancelled checks or other records evidencing such payments shall be returned to and retained by the Treasurer.

Upon payment by the Issuer of all outstanding principal of and interest on the Series 2011 Bonds, the Authority shall deliver the Series 2011 Bonds to the Issuer for cancellation.

Section 6. Execution of Series 2011 Bonds. The Series 2011 Bonds shall be signed by the manual or facsimile signature of the Village President and countersigned by the manual or facsimile signature of the Village Clerk and shall have the corporate seal of the Issuer or a facsimile thereof impressed thereon. The Series 2011 Bonds bearing the manual or facsimile

signatures of the Village President and the Village Clerk sold to the Authority shall require no further authentication.

Section 7. Registration and Transfer. Any Bond may be transferred upon the books required to be kept pursuant to this section by the person in whose name it is registered, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the transfer agent. Whenever any Bond or Bonds shall be surrendered for transfer, the Issuer shall execute and the transfer agent shall authenticate and deliver a new Bond or Bonds, for like aggregate principal amount. The transfer agent shall require payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer. The Issuer shall not be required (i) to issue, register the transfer of or exchange any Bond during a period beginning at the opening of business 15 days before the day of the giving of a notice of redemption of Bonds selected for redemption as described in the form of Series 2011 Bonds contained in Section 13 of this Ordinance and ending at the close of business on the day of that giving of notice, or (ii) to register the transfer of or exchange any Bond so selected for redemption in whole or in part, except the unredeemed portion of Bonds being redeemed in part. The Issuer shall give the transfer agent notice of call for redemption at least 20 days prior to the date notice of redemption is to be given.

The transfer agent shall keep or cause to be kept at its principal office sufficient books for the registration and transfer of the Bonds, which shall at all times be open to inspection by the Issuer; and upon presentation for such purpose the transfer agent shall under such reasonable regulations as it may prescribe transfer or cause to be transferred on said books Bonds as hereinbefore provided.

If any Bond shall become mutilated, the Issuer, at the expense of the holder of the Bond, shall execute, and the transfer agent shall authenticate and deliver, a new Bond of like tenor in exchange and substitution for the mutilated Bond, upon surrender to the transfer agent of the mutilated Bond. If any Bond issued under this Ordinance shall be lost, destroyed or stolen, evidence of the loss, destruction or theft may be submitted to the transfer agent and, if this evidence is satisfactory to both and indemnity satisfactory to the transfer agent shall be given, and if all requirements of any applicable law including Act 354, Public Acts of Michigan, 1972, as amended ("Act 354"), being sections 129.131 to 129.135, inclusive, of the Michigan Compiled Laws have been met, the Issuer, at the expense of the owner, shall execute, and the transfer agent shall thereupon authenticate and deliver, a new Bond of like tenor and bearing the statement required by Act 354, or any applicable law hereafter enacted, in lieu of and in substitution for the Bond so lost, destroyed or stolen. If any such Bond shall have matured or shall be about to mature, instead of issuing a substitute Bond the transfer agent may pay the same without surrender thereof.

Section 8. Payment of Series 2011 Bonds; Security; Priority of Lien. Principal of and interest on the Series 2011 Bonds shall be payable from the Net Revenues. There is hereby recognized the statutory lien upon the whole of the Net Revenues created by this Ordinance which shall be a lien that is junior and subordinate to the lien of the Outstanding Senior Lien Bonds created by the Prior Ordinances, to continue until payment in full of the principal of and interest on all Bonds payable from the Net Revenues, or until sufficient cash or Sufficient

Government Obligations have been deposited in trust for payment in full of the Series 2011 Bonds then outstanding, principal and interest, to maturity, or, if called for redemption, to the date fixed for redemption together with the amount of the redemption premium, if any. Upon deposit of cash or Sufficient Government Obligations, as provided in the previous sentence, the statutory lien shall be terminated with respect to the Series 2011 Bonds, the holders of the Series 2011 Bonds shall have no further rights under this Ordinance except for payment from the deposited funds, and the Series 2011 Bonds shall no longer be considered to be outstanding under this Ordinance.

In addition, the Series 2011 Bonds being sold to the Authority, the Issuer hereby pledges its limited tax full faith and credit for the payment of the principal of and interest on the Series 2011 Bonds. Should the Net Revenues of the System at any time be insufficient to pay the principal of and interest on the Series 2011 Bonds as the same become due, then the Issuer shall advance from any funds available therefor, or, if necessary, levy taxes upon all taxable property in the Issuer, subject to constitutional and statutory limitations, such sums as may be necessary to pay said principal and interest. The Issuer shall be reimbursed for any such advance from the Net Revenues of the System subsequently received which are not otherwise pledged or encumbered by this Ordinance or the Prior Ordinances.

Section 9. Management; Fiscal Year. The operation, repair and management of the System and the acquiring and constructing of the Project shall continue to be under the supervision and control of the Issuer. The Issuer may employ such person or persons in such capacity or capacities as it deems advisable to carry on the efficient management and operation of the System. The Issuer may make such rules and regulations as it deems advisable and necessary to assure the efficient management and operation of the System. The System shall be operated on the basis of an operating year which shall coincide with the Issuer's fiscal year.

Section 10. Rates and Charges; No Free Service. The rates and charges for service furnished by the System and the methods of collection and enforcement of the collection of the rates shall be those in effect on the date of adoption of this Ordinance and are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the System in good repair and working order, to provide for the payment of the principal of and interest on the Series 2011 Bonds and the Outstanding Bonds as the same become due and payable, and the maintenance of the reserves, if any, therefore; and to provide for all other obligations, expenditures and funds for the System required by law, the Prior Ordinances and this Ordinance. No free service or use of the System, or service or use of the System at less than cost, shall be furnished by the System to any person, firm, or corporation, public or private, or to any public agency or instrumentality, including the Issuer.

Section 11. Funds and Accounts; Flow of Funds; Junior Lien Bond and Interest Redemption Fund. The funds and accounts established by the Prior Ordinances are hereby continued, provided that a Junior Lien Bond and Interest Redemption Fund shall be established as follows:

Out of the Net Revenues remaining in the Receiving Fund after provision has been made for the Operation and Maintenance Fund and only after provision has been made for the

Redemption Fund, there shall be set aside monthly in the Junior Lien Fund a sum proportionately sufficient to provide for the payment when due of the current principal of and interest on the Series 2011 Bonds, less any amount in the Junior Lien Fund representing accrued interest on the Series 2011 Bonds. Commencing on October 1, 2011, the amount set aside each month for interest on the Series 2011 Bonds shall be 1/6 of the total amount of interest on the Series 2011 Bonds next coming due. The amount set aside each month for principal on the Series 2011 Bonds, commencing October 1, 2011, shall be 1/12 of the amounts of principal next coming due. If there is any deficiency in the amounts previously set aside, that deficiency shall be added to the next succeeding months' requirements.

No moneys shall be set aside and credited to the Junior Lien Fund unless and until the Issuer is current with respect to all required transfers to all other funds under the Prior Ordinances and there is no default in any payments or requirements under the Prior Ordinances.

If for any reason there is a failure to make such deposits in the amounts required, then the entire amount of the deficiency shall be set aside and deposited in the Junior Lien Bond Redemption Account out of the Revenues first received thereafter which are not required by this Ordinance to be deposited in the Operation and Maintenance Account or the Bond and Interest Redemption Fund or the Junior Lien Bond Redemption Account, which amount shall be in addition to the regular monthly deposit required during such succeeding month or months.

Section 12. Bond Proceeds. The proceeds of the sale of the Series 2011 Bonds as received by the Issuer shall be deposited in a separate account in a bank or banks qualified to act as depository of the proceeds of sale under the provisions of Section 15 of Act 94 designated WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BONDS CONSTRUCTION FUND (the "Construction Fund"). Moneys in the Construction Fund shall be applied solely in payment of the cost of the Project and any engineering, legal and other expenses incident thereto and to the financing thereof.

Section 13. Bond Form. The Series 2011 Bonds shall be in substantially the following form with such changes or completion as necessary or appropriate to give effect to the intent of this Ordinance and subject to such modifications which may be required by the Michigan Attorney General and the Authority and approved by bond counsel:

UNITED STATES OF AMERICA  
STATE OF MICHIGAN  
COUNTY OF WASHTENAW

VILLAGE OF DEXTER

2011 WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BOND  
(LIMITED TAX GENERAL OBLIGATION)

REGISTERED OWNER: Michigan Finance Authority

PRINCIPAL AMOUNT: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

DATE OF ORIGINAL ISSUE: \_\_\_\_\_, 2011

The VILLAGE OF DEXTER, County of Washtenaw, State of Michigan (the "Issuer"), acknowledges itself to owe and for value received hereby promises to pay, primarily out of the hereinafter described Net Revenues of the Issuer's Water Supply System (hereinafter defined), to the Michigan Finance Authority (the "Authority"), or registered assigns, the Principal Amount shown above, or such portion thereof as shall have been advanced to the Issuer pursuant to a Purchase Contract between the Issuer and the Authority and a Supplemental Agreement by and among the Issuer, the Authority and the State of Michigan acting through the Department of Environmental Quality, in lawful money of the United States of America, unless prepaid or reduced prior thereto as hereinafter provided.

During the time the Principal Amount is being drawn down by the Issuer under this bond, the Authority will periodically provide to the Issuer a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the Issuer of its obligation to repay the outstanding Principal Amount actually advanced, all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this bond.

The Principal Amount shall be payable on the dates and in the annual principal installment amounts set forth on Schedule A attached hereto and made a part hereof, as such Schedule may be adjusted if less than \$\_\_\_\_\_ is disbursed to the Issuer or if a portion of the Principal Amount is prepaid as provided below, with interest on said principal installments from the date each said installment is delivered to the holder hereof until paid at the rate of two and one-half percent (2.50%) per annum. Interest is first payable on April 1, 2012, and semiannually thereafter on the first day of April and October of each year, as set forth in the Purchase Contract.

Notwithstanding any other provision of this Bond, so long as the Authority is the owner of this Bond, (a) this Bond is payable as to principal, premium, if any, and interest at The Bank of New York Mellon Trust Company, N.A. or at such other place as shall be designated in

writing to the Issuer by the Authority (the "Authority's Depository"); (b) the Issuer agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on this Bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the Issuer's deposit by 12:00 noon on the scheduled day, the Issuer shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this Bond shall be given by the Issuer and received by the Authority's Depository at least 40 days prior to the date on which such redemption is to be made.

#### Additional Interest

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two percent above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this bond but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the Issuer's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the Issuer shall and hereby agrees to pay on demand only the Issuer's pro rata share (as determined by the Authority) of such deficiency as additional interest on this bond.

For prompt payment of principal and interest on this bond, the Issuer has irrevocably pledged the revenues of the Water Supply System of the Issuer, including all appurtenances, extensions and improvements thereto (the "Water Supply System"), after provision has been made for reasonable and necessary expenses of operation, maintenance and administration (the "Net Revenues"), and a statutory lien thereon is hereby recognized and created which of equal standing and priority of lien as to the prior lien of the Issuer's 2010 Water Supply System Junior Lien Revenue Bond (the "Series 2010 Bonds") and junior in standing and priority of lien as to the prior lien of the Issuer's 1999 Water Supply System Revenue Bonds (the "Series 1999 Bonds"; together with the Series 2010 Bonds, the "Outstanding Bonds") of the Issuer and of any additional bonds of the Issuer of equal standing and priority of lien with the Series 1999 Bonds.

This bond is a single, fully-registered, non-convertible bond in the principal sum indicated above issued pursuant to the Ordinance Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ duly adopted by the Village Council (the "Ordinances"), and under and in full compliance with the Constitution and statutes of the State of Michigan, including specifically Act 94, Public Acts of Michigan, 1933, as amended, for the purpose of paying part of the cost of acquiring and constructing additions, extensions and improvements to the Water Supply System of the Issuer.

For a complete statement of the revenues from which and the conditions under which this bond is payable, a statement of the conditions under which additional bonds of superior and equal standing may hereafter be issued and the general covenants and provisions pursuant to which this bond is issued, reference is made to the Ordinances.

This bond is primarily a self-liquidating bond, payable, both as to principal and interest, primarily from the Net Revenues of the System. The principal of and interest on this bond are secured by the statutory second lien hereinbefore mentioned. As additional security, the Issuer has pledged its limited tax full faith and credit for payment of the principal of and interest on the bonds of this issue, which includes the Issuer's obligation to levy taxes, if necessary, within applicable constitutional and statutory tax limitations.

The Issuer has covenanted and agreed, and does hereby covenant and agree, to fix and maintain at all times while any bonds payable from the Net Revenues of the Water Supply System shall be outstanding, such rates for service furnished by the Water Supply System as shall be sufficient to provide for payment of the interest upon and the principal of this bond and any bonds of equal standing with this bond, the Outstanding Bonds and any additional bonds of equal standing with the Outstanding Bonds, as and when the same shall become due and payable, and to maintain a bond redemption fund (including, except for bonds of this issue, a bond reserve account) therefor, to provide for the payment of expenses of administration and operation and such expenses for maintenance of the Water Supply System as are necessary to preserve the same in good repair and working order, and to provide for such other expenditures and funds for the Water Supply System as are required by the Ordinances.

Principal installments of this bond are subject to prepayment by the Issuer prior to maturity only with the prior written consent of the Authority and on such terms as may be required by the Authority.

This bond is transferable only upon the books of the Issuer by the registered owner in person or the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the transfer agent, duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the Ordinance, and upon payment of the charges, if any, therein prescribed.

It is hereby certified and recited that all acts, conditions and things required by law to be done precedent to and in the issuance of this bond have been done and performed in regular and due time and form as required by law.

IN WITNESS WHEREOF, the Village of Dexter, County of Washtenaw, State of Michigan, by its Village Council has caused this bond to be executed with the manual or facsimile signatures of its Village President and its Village Clerk and the corporate seal of the Village to be impressed or imprinted hereon, all as of the Date of Original Issue.

VILLAGE OF DEXTER

By \_\_\_\_\_  
Its Village President

(Seal)

Countersigned:

By \_\_\_\_\_  
Its Village Clerk

MDEQ Project No.: 7294-01  
MDEQ Approved Amt: \$ \_\_\_\_\_

### SCHEDULE A

Based on the schedule provided below unless revised as provided in this paragraph, repayment of the principal of the bond shall be made until the full amount advanced to the Issuer is repaid. In the event the Order of Approval issued by the Michigan Department of Environmental Quality (the "Order") approves a principal amount of assistance less than the amount of the bond delivered to the Authority, the Authority shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule approved by the Issuer and described below provides for payment of a total principal amount greater than the amount of assistance approved by the Order or (2) that less than the principal amount of assistance approved by the Order is disbursed to the Issuer by the Authority, the Authority shall prepare a new payment schedule which shall be effective upon receipt by the Issuer.

<u>Maturity Date</u>	<u>Principal Amount</u>
October 1, 2012	\$
October 1, 2013	
October 1, 2014	
October 1, 2015	
October 1, 2016	
October 1, 2017	
October 1, 2018	
October 1, 2019	
October 1, 2020	
October 1, 2021	
October 1, 2022	
October 1, 2023	
October 1, 2024	
October 1, 2025	
October 1, 2026	
October 1, 2027	
October 1, 2028	
October 1, 2029	
October 1, 2030	
October 1, 2031	

Interest on the bond shall accrue on that portion of principal disbursed by the Authority to the Issuer from the date such portion is disbursed, until paid, at the rate of 2.50% per annum, payable April 1, 2012 and semi-annually hereafter.

Section 14. Bondholders' Rights; Receiver. The holder or holders of the Bonds representing in the aggregate not less than twenty per cent (20%) of the entire principal amount thereof then outstanding, may, by suit, action, mandamus or other proceedings, protect and enforce the statutory lien upon the Net Revenues of the System, and may, by suit, action, mandamus or other proceedings, enforce and compel performance of all duties of the officers of the Issuer, including the fixing of sufficient rates, the collection of Revenues, the proper segregation of the Revenues of the System and the proper application thereof. The statutory lien upon the Net Revenues, however, shall not be construed as to compel the sale of the System or any part thereof.

If there is a default in the payment of the principal of or interest upon the Series 2011 Bonds, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the System on behalf of the Issuer and under the direction of the court, and by and with the approval of the court to perform all of the duties of the officers of the Issuer more particularly set forth herein and in Act 94.

The holder or holders of the Series 2011 Bonds shall have all other rights and remedies given by Act 94 and law, for the payment and enforcement of the Series 2011 Bonds and the security therefor.

Section 15. Additional Bonds. The Issuer may issue additional bonds of equal standing with the Series 2011 Bonds for the following purposes and subject to the following conditions:

(a) To complete the Project in accordance with the plans and specifications therefor. Such bonds shall not be authorized unless the engineers in charge of construction shall execute a certificate evidencing the fact that additional funds are needed to complete the Project in accordance with the plans and specifications therefor and stating the amount that will be required to complete the Project. If such certificate shall be so executed and filed with the Issuer, it shall be the duty of the Issuer to provide for and issue additional revenue bonds in the amount stated in said certificate to be necessary to complete the Project in accordance with the plans and specifications plus an amount necessary to issue such bonds or to provide for part or all of such amount from other sources.

(b) For subsequent repairs, extensions, enlargements and improvements to the System or for subsequent repairs, extensions, enlargements and improvements to the System and for the purpose of refunding part or all of the Junior Lien Bonds then outstanding and paying costs of issuing such additional Junior Lien Bonds. Junior Lien Bonds for such purposes shall not be issued pursuant to this subparagraph (b) unless the Adjusted Net Revenues of the System for the then last two (2) preceding twelve-month operating years or the Adjusted Net Revenues for the last preceding twelve-month operating year, if the same shall be lower than the average, shall be equal to at least one hundred percent (100%) of the maximum amount of principal and interest thereafter maturing in any operating year on the then outstanding Senior Lien Bonds, Junior Lien Bonds and on the additional Bonds then being issued. If the additional Junior Lien Bonds are to be issued in whole or in part for refunding outstanding Junior Lien Bonds, the annual principal and interest requirements shall be determined by deducting from the

principal and interest requirements for each operating year the annual principal and interest requirements of any Junior Lien Bonds to be refunded from the proceeds of the additional Junior Lien Bonds. For purposes of this subparagraph (b) the Issuer may elect to use as the last preceding operating year any operating year ending not more than sixteen months prior to the date of delivery of the additional Junior Lien Bonds and as the next to the last preceding operating year, any operating year ending not more than twenty-eight months prior to the date of delivery of the additional Junior Lien Bonds. Determination by the Issuer as to existence of conditions permitting the issuance of additional Junior Lien Bonds shall be conclusive. No additional Junior Lien Bonds of equal standing as to the Net Revenues of the System shall be issued pursuant to the authorization contained in this subparagraph if the Issuer shall then be in default in making its required payments to the Operation and Maintenance Fund or the Redemption Fund.

(c) For refunding a part or all of the Junior Lien Bonds then outstanding and paying costs of issuing such additional Junior Lien Bonds including deposits which may be required to be made to the bond reserve account for such Junior Lien Bonds. No additional Junior Lien Bonds shall be issued pursuant to this subsection unless the maximum amount of principal and interest maturing in any operating year after giving effect to the refunding shall be less than the maximum amount of principal and interest maturing in any operating year prior to giving effect to the refunding.

Section 16. Negotiated Sale; Application to MDEQ and Authority; Execution of Documents. The Issuer determines that it is in the best interest of the Issuer to negotiate the sale of the Series 2011 Bonds to the Authority because the Drinking Water Revolving Fund financing program provides significant interest savings to the Issuer compared to competitive sale in the municipal bond market. The Authorized Officers are hereby authorized to make application to the Authority and to the MDEQ for placement of the Series 2011 Bonds with the Authority. The actions taken by the Authorized Officers with respect to the Series 2011 Bonds prior to the adoption of this Ordinance are ratified and confirmed. The Authorized Officers are authorized to execute and deliver the Purchase Contract, the Supplemental Agreement and the Issuer's Certificate. Any Authorized Officers is further authorized to execute and deliver such contracts, documents and certificates as are necessary or advisable to qualify the Series 2011 Bonds for the Drinking Water Revolving Fund. Prior to the delivery of the Series 2011 Bonds to the Authority, any Authorized Officer is hereby authorized to make such changes to the form of the Series 2011 Bonds contained in Section 13 of this Ordinance as may be necessary to conform to the requirements of Act 227, Public Acts of Michigan 1985, as amended ("Act 227"), including, but not limited to changes in the principal maturity and interest payment dates and references to additional security required by Act 227.

Section 17. Covenant Regarding Tax Exempt Status of the Bonds. The Issuer shall, to the extent permitted by law, take all actions within its control necessary to maintain the exemption of the interest on the Series 2011 Bonds from general federal income taxation (as opposed to any alternative minimum or other indirect taxation) under the Internal Revenue Code of 1986, as amended (the "Code"), including, but not limited to, actions relating to any required rebate of arbitrage earnings and the expenditure and investment of Series 2011 Bonds proceeds and moneys deemed to be Bond proceeds.

Section 18. Approval of Bond Counsel. The representation of the Issuer by Miller, Canfield, Paddock and Stone, P.L.C. ("Miller Canfield"), as bond counsel is hereby approved, notwithstanding the representation by Miller Canfield of the Authority in connection with the Drinking Water Revolving Fund program which may include advising the Authority with respect to this borrowing.

Section 19. Approval of Bond Details. The Authorized Officers are each hereby authorized to adjust the final bond details set forth herein to the extent necessary or convenient to complete the transaction authorized herein, and in pursuance of the foregoing is authorized to exercise the authority and make the determinations authorized pursuant to Section 7a(1)(c) of Act 94, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, and other matters, provided that the principal amount of Series 2011 Bonds issued shall not exceed the principal amount authorized in this Ordinance, the interest rate per annum on the Series 2011 Bonds shall not exceed two and one-half percent (2.50%) per annum, and the Series 2011 Bonds shall mature in not more than twenty (20) annual installments.

Section 20. Savings Clause. All ordinances, resolutions or orders, or part thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, repealed.

Section 21. Severability; Paragraph Headings; and Conflict. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be part of this Ordinance.

Section 22. Publication and Recordation. This Ordinance shall be published in full in *The Dexter Leader*, a newspaper of general circulation in the Issuer qualified under State law to publish legal notices, promptly after its adoption, and shall be recorded in the Ordinance Book of the Issuer and such record authenticated by the signatures of the Village President and the Village Clerk.

Section 23. Effective Date. This Ordinance shall be effective upon its adoption and publication.

ADOPTED AND SIGNED THIS 8th day of August, 2011.

Signed \_\_\_\_\_  
Its Village President

Signed \_\_\_\_\_  
Its Village Clerk

I HEREBY CERTIFY that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 8th day of August, 2011, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that the following Members were present at said meeting:

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and that the following Members were absent:

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I further certify that Member \_\_\_\_\_ moved for adoption of said Ordinance and that said motion was supported by Member \_\_\_\_\_.

I further certify that the following Members voted for adoption of said Ordinance:

---

and that the following Members voted against adoption of said Ordinance:

---

I further certify that said Ordinance has been recorded in the Ordinance Book and that such recording has been authenticated by the signatures of the Village President and the Village Clerk.

\_\_\_\_\_  
Village Clerk

19,248,453.2\022911-00026

AGENDA 8-8-11

ITEM L-2

## VILLAGE OF DEXTER

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303

Fax (734)426-5614

### MEMO

**To: President Keough and Council**  
**From: Donna Dettling, Village Manager**  
**Date: August 8, 2011**  
**Re: Property Purchase 8087 Forest Street**

Several months ago it was brought to Council's attention that two properties on Forest Street near the old DAPCO Redevelopment Site on Broad Street were for sale. Council asked for additional research and discussed making offers in closed sessions. Both properties are listed as "Short Sales", which means the Bank holding the mortgage will make the final decision on the offer. The decision was made to pursue these properties due to their proximity to the Broad Street DAPCO site. These acquisitions will greatly enhance the redevelopment possibilities in this area. In May the Village closed on one of these properties; 8077 Forest Street and is currently in the process of razing this structure.

Preliminary approval from the seller's Bank was given on the second property; 8087 Forest Street on July 18, 2011, which means the Bank, has accepted the Village's offer of \$85,000. A copy of the Seller's Bank Approval Letter dated July 27, 2011 is attached. As required, the earnest money deposit was made within two days of the acceptance letter and a home inspection was scheduled and completed. A copy of the inspection is attached. The Home Inspector suggested that we'd need to invest at a minimum \$15,000 on mechanical repairs to get the home in rentable condition. The home could use general aesthetic repairs, which Rex ball parked at another \$5,000.

As with the other property, we can cover the purchase price using General Operating Fund Reserves instead of Restricted Facility Reserves. We discussed that the DDA would create a repayment plan to reimburse the Village for both of these purchases. It is unlikely that the repayment will occur within the next five years, so I'm recommending that we use General Operating Reserves. This will allow us the flexibility to use the Facility Reserves within the next five years if we needed it.

A copy of the Purchaser's Statement is attached. It was necessary for the Seller's Bank to establish a closing date to keep our offer active. August 18, 2011 was provided as the closing date. I am requesting that Council make a motion that includes the following:

- 1) Authorize the Village Manager to complete the property purchase transaction for 8087 Forest Street in an amount not to exceed \$87,000 rounded to include closing and inspection costs.
- 2) Make the necessary budget amendment to place the \$87,000 in General Fund Expense line item - property acquisition 101.901.000.975.011 from Unrestricted General Operating Fund Reserves.

I would like to ask Blue Star; the company that will be tearing down 8077 Forest to give us a quote to demolish this property to see what kind of deal we can get to take them both down at the same time.





# LIBERTY TITLE

THE CLOSING AND TITLE EXPERTS

## PURCHASER'S STATEMENT

**Borrower:** Village of Dexter & Assigns  
**Seller:** Andrew Ames  
**Settlement Agent:** Liberty Title Agency  
(734)475-6440  
**Place of Settlement:** 1250 S. Main Street  
Chelsea, MI 48118  
**Settlement Date:** August 18, 2011  
**Property Location:** 8087 Forest Street  
Dexter, MI 48130

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### DEBITS

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Purchase Price		85,000.00
City/Town Taxes	08/19/11 to 07/01/12	580.32
County Taxes	08/19/11 to 12/01/11	379.44
Village Taxes	08/19/11 to 07/01/12	738.51
Broker Compliance Fee	Keller Williams Realty	395.00
Title services and lender's title insurance	T1101	150.00
Recording Fee-Deed	Recorder's Office	18.00
<b>Gross Amount Due From Borrower</b>	<b>TOTAL DEBITS</b>	<b>87,261.27</b>

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### CREDITS

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Deposit or Earnest money		1,000.00
<b>Less Total Credits to Borrower</b>	<b>TOTAL CREDITS</b>	<b>1,000.00</b>

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### BALANCE

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<b>From Borrower</b>	<b>86,261.27</b>
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APPROVED:

Village of Dexter & Assigns

BY: \_\_\_\_\_  
Donna Dettling, Village Manager

BROKER: Preview Properties.com  
\_\_\_\_\_

(C21930.PFD/C21930/34)

**Bank of America**



**Home Loans**

ANDREW AMES  
11608 WALNUT VIEW WAY  
LOUISVILLE, KY 40299

Notice Date: July 27, 2011  
Account No.: xxxxx5435  
Property Address:  
8087 FOREST  
DEXTER, MI 48130

**IMPORTANT MESSAGE ABOUT THIS ACCOUNT**

This letter will serve as Bank of America, N.A.'s demand for payment and advises you that Bank of America, N.A. and/or its Investors and/or Insurers have agreed to accept a short payoff involving the above referenced property and the referenced account(s). This demand should be used by the closing agent as our formal demand statement. No additional statement will be issued. This approval is exclusive to the offer from the buyer referenced in this letter.

**WHAT THIS MEANS TO THE SELLER**

The owner of your mortgage note, the mortgage insurer, if your loan is covered by mortgage insurance, Bank of America, N.A., and their successors and assigns reserve and retain the right to pursue collection of any deficiency following the completion of the short sale, unless otherwise prohibited by law. The deficiency is the difference between: (1) the remaining amount due under the mortgage note and mortgage or deed of trust; and, (2) the current market value of the property plus any cash contribution you make or amount you agree to repay in the future. We will report the sale of the property to the IRS as required. We suggest that you contact the IRS or your tax preparer to determine if you have any tax liability.

If this short sale is contingent upon Bank of America, N.A. and/or its investors receiving a promissory note, we will reserve the right to collect the full amount on the new promissory note which may lead to us pursuing a deficiency on that balance should the need arise. If the short sale does not close, then we will pursue all remedies under our note and mortgage. This offer is contingent upon Bank of America, N.A. receiving a properly executed and notarized Promissory Note, if applicable, to this short sale transaction.

Bank of America, N.A. will report your existing account to the credit reporting agencies as "Charged Off," and with the remaining balance outstanding. If the remaining balance on your account is pursued for repayment, we may report a new account reflecting that outstanding balance to the credit reporting agencies. To learn more about the potential impact of a short sale on your credit, visit <http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm>.

The difference between the current amount due under your mortgage or deed of trust and the current market value of the Property must be reported to the Internal Revenue Service (IRS) on the appropriate 1099 Form or Forms. We suggest that you contact the IRS or your tax preparer to determine if you have any tax liability.

The conditions of the approval are as follows:

1. Closing must take place no later than August 18, 2011 or this approval is void. If an extension is requested and/or approved, then per diem interest will be charged through closing. Should the closing be delayed and the Investor/Insurer agree to an extension of the original closing date, the Borrower(s)/Seller(s) will be responsible for any per diem fees through the new date(s) of closing, extension fees and foreclosure sale postponement fees. The Borrower(s)/Seller(s) will be responsible for any additional costs or fees over the stated approved amounts.
2. The approved buyer(s) is/are DONNA DETTLING and the sales price for the property is \$85,000.00.
3. Another buyer cannot be substituted without the prior written approval of Bank of America, N.A..
4. Closing costs have been negotiated and agreed upon with the authorized agent as of July 27, 2011
  - a. Total Closing Costs not to exceed \$8,536.93
  - b. Maximum commission paid \$5,100.00
  - c. Maximum allowed to the Jr. Lien Holder N/A
  - d. Maximum allowed for HOA liens N/A (if applicable)
  - e. Maximum allowed for repairs N/A (if applicable)
  - f. Maximum allowed for termite inspection/repairs N/A (if applicable)

Any additional fees that were not approved on July 27, 2011 will not be covered by Bank of America, N.A. and become the sole responsibility of the agent, the buyer or the seller to pay at closing.

5. Net proceeds to Bank of America, N.A. to be no less than

	<b>1st Lien Loan Number</b>
	xxxxx5435
<b>Proceeds from Sale</b>	\$76,463.07
<b>Cash Contribution</b>	N/A
<b>Promissory Note</b>	N/A

6. The property is being sold in "AS IS" condition. No repairs will be made or be paid out of the proceeds, unless specifically stated otherwise.
7. As stated in #5, the Seller is to contribute \$0.00, to assist in the closing of this transaction. This contribution will be in the form of:
  - a. PROMISSORY NOTE(s) (Signed, notarized and returned at closing):

	<b>1st Lien Loan Number</b>
	xxxxx5435
<b>Promissory Note</b>	N/A

If a promissory note(s) is required, it must be signed and uploaded to the Short Sale System prior to the close of escrow. It is the responsibility of the closing agent to ensure that the executed and notarized promissory note is returned to Bank of America, N.A.

If a promissory note(s) has already been signed and agreed to between the seller, investor and the Mortgage Insurance Company, a signed certified copy must be provided to Bank of America, N.A. at the close of the short sale transaction. It is the responsibility of the closing agent to ensure that Bank of America, N.A. receives the copy.

**\*\*\* Sales proceeds will be returned if the note has not been received. This will result in a delay of the transaction and/or possible cancellation of this short sale transaction. \*\*\***

- b. CERTIFIED FUNDS CONTRIBUTION (Due at closing):

	<b>1st Lien Loan Number</b>
	xxxxx5435
<b>Cash Contribution</b>	N/A

8. The sellers will not receive any proceeds from this short sale transaction. If there are any remaining escrow funds or refunds, it will not be returned to the seller; it will be sent to Bank of America, N.A. to offset the loss.
9. Completed Assignment of Unearned premium is to be uploaded to the Short Sale System along with the final Settlement Statement.
10. There are to be no transfers of property within 30 days of the closing of this transaction.
11. The property must be free and clear of liens and encumbrances other than those recognized and accounted for in the HUD-1 approval, on which this approval is based.
12. Bank of America, N.A. does not charge the borrower for statement, demand, recording, and reconveyance fees on short payoff transactions. Do not include them in your settlement statement. Bank of America, N.A. prepares and records its own reconveyances.
13. All funds must be wired. Any other form of payment of funds will be returned. Payoff funds must be received within 48 business hours of the HUD-1 settlement date.
14. If the terms and conditions of the short sale approval are not met, we will cancel the approval of this offer and continue the foreclosure process as permitted by the mortgage documents.

If the seller is entitled to receive any proceeds based on a claim for damage to the property under any policy of insurance, including homeowner's, lender-placed, casualty, fire, flood, etc., or if seller is entitled to receive other miscellaneous proceeds, as that term is defined in the deed of trust/mortgage (which could include Community Development Block Grant Program (CDBG) funds), these proceeds must be disclosed before we will consider the request for short sale. If we receive a check for insurance or miscellaneous proceeds that were not previously disclosed, Bank of America, N.A. will have the right to keep the proceeds and apply them to Bank of America, N.A.'s loss after the short sale. We similarly would have the right to claim the proceeds to offset our losses if it were not previously disclosed and it was sent directly to the borrower.

**WHAT YOU NEED TO DO**

**\*\*\*\*\* IMPORTANT INSTRUCTIONS \*\*\*\*\***

The closing agent must upload a certified copy of the final estimated Settlement Statement to the Short Sale System 72 hours prior to Closing. You cannot close without final approval of the closing costs.

Payoff funds must be wired unless otherwise specified to:

Bank of America, N.A.  
275 Valencia Avenue  
Brea, CA 92823  
MRC Acct# 12330-88501  
ABA 026-009-593

Reference loan# xxxxx5435 ANDREW AMES

**WIRES MUST CONTAIN THE LOAN NUMBER, BORROWER'S NAME AND PROPERTY ADDRESS. IF WE CANNOT IDENTIFY THE FUNDS, THEY WILL BE RETURNED.**

**\*\*A certified copy of the Final Settlement Statement must be uploaded to the Short Sale System at the time of closing.**

Upon receipt of the above stated items, Bank of America, N.A. will issue a release of lien on its mortgage loan.

Bank of America, N.A. appreciates all your efforts and cooperation in this matter. If you feel there is additional information you would like to provide, or if you need additional information, please contact us at 1.866.880.1232. Please continue to work closely with your real estate agent to finalize your short sale.

1.800.669.6650.  
Home Loan Team  
Bank of America, N.A.

Bank of America, N.A. is required by law to inform you that this communication is from a debt collector. However, the purpose of this communication is to let you know about your potential eligibility for this program to help you avoid foreclosure.

\_\_\_\_\_  
Borrower Printed Name

\_\_\_\_\_  
Co-Borrower Printed Name

\_\_\_\_\_  
Borrower Signature

\_\_\_\_\_  
Co-Borrower Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## Home Inspection Checklist Visual Inspection

Inspection Company COREX BUILDING INSPECTIONS, LLC	Date Aug 1, 2011
Address: 8087 Forest Dexter	
Client: Dexter Village	<b>PRESENT AT INSPECTION</b> <input type="checkbox"/> Client <input type="checkbox"/> Selling Agent <input type="checkbox"/> Seller <input type="checkbox"/> Listing Agent <input checked="" type="checkbox"/> Inspector
Company Representative: Rex Perrine	<b>CLIENT RECEIVED REPORT</b> <input type="checkbox"/> At Inspection <input type="checkbox"/> By Mail <input type="checkbox"/> By 3 <sup>rd</sup> Party
Current Weather Sun Hot Outdoor Temp: 90° Recent Weather Sun Hot	

### EXTERIOR STRUCTURE

<b>TYPE OF BUILDING</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Condominium <input type="checkbox"/> Commercial <input type="checkbox"/> See Comments	<b>ROOF DESIGN</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Flat <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input type="checkbox"/> Other <input type="checkbox"/> See Comments
Comments:	Comments:

<b>ROOF COVERING</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Wood <input type="checkbox"/> Roll Roofing <input type="checkbox"/> Other	<b>ROOF MOUNTED STRUCTURES</b> <input type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input type="checkbox"/> Skylights <input checked="" type="checkbox"/> Metal Flashing MISSING <input type="checkbox"/> Plumbing vent: metal or plastic <input checked="" type="checkbox"/> Chimney Exterior <input type="checkbox"/> Chimney Interior (not visible) <input checked="" type="checkbox"/> See Comments
Walked Roof: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
How viewed: Soft Area @ Chimney NO Chimney Flashing	Comments: Cracked Crown and Tiles

## Home Inspection Checklist Visual Inspection

<b>GUTTERS &amp; DOWNSPOUTS</b> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input type="checkbox"/> Galv. Gutter <input type="checkbox"/> Plastic Gutter <input type="checkbox"/> Alum. Gutter <input type="checkbox"/> Downspouts <input type="checkbox"/> Splash Blocks <input type="checkbox"/> See Comments	<b>STRUCTURE</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Other <input type="checkbox"/> See Comments
Comments	Comments

<b>FOUNDATION WALLS</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Block <input type="checkbox"/> Wood <input type="checkbox"/> Other <input type="checkbox"/> See Comments
Comments

<b>SIDING</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Wood Siding <input checked="" type="checkbox"/> Alum. or Vinyl <input type="checkbox"/> OSB <input type="checkbox"/> See Comments	<b>EXTERIOR TRIM</b> <input type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input type="checkbox"/> Soffit <input type="checkbox"/> Fascia <input type="checkbox"/> Eaves <input type="checkbox"/> Columns <input type="checkbox"/> Railings <input type="checkbox"/> See Comments
Comments	Comments <i>Scattered wood</i> <i>Decay Paint Peel</i>

<b>GARAGE</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Carport <input type="checkbox"/> Floor <input type="checkbox"/> See Comments	<b>OVERHEAD DOOR</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Auto <input type="checkbox"/> Manual Auto-reverse <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Comments
Comments <i>Scattered wood</i> <i>Paint Peel</i>	Comments <i>Decay</i>

## Home Inspection Checklist Visual Inspection

<b>PORCHES &amp; STOOPS</b>			
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Rear
<input checked="" type="checkbox"/> Side	<input checked="" type="checkbox"/> See Comments		
Comments			
<i>Missing Brick Mortar</i>			

<b>WINDOWS</b>		<b>GLASS</b>	
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Fogged
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> See Comments	
<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> See Comments		
Comments		Comments	
<i>Glazing Compound Old and Missing</i>		<i>Scattered Windows leak Air + Water</i>	
<i>Wood Decay</i>		<i>Screens Damaged</i>	

### GROUNDS

<b>DRIVEWAYS</b>		<b>SIDEWALKS &amp; PATHS</b>	
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Serviceable	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Serviceable
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Cracked	<input type="checkbox"/> Stone	<input type="checkbox"/> Brick
<input type="checkbox"/> Uneven	<input type="checkbox"/> See Comments	<input type="checkbox"/> Other	<input type="checkbox"/> Cracked
		<input type="checkbox"/> Uneven	<input type="checkbox"/> See Comments
Comments		Comments	

<b>DOORS</b>		<b>STAIRWELLS &amp; WINDOW WELLS</b>	
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Serviceable
<input type="checkbox"/> Metal	<input type="checkbox"/> Wood	<input type="checkbox"/> Wood	<input type="checkbox"/> Plastic
<input type="checkbox"/> Weather strip	<input checked="" type="checkbox"/> See Comments	<input type="checkbox"/> Block	<input type="checkbox"/> Brick
<input type="checkbox"/> Glass		<input type="checkbox"/> Drainage	<input type="checkbox"/> Steel
<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Fogged	<input type="checkbox"/> See Comments	
Comments		Comments	
<i>Closers Damaged</i>		<i>Weather Strips Damaged</i>	
<i>Door Frames Decayed</i>			

## Home Inspection Checklist Visual Inspection

<b>LAND DRAINAGE</b>			
<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Serviceable	<input checked="" type="checkbox"/> General Grade	<input type="checkbox"/> See Comments
Comments			

<b>DECKS</b> <input type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input type="checkbox"/> Press. Treated <input type="checkbox"/> Cedar <input type="checkbox"/> Other <input type="checkbox"/> Girder Beam <input type="checkbox"/> Support Posts <input type="checkbox"/> Steps <input type="checkbox"/> Guard Rails <input type="checkbox"/> Fasteners <input type="checkbox"/> Thru-bolts <input type="checkbox"/> See Comments	<b>PATIOS</b> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input type="checkbox"/> Location <input type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Brick <input type="checkbox"/> See Comments
Comments <i>old uneven Decayed</i>	Comments

<b>RETAINING WALLS</b> <input type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Block <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> See Comments	<b>LANDSCAPE</b> <input type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input type="checkbox"/> Trees <input type="checkbox"/> Shrubs <input type="checkbox"/> Planting Beds <input type="checkbox"/> Ground Cover <input type="checkbox"/> Metal Fencing <input type="checkbox"/> Wood Fencing <input type="checkbox"/> Vinyl Fencing <input type="checkbox"/> See Comments
Comments <i>Cracked and Leaning</i>	Comments <i>Large overgrown Trees in contact with house</i>

*Decayed Wood Fence*

## Home Inspection Checklist Visual Inspection

### INTERIOR (first floor)

<b>BATHROOMS</b>		Location:	
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
<input type="checkbox"/> Toilet	<input type="checkbox"/> Sink	<input type="checkbox"/> Ventilation	<input type="checkbox"/> Cabinets
<input type="checkbox"/> Walls	<input type="checkbox"/> Floor	<input type="checkbox"/> Window	<input type="checkbox"/> Door
<input type="checkbox"/> Trim	<input type="checkbox"/> Light Fixture	<input type="checkbox"/> Switch	<input type="checkbox"/> Recept. GFI <i>NO</i>
<input type="checkbox"/> Heat Supply	<input type="checkbox"/> Ceramic Tile	<input checked="" type="checkbox"/> See Comments	
Comments <i>Tile and Trim Bad &amp; MISSING Drains Very Slow</i>			

<b>KITCHEN &amp; APPLIANCES</b>		<i>Faucet Bed</i>	
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Cabinets	<input type="checkbox"/> Counters
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposer	<input type="checkbox"/> Oven/Range	<input type="checkbox"/> Cooktop
<input type="checkbox"/> Ventilation	<input type="checkbox"/> Walls	<input type="checkbox"/> Floor	<input type="checkbox"/> Window
<input type="checkbox"/> Door	<input type="checkbox"/> Trim	<input type="checkbox"/> Light Fixture	<input type="checkbox"/> Recept. GFI <i>NO</i>
<input type="checkbox"/> Switch	<input type="checkbox"/> Heat Supply	<input type="checkbox"/> See Comments	
Comments <i>Floor Tiles Cracked</i>			

<b>LIVING SPACES</b>		Location	
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Walls & Ceilings	<input type="checkbox"/> Floor
<input type="checkbox"/> Closets	<input type="checkbox"/> Windows	<input type="checkbox"/> Doors	<input type="checkbox"/> Trim
<input type="checkbox"/> Light Fixtures	<input type="checkbox"/> Receptacle Outlets		
<input type="checkbox"/> Heat Supply/Return	<input type="checkbox"/> See Comments		
Comments <i>Floors Ready For Refinish and Recover</i>			

<b>FIREPLACES</b>		Location	
<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Hearth	
<input type="checkbox"/> Fireplace Masonry Exterior		<input type="checkbox"/> Gas	
<input type="checkbox"/> Fireplace Pre-fab Exterior		<input type="checkbox"/> See Comments	
Comments			

<b>STAIRS &amp; BALCONIES</b>			
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input checked="" type="checkbox"/> Risers	<input checked="" type="checkbox"/> Treads
<input type="checkbox"/> Baluster Space	<input checked="" type="checkbox"/> Rail Height	<input checked="" type="checkbox"/> Lighting	<input type="checkbox"/> See Comments
Comments			

## Home Inspection Checklist Visual Inspection

### INTERIOR (use for additional floor)

<b>BATHROOMS</b>		Location:	
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
<input type="checkbox"/> Toilet	<input type="checkbox"/> Sink	<input type="checkbox"/> Ventilation	<input type="checkbox"/> Cabinets
<input type="checkbox"/> Walls	<input type="checkbox"/> Floor	<input type="checkbox"/> Window	<input type="checkbox"/> Door
<input type="checkbox"/> Trim	<input type="checkbox"/> Light Fixture	<input type="checkbox"/> Switch	<input type="checkbox"/> Recept. GFI
<input type="checkbox"/> Heat Supply	<input type="checkbox"/> Ceramic Tile	<input type="checkbox"/> See Comments	
Comments			

<b>BATHROOMS</b>		Location:	
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
<input type="checkbox"/> Toilet	<input type="checkbox"/> Sink	<input type="checkbox"/> Ventilation	<input type="checkbox"/> Cabinets
<input type="checkbox"/> Walls	<input type="checkbox"/> Floor	<input type="checkbox"/> Window	<input type="checkbox"/> Door
<input type="checkbox"/> Trim	<input type="checkbox"/> Light Fixture	<input type="checkbox"/> Switch	<input type="checkbox"/> Recept. GFI
<input type="checkbox"/> Heat Supply	<input type="checkbox"/> Ceramic Tile	<input type="checkbox"/> See Comments	
Comments			

<b>LIVING SPACES</b>		Location	
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Walls & Ceilings	<input type="checkbox"/> Floor
<input type="checkbox"/> Closets	<input type="checkbox"/> Windows	<input type="checkbox"/> Doors	<input type="checkbox"/> Trim
<input type="checkbox"/> Light Fixtures	<input type="checkbox"/> Receptacle Outlets		
<input type="checkbox"/> Heat Supply/Return		<input type="checkbox"/> See Comments	
Comments			

<b>FIREPLACES</b>		Location	
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Hearth	
<input type="checkbox"/> Fireplace Masonry		<input type="checkbox"/> Gas	<input type="checkbox"/> Natural
<input type="checkbox"/> Fireplace Pre-fab		<input type="checkbox"/> See Comments	
<input type="checkbox"/> Recommend interior chimney evaluation & bid by licensed chimney contractor			
Comments			

<b>STAIRS &amp; BALCONIES</b>			
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Risers	<input type="checkbox"/> Treads
<input type="checkbox"/> Baluster Space	<input type="checkbox"/> Rail Height	<input type="checkbox"/> Lighting	<input type="checkbox"/> See Comments
Comments			

## Home Inspection Checklist Visual Inspection

<b>ATTIC</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Full <input type="checkbox"/> Bungalow <input type="checkbox"/> Other <input checked="" type="checkbox"/> Truss <input checked="" type="checkbox"/> Rafter <input checked="" type="checkbox"/> Low <input type="checkbox"/> No Floor <input type="checkbox"/> See Comments <b>How Viewed:</b> <input checked="" type="checkbox"/> Entered <input type="checkbox"/> From opening <input type="checkbox"/> Did not enter	<b>ACCESS</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input type="checkbox"/> Stairs <input checked="" type="checkbox"/> Pulldown <input type="checkbox"/> Scuttlehole <input type="checkbox"/> Doors <input type="checkbox"/> No Access <input type="checkbox"/> See Comments
Comments	Comments

<b>ROOF DECKING</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input type="checkbox"/> Moisture Stains <input type="checkbox"/> See Comments
Comments <span style="font-size: 2em; margin-left: 100px;"><i>Dry</i></span>

<b>VENT STACKS, FLUES &amp; CHIMNEYS</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input type="checkbox"/> Moisture Stains <input type="checkbox"/> See Comments
Comments <span style="font-size: 1.5em; margin-left: 50px;"><i>Leaks Around Chimney</i></span>

<b>VENTILATION</b> <input type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input type="checkbox"/> Window <input type="checkbox"/> Whole House <input checked="" type="checkbox"/> Power Vent. <input type="checkbox"/> Soffit Vents <input checked="" type="checkbox"/> Louvers <input checked="" type="checkbox"/> Ridge Vent <input checked="" type="checkbox"/> Square Pot Vents <input type="checkbox"/> See Comments
Comments <span style="font-size: 1.5em; margin-left: 50px;"><i>Louver Vent Damaged</i></span> <span style="font-size: 1.5em; margin-left: 50px;"><i>Tral refer Venting</i></span>

<b>INSULATION</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Fiberglass <input type="checkbox"/> Cellulose <input type="checkbox"/> Other <input type="checkbox"/> See Comments                      Average Inches: <span style="font-size: 1.5em; margin-left: 20px;"><i>4 TO 6"</i></span>
Comments

## Home Inspection Checklist Visual Inspection

### BASEMENT OR CRAWL SPACE

<b>BASEMENT</b>			
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input checked="" type="checkbox"/> See Comments	
<input checked="" type="checkbox"/> Joist	<input type="checkbox"/> Truss	<input type="checkbox"/> TGI	<input type="checkbox"/> Other
<b>Stairs</b>			
<input checked="" type="checkbox"/> Treads	<input checked="" type="checkbox"/> Risers	<input checked="" type="checkbox"/> Hand Rail	<input type="checkbox"/> See Comments
<b>Foundation</b>			
<input type="checkbox"/> Concrete	<input type="checkbox"/> Block	<input type="checkbox"/> Stone	<input type="checkbox"/> Other
<input type="checkbox"/> Moisture Efflorescent	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> See Comments	
<input type="checkbox"/> Windows	<input type="checkbox"/> Finished	<input checked="" type="checkbox"/> Unfinished	

Insulation  
Yes (No)

Comments *Basement leaks 4 sides wet wood decay and mold  
old abandoned wood burning stove*

<b>CRAWL SPACE</b>			
<input type="checkbox"/> N/A	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Access Trap Door	
<input type="checkbox"/> Crawl Door	<input type="checkbox"/> Joists	<input type="checkbox"/> See Comments	
<b>Foundation</b>			
<input type="checkbox"/> Concrete	<input type="checkbox"/> Block	<input type="checkbox"/> Stone	<input type="checkbox"/> Other
<input type="checkbox"/> Wood Decay	<input type="checkbox"/> Ventilation	<input type="checkbox"/> Vapor Barrier	<input type="checkbox"/> See Comments
<input type="checkbox"/> Insulation Yes / No			
<b>How Viewed:</b>	<input type="checkbox"/> From opening	<input type="checkbox"/> Entered	<input type="checkbox"/> Did not enter
<input type="checkbox"/> Low	<input type="checkbox"/> Wet	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Limited access

Comments *Sump Pump is Inoperative  
Laundry Hook up Inoperative*

# Home Inspection Checklist

## Visual Inspection

### MECHANICAL

<b>HEATING SYSTEMS</b> <input type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Forced air furnace <input type="checkbox"/> Hydronic <input type="checkbox"/> Steam Boiler <input type="checkbox"/> Elect. Baseboard <input type="checkbox"/> Heat Pump <input type="checkbox"/> See Comments <b>Fuel</b> <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <b>Fires Up</b> <input type="checkbox"/> Yes <input type="checkbox"/> No BTU Capacity: Approximate Age:	<b>HEAT EXCHANGER</b> <input type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Sealed Unit Not Visible <input checked="" type="checkbox"/> See Comments
<b>DISTRIBUTION</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input checked="" type="checkbox"/> Ductwork <input type="checkbox"/> Radiators <input type="checkbox"/> Galv. Pipes <input type="checkbox"/> Copper Pipes <input type="checkbox"/> Baseboard Convactor <input type="checkbox"/> See Comments	
<input checked="" type="checkbox"/> Recommend HVAC system evaluation and bid from Licensed Contractor	
Comments <i>Did <del>not</del> Find Thermostat Furnace in Attic runs Full Time With Thermostat Turned Down</i>	

<b>HUMIDIFIER</b> <input type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input type="checkbox"/> Atomizer <input type="checkbox"/> Evaporator <input type="checkbox"/> See Comments	<b>AIR FILTER</b> <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Serviceable <input type="checkbox"/> Washable <input checked="" type="checkbox"/> Disposable <input type="checkbox"/> Electronic <input type="checkbox"/> See Comments
Comments	Comments

<b>COOLING</b> <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Serviceable <input type="checkbox"/> Central Air <input type="checkbox"/> Room Unit <input type="checkbox"/> Electric Compressor <input type="checkbox"/> Heat Pump Approximate Age: <input type="checkbox"/> Ambient temperature too low to start and evaluate unit
Comments

Water Turned  
ON

Home Inspection Checklist  
Visual Inspection

Water OFF / Did Not Find Meter

**PLUMBING**

N/A       Serviceable       See Comments

Water Supply       Public       Private

Service (Interior)

Copper       Galvanized       Lead       Plastic

Service (Waste)

Copper       Galvanized       Cast Iron       Plastic

Disposal       Sewer       Septic

**Water Heater**

Gas       Electric       Pressure Relief Valve       Vent

Approximate Age: 1992 OK

Capacity: 40

See Comments      Water Heater is leaking

**General**

Slow drains     Yes     No

Recommend system evaluation and bid from licensed plumber

Comments Cast Iron Drain clean out split  
Tree Roots - ? main Drain leaking  
Slow Drains

**ELECTRICAL**

N/A       Serviceable       See Comments

Service       Line Overhead       Line underground

Service Type	Service Amps	Panel Box Location
	150	Bedroom

Panel Box      Location:

Fuses       Circuit Breakers       Amps:

Ground       Water Pipe       Rod

Branch       Copper       Aluminum       Knob & Tube

Smoke Detector(s) Hardwired:  Yes     No     Battery

Recommend electrical system evaluation and bid from licensed electrician.

Comments MISSING Switch, Outlet Box  
Covers Through Out  
Smoke Detectors Inoperative and missing  
Scattered lights Out

Back side of Breaker panel is open to closet  
Sump pump Breaker will Not reset  
old. Push A metric Breaker Box  
No GFCI Protection

# VILLAGE OF DEXTER

enicholls@villageofdexter.org

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext 17 Fax (734)426-5614

MEMO

**To: President Keough and Council Members**  
**From: Courtney Nicholls, Assistant Village Manager**  
**Date: August 2, 2011**  
**Re: Gateway Funding**

AGENDA 8-8-11  
ITEM L-3

Trustee Cousins has requested that Council pledge \$2,500 towards the Gateways Initiative. A slide from the PowerPoint presentation that was previously in the packet is attached that shows the contract cost and time line. The Partners for Prosperity are raising \$15,000 to enter into the contract with Mark Lantz. The goal of the project is to lay the foundation for the long-term branding of Western Washtenaw County, Eastern Jackson County and Southern Livingston County areas as a recreation destination in southern Michigan within hours of Ohio, Indiana, Illinois and Metro-Detroit.

The concert that was held on July 22 raised approximately \$1,600. Below is a breakdown of partners and potential donations:

<b>Fund Raising as of July 30, 2011</b>	\$1,600	
<b>Pledges as of July 30, 2011</b>		
Chelsea City	\$2,500	
Village of Manchester	\$1,000	
Jackson Visitor Bureau & Chamber	\$1,000	
Ann Arbor Visitors Bureau	\$3,000	
Ypsilanti Visitors Bureau	\$3,000	
<b>Possible Pledges</b>		
Village of Dexter	\$2,500	Subtotal \$13,000
Waterloo Recreation	?	
Pinckney Recreation Area	?	

Staff recommends that Council make a motion pledging \$2,500 to the Gateways Initiative on the condition that a check be released after all funds needed to execute the contract are committed and a contract is entered into. A copy of the contract will be needed to process payment.

The funds can come from Council Professional Services 101-101-000-802.000. This account has \$11,000 for the website development and consultant assistance with the regional fire effort. It is likely that this account will need to be amended in the future due to the uncertainty with the cost of the website.

## Next Steps - Branding

- Mark Lantz – Creator of the Pure Michigan Campaign
- Brand Strategy Project Proposal
  - Destination Branding: A Powerful Sense of Place
    - × Recreation
    - × Values
    - × Emotion
    - × Experiences
    - × Impressions
    - × Memories

## Turning A Region Into a Destination

“Capturing that whole-greater-than-the-sum-of-all-parts essence that gives a regional its heart, its character, its unique reason for being”

- **Define The Product** – What are the compelling features and amenities this regional has to offer potential visitors?
  - ✓ Complete
- **Define The Benefit** – What unique satisfaction will visitors derive from having spent time in the region?
  - ✓ Complete

## Creating the Brand

The features, amenities and benefits to our region have been identified – now we must create the Brand

- **Give It An Idea** – What does the region stand for? What powerful idea reforms everything it does as a brand?
- **Give It A Name** – What do we call the brand when we talk about it? What do we want others to call it?
- **Give It An Identity** – What does the brand look like? Sound like? What logo, color palette and fonts does it use?
- **Give It A Story** – How do we share news about the brand? What is the communication platform?

## Fundraising

Participation in branding the region through commitment to the:

Mark Lantz Project Proposal  
And  
July 22 – Missy Raines Concert  
7 pm – Sandhill Crane Winery - \$50/ticket

## What and How?

- Fee - \$15,000 (estimated for-profit fee \$30-40,000)
- Participation from: Chelsea, Dexter, Manchester, East Jackson County, Pinckney, Stockbridge
  - Week 1: Background Studies
  - Week 2/3: Development of 3 to 5 alternative message platforms
  - Week 3: Sharing message platforms
  - Week 5/6: Messaging Strategy Development
  - Week 7: Final Presentation/Recommendation
    - × Visit [www.themarklantzproject.com](http://www.themarklantzproject.com) for more information on past projects

## Goal

- **Brand**
  - To lay the foundation for the long-term branding of the western Washtenaw County, Eastern Jackson County and southern Livingston County areas as a recreation destination in southern Michigan within hours of Ohio, Indiana, Illinois and Metro-Detroit.
- **Website**
  - Create a website to market the region
- **Market**
  - Begin marketing the region
- **Economic Development**
  - Providing direct benefits to local businesses

AGENDA 8-8-11

ITEM L-4

## VILLAGE OF DEXTER

[cnicholls@villageofdexter.org](mailto:cnicholls@villageofdexter.org)

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext 17 Fax (734)426-5614

MEMO

**To:** President Keough and Council Members  
**From:** Courtney Nicholls, Assistant Village Manager  
**Date:** August 1, 2011  
**Re:** Local Approval Notice – Outdoor Seating for Aubree’s

Attached is a local approval resolution for outdoor seating for the new Aubree’s restaurant located at 8031 Main Street. Aubree’s has met the Village’s requirements for outdoor seating, but needs the approval of the Liquor Control Commission to serve alcohol in the outdoor area.

The resolution states that the Class C license is pending. This is because the outdoor seating request was made to Liquor Control on July 1 and the Class C license wasn’t approved until July 6. There was a delay in Liquor Control sending the outdoor seating approval to the Village because they were unaware that the outdoor seating was on Village right-of-way.

A copy of the original Village’s Liquor License Application from Aubree’s is attached. Though it listed outdoor seating, Aubree’s had not yet filed the official request for outdoor seating with the Liquor Control Commission so that wording was not present on the original resolution that the LCC provided.





Michigan Department of Licensing and Regulatory Affairs  
**MICHIGAN LIQUOR CONTROL COMMISSION (MLCC)**  
 7150 Harris Drive, P.O. Box 30005  
 Lansing, Michigan 48909-7505

**FOR MLCC USE ONLY**  
 Request ID # 618387  
 Business ID # 225409

**LOCAL APPROVAL NOTICE**  
 [Authorized by MCL 436.1501]

July 21, 2011

**TO:** DEXTER VILLAGE COUNCIL  
 ATTN: CLERK  
 8140 MAIN STREET  
 DEXTER, MI 48130-1092

*Received  
 7/21/11*

**APPLICANT:** DEXTER CAPITAL LLC

**Home Address and Telephone No. or Contact Address and Telephone No.:**

CONTACT: AMY BULSZEWICZ 11404 CEDARBEND RD, <sup>PINCKNEY</sup> ANCKNEY, MI 48169 H: 734-954-9994

The MLCC cannot consider the approval of an application for a new or transfer of an on-premises license without the approval of the local legislative body pursuant to the provisions of MCL 436.1501 of the Liquor Control Code of 1998. For your information, local legislative body approval is also required for DANCE, ENTERTAINMENT, DANCE-ENTERTAINMENT AND TOPLESS ACTIVITY PERMITS AND FOR OFFICIAL PERMITS FOR EXTENDED HOURS FOR DANCE AND/OR ENTERTAINMENT pursuant to the provisions of MCL 436.1916 of the Liquor Control Code of 1998.

For your convenience a resolution form is enclosed that includes a description of the licensing application requiring consideration of the local legislative body. The clerk should complete the resolution certifying that your decision of approval or disapproval of the application was made at an official meeting. **Please return the completed resolution to the MLCC as soon as possible.**

If you have any questions, please contact the Retail Licensing Division as (517) 636-4634.

**PLEASE COMPLETE ENCLOSED RESOLUTION AND RETURN TO THE LIQUOR CONTROL COMMISSION AT ABOVE ADDRESS**

**RESOLUTION**

At a \_\_\_\_\_ meeting of the \_\_\_\_\_  
(Regular or Special) (Township Board, City or Village Council)

called to order by \_\_\_\_\_ on \_\_\_\_\_ at \_\_\_\_\_ P.M.

The following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

**That the request by DEXTER CAPITAL LLC FOR A NEW OUTDOOR SERVICE AREA TO BE HELD IN CONJUNCTION WITH PENDING 2011 CLASS C LICENSED BUSINESS LOCATED AT 8031 MAIN, SUITE 100, DEXTER, MI 48130, WASHTENAW COUNTY**

be considered for \_\_\_\_\_  
(Approval or Disapproval)

**APPROVAL**

**DISAPPROVAL**

Yeas: \_\_\_\_\_

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Absent: \_\_\_\_\_

It is the consensus of this legislative body that the application be:

\_\_\_\_\_ for issuance  
(Recommended or Not Recommended)

State of Michigan \_\_\_\_\_)

County of \_\_\_\_\_)

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the \_\_\_\_\_ at a \_\_\_\_\_  
(Township Board, City or Village Council) (Regular or Special)

meeting held on \_\_\_\_\_  
(Date)

(Signed) \_\_\_\_\_  
(Township, City or Village Clerk)

SEAL

\_\_\_\_\_  
(Mailing address of Township, City or Village)



VILLAGE OF DEXTER - COMMUNITY DEVELOPMENT OFFICE  
8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

---

## VILLAGE OF DEXTER LIQUOR LICENSE TRANSFER APPLICATION

Date Rec'd: \_\_\_\_\_

8031 Main Street  
Property Address

HD-08-06-210-027  
Tax Code I.D.

CBD  
Zoning

Monument Park Investments LLC, 7444 Dexter-Ann Arbor Rd., Ste. F, Dexter 734-426-9980  
Property Owner, Address, City, State, Zip Phone

Dexter Capital LLC  
Applicant,

11805 Mayfield, Livonia, MI 48150 abulszewicz@live.com (734) 458-1800  
Applicant Address, City, State, Zip E-Mail/Phone

Name, address and type of license as it appears on current liquor license:

Klee, Inc. - Class C  
1220 S. University, Ste. 212, Ann Arbor, MI 48104

Name of all persons listed on current liquor license:

Cleo Savas  
Mitchell Savas

Type of license that you are requesting (new, permit, transfer of ownership, transfer into the Village):

 Transfer of ownership, transfer into Village, Class C, SDM, Sunday Sales, official (food) permit and outdoor seating.

Name, address and type of license as it is proposed (if change is approved):

Dexter Capital LLC  
11805 Mayfield  
Livonia, MI 48150  
Class C

Provide the names of all persons listed on the proposed liquor license (partners):

Amy Bulszewicz                      Ronald Evangelista  
Steven Brouwer

Anticipated opening date (for a new business): Mid-June 2011

Please provide a summary of the plan of operation including hours of operation, description of establishment (including anticipated food sales to alcohol sales ratio), and whether outdoor seating will be requested.

The Dexter location will mark the 6<sup>th</sup> restaurant for Aubree's Pizzeria & Tavern. The hours are Mon - Th 11am - 11pm, Fri & Sat 11am - 12am and Sunday 11am - 11pm. Aubree's Pizzeria & Tavern is a family friendly sports bar delivering excellent food and over-the-top friendly service. The menu includes pizza offerings as well as a variety of salads, fresh-baked breads, sandwiches, burgers and pasta entrees to please everyone at the table.

Community involvement is very important to the Aubree's Pizzeria & Tavern family. We strive to be good corporate neighbors by supporting local schools, community events, fund-raisers and charities.



The Aubree's license would like permission for the continuation of the prior operations where outdoor seating had been granted with a clearly defined eating area designated by a movable, hard railing.

Date Signed:

Corporate Name/Doing Business As: Aubree's Pizzeria and Tavern

By: A. Bulszewicz  
A. Bulszewicz, President

\_\_\_\_\_  
Name/Title

\*\*\*For Office Use Only\*\*\*

Date Considered by Council \_\_\_\_\_

Approved \_\_\_\_\_

Denied \_\_\_\_\_

AGENDA 8-8-11  
ITEM L-5

## VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

Phone (734)426-8303

Fax (734)426-5614

### MEMO

**To: President Keough and Council**  
**From: Donna Dettling, Village Manager**  
**Date: August 8, 2011**  
**Re: Broad Street Site Redevelopment Team**

The Broad Street Site Redevelopment Team met on Wednesday, July 27, 2011 and requested that a discussion item be presented to Council for their August 8, 2011 meeting. As background for this discussion the Team interviewed on June 8, 2011; Cornerstone Design, JJR Smith Group and OHM/Bird Houk. They selected OHM/Bird Houk to help move us through the redevelopment of the Broad Street Site. The OHM/Bird Houk proposal is attached for your review.

The Team was prepared at that time to recommend to Village Council that we enter into a contract with OHM/Bird Houk to complete tasks I and III of the proposal for an amount not to exceed \$13,000. The total proposal for all 4 tasks is \$26,500. Allison Bishop requested that we hold off until she could investigate the possibility of a grant from Michigan Economic Development Commission. At this time our grant application is being approved, and we anticipate that final approval will be granted on September 21, 2011. We can't execute a contract with OHM/Bird Houk until the grant application is finalized. The Team plans to submit a recommendation to approve the contract with OHM/Bird Houk to complete all four tasks listed on the proposal at the September 26, 2011 Village Council meeting. This request will be made with the understanding that the MEDC grant will cover \$13,250 or 50% of the total proposal cost.

A budget amendment will be necessary for the grant revenue as well as the expense. I will be recommending that fund 101.442.000.802.000, Downtown Public Works Professional Services be used to track the expense.

This discussion item is intended to lay the ground work for approval of the consulting services at a future meeting. It might be beneficial to have a work session sometime before the September 26<sup>th</sup> meeting to review the proposal and meet Jim Houk. If this is an acceptable next step, I can set up a work session for prior to our next meeting or prior to the first meeting in September.





May 25, 2011

Village of Dexter  
8140 N. Main Street  
Dexter, Michigan 48130

Attention: Ms. Donna Dettling  
Village Manager

RE: Building Redevelopment Evaluation – DAPCO Property  
Village of Dexter, Washtenaw County, Michigan

Dear Ms. Dettling,

We very much appreciate the opportunity to submit our Fee Proposal for the Redevelopment Study of the DAPCO Property. As you are aware from our previous correspondence, our Planning and Architecture division of Bird Houk has extensive experience in the design of mixed-use redevelopment projects and public private partnerships used to redevelop these properties. You will also note that we have added Jim Chacohnas as a local Market Specialist to our team for this project. Jim will help us better understand the local real estate market and fine tune our approach toward success in the market place.

After reviewing your latest May 13 correspondence regarding a "Fee Proposal", we think there might be a slightly different approach that will help the Village accomplish their goals more effectively. Therefore, you will find that the approach we have chosen to provide is a slightly alternative response from what was requested in the May 13<sup>th</sup> request. With all due respect to the Village, we believe the proper approach is to provide the Village with a feasibility analysis of the existing structures on site before moving ahead with preparing any alternative concepts. This analysis will allow us to determine the physical and economic feasibility of redevelopment before spending the Village's dollars to prepare concept plans. This will also allow the Village and team to prepare concept plans that are more focused on the market place and will have a higher probability of market success. In addition, the Village will be able to explore the feasibility of retaining the existing tenants, which will modify the approach and potentially allow for the increased marketability of the property.

Our proposed approach was outlined in our submittal dated April 25, 2011 to the Request for Qualifications for Design & Consultation Services. It has been modified slightly due to the Fee Proposal request of May 13, 2011. OHM, with our Bird-Houk team, proposes to provide a preliminary evaluation of the site and building. With those findings, we would then study the reuse potential of the building and prepare concept plan alternatives accordingly. This will allow us to determine the preliminary cost of renovation and balance that against the market and rental rates to determine the viability of retaining some of the building for redevelopment. We will then prepare concept design alternatives and renderings to assist the Village and potential development partners in understanding the "vision" for the site. Finally, a narrative will be prepared and we will meet with your team to discuss our findings and make recommendations as to the "highest and best use" for the property and building, whether that involves complete site redevelopment or reuse of the building and site restoration. We will also assist the Village in identifying an approach to marketing the proposed development and addressing the requirements of a potential public private partnership. A breakdown of our proposed process and the associated fees is as follows:

## SCOPE OF SERVICES

### I. Building and Site Evaluation

- Code compliance
- Accessibility (Site & Building)
- Mechanical, Electrical & Plumbing considerations
- Structural analysis
- Flexibility for alternative uses
- Existing infrastructure constraints
- Highest and best use
- Meeting with Village to present findings

Time frame to complete: 4 weeks

### II. Design Concept Alternatives (to be completed after Step I - based on results)

- Site development alternatives (redevelopment of existing building (if feasible) and/or new building or land use)
- Building reconfiguration (if re-used)
- Building architectural treatments (if reused)
- Landscape/ Urban Design treatment
- Public infrastructure improvements
- Access and parking
- Color rendered site plan(s) and artist rendering of alternative(s)

Time frame to complete: 4 weeks

### III. Economic/ Market Feasibility Analysis

- Cost / budget analysis (building modifications, infrastructure rework, site work)
- Market overview and lease revenue expectations
- Preliminary economic Pro-Forma
- Highest and best use analysis
- Recommendations on use
- Meeting with Village to present recommendations

Time frame to complete: 2-3 weeks  
(Concurrent with Steps I & II)

### IV. Narrative Recommendations/ Implementation

- Narrative overview of options
- Recommended redevelopment approach
- Recommended marketing approach
- Public/ private partnership recommendations
- Presentation to Village

Time frame to complete: 3 weeks

## COMPENSATION

OHM proposes to provide the above outlined professional services on a time and materials basis not to exceed budgets provided below. No new task will be undertaken without the consent of the Village. Our 2011 Rate Schedule is also attached.

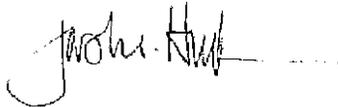
Task I: Building and Site Evaluation:	\$9,500
Task II: Design Concept Alternatives:	\$6,000 (per building reuse option) \$4,000 (per non reuse alternative)
Task II: Economic/ Market Feasibility:	\$3,500
Task IV: Narrative Recommendations:	\$3,500

We are excited for the opportunity to evaluate a significant property in your downtown development area. We look forward to presenting our approach to your committee on June 8<sup>th</sup>. If we can answer any questions, please feel free to give either of us a call.

Very truly yours,  
ORCHARD, HILTZ & McCLIMENT, INC.



Rhett Gronevelt, P.E.  
Principal-in-Charge



James M. Houk, ASLA, AICP  
Project Manager



## 2011 RATE SCHEDULE

---

Professional Engineer IV/Architect IV .....	\$ 140.00
Professional Engineer III/Architect III .....	\$ 120.00
Professional Engineer II/Architect II .....	\$ 115.00
Professional Engineer I/Architect I .....	\$ 100.00
Graduate Engineer III .....	\$ 105.00
Graduate Engineer II .....	\$ 97.00
Graduate Engineer I .....	\$ 92.00
Technician IV .....	\$ 103.00
Technician III .....	\$ 93.00
Technician II .....	\$ 80.00
Technician I .....	\$ 62.00
Engineering/Architectural Aide .....	\$ 48.00
Professional Surveyor III .....	\$ 125.00
Professional Surveyor II .....	\$ 110.00
Professional Surveyor I .....	\$ 100.00
Graduate Surveyor .....	\$ 90.00
Surveyor III .....	\$ 88.00
Surveyor II .....	\$ 85.00
Surveyor I .....	\$ 68.00
Surveyor Aide .....	\$ 48.00
Project Manager .....	\$ 105.00
Senior Planner .....	\$ 110.00
Planner .....	\$ 70.00
Planner Aide .....	\$ 48.00
Graduate Architect II/Landscape Architect II .....	\$ 80.00
Graduate Architect I/Landscape Architect I .....	\$ 65.00
Graphic Designer .....	\$ 90.00
Data Base Developer .....	\$ 165.00
IT Technician III .....	\$ 160.00
IT Technician II .....	\$ 130.00
IT Technician I .....	\$ 85.00
Public Program Specialist .....	\$ 80.00
Administrative Support .....	\$ 50.00
Clerical Aide .....	\$ 42.00
Principal .....	\$ 160.00
Senior Associate .....	\$ 150.00
Associate .....	\$ 145.00
3-Man Survey Crew w/Equipment .....	\$ 200.00
2-Man Survey Crew w/Equipment .....	\$ 170.00
1-Man Survey w/Robotic Equipment .....	\$ 130.00

AGENDA 8-8-11  
ITEM 6-6

## VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

Phone (734)426-8303

Fax (734)426-5614

### MEMO

**To: President Keough and Council**  
**From: Donna Dettling, Village Manager**  
**Date: August 8, 2011**  
**Re: Sidewalk Connection between Cedars of Dexter & Westridge**  
**Discussion Item WCRC Draft Agreement**

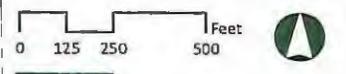
At the June 13, 2011 meeting; Council made a motion to place the Sidewalk Connection between Cedars of Dexter & Westridge in the 2011-12 budget. It is anticipated that construction will occur next spring. The attached drawing is the alignment that's being considered. Council and staff need to discuss the connection point(s). As shown on the attached map there are two connection points; one north along Dexter-Pinckney Road to connect to Westridge Drive across from Jenny's Market and the other connection is south along Dexter Pinckney Road connecting to Eastridge.

Attached is a "Draft" WCRC agreement in the amount of \$10,000 for design services and preparation of bid documents for the Dexter-Pinckney Road Pathway, which includes the link into Westridge and the sidewalk along Dexter-Pinckney Road. The WCRC agreement requires that we deposit \$10,000 when we sign the agreement. Similar to the Bridge Project deposits, the Road Commission will send an invoice for their services and show it as a deduction from the deposit. This is a discussion item and a revised agreement will be on a future agenda for approval.

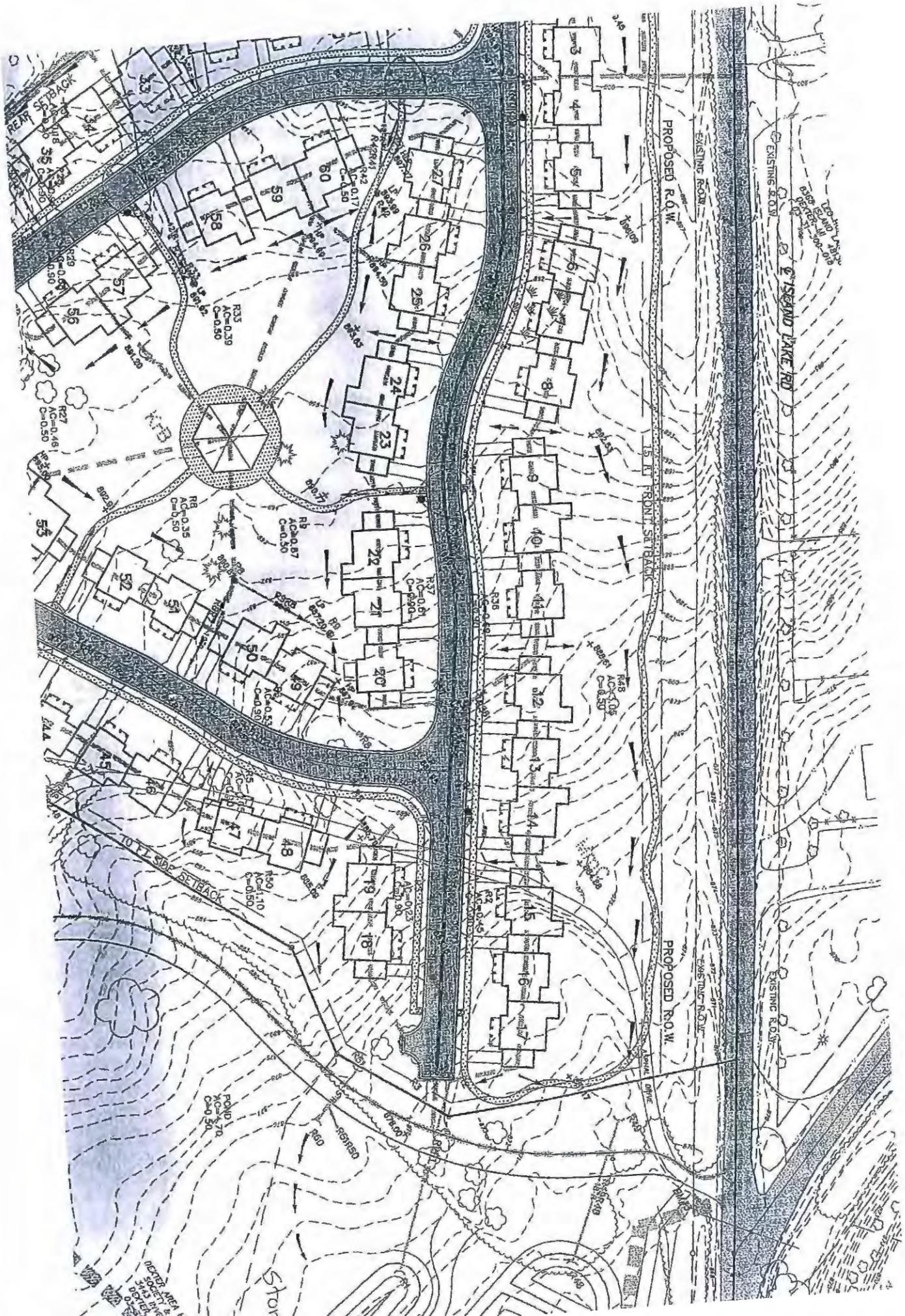
It is my recommendation that the Village hold off on the construction of the additional sidewalk south along Dexter-Pinckney Road that connects to Eastridge Drive until such time as the underpass realignment is seriously considered. Staff would like to give the Road Commission direction on exactly what we want them to design so that the Agreement can be revised accordingly.



**Proposed Pathway Connections**  
 Village of Dexter, Michigan



Carlisle/Wortman Associates, Inc.  
 Ann Arbor, Michigan



**VILLAGE OF DEXTER AGREEMENT  
FOR ISLAND LAKE ROAD PATHWAY**

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2011 by and between the Village of Dexter (the "Village") and the Board of Washtenaw County Road Commissioners (the "Road Commission").

WHEREAS, the Village desires to construct an eight foot non-motorized hot mix asphalt shared use pathway along north side of Island Lake Road in order to interconnect pedestrian and non-motorized systems within the Village (the "Project"); and

WHEREAS, the Project will construct a non-motorized shared use pathway in order to connect the Cedars of Dexter and Gordon Hall to the existing sidewalk in the Westridge of Dexter subdivision; and

WHEREAS, the Project includes the construction of a crosswalk and pedestrian signal for the southeast leg of the Island Lake Road and Dexter-Pinckney Road intersection; and

WHEREAS, the Village desires the Road Commission to design and prepare bid documents for the Project;

THEREFORE, BE IT AGREED that the Village will pay the Road Commission ten thousand dollars (\$10,000) ("PE Cost") for the Road Commission to design and prepare bid documents for the Project; and

BE IT FURTHER AGREED that the Village shall pay the PE Cost to the Road Commission concurrent to the execution of this AGREEMENT.

FOR VILLAGE OF DEXTER:

\_\_\_\_\_ Witness

\_\_\_\_\_ Witness

FOR WASHTENAW COUNTY ROAD COMMISSION:

\_\_\_\_\_ Witness  
Douglas E. Fuller, Chair

\_\_\_\_\_ Witness  
Steven M. Puuri, Managing Director

AGENDA 8-8-11

ITEM L-7

## VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303

Fax (734)426-5614

### MEMO

**To:** President Keough & Council  
**From:** Courtney Nicholls, Assistant Village Manager  
**Date:** August 2, 2011  
**Re:** Central Street Design

Attached is the preliminary design for the Central Street project, along with a timeline of the design/approval process moving forward.

The first item on the timeline is obtaining feedback on the preliminary drawings from staff and Council.

Council has previously discussed adding sidewalk along both sides of the street. Although this is not yet reflected in the drawings, OHM will be addressing it.

Central Street is proposed to have two travel lanes with two bike lanes. The original Central Street design shows a full-depth concrete roadway along the entire length. This was proposed because Central Street between the bridge and Third Street is the truck route, meaning the road needs to be built to a Class A standard. Staff would like to recommend that it be constructed with an equivalent standard of asphalt. Using asphalt would achieve the same standard at less cost and be consistent with the other roadways in the Village.

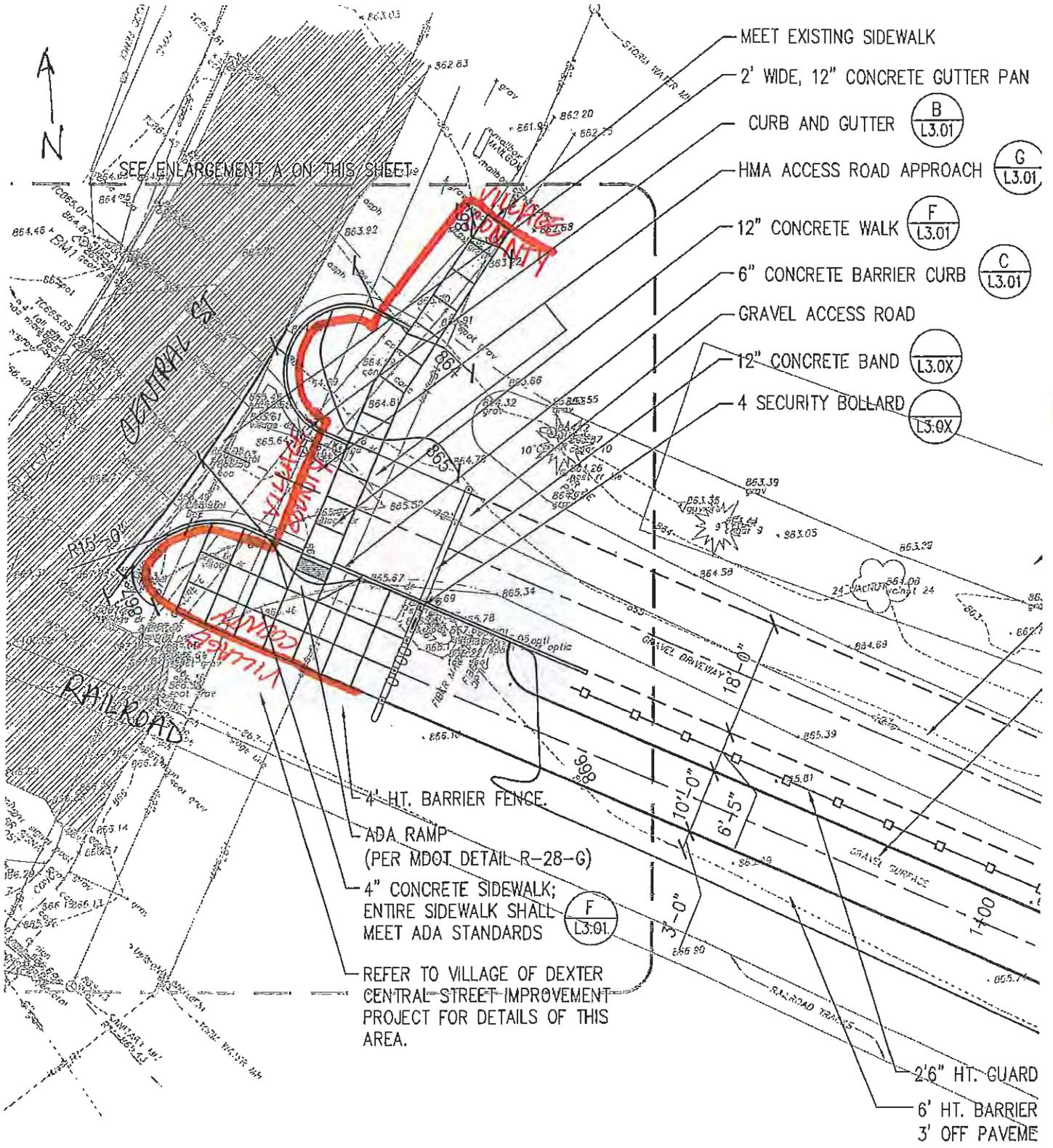
Staff and OHM have met with County Parks regarding the coordination of the crossing of the Border to Border Trail, Central Street and the Department of Public Works driveway. Attached is a diagram that shows the project limits for the Village and the County and the proposed alignments. The County's construction project will begin at the other end of the trail, so there is a possibility that our project will occur prior to the County completing their portion. All construction work will be coordinated.

According to the timeline the next step will be submitting 90% plans to the railroad. At this time the 90% plans will also be distributed to Council.

**Central Street Phase 1  
Anticipated Schedule**

Meet with Council/Staff and obtain comments on existing Preliminary Drawings	mid- to late Aug 2011
Complete 90% design for railroad crossing	Sept 2011
Submit to railroad for review - provide to Council for review	late Sept 2011
Complete 90% design for Phase 1 project	Oct 2011
Submit for permit review (Washtenaw County SESC and MDEQ NPDES)	Oct 2011
Await response from permits and railroad	Oct 2011 - Mar 2012
Identify any easements needed for construction	Oct 2011
Secure easements	Nov 2011 - Jan 2012
Meet with Council/Staff on 90% design drawings	early Mar 2012
Finalize drawings and complete contract documents	Mar 2012
Bid project	Apr 2012
Award project	May 2012
Resident meeting	May 2012
Construction begins	June 2012





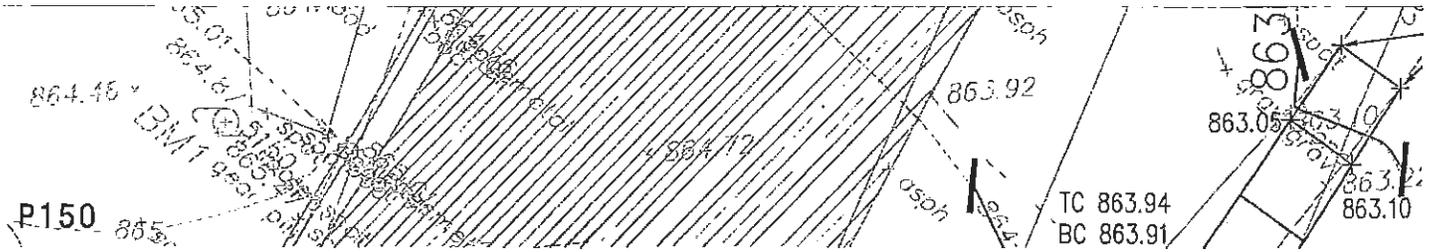
SEE ENLARGEMENT A ON THIS SHEET

- MEET EXISTING SIDEWALK
- 2' WIDE, 12" CONCRETE GUTTER PAN
- CURB AND GUTTER (B) L3.01
- HMA ACCESS ROAD APPROACH (G) L3.01
- 12" CONCRETE WALK (F) L3.01
- 6" CONCRETE BARRIER CURB (C) L3.01
- GRAVEL ACCESS ROAD
- 12" CONCRETE BAND (L3.0X)
- 4 SECURITY BOLLARD (L3.0X)

- 4' HT. BARRIER FENCE.
- ADA RAMP (PER MDOT DETAIL R-28-G)
- 4" CONCRETE SIDEWALK; ENTIRE SIDEWALK SHALL MEET ADA STANDARDS (F) L3.01

REFER TO VILLAGE OF DEXTER CENTRAL STREET IMPROVEMENT PROJECT FOR DETAILS OF THIS AREA.

- 2'6" HT. GUARD
- 6' HT. BARRIER
- 3' OFF PAVEME



P150

TC 863.94  
BC 863.91







