

DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, NOVEMBER 14, 2011

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 PM by President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: President Keough

J. Carson

D. Fisher

J. Smith

P. Cousins

J. Semifero

R. Tell

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Allison Bishop, Community Development Manager; Marie Sherry, Finance Director/Treasurer; Carol Jones, Village Clerk; Jim Seta, Dexter Area Fire Department Board President; Kurt Augustine, Streets Foreman; Dan Schlaff, Public Utility Foreman; Dave Mioduszewski, QED Environmental Systems; Christine Phillips, Orchard, Hiltz & McCliment; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting – October 24, 2011

Motion Smith; support Semifero to approve the minutes of the Regular Council Meeting of October 24, 2011 with one correction on page 5 under Council Comments, at the bottom of the page it should read Carson not Cousins with no comment given.

Unanimous voice vote for approval

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Semifero to approve the agenda as presented with the addition of a new cityhood map for item K-1.

Unanimous voice vote for approval

F. PUBLIC HEARINGS

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

QED Environmental Systems – Industrial Facilities Tax Exemption Request

Consideration of: Industrial Facilities Tax Exemption Request from QED

Environmental Systems

Hearing opened at 7:33 PM by Village President, Shawn Keough. QED Environmental Systems President, Dave Mioduszewski, introduced himself and gave a background of the company and the manufacturing emphasis of the company. The hearing was closed by President Keough at 7:36 PM.

Motion Carson; support Smith to approve the Industrial Facilities Tax Exemption request from QED Environmental Systems for a period of 10 years with respect to real property investment of \$758,043 and personal property investment of \$104,498 at their facility located at 2355 Bishop Circle West, Dexter, Michigan.

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

Nays: None

Motion carries

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. October Citation List
4. Letter from Comcast
5. Information on Accessing Census Data

I. REPORTS

1. Finance Director/Treasurer – Marie Sherry
First Quarter 2011/2012

Ms. Sherry submits her report as per packet. In addition Ms. Sherry reported that a) the Village Tax collection is substantially complete and answered a question regarding foreclosures; b) the field work is done for this year's audit; c) the budget document has been completed and submitted for the annual budget award and the numbers look good; d) there was a drop in the retiree health care trust on previously earned interest but is almost back up; and e) Tax Incremental Financing (TIF) monies have been distributed to the Downtown Development Authority.

2. Community Development Manager – Allison Bishop

Ms. Bishop submits her report as per packet. Ms. Bishop gave the following verbal updates: a) there will be a Public Forum on December 5 at 6:30 PM by the Planning Commission on the Master Plan; b) Scio Township will have a Public Forum on Complete Streets on November 22 at the Township Hall; c) the ice rink is scheduled to be erected on December 5; d) thanked the Dexter United

Methodist Church on their volunteer cleanup and decorating efforts; and e) answered a question regarding the Border to Border Trail.

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

Dexter Area Fire Department – Jim Seta/Ray Tell

Board President, Jim Seta reported on the following: a) things are in line with the 2011 budget and will be reviewing the 2012 budget at the next meeting; b) through October calls for 2011 were 879 as compared to 862 in 2010; c) Chelsea Area Fire Authority did approve the Dexter services contract for Lima Township; d) have applied for a Homeland Security Grant for a new engine (at a cost of \$350,000) and the department’s match is 5%; Lee Root will be attending technical training at Texas A&M funded and put on by Homeland Security; f) will be focusing on education in 2012; and g) spoke of the regionalization of fire services and the department is waiting for the next steps.

4. Subcommittee Reports

Old DAPCO Site Redevelopment Team – Lease Template for 3045 Broad

Mrs. Dettling spoke about the Lease Template that was included in the packet. Scott Munzell, Downtown Development Authority Attorney, has reviewed the lease. Bird/Houk is starting on Task 1 and looking at a combined meeting in December to review their findings.

Downtown Fire Detection
Economic Preparedness
Facilities
Website

5. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates: a) will be leaving on Tuesday for vacation and be back after Thanksgiving; b) ready to move on the Cedars Sidewalk and should have design by the second week in January; c) spoke about improvements to 8140 Main street and the cost of thin brick (approximately \$60,000) versus painting (\$8,000 to \$10,000); d) Water Main Project - Main Street at Fifth Street has been repaved and the contractor is trying to get the rest of the paving done this week, working on storm water work, nine trees to be removed, and should be cleaned up by December 3 for the race; e) the S2 Grant process has had some difficulty because of the use of the Bio Bag as a permanent storage solution and grant will be re-submitted with the explanation that the Bio Bag is only a temporary solution; f) Trustee Smith commented on “Additions to the Agenda” in the Village Manager’s report stating not to revise the online agenda but have the amended agenda reflected in the minutes of the meeting; and g) discussion followed on the issue of hitting the sewer line servicing Westridge during construction of the Border to Border Trail.

6. President’s Report

Mr. Keough submits his report as per packet. Mr. Keough reported that a) the Regional Fire meeting will be held on Wednesday, November 16; b) reviewed

the progress to date on the Website development and asked the question should the Village have a trademark or logo?; c) the Economic Development Corporation had a meeting to clean up items from the past year; d) future activities this week include a meeting on the 17th with the State Boundary Commission; and e) met with Father Brendan Walsh from St. Joseph's Church regarding the placement of a sidewalk at the church's cemetery as well as other areas around the village church.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$788,136.90
2. Consideration of: Proclamation in Support of Small Business Saturday on November 26, 2011
3. Consideration of: Holiday Hustle on December 3, 2011 -- Closure of Central from 12:00 p.m. to 7 p.m. and streets along the race route intermittently from 4:00 p.m. to 5:30 p.m.

Motion Fisher: support Semifero to approve item 1, 2 and 3 of the consent agenda. President Keough read the following proclamation: *We the Village of Dexter Council, in our efforts to promote economic development within the community and to support our local businesses and the Dexter Area Chamber of Commerce, pledge to support and encourage residents and visitors to support local and support Small Business Saturday on November 26, 2011 in Dexter Village, Michigan.*

Unanimous voice vote for approval

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Cityhood Next Steps

President Keough reported on meeting with the Dexter Historical Society and Webster Township regarding modifications in the boundaries. On October 26, the Director of Licensing and Regulatory Affairs found our petition sufficient and on November 2 meet with the State Boundary Commission surveyor and discussed possible changes in the boundaries that would be agreeable to all involved.

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Sidewalk Installation Deferral Policy

Motion Semifero; support Cousins to approve the Sidewalk Installation Deferral Policy.

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

Nays: None

Motion carries

2. Consideration of: Tap Fee Payment Policy

Motion Cousins: support Semifero to approve the Tap Fee Payment Policy.

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

Nays: None

Motion carries

3. Discussion of: Placement of New Sidewalks with the Original Village

Discussion included but was not limited to the following: from previous experience on the Edison Street sidewalk proposal Council learned what engineers and staff recommended for the sidewalks and what the residents wanted. Planning commission will be looking at the Capital Improvement Plan (CIP) and they should be asked where they would place the sidewalks and then come back to Council in March with the CIP with their recommendations.

4. Discussion of: Engineering Standards

Planning commission is also looking at standards and looking to meet with Council in January to go over this.

5. Consideration of: 2011-2012 1st Quarter Budget Amendments

Motion Semifero; support Fisher to approve the 2011-2012 1st Quarter Budget Amendments.

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

Nays: None

Motion carries

6. Discussion of: Upgrade to BS & A Financial Software

Ms. Sherry explained reasons for looking to upgrade office systems and looking at Package from BS & A. Will be bringing a proposal to Council in December.

M. COUNCIL COMMENTS

Cousins None

Tell None

Fisher None

Jones None

Smith None

Semifero None

Carson There will be a Chelsea Area Planning Team/Dexter Area Regional Team meeting at Sylvan Township and will send out notice. At last month's Washtenaw Area Value Express (WAVE) meeting, I was elected president. With all of the talk on a county

wide transportation plan, WAVE is concerned and will be working with it. 37 people attended the transportation meeting in Dexter and it was a good meeting.

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Fisher to adjourn at 9:26 PM.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: November 28, 2011

RESOLUTION # 32-2011

**RESOLUTION APPROVING THE REQUEST FROM
QED ENVIRONMENTAL SYSTEMS FOR AN
INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE FOR REAL AND PERSONAL
PROPERTY INVESTMENTS LOCATED AT 2355
BISHOP CIRCLE WEST, DEXTER MI**

The following resolution was offered by Member Carson and seconded by Member Smith

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after duly noticed public hearing held on May 26, 1987 the Council by resolution established an Industrial Development District at the Dexter Business and Research Park; and

WHEREAS, *QED Environmental Systems*, has filed an application for an Industrial Facilities Exemption Certificate with respect to real property investment of \$758,043 and personal property investment of \$104,498 at their facility located at 2355 Bishop Circle West; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on November 14, 2011 at the Dexter Senior Center, 7720 Dexter-Ann Arbor Street, Dexter Michigan at 7:30 p.m., at which the applicant, the Assessor and a representative of each of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, completion of the proposed investment is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property this exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

RESOLUTION #32-2011

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2. The application of *QED Environmental Systems* for an Industrial Facilities Exemption Certificate with respect to real property investment of \$758,043 and personal property investment of \$104,498 at their facility located at 2355 Bishop Circle West be approved as submitted.
3. The Industrial Facilities Exemption Certificate when issued shall be and remain in full force and effect for a period of 10 (ten) years. The applicant shall remain within the Village of Dexter during the period of time for which the individual applications for abatement has been approved. **If the applicant relocates within this period of time, the applicant shall pay to the affected taxing units an amount equal to those taxes it would have paid had the abatement not been in effect.**

AYES: Cousins, Fisher, Smith, Semifero, Tell, Carson, Keough

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED

THIS 14th DAY OF NOVEMBER 2011



Village President – Shawn W. Keough

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 14TH day of November 2011, with a duly noticed public hearing held on November 14, 2011.



Carol J. Jones, Village Clerk