

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, FEBRUARY 13, 2012

**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	P. Cousins
D. Fisher	J. Semifero
J. Smith	R. Tell - absent

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Carol Jones, Village Clerk; Kurt Augustine, Streets Foreman; Dan Schlaff, Public Utility Foreman; Rhett Gronevelt and Patrick Droze, Orchard, Hiltz and McCliment; members of the Dexter Firefighters Association; Larry Cobler, Dexter School Board; David Read, Scio Township Trustee; Tom Traciak, Village Financial Advisor; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – January 23, 2012

Motion Smith; support Fisher to approve the minutes of the Regular Council Meeting of January 23, 2012 with the following corrections:

Page 2, I-1 correct third bullet point to read *they are requesting help* rather than *they need help* and fourth bullet point replace *reason* with *request* and replace *Westside Connector* with *Master Plan*.

Unanimous voice vote for approval with Trustee Tell absent

**D. PREARRANGED PARTICIPATION**

Dexter Firefighters Association – Consolidation of the Dexter Area Fire Department and the Scio Township Fire Department

Dexter Firefighters Association President, Jason Hilberer, shared concerns that the Association has regarding the pending merger of the Dexter and Scio departments:

- Concerns of middle management and lower management of the new department.
- How will the combining of the departments deal with the personalities of 45 employees and get them to work together?
- Concern of the decision making of a new chief who has not yet been appointed.
- Changing of the name... The Dexter name goes back to 1890 and all departments in the county are named for the city, village, or township they

cover. The Association feels that there is not a need for a name change. Cost to make a name change for bother departments would be \$133,818; \$70,508 to change the Dexter Department; and \$63,310 to change the Scio Department.

- Firefighters and the Association are in favor of the proposed merger.

President Keough provided feedback that the committee has not defined organizational structure but have discussed possible structuring. Regarding the naming, he realizes that this is a sticky subject and the new name was proposed because of the possibility of merging of more areas. Other Council comments included that we should go ahead with the merger no matter the name or administrative location with others favoring the keeping of the Dexter name and 8140 Main Street as administrative headquarters.

#### **E. APPROVAL OF THE AGENDA**

Motion Smith; support Semifero to approve the agenda with additional information Under the Village Managers Report showing proposed detour plan for Main Street resurfacing.

Unanimous voice vote for approval with Trustee Tell absent

#### **F. PUBLIC HEARINGS**

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

Establishment of the Huron Street High Tech-Light Industrial Development District over 3515 Broad (HD-03-31-475-011) and 8155 Huron (HD-03-31-475-010)

Consideration of: Resolution to Establish the Huron Street High Tech-Light Industrial Development District over 3515 Broad (HD-03-31-475-011) and 8155 Huron (HD-03-31-475-010)

Hearing was opened by President Keough at 8:17 PM. Peter Orr of 2804 West Delhi, Ann Arbor introduced himself as the principle in Med-Hub (the business purchasing 3515 Broad Street) and spoke of the \$1,000,000 improvements that will be done in order to preserve the character of the building. The hearing was closed at 8:18 PM.

Motion Fisher; support Carson to approve the resolution to establish the Huron Street High Tech-Light Industrial Development District over 3515 Broad Street (HD-003-31-475-011) and 8155 Huron Street (HD-03-31-475-010)

Ayes: Cousins, Fisher, Smith, Semifero, Carson and Keough  
Nays: None  
Absent: Tell  
Motion carries

#### **G. NON-ARRANGED PARTICIPATION**

David Read, 769 Merlin Way, Dexter and Scio Township Trustee spoke of being disappointed and discouraged by the comments heard during the pre-arranged participation and asked why they were not brought up at the January meeting held at Webster Township. He believes that a bigger department will provide a better department and a new name is needed to move this forward.

## H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. January Citation List
4. Letter from Comcast
5. Press Release Regarding State Representative Ouimet

## I. REPORTS

### 1. Community Development Manager – Allison Bishop

Ms. Bishop submits her report as per packet. Ms. Bishop was not in attendance at the meeting but the following questions/comments were given regarding her report:

- Question was asked about the roads in Dexter Crossings, bringing them up to par and moving forward on their dedication.
- Comment on the Border to Border Trail Grand Opening and the disappointment in the date that was chosen.
- Mr. Cousins made mention of the fact that Dexter is one of the four Water Trail Towns.
- Comment to make a correction in the Intent section of the Village of Dexter Engineering Standards, that approvals will also include the approval of the Village Council.

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

#### *Arts, Culture & Heritage Committee*

Ms. Nicholls reported that an update is provided in the packet.

- Discussion followed on the concept of a wind turbine light feature.
- Question was asked regarding the use of local artists for temporary displays but it was noted that this may change for permanent display art.
- It was mentioned that Trustee Cousins would represent Village Council on the Art Selection Committee.

#### *Dexter Area Chamber of Commerce – Paula Palmer Burns*

Ms. Palmer-Burns gave the following update on Chamber activities:

- Dues renewals for this year will be based on the member’s anniversary date in the Chamber.
- The Chamber sponsorships this year are the Ice Rink, Chick-fil-A Leadership Conference at Dexter United Methodist Church, Faith in Action, and the Henry Thurston Field House project.

- Board meetings are once a month but are turning over some leadership roles to committees.
- Through the marketing committee, launched a facebook page last week and have begun tweeting.
- Sending out the weekly newsletter to about 500 addresses.
- Are trying to increase membership.
- The website is being worked on.
- Summer Series committee has begun meeting.
- 2012 Golf Outing will be a joint outing with Chelsea Chamber like last year.
- Luminary-working on ways to carry this out.
- The Annual Dinner will be March 15 at Ann Arbor Country Club and invited Council to attend.
- Partnered with the Chelsea Chamber at last weeks After Hours event.

### 3. Subcommittee Reports

Downtown Fire Detection  
Economic Preparedness  
Facilities

**Website – Jim Smith**

Mr. Smith reported that the Website Committee will be visiting the vendor in Lansing on Wednesday and be able to sit down with the site designer.

### 4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates:

- Mentioned the water/sewer rate survey done by Clinton and that it is timely due to the future discussion on bond restructuring.
- Verbal update regarding a grease issue with food establishments in the Village, will be sending them a letter and doing onsite inspections.
- Rhett Gronevelt from Orchard, Hiltz & McCliment reviewed the meeting notes regarding the Main Street Paving and Central Street Paving projects.
- Asked Council members to review the Capital Improvement Plan and prioritize projects.
- Making corrections on the Engineering Standards and will have them ready to review.
- Need to address issues included in the report regarding the Fire Station.

### 5. President's Report

Mr. Keough submits his report as per packet. Discussion followed regarding the Regional Fire Department and in particular the location of the main station and the name of the department.

## J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$405,095.96

2. Consideration of: Appointment of Mary Bowe to the Arts, Culture & Heritage Committee with a term to expire June 2014

Motion Fisher; support Smith to approve items 1 and 2 of the consent agenda.

Unanimous voice vote for approval with Trustee Tell absent

At 10:26 PM a recess was taken and the meeting resumed at 10:31 PM.

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

1. Discussion of: Cityhood Next Steps

Information included in the packet included the filing of the stay of proceedings and a description of the incorporation process.

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

1. Consideration of: Recommendation from Planning Commission to Approve the Final site Plan for the Dexter Wellness Center

Motion Cousins; support Carson that based upon information received from the applicant, reflected in minutes of this meeting in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Village Council finds the Dexter Wellness Center final site plan dated 1-24-12 meets the requirements to approve the final site plan. In making this determination, the following additional condition shall apply – submission of 5 final plan sets for signature in accordance with Section 21.04 (E).

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

Nays: None

Absent: Tell

Motion carries

2. Consideration of: Notice of Intent Resolution – Refunding up to \$4,200,000 in Water and Sewer Bonds to Reduce the Interest Rate and Shorten the Term

Motion Semifero; support Fisher to approve the Notice of Intent Resolution-refunding up to \$4,200,000 in Water and Sewer Bonds to reduce the interest rate and shorten the term.

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

Nays: None

Absent: Tell

Motion carries

3. Consideration of: Contract with the Road Commission to Complete the Dexter-Pinckney Sidewalk

Motion Cousins; support Carson to approve the contract with the Washtenaw County Road Commission to complete the Dexter-Pinckney Sidewalk in the amount of \$75,000 for estimated construction costs and \$11,250 for construction engineering cost for a total of \$86,250.

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

Nays: None

Absent: Tell

Motion carries

4. Consideration of: Setting a Public Hearing for March 13, 2012 for an Industrial Facilities Tax Abatement Request from K-Space

Motion Fisher; support Semifero to set a Public Hearing for March 13, 2012 for an Industrial Facilities Tax Abatement from a request from K-Space.

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

Nays: None

Absent: Tell

Motion carries

#### **M. COUNCIL COMMENTS**

Cousins	Watched the Dexter Girls Basketball team defeat the undefeated Chelsea Girl's team last Friday evening.
Fisher	None
Jones	Favors the retaining of the name of Dexter Area Fire Department and that the Main Station stays in the Village.
Smith	None
Semifero	None
Carson	None
Tell	Absent

#### **N. NON-ARRANGED PARTICIPATION**

Larry Cobler, 9081 Lotie Lane, Dexter and School Board President gave the following thoughts:

- Regarding the Main Street project, would encourage that the Village speak to the schools about the upcoming project.
- The schools are looking to develop their signage to be consistent with that in the Village.
- Encouraged Council to look at backend parking in the downtown.
- Spoke of the 5 Healthy Communities and Coalition and the promotion of the new walkway.

#### **O. ADJOURNMENT**

Motion Smith; support Fisher to adjourn at 11:13 PM.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: February 27, 2012

A RESOLUTION TO ESTABLISH AN INDUSTRIAL DEVELOPMENT DISTRICT FOR THE  
VILLAGE OF DEXTER

The following resolution was offered by Member Fisher and seconded by Member Carson.

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended, this Council has the authority to establish "Industrial Development Districts" within the Village of Dexter; and

WHEREAS, Peter Orr, President of 3515 Broad St LLC has petitioned to Council to establish an Industrial Development District on property located in the Village of Dexter; and

WHEREAS, Village Council has determined that the adjacent parcel located at 8155 Huron should also be included in the Industrial Development District, and

WHEREAS, construction, acquisitions, alterations, or installation of proposed facility improvements had not commenced at the time of filing the request to establish the district; and

WHEREAS, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the Dexter Leader; and

WHEREAS, on February 13, 2012 a public hearing was held at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of the Village of Dexter were afforded an opportunity to be heard thereon; and

WHEREAS, the Dexter Village Council deems it to be in the public interest of the Village of Dexter to establish the Industrial Development District as proposed, to be named the "Huron Street High Tech-Light Industrial Development District";

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Dexter, Washtenaw County and State of Michigan that:

3515 Broad, described as follows:

A 1.20 PARCEL OF LAND IN THE SE 1/4 SEC 31, T1S, R5E, VILLAGE OF DEXTER, INCL PORTIONS OF LOTS 25 & 26 OF MARY J RAYWALT'S SECOND ADDN , DESC AS: COM AT NE COR LOT 25, BEING POB; TH S 75-30-00 E 253.05 FT; TH S 26-48-05 W 151.80 FT; TH ALG CRV TO LEFT, RAD 2386.68 FT, RAD 2602.82 FT, CHD N 74-55-45 W 237.08 FT; TH S 20-53-47 W 6.25 FT; TH N 82-39-24 W 29.53 FT; TH N 82-57-45 W 54.49 FT; TH N 07-40-05 E 164.09 FT; TH S 75-30-00 E 119.91 FT TO POB.

And

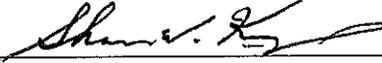
8155 Huron, described as follows:

LOTS 27,28,29, & N 141.66 FT OF W 12 FT OF LOT 26. MARY J RAYWALT'S 2ND ADDN TO VILLAGE OF DEXTER.

be and here is established as an Industrial Development District pursuant to the provision of Act No. 198 of the Public Acts of 1974.

Ayes: Members Cousins, Fisher, Smith, Semifero, Carson, Keough  
Nays: None  
Absent: Member Tell

**RESOLUTION DECLARED ADOPTED THIS 13<sup>th</sup> DAY OF FEBRUARY 2012**

  
\_\_\_\_\_  
Village President – Shawn W. Keough

**CERTIFICATION**

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 13<sup>th</sup> day of February 2012.

  
\_\_\_\_\_  
Village Clerk – Carol J. Jones

2012-4

**NOTICE OF INTENT RESOLUTION  
REFUNDING BONDS**

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**VILLAGE OF DEXTER**  
County of Washtenaw, State of Michigan

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Minutes of a regular meeting of the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, held on the 13th day of February, 2012, at 7:30 p.m., prevailing Eastern Time.

**PRESENT:** Members Carson, Cousins, Fisher, Semifero, Smith, Keough

**ABSENT:** Member Tell

The following preamble and resolution were offered by Member Semifero and supported by Member Fisher:

WHEREAS, the Village of Dexter, County of Washtenaw, State of Michigan (the "Village"), has previously financed the acquisition and construction of various water system improvements through the issuance of its 1999 Water Supply System Revenue Bonds, dated December 15, 1999 (the "Series 1999 Bonds") through the United States Department of Agriculture's Rural Development Program payable solely and only from and secured by the revenues of the Water Supply System of the Village; and

WHEREAS, the Village has previously financed the acquisition and construction of various sewage disposal system improvements through the issuance of its Sewage Disposal System Revenue Bonds, Series 2000A dated February 8, 2000 (the "Series 2000A Bonds") through the United States Department of Agriculture's Rural Development Program, and its Sewage Disposal System Revenue Bonds, Series 2000B dated February 8, 2000 (the "Series 2000B Bonds," together with the Series 1999 Bonds and the Series 2000A Bonds, collectively referred to as the "Prior Bonds") through the United States Department of Agriculture's Rural Development Program, payable solely and only from and secured by the revenues of the Sewage Disposal System of the Village; and

WHEREAS, the Village may be able to accomplish a net savings of debt service costs by refunding the Prior Bonds through the issuance of bonds secured by the general funds of the Village; and

WHEREAS, a notice of intent to issue bonds must be published before the issuance of the bonds in order to comply with the requirements of Section 517 of Act 34, Public Acts of Michigan, 2001, as amended; and

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The Village Clerk is hereby authorized and directed to publish a notice of intent to issue bonds in *The Dexter Leader*, a newspaper of general circulation in the Village.

2. The notice of intent shall be published as a display advertisement not less than one-quarter (1/4) page in size in substantially the form attached to this resolution as Exhibit A.

3. The Village Council of the Village hereby determines that the foregoing form of Notice of Intent to Issue Bonds and the manner of publication directed is the method best calculated to give notice to the Village's electors and taxpayers residing in the boundaries of the Village of the Village's intent to issue the bonds, the maximum amount of the bonds, the purpose of the bonds, the source of payment for the bonds and the right of referendum relating thereto, and the newspaper named for publication is hereby determined to reach the largest number of persons to whom the notice is directed.

4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

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

NAYS: None

ABSENT: Member Tell

RESOLUTION DECLARED ADOPTED.

  
\_\_\_\_\_  
Carol Jones  
Village Clerk

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 13th day of February, 2012, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976 and that minutes of the meeting were kept and will be or have been made available as required by said Act.

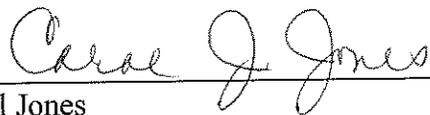
  
\_\_\_\_\_  
Carol Jones  
Village Clerk

EXHIBIT A

NOTICE TO TAXPAYERS AND ELECTORS  
OF THE VILLAGE OF DEXTER, MICHIGAN  
OF INTENT TO ISSUE BONDS  
AND THE RIGHT OF REFERENDUM RELATING THERETO

PLEASE TAKE NOTICE that the Village of Dexter, County of Washtenaw, State of Michigan (the "Village"), intends to issue and sell its general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in an aggregate principal amount of not to exceed Four Million Two Hundred Thousand Dollars (\$4,200,000). The bonds are being issued for the purpose of refunding the Village's outstanding 1999 Water Supply System Revenue Bonds (the "1999 Bonds"), Sewage Disposal System Revenue Bonds, Series 2000A (the "2000A Bonds") and Sewage Disposal System Revenue Bonds, Series 2000B (the "2000B Bonds") which were previously issued through the United States Department of Agriculture's Rural Development Program to pay the cost of acquiring water supply and sewage disposal system improvements. The bonds will be issued to refund the revenue bonds only if the Village is able to realize debt service savings.

SOURCE OF PAYMENT OF BONDS

The principal of and interest on said bonds shall be payable from and secured by the general funds of the Village lawfully available for such purposes including property taxes levied within applicable constitutional and statutory tax rate limitations. However, it is the intent of the Village to pay the principal of and interest on the bonds related to the 1999 Bonds from revenues derived from the operation of the Village's water supply system and to pay the principal of and interest on the bonds related to the 2000A Bonds and 2000B Bonds from revenues derived from the operation of the Village's sewage disposal system.

BOND DETAILS

SAID BONDS will be payable in annual installments not to exceed twenty-five (25) in number, and will bear interest at the rate or rates to be determined at public or private sale but in no event to exceed the maximum rate permitted by law on the unpaid balance from time to time remaining outstanding on said bonds.

RIGHT OF REFERENDUM

THE BONDS WILL BE ISSUED WITHOUT A VOTE OF THE ELECTORS UNLESS A PETITION REQUESTING SUCH A VOTE SIGNED BY NOT LESS THAN 10% OF THE REGISTERED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE VILLAGE IS FILED WITH THE VILLAGE CLERK WITHIN FORTY-FIVE (45) DAYS AFTER PUBLICATION OF THIS NOTICE. IF SUCH PETITION IS FILED, THE BONDS MAY NOT BE ISSUED WITHOUT AN APPROVING VOTE OF A MAJORITY OF THE QUALIFIED ELECTORS RESIDING WITHIN THE BOUNDARIES OF THE VILLAGE VOTING THEREON.

THIS NOTICE is given pursuant to the requirements of Section 517 of Act 34, Public Acts of Michigan, 2001, as amended.

Carol Jones  
Village Clerk  
Village of Dexter

19,770,335.1\022911-00026

2012-5

**VILLAGE OF DEXTER AGREEMENT  
FOR DEXTER-PINCKNEY SIDEWALK IMPROVEMENTS**

THIS AGREEMENT made and entered into this 13 day of February, 2012 by and between the Village of Dexter (the "Village") and the Board of Washtehaw County Road Commissioners (the "Road Commission").

WHEREAS, the Village desires to construct a five-foot wide concrete sidewalk along Dexter-Pinckney Road to Westridge Drive and near the intersection of Dexter-Pinckney Road and Island Lake Road in order to interconnect pedestrian and non-motorized systems within the Village (the "Project"); and

WHEREAS, the Road Commission has agreed to design and prepare bid documents for the Project on behalf of the Village as enumerated in the October 18, 2011 Agreement;

WHEREAS, the Village desires the Road Commission to provide the project administration, construction engineering services, construction layout and inspection ("CE Cost") for the Project on behalf of the Village;

WHEREAS, the Road Commission will bid the Project on behalf of the Village, execute the necessary construction contract with a Contractor and oversee the Project throughout construction, in accordance with the Road Commission's standard practices and procedures;

WHEREAS, the expected costs for the Project are \$86,250 which includes the opinion of probable construction costs of \$75,000; and the Road Commission's CE Cost of \$11,250.

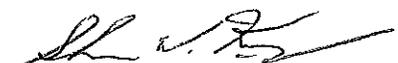
WHEREAS, the Village shall promptly reimburse the Road Commission upon receipt of any invoices for all costs and expenses attributed to the Project;

WHEREAS, the Village shall own, operate, maintain and repair the sidewalk constructed as part of the Project in perpetuity.

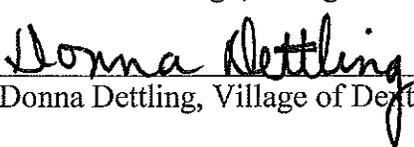
THEREFORE, BE IT AGREED that the Village will pay the Road Commission for all actual costs incurred associated with the construction of the Project estimated to be \$75,000;

BE IT FURTHER AGREED that the Village shall pay the Road Commission an amount not to exceed \$11,250 for the CE Cost.

FOR VILLAGE OF DEXTER:

  
Shawn W. Keough, Village President

 Witness

  
Donna Dettling, Village of Dexter

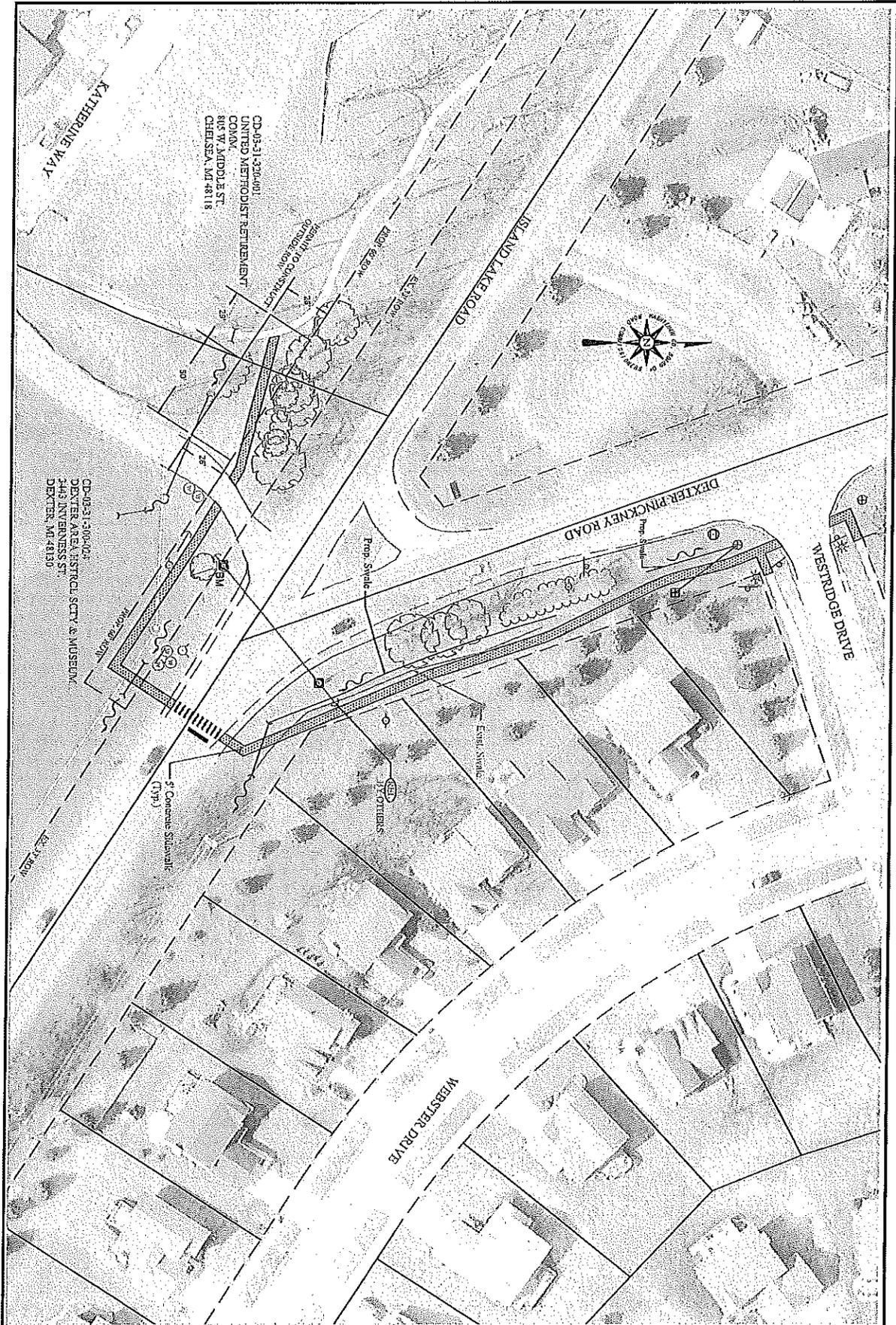
 Witness

**VILLAGE OF DEXTER AGREEMENT  
FOR DEXTER-PINCKNEY SIDEWALK IMPROVEMENTS**

FOR WASHTENAW COUNTY ROAD COMMISSION:

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

\_\_\_\_\_ Witness  
Roy D. Townsend, Managing Director/  
County Highway Engineer



1 of 1

DATE: 10/1/2011

TIME: 10:00 AM

PROJECT: DEXTER-PINCKNEY ROAD VILLAGE OF DEXTER SIDEWALK IMPROVEMENTS

SCALE: AS SHOWN

WASHTENAW COUNTY ROAD COMMISSION

DEXTER-PINCKNEY ROAD  
VILLAGE OF DEXTER  
SIDEWALK IMPROVEMENTS

SECTION 31  
TOWN 1 SOUTH RANGE 6 EAST  
VILLAGE OF DEXTER  
WASHTENAW COUNTY, MICHIGAN

WASHTENAW COUNTY  
ROAD COMMISSION

500 W. WASHINGTON ST.  
ANN ARBOR, MI 48106  
TEL: (734) 771-3333  
WEB: www.wrcodc.org