

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, NOVEMBER 26, 2012

**SWEARING IN CEREMONY**

Prior to the meeting the following Village Officials were sworn in for four-year terms:

Shawn Keough – Village President  
Paul Cousins – Village Trustee  
Julie Knight – Village Trustee  
Joe Semifero – Village Trustee

**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. Semifero

P. Cousins  
J. Knight  
R. Tell

Also present: Courtney Nicholls, Assistant Village Manager; Dan Schlaff, Public Services Superintendent; Patrick Droze, Orchard, Hiltz & McCliment; residents and media.

President Keough presented outgoing Trustee Jim Smith with a proclamation thanking him for his service to the community.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – November 12, 2012

Motion Fisher; support Semifero to approve the minutes of the Regular Council Meeting of November 12, 2012.

Unanimous voice vote for approval

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Tell; support Knight to approve the agenda as presented

Unanimous voice vote for approval

## **F. PUBLIC HEARINGS**

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

Northern United Brewing Company request for an Industrial Facilities Tax Exemption

Hearing was opened at 7:36 pm. Tony Grant, representing Northern United located at 2319 Bishop Circle East addressed Council regarding the tax exemption request; giving an overview of the project and the status of its completion.

The public hearing was closed at 7:38 pm

ACTION – Consideration of: RESOLUTION APPROVING THE REQUEST FROM NORTHERN UNITED BREWING COMPANY FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR REAL AND PERSONAL PROPERTY

Motion Fisher; support Semifero to adopt the Resolution as presented granting Northern United Brewing Company, 2319 Bishop Circle East, Dexter an Industrial Facilities Exemption Certificate for 6 (six) years \$1,572,762 in real property and 7 (seven) years for \$1,620,000 in personal property.

Ayes: Fisher, Knight, Cousins, Semifero, Tell, Carson, Keough  
Nays: None

Motion carries

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

Victor Michaels of 3649 Cushing Court discussed his overall happiness with living in Dexter and that the only issue he has is the addition of fluoride in the water. He removes the fluoride in his water and wants to make sure that the Village continues to make residents aware that fluoride is being added.

Brian Koval of 7810 Fifth congratulated the newly elected officials and said that he also has a system that removes fluoride from his water.

Paul Cousins of 7648 Forest showed Council an aerial photo that was taken of Mill Creek Park this fall.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Washtenaw Area Transportation Study – 2040 Long Range Plan Meeting Flyer

## I. REPORTS

### 1. Subcommittee Reports

#### Website

- Marie has moved the files to the new file structure. The Committee is working on filling information into the new areas of the site. The goal is to have a Town Hall Meeting to launch the website in January.

### 4. Village Manager Report

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

- The donated trees from NASCAR/MIS have started to be planted. Representatives will be in the Village for a photo opportunity Tuesday morning at 9 a.m.
- The boiler at the Wastewater Treatment Plant has been repaired. The bill is on bills and payroll on the consent agenda. It did turn out to be necessary to complete the \$16,000 worth of work that was originally estimated.
- The 2011 Actuarial Valuation from MERS shows that the Village defined benefit pension system is now 87% funded which is up from 67% in 2008.
- Trustee Semifero asked about the DTE Easement –landowners along Dexter Ann Arbor have requested to cross Village property to get electricity to the property. This is in the area of the wellfield behind Busch's. The easement will come back to Council for consideration.
- Trustee Tell asked about the work needed at the 5<sup>th</sup> well. The gallons per minute being pumped from the well have dropped from when it was first brought online. It needs to be pulled and cleaned to determine whether it is a mechanical problem, an iron build up problem or an aquifer problem. This needs to be done over the winter when demand for water is low.
- Paul Evanoff of JJR gave an update on the status of the completion of Mill Creek Park. Substantial completion has been achieved. Some asphalt work might need to be completed in the Spring. The bike ramp will be installed on the stairway. Trustee Knight asked about the slipperiness of the boardwalk. No good solution exists due to the boardwalk material and its location over the creek. Signage has been placed alerting users that it can be slippery when wet.

### 5. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough gave the following verbal update:

- Met with Dexter Fastener about their potential future growth.
- Met with the Ann Arbor Transportation Authority (AATA) about their future plans for transportation in Washtenaw County. A second meeting was requested by AATA.

- Is supportive of the Town Hall meeting for the website and would like to go back to having them three times per year whether or not there is a set topic
- Would like feedback on the dates presented for a work session to discuss Organizational Matters; will also be scheduling work sessions to discuss prioritization of future road projects and fire station options.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$258,123.06

Motion Fisher; support Tell to approve Item 1 of the Consent Agenda.

Unanimous voice vote for approval

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

1. Discussion of: Cityhood Next Steps

The Village has been informed by the Washtenaw County Clerk that the referendum election will be held on May 7, 2013. President Keough expressed his dissatisfaction with this decision, which seems to have been based on waiting a few extra months after a busy 2012 election cycle, instead of due to a financial benefit.

Council discussed creating a fact sheet for residents and updating the numerical information that was presented in 2006 with 2012 data. Staff will bring these documents back to Council for their review.

2. Consideration of: Resolution to Opt-Out of the Countywide Transit Authority

Motion Semifero, support Tell to adopt the Resolution to Opt-Out of the Countywide Transit Authority.

Ayes: Knight, Cousins, Semifero, Tell, Carson, Fisher, Keough

Nays: None

Absent: None

3. Discussion of: Local Street Fund Project for 2013

Discussion included a review of the estimates for street and sidewalk projects that were provided by Orchard, Hiltz & McCliment, the importance of connecting any new sidewalk to the existing sidewalk network and how the location of the sidewalk would be determined. Council will have a consideration on the next agenda to choose a project for 2013.

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

1. Consideration of: Site Plan Extension for Mill Creek Terrace -- 8140 Forest

Motion Tell; support Semifero that based on the information provided by the applicant and the provisions set forth in Section 21.04(E)9, Site Plan Extensions and the Planning Commission's recommendation, the Village Council moves to approve the applicant's request to extend the Mill Creek Terrace final site plan until December 1, 2014 based on the current economic conditions.

Ayes: Cousins, Semifero, Tell, Carson, Fisher, Knight, Keough

Nays: None

Motion carries

**M. COUNCIL COMMENTS**

Carson	None
Knight	None
Tell	None
Fisher	None
Semifero	None
Cousins	None

**N. NON-ARRANGED PARTICIPATION**

None

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

Motion Fisher; support Cousins to go into Closed Session at 8:52 PM for the purpose of discussing the potential purchase of property and pending litigation in accordance with MCL 15.268.

Ayes: Semifero, Tell, Carson, Fisher, Knight, Cousins, Keough

Nays: None

Motion carries

Motion Fisher; support Knight to leave closed session at 9:48 PM.

Ayes: Tell, Carson, Fisher, Knight, Cousins, Semifero, Keough

Nays: None

Motion carries

Motion Semifero, support Carson to authorize the attorney to proceed as directed in closed session.

Ayes: Carson, Fisher, Knight, Cousins, Semifero, Tell, Keough

Nays: None

Motion carries

**P. ADJOURNMENT**

Motion Carson; support Semifero to adjourn at 9:50 PM.

Unanimous voice vote for approval

Respectfully submitted,

A handwritten signature in cursive script that reads "Courtney Nicholls". The signature is written in black ink and is positioned above the printed name and title.

Courtney Nicholls  
Assistant Village Manager, Village of Dexter

Approved for Filing: December 10, 2012

**RESOLUTION # 29-2012**

**RESOLUTION APPROVING THE REQUEST FROM  
NORTHERN UNITED BREWING COMPANY FOR  
AN INDUSTRIAL FACILITIES EXEMPTION  
CERTIFICATE FOR REAL AND PERSONAL  
PROPERTY INVESTMENTS LOCATED AT 2319  
BISHOP CIRCLE EAST, DEXTER MI**

The following resolution was offered by Member Fisher and seconded by Member Semifero

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, Northern United Brewing Company, has filed an application for an Industrial Facilities Exemption Certificate with respect to real property investment of \$1,572,762 and personal property investment of \$1,620,000 at their facility located at 2319 Bishop Circle East; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on November 26, 2012 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 # 29-2012**

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2. The application of Northern United Brewing Company for an Industrial Facilities Exemption Certificate with respect to real property investment of \$1,572,762 and personal property investment of \$1,620,000 at their facility located at 2319 Bishop Circle East 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 6 (six) years for real property and 7 (seven) for personal property. 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.**

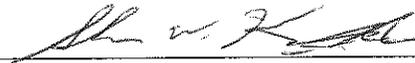
AYES: Fisher, Knight, Cousins, Semifero, Tell, Carson, Keough

NAYS: None

ABSENT: None

**RESOLUTION DECLARED ADOPTED**

**THIS 26<sup>th</sup> DAY OF NOVEMBER 2012**



Shawn W. Keough, Village President

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 26<sup>TH</sup> day of November 2012, with a duly noticed public hearing held on November 26, 2012.



Carol J. Jones, Village Clerk

**Resolution to Opt Out of Participation in the New 196 Transit Authority in Washtenaw County**

**Whereas,** the Ann Arbor Transportation Authority (AATA), with input from thousands of residents, examined the need for public transit services in Washtenaw County and developed a 30-year transit vision for Washtenaw County communities; and

**Whereas,** AATA, in collaboration with local leaders, developed a countywide governance structure that provides representation based on population, charter millage funding and transit assets and has been meeting with district representatives on the "unincorporated" u196 Board since October 2011; and

**Whereas,** the AATA presented the final Five-Year Transit Program throughout the county at nine district advisory committee meetings and at numerous public board and community meetings as requested; and

**Whereas,** on October 2, 2012, the AATA Board, with community representatives from the u196 Board present, passed a resolution asking the Washtenaw County Clerk to file Articles of Incorporation for the new Public Act 196 Transit Authority on October 3, 2012; and

**Whereas,** each community in Washtenaw County was given until the close of business on December 10, 2012 to choose whether to participate in the new PA 196 Transit Authority, and

**Whereas,** the number of municipalities that opted out of the process created uncertainty regarding the services that will be provided, the cost of providing those services and the impact on the proposed millage rate; and

**Whereas,** the City of Ann Arbor has terminated the 4 Party Agreement they had entered into with Washtenaw County, the Ann Arbor Transportation Authority and the City of Ypsilanti, effectively dissolving the PA 196 Board,

**Now therefore be it Resolved,** the Village of Dexter in its entirety (all portions in Scio and Webster Township) hereby withdraws from the proposed Act 196 Transit Authority.

**Now therefore be it Further Resolved,** that the Village of Dexter will continue to explore cost effective methods of providing increased transit services to its residents.

MOTION: Semifero; SECOND: Tell

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

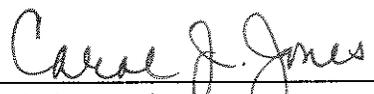
NAYS: None

RESOLUTION DECLARED ADOPTED THIS 26<sup>th</sup> DAY OF NOVEMBER 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 26<sup>TH</sup> day of November 2012.

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