

WORK SESSION
MICHIGAN MUNICIPAL LEAGUE WORKSHOP
TRANSITIONING FROM A VILLAGE TO A CITY
6:30 p.m. to 7:30 p.m. Senior Center

THE VILLAGE OF DEXTER
VILLAGE COUNCIL MEETING
Monday, May 12, 2008

*******7:30pm*******

Dexter Senior Center, 7720 Dexter Ann Arbor Road

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. ROLL CALL: President Keough

J. Carson
D. Fisher
J. Smith

P. Cousins
J. Semifero
R. Tell

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting Minutes- April 28, 2008

Page# 1-6

D. PRE-ARRANGED PARTICIPATION:

Pre-arranged participation will be limited to those who notify the Village office before 5:00 p.m. Tuesday of the week preceding the meeting, stating name, intent and time requirements. (10-minute limit per participant)

None

E. APPROVAL OF AGENDA:

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

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F. PUBLIC HEARINGS

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

K-Space, Industrial Facilities Exemption Application- Public Hearing

ACTION - Consideration of: RESOLUTION APPROVING THE REQUEST FROM K-SPACE FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR REAL AND PERSONAL PROPERTY

Page# 7-22

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. Letter from the Michigan Economic Development Corporation
3. Economics of Historic Preservation – June 11, 2008
4. Standard & Poor's Ratings Definitions

Page# 23-30

I. REPORTS:

1. Board, Commission, & Other Reports- "Bi-annual or as needed"

Assistant Village Manager

Page# 31-32

Dexter Area Chamber

Gordon Hall Mgmt Team Representative

Downtown Development Chair- Dan O'Haver

Dexter Area Fire Department Representative

Farmer's Market Representative

Huron River Watershed Council Representative

Library Board Representative

Planning Commission Chair

Parks Commission Chair

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Tree Board Chair
Washtenaw Area Transportation Study Policy Committee Representative
Western Washtenaw Area Value Express Representative

2. Subcommittee Reports
Facility Committee –
Mill Pond Park Planning Team - none
Utility Committee – 4-28-08 meeting summary **Page# 33-34**

3. Village Manager Report **Page# 35-42**

4. President's Report **Page# 43-44**

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: \$226,881.97
Page# 45-52

K. OLD BUSINESS- Consideration and Discussion of:

1. Discussion of: Main Street Bridge Project – Construction Updates
Written Update – Aaron Berkholz 5-5-08 **Page# 53-54**

2. Discussion of: Preparation for the next Town Hall Meeting
Page# 55-56

3. Consideration of: Proposal from Orchard, Hiltz & McCliment to complete steps 3 & 4 of the Village of Dexter Boundary Survey Project at a not to exceed cost of \$19,500
Page# 57-60

This item was postponed at the April 28, 2008 meeting:

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

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Original Motion:

Moved Carson and Seconded Cousins to approve the Proposal from Orchard, Hiltz & McCliment to complete steps 3 & 4 of the Village of Dexter Boundary Survey Project at a not to exceed cost of \$19,500

Motion to Postpone:

Moved Smith and Seconded Fisher to postpone consideration of the Proposal from Orchard, Hiltz & McCliment until May 12, 2008

L. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Donation request from the Dexter Senior Center and associated budget amendment

Page# 61-62

2. Consideration of: Setting a Public Hearing for the June 9, 2008 Council meeting to discuss water and sewer rate adjustments

Page# 65-70

3. Consideration of: Recommendation from the Planning Commission to adopt amendments to Article 3, Section 3.19 Exterior Lighting Standards of the Village of Dexter Zoning Ordinance

Page# 71-76

4. Consideration of: Recommendation from the Parks Commission to donate the property known as the Smith Woods Preserve to the Washtenaw County Natural Areas Preservation Program

Page# 77-94

5. Consideration of: Setting a Public Hearing for the May 27, 2008 Council meeting to discuss 2008/09 Millage Rate

Page# 95-120

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:

Motion to go into closed session to discuss the Village Manager Review. Closed Session is requested in accordance with the Open Meetings Act, Section MCL 15.268 sec. 8(a)

P. ADJOURNMENT

Town Hall Meeting Reminder
June 19th – 7 p.m. to 9 p.m. at the Dexter Senior Center
Topic: Stepping into Cityhood

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

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DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, APRIL 28, 2008

AGENDA 5-12-08
ITEM C-1

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:34 by President Keough in the Dexter Senior Center located at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

B. ROLL CALL:

D. Fisher P. Cousins
J. Semifero J. Carson R. Tell
J. Smith S. Keough

C. APPROVAL OF THE MINUTES

Regular Council Meeting Minutes- April 14, 2008

Motion Smith, support Carson to approve the regular Council minutes of April 14th 2008 as submitted.

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

Nays: none

Motion carries

D. PREARRANGED PARTICIPATION

Dexter Senior Center Director- Kim Martini introduces herself and submits request for senior center funding

E. APPROVAL OF THE AGENDA

Motion Tell; support Smith to approve the agenda expanding the acronyms in L. 1,2 and 7.

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

Nays: none

Motion carries

F. PUBLIC HEARINGS

NONE

G. NON-ARRANGED PARTICIPATION

Mark Ouimet, County Commissioner relates details of the County 09 Budget
10 million in cuts, 7 million accomplished; 3 million to go
13 of 15 contracts resolved

Thom Phillips of 7175 Alridge relates his position re: the library site as a Building. (letter to the Dexter Leader attached)

Charles Van Heck of 437 Cambridge indicates his belief that movement on The Village Hall is moving too fast. Should be in conjunction with the Cityhood issue.

H. COMMUNICATIONS:

1. Upcoming Meeting List.
2. Dexter District Library offer letter 4-16-08
3. Dexter Area Museum Donation Acknowledgement
4. Fiscal indicator score- Dept. of Treasury

I. REPORTS

1. Washtenaw County Sheriff Dept.- Sergeant Gieske
January-February-March 2008 reports
2. Treasurer/Finance director- Marie Sherry
 - a. Third Quarter Report-2007/08
 - b. Cash balance report as of March 31, 2008.
3. Community Development Manager- Allison Bishop
 - a. Third Quarter board and commission report
4. Board and commission reports
 - a. Downtown Development Chair- Dan O'Haver
5. Village Manager's report
 - a. Mrs. Dettling submits her report as per packet.
6. President's report
 - a. Mr. Keough submits his report as per packet

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$224,904.45

Motion Fisher, support Smith to approve the consent agenda as presented.

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Main Street Bridge Project- construction updates
Permit conditions update-see action item L. 1
2. Discussion of: Preparation for the next Town Hall Meeting
3. Consideration of: Resolution regarding the May 6, 2008 Dexter Community Schools bond proposal

This item was postponed at the April 14, 2008 meeting.

Original motion:

Moved Cousins and seconded Carson to support the Dexter Community School Bond Issue

Motion to postpone:

Moved Semifero and seconded Cousins to postpone consideration of the resolution in support of the Dexter community schools bond issue until April 28, 2008

Motion Fisher, support Semifero to amend Agenda Item K. 3 4-28-08 to strike (to Support the Dexter Community Schools) from the resolution.)

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

Nays: none

Motion carries

Motion Cousins, support Carson to approve the amended motion re: Agenda Item 4-28-08, K. 3

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

Nays: none

Motion carries

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Proposal for professional services from URS- Mill Creek Dam Removal and Stream Restoration- addendum to existing contract signed 7-12-07 at a total value addendum not to exceed \$37,500

Motion Smith, support Fisher to approve the proposal for professional services from URS re: the Mill St. Dam project- addendum to existing contract signed 7-12-07 at a total not to exceed \$37,500

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

Nays: none

Motion carries

2. Consideration of: Proposal from OHM to complete steps 3 and 4 of the Village of Dexter boundary survey project at a cost not to exceed \$19,500

Motion Carson, support Cousins to approve the proposal from OHM re: the Village of Dexter boundary survey at a cost not to exceed \$19,500

Motion Smith, support Fisher to postpone consideration of the Dexter boundary survey proposal until the next scheduled Council meeting when MML will present the pros and cons of cityhood.

Ayes: Semifero, Fisher, Cousins, Smith, Keough

Nays: Tell, Carson

Motion carries

3. Consideration of: Resolution to select Gametime Recreation Supplier for the equipment purchase for Community Park

Motion Semifero; support Fisher to approve the resolution selecting Gametime Recreation supplier for the equipment purchase for the community park.

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

Nays: none

Motion carries

4. Consideration of: Resolution accepting the 2008-2013 capital improvement plan recommendation from the planning commission

Motion Tell; support Smith to approve the resolution accepting the 2008-2013 capital improvement plan from the planning commission.

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

Nays: none

Motion carries

5. Consideration of: Resolution of support for the Washtenaw County Parks and Metropolitan Authority's Hudson Mills Metropark to the Village of Dexter via a pathway and bridge connection over the Mill Creek.

Motion Semifero, support Smith to approve the resolution for border trail and connection from Hudson Mills to the Village of Dexter via a pathway and bridge connection over the Mill Creek as described in Item L. 5 (NEW BUSINESS) with corrections noted and attached hereto.

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

Nays: none

Motion carries

6. Consideration of: Resolution to select A & S Supply for the installation of fencing surrounding the Community Park play court.

Motion Smith; support Semifero to approve the resolution selecting A & S Supply for the installation of fencing surrounding the Community Park play court.

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

Nays: none

Motion carries

7. Recommendation from Mill Park Planning Committee to select JJR/ECT as consultant for the redevelopment of Mill Pond following dam removal and authorize a preliminary scope of work at a cost not to exceed \$9,500

Motion Fisher, support Cousins to accept the recommendation from Mill Park Planning Committee to select JJR/ECT as consultant for the redevelopment of Mill Pond following dam removal and authorize a preliminary scope of work at a cost not to exceed \$9,500.

Ayes: Semifero, Tell, Fisher, Carson, Cousins, Smith, Keough
Nays: none
Motion carries

8. Consideration of: Rescind the offer to purchase the Library building.

Motion Semifero, support Carson to approve a resolution authorizing a letter terminating negotiations regarding the letter of intent to the Dexter District Library and to establish planned actions and processes associated with the future location of a Village Hall and office space for the Village of Dexter. (A copy of the entire resolution hereto attached)

Ayes: Carson, Smith, Fisher, Semifero, Keough
Nays: Tell, Cousins
Motion carries

M. COUNCIL COMMENTS

Cousins	May 4 th Rotary function (art, food, wine)
Tell	no
Semifero	Mill Park meeting missed Rugby team from Dexter beat Birmingham- good team, need support
Boyle	no
Smith	Village Hall will be a challenge for the facilities committee
Fisher	evaluation workshop May 12 th - comments to Donna
Carson	no

N. NON-ARRANGED PARTICIPATION

Citizen Paul Cousins of 7648 Forrest - Very disappointed in Thom Phillips letter to the editor, Dexter Leader- glad he wasn't appointed to the Village Council.
(subject: location of Village Hall)

O. ADJOURNMENT

Motion Fisher; support Smith to adjourn at 10:45
Unanimous voice vote

Respectfully submitted

The Honorable
David F. Boyle
Clerk, Village of Dexter

Approved for Filing: _____

AGENDA 5-12-08

ITEM F-1

NOTICE OF PUBLIC HEARING
INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE
DEXTER VILLAGE COUNCIL

The Dexter Village Council will hold a public hearing **Monday, May 12, 2008** at 7:30 p.m. at the Dexter Senior Center, 7720 Dexter-Ann Arbor Road, Dexter, Michigan. The purpose of the hearing is to receive public input on an application filed by **K-Space Associates, Inc. located at 2182 Bishop Circle East**, Dexter Michigan, for an Industrial Facilities Tax Exemption Certificate.

K-Space Associates, Inc. manufacturers advanced deposition monitoring & surface characterization for the semiconductor and thin-film deposition markets. Project consists of a 6,840 square foot facility costing approximately \$905,000 with about \$70,000 in new personal property. The exemption would apply to approximately \$875,450.00 in Real and Personal property investment at their facility located in Dexter Michigan.

The application is on file and available for review at the Village Office, 8123 Main Street, 2nd Floor of the National City Bank Building, Dexter, Michigan, weekdays between 9:00 a.m. and 5:00 p.m. Written comments regarding this project should be submitted to the Village Manager, and must be received no later than 5:00 p.m. **Monday, May 5, 2008.**

Donna Dettling
Village Manager

Publish: April 17, 2008

RESOLUTION # -2008

RESOLUTION APPROVING THE REQUEST FROM
K SPACE FOR AN INDUSTRIAL FACILITIES
EXEMPTION CERTIFICATE FOR REAL AND
PERSONAL PROPERTY INVESTMENTS LOCATED
AT 2182 BISHOP CIRCLE EAST, DEXTER MI

The following resolution was offered by Member _____ and supported by Member _____.

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 the Dexter Business and Research Park Industrial Development District; and

WHEREAS, *K-Space*, has filed an application for an Industrial Facilities Exemption Certificate with respect to real and personal property investment of \$875,450.00 for their 6,840 square foot facility and purchase of new machinery and equipment to be used in their facility located in the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on May 12, 2008, 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 # -2008

Page 2 of 2

2. The application of *K-Space, Inc.* for an Industrial Facilities Exemption Certificate with respect to personal property investment of \$875,450.00 for their 6840 square foot facility and the purchase of new machinery and equipment to be used in their facility located at the following address situated within the Dexter Business and Research Park Industrial Development District, to wit

2182 Bishop Circle East, Dexter MI 48130

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 4 (*four*) 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:

NAYS:

ABSENT:

ABSTAIN:

RESOLUTION DECLARED ADOPTED

THIS 12th DAY OF MAY, 2008

David F. Boyle, Village Clerk

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 12th day of May 2008, with a duly noticed public hearing held on May 12, 2008.

David F. Boyle, Village Clerk

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of P.A. 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-3272.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date received by Local Unit March 26, 2008
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

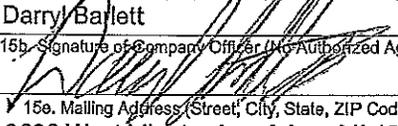
All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) K-Space Associates, Inc.		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code)	
1c. Address of Facility (real property or personal property location) 2182 Bishop Circle East, Dexter, MI 48130		1d. City/Township/Village (Indicate which) Village of Dexter	1e. County Washtenaw
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(4)) <input type="checkbox"/> Transfer (1 copy only) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(1)) <input type="checkbox"/> Research and Development (Sec. 2(9))		3a. School District where facility is located Dexter	3b. School Code 81050
		4. Amount of years requested for exemption (1-12 Years) 4	
5. Thoroughly describe the project for which exemption is sought: Real Property (Type of Improvements to Land, Building, Size of Addition); Personal Property (Explain New, Used, Transferred from Out-of-State, etc.) and Proposed Use of Facility. (Please attach additional page(s) if more room is needed). Company manufactures advanced deposition monitoring & surface characterization for the semiconductor & thin-film deposition markets. Company is building a 6840 square foot building costing approximately \$905,000.			
6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.		▶ \$805,450.00 Real Property Costs	
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation plus total costs		▶ \$70,000.00 Personal Property Costs	
6c. Total Project Costs * Round Costs to Nearest Dollar		▶ \$875,450.00 Total of Real & Personal Costs	
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.			
	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>	
Real Property Improvements	▶ <u>1/1/08</u>	▶ <u>1/1/10</u>	▶ <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
Personal Property Improvements	▶ <u>1/1/08</u>	▶ <u>1/1/10</u>	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9. No. of existing jobs at this facility that will be retained as a result of this project. 0		10. No. of new jobs at this facility expected to create within 2 years of completion. 15	
11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of valuation for the entire plant rehabilitation district and obsolescence statement for property. The SEV data below must be as of December 31 of the year prior to the rehabilitation.			
a. SEV of Real Property (excluding land)	
b. SEV of Personal Property (excluding inventory)	
c. Total SEV	
12a. Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District			
12b. Date district was established by local government unit (contact local unit)		12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Timothy Robinson, CEcd	13b. Telephone Number (734) 821-0071	13c. Fax Number (734) 761-9062	13d. E-mail Address Tim@annarborusa.org
14a. Name of Contact Person Darryl Barlett	14b. Telephone Number (734) 668-4644	14c. Fax Number (734) 668-4663	14d. E-mail Address djbarlett@k-space.com
15a. Name of Company Officer (No Authorized Agents) Darryl Barlett			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number (734) 668-4663	15d. Date 3/14/08
15e. Mailing Address (Street, City, State, ZIP Code) 3626 West Liberty, Ann Arbor, MI 48103		15f. Telephone Number (734) 668-4644	15g. E-mail Address djbarlett@k-space.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

<p>18. Action taken by local government unit</p> <p><input type="checkbox"/> Abatement Approved for _____ Years (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Denied (Include Resolution Denying)</p>	<p>16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:</p> <p>Check or indicate N/A if Not Applicable</p> <p><input type="checkbox"/> 1. Original Application plus attachments, and one complete copy</p> <p><input type="checkbox"/> 2. Resolution establishing district</p> <p><input type="checkbox"/> 3. Resolution approving/denying application.</p> <p><input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant)</p> <p><input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant)</p> <p><input type="checkbox"/> 6. Building Permit for real improvements if project has already begun</p> <p><input type="checkbox"/> 7. Equipment List with dates of beginning of installation</p> <p><input type="checkbox"/> 8. Form 3222 (if applicable)</p> <p><input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)</p>
<p>16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable</p> <p><input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district.</p> <p><input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing.</p> <p><input type="checkbox"/> 3. List of taxing authorities notified for district and application action.</p> <p><input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.</p>	
16c. LUCI Code	16d. School Code
17. Name of Local Government Body	18. Date of Resolution Approving/Denying this Application

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909-7971

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY			
▶ LUCI Code	▶ Begin Date	▶ End Date	▶ End Date2

Instruction for Completing Form 1012, Industrial Facilities Tax Exemption (IFT) Application

The completed original application form 1012 and all required attachments, plus two additional copies, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government within six months of commencement of project.)

The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village) in triplicate. (Providing an accurate school district where the facility is located is vital.):

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs (see sample). Detail listing of machinery and equipment must match amount shown on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation (see sample).
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.
4. Complete copy of lease agreement as executed, if

applicable, verifying lessee (applicant) has direct ad valorem real and/or personal property tax liability. The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original and one complete copy are required by the STC. The remaining items are to be retained at the local unit of government for future reference. **(The local unit must verify that the school district listed on all IFT applications is correct.)**]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. Certified copy of the resolution establishing the Industrial Development District (IDD) or Plant Rehabilitation District (PRD), which includes a legal description of the district (see sample). If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit – see sample).
5. Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample).

6. Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be incorporated into the Letter of Agreement (see sample).
7. Treasury Form 3222 (if applicable) - Fiscal Statement for Tax Abatement Request.

The following information is required for rehabilitation applications in addition to the above requirements:

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

The following information is required for speculative building applications in addition to the above requirements:

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor.

Please refer to the following Web site for P.A. 198 of 1974:
<http://www.legislature.mi.gov/>.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

INFORMATION FOR TAX ABATEMENT FOR

K-Space

Cost of New Machinery and Equipment

<u>Equipment</u>	<u>Cost</u>	<u>Aquisition Date</u>
Vacuum annealing Chamber	\$50,000	January-09
High Temperature furnace	\$10,000	June-08
Shop tools	\$10,000	July-08

CONSTRUCTION BREAKDOWN

Sitework	\$126,700
Structure	\$181,000
Electrical	\$45,250
Mechanical	\$90,500
General Conditions	\$362,000

Total for Construction	\$805,450
-------------------------------	------------------

VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY

Company:

SECTION 1. REAL PROPERTY INVESTMENT

A. Real Property

1 Land

If the land was purchased from the Village at a discount
What was the discount per acre? \$ _____

Subtract (1) point for each \$1,000 discount (per acre)
below established price per acre.

(Negative)

2 Building

If the building was purchased from the Village at a discount,
What was the discount? \$ _____

Subtract (1) point for each \$1000 discount below established price

(Negative)

3 Building and Site Improvements

Cost of land improvements: \$ ~~0~~
Cost of building improvements: \$ 805,450
Total \$ 805,450

Add (1) point for each \$33,000 of the first \$1,000,000 in real property investment.

24
(Max 30)

Add (1) point for each \$57,000 of the remaining real property investment.

(Max 35)

Total Section 1 Points

24 ✓
(Max 65)

**VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY**

Company:

SECTION 2. EMPLOYMENT

A. Jobs

1	Number of Jobs retained	<u>0</u>	X	0.5	=		<u>0</u>
							(Max 25)
2	Number of New Jobs	<u>15</u>	X	0.5	=		<u>8</u>
							(Max 25)

Total Section 2 Points 8 ✓
(Max 25)

SECTION 3. AESTHETIC & PRACTICAL FEATURES

A. The Dexter Village Planning Commission will evaluate the approved final site plan for aesthetic and practical features and award points based on the scale below

Exemplary (2) points Well Designed (1) point Adequate (0) points

Building architecture & site compatibility	<u>2</u>
Building exterior construction materials	<u>0</u>
Landscaping & screening	<u>0</u>
Exterior lighting & identification	<u>0</u>
Traffic flow, safety & efficiency	<u>1</u>

Total Section 3 Points 3 ✓
(Max 10)

**VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY**

Company:

SECTION 3. COMMITMENT TO COMMUNITY

For businesses with existing operations in the Village OR Dexter school district the following BONUS points will be awarded

How long has the company had ongoing operations in the Village or School District?

Village _____ Months
Dexter School District _____ Months

A. Time in Community	Village	School District
For 6 to 36 months add:	2.50	1.20
For 37 to 96 months add:	5.00	2.40
For 97 to 144 months add:	7.50	3.60
For 145 or more months add:	10.00	5.00

Total Section 3 Points 0
(Max 10)

SECTION 4. COST TO COMMUNITY

A. 1 Added infrastructure costs directly necessitated by this development (including engineering): \$ _____

If the cost to community is zero then skip this section.
If there are community costs use the following calculation to determine the number of points to subtract.

Total Project Cost: \$ _____ =
Total Community Cost \$ _____

- a. 100 or greater, subtract ZERO points for each point decline below 100.
- b. 99 to 50, subtract 0.2 points for each point decline below 100.
- c. 49 to 30, subtract 0.42 points for each point decline below 100.
- d. 29 to 1, subtract 1.0 point for each point decline below 100.

Total Section 4 Points _____
(Max -100)

Total Application Points 35
(Max 110)

VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
REAL PROPERTY

Company:

I understand that I have committed to remain within the Village of Dexter during the period of time for which the individual application for abatement has been approved, and that if my business relocates within this period of time, I shall pay to the affected taxing units an amount equal to those taxes it would have paid had the abatement not been in effect.

Signature: _____

VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
PERSONAL PROPERTY

SECTION 1. INVESTMENT

A. Personal Property

1 Equipment Cost of machinery and equipment: \$ 70,000
Cost of furniture & fixtures: \$ 0
Total: \$ 70,000

Add (1) point for each \$20,000 of the first \$1,000,000 in personal property investment.

4
(Max 50)

Add (1) point for each \$160,000 of the remaining personal property investment.

0
(Max 25)

Total Section 1 Points

4 ✓
(Max 75)

SECTION 2. EMPLOYMENT

A. Jobs

1 Number of Jobs retained 0 X 0.5 =

0
(Max 25)

2 Number of New Jobs 15 X 0.5 =

8
(Max 25)

Total Section 2 Points

8 ✓
(Max 25)

**VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM
PERSONAL PROPERTY**

SECTION 3. COMMITMENT TO COMMUNITY

For businesses with existing operations in the Village OR Dexter school district the following BONUS points will be awarded

How long has the company had ongoing operations in the Village or School District?

Village _____ Months
Dexter School District _____ Months

A. Time in Community

	Village	School District
For 6 to 36 months add:	2.50	1.20
For 37 to 96 months add:	5.00	2.40
For 97 to 144 months add:	7.50	3.60
For 145 or more months add:	10.00	5.00

Total Section 3 Points _____
(Max 10)

SECTION 4. COST TO COMMUNITY

A. 1 Added infrastructure costs directly necessitated by this development (including engineering): \$ _____

If the cost to community is zero then skip this section.
If there are community costs use the following calculation to determine the number of points to subtract.

Total Project Cost: \$ _____ =
Total Community Cost \$ _____

- a. 100 or greater, subtract ZERO points for each point decline below 100.
- b. 99 to 50, subtract 0.2 points for each point decline below 100.
- c. 49 to 30, subtract 0.42 points for each point decline below 100.
- d. 29 to 1, subtract 1.0 point for each point decline below 100.

Total Section 4 Points _____
(Max -100)

Total Application Points 12 ✓
(Max 110)

VILLAGE OF DEXTER
P.A. 198 INDUSTRIAL FACILITIES EXEMPTION
TAX ABATEMENT FORM

YEARS OF TAX ABATEMENT ELIGIBILITY

<u>Points</u>	<u>Years</u>
0 - 9	0
10 - 19	1
20 - 29	2
30 - 39	3
40 - 49	4
50 - 59	5
60 - 69	6
70 - 74	7
75 - 79	8
80 - 84	9
85 - 89	10
90 - 94	11
95 - 100 +	12

47

Per Council 4-14-08
put back to 4 years.

Recommend 1 extra year for
good measure.

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY

PHYSICAL CHEMISTRY

PHYSICAL CHEMISTRY

PHYSICAL CHEMISTRY

PHYSICAL CHEMISTRY

PHYSICAL CHEMISTRY

2008 Upcoming Meetings

Board	Date	Time	Location	Website	Village Representative
Chelsea City Council	5/13/2008	7:30 p.m.	Washington Street Education Ctr.	http://www.city-chelsea.org/	
Scio Township Board	5/13/2008	7:00 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Dexter Area Chamber of Commerce	5/14/2008	7:30 a.m.	Chamber Offices	http://www.dexterchamber.org/	Paul Cousins
Chelsea Area Planning Team/Dexter Area Regional Team	5/19/2008	7:00 p.m.	Scio Township Hall	http://www.ewashtenaw.org/	Jim Carson
Dexter Community Schools Board of Education	5/19/2008	7:00 p.m.	Creekside Intermediate School	http://web.dexter.k12.mi.us/	
Dexter Village Zoning Board of Appeals	5/19/2008	7:00 p.m.	Senior Center	http://www.villageofdexter.org	Ray Tell
Dexter Township Board	5/20/2008	7:00 p.m.	Dexter Township Hall	http://www.twp-dexter.org/	
Dexter Village Parks Commission	5/20/2008	7:00 p.m.	Village Offices	http://www.villageofdexter.org	Joe Semifero
Dexter Village Tree Board	5/20/2008	5:30 p.m.	Village Offices	http://www.villageofdexter.org	
Washtenaw County Road Commission	5/20/2008	1:00 p.m.	Road Commission Offices	http://www.wcroads.org/	
Webster Township Board	5/20/2008	7:30 p.m.	Webster Township Hall	http://www.twp.webster.mi.us/	
Dexter Area Chamber of Commerce - Breakfast	5/21/2008	7:30 a.m.		http://www.dexterchamber.org/	
Washtenaw Area Transportation Study-Policy	5/21/2008	9:30 a.m.	Scio Township Hall	http://www.miwats.org/	Jim Carson
Washtenaw County Board of Commissioners	5/21/2008	6:45 p.m.	Board Room, Admin Building	http://www.ewashtenaw.org/government/boc/	
Webster Township Planning	5/21/2008	7:30 p.m.	Webster Township Hall	http://www.twp.webster.mi.us/	

AGENDA 5-12-08
ITEM M-1

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



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

AGENDA 5-12-08

ITEM H-2

April 21, 2008

300 N. WASHINGTON SQ.
LANSING, MI 48913

CUSTOMER
ASSISTANCE CENTER
517 373 9808

WWW.MICHIGAN.ORG

Ms. Courtney Nicholls, Assistant Village Manager
Village of Dexter
8140 Main Street
Dexter, Michigan 48130

Dear Ms. Nicholls:

I have received and reviewed the Village of Dexter's revised Community Development Block Grant (CDBG) Revolving Loan Fund (RLF) reuse plan received April 8, 2008.

I am pleased to inform you that the reuse plan has been approved. If you have any questions please do not hesitate to contact me at (517) 241-0992.

Sincerely,

Robert Wilson
Program Analyst

- EXECUTIVE COMMITTEE
- MATTHEW P. CULLEN
Chair
General Motors Corporation
- PHILIP H. POWER
Vice-Chair
The Center for Michigan
- JAMES C. EPOLITO
President and CEO
- RICHARD E. BLOUSE JR., CCE
Detroit Regional Chamber
- JOHN W. BROWN
Stryker Corporation
- DR. DAVID E. COLE
Center for
Automotive Research
- KEITH W. COOLEY
Michigan Department of
Labor & Economic Growth
- JOANN CRARY
Saginaw Future Inc.
- DR. HAIFA FAKHOURI
Arab American and
Chaldean Council
- STEVEN K. HAMP
Hamp Advisors, LLC
- HAYDEN H. HARRIS
EDF Ventures
- PAUL HILLEGONDS
DTE Energy Company
- FREDERICK W. HOFFMAN
Chrysler, LLC
- GEORGE W. JACKSON JR.
Detroit Economic
Growth Corporation
- MICHAEL J. JANDERNOA
Bridge Street Capital
Partners, LLC.
- BIRGIT M. KLOHS
The Right Place, Inc.
- F. THOMAS LEWAND
Bodman LLP
- DR. IRVIN D. REID
Wayne State University
- MICHAEL B. STAEBLER
Pepper Hamilton LLP
- DENNIS R. TOFFOLO
Oakland County
- PETER S. WALTERS
Guardian Industries Corp.

CO-HOSTED BY:



Michigan Historic Preservation Network



Washtenaw County Department of Planning & Environment



Washtenaw County Historic District Commission



Ann Arbor Preservation Alliance

GENEROUS FUNDERS:



The ECONOMICS of Historic Preservation

Join us on

WEDNESDAY, JUNE 11, 2008

7:30pm

at

Michigan Union

505 S. State Street, Ann Arbor, MI 48109

Preservation or rehabilitation of our historic buildings is money well spent in the local community. It makes good use of existing resources, employs local craftsmen, and retains a sense of place.

How do we move toward better communicating this message to property owners, civic leaders, businesses, and investors?

This event will feature Donovan Rypkema, author of The Economics of Historic Preservation, a pragmatic preservation scholar known for his bold communication style on the topic. He is the principal of PlaceEconomics, a Washington, D.C.-based real estate and economic development consulting firm, and has lectured widely on economic and preservation issues relating to rehabilitation, community development and commercial revitalization.

Special thanks to our generous event sponsors:



QUINN EVANS | ARCHITECTS



Turner Restoration
Detroit

ADMISSION IS FREE!

Washtenaw County Department of Planning & Environment
miltonpungm@ewashtenaw.org • 734-222-6878

FEDERAL FUNDING DISCLAIMER:

This workshop has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior. The Washtenaw County Department of Planning & Environment receives federal financial assistance for identification and protection of historic resources.



WASHTENAW COUNTY DEPARTMENT OF PLANNING & ENVIRONMENT

April 24, 2008

FOR IMMEDIATE RELEASE

Ann Arbor, MI:

Is historic preservation good for local economic development?

The Washtenaw County Department of Planning & Environment will host the third in a series of four historic preservation workshops, "THE ECONOMIC IMPACTS OF HISTORIC PRESERVATION," on Wednesday, June 11, 2008, at 7:30pm, at the Michigan Union Ballroom, located at 505 S. State Street, Ann Arbor, MI 48109. Community members, professionals in the field, and students are invited to attend this FREE event. It is not necessary to RSVP.

This event will feature **Donovan Rypkema**, author of *The Economics of Historic Preservation*, a pragmatic preservation scholar known for his bold communication style on the topic. He is the principal of PlaceEconomics, a Washington, D.C.-based real estate and economic development-consulting firm. The firm specializes in services to private and public sector clients who are dealing with downtown and neighborhood commercial district revitalization and the reuse of historic structures. Rypkema was educated at Columbia University where he received a Masters of Science degree in Historic Preservation. He has lectured widely on economic and preservation issues relating to rehabilitation, community development and commercial revitalization. In 2004 Rypkema established Heritage Strategies International, a new firm created to provide similar services to world-wide clients. He also teaches a graduate course in preservation economics at the University of Pennsylvania.

The Washtenaw County Historic Preservation Workshop Series has been made possible in part by a Certified Local Government grant from the Michigan State Historic Preservation Office and supported by several major partners, including the **Washtenaw County Historic District Commission**, **Michigan Historic Preservation Network**, and the **Ann Arbor Preservation Alliance**. Special thanks also to our generous event sponsors, Turner Restoration of Detroit, Quinn|Evans Architects of Ann Arbor, and the University of Michigan -- Taubman College of Architecture and Urban Planning.

FEDERAL FUNDING DISCLAIMER:

This workshop has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior. The Washtenaw County Department of Planning & Environment receives federal financial assistance for identification and protection of historic resources.

For more information, please contact:

Melissa Milton-Pung,

Washtenaw County Principal Preservation Planner

miltonpungin@ewashtenaw.org (734) 222-6878

or

Norman Tyler

Michigan Historic Preservation Network/ Ann Arbor Preservation Alliance

ntyler@emich.edu (734) 761-5549

705 North Zeeb Road, P.O. Box 8645, Ann Arbor, MI 48107-8645

Phone: (734) 222-3800 Fax: (734) 222-6803

www.ewashtenaw.org

AGENDA 5-12-08ITEM H-4

ISSUE CREDIT RATING DEFINITIONS

A Standard & Poor's issue credit rating is a current opinion of the creditworthiness of an obligor with respect to a specific financial obligation, a specific class of financial obligations, or a specific financial program (including ratings on medium-term note programs and commercial paper programs). It takes into consideration the creditworthiness of guarantors, insurers, or other forms of credit enhancement on the obligation and takes into account the currency in which the obligation is denominated. The opinion evaluates the obligor's capacity and willingness to meet its financial commitments as they come due, and may assess terms, such as collateral security and subordination, which could affect ultimate payment in the event of default. The issue credit rating is not a recommendation to purchase, sell, or hold a financial obligation, inasmuch as it does not comment as to market price or suitability for a particular investor.

Issue credit ratings are based on current information furnished by the obligors or obtained by Standard & Poor's from other sources it considers reliable. Standard & Poor's does not perform an audit in connection with any credit rating and may, on occasion, rely on unaudited financial information. Credit ratings may be changed, suspended, or withdrawn as a result of changes in, or unavailability of, such information, or based on other circumstances.

Issue credit ratings can be either long term or short term. Short-term ratings are generally assigned to those obligations considered short-term in the relevant market. In the U.S., for example, that means obligations with an original maturity of no more than 365 days—including commercial paper. Short-term ratings are also used to indicate the creditworthiness of an obligor with respect to put features on long-term obligations. The result is a dual rating, in which the short-term rating addresses the put feature, in addition to the usual long-term rating. Medium-term notes are assigned long-term ratings.

Long-Term Issue Credit Ratings

Issue credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment—capacity and willingness of the obligor to meet its financial commitment on an obligation in accordance with the terms of the obligation;
- Nature of and provisions of the obligation;
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganization, or other arrangement under the laws of bankruptcy and other laws affecting creditors' rights.

Issue ratings are an assessment of default risk, but may incorporate an assessment of relative seniority or ultimate recovery in the event of default. Junior obligations are typically rated lower than senior obligations, to reflect the lower priority in bankruptcy, as noted above. (Such differentiation may apply when an entity has both senior and subordinated obligations, secured and unsecured obligations, or operating company and holding company obligations.)

AAA

An obligation rated 'AAA' has the highest rating assigned by Standard & Poor's. The obligor's capacity to meet its financial commitment on the obligation is extremely strong.

AA

An obligation rated 'AA' differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong.

A

An obligation rated 'A' is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher-rated categories. However, the obligor's capacity to meet its financial commitment on the obligation is still strong.

BBB

An obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitment on the obligation.

BB, B, CCC, CC, and C

Obligations rated 'BB', 'B', 'CCC', 'CC', and 'C' are regarded as having significant speculative characteristics. 'BB' indicates the least degree of speculation and 'C' the highest. While such obligations will likely have some quality and protective characteristics, these may be outweighed by large uncertainties or major exposures to adverse conditions.

BB

An obligation rated 'BB' is less vulnerable to nonpayment than other speculative issues. However, it faces major ongoing uncertainties or exposure to adverse business, financial, or economic conditions which could lead to the obligor's inadequate capacity to meet its financial commitment on the obligation.

B

An obligation rated 'B' is more vulnerable to nonpayment than obligations rated 'BB'; but the obligor currently has the capacity to meet its financial commitment on the obligation. Adverse business, financial, or economic conditions will likely impair the obligor's capacity or willingness to meet its financial commitment on the obligation.

CCC

An obligation rated 'CCC' is currently vulnerable to nonpayment, and is dependent upon favorable business, financial, and economic conditions for the obligor to meet its financial commitment on the obligation. In the event of adverse business, financial, or economic conditions, the obligor is not likely to have the capacity to meet its financial commitment on the obligation.

CC

An obligation rated 'CC' is currently highly vulnerable to nonpayment.

C

A subordinated debt or preferred stock obligation rated 'C' is currently highly vulnerable to nonpayment. The 'C' rating may be used to cover a situation where a bankruptcy petition has been filed or similar action taken, but payments on this obligation are being continued. A 'C' also will be assigned to a preferred stock issue in arrears on dividends or sinking fund payments, but that is currently paying.

D

An obligation rated 'D' is in payment default. The 'D' rating category is used when payments on an obligation are not made on the date due even if the applicable grace period has not expired, unless Standard & Poor's believes that such payments will be made during such grace period. The 'D' rating also will be used upon the filing of a bankruptcy petition or the taking of a similar action if payments on an obligation are jeopardized.

Plus (+) or minus (-)

The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

AGENDA 5-12-08

ITEM I-1

VILLAGE OF DEXTER

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: May 6, 2008
Re: Assistant Village Manager Report

Volunteer Recognition Event – I would like to discuss having an event at the Farmers Market on a Saturday this summer. Tables could be set up at the far end (near the new library) to allow volunteers and council to sit and socialize. I would like some feedback on ideas for what council would like to provide (food, activity, etc)

Farmers Market Committee – First meeting held March 19. This was a good brainstorming session that gave the members a chance to get to know one another. From the ideas, a to-do list was created for committee members. Brenda and I have been contacting farms and various Michigan based product companies to encourage their participation. We have also been expanding the advertising through purchasing a banner for over Main Street and for the fence at Alpine Street. The market will be having a carnation give-away promotion for Mother's Day on May 10.

Census - Completed the 2010 Decennial Census Local Update of Census Addresses (LUCA) Program for the Village which updated the census records to reflect an additional 510 homes.

Policy Book – Created a Policy Book for the Village to provide a single point of reference to locate all adopted policies.

Revolving Loan Fund – Submitted revised Re-Use Plan to the Michigan Economic Development Corporation (MEDC) for their review and approval and received a response from MEDC stating that the changes have been approved.

Risk Avoidance Program (R.A.P.) Grant – Applied for a R.A.P. Grant through the Michigan Municipal Risk Management Authority. We hope to get funding for 50% of the cost of two permanent generators and associated gas main for the two remaining lift stations that do not have permanent generators (\$19,000). The funding decision will be made at their meeting on May 22.

Risk Management – Contacted local food establishments with information on the proper handling of grease, provided them with posters and brochures which were provided to us by the Michigan Municipal Risk Management Authority. The business also has the opportunity to request a 10 minute training DVD that was also produced by the insurance company.

Human Resources – Participated in labor negotiations including document preparation and creating cost analysis of proposals. Enrolled the Village employees in short-term disability insurance, changed the prescription coverage and Michigan Municipal Employees Retirement System contribution in accordance with the approved contract.

E-Mail List – Advertised in the April Village Newsletter was an opportunity for residents to sign up for the Village e-mail list starting May 1. This list will be used to provide residents with updates on Village projects and notices of upcoming events and meetings. I expect to gather addresses for a few weeks and send out the first e-mail around May 19th. Council members e-mail addresses have been included on the list.

Classes Attended:

Michigan Association of Planning- Redevelopment Workshop	1/16/2008
Michigan State Housing Development Authority - Downtown Revitalization Workshop	1/29/2008
RoadSoft Software Training	4/30/2008
Dykema – Employment Law Seminar	5/7/2008

Meetings Attended:

- Dan Whalen – 5th Well Updates
- Dexter Area Chamber
- Dexter Daze
- Downtown Development Authority
- Facility Committee
- Faith in Action – Food Pantry Start-Up
- Michigan Department of Environmental Quality – Water & Sewer
- Michigan Economic Development Corporation – Robert Wilson
- Orchard, Hiltz, & McCliment Updates
- Police Services Inter-local Agreement
- Third Street Construction Updates
- Utility Committee
- Washtenaw County Road Commission-Bridge/Dam Updates

AGENDA 5-12-08

ITEM I-2

Utility Committee Minutes
April 28, 2008

**UTILITY COMMITTEE MINUTES
MONDAY, APRIL 28, 2008
THE VILLAGE OF DEXTER**

Present: President Keough, Trustee Semifero, Village Manager Dettling, Assistant Village Manager Nicholls and Finance Director/Treasurer Marie Sherry

Committee reviewed the Utilities Fund Analysis and Rate Study recently updated by Treasurer Sherry. Discussion was held regarding the calculations and the assumptions on which they are based, including the number of estimated tap-in fees and their impact on the model.

Various funding scenarios were discussed in regards to funding the 5th well improvements, including bonding, paying with cash, or a combination.

A determination should be made as to the level of capital improvement funding that will be necessary in upcoming budget years to increase the accuracy of the rate study.

The Committee agreed that the 5% increase for water and the 3% increase in sewer as proposed by the rate study should be presented to Council and put before residents at a public hearing.

Respectfully Submitted:
Courtney Nicholls
Assistant Village Manager

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637

VILLAGE OF DEXTER

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: May 12, 2008
Re: Village Manager Report

1. Meeting Review:

- April 23rd – Standard & Poor's Rating Conference Call
- April 24th – Special DDA meeting to award DDA Jefford's Project
- April 25th – LED Presentation
- April 28th – Utility Committee re: Water & Sewer Rates
- April 29th – Staff Meeting
- April 30th – Memorial Day Parade re: event coordination
- May 1st – Rob McFate re: DDA Alpine Alley Project
- May 5th – DTE site meeting at 7195 Dexter-AA Road Project
- May 6th – Site meeting Becket & Raeder re: Poles Underground
- May 6th – Pre-construction re: MDOT Dexter-Ann Arbor Road Project

2. Upcoming Meeting Review:

- May 7th – Employment Law Breakfast-Dykema
- May 8th – DDA Meeting
- May 9th – Pre-construction re: MDOT Dexter-Ann Arbor Road Project
- May 9th – OHM Project Update

3. Budget FY 2008/2009 Schedule. Included is a schedule for Budget work sessions, associated Public Hearings and proposed approval deadlines.4. Bridge Video On Line. Robert Deering from the Washtenaw County Road Commission, Information Technology Department installed the video camera and sent the link on Friday, May 2nd. The link is on the village home page at: villageofdexter.org
<http://video.ewashtenaw.org/dexterbridge.html>5. Joint Session with Dexter Community School Board. REMINDER- A joint meeting of the DCS Board and Village Council has been scheduled for Monday, June 2, 2008 for a 5th Well Update. This meeting will take place at Creekside in the Media Center at 6:00 p.m.6. Road Soft-Pavement Asset Management. Kurt Augustine, Todd Viehban, and Courtney Nicholls attended Road Soft training in preparation for building the village's "Pavement Asset Management Program". I am working with OHM to refine their proposal for

engineering services to assist the village in developing the plan using our staff and resources as much as possible.

7. Facilities Workshop. As indicated on the resolution adopted at the last Council meeting (copy attached) Village Council will determine a date and time for a workshop for Council to discuss and prioritize the requirements for a Village Hall, with possible actions to include brainstorming on additional options, walking through the downtown to review potential locations, and itemizing potential options to pursue, **with the date for this workshop to be determined no later than the end of the May 12, 2008 Council meeting**. After Council has met in a workshop, the Facilities Committee will further investigate the currently open requests for more information about properties within the Village which could potentially be used for a Village Hall, solicit and collect ideas of possible sites and available information from Council members, Downtown Development Authority, and Citizens and explore other opportunities for a permanent Village Hall and possible additional uses (Fire Station, Police Station, etc.), combined uses, or integration with other Village assets.

The Village of Dexter

Washtenaw County Michigan

[Government](#)

[Community](#)

[Services](#)

[Downtown](#)

[Business](#)

[Reference Desk](#)



Welcome to the Village of Dexter!

8140 Main Street

Dexter, Michigan 48130

Telephone: (734) 426-8303

Facsimile: (734) 426-5614

Official Website of the Village of Dexter

Please join us for "Stepping into Cityhood", a town hall meeting to be held on June 19th from 7:00 - 9:00 p.m. at the Dexter Senior Center.



View the Main Street Bridge construction webcam!

Spring Clean-Up Day is May 9th. Click [here](#) for information.

The Village Offices will be closed on Monday May 26th for Memorial Day.

[Village Calendar](#)

[Village Taxes](#)

Join the Village [email list](#) to get up to the minute information on Village activities!

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00031660

**Resolution 2008-14 to Terminate Negotiations Regarding the Letter of Intent to
the Dexter District Library and Planned Actions Associated with the Future
Location of a Village Hall and Office Space for the Village of Dexter**

At a regular meeting of the Village Council of the Village of Dexter, Michigan, held at the Dexter Senior Center on April 28, 2008;

The following resolution was offered by Village Council Member Semifero, and was supported by Council Member Carson.

WHEREAS, the Dexter Village Council, at the April 14, 2008, meeting passed a motion to issue a Letter of Intent to the Dexter District Library to purchase the current library building at 8040 Fourth Street for \$435,000, and,

WHEREAS, the current library building does not meet the requirements as outlined in the past in workshops and meetings of the Village Council for a Village Hall and offices, specifically not being located in the downtown (defined as the Central Business District and Village Commercial zoning areas) and not providing a long term solution for the Village Hall, and the overall cost to renovate the current library building has only been estimated and ultimate costs are unknown, and,

WHEREAS, sufficient time has not been taken to evaluate all possibilities for a potential Village Hall including questions relating to sites, uses, and other possibilities such as potential cooperation with other government entities on municipal buildings or integration with other Village assets, and,

WHEREAS, other sites have been identified for consideration which also do not meet the requirements as previously determined by the Village Council, such as the Schulz Building project to be built on Jeffords which would not allow ownership by the Village but would be a condominium requiring joint ownership of the building with other parties, and,

WHEREAS, the Village Council met on April 7, 2008, to begin the process of further defining next steps in determining a location for a Village Hall and offices but did not complete that process including considering additional options for a Village Hall or possible additional locations which meet all requirements established by the Village Council in the past and there has been unnecessary haste in making this far reaching decision, and,

WHEREAS, the Facilities Committee was formed, in part, to investigate possible Village Hall locations and options and make recommendations to the Village Council and a recommendation on the current library building was not received prior to the Village Council acting on the motion to issue a Letter of Intent, and,

WHEREAS, additional input from the community is always useful and may yield possibilities not considered previously by the Village Council and the Facilities Committee,

THEREFORE, BE IT RESOLVED, that the Village Council terminates the negotiations regarding the Letter of Intent to purchase the current library building at 8040 Fourth Street for \$435,000 to the Dexter District Library, which was approved by Council at the April 14, 2008, meeting, and,

BE IT FURTHER RESOLVED, that the Village Council formally declines the option to purchase future office space from the owners of the Schulz Building project, as the purchase would require the Village to not solely own the office space but be part of a condominium requiring joint ownership with other parties, and a copy of this resolution shall be delivered to the owners of the Schulz Building project and a copy attached to the agreement approved by Council at the March 10, 2008, Council meeting, and,

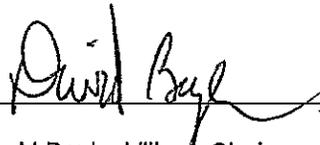
BE IT FURTHER RESOLVED, that the Village Council will determine a date and time for a workshop for the Council to discuss and prioritize the requirements for a Village Hall, with possible actions to include brainstorming on additional options, walking through the downtown to review potential locations, and itemizing potential options to pursue, with the date for this workshop to be determined no later than the end of the May 12 Council meeting, and,

BE IT FURTHER RESOLVED, that after the Village Council has met in a workshop, the Facilities Committee will further investigate the currently open requests for more information about properties within the Village which could potentially be used for a Village Hall, solicit and collect ideas of possible sites and available information from Council members, Downtown Development Authority, and Citizens, and explore other opportunities for a permanent Village Hall and possible additional uses (Fire Station, Police Station, etc.), combined uses, or integration with other Village assets.

AYES: Carson, Smith, Fisher, Semifero, Keough

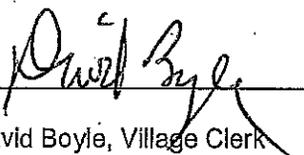
NAYS: Cousins, Tell

RESOLUTION DECLARED ADOPTED THIS 28TH DAY OF APRIL, 2008.



David Boyle, 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 28th day of April, 2008.



David Boyle, Village Clerk

Donna Dettling

From: Keough, Shawn [SKEOUGH@WadeTrim.com]
Sent: Wednesday, May 07, 2008 12:17 PM
To: Donna Dettling
Cc: Courtney Nicholls
Subject: Village President Report for May 12th Agenda Packet

Hello everyone,

Here is my written update of activities:

Activities since April 28th Village Council meeting:

April 30, 2008 - Informally (not planned) met with a couple of Third Street residents regarding trees that were removed to complete the construction activities. I have been working with Allison (who will be contacting the Tree Board) and Donna D regarding replanting of some new trees along the areas where we had to take some down to complete the project.

May 1, 2008 - I have been trading email messages and a voicemail with Tom Covert regarding his interest in joining the DDA. I invited Tom to come introduce himself to the DDA at the May 8, 2008 meeting. I think Tom's background would be a good addition to the Board.

May 6, 2008 - met with John I. and Donna Dettling regarding "how do we get started if we are interested in burying underground utility poles along Jeffords?"

May 7, 2008 - spoke with Kim Covert regarding her interest in joining the Parks Commission - she seems very qualified and has a lot of ideas about parks and recreation to share. I anticipate that a nomination to the parks commission will be on the May 27th agenda.

Future activities:

May 8, 2008 - Meeting with Joe Schultz (with Dan O'Haver, Donna Dettling and attorneys) to finalize development agreement and purchase agreement

May 8, 2008 - DDA meeting at the Senior Center

May 10, 2008 - Meet at Webster Twp with Dexter, Dexter Twp and Webster Twp and Wash Co. Sherriff Department regarding police services

May 13, 2008 - trying to keep this date open to go to Wayland with the Chamber of Commerce

May 26, 2008 - Memorial Day Parade

May 27, 2008 (Tuesday) - Village Council Meeting

June 9, 2008 - Village Council Meeting

June 19, 2008 - Townhall Meeting

As always, please contact me with any questions,

Shawn Keough

VENDOR APPROVAL SUMMARY REPORT

Date: 05/07/2008

Time: 1:52pm

Page: 1

Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ALEXANDER CHEMICAL CORPORATION	ALEXANDER	DEPOSIT FEES	1,851.00	0.00
AMERICAN WATER WORKS ASS,MICH.	AWWA	MEMBERSHIP	150.00	0.00
ANN ARBOR LANDSCAPING INC.	AA LANDSCA	2008 SPRING PLANTING	9,300.00	0.00
ARBOR SPRINGS WATER CO.INC	ARBOR SPRI	WATER-VILLAGE OFFICE	11.50	0.00
ASS. F PUBLIC TREASURES US & C	APT US&C	CONFERENCE	385.00	0.00
BEST BLOCK COMPANY	BEST BLOCK	LIMESTONE	42.00	0.00
ALLISON BISHOP	MENARD/ALL	EXPENSE REPORT	25.25	0.00
BS&A SOFTWARE	BS&A SOFTW	EQUALIZER INTERNET SERVICES	2,000.00	0.00
CARDINAL GARDENS	CARDINAL	GENERAL GROUNDS WORK	2,265.00	0.00
CARRIER & GABLE, INC.	CARRIER	LAMPS	2.75	0.00
CINTAS CORPORATION	CINTAS	VILLAGE OFFICES	910.74	0.00
COACHS CATASTROPHE CLEANING	COACHS CA	COFERR/WATER	1,059.92	0.00
COMFORT ZONE MECHANICAL	COMFORT ZO	QUARTERLY MAINT. FIRE DEPT	310.07	0.00
CORRIGAN OIL COMPANY	CORRIGAN O	DIESEL	2,825.92	0.00
CULLIGAN WATER CONDITIONING	CULLIGAN	LOST PYMT FOR INV. 19166471	167.92	0.00
DEXTER CARDS & GIFTS SHOP	DEX CARDS	WWTP-OFFICE SUPPLIES	11.25	0.00
DEXTER COMMUNITY EDUCATION	DEX EDUCAT	CAPT/DART 3-17-08	126.00	0.00
DEXTER MILL	DEX MILL	CONTRACTORS MIX 50#	108.85	0.00
DEXTER PHARMACY	DEX PHARMA	SHIPPING UPS 545 4-1-08	10.00	0.00
DEXTER SENIOR CITIZENS CENTER	DEX SENIOR	RENT COUNCIL & DDA MEETINGS	1,200.00	0.00
DORNBOS SIGN & SAFFEY INC.	DORNBOS	SIGNS	116.96	0.00
ETNA SUPPLY CO	ETNA SUPPL	SENSUS MTRS	2,786.30	0.00
FIFTH STREET DENTAL CARE	FIFTH STRE	PATIENT: TODD & DIANE VIEBAHN	236.50	0.00
FMG CONCRETE CUTTING, INC.	FMG CONCRE	SLAB SAW CUTTING	225.00	0.00
GRAINGER	GRAING	SLING HARDWARE WEB	114.44	0.00
HACKNEY HARDWARE	HACKNEY	OFFICE	854.12	0.00
HERITAGE NEWSPAPERS	HERITAGE N	LIGHTING	342.00	0.00
JEFFREY BURSTEIN, D.D.S.	BURNSTEIN	PATIENT: MATTHEW SHERRY	35.50	0.00
JOHN'S SANITATION	JOHNS SAN	PARKS	375.00	0.00
JOHNSON SIGN COMPANY, INC.	JOHNSON SI	COLLARS	360.00	0.00
KEMIRA WATER SOLUTIONS INC	KEMIRA	FERRIC CHLORIDE	3,040.50	0.00
KENCO, INC.	COUNTRY MA	CALGON	3.70	0.00
KENNEDY INDUSTRIES, INC.	KENNEDY IN	SEERVICIE/PARTS	2,330.25	0.00
LESSORS WELDING SUPPLY	LESSORS	RENTAL	17.00	0.00
EDWARD A. LOBDELL	LOBDELL/ED	TRAVEL & MILEAGE	83.42	0.00
LOWE'S BUSINESS ACCOUNT	LOWE S	FRAMING	106.48	0.00
MCI	MCI	LONG DISTANCE	13.26	0.00
MCNAUGHTON-MCKAY	MCNAUGHTON	PRODUCT	119.70	0.00
METRO ENVIROMENTAL SERVICES	METRO ENVI	EMERGENCY VACTOR SERVICE	1,696.25	0.00
METROPOLITAN TITLE CO	METRO TITL	WORK FEE	500.00	0.00
MICHIGAN WATERWORKS	MICH WATER	6 INCH VALVE	3,000.00	0.00
NORTH CENTRAL LABORATORIES	NCL	CHEMICALS	178.94	0.00
ORCHARD, HILTZ & MCCLIMENT INC	OHM	#0130-08-0011	34,794.00	0.00
PARTS PEDDLER AUTO SUPPLY	PARTS PEDD	DPW	258.38	0.00
RADTKE TRUCKING, LLC	ROY R	SAND	1,140.00	0.00
REDSTONE ARCHITECTS INC	REDSTONE	SPACE PLANNING	335.53	0.00
RONALD A. MEYER ELECTRIC, INC.	RON MEYER	STREET LIGHTING	810.00	0.00
SHULTS EQUIPMENT, INC.	SHULTS EQU	PLOW BOLT	824.88	0.00
UIS PROGRAMMABLE SERVICES INC	UIS PROGRA	INSTALL BATTERY	252.37	0.00
UNIQUE PAVING MATERIALS	UN	#2 BULK	271.70	0.00
US BANK CORPORATE TRUST	US	GEN OBLIGATION BONDS	300.00	0.00
WASHTENAW COUNTY ROAD	W CTY ROAD	7/1/07-2/29/08	52,392.51	0.00
WASHTENAW COUNTY TREASURER	W CTY TREA	LAW ENFORCEMENT	34,125.00	0.00
Grand Total:			164,802.86	0.00

INVOICE APPROVAL LIST BY FUND

Date: 05/07/2008
 Time: 2:12pm
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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: General Fund						
Dept: Village Council						
101-101.000-802.000	Profession	ORCHARD, HILTZ & MCCLIMENT INC #0130-07-0061	0	121498	05/07/2008	8,622.00
101-101.000-802.000	Profession	REDSTONE ARCHITECTS INC SPACE PLANNING	0	7679	05/07/2008	335.53
101-101.000-943.000	Council Ch	DEKTER SENIOR CITIZENS CENTER RENT COUNCIL & DDA MEETINGS	0	05-06-08	05/06/2008	150.00
101-101.000-955.000	Miscellaneous	DEKTER COMMUNITY EDUCATION CAPT/DART 3-17-08	0	08-000120	05/06/2008	36.00
Total Village Council						9,143.53
Dept: Village Clerk						
101-215.000-901.000	Printing &	HERITAGE NEWSPAPERS COUNCIL	0	1930328	05/07/2008	148.50
101-215.000-901.000	Printing &	HERITAGE NEWSPAPERS SPACE ASSOC	0		05/07/2008	36.00
Total Village Clerk						184.50
Dept: Village Treasurer						
101-253.000-721.000	Health & L	JEFFREY BURSTEIN, D.D.S. PATIENT: MATTHEW SHERRY	0	5/5/08	05/05/2008	35.50
101-253.000-902.000	Tax Bill P	BS&A SOFTWARE EQUALIZER INTERNET SERVICES	0	053104	05/05/2008	2,000.00
101-253.000-960.000	Education	ASS. F PUBLIC TREASURES US & C CONFERENCE	0	05/05/08	05/05/2008	385.00
Total Village Treasurer						2,420.50
Dept: Buildings & Grounds						
101-265.000-727.000	Office Sup	HACKNEY HARDWARE OFFICE	0	797336	05/06/2008	47.73
101-265.000-727.000	Office Sup	HACKNEY HARDWARE OFFICE	0	796612	05/06/2008	7.99
101-265.000-727.000	Office Sup	HACKNEY HARDWARE OFFICE	0	796740	05/06/2008	3.58
101-265.000-727.000	Office Sup	HACKNEY HARDWARE OFFICE	0	797260	05/06/2008	5.96
101-265.000-935.000	Bldg Maint	CINTAS CORPORATION VILLAGE OFFICES	0	300753213	05/05/2008	46.82
101-265.000-935.000	Bldg Maint	CINTAS CORPORATION VILLAGE OFFICES	0	300764508	05/05/2008	46.82
101-265.000-955.000	Miscellaneous	ARBOR SPRINGS WATER CO.INC WATER-VILLAGE OFFICE	0	1033362	05/05/2008	11.50
Total Buildings & Grounds						170.40
Dept: Village Tree Program						
101-285.000-731.001	Trees	ANN ARBOR LANDSCAPING INC. REPLACEMENT STREET TREES	0	3760	05/05/2008	3,950.00
101-285.000-731.001	Trees	ANN ARBOR LANDSCAPING INC. COMMUNITY PARK-ARBOR DAY	0	3754	05/05/2008	1,375.00
101-285.000-731.001	Trees	ANN ARBOR LANDSCAPING INC. 2008 SPRING PLANTING	0	3752	05/05/2008	925.00
101-285.000-731.003	Trees for	ANN ARBOR LANDSCAPING INC. COMMUNITY PARK-ARBOR DAY	0	3754	05/05/2008	1,800.00
Total Village Tree Program						8,050.00
Dept: Law Enforcement						
101-301.000-803.000	Contracted	WASHTENAW COUNTY TREASURER LAW ENFORCEMENT	0	16065	05/07/2008	34,125.00
Total Law Enforcement						34,125.00
Dept: Fire Department						
101-336.000-935.000	Bldg Maint	COMFORT ZONE MECHANICAL QUARTERLY MAINT. FIRE DEPT	0	43290	05/06/2008	310.07
101-336.000-935.000	Bldg Maint	HACKNEY HARDWARE SUPPLIES FOR PICNIC TABLES	0	796110	05/06/2008	75.77
101-336.000-935.000	Bldg Maint	HACKNEY HARDWARE PARTS FOR TABLES	0	796214	05/06/2008	2.04
101-336.000-935.000	Bldg Maint	HACKNEY HARDWARE FIRE DEPT	0	796929	05/06/2008	143.46
Total Fire Department						531.34

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
			Abbrev	Invoice Description				
Fund: General Fund								
Dept: Planning Department								
101-400.000-861.000	Travel & M			ALLISON BISHOP	0		05/06/2008	25.25
				EXPENSE REPORT		05/06/08		
101-400.000-901.000	Printing &			HERITAGE NEWSPAPERS	0		05/07/2008	108.00
				LIGHTING		1931549		
Total Planning Department								133.25
Dept: Department of Public Works								
101-441.000-721.000	Health & L			FIFTH STREET DENTAL CARE	0		05/06/2008	84.00
				PATIENT: TODD & DIANE VIEBAHN		5/6		
101-441.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	47.97
				DPW		797271		
101-441.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	13.47
				DPW		797276		
101-441.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	17.98
				DPW		797305		
101-441.000-740.000	Operating			LESSORS WELDING SUPPLY	0		05/06/2008	17.00
				RENTAL		167621		
101-441.000-740.000	Operating			PARTS PEDDLER AUTO SUPPLY	0		05/06/2008	7.89
				wrench		376561		
101-441.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	48.44
				DPW SUPPLIES		796019		
101-441.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	27.18
				DPW SUPPLIES		796048		
101-441.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	17.49
				DPW		796681		
101-441.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	3.79
				DPW		DPW		
101-441.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	4.49
				DPW		K96918		
101-441.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	13.49
				DPW		796921		
101-441.000-745.000	Uniform Al			CINTAS CORPORATION	0		05/06/2008	67.95
				DPW		300750351		
101-441.000-745.000	Uniform Al			CINTAS CORPORATION	0		05/06/2008	98.95
				DPW		300755985		
101-441.000-745.000	Uniform Al			CINTAS CORPORATION	0		05/06/2008	67.95
				DPW		300761660		
101-441.000-745.000	Uniform Al			CINTAS CORPORATION	0		05/06/2008	98.95
				DPW		300767249		
101-441.000-745.000	Uniform Al			CINTAS CORPORATION	0		05/06/2008	67.95
				DPW		300772805		
101-441.000-751.000	Gasoline &			CORRIGAN OIL COMPANY	0		05/06/2008	540.64
				DIESEL		5191172		
101-441.000-751.000	Gasoline &			CORRIGAN OIL COMPANY	0		05/06/2008	451.08
				DIESEL		5195762		
101-441.000-901.000	Printing &			HERITAGE NEWSPAPERS	0		05/07/2008	49.50
				SPRING CLEAN UP				
101-441.000-937.000	Equip Main			PARTS PEDDLER AUTO SUPPLY	0		05/06/2008	24.68
				filter		376439		
101-441.000-937.000	Equip Main			GRAINGER	0		05/06/2008	114.44
				SLING HARDWARE WEB		9621535005		
101-441.000-937.000	Equip Main			HACKNEY HARDWARE	0		05/06/2008	8.36
				DPW		796084		
Total Department of Public Works								1,893.64
Dept: Downtown Public Works								
101-442.000-740.000	Operating			DORNBOS SIGN & SAFTEY INC.	0		05/06/2008	116.96
				SIGNS		40685		
101-442.000-740.000	Operating			HACKNEY HARDWARE	0		05/06/2008	32.22
				DPW		797100		
101-442.000-802.000	Profession			CARDINAL GARDENS	0		05/05/2008	2,265.00
				GENERAL GROUNDS WORK		518		
101-442.000-802.000	Profession			RONALD A. MEYER ELECTRIC, INC.	0		05/07/2008	810.00
				STREET LIGHTING		9841B		
101-442.000-802.000	Profession			CARRIER & GABLE, INC.	0		05/06/2008	2.75
				LAMPS		221883		
101-442.000-802.000	Profession			DEXTER SENIOR CITIZENS CENTER	0		05/06/2008	50.00
				RENT COUNCIL & DDA MEETINGS		05-06-08		
Total Downtown Public Works								3,276.93

INVOICE APPROVAL LIST BY FUND

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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: General Fund						
Dept: Engineering 101-447.000-830.000	Engineerin	ORCHARD, HILTZ & MCCLIMENT INC #0130-08-0011	0	121505	05/07/2008	421.00

				Total Engineering		421.00
Dept: Solid Waste 101-528.000-740.000	Operating	LOWE'S BUSINESS ACCOUNT FRAMING	0	05/06/08	05/06/2008	106.48
101-528.000-740.000	Operating	HACKNEY HARDWARE DPW	0	796654	05/06/2008	11.99

				Total Solid Waste		118.47
Dept: Parks & Recreation 101-751.000-740.000	Operating	HACKNEY HARDWARE DPW	0	797301	05/06/2008	9.97
101-751.000-740.000	Operating	DEXTER MILL CONTRACTORS MIX 50#	0	65916	05/06/2008	67.85
101-751.000-740.000	Operating	HACKNEY HARDWARE DPW-FILE	0	796593	05/06/2008	4.99
101-751.000-740.000	Operating	HACKNEY HARDWARE DPW	0	797138	05/06/2008	25.94
101-751.000-944.000	Portable T	JOHN'S SANITATION PARKS	0	25247	05/06/2008	375.00
101-751.000-977.000	Equipment	JOHNSON SIGN COMPANY, INC. COLLARS	0	11978	05/06/2008	360.00
101-751.000-977.000	Equipment	DEXTER COMMUNITY EDUCATION MILL POND PK MEETING 3-25-08	0	08-000153	05/06/2008	90.00

				Total Parks & Recreation		933.75
Dept: Contributions 101-875.000-965.003	Senior	DEXTER SENIOR CITIZENS CENTER ANNUAL CONTRIBUTION	0	05/07/08	05/07/2008	1,000.00

				Total Contributions		1,000.00
Dept: Capital Improvements CIP 101-901.000-974.005	CIP Well F	ORCHARD, HILTZ & MCCLIMENT INC #0130-07-0121	0	#121502	05/07/2008	2,940.50
101-901.000-974.008	Millcreek	METROPOLITAN TITLE CO WORK FEE	0	31175816	05/06/2008	500.00

				Total Capital Improvements CIP		3,440.50

				Fund Total		65,842.81
Fund: Major Streets Fund						
Dept: Contracted Road Construction 202-451.000-974.000	CIP Capita	ORCHARD, HILTZ & MCCLIMENT INC #0130-08-0011	0	121505	05/07/2008	1,301.50
202-451.000-974.007	Washtenaw	ORCHARD, HILTZ & MCCLIMENT INC #0130-08-0011	0	121505	05/07/2008	490.00
202-451.000-974.007	Washtenaw	WASHTENAW COUNTY ROAD 7/1/07-2/29/08	0	460-008-693-04	05/07/2008	52,392.51

				Total Contracted Road Construction		54,184.01
Dept: Routine Maintenance 202-463.000-740.000	Operating	RADTKE TRUCKING, LLC SAND	0	05/07/08	05/07/2008	1,140.00
202-463.000-740.000	Operating	UNIQUE PAVING MATERIALS UPM #2 BULK	0	185130	05/07/2008	135.85
202-463.000-740.000	Operating	UNIQUE PAVING MATERIALS #2 BULK	0	185129	05/07/2008	135.85
202-463.000-740.000	Operating	BEST BLOCK COMPANY LIMESTONE	0	0424571	05/06/2008	42.00

				Total Routine Maintenance		1,453.70
Dept: Traffic Services 202-474.000-740.000	Operating	MCNAUGHTON-MCKAY PRODUCT	0	9772183-00	05/06/2008	119.70

				Total Traffic Services		119.70

INVOICE APPROVAL LIST BY FUND

Date: 05/07/2008
 Time: 2:12pm
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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: Major Streets Fund						Fund Total 55,757.41
Fund: Local Streets Fund						
Dept: Contracted Road Construction						
203-451.000-970.000	Capital In	ORCHARD, HILTZ & MCCLIMENT INC #0130-07-0074	0	121499	05/07/2008	7,793.25
203-451.000-970.000	Capital In	ORCHARD, HILTZ & MCCLIMENT INC #0130-08-0011	0	121505	05/07/2008	343.00
Total Contracted Road Construction						8,136.25
Dept: Winter Maintenance						
203-478.000-740.000	Operating	SHULTS EQUIPMENT, INC. PLOW BOLT	0	0023111	05/07/2008	824.88
Total Winter Maintenance						824.88
Fund Total						8,961.13
Fund: Streetscape Debt Service Fund						
Dept: Streetscape						
303-570.000-996.005	Streetscap	US BANK CORPORATE TRUST SPEC ASSESSMENT BONDS	0	2137094	05/07/2008	150.00
Total Streetscape						150.00
Fund Total						150.00
Fund: Equipment Replacement Fund						
Dept: Department of Public Works						
402-441.000-939.000	Vehicle Ma	PARTS PEDDLER AUTO SUPPLY DEW	0	378163	05/07/2008	91.49
Total Department of Public Works						91.49
Fund Total						91.49
Fund: Sewer Enterprise Fund						
Dept: Sewer Utilities Department						
590-548.000-721.000	Health & L	FIFTH STREET DENTAL CARE PATIENT: TRACY SCHLAF	0	5/6/08	05/06/2008	152.50
590-548.000-740.000	Operating	HACKNEY HARDWARE	0	796020	05/06/2008	12.99
590-548.000-740.000	Operating	WWTP-GLOVE DRIVER	0	796124	05/06/2008	5.98
590-548.000-740.000	Operating	HACKNEY HARDWARE	0	796324	05/06/2008	7.77
590-548.000-740.000	Operating	WWTP-FREEZER BAGS	0	797182	05/06/2008	27.98
590-548.000-740.000	Operating	HACKNEY HARDWARE	0	2063912	05/06/2008	3,040.50
590-548.000-742.000	Chem Plant	KEMIRA WATER SOLUTIONS INC FERRIC CHLORIDE	0	0395964	05/06/2008	1,313.00
590-548.000-742.000	Chem Plant	ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	0395965	05/06/2008	-440.00
590-548.000-742.000	Chem Plant	ALEXANDER CHEMICAL CORPORATION DEPOSIT FEE	0	0395318	05/06/2008	1,498.00
590-548.000-742.000	Chem Plant	ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	0395319	05/06/2008	-520.00
590-548.000-743.000	Chem Lab	KENCO, INC. CALGON	0	103216	05/06/2008	3.70
590-548.000-743.000	Chem Lab	NORTH CENTRAL LABORATORIES CHEMICALS	0	234183	05/07/2008	178.94
590-548.000-743.000	Chem Lab	CULLIGAN WATER CONDITIONING LOST PYMT FOR INV. 19166471	0	20228246	05/06/2008	167.92
590-548.000-743.000	Chem Lab	DEXTER MILL DAN WAITZ STUFF ONLY	0	62983	05/06/2008	8.00
590-548.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300750352	05/06/2008	43.07
590-548.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300755986	05/06/2008	43.07

INVOICE APPROVAL LIST BY FUND

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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: Sewer Enterprise Fund						
Dept: Sewer Utilities Department						
590-548.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300761661	05/06/2008	43.07
590-548.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300767250	05/06/2008	43.07
590-548.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300772806	05/06/2008	43.07
590-548.000-751.000	Gasoline &	CORRIGAN OIL COMPANY NO LEAD	0	5191173	05/06/2008	814.61
590-548.000-751.000	Gasoline &	CORRIGAN OIL COMPANY NO LEAD	0	5195763	05/06/2008	1,019.59
590-548.000-802.000	Profession	KENNEDY INDUSTRIES, INC. SERVICE /LABOR	0	506713	05/06/2008	938.25
590-548.000-802.000	Profession	KENNEDY INDUSTRIES, INC. SEERVICIE/PARTS	0	506604	05/06/2008	1,392.00
590-548.000-802.000	Profession	METRO ENVIRONMENTAL SERVICES EMERGENCY VACTOR SERVICE	0	37378	05/06/2008	1,696.25
590-548.000-802.000	Profession	ORCHARD, HILTZ & MCCLIMENT INC #0130-08-0031	0	121506	05/07/2008	2,633.00
590-548.000-802.000	Profession	UIS PROGRAMMABLE SERVICES INC INSTALL BATTERY	0	530332436	05/07/2008	252.37
590-548.000-802.000	Profession	COACHS CATASTROPHE CLEANING COFERR/WATER	0	022386	05/06/2008	1,059.92
590-548.000-824.000	Testing &	DEXTER PHARMACY SHIPPING UPS 545 4-1-08	0	05/06/2008	05/06/2008	10.00
590-548.000-920.001	Telephones	MCI LONG DISTANCE	0		05/06/2008	13.26
590-548.000-937.000	Equip Main	PARTS PEDDLER AUTO SUPPLY super belt	0	376240	05/06/2008	134.32
590-548.000-958.000	Membership	AMERICAN WATER WORKS ASS,MICH. MEMBERSHIP	0	2000638878	05/06/2008	150.00
Total Sewer Utilities Department						15,786.20
Dept: Capital Improvements CIP						
590-901.000-974.000	CIP Capita	ORCHARD, HILTZ & MCCLIMENT INC #0130-07-0091	0	121500	05/07/2008	4,194.00
590-901.000-974.000	CIP Capita	ORCHARD, HILTZ & MCCLIMENT INC #0130-08-0011	0	121505	05/07/2008	815.50
Total Capital Improvements CIP						5,009.50
Fund Total						20,795.70
Fund: Water Enterprise Fund						
Dept: Water Utilities Department						
591-556.000-740.000	Operating	DEXTER CARDS & GIFTS SHOP WWTP-OFFICE SUPPLIES	0	1208	05/06/2008	11.25
591-556.000-740.000	Operating	DEXTER MILL 6#RR PICK	0	63205	05/06/2008	33.00
591-556.000-740.000	Operating	HACKNEY HARDWARE BATTERY PK	0	796018	05/06/2008	89.99
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP- SUPPLIES	0	796059	05/06/2008	16.06
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP-SUPPLIES	0	796062	05/06/2008	6.97
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP	0	796085	05/06/2008	1.79
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP-TOOLS	0	796117	05/06/2008	27.99
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP-TOOLS	0	796125	05/06/2008	18.23
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP-SUPPLIES	0	796130	05/06/2008	0.99
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP-TOOLS	0	796151	05/06/2008	6.58
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP BULB	0	796322	05/06/2008	6.58
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP	0	796683	05/06/2008	6.99
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP	0	797070	05/06/2008	13.99

INVOICE APPROVAL LIST BY FUND

Date: 05/07/2008
 Time: 2:12pm
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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: Water Enterprise Fund						
Dept: Water Utilities Department						
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP	0	797071	05/06/2008	1.99
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP	0	797083	05/06/2008	2.99
591-556.000-740.000	Operating	HACKNEY HARDWARE WWTP	0	797147	05/06/2008	23.96
591-556.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300750352	05/06/2008	40.00
591-556.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300755986	05/06/2008	40.00
591-556.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300761661	05/06/2008	40.00
591-556.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300767250	05/06/2008	40.00
591-556.000-745.000	Uniform Al	CINTAS CORPORATION WWTP	0	300772806	05/06/2008	40.00
591-556.000-802.000	Profession	MICHIGAN WATERWORKS 6 INCH VALVE	0	362	05/06/2008	3,000.00
591-556.000-802.000	Profession	FMG CONCRETE CUTTING, INC. SLAB SAW CUTTING	0	230877	05/06/2008	225.00
591-556.000-861.000	Travel & M	EDWARD A. LOBDELL TRAVEL & MILEAGE	0	05/06/08	05/06/2008	83.42
591-556.000-961.000	Wellhead P	ORCHARD, HILTZ & MCCLIMENT INC #0130-08-0011	0	121505	05/07/2008	208.00
591-556.000-977.000	Equipment	ETNA SUPPLY CO SENSUS MTRS	0	1530935	05/06/2008	2,786.30
					Total Water Utilities Department	6,772.07
Dept: Long-Term Debt						
591-850.000-992.000	Bond Fees	US BANK CORPORATE TRUST GEN OBLIGATION BONDS	0	2137095	05/07/2008	150.00
					Total Long-Term Debt	150.00
Dept: Capital Improvements CIP						
591-901.000-974.000	CIP Capita	ORCHARD, HILTZ & MCCLIMENT INC #0130-07-0101	0	#121501	05/07/2008	922.75
591-901.000-974.000	CIP Capita	ORCHARD, HILTZ & MCCLIMENT INC #0130-08-0011	0	121505	05/07/2008	343.00
					Total Capital Improvements CIP	1,265.75
					Fund Total	8,187.82
Fund: Trust & Agency Fund						
Dept: Assets, Liabilities & Revenue						
701-000.000-253.043	Dexter Dis	ORCHARD, HILTZ & MCCLIMENT INC PROJECT #0130-06-1043	0	121495	05/07/2008	309.00
701-000.000-253.048	Dexter Ret	ORCHARD, HILTZ & MCCLIMENT INC #0130-06-1052	0	121496	05/07/2008	1,998.75
701-000.000-253.048	Dexter Ret	ORCHARD, HILTZ & MCCLIMENT INC #0130-06-1053	0	121497	05/07/2008	667.50
701-000.000-253.050	Dexter Fit	ORCHARD, HILTZ & MCCLIMENT INC #0130-06-1053	0	121503	05/07/2008	385.75
701-000.000-253.051	Schulz Dev	ORCHARD, HILTZ & MCCLIMENT INC #0130-07-1011	0	121504	05/07/2008	405.50
701-000.000-255.000	Cust Depos	ANN ARBOR LANDSCAPING INC. 2008 SPRING PLANTING	0	3752	05/05/2008	1,250.00
					Total Assets, Liabilities & Revenue	5,016.50
					Fund Total	5,016.50
					Grand Total	164,802.86

ITEM K-1**Donna Dettling**

From: Berkholz, Aaron [berkholza@wcroads.org]
Sent: Monday, May 05, 2008 1:15 PM
To: lallmendinger@sbcglobal.net
Cc: Cooper, Val; Donna Dettling
Subject: Dexter Main Street Bridge over Mill Creek - 5/09/08 update

The work is progressing well. We completed the "pre-stage" portion of the project last week, and two-way traffic was shifted to the pond side of the bridge on April 29. The E.T. MacKenzie crew started the removing the Fire Department side of the old bridge on April 30. This included the removal of the old sidewalk (which had been closed many years ago) and bridge railing.

The crew has removed part of the old deck on the west end (Mill Creek Sports) of the bridge. This has allowed them an opening to get under the old concrete deck. Plywood "false decking" is being placed under the old deck. This plywood will catch debris as the deck is demolished, to avoid (as much as possible) debris falling into the creek below.

We have placed a few vertical steel sheets (you'll see them when you get on the site); these sheets are the beginning of the "cofferdam" enclosure. When completed, this steel sheet enclosure will allow the work on the new bridge foundation. More steel sheets will be driven later this week.

It is still the intent to begin the removal of the dam in June.

A webcam is being set up for interested parties to check out the bridge construction. The Village of Dexter worked with Washtenaw County, and a link will be on the Village website (www.villageofdexter.org) in the near future.

I'll follow up with a phone call now. Just wanted to get you a few of the details in writing.

Thanks,

Aaron

Aaron L. Berkholz, P.E.
Construction Supervisor
Washtenaw County Road Commission
berkholza@wcroads.org

AGENDA 5-12-08

ITEM K-2

cnicholls@villageofdexter.org

VILLAGE OF DEXTER

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: May 12, 2008
Re: Town Hall Meeting Update

In accordance with the town hall meeting publicity plan notification of the town hall meeting was placed on the front page of the Village website on May 1st. Allison also added it to the online Village Calendar.

The printing company the Village uses for the newsletter is in the process of printing postcards that will be mailed to residents as a reminder the week of May 27th. The postcard will be @ 4" x 5" and on colored paper.

The meeting information will also be on the water bills that are mailed out May 15. This should be more effective advertising for this town hall meeting, as the bills will be due on June 16, three days before the meeting.

AGENDA ~~4-28-08~~ 5-12-08

ITEM L-2-K-3

April 22, 2008

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

Postponed

OHM

Engineering Advisors

5-12-08

Attention: Ms. Donna Dettling
Village Manager

Regarding: Village of Dexter
Boundary Survey of the Village of Dexter
Proposal for Survey Services – Steps 3 and 4

Dear Ms. Dettling:

Orchard, Hiltz & McCliment, Inc. (OHM) is pleased to submit this proposal for providing survey services for the purposes of establishing a drawing and description of the Village boundary in order that the Village can apply for City designation.

PROJECT UNDERSTANDING

The Village of Dexter wishes to apply to the State Boundary Commission to become a City. As part of the application, the State Boundary Commission requires that the Village accurately identify the boundary of the Village with a drawing (Part I of the application) and a description (Part III of the application).

Following several communications with the State Boundary Commission, OHM previously identified six steps to provide the Village with an accurate boundary drawing and description that meets the requirements of the State Boundary Commission. The seventh step noted that new property irons would need to be set for the Village boundary should the Village become a City. The Village authorized a Scope for Survey Services dated January 17, 2008 to complete Steps 1 and 2.

OHM provided a memo to the Village with the results of Steps 1 and 2. To summarize, OHM plotted the seventeen parcel descriptions (dated from the original platting of the Village to present) for the Village of Dexter provided by the Office of the Great Seal. We also obtained the tax descriptions for the parcels within the adjacent townships that share a boundary with the Village of Dexter (approximately 45 parcels), and plotted those on the map with the Village parcels.

The work completed as part of Steps 1 and 2 provided OHM with the information about the Village boundary that we expected to discover. Some of the parcel descriptions can be utilized "as is", while other parcel descriptions need to be supplemented with additional research or field measurements. We are confident of the descriptions of the plotted parcels that lie along the section lines. These parcels have descriptions that can be easily incorporated into the Village boundary description.

However, OHM also identified areas of inconsistencies that need to be resolved to develop an accurate boundary description. While many of the parcels were able to be plotted, the difficulty came when fitting the parcels together. Rarely, did common points, such as a section or property corner, exist between several parcels. Because of this, the plotted parcels were fit together using aerial photos and existing tax maps. When this was done, areas of overlaps or gaps were identified – specifically near Westridge, Walkabout Creek Apts, and the commercial areas along Huron River Drive.

Also, some parcels were not able to be plotted based on the description alone because the parcel description referred to a natural and/or existing feature around the Village, such as the "westerly bank of Mill Creek," the railroad right-of-way, road right-of-way, etc. For the Village boundary, a survey

description needs to be applied to those natural and existing features. As part of completing Steps 1 and 2, these natural and existing features were drawn on the map using aerial drawings for illustrative purposes. However, this is not accurate enough for the State Boundary Commission.

To continue to develop the Village boundary description and resolve the inconsistencies identified during Steps 1 and 2, the following steps need to be completed, previously noted as Steps 3 and 4:

3. Locate critical property controlling corners – By locating the property controlling corners, such as section corners, etc., common points can be identified to tie the parcels together. OHM estimates that up to 50 of these corners need to be located in order to aid in establishing the Village's boundary, and is included as part of this scope of services.

In addition, locating critical property corners will also allow OHM to create survey descriptions of the natural features. OHM proposes to complete this work using a GPS unit. This provides the Village with the most cost-effective option (as opposed to a survey crew with a total station). It is important to complete this work in early spring when the tree leaves are not fully grown, which may inhibit the function of the GPS.

Also, railroad valuation maps and road alignment information will be obtained to apply a survey description to some existing features. These will be incorporated with the parcel descriptions.

4. Identify locations where inconsistencies exist in the Village boundary – Once the field work is completed and the railroad and roadway information is obtained, OHM will combine this information with the parcel descriptions to create a drawing of the Village boundary. The inconsistencies within the descriptions will become evident. OHM will be able to identify the number and type of inconsistencies that may exist with the current property descriptions.

Beyond Steps 3 and 4 are two additional steps should the Village choose to continue with creating a boundary description. As previously noted, they are as follows:

5. Resolve inconsistencies through title work – This step involves title work being completed for the properties where inconsistencies are found. It may also require research of previous surveys, land transactions, and field work to resolve any and all inconsistencies between property descriptions that may exist.
6. Create an accurate drawing and description of the Village – Once all the property descriptions are resolved and confirmed, a final accurate Village boundary drawing and description will be created.

SCOPE OF SERVICES

To continue the process of identifying the Village boundary, OHM proposes to complete Steps 3 and 4, as part of this scope of services. Completing these steps will allow OHM to identify the exact number of inaccuracies that would need to be resolved to create a Village boundary description.

Steps 3 and 4 may resolve several of the inconsistencies identified in Steps 1 and 2. However, when field work is completed and the railroad and roadway information is obtained, additional inaccuracies could become evident. Because of this, the exact number of inaccuracies that will need to be resolved in Step 5 cannot be identified at this time. Therefore, OHM cannot establish the amount of effort that is associated with Steps 5 or 6, which are the final steps needed to establish a Village boundary description. Therefore, we propose to complete Steps 3 and 4 at this time, which will result in the determination of the amount of effort required for future steps.

DELIVERABLES

The deliverables for this scope of services include a drawing of the Village boundary based on the existing property descriptions and field work completed as part of this Scope of Services. The field work will verify the number of inaccuracies in the descriptions, and a list of any inconsistencies will be developed.

SCHEDULE

OHM can begin work on the survey services immediately upon authorization. Completing Steps 3 and 4 will require 6 weeks.

COMPENSATION

OHM proposes to provide the above outlined professional services for Steps 3 and 4 on an hourly, not to exceed, basis.

Survey Services – Steps 3 and 4 \$19,500.00

The Village will be invoiced monthly for the value of services completed to date.

CONTRACT TERMS AND CONDITIONS.

The attached Standard Terms and Conditions, dated March 2003 and shown as Exhibit 1, are incorporated into this proposal by reference, with exception to Item 7 of the Standard Terms and Conditions as previously requested by the Village.

We thank you for this opportunity to provide professional engineering services. Please do not hesitate to contact us if you have questions.

Should you find our proposal acceptable, please execute both copies of the attached agreement and return one copy to us for our files.

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



Rhett Gronevelt, P.E.
Client Representative

VILLAGE OF DEXTER

Scope of Survey Services – Boundary Survey Steps 3 and 4

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____

Attachments: Exhibit 1 – Standard Terms and Conditions

Cityhood Expenses

Expense	Awarded/Incurred Date	Total Contract	Amount Spent
Attorney Fee - Preparation and Presentation to City Study Committee	8/21/2006		\$1,650.00
City Study Committee - Open House Notice Publication	2/15/2007 & 2/22/07		\$45.00
City Study Committee - Meeting Room Rent for Final Presentation	3/5/2007		\$115.00
David Rutledge	11/26/2007	\$3,000.00	\$388.57
OHM - Boundary Survey Steps 1 & 2	2/25/2008	\$10,000.00	\$9,496.50
Total Spent as of April 29, 2008			\$11,695.07
<i>Proposed Expense</i>			
<i>OHM - Boundary Survey Steps 3 & 4</i>			<i>\$19,500.00</i>

AGENDA 5-12-08

ITEM L-1 

cnicholls@villageofdexter.org

VILLAGE OF DEXTER

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: May 12, 2008
Re: Dexter Senior Center Donation

The \$8270 requested by the Dexter Senior Center can be paid by the Village after a budget amendment is made to move that amount from contingencies (101.890.000.955.000).

Budget Amendment Form - Council Approval Required
Fiscal Year 2007/2008

Line #	Description	Original Budget	Amended Budget	Difference	Reason for Amendment
101-875.000-965.003	Senior Center	\$ 1,000	\$ 9,300	\$ 8,300	To increase payment to the Dexter Senior Center
591-890.000-955.000	Contingencies	\$ 50,500	\$ 42,200	\$ (8,300)	Transfer contingencies to Senior Center line
<i>Net change in budget</i>				\$ -	

Approved by Council on May 12, 2008

David Boyle, Village of Dexter Clerk

REQUEST FOR FUNDING
DEXTER SENIOR CENTER

Over the past few years Senior Centers across Michigan have experienced drastic cuts in funding. The Dexter Senior Center is seeking your consideration for funding to help us through this difficult time.

All of our income is generated through donations and fundraising. We have implemented as many cost cutting measures as we possibly can. Recently, we discontinued our paid custodial service and cut all monies used to support our food pantry. The food pantry remains open due to generous community donations and volunteers.

We have attempted to increase our revenues by raising the membership dues from \$10 to \$20 per year and collecting monies from groups who use the Center in the evening and on weekends.

Even with our constant efforts to cut expenses and generate new revenue, we are falling short each month by approximately \$1500 or \$18,000 per year. At this rate, we can only survive about 18 months.

The Dexter Senior Center offers needed programs and services to our senior population. We are a resource and sometimes a lifeline for many low income and handicapped seniors. Many seniors have out lived or have no family locally and we fill that void in their lives. As this segment continues to grow, it is imperative we keep our doors open. In 2006 the Village of Dexter generously gave us approximately \$8300. We are once again seeking your support.

Thank you in advance for your time and consideration in this very important matter.

Respectfully submitted,

Kimberly R. Martini
Director

10/10/1964

Dear Mr. [Name],

I have your letter of the 10th and am sorry that I cannot give you a more definite answer at this time. I am sure that you will understand my position.

I will be glad to discuss this matter further with you if you wish.

Very truly yours,

[Name]

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddettling@villageofdexter.org

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

MEMO

To: President Keough and Council
From: Donna Dettling, Village Manager
Date: May 12, 2008

AGENDA 5-12-08
ITEM L-2

Re: Recommended Utility Rate Adjustment July 1, 2008

A resolution for the purpose of establishing water and sewer rates effective July 1, 2008 is presented this evening for review and to set a public hearing for the June 9, 2008 meeting. Also attached is the "Historical Rates and Proposed Rates" worksheet. The resolution will be published prior to the "Public Informational Meeting"; along with the chart illustrating the impact this rate adjustment will have on a family using 10,000 gallons of water during a 2-month billing cycle.

The Utility Committee met and determined the need for these minor adjustments to our rate structure in accordance with the Water and Sewer Rate Study. The projected revenue calculations were analyzed against the projected expenses and the proposed rate adjustments will provide the village an adequate revenue flow.

The chart below illustrates the effect of the rate adjustment. The overall increase during a 2-month billing cycle would be \$4.11 each billing cycle or \$ 2.06 per month. The overall percent increase is 3.6 %.

	<u>CURRENT</u>	<u>PROPOSED</u>
<u>WATER-5%</u>		
Ready to Serve Charge	\$11.70	\$12.28
Commodity Charge 10,000 gallons	\$26.40	\$27.70
<u>SEWER-3%</u>		
Ready to Serve Charge	\$10.30	\$10.62
Commodity Charge 10,000 gallons	\$63.40	\$65.30
	\$111.80	\$115.90

Historical Rates and Proposed Rates

Water and Sewer Rates 2005-2009

Water Rates – Effective with the February/March 2005 Usage Billing rate established as follows:

Ready To Serve Monthly Fee	\$5.30
First Meter Per 1,000 Gallons	\$2.39
Second Meter Per 1,000 Gallons	\$3.20
Water Rate Out-side Village Service Area Limits Per 1,000 gallons	\$3.39

Sewer Rates – Effective with the February/March 2005 Usage Billing rate established as follows:

Ready To Serve Monthly Fee	\$5.00
Minimum Charge First 1,000 Gallons	\$10.90
Per 1,000 Gallons	\$5.90
Sewer Rate Out-side Village Limits Per 1,000 gallons	\$6.90
Per 1,000 Gallons for Sewer Debt Surcharge	\$0.25

Other Charges and Penalties:

Penalties on Late Monthly Charges (Cumulative)	5%
Turn-on and Turn-off Charges	\$35
Meter Calibration Charge	\$35
Water Only Meter 1 inch	\$250

FY 2006/2007

Water Rates (+5%)– Effective 7-1-2006 rate established as follows:

Ready To Serve Monthly Fee	\$5.57
First Meter Per 1,000 Gallons	\$2.51
Second Meter Per 1,000 Gallons (135%)	\$3.39
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$3.51

Sewer Rates (+0%) – Effective 7-1-2006 rate established as follows:

Ready To Serve Monthly Fee	\$5.00
Per 1,000 Gallons	\$6.15
Sewer Rate Out-side Village (140%) Limits Per 1,000 gallons	\$8.61

FY 2007/2008

Water Rates (+5%) – Effective 7-1-2007 rate established as follows:

Ready To Serve Monthly Fee	\$5.85
First Meter Per 1,000 Gallons	\$2.64
Second Meter Per 1,000 Gallons (135%)	\$3.55
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$3.70

Sewer Rates (+3%) – Effective 7-1-2007 rate established as follows:

Ready To Serve Monthly Fee	\$5.15
Per 1,000 Gallons	\$6.34
Sewer Rate Out-side Village (140%) Limits Per 1,000 gallons	\$8.88

FY 2008/2009 PROPOSED

Water Rates (+5%) – Effective 7-1-2008 rate established as follows:

Ready To Serve Monthly Fee	\$6.14
First Meter Per 1,000 Gallons	\$2.77
Second Meter Per 1,000 Gallons (135%)	\$3.74
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$3.88

Sewer Rates (+3%) – Effective 7-1-2008 rate established as follows:

Ready To Serve Monthly Fee	\$5.31
Per 1,000 Gallons	\$6.53
Sewer Rate Out-side Village (140%) Limits Per 1,000 gallons	\$9.14

FY 2009/2010

Water Rates (+3%) – Effective 7-1-2009 rate established as follows:

Ready To Serve Monthly Fee	\$6.32
First Meter Per 1,000 Gallons	\$2.85
Second Meter Per 1,000 Gallons (135%)	\$3.85
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$4.00

Sewer Rates (+3%) – Effective 7-1-2009 rate established as follows:

Ready To Serve Monthly Fee	\$5.47
Per 1,000 Gallons	\$6.73
Sewer Rate Out-side Village (140%) Limits Per 1,000 gallons	\$9.42

Resolution # -2008

**RESOLUTION FOR THE PURPOSE OF ESTABLISHING
WATER, SEWER AND REFUSE RATES EFFECTIVE
JULY 1, 2008 FOR THE VILLAGE OF DEXTER,
MICHIGAN**

At a regular meeting of the Village Council of the Village of Dexter, Michigan called to order by President Keough on _____ at 7:30 p.m., the following resolution was offered:

Moved by:

Second by:

WHEREAS, Village Council has accepted the "Fund Analysis and Rate Study" on April 10, 2006, which provides a cost of service analysis to adjust water and sewer rates in the Village according to the following schedule, and

WHEREAS, the "Fund Analysis and Rate Study" is available for public inspection at the Village Office, and

WHEREAS, the Village published this resolution prior to its adoption, and provided a "Public Informational Meeting" on June 9, 2008 for public education and comment, and

WHEREAS, Village Ordinance requires rates to be established by Council by Resolution.

NOW THEREFORE BE IT RESOLVED:

Water Rates (+5%) – Effective July 1, 2008 Usage Billing rate established as follows:

Ready To Serve Monthly Fee	\$6.14
First Meter Per 1,000 Gallons	\$2.77
Second Meter Per 1,000 Gallons (135%)	\$3.74
Water Rate Out-side (140%) Village Service Area Limits Per 1,000 gallons	\$3.88

Sewer Rates (+3%) – Effective July 1, 2008 Usage Billing rate established as follows:

Ready To Serve Monthly Fee	\$5.31
Per 1,000 Gallons	\$6.53
Sewer Rate Out-side (140%) Village Limits Per 1,000 gallons	\$9.14

Other Charges and Penalties:

Penalties on Late Monthly Charges (Cumulative)	5%
Turn-on and Turn-off Charges	\$35
Meter Calibration Charge	\$35
Water Only Meter	\$250

AYES:

NAYS:

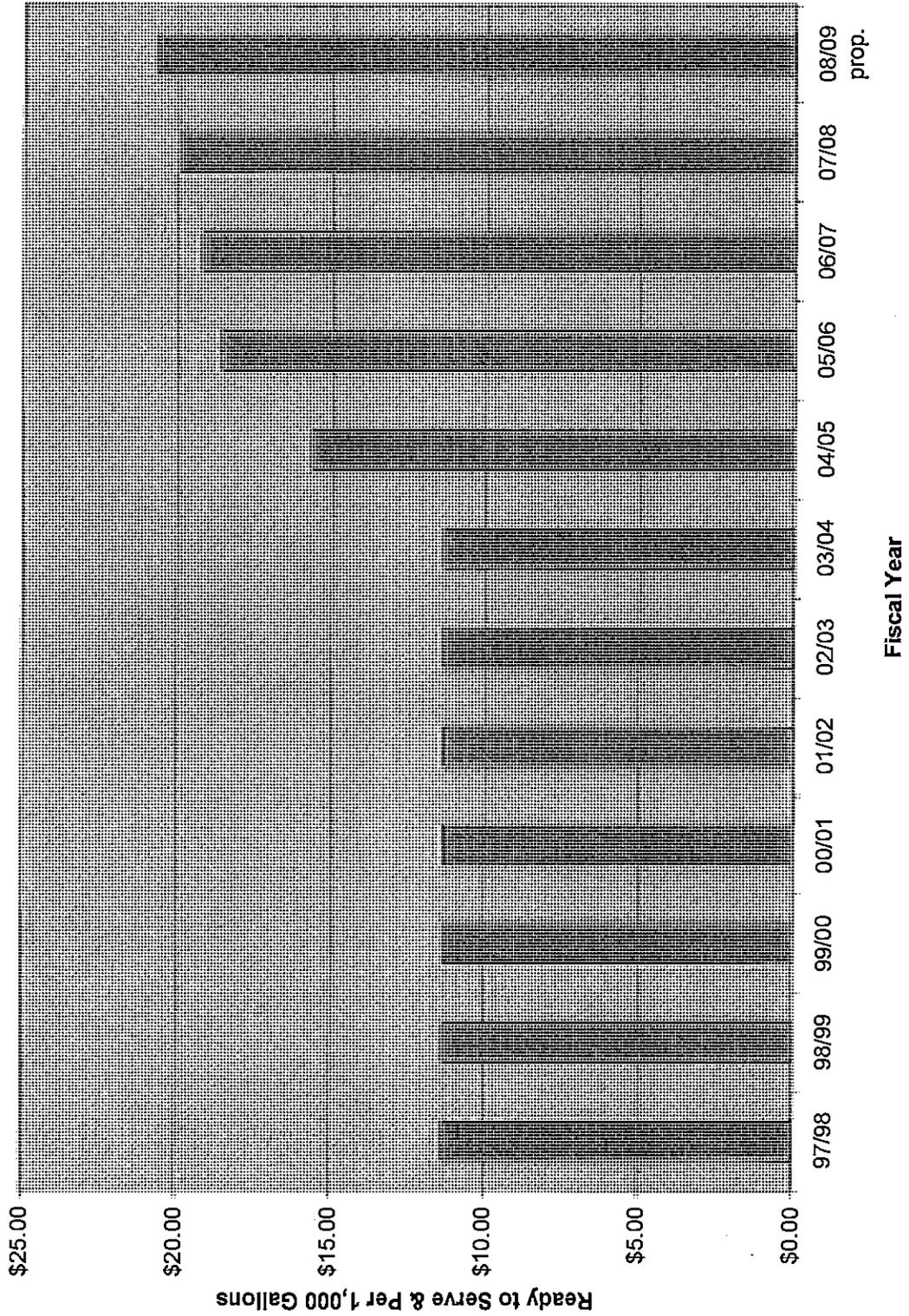
David F. Boyle Clerk

RESOLUTION DECLARED ADOPTED THIS _____, 2008

Water Rates 1998-2009 (proposed)

	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09 prop.
Water												
Ready to Serve	\$4.03	\$4.03	\$4.03	\$4.03	\$4.03	\$4.03	\$4.03	\$5.15	\$5.30	\$5.57	\$5.85	\$6.14
Per 1,000 gallons	\$1.69	\$1.69	\$1.69	\$1.69	\$1.69	\$1.69	\$1.69	\$2.17	\$2.39	\$2.51	\$2.64	\$2.77
Total	\$5.72	\$5.72	\$5.72	\$5.72	\$5.72	\$5.72	\$5.72	\$7.32	\$7.69	\$8.08	\$8.49	\$8.91
Sewer												
Ready to Serve	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25	\$3.00	\$5.00	\$5.00	\$5.15	\$5.31
Per 1,000 gallons	\$4.39	\$4.39	\$4.39	\$4.39	\$4.39	\$4.39	\$4.39	\$5.36	\$5.90	\$6.15	\$6.34	\$6.53
Total	\$5.64	\$5.64	\$5.64	\$5.64	\$5.64	\$5.64	\$5.64	\$8.36	\$10.90	\$11.15	\$11.49	\$11.84
Water & Sewer	\$11.36	\$11.36	\$11.36	\$11.36	\$11.36	\$11.36	\$11.36	\$15.68	\$18.59	\$19.23	\$19.98	\$20.75

Water & Sewer Rates 1998-2009 (proposed)





Memorandum

To: Village Council
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: Article 3, Section 3.19 Exterior Lighting Standards Ordinance Amendment
RECOMMENDATION FROM PLANNING COMMISSION
Date: May 12, 2008

REVIEW

On May 5, 2008 the Planning Commission held a public hearing to allow the public an opportunity to comment on the proposed amendments to Article 3, Section 3.19 Exterior Lighting Standards of the Village of Dexter Zoning Ordinance.

The amendments are recommended to improve the way that the village regulates exterior lighting on individual sites. The amendments are consistent with the way that the Planning Commission has been addressing lighting throughout the last few years. i.e. fixture type and pole heights. The proposed amendments do not apply to street lighting with respect to the type of pole or fixture. The village requires street lighting pursuant to the Detroit Edison Community Lighting Program.

The Planning Commission discussion included, but was not limited to:

Fixture Types
Pole Height and Number of Poles
Wall packs not permitted and must be shielded
Dark Sky's
Street Lighting
Reducing glare/up-light

REFERENCE:

Per Section 23.06, The Planning Commission and Village Council shall consider the following criteria to determine the appropriateness of amending the text, standards and regulations of the Zoning Ordinance.

- A. Documentation has been provided from Village Staff or the Board of Zoning Appeals indicating problems and conflicts in implementation of specific sections of the Ordinance.
- B. Reference materials, planning and zoning publications, information gained at seminars or experiences of other communities demonstrate improved techniques to deal with certain zoning issues, or that the Village's standards are outdated.
- C. The Village Attorney recommends an amendment to respond to significant case law.

D. The amendment would promote implementation of the goals and objectives of the Village's Master Plan.

E. Other factors deemed appropriate by the Planning Commission and Village Council.

SUGGESTED MOTIONS

Based on the recommendation from the Planning Commission and the public hearing held on May 5, 2008, the Village Council (**APPROVES / DENIES**) the amendments to Article 3, Section 3.19 Exterior Lighting Standards, of the Village of Dexter Zoning Ordinance based on the criteria set forth in Section 23.06 and the following:

1. The amendment would promote implementation of the goals and objectives of the Village's Master Plan requiring consistent exterior lighting and improving the current exterior lighting standards.

OR

Move to **POSTPONE** the proposed amendments to Article 3, Section 3.19 Exterior Lighting standards until (**DATE**) to allow the Village Council more time to gather information on the following:

1. _____
2. _____

Section 3.19 EXTERIOR LIGHTING

Site Lighting Requirements: Exterior site lighting shall be permitted in any zoning district subject to the restrictions provided in this section.

- A. **Purpose and Intent.** The purpose of this section is to regulate the placement, orientation, distribution patterns, and fixture types of outdoor lighting. The intent of this section is to encourage lighting that provides safety and security; also to prevent glare on public roadways, protect the privacy of residents; and reduce atmospheric light pollution and light trespassing.
- B. **Definitions:**
- 1) **FULLY SHIELDED FIXTURE.** An outdoor lighting fixture that is shielded or constructed so that all light emitted is projected below a horizontal plane running through the lowest part of the fixture.
 - 2) **LIGHTING DIAGRAM.** A plan showing all exterior proposed on-site lighting and the area to be illuminated by each lighting source. The lighting diagram will also show proposed site lighting - location, type, height, intensity, direction, and typical details.
 - 3) **GLARE.** Light that causes annoyance, discomfort, or loss in visual performance and ability because the luminance is sufficiently greater than the luminance to which the human eyes are adapted.
 - 4) **OUTDOOR LIGHTING FIXTURE.** An electrically powered illuminating device or other outdoor lighting fixture including all parts used to distribute the light and/or protect the lamp, permanently installed or portable, used for illumination. Such devices shall include, but are not limited to, search, spot, flood, and area lighting.
 - 5) **RECESSED CANOPY FIXTURE.** An outdoor lighting fixture recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling.
- C. **Outdoor Lighting Compliance Statement.** The applicant for any permit work involving outdoor lighting fixtures governed by this Section shall submit, as a part of the site plan, evidence that the proposed work will comply with this Section. This information shall contain but not be limited to the following:
- 1) The location, height, make, model, lamp type, intensity, direction, and wattage of each outdoor lighting fixture overlaid on the proposed site plan; and
 - 2) A photometric lighting diagram indicating the outermost limits of exterior illumination provided by all exterior lighting sources on a site. (in foot candles);
and

-
- 3) Additional information ~~that the Zoning Administrator~~ Village may determine is necessary, including but not limited to illuminance level profiles.

D. Approved Materials and Methods of Construction. The provisions of this section are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed by this Section, provided any such alternate has been approved. The Village Zoning Administrator may approve any such proposed alternative provided it:

- 1) Provides at least approximate equivalent to the applicable specific requirement of this Section; and
- 2) Is otherwise satisfactory and complies with the purpose and intent of this Section.

E. General Requirements.

- 1) All outdoor lighting fixtures, including display lighting, shall be turned off after close-of-business, unless needed for safety or security, in which case the lighting shall be reduced to the minimum level necessary as determined by the Village. Outdoor lighting in rResidential districts shall be exempt from the provisions of this subsection, PROVIDED that any on-site lighting does not project onto adjacent properties or create glare on an-adjacent roadways and motorists.
- 2) Auto/Truck filling stations. Island canopy ceiling fixtures shall be recessed.
- 3) ~~All light fixtures that are required to be fully shielded shall be installed and maintained so that the shielding is effective as described in the definition section of this ordinance.~~ Only non-glare, color-corrected lighting shall be permitted. For all non-residential uses, full cutoff shades are required for light sources so as to direct the light onto the site and away from adjoining properties. The light source shall be recessed into the fixture so as not to be visible from off site. Building and pole mounted fixtures shall be parallel to the ground. Wall-pak type lighting shall be prohibited.
- 4) On-site lighting, i.e. parking, building lights, etc. shall conform to the following regulations:
 - a. It is the goal of the Village to minimize lighting levels to reduce off-site impacts, prevent the reflection and glare of light in a manner which creates a nuisance or safety hazard to operators of motor vehicles, pedestrians, and neighboring land uses, and to promote “dark skies” in keeping with the character of the Village.
 - b. When site plan review is required, all lighting, including signage and ornamental lighting, shall be shown on site plans in sufficient detail with

appropriate photometric studies to allow determination of the effects of such lighting upon adjacent properties, traffic safety, and overhead sky glow. The objectives of these specific actions are to minimize undesirable on-site effects.

- c. Lighting for uses adjacent to residentially zoned or used property shall be designed and maintained such that illumination levels do not exceed 0.1 foot-candles along property lines. Lighting for uses adjacent to non-residential properties shall be designed and maintained such that illumination levels do not exceed 0.3 foot-candles along property lines.

Where lighting is required, maximum light levels shall not exceed twenty-five (25) foot-candles directly beneath a light fixture. Lighting levels shall not exceed three (3) foot-candles as measured directly between two (2) fixtures. The Village Council, after receiving a recommendation from the Planning Commission, may allow for an increased level of lighting above maximum permissible levels when the Council determines that the applicant has demonstrated that such lighting is necessary for safety and security purposes.

For the purposes of this ordinance, all lighting measurements shall be taken at ground level.

- d. For parking lots of less than one hundred (100) parking spaces, lighting fixtures shall not exceed a height of eighteen (18) feet measured from the ground level to the centerline of the light source. For parking lots of more than one hundred (100) spaces, lighting fixtures shall not exceed a height of twenty (20) feet measured from the ground level to the centerline of the light source. The Village Council, after receiving a recommendation from the Planning Commission, may allow a pole height up to twenty-two (22) feet when the Council determines that the applicant has demonstrated that greater height is necessary.
- e. Signs shall be illuminated only in accordance with the regulations set forth in this ordinance. In addition, signs within residential districts shall not be illuminated.
- f. Building or roof-mounted lighting intended to attract attention to the building and/or use and not strictly designed for security purposes shall not be permitted.
- g. Street lighting in all subdivisions, site condominiums, or other development is required. All street lighting shall conform to the Village's Community Street Lighting Program. The Village Council, after receiving a recommendation from the Planning Commission, may allow deviations to Village street lighting standards when the Council

determines that the applicant has adequately demonstrated that alternative lighting plans will meet the intent and purpose of this ordinance and will provide sufficient lighting necessary for safety and security purposes.

F. Table of Shielding Requirements.

Fixture Lamp Type	Shield Requirement
Low/High Pressure Sodium, Mercury Vapor, Metal Halide and Fluorescent over 50 watts	FULLY
Incandescent over 160 Watts	FULLY
Incandescent 160 Watts or Less	NONE
Fossil Fuel	NONE
Any light source of 50 Watts or Less	NONE

FG. Exemptions. The following uses shall be exempt from the provisions of this ordinance:

- 1) Roadway and airport lighting;
- 2) Temporary circus, fair, carnival, or civic uses;
- 3) Construction or emergency lighting, provided such lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting;
- 4) Temporary lighting and lighting associated with agricultural activities.



AGENDA 5-12-08

ITEM C-4

Memorandum

To: Village Council
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: Recommendation from Parks Commission to donate Smith Woods Preserve
Date: May 12, 2008

Several months ago the Parks Commission worked with Washtenaw County Parks to establish a shared access and parking between the Smith Woods Preserve and the County's recently acquired and immediately adjacent Miller Preserve (map attached).

The Parks Commission then began discussions with the County about proper management of the adjacent parks.

The Parks Commission then solicited quotes for a Management Plan and Habitat and Species Identification within the Smith Woods Preserve. The Parks Commission felt that in order to properly manage and maintain the Smith Woods Preserve that a management plan and strategies were necessary. The quote for the plan came in over \$8,000 and the annual management was anticipated to be more than \$5,000.

As a result of the up front and annual cost estimates associated with the proper management and stewardship of the Smith Woods the Parks Commission began considering donating Smith Woods to the County. The following are reasons that the Parks Commission considered:

1. One large preserve owned, managed and maintained by the County.
2. All property would be maintained in accordance with the Natural Areas Preservation Program which is funded through a countywide millage.
3. County Parks has foresters, ecologists, naturalist, etc. on staff who can manage the parks and its natural resources.
4. The County is better equipped to advertise Smith Woods as a park to village and County residents.
5. The park will be better utilized and available to the public.
6. The property would forever be a park preserve.
7. The Village has not properly managed the park over the past decades that the village has owned the property.
8. Village funds could be reallocated to other more visible projects that directly meet the parks and recreation needs of the village residents.
9. A sign variance will not be required to identify the park because the County is exempt from Lima Township zoning requirements.
10. The property is located outside of the village and in the past has not been associated with the village.

On March 18, 2008 the Parks Commission moved to recommend that the Village Council donate the Smith Woods property to the County Parks (minutes attached).

As part of the motion the Parks Commission looked into how the village acquired the property and tried to contact descendants of the Smith family for the input on a potential donation. The Dexter Area Historical Society helped the Parks Commission determine that there were no living relatives of the Smith Family, however the Parks Commission wanted to make sure that the Smith Family was acknowledged for their generous donation.

The Parks Commission then worked with the Village's attorney to draft a donation agreement to donate the property to the County Natural Areas Preservation Program. The Parks Commission wanted to assure that the park would remain a park in perpetuity and that the Village was acknowledged for the donation.

The Village attorney has been in contact with the County's attorney and the agreement has been approved by both parties. Following the County's completion of a Phase 1 Environmental Assessment the County has indicated that they are prepared to accept the property donation.

For your reference information on the County's Natural Areas Preservation Program is also attached as well as other Natural Areas Preserves throughout the County.

ACTION REQUESTED

If the Village Council is prepared to take action on the recommendation from the Parks Commission please make a motion to approve the Agreement for Donation of Property recommended by the Parks Commission and approved by the Village attorney for the donation of the Smith Woods Preserve to Washtenaw County.

Please feel free to contact me prior to the meeting if you have any questions.

Thank you.

AGREEMENT FOR DONATION OF PROPERTY

THIS AGREEMENT FOR DONATION OF PROPERTY (this "Agreement") is made effective as of the ___ day of _____, 2008 (the "Effective Date"), by and between VILLAGE OF DEXTER, a Michigan general law village, with its principal address at _____ ("Grantor"), and WASHTENAW COUNTY, a municipal corporation, whose address is _____ ("Grantee").

WITNESSETH:

WHEREAS, Grantor owns an approximate 17.23 acre parcel of real property located north of Dexter-Chelsea Road and west of North Parker Road commonly known as the Smith Woods Preserve, with a tax identification number of G-07-01-100-003, which property is in the Village of Dexter, County of Washtenaw, and State of Michigan and legally described in Exhibit A attached hereto (the "Property"); and

WHEREAS, Grantee, through Washtenaw County's Natural Areas Preservation Program purchases unique natural areas to ensure their preservation for the benefit of all Washtenaw County residents; and;

WHEREAS, Grantor is willing to donate the Property to Grantee, in order to complement the existing network of publicly and privately protected lands, protect and preserve the natural, ecological diversity/heritage of Washtenaw County and maximize the public benefit, all in accordance with the terms and provisions of this Agreement; and

WHEREAS, Grantee is willing to accept a donation of the Property with the understanding that the Property shall be maintained and preserved in accordance with the Washtenaw County Natural Areas Preservation Program and the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and intending to be legally bound, Grantor and Grantee agree as follows:

- (1) RECITALS. The foregoing recitals are hereby incorporated into this Agreement in their entirety.
- (2) AGREEMENT FOR DONATION OF PROPERTY: Grantor shall donate to Grantee and Grantee shall accept from Grantor the Property, subject to the exceptions and other matters set forth in Paragraph (5) QUIT CLAIM DEED below, upon the terms and conditions set forth in this Agreement.
- (3) CLOSING: Grantee and Grantor shall close the transaction contemplated hereunder on a date to which Grantee and Grantor agree in writing, but no later than _____ () days after the date of this Agreement (the "Closing Date"). At the closing, Grantor shall convey to Grantee title to the Property in the condition required hereunder by a quit claim deed described in Paragraph (5) QUIT CLAIM DEED below.
- (4) CONDITION OF PROPERTY: Grantee acknowledges and agrees that neither Grantor nor any agent, employee, attorney, or representative of Grantor has made any statements, agreements, promises, assurances, representations, or warranties, whether express, implied, or otherwise, regarding the environmental or other condition of the Property. Grantee further acknowledges and agrees that, prior to the closing, it shall have fully examined and investigated to its full satisfaction the physical nature and condition of the Property and all aspects thereof, including without limitation, the environmental condition of the Property and surrounding properties, and

that it shall acquire the Property in an "AS IS, WHERE IS" condition as of the Closing Date. Grantee expressly waives any right of rescission and all claims for damages by reason of any statement, representation, warranty, assurance, promise or agreement, if any. Grantee further releases and discharges Grantor, its officers, employees, agents, legal representatives, successors and assigns (collectively, the "Indemnified Parties"), from and against any and all claims or causes of action which Grantee may now have or hereafter have against Grantor, and Grantee, to the extent allowed by law, shall indemnify, defend and hold the Indemnified Parties harmless from and against all costs, claims, expenses, and causes of action arising after the Closing Date in connection with, or out of the condition of, the Property. Grantee's waivers and indemnification obligations hereunder shall survive the transfer of the Property to Grantee.

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- (5) QUIT CLAIM DEED: Grantor shall convey and Grantee shall accept title to the Property by a quit claim deed in the form attached hereto as Exhibit B. Grantee shall accept title to the Property subject to all matters of record and to the following restrictions relating to the use and operation of the Property, which restrictions shall be contained in the quit claim deed, shall run with the land, shall be enforceable against Grantee, its successors and assigns, and shall inure to the benefit of and be enforceable by Grantor, its successors and assigns in perpetuity:
- (i) Grantee acknowledges and agrees that following the Closing Date, Grantee shall be solely responsible for the maintenance of the Property.
- (ii) Grantee acknowledges and agrees that Grantee shall manage and maintain the Property in accordance with the Washtenaw County Natural Areas Preservation Program.
- (iii) The Property shall be perpetually managed and maintained as a park and nature area available to the public. Grantee shall not construct, or permit any person or entity to construct any improvements or structures of any kind on, or otherwise develop or permit the development of the Property in any manner which conflicts with the foregoing restriction.
- (iv) In addition to all other rights and remedies available at law or in equity, Grantor shall have the right to (a) enjoin any breach or threatened breach of the foregoing restrictions, and (b) recover from the applicable person or entity which is in violation of the foregoing restrictions, the reasonable costs and attorney's fees (including, without limitation, the reasonable costs and attorneys' fees on any appeal) incurred by such party in enforcing such restrictions or in exercising its rights and remedies granted herein.
- (6) CONSTRUCTION OF SIGNAGE: Within six (6) months following the Effective Date, Grantee shall erect, at Grantee's sole cost, a sign that attributes this donation to the Village of Dexter and the Robert Smith Family. The sign shall be located at the entrance to the Property. The sign shall be approximately twenty-four (24) square feet and shall not exceed eight (8) feet in height. The contents of the sign shall be subject to the review and approval of Grantor. In the event that Grantee does not erect the sign within the allotted six (6) month period, Grantor may enter the Property and erect the sign, with the associated costs to be reimbursed by Grantee.
- (7) GRANTEE'S REPRESENTATIONS AND WARRANTIES: As a material inducement for Grantor to enter into this Agreement and to consummate the closing, Grantee makes the following representations and warranties to and covenants with Grantor. These representations, warranties and covenants shall be true and correct (i) on the Effective Date and (ii) on the date of the closing as though made at and as of the date of closing. Except as otherwise provided in this Agreement, all of the covenants, agreements, representations and warranties set forth in this Agreement shall survive the closing and shall not merge into any deed, assignment, or other instrument executed or delivered pursuant to this Agreement.

(a) Grantee has the full power and authority to execute and deliver this Agreement and all other documents or instruments that this Agreement obligates Grantee to execute or deliver (collectively, the "Grantee's Documents"), and to perform and carry out, to the extent allowed by law, all covenants and obligations arising under this Agreement and Grantee's Documents.

(b) This Agreement and Grantee's Documents shall each constitute the legal, valid, and binding obligation of Grantee, enforceable against Grantee in accordance with their respective terms, covenants, and conditions.

(c) The Property shall be only used in accordance with the restrictions set forth herein and in the quit claim deed.

The foregoing representation and warranties shall survive the closing.

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- (8) AGREEMENT NOT TO BE RECORDED: Each party agrees that, other than the quit claim deed, it shall not cause or permit this Agreement or any notice of this Agreement to be recorded.
- (9) ENTIRE AGREEMENT: This Agreement and the attached exhibits (which are incorporated herein and made a part hereof by the reference) represent the entire understanding between the parties with respect to the subject matter of this Agreement, and all prior agreements and understandings between the parties with respect to the subject matter of this Agreement shall be deemed merged in this Agreement.
- (10) NO ORAL AMENDMENT OR MODIFICATION: No amendments, waivers, or modifications of this Agreement shall be made or deemed to have been made unless in writing executed by both Grantor and Grantee.
- (11) ASSIGNABILITY: Neither this Agreement nor the rights of Grantee under this Agreement may be assigned or transferred, in whole or in part, to any other party without the prior written consent of Grantor, which consent may be withheld for any reason or for no reason.
- (12) SUCCESSORS AND ASSIGNS: Subject to Paragraph (11) ASSIGNABILITY above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and, as the case may be, their respective heirs, representatives, successors and assigns.
- (13) CAPTIONS FOR CONVENIENCE: All headings and captions used in this Agreement are for convenience only and are of no meaning in the interpretation or effect of this Agreement
- (14) APPLICABLE LAW: This Agreement shall be interpreted and enforced according to the laws of the state of Michigan.
- (15) NO WAIVERS: Any waiver of a breach of any provision contained in this Agreement must be in writing. No waiver of any breach shall be deemed a waiver of any preceding or succeeding breach, nor of any other breach of a provision contained in this Agreement.
- (16) CONSTRUCTION: Grantor and Grantee hereby acknowledge that both parties participated equally in the negotiation of this Agreement, and that no court construing this Agreement shall construe it more stringently against one party than against the other, regardless of which party's counsel drafted this Agreement.

- (17) SURVIVAL: The covenants and agreements of Grantor and Grantee set forth in this Agreement shall survive the closing of the transaction contemplated under this Agreement.
- (18) BINDING EFFECT: This Agreement is not an offer by Grantor and, under no circumstances, shall this Agreement have any binding effect upon Grantee or Grantor, unless and until Grantee and Grantor shall each have executed this Agreement and delivered executed counterparts hereof to each other.
- (19) COUNTERPARTS: This Agreement may be executed in counterparts, each of which shall constitute an original but all of which together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor and Grantee have signed this Agreement this ____ day of _____, 2008.

GRANTOR:

VILLAGE OF DEXTER, a Michigan
general law village

By: _____
Name: _____
Title: _____

GRANTEE:

WASHTENAW COUNTY, a municipal corporation

By: _____
Name: _____
Title: _____

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

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EXHIBIT B

QUIT CLAIM DEED

VILLAGE OF DEXTER a Michigan general law village, whose address is ____, (“Grantor”), does hereby quit claim to **WASHTENAW COUNTY**, a municipal corporation (“Grantee”), whose address is _____, the following described premises situated in the Village of Dexter, County of Washtenaw, and State of Michigan, to wit:

[See Attached Exhibit A]

Commonly known as: _____
Tax Parcel Identification No.: _____

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining (the “Property”), subject to the rights, restrictions and limitations set forth below.

Grantor and Grantee are parties to an Agreement For Donation of Property (the “Agreement”) dated as of _____, 2008, pertaining to the Property. The terms and conditions of the Agreement are hereby incorporated herein by reference (although such incorporation by reference shall not be deemed to enlarge, extend the duration of or otherwise modify the rights and obligations of the parties under the Agreement), and Grantee acknowledges and agrees that its interest in the Property is subject to the Agreement. Without limiting the generality of the foregoing, and pursuant to the terms of the Agreement, Grantor hereby reserves and Grantee hereby acknowledges and agrees that its interest in the Property is subject to, the following rights, restrictions and limitations regarding the Property, shall run with the land, shall be enforceable against Grantee, its successors and assigns, and shall inure to the benefit of and be enforceable by Grantor, its successors and assigns in perpetuity:

- (i) Grantee acknowledges and agrees that following the date hereof, Grantee shall be solely responsible for the maintenance of the Property.
- (ii) Grantee acknowledges and agrees that Grantee shall manage and maintain the Property in accordance with the Washtenaw County Natural Areas Preservation Program.
- (iii) The Property shall be perpetually managed and maintained as a park and nature area available to the public. Grantee shall not construct, or permit any person or entity to construct any improvements or structures of any kind on, or otherwise develop or permit the development of the Property in any manner which conflicts with the foregoing restriction.
- (iv) In addition to all other rights and remedies available at law or in equity, Grantor shall have the right to (a) enjoin any breach or threatened breach of the foregoing restrictions, and (b) recover from the applicable person or entity which is in violation of the foregoing restrictions, the reasonable costs and attorney’s fees (including, without limitation, the reasonable costs and attorneys’ fees on any appeal) incurred by such party in enforcing such restrictions or in exercising its rights and remedies granted herein.

(v) The terms of the Agreement and the foregoing rights, restrictions, and limitations set forth above: (a) shall be real covenants that run with the Property and are binding on any party acquiring ownership or other interest in the Property; (b) shall inure to the benefit of and be enforceable by Grantor and its successors and assigns; and (c) shall be perpetual. Grantee agrees that any contract, agreement, deed, lease or other instrument transferring title or possession of all or any part of the Property, by sale, lease, or otherwise, to any successor, assignee, or tenant shall incorporate the restrictions set forth above.

The restrictions are not intended to and shall not be deemed to create in the Grantor a possibility of reverter, a power of termination, or any other future interest in the Property.

EXEMPT FROM STATE AND COUNTY TRANSFER TAX PURSUANT TO MCLA § 207.505(a) AND MCLA § 207.526(a).

[SIGNATURE ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, this Deed is executed by Grantor to be effective as of the ____ day of _____, 2008.

GRANTOR:

VILLAGE OF DEXTER, a Michigan general law village

By: _____

Name: _____

Its: _____

STATE OF MICHIGAN)
) SS
COUNTY OF _____)

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The foregoing instrument was acknowledged before me this ____ day of _____, 2008, by _____, the _____ of Village of Dexter, a Michigan general law village, on behalf of the village.

Notary Public _____ County, _____

My Commission Expires: _____
Acting in _____ County

Drafted by:
Anthen Perry
Dykema Gossett PLLC
400 Renaissance Center
Detroit, MI 48243

AFTER RECORDING RETURN TO:

Grantee

EXHIBIT A

LEGAL DESCRIPTION

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Washtenaw County Natural Areas Preservation Program (NAPP)

Total Land Protected (2001-present): 1079 acres

Washtenaw County's Natural Areas Preservation Program (NAPP) purchases unique areas to ensure their preservation for the benefit of all County residents—plants, animals, and people! The Washtenaw County Parks & Recreation Commission manages the program by identifying and caring for lands with special ecological, recreational, and educational benefits. The NAPP nature preserves are open to the public from dawn until dusk daily.

The program goal is to identify lands which, through long-term preservation, will:

- Protect and preserve the natural, ecological diversity/heritage of Washtenaw County
- Complement the existing network of publicly and privately protected lands
- Maximize the public benefit

Program Origin

NAPP was established in 2000 by the Washtenaw County Board of Commissioners through the passage of Natural Areas Ordinance No. 128. The ordinance was approved by a majority vote in the November 2000 election providing procedures and standards for purchase of natural areas by the County. Sixty-four percent of those voting approved the County-wide millage tax (millage) that funds the program. This millage will generate approximately \$27.5 million during the period 2002-2011.

Acquisition Process

The process begins when landowners nominate their property to the program. Properly recommended by Natural Areas Technical Advisory Committee (NATAC) are reviewed by the Washtenaw County Parks & Recreation Commission, the Washtenaw County Planning Advisory Board and the Local Unit of Government where the land is located. If the Commission decides to proceed with the acquisition, the landowner will be made an offer at fair market value, as established by a certified appraiser.

Lands purchased with NAPP funds are owned and maintained by the Washtenaw County Parks & Recreation Commission. WCPARC also partners with other land preservation organizations to find creative ways to protect and preserve natural areas. For example, in 2003 we partnered with The Southeast Michigan Land Conservancy (SMLC) to add 64 acres to their LeFurge Woods Nature Preserve. NAPP funds purchased a conservation easement on the 64 acres and SMLC owns and maintains the land. If you're interested in the details of all land transactions to date, take a look at the NAPP acquisition history.





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Parks and Recreation

Pick A Park or Preserve!

Pick A Park or Preserve!

Washtenaw County Parks

Natural Areas Preservation Progr

Calendar of Events

Select A Washtenaw County Park

Go!

Select A NAPP Preserve

Rates & Hours

MLM Rec Center

Pierce Lake Golf Course

Rolling Hills Park & Waterpark

Independence Lake

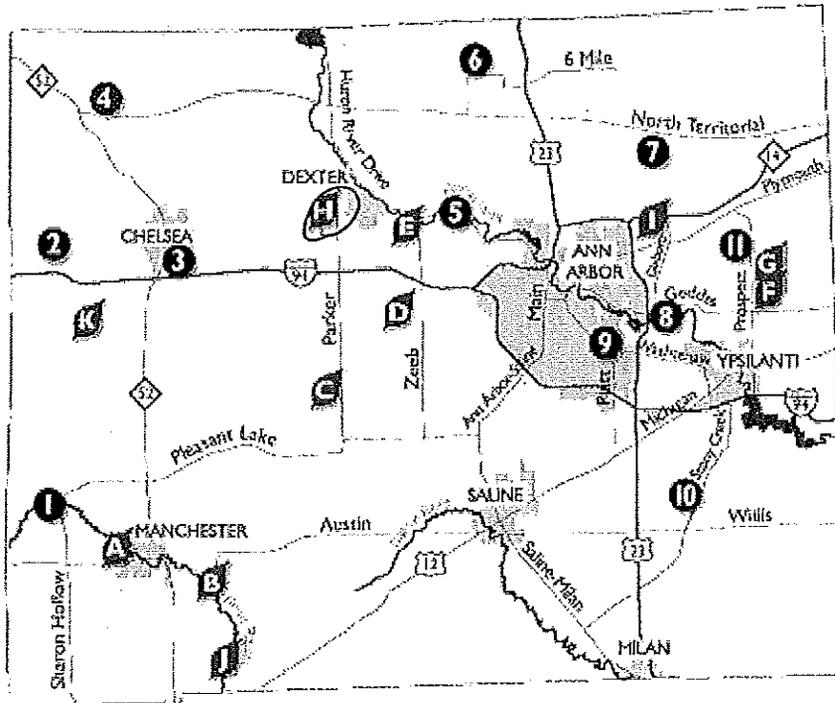
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Natural Areas Preservation

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Related Links



- | | |
|---|--|
| 1 Sharon Mills Park
Directions | A Leonard Preserve
Directions |
| 2 Cavanaugh Lake Park
Directions | B Ervin-Stucki Preserve
Directions |
| 3 Pierce Lake Golf Course & Park
Directions | C Brauer Preserve
Directions |
| 4 Park Lyndon
Directions | D DeVine Preserve
Directions |
| 5 Osborne Mill Park
Directions | E Burns-Stokes Preserve
Directions |
| 6 Independence Lake Park
Directions | F LeFurge Woods Preserve* Directions
*owned by (SMLC) Southeast Michigan |
| 7 Park Northfield
Directions | G Kosch Preserve
Directions |
| Parker Mill Park | H Albert J. Miller Preserve |

8 [Directions](#)

9 [County Farm Park](#)
[Directions](#)

9 [Meri Lou Murray Recreation Center](#)
[Directions](#)

10 [Rolling Hills Park & Water Park](#)
[Directions](#)

[Swift Run Dog Park](#)
11 [Superior Center](#)
[Directions](#)

[Directions](#)

[Raymond F. Goodrich Preserve](#)
[Directions](#)

[Griewahn Preserve](#)
[Directions](#)

[Squiers Preserve](#)
[Directions](#)

*Land Conservancy, NAPP funds purchased a conservation easement



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Parks and Recreation

Albert J. Miller Preserve

Pick A Park or Preserve

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Pick a Garden!

Related Links



The 12-acre Albert J. Miller Preserve and adjacent Smith Woods Park (Village of Dexter) together comprise 29 acres of protected land. The presence of invasive species in the woods and numerous pocket wetlands and remnant prairie species all contributed to the recommendation to acquire the land. Located on Chelsea Road in Lima Township, visitors can access the preserve through Smith Woods Park, which has a parking area and rustic trails. The property was purchased in September 2006 from Susan Miller and named in honor of her father.

Directions: From I-94: Exit 167—Baker Road, northbound. Turn left off Baker onto St. Road., right on Parker Road, left on Dexter-Chelsea Road (Parker ends at Dexter-Chelsea Road). The preserve entrance is immediately on the right (west) side of Dexter-Chelsea Road. The entrance and parking is shared with the Smith Woods Preserve (Dexter Parks Commission).



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Parks and Recreation

Miller Preserve Maps

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Independence Lake

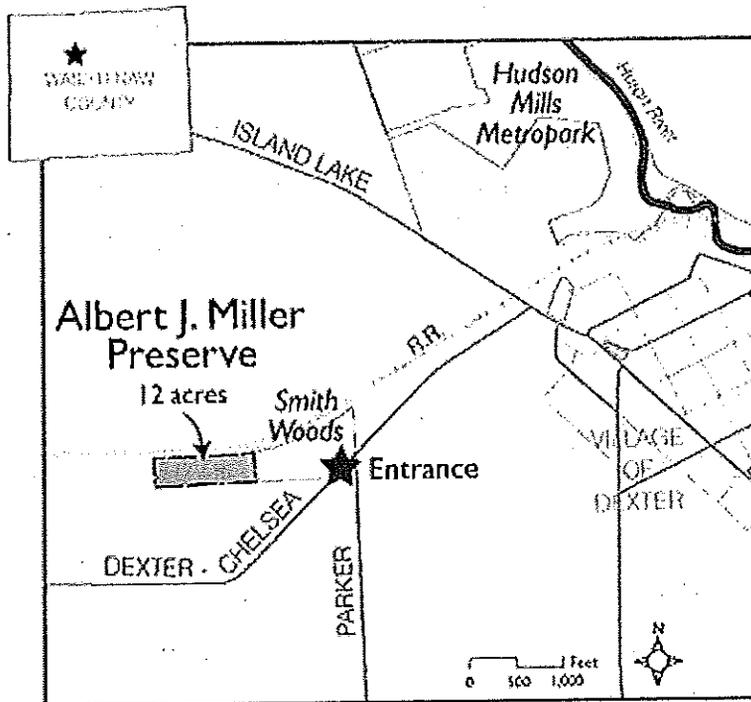
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Related Links



Directions: From I-94: Exit 167—Baker Road, northbound. Turn left off Baker onto S Dexter-Chelsea Road (Parker ends at Dexter-Chelsea). The preserve entrance is immr Chelsea Road. The entrance and parking is shared with the Smith Woods Preserve (L



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3/18/08
Parks Commission
minutes

- C. Smith Woods Title Commitment Update. Attorney stated it would be legal to donate the property to Washtenaw County. There are no known living relatives of Mr. and Mrs. Smith to ask for support of this decision.

Kepler makes a motion, after review of the deed and title information pertaining to the Smith Woods property, the Parks commission recommends that the Village Council donate the Smith Woods property to the Natural Areas Preservation Program for the following reasons:

1. One large preserve owned, managed and maintained by the County.
2. No need for a sign variance. (Sign variance must be obtained by the Village if we own the property, County is exempt).
3. The property would be managed by qualified professionals (naturalists, foresters, etc) at the County.
4. The property would be a preserve in perpetuity.
5. The property would potentially be used more because it would be advertised by the County and on County maps.
6. The Village does not have adequate funding to properly manage the property and the property has not been a priority of the Village.

It is also recommended the Village Attorney include in the donation agreement with the County that a deed restriction be placed on the property requiring that the property remain parkland into perpetuity and that the Smith Family be recognized for their donation, support Henkemeyer.

Voice Vote: Unanimous Motion Carried

Old Business

- A. Ryan Drive Traffic Calming and Pedestrian Crossing Proposal. Based on the width of the street a one-sided solution will be needed. The total cost would be around \$25,000, with \$18K being construction cost and the other \$3K+ being design costs.

Henkemeyer makes a motion to council to authorize the design cost of \$3,325 out of the street fund for the proposed design services for the Ryan Drive traffic calming and pedestrian crossing proposal, to be completed by Midwestem Consulting, support Jovanelly.

Voice Vote: Unanimous Motion Carried

- B. Park Equipment Inventory – Included in the packet. Also, listed is the condition of each item, allowing the commission to begin a list of items that need replacement. This will be put into a larger spreadsheet that will identify what's desirable in each location and match it with what is already located in the park. Will also add a section for play equipment inventory.

- C. Spring Tree Planting. We have a budget of 3K, which will allow for the purchase of eight trees.

Green makes a motion that the Commission wants to have eight trees purchased and planted in Community Park, support Kepler.

Voice Vote: Unanimous Motion Carried

- D. Park Survey Results. In packet, will use information in conjunction with the Master Plan.

- E. Play Equipment Purchase.

Kepler makes a motion that the Parks Commission recommends GameTime Recreation supplier to provide the Parks Commission with the following equipment because GameTime provides the style, type and specifications for the unique equipment that the Parks Commission has chosen for Community Park: Spring Toys, Teeter Saw, Grills, Basketball court Equipment, Tennis backboard and Fun Hoops, support Green.

Voice Vote: Unanimous Motion Carried

**Village of Dexter
Treasurer/Finance
Director's Office**

AGENDA 5-12-08

ITEM L-5

Memo

To: Village council
From: Marie Sherry, Village Treasurer *ms*
CC: Donna Dettling, Village Manager
Date: 5/7/2008
Re: 2008 Village Millage rate

On May 6th, I received from Washtenaw County the 2008 Millage Reduction Fraction Calculation Worksheet (L-2166) and the 2008 Report of Taxable Valuations (L-4025) for the Village of Dexter. I have attached these for your review.

The Millage Reduction Fraction Worksheet provides us with our Headlee reduction fraction for 2008, which has been calculated at 1.0514. Since this number is higher than one (1), the Village is not required to lower our maximum millage rates from 2007 levels. Current laws do not allow us to increase millage rates to greater than the maximum, even when the fraction is greater than one (1).

The Report of Taxable Valuations tells us what our non-Industrial Facilities Tax, taxable value will be for 2008. If you look at the bottom row – Total Village – you will see that our taxable value has been reduced from 218,278,470 in 2007 to 214,939,853 in 2008, a reduction of 3,338,617. This means that no matter what the Village Council does with millage rates this year, we will see lower operating revenue. Incidentally, please note that the table is not mathematically correct, ie you cannot take the 2007 assessed valuation, subtract the losses and add the additions, and get the number listed in the 2008 assessed valuation. This is because losses and additions are necessary to calculate the Headlee reduction fraction, but the final 2008 number also includes assessing adjustments such as inflation.

While the Village did see increases in taxable value in the commercial and industrial real property, we saw a reduction of 7,095,263 in residential real property taxable value. This is a continuation of the trend that we saw in 2007 where the State Equalized Value's were being reduced to a point that was lower than the taxable value, causing a corresponding reduction there. This is due to the problems in the housing market over the past few years. Assessing is expecting this trend to continue in 2009, then hopefully correct itself by 2010.

On the personal property side, the Village saw a major change in the utility personal property valuation, where we saw a reduction of 4,135,407. This is due to a Michigan Tax Tribunal decision that changed how utility personal property taxes are assessed throughout the state.

I have attached for your review a spreadsheet that shows some of the Village's options for the 2008 millage rates, since we are now faced with a situation that we have not faced in the recent past. Unlike previous years, the General Obligation (GO) Bond millage rate will need to be increased because the bond payment is higher in Fiscal Year 2008/2009 than it was in Fiscal Year 2007/2008. The bond was structured that way based on an assumption of increasing taxable values over the life of the bond.

Finally, for your information, I have also attached the cover letter from the Washtenaw County Equalization Department, the Headlee Schedule for the entire County, and the Statement Showing Taxable Valuations for the entire County.

As for a time line, I would appreciate having the millage rates set, if possible, no later than your June 9th meeting to allow me plenty of time to prepare, print and mail the 2008 tax bills. If you have any questions, please do not hesitate to call me.

2008 Taxable Value (not including IFT)*

214,939,853

Scenario #1: Keep operating and streets the same, increase bond millage

Millage	2007 Rate	2008 Rate	2007 Revenue	2008 Revenue	Change
Operating	9.8807	9.8807	\$ 2,156,744	\$ 2,123,756	(\$32,988)
Streets	3.0546	3.0546	\$ 666,753	\$ 656,555	(\$10,198)
GO Bond	0.6209	0.7520	\$ 135,529	\$ 161,635	\$26,106
Total	13.5562	13.6873			

	2007 TV	2008 TV	Total 2007 Taxes	Total 2008 Taxes	Change
Resident A	\$ 100,000	\$ 90,000	\$1,356	\$1,232	(\$124)
Resident B	\$ 100,000	\$ 101,200	\$1,356	\$1,385	\$30

Scenario #2: Keep overall millage rate the same - increase bond millage and lower streets.

Millage	2007 Rate	2008 Rate	2007 Revenue	2008 Revenue	Change
Operating	9.8807	9.8807	\$ 2,156,744	\$ 2,123,756	(\$32,988)
Streets	3.0546	2.9235	\$ 666,753	\$ 628,377	(\$38,377)
GO Bond	0.6209	0.7520	\$ 135,529	\$ 161,635	\$26,106
Total	13.5562	13.5562			

	2007 TV	2008 TV	Total 2007 Taxes	Total 2008 Taxes	Change
Resident A	\$ 100,000	\$ 90,000	\$1,356	\$1,220	(\$136)
Resident B	\$ 100,000	\$ 101,200	\$1,356	\$1,372	\$16

Scenario #3: Levy maximum allowable for streets & operating, increase bond millage

Millage	2007 Rate	2008 Rate	2007 Revenue	2008 Revenue	Change
Operating	9.8807	9.8807	\$ 2,156,744	\$ 2,123,756	(\$32,988)
Streets	3.0546	3.9520	\$ 666,753	\$ 849,442	\$182,689
GO Bond	0.6209	0.7520	\$ 135,529	\$ 161,635	\$26,106
Total	13.5562	14.5847			

	2007 TV	2008 TV	Total 2007 Taxes	Total 2008 Taxes	Change
Resident A	\$ 100,000	\$ 90,000	\$1,356	\$1,313	(\$43)
Resident B	\$ 100,000	\$ 101,200	\$1,356	\$1,476	\$120

***Note:** Total taxable value from the County does not include Industrial Facilities Tax Exempt parcels. Revenue projections for both 2007 and 2008 do not include IFT's.

Note: Resident A would have purchased the property within the past few years. Resident B would have been living in their home for at least five years and, even though their SEV may have decreased, would have seen an increase to the taxable at the rate of inflation.

DRAFT
VILLAGE OF DEXTER
-2008
RESOLUTION TO ESTABLISH 2008/09
MILLAGE RATES

At a regular meeting of the Village Council of the Village of Dexter held at the Dexter Senior Center – 7720 Dexter-Ann Arbor Road, within the Village of Dexter on the 9th day of June 2008 at 7:30pm local time.

PRESENT:

ABSENT:

The following preamble and resolution was offered by _____ and supported by _____.

WHEREAS, the Village of Dexter will adopt the 2008/09 Budget prior to July 1, 2008 in accordance with the millage rate herein established, and

WHEREAS it is necessary to establish a millage rate for the 2008/2009 Fiscal Year to support a 2008/09 Budget, and

WHEREAS the Village Council held a Public Hearing on May 27, 2008, and has met the requirements to establish such millage rates.

NOW, THEREFORE BE IT RESOLVED, THAT THE 2008 MILLAGE RATE FOR THE VILLAGE OF DEXTER, for real and personal property is hereby established and approved as follows:

GENERAL OPERATING.....
STREETS.....
GENERAL OBLIGATION DEBT.....

BE IT FURTHER RESOLVED that all resolutions in conflict herewith are hereby rescinded.

YEAS:

NAYS:

RESOLUTION DECLARED ADOPTED June 9, 2008.

David F. Boyle, Village Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Dexter Village Council will hold a public hearing Tuesday, May 27, 2008 at 7:30 p.m. at the Dexter Senior Center, 7720 Dexter-Ann Arbor Road, Dexter, Michigan, for the purpose of hearing public comment regarding the setting of the millage rate for real and personal property for the 2008/2009 Fiscal Year to support the 2008/2009 Budget.

Information regarding the proposed millage rates for 2008/2009 is available for public inspection at the Village Office, on the second floor of the National City Bank Building, 8123 Main Street, Dexter MI weekdays between 9:00 am and 5:00 pm.

Donna Dettling
Village Manager

Publish: May 15, 2008

2008 Tax Rate Request (This form must be completed and submitted on or before September 30, 2008)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory. Penalty applies.

Carefully read the instructions on page 2.

County Washtenaw	2008 Taxable Value of ALL Properties in the Unit as of 5-27-08 214,939,853
Local Government Unit Village of Dexter	For LOCAL School Districts: 2008 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties if a millage is levied against them.

You must complete this form for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2008 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2007 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2008 Current Year "Headlee" Millage Reduction Fraction	(7) 2008 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
Charter	Operatin	N/A	12.5	9.8807	1.0514	9.8807	1.0	9.8807			
Charter	Streets	N/A	5.0	3.9520	1.0514	3.9520	1.0	3.9520			
Voted	GO Bond	N/A	2.0	2.0	1.0514	2.0	1.0	2.0	.7520		

Prepared by	Telephone Number	Title of Preparer	Date
-------------	------------------	-------------------	------

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.121(3).

<input type="checkbox"/> Clerk	Signature	Print Name	Date
<input type="checkbox"/> Secretary			
<input type="checkbox"/> Chairperson	Signature	Print Name	Date
<input type="checkbox"/> President			

** Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

**** IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

Local School District Use Only: Complete if requesting millage to be levied. See STC Bulletin 2 of 2008 for instructions on completing this section.	Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
	For Principal Residence, Qualified Ag. Qualified Forest and Industrial Personal	
	For Commercial Personal	
	For all Other	

2008 MILLAGE REDUCTION FRACTION CALCULATIONS WORKSHEET

INCLUDING MILLAGE REDUCTION FRACTION CALCULATIONS NOT SPECIFICALLY ASSIGNED TO THE COUNTY EQUALIZATION DIRECTOR BY LAW

County WASHTENAW	Taxing Jurisdiction DEXTER VILLAGE
2007 Total Taxable Value	218,278,470
LOSSES	5,438,607
ADDITIONS	7,851,437
2008 Total Taxable Value Based on SEV	214,939,853
2008 Total Taxable Value Based on Assessed Value	214,939,853
2008 Total Taxable Value Based on CEV	214,939,853

NOTE: The last two items above are needed only when it is necessary to calculate a Truth in Assessing or True in County Equalization Rollback Fraction.

1. Section 211.34d, MCL, "Headlee" (for each unit of government)

$$\frac{(2007 \text{ Total Taxable Value} - \text{Losses}) \times \text{Inflation Rate of } 1.023}{(2008 \text{ Total Taxable Value Based on SEV} - \text{Additions})} = \frac{1.0514}{2008 \text{ Millage Reduction Fraction (Headlee)}}$$

See State Tax Commission Bulletin No. 3 of 1995 and 19 of 2002 regarding the calculation of Losses and Additions. See also the supplements to STC Bulletin No.3 of 1995 contained in STC Bulletin No. 3 1997.

2a. Section 211.34, MCL, "Truth in Assessing" (for Cities and Townships if SEV exceeds A.V. for 2007 only).

$$\frac{2008 \text{ Total Taxable Value Based on Assessed Value}}{2008 \text{ Total Taxable Value Based on SEV}} = \frac{1.0000}{2008 \text{ Rollback Fraction (Truth in Assessing)}}$$

See State Tax Commission Bulletin No. 2 of 2008 for more information regarding this calculation.

2b. Section 211.34, MCL, "Truth in County Equalization" (for Village, Counties and Authorities if S.E.V. exceeds C.E.V. for 2007 only)

$$\frac{2008 \text{ Total Taxable Value Based on CEV}}{2008 \text{ Total Taxable Value Based on SEV}} = \frac{1.0000}{2008 \text{ Rollback Fraction (Truth in County Equalization)}}$$

See State Tax Commission Bulletin No. 2 of 2008 for more information regarding this calculation.

3. Section 211.24e, MCL, "Truth in Taxation" (for each taxing jurisdiction that levied more than 1 mill for operating Purposes in 2006 only)

$$\frac{(2007 \text{ Total Taxable Value} - \text{Losses})}{(2008 \text{ Total Taxable Value Based on SEV} - \text{Additions})} = \frac{1.0278}{2008 \text{ Base Tax Rate Fraction (Truth in Taxation)}}$$

Use the same amounts for additions and losses as were used for the 211.34d("Headlee") rollback.

NOTE: The truth in taxation BTRF is independent from the cumulative millage reductions provided by sections 211.34d and 211.34. The Base Tax Rate equals the BTRF x 2006 operating Rate levied.

**2008 REPORT OF TAXABLE VALUATIONS INCLUDING ADDITIONS,
LOSSES AND TOTALS AS APPROVED BY THE BOARD OF REVIEW**

County WASHTENAW	City or Township DEXTER VILLAGE
----------------------------	---

TOTAL CITY OR TOWNSHIP, VILLAGES, AUTHORITIES, SCHOOL DISTRICTS	PARCEL COUNT	2007		2008	
		ASSESSED TAXABLE VALUATION	TAXABLE VALUATION OF LOSSES	TAXABLE VALUATION OF ADDITIONS	ASSESSED TAXABLE VALUATION
SCIO TOWNSHIP					
AGRICULTURAL	0	0	0	0	0
COMMERCIAL	115	33,581,197	0	878,400	35,432,139
INDUSTRIAL	61	22,057,435	227,007	2,240,937	23,331,149
RESIDENTIAL	1,248	116,572,463	123,400	239,900	109,477,200
TIMBER-CUTOVER	0	0	0	0	0
DEVELOPMENTAL	0	0	0	0	0
REAL TOTAL	1,424	172,211,095	350,407	3,359,237	168,240,488
AGRICULTURAL-PP	0	0	0	0	0
COMMERCIAL-PP	309	7,759,500	1,907,200	1,551,700	5,548,200
INDUSTRIAL-PP	26	12,431,800	1,484,900	1,299,000	17,391,500
RESIDENTIAL-PP	0	0	0	0	0
UTILITY-PP	2	4,161,800	1,676,800	461,800	2,639,300
PERSONAL TOTAL	337	24,353,100	5,068,900	3,312,500	25,579,000
TOTAL	1,761	196,564,195	5,419,307	6,671,737	193,819,488
WEBSTER TOWNSHIP					
AGRICULTURAL	0	0	0	0	0
COMMERCIAL	5	1,036,166	0	0	1,028,540
INDUSTRIAL	1	0	0	0	30,671
RESIDENTIAL	224	20,212,009	0	724,600	19,204,754
TIMBER-CUTOVER	0	0	0	0	0
DEVELOPMENTAL	0	0	0	0	0
REAL TOTAL	230	21,248,175	0	724,600	20,263,965
AGRICULTURAL-PP	0	0	0	0	0
COMMERCIAL-PP	10	466,100	19,300	322,300	723,600
INDUSTRIAL-PP	0	0	0	0	0
RESIDENTIAL-PP	0	0	0	0	0
UTILITY-PP	1	0	0	132,800	132,800
PERSONAL TOTAL	11	466,100	19,300	455,100	856,400
TOTAL	241	21,714,275	19,300	1,179,700	21,120,365
TOTAL VILLAGE					
AGRICULTURAL	0	0	0	0	0
COMMERCIAL	120	34,617,363	0	878,400	36,460,679
INDUSTRIAL	62	22,057,435	227,007	2,240,937	23,361,820
RESIDENTIAL	1,472	136,784,472	123,400	964,500	128,681,954
TIMBER-CUTOVER	0	0	0	0	0
DEVELOPMENTAL	0	0	0	0	0
AGRICULTURAL-PP	0	0	0	0	0
COMMERCIAL-PP	319	8,225,600	1,926,500	1,874,000	6,271,800
INDUSTRIAL-PP	26	12,431,800	1,484,900	1,299,000	17,391,500
RESIDENTIAL-PP	0	0	0	0	0
UTILITY-PP	3	4,161,800	1,676,800	594,600	2,772,100
CVT TOTAL REAL	1,654	193,459,270	350,407	4,083,837	188,504,453
CVT TOTAL PERSONAL	348	24,819,200	5,088,200	3,767,600	26,435,400
TOTAL VILLAGE	2,002	218,278,470	5,438,607	7,851,437	214,939,853



EQUALIZATION AND PROPERTY DESCRIPTION DEPARTMENT

200 NORTH MAIN STREET
ANN ARBOR, MICHIGAN 48107-8645

SUITE 210
(734) 994-2511

P O. BOX 8645
FAX (734) 222-6589

DIRECTOR
Raman A. Patel, CAE, SRA

May 6, 2008

To All Taxing Authorities:

Enclosed, please find forms L-4028 relating to the taxable value real and personal property located within the County of Washtenaw. To the best of our knowledge, the valuations set forth represent the 2007 and 2008 Taxable Value, Additions and Losses for your Unit. Please check the department web site for information on Taxable Value, S.E.V. and I.F.T. totals at:

<http://www.ewashtenaw.org/government/departments/equalization/>.

If you have any questions, please contact Charles Mosher at 734-222-6540, or E-mail him at Mosherc@Washtenaw.org.

Thank You

Raman Patel, CAE, SRA, CMAE 4
Director

Note: If you would like receive these forms by email, please contact Mr. Mosher by phone or email. Enclosed are the detail sheets for your unit. If you would like this information to be delivered to someone else in your organization, please contact Mr. Mosher by email or phone with the correct name and address.

HEADLEE SCHEDULE/WASHTENAW COUNTY

L-4028

This form is issued under authority of sections 211.34d and 211.150, M.C.L. Filing of this form is mandatory. Failure to file is punishable under Section 211.119, M.C.L.

STATEMENT OF CURRENT YEAR TAXABLE AND PRIOR YEAR TAXABLE VALUATION, LOSSES, ADDITIONS, AND THE 2008 MILLAGE REDUCTION FRACTION FOR EACH OF THE SEVERAL ASSESSING JURISDICTIONS, SCHOOLS, COMMUNITY COLLEGES AND AUTHORITIES IN THE COUNTY. THE VALUATIONS LISTED REPRESENT ONLY THE WASHTENAW COUNTY TOTALS.

Raman Patel
Raman Patel CMEA IV, CAE, SRA
Equalization Director

Code Number	Taxing Jurisdiction	2007 TAXABLE VALUE as of 5/29/2007	2008 TAXABLE VALUE as of 5/27/2008	TAXABLE VALUE OF LOSSES	CPI 1.023	
					TAXABLE VALUE OF ADDITIONS	2008 Millage Reduction Fraction
	Washtenaw County	15,510,438,244	15,650,088,801	250,103,562	534,567,756	1.0000
	CITIES					
8151	Ann Arbor	4,736,207,677	4,898,327,457	43,593,341	159,832,633	1.0000
8155	Chelsea City	254,440,380	260,619,945	3,558,340	11,904,550	1.0000
8154	Milan	116,111,826	119,122,804	1,109,996	4,297,272	IC
8152	Saline	453,028,596	451,952,425	11,211,245	22,675,186	1.0000
8153	Ypsilanti	414,621,517	402,643,702	14,862,662	10,387,733	1.0000
	TOWNSHIPS					
8101	Ann Arbor	533,419,379	491,150,260	58,832,701	43,553,188	1.0000
8102	Augusta	225,404,846	236,133,860	1,520,023	8,097,100	1.0000
8103	Bridgewater	84,355,742	86,602,385	459,473	1,966,137	1.0000
8104	Dexter	322,032,433	325,152,882	1,145,474	17,701,136	1.0000
8105	Freedom	91,361,518	93,955,482	664,584	2,054,831	1.0000
8106	Lima	171,520,962	180,451,146	2,279,973	7,735,900	1.0000
8107	Lodi	380,117,684	380,458,680	826,981	8,953,159	1.0000
8108	Lyndon	129,126,440	130,697,173	132,084	2,752,307	1.0000
8109	Manchester	194,013,781	196,581,212	2,947,085	8,382,782	1.0000
8110	Northfield	358,598,795	358,871,485	1,433,652	5,836,500	1.0000
8111	Pittsfield	1,832,050,183	1,821,789,953	36,346,494	59,443,260	1.0000
8112	Salem	357,952,144	361,189,892	1,154,023	11,501,661	1.0000
8113	Saline	83,971,173	87,466,060	869,097	4,165,425	1.0000
8114	Scio	1,420,366,708	1,420,833,384	28,594,960	47,218,410	1.0000
8115	Sharon	89,642,787	92,418,445	237,180	954,636	1.0000
8116	Superior	596,680,155	599,669,917	4,667,468	20,486,146	1.0000
8117	Sylvan	201,016,982	204,455,627	2,659,063	2,289,567	1.0000
8118	Webster	387,381,383	391,055,067	658,726	8,510,896	1.0000
8119	York	389,528,900	387,046,900	115,929	2,910,800	1.0000
8120	Ypsilanti	1,687,466,253	1,671,442,678	32,223,008	60,956,541	1.0000
		15,510,438,244	15,650,088,801			
	VILLAGES					
	Barton Hills	57,057,086	52,584,738	1,547,491	2,242,133	1.0000
	Dexter	218,278,470	214,939,853	5,438,607	7,851,437	1.0000
	Manchester	73,972,170	74,561,717	1,557,876	4,793,832	1.0000
	AUTHORITIES					
	Ann Arbor Transportation	4,736,207,677	4,898,327,457	43,593,341	159,832,633	1.0000
	Huron Clinton Metro Parks	15,510,438,244	15,650,088,801	250,103,562	534,567,756	IC
	Ypsilanti Community Utility	2,102,107,770	2,074,086,380	47,085,670	71,344,274	1.0000
	D.D.A.'s					
	Chelsea City	22,109,424	22,634,562	526,100	1,286,100	1.0000
	Milan City	4,468,821	4,528,914	53,800	68,280	IC
	Ypsilanti City	28,081,916	25,820,861	2,529,643	596,692	1.0000

Code Number	Taxing Jurisdiction	2007 TAXABLE VALUE as of 5/29/2007	2008 TAXABLE VALUE as of 5/27/2008	TAXABLE VALUE OF LOSSES	TAXABLE VALUE OF ADDITIONS	2008 Millage Reduction Fraction
	LIBRARIES					
	Ann Arbor District	7,818,222,440	7,939,602,092	136,415,034	279,026,974	1.0000
	Chelsea District	833,781,197	849,178,694	9,104,143	24,316,907	1.0000
	Dexter District	1,092,365,232	1,103,982,985	9,985,478	41,791,224	IC
	Manchester District	349,915,074	356,482,571	4,003,587	11,948,787	1.0000
	Milan Public	116,111,826	119,122,804	1,109,996	4,297,272	IC
	Salem South Lyon District	340,807,760	344,256,680	1,111,623	11,329,261	IC
	Saline District	1,673,664,060	1,670,386,160	33,706,411	62,003,519	1.0000
	Ypsilanti District	2,440,461,282	2,408,882,738	51,088,184	83,779,866	1.0000
	SCHOOL DISTRICTS					
81010	Ann Arbor	7,818,222,440	7,939,602,092	136,415,034	279,026,974	1.0000
81040	Chelsea	827,744,490	842,845,046	8,975,039	23,254,211	IC
46060	Clinton	58,649,197	60,299,385	249,079	1,272,200	IC
38040	Columbia	10,932,454	11,313,566	30,050	221,550	IC
81050	Dexter	1,092,365,232	1,103,982,985	9,985,478	41,791,224	IC
38050	Grass Lake	1,840,721	1,866,711	57	105	IC
81070	Lincoln	904,570,092	892,977,784	3,036,632	22,364,068	IC
81080	Manchester	337,661,512	344,209,235	3,898,660	11,281,033	IC
81100	Milan	296,994,442	299,172,511	2,087,520	6,370,922	IC
38130	Napoleon	120,840	123,440	0	0	IC
82390	Northville	23,826,711	23,714,914	92,300	591,400	IC
47080	Pinckney	25,821,873	26,245,259	326,355	921,881	IC
82100	Plymouth Canton	142,370,366	147,958,576	1,460,209	8,608,087	IC
81120	Saline	1,673,664,060	1,670,386,160	33,706,411	62,003,519	1.0000
63240	South Lyon	277,807,837	276,153,354	904,228	4,099,814	IC
33200	Stockbridge	22,956,847	23,876,052	334	588,250	IC
82430	Van Buren	220,340,878	221,387,235	9,526,516	16,295,823	IC
81140	Whitmore Lake	276,571,899	276,340,625	1,123,547	4,404,400	IC
81150	Willow Run	452,682,661	438,889,485	14,412,122	14,531,194	1.0000
81020	Ypsilanti	1,045,293,692	1,048,744,386	24,240,828	37,459,551	1.0000
	COMMUNITY COLLEGES					
	Oakland	248,716,994	246,897,971	854,594	3,635,614	IC
	Schoolcraft	80,286,374	80,511,846	304,960	1,913,420	IC
	Washtenaw	15,181,434,876	15,322,678,984	248,944,008	529,018,722	1.0000
	INTERMEDIATE SCHOOLS					
	Igham	22,956,847	23,876,052	334	588,250	IC
	Jackson	12,894,015	13,303,717	30,107	221,655	IC
	Lenawee	58,649,197	60,299,385	249,079	1,272,200	IC
	Livingston	25,821,873	26,245,259	326,355	921,881	IC
	Oakland	277,807,837	276,153,354	904,228	4,099,814	IC
	Washtenaw	14,725,770,520	14,857,150,309	237,514,434	501,968,646	IC
	Wayne	386,537,955	393,060,725	11,079,025	25,495,310	IC

INSTRUCTIONS:

This form to be completed by the county equalization director for all taxing jurisdictions which levy a property tax in his/her county. This form is to be filed with each unit of local government and with the State Tax Commission. Also provide a copy of this form to the equalization director of each county which shares an intercounty taxing jurisdiction.

On this initial computation form, the 2008 millage reduction fraction (MRF) can be calculated only for taxing jurisdictions located exclusively within a single county. This will include the county unit as well as all townships and nearly every city and village. The MRF for a school district which is not fractional with any other county can also be calculated and listed on the form.

For any taxing jurisdiction which extends into one or more counties, leave the MRF blank and enter the notation "IC" for intercounty.

Code Number	Taxing Jurisdiction	2007 TAXABLE VALUE as of 5/29/2007	2008 TAXABLE VALUE as of 5/27/2008	TAXABLE VALUE OF LOSSES	TAXABLE VALUE OF ADDITIONS	2008 Millage Reduction Fraction
NON-PRE/ MBT (Schools Only)						
SCHOOL DISTRICTS						
81010	Ann Arbor	3,073,636,307	3,198,946,193	37,850,234	106,788,542	1.0000
81040	Chelsea	195,136,086	203,213,505	3,147,516	10,499,543	IC
46060	Clinton	7,889,094	8,684,750	101,500	669,650	IC
38040	Columbia	3,169,902	3,388,826	3,200	151,750	IC
81050	Dexter	228,942,171	244,695,461	3,278,889	24,382,126	IC
38050	Grass Lake	28,595	27,815	57	105	IC
81070	Lincoln	151,315,985	163,995,561	1,421,157	15,977,400	IC
81080	Manchester	62,098,965	64,027,561	695,373	2,920,821	IC
81100	Milan	72,930,800	73,128,468	1,088,815	2,267,100	IC
38130	Napoleon	7,705	7,705	0	0	IC
82390	Northville	10,648,520	10,488,294	15,850	88,900	IC
47080	Pinckney	6,871,275	7,226,665	155,984	688,760	IC
82100	Plymouth Canton	42,435,861	48,629,691	1,040,520	7,162,917	IC
81120	Saline	392,332,253	410,788,348	5,516,369	19,944,532	1.0000
63240	South Lyon	49,729,418	52,124,129	280,865	2,041,250	IC
33200	Stockbridge	10,179,290	10,613,747	334	160,000	IC
82430	Van Buren	101,309,307	102,356,601	1,027,920	3,936,305	IC
81140	Whitmore Lake	77,212,910	80,871,685	561,928	2,372,900	IC
81150	Willow Run	144,263,480	143,701,725	4,240,780	3,787,502	1.0000
81020	Ypsilanti	465,369,203	477,986,630	6,933,642	13,846,720	1.0000

STATEMENT SHOWING TAXABLE VALUATIONS FOR WASHTENAW COUNTY FOR THE YEAR 2008

LOCAL GOV'T CODE	PARCEL COUNT	AD VALOREM TAXABLE VALUATION										IFT TAXABLE VALUATIONS			DNR PILT ACT 513 of 2004
		TOTAL	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	PERSONAL PROPERTY	TOTAL	REAL	PERSONAL PROPERTY			
TOWNSHIPS:															
WASHTENAW COUNTY	135,543	15,650,098,801	221,096,043	2,809,611,264	784,516,753	10,562,171,217		45,379,706	1,227,323,816	261,683,768	132,164,148	129,519,620	7,533,681		
CITIES:															
Ann Arbor	1,988	491,150,260	5,390,509	91,256,795	63,990,488	296,234,248						44,278,220	8,007,930	791,000	
Augusta	3,810	236,133,860	12,996,401	7,395,527	551,432	198,239,900						19,950,600	0	0	
Bridgwater	1,122	86,602,385	18,300,860	2,835,254	651,217	57,342,981						2,314,463	0	0	
Dexter	3,635	325,152,862	4,287,123	4,503,620	940,850	299,242,669						15,178,600	0	2,301,231	
Freedom	1,203	93,955,482	19,726,807	1,517,881	4,875,277	54,574,017						13,261,500	0	0	
Lima	1,873	180,451,146	17,245,390	4,181,084	3,479,193	142,565,774						1,785,615	1,030,800	714,300	
Loel	2,662	380,459,680	18,348,393	17,622,698	1,176,023	331,311,666						11,999,900	0	0	
Lyndon	1,697	130,697,173	3,317,557	825,617	249,758	118,115,441						8,188,800	0	4,064,309	
Manchester	3,050	196,581,212	10,881,883	8,374,954	4,687,435	159,930,190						12,706,750	4,898,750	3,391,300	
Northfield	4,954	359,871,485	7,004,351	43,813,800	8,405,461	281,962,074						14,221,700	4,760,687	2,362,000	
Pittsfield	12,562	1,821,789,933	1,776,258	446,991,333	134,640,568	1,107,946,268						3,564,099	11,798,595	1,612,700	
Salem	3,412	361,189,892	6,420,520	21,295,512	20,022,303	284,478,357						28,973,200	0	0	
Saline	1,321	87,466,060	20,560,542	5,391,411	1,000,751	52,730,256						7,783,100	0	1,926	
Sco	8,957	1,420,833,384	7,100,222	206,725,332	134,470,637	893,054,662						129,005,700	5,612,407	2,506,800	
Sharon	1,150	92,418,445	17,210,562	2,653,315	59,023	67,837,056						2,828,413	0	0	
Superior	6,153	599,669,917	10,743,471	44,493,853	4,263,962	510,385,121						29,183,610	31,554,565	7,188,940	
Sylvan	1,745	204,455,627	8,251,003	2,818,065	21,237,828	145,718,445						23,578,500	0	0	
Webster	3,232	391,055,067	15,207,589	3,320,591	1,730,781	356,456,530						2,912,826	4,868,000	3,632,000	
York	3,192	397,046,900	14,732,900	6,064,100	15,386,000	329,662,800						13,130,000	16,081,900	2,800	
Ypsilanti	19,822	1,671,442,676	1,583,702	250,093,972	107,496,235	1,060,973,194						242,487,900	32,428,654	71,788,300	
Ann Arbor	34,782	4,898,327,457	0	1,398,019,894	193,232,326	2,996,710,547						309,364,700	10,702,545	1,260,800	
Chelsea	2,577	260,519,945	0	57,259,331	12,030,333	165,969,281						25,961,000	13,194,677	7,354,900	
Milan	1,820	119,122,804	0	15,692,705	1,989,122	93,409,002						8,047,975	142,180	142,180	
Saline	3,865	451,952,425	0	70,933,417	29,544,854	285,992,454						65,481,700	41,932,178	26,774,400	
Ypsilanti	5,447	402,643,702	0	94,601,213	18,411,016	240,828,273						48,803,200	487,900	0	
Total	135,543	15,650,098,801	221,096,043	2,809,611,264	784,516,753	10,562,171,217		45,379,706	1,227,323,816	261,683,768	132,164,148	129,519,620	7,533,681		
VILLAGES: (Village Taxable included in Township Taxable)															
Barton Hills	163	52,584,738	0	2,275,698	0	49,351,020						958,020	0	0	
Dexter	2,002	214,939,833	0	36,460,679	23,361,820	128,681,954						26,435,400	5,612,407	2,506,800	
Manchester	1,228	74,561,717	0	6,594,229	4,012,606	55,952,292						7,962,650	4,898,750	3,391,300	

STATEMENT SHOWING TAXABLE VALUATIONS FOR WASHTENAW COUNTY FOR THE YEAR 2008

2008

LOCAL GOV'T CODE	PARCEL COUNT	AD VALOREM TAXABLE VALUATION										IFT TAXABLE VALUATIONS			DNR PILT ACT 513 of 2004
		TOTAL	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	PERSONAL PROPERTY	TOTAL	REAL	PERSONAL PROPERTY			
AUTHORITIES: (Authorities Taxable included in CVT Taxable)															
Ann Arbor Transportation	34,792	4,898,327,457	0	1,399,019,884	193,232,326	2,996,710,547	0	0	309,364,700	10,702,545	9,441,745	1,280,800	0		
Huron Clinton Metroparks	135,543	15,650,068,801	221,086,043	2,809,811,264	784,516,753	10,562,171,217	0	45,379,706	1,227,323,818	261,683,788	132,164,148	129,519,620	7,533,681		
Washtenaw County Building	135,543	15,650,068,801	221,086,043	2,809,811,264	784,516,753	10,562,171,217	0	45,379,706	1,227,323,818	261,683,788	132,164,148	129,519,620	7,533,681		
Y.U.C.A.	25,269	2,074,096,390	1,583,702	344,695,185	125,907,251	1,301,801,467	0	8,808,275	291,290,500	104,704,854	32,916,554	71,788,300	68,827		
Chelsea City DDA	246	22,634,562	0	12,354,516	2,467,689	945,057	0	0	6,867,300	2,365,100	2,865,100	0	0		
Milan City DDA	120	4,688,373	0	3,182,523	0	1,110,300	0	0	365,550	0	0	0	0		
Ypsilanti City DDA	452	25,820,861	0	20,590,107	0	2,793,954	0	0	2,436,800	0	0	0	0		
LIBRARIES: (Libraries Taxable included in CVT Taxable)															
Ann Arbor District	53,527	7,989,602,092	16,560,736	1,998,456,361	413,687,109	4,983,932,737	0	9,287,198	517,677,760	20,374,975	17,449,675	2,925,300	0		
Chelsea District	8,801	849,178,694	24,697,337	65,739,402	36,745,182	648,718,766	0	4,560,807	69,477,200	14,215,477	6,146,277	8,069,200	4,192,086		
Dexter District	9,576	1,103,992,995	26,007,327	58,452,586	62,372,433	874,563,279	0	6,584,810	76,002,550	10,480,407	4,341,607	6,138,800	1,236,489		
Manchester District	5,067	356,482,571	44,673,366	10,863,706	9,971,604	261,169,909	0	800,736	28,973,250	4,868,750	1,507,450	3,391,300	0		
Milan Public	1,820	119,122,804	0	15,662,705	1,983,122	93,409,002	0	0	8,047,975	142,180	0	142,180	0		
Saline District	12,249	1,670,386,160	41,906,804	194,942,200	93,774,221	1,189,744,407	0	7,681,028	142,337,500	54,469,973	26,956,373	27,513,600	51,665		
Salem South Lyon District	3,300	344,256,660	6,020,463	21,050,582	19,839,053	266,976,992	0	0	28,369,600	0	0	0	0		
Ypsilanti District	25,269	2,408,882,738	10,378,668	384,440,030	130,127,113	1,559,925,642	0	8,808,275	315,202,810	104,704,854	57,282,179	78,977,240	68,827		
SCHOOL DISTRICTS:															
ANN ARBOR SCHOOLS															
81010	53,527	7,989,602,092	16,560,736	1,998,456,361	413,687,109	4,983,932,737	0	9,287,198	517,677,760	20,374,975	17,449,675	2,925,300	0		
Ann Arbor City	34,792	4,898,327,457	0	1,399,019,884	193,232,326	2,996,710,547	0	0	309,364,700	10,702,545	9,441,745	1,280,800	0		
Ann Arbor Twp.	1,898	491,150,260	5,390,509	91,266,795	63,980,488	266,234,248	0	0	44,278,220	8,796,930	8,007,930	791,000	0		
Leoni Twp.	555	63,589,321	2,380,919	9,149,001	1,042,741	46,091,260	0	0	4,926,400	0	0	0	0		
Northfield Township	148	15,266,561	1,100,900	223,300	310,900	11,234,663	0	1,534,698	862,200	0	0	0	0		
Pittsfield Twp.	9,176	1,229,462,108	996,314	339,550,145	79,661,649	737,365,267	0	1,052,035	71,616,700	873,500	0	873,500	0		
Salem Twp.	112	16,933,212	400,057	244,930	183,250	15,501,375	0	0	603,600	0	0	0	0		
Solo Twp.	5,234	948,882,549	2,135,439	155,264,500	74,896,716	629,862,211	0	6,418,183	80,305,500	0	0	0	0		
Superior Twp.	1,411	265,122,299	1,948,905	4,749,008	44,000	253,021,046	0	0	5,359,940	0	0	0	0		
Whitbor Twp.	101	10,868,325	2,209,933	0	125,039	7,692,120	0	282,273	360,500	0	0	0	0		

STATEMENT SHOWING TAXABLE VALUATIONS FOR WASHTENAW COUNTY FOR THE YEAR 2008

LOCAL GOV'T CODE	PARCEL COUNT	TOTAL	AD VALOREM TAXABLE VALUATION							IFT TAXABLE VALUATIONS			DNR PILT ACT 513 of 2004
			AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	PERSONAL PROPERTY	TOTAL	REAL	PERSONAL PROPERTY	
CHELSEA SCHOOLS													
81040	5,946	842,845,046	31,919,697	65,989,500	38,310,418	531,979,429	0	5,146,522	59,489,480	14,215,477	6,146,277	8,069,200	4,192,086
	2,577	260,619,945	0	57,259,331	12,030,333	165,969,281	0	0	25,361,000	13,184,677	5,829,777	7,354,900	0
	1,389	121,451,996	1,308,540	1,017,837	177,000	116,266,419	0	0	2,679,200	0	0	0	1,064,742
	214	19,881,356	4,567,923	0	1,714,712	9,687,423	0	0	2,911,900	0	0	0	0
	1,082	112,974,926	12,060,237	3,764,650	2,989,483	84,237,934	0	1,709,022	8,203,600	1,030,800	316,500	714,300	49,066
	1,292	106,821,121	2,433,778	825,617	151,062	96,980,364	0	0	6,430,300	0	0	0	2,507,509
	224	17,640,079	3,298,216	314,000	0	13,116,562	0	585,715	325,560	0	0	0	0
	1,746	204,455,627	8,251,003	2,818,085	21,237,828	145,718,446	0	2,851,785	23,578,500	0	0	0	570,769
CLINTON SCHOOLS													
46060	802	60,299,385	16,220,776	1,336,105	280,318	39,349,360	0	290,126	2,822,700	0	0	0	0
	483	38,752,561	10,618,995	1,258,851	280,318	23,819,971	0	290,126	2,384,300	0	0	0	0
	243	16,114,072	3,347,117	71,950	0	12,514,305	0	0	180,700	0	0	0	0
	66	5,432,752	2,254,664	5,304	0	2,915,084	0	0	257,700	0	0	0	0
COLUMBIA SCHOOLS													
308	11,313,566	908,147	0	0	0	10,060,719	0	0	344,700	0	0	0	0
308	11,313,566	908,147	0	0	0	10,060,719	0	0	344,700	0	0	0	0
DEXTER SCHOOLS													
81050	9,576	1,103,982,985	26,007,327	59,452,586	62,372,433	874,583,279	0	6,584,810	76,002,550	10,480,407	4,341,607	6,138,800	1,236,489
	1,925	184,721,838	2,978,583	3,431,881	713,070	164,565,005	0	0	13,033,300	0	0	0	1,236,489
	14	575,096	341,129	25,935	0	27,432	0	0	180,600	0	0	0	0
	791	67,476,220	5,185,153	416,434	479,700	58,327,840	0	76,593	2,980,500	0	0	0	0
	60	7,530,813	320,500	0	0	7,038,013	0	0	172,300	0	0	0	0
	16	1,799,202	0	0	0	1,670,597	0	110,405	18,200	0	0	0	0
	3,723	471,950,835	4,964,783	51,460,832	59,573,921	303,192,451	0	4,058,848	48,700,200	5,612,407	3,105,607	2,506,800	0
	3,047	369,928,980	12,217,179	3,117,504	1,605,742	338,741,941	0	2,339,164	10,907,450	4,868,000	1,236,000	3,662,000	0
GRASS LAKE SCHOOLS													
38050	22	1,866,711	1,012,207	0	0	826,689	0	0	27,815	0	0	0	0
	22	1,866,711	1,012,207	0	0	826,689	0	0	27,815	0	0	0	0
LINCOLN SCHOOLS													
81070	10,822	892,977,784	13,125,082	30,828,273	17,258,810	748,393,762	0	3,932,797	89,439,050	0	0	0	0
	3,517	223,723,629	11,953,556	7,395,527	79,395	195,591,901	0	0	6,703,250	0	0	0	0
	38	4,754,800	296,600	0	0	4,080,000	0	0	378,200	0	0	0	0
	7,087	664,499,355	874,936	23,432,746	17,179,415	538,721,861	0	3,932,797	80,357,600	0	0	0	0

STATEMENT SHOWING TAXABLE VALUATIONS FOR WASHTENAW COUNTY FOR THE YEAR 2008

2008

LOCAL SCHOOL CODE	PARCEL COUNT	AD VALOREM TAXABLE VALUATION										IFT TAXABLE VALUATIONS			DNR PILT ACT 513 of 2004
		TOTAL	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER- CUTOVER	DEVELOPMENTAL	PERSONAL PROPERTY	TOTAL	REAL	PERSONAL PROPERTY			
MANCHESTER SCHOOLS															
81080	4,710	344,209,235	38,015,568	11,902,220	8,035,597	258,881,296	0	1,754,971	25,619,563	4,898,750	1,507,450	3,391,300	375,064		
Bridgewater Twp.	398	31,975,095	5,244,560	442,560	189,899	24,406,646	0	510,610	1,180,800	0	0	0	0		
Freedom Twp.	912	70,292,345	13,359,985	817,941	3,098,240	43,225,679	0	0	9,790,100	0	0	0	0		
Manchester Twp.	2,489	169,153,574	6,626,619	8,303,004	4,667,435	137,355,186	0	0	12,181,350	4,898,750	1,507,450	3,391,300	0		
Sharon Twp.	901	72,788,221	12,784,404	2,339,315	59,023	53,893,805	0	1,244,361	2,467,313	0	0	0	375,064		
MILAN SCHOOLS															
81100	3,665	299,172,511	12,200,192	21,788,464	9,767,059	227,086,271	0	3,616,400	24,704,125	16,224,080	16,081,900	142,180	0		
Milan City	1,820	119,122,804	0	15,682,705	1,983,122	93,409,002	0	0	8,047,975	142,180	0	142,180	0		
Augusta Twp.	93	12,410,231	1,042,845	0	472,037	2,647,998	0	0	8,247,350	0	0	0	0		
Pittsfield Twp.	414	43,496,471	383,290	269,159	0	41,006,722	0	0	1,827,300	0	0	0	0		
Saline Twp.	11	1,075,005	442,357	0	0	616,248	0	0	16,400	0	0	0	0		
York Twp.	1,827	123,078,000	10,331,700	5,835,600	7,311,900	89,416,300	0	3,616,400	6,565,100	16,081,900	16,081,900	0	0		
NAPOLÉON SCHOOLS															
38130	5	123,440	115,735	0	0	0	0	0	7,705	0	0	0	0		
Sharon Twp.	5	123,440	115,735	0	0	0	0	0	7,705	0	0	0	0		
NORTHVILLE SCHOOLS															
82390	114	23,714,914	0	705,535	6,775,491	7,308,938	0	0	8,924,950	0	0	0	0		
Salem Twp.	114	23,714,914	0	705,535	6,775,491	7,308,938	0	0	8,924,950	0	0	0	0		
PINCKNEY SCHOOLS															
47080	371	26,245,259	0	238,589	50,780	25,442,090	0	0	513,800	0	0	0	0		
Dexter Twp.	321	18,979,027	0	53,902	50,780	18,408,245	0	0	466,100	0	0	0	0		
Webster Twp.	50	7,266,232	0	184,687	0	7,033,845	0	0	47,700	0	0	0	0		
PLYMOUTH SCHOOLS															
92100	889	147,958,576	3,632,926	11,035,446	7,535,035	110,880,459	0	0	14,873,710	0	0	0	0		
Salem Twp.	674	112,845,039	1,967,761	9,224,867	7,215,197	81,985,464	0	0	12,451,750	0	0	0	0		
Superior Twp.	215	35,113,537	1,665,165	1,810,579	320,838	28,894,995	0	0	2,421,960	0	0	0	0		
SALINE SCHOOLS															
81120	12,249	1,670,366,160	41,906,804	184,942,200	59,774,221	1,189,744,407	0	7,661,028	142,337,500	54,469,973	26,956,373	27,513,600	51,665		
Saline City	3,665	451,952,425	0	70,933,417	29,544,854	285,992,454	0	0	65,481,700	41,932,178	15,157,778	26,774,400	46,939		
Bridgewater Twp.	231	15,874,729	2,437,265	1,133,843	181,000	9,016,374	0	1,513,727	1,592,500	0	0	0	0		
Freedom Twp.	63	4,206,683	1,457,770	674,605	61,325	1,683,483	0	0	379,500	0	0	0	0		
Loati Twp.	2,067	309,336,546	15,646,974	8,474,697	133,282	278,182,393	0	0	6,901,200	0	0	0	0		
Pittsfield Twp.	2,962	548,841,374	396,654	108,112,031	54,778,909	329,594,279	0	1,712,601	54,286,900	12,537,795	11,798,595	739,200	0		
Saline Twp.	1,244	80,958,303	17,663,521	5,366,107	1,000,751	48,198,924	0	0	7,509,000	0	0	0	1,926		
York Twp.	1,827	259,214,100	4,104,600	227,500	8,074,100	236,166,500	0	4,454,700	6,186,700	0	0	0	2,800		

STATEMENT SHOWING TAXABLE VALUATIONS FOR WASHTENAW COUNTY FOR THE YEAR 2008

LOCAL GYMNT CODE	PARCEL COUNT	AD VALOREM TAXABLE VALUATION							IFT TAXABLE VALUATIONS			DNR PILT ACT 513 of 2004
		TOTAL	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER- CUTOVER	DEVELOPMENTAL	PERSONAL PROPERTY	TOTAL	REAL	
SOUTH LYON SCHOOLS												
	3,180	276,153,354	7,783,041	11,898,519	5,848,365	241,446,826	0	701,303	8,475,300	0	0	0
Northfield Twp.	689	68,456,627	3,730,339	0	61,764,246	0	0	701,303	1,482,400	0	0	0
Salem Twp.	2,512	207,696,727	4,052,702	11,120,180	5,848,365	179,682,580	0	0	6,992,900	0	0	0
STOCKBRIDGE SCHOOLS												
	385	23,876,052	883,779	0	98,696	21,135,077	0	0	1,758,500	0	0	1,556,800
Lyndon Twp.	385	23,876,052	883,779	0	98,696	21,135,077	0	0	1,758,500	0	0	1,556,800
VAN BUREN SCHOOLS												
	2,213	221,387,235	0	27,766,055	51,240,958	68,368,997	0	286,127	73,725,100	4,165,000	42,592,900	68,827
Ypsilanti Twp.	2,213	221,387,235	0	27,766,055	51,240,958	68,368,997	0	286,127	73,725,100	4,165,000	42,592,900	68,827
WHITMORE LAKE SCHOOLS												
	3,856	276,340,625	2,955,229	42,830,561	8,094,561	208,981,192	0	1,509,082	11,970,000	4,760,687	2,368,687	52,750
Northfield Twp.	3,822	273,349,095	2,173,212	42,812,161	8,094,561	207,192,668	0	1,217,693	11,858,900	4,760,687	2,368,687	52,750
Weber Twp.	34	2,991,530	782,017	18,400	0	1,788,524	0	291,389	111,100	0	0	0
WILLOW RUN SCHOOLS												
	7,916	438,889,485	4,349,361	51,164,363	18,250,088	305,395,083	0	702,900	59,027,710	9,804,200	26,204,300	0
Superior Twp.	3,791	204,178,646	4,349,361	15,309,469	204,701	176,963,305	0	0	7,351,810	0	0	0
Ypsilanti Twp.	4,025	234,710,839	0	35,854,894	18,045,367	128,431,778	0	702,900	51,675,900	9,804,200	26,204,300	0
YPSILANTI SCHOOLS												
	12,702	1,048,744,386	3,488,406	280,266,287	43,135,838	618,384,609	0	3,886,451	99,581,800	43,312,979	10,180,040	0
Ypsilanti City	5,447	402,643,702	0	94,801,213	18,411,016	240,828,273	0	0	48,803,200	487,900	0	0
Superior Twp.	738	95,255,435	2,780,640	22,624,797	3,694,323	52,105,775	0	0	14,049,900	31,554,565	7,188,940	0
Ypsilanti Twp.	6,517	550,845,249	708,766	163,040,277	21,030,487	325,450,558	0	3,886,451	36,728,700	21,450,564	2,991,100	0
TOTAL SCHOOLS												
	132,968	15,650,088,801	221,086,043	2,809,611,264	784,516,753	10,562,171,217	0	45,379,706	1,227,323,818	261,683,768	129,519,620	7,533,681
TRANSFER DISTRICTS: (Transfer Districts included in School Taxable)												
Khanna - Superior Twp.	1	113,600	0	0	0	113,600	0	0	0	0	0	0
St Henry - Superior Twp.	2	115,484	0	0	0	115,484	0	0	0	0	0	0
Macbridge - Superior Twp.	2	248,740	0	0	0	160,100	0	0	88,640	0	0	0
COMMUNITY COLLEGES:												
	2,213	246,897,871	7,280,406	4,089,052	5,482,974	221,453,386	0	701,303	7,908,850	0	0	0
SCHOOLCRAFT	554	80,511,846	502,505	4,184,984	7,174,877	57,453,670	0	0	11,195,810	0	0	0
WASHTENAW	132,776	15,322,678,984	213,303,132	2,801,337,228	771,858,902	10,283,282,161	0	44,678,403	1,208,219,158	261,683,768	129,519,620	7,533,681
TOTAL C. C.	135,543	15,650,088,801	221,086,043	2,809,611,264	784,516,753	10,562,171,217	0	45,379,706	1,227,323,818	261,683,768	129,519,620	7,533,681

Donna Dettling

From: Joe Semifero [jrsemifero@yahoo.com]
Sent: Monday, March 03, 2008 11:00 AM
To: Shawn Keough; Donna Dettling
Subject: Tax Assessment Dropping but Taxes Increasing

From AA News - Can we add as a quick discussion item so everyone is on the same page if/when we get asked about why taxes are going up even though assessments are going down? Also, when will we know the impact of the decrease in assesments on revenue this year? When will Marie get an estimate of what tax revenues will be this summer and we will be able to compare to last summer?

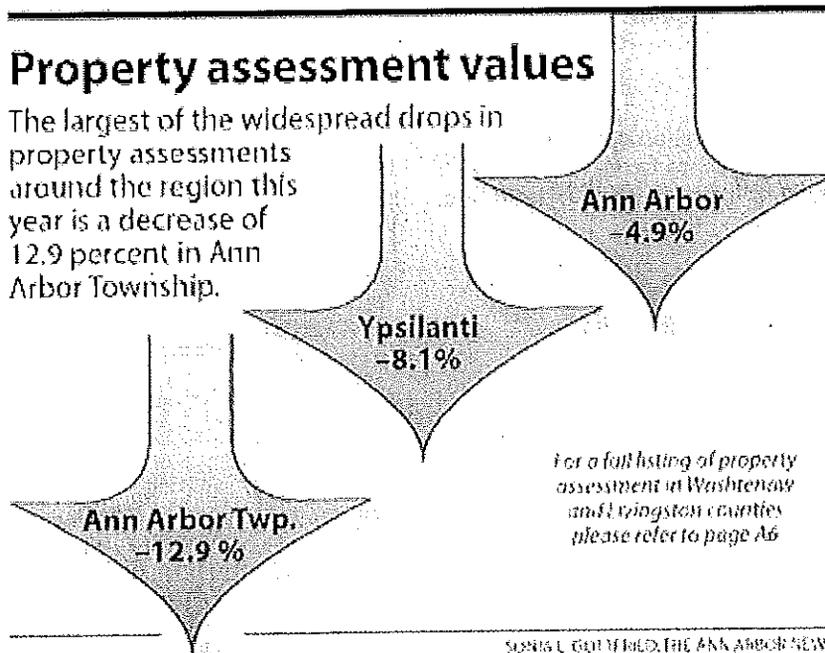
Joe

Drop in assessments but not necessarily in taxes

Posted by anash February 18, 2008 15:17PM

Property assessment values

The largest of the widespread drops in property assessments around the region this year is a decrease of 12.9 percent in Ann Arbor Township.



By **KHALIL E. HACHEM**
 And **JOHN MULCAHY**
The Ann Arbor News

All but two municipalities in Washtenaw and Livingston counties will see property assessments decrease this year, the most widespread drop in 25 years.

The declining assessments can be confusing for homeowners since they could mean lower taxes for some and higher taxes for others. Meanwhile, townships and cities are trying to determine how much tax revenue they might lose and whether the loss would translate into cuts in services.

While most property owners probably equate declining assessment with a corresponding drop in taxes, that's not necessarily the case. In fact, only a few will see a decrease in their tax bill in July.

The annual assessments, which are mailed to property owners this month, are based on a one-year survey of neighborhood property sales. Assessors calculate home values based on the sales of neighboring homes and determine the increase or decrease of property values.



In general, the majority of property owners who have owned their property for several years will probably see tax increases on a par with past years. For property owners who only recently purchased their property, they will probably pay less in taxes. (See related story showing examples.)

Paul Yuhas is a local property owner who illustrates the confusion caused by the declining assessments. He owns two houses on the same street in Ypsilanti. He expects to pay more taxes on the house he bought a few years ago, but the one he bought in 2006 will have a drop in taxes, even though the value of both homes has dropped in the new assessments.

How it works

Here's a primer on how the assessed value of your property is calculated and what it may mean for your taxes.

Every year assessors calculate home values based on the sales of homes in a neighborhood during the previous one or two years and determine the increase or decrease of home values.

Homes are assigned a state equalized value, or SEV, which is 50 percent of average market value. Municipalities must calculate a taxable value for each property, which is equal to SEV a year following the sale of the house.

For example, the SEV of a \$200,000 home is \$100,000, and taxable value is also \$100,000 if the home is new or was sold in the previous year.

Taxable value can increase as property value increases, but since 1994, Proposal A has required municipalities to limit taxable value increases to the rate of inflation or 5 percent, whichever is less.

Here are two hypothetical scenarios:

John Doe bought a house in 1995 for \$100,000. His SEV and taxable value were \$50,000. The value of his house increased to \$200,000 from 1995 to the current year. The SEV on the property gradually increased to \$100,000, but the taxable value, which was capped by Proposal A, gradually increased to \$70,000 this year.

Jane Doe bought a house in 2007 for \$200,000. Her SEV and taxable value were \$100,000.

State law mandates that taxable value cannot be higher than SEV, and assessors calculated a 10 percent drop in the neighborhood where John and Jane live.

John's SEV dropped from \$100,000 to \$90,000, but the drop remains way above his taxable value of \$70,000. That means his taxable value will increase by 2.3 percent, which is the rate of inflation, and his taxes will increase.

Meanwhile, Jane's SEV dropped from \$100,000 to \$90,000. Since her SEV cannot be lower than her taxable value, her taxable value will decrease to equal her SEV and her taxes will fall.

If a home is sold, the price has no immediate effect on the calculation of SEV or taxable value, but it could influence assessment in an area the following year.

If John sells his home this year, his city would uncap his taxable value to equal SEV the following year, regardless of the selling price of the property. John's sale would be included in the sales being analyzed to arrive at the average market value, but his value would not be set at 50 percent of the selling price.

Assessments are mailed in February and early March and are not a tax bill.

Property owners can challenge assessments at the municipalities where they live and if they are not happy with the decision, they can petition the Michigan Tax Tribunal.

For more information, call your local assessor.

"It's frustrating," he said of trying to understand how two houses with decreasing valuation can have taxes going in the opposite directions.

Sharon Frischman, Ypsilanti Township assessor, attributed the confusion to Proposal A, the 1994 law that protected property owners from sharp increases in market value by permitting municipalities to increase taxable value only by the rate of inflation or 5 percent, whichever is less.

Frischman said assessment notices, which are not a tax bill, include market and taxable values. If market and taxable values are equal or very close, such as on a home that was bought or built in 2006, taxable value and property taxes could go down. But if the gap between the two values is larger than the drop in assessment, both taxable value and taxes will go up, she said.

The trend is expected to continue for a few years unless the housing market rebounds and home values start to increase again, Frischman said. This year, assessors are bracing for a record number of assessment appeals because homeowners are expecting a decrease in taxes to follow a drop in home values, she said.

Assessment is not necessarily important when it comes to buying and selling homes, said Jim Carey, president of the Ann Arbor Area Board of Realtors. It's a buyers' market and people are looking for a good deal, regardless of assessment, he said.

"It comes down to supply and demand and market price," he said.

But for municipalities, the drops in assessment and taxable value are more than just numbers. They could take a bite out of already shrinking revenues, said Paul Tait, executive director of the Southeast Michigan Council of Governments in Detroit. The problem would become more acute if the trend continues for a few years, he said.

"It's tough," he said.

In addition to municipalities, schools, counties and libraries could lose property tax revenues if taxable value drops, and officials say it is too early to figure out the effects.

"Any drop in revenues affects the district," said Robert Allen, Ann Arbor School District deputy superintendent for operations.

Residential property assessment

This chart shows the percentage change from 2007 to 2008.

Washtenaw County

Ann Arbor Twp.	-12.9
Salem Twp.	-12.3
York Twp.	-10.5
Northfield Twp.	-8.9
Lodi Twp.	-8.7
Manchester Twp.	-8.6
Saline	-8.5
Ypsilanti	-8.1
Ypsilanti Twp.	-8.0
Pittsfield Twp.	-7.9
Lyndon Twp.	-7.8
Webster Twp.	-7.8
Superior Twp.	-7.1
Scio Twp.	-6.9
Sharon Twp.	-5.9
Chlesea	-5.0
Ann Arbor	-4.9
Saline Twp.	-4.9
Freedom Twp.	-4.8
Sylvan Twp.	-4.7
Lima Twp.	-3.7
Bridgewater Twp.	-3.3
Milan	-2.6
Dexter Twp.	nc
Augusta Twp.	+0.7

Livingston County

Cohoctah Twp.	-12.5
Howell Twp.	-10.5
Iosco Twp.	-9.1
Putnam Twp.	-8.8
Green Oak Twp.	-8.4
Howell	-7.5
Oceola Twp.	-7.4
Hartland Twp.	-7.2
Marion Twp.	-6.2
Handy Twp.	-5.9
Unadilla Twp.	-5.9
Brighton Twp.	-5.4
Hamburg Twp.	-5.4
Brighton	-4.8
Genoa Twp.	-4.6
Deerfield Twp.	-1.7
Tyrone Twp.	-0.6
Conway Twp.	-0.2

Sources: County Equalization offices
and News staff research

ORIGINAL GOTTENBELD, THE ANN ARBOR NEWS

Widespread drops

In Washtenaw County, residential assessments fell by about 7 percent countywide compared to last year. Of the 25 municipalities in the county, the only two that didn't decrease were Augusta Township, with a very small increase, and Dexter Township, with no change. Ann Arbor Township saw the largest drop, about 12.9 percent on average; many townships had decreases of 7 and 8 percent.

The county has not seen such a widespread drop in residential assessments since the recession years of the early 1980s, when 15 municipalities lost ground in 1982 and 14 lost ground in 1983.

In Livingston County, residential assessments dropped in all 18 cities and townships, with a countywide average of minus-

6.1 percent. The largest drop was 12.5 percent in Cohoctah Township.

While the drop in assessments reaches most municipalities statewide, there was no single factor to explain why the drop is higher in one area than another, said Sherron Schultz, president of the Michigan Assessors Association.

There have been drops in assessment before and officials are hoping the market will rebound quickly, she said.

"It's a reflection of what is going on statewide," Schultz said. "It's like reaching for smoke. It can change from day to day."

The municipal effect

Most assessors and township officials in Washtenaw and Livingston counties say they are still evaluating the effects of the assessment drop on tax revenues.

Ypsilanti Township will see a 2 percent drop in taxable value, or about a \$250,000 loss in tax revenue from residential property, Frischman said.

Ann Arbor Township Supervisor Michael Moran said the 12.9 percent drop in assessments could translate into some lost tax revenue. The township is in good financial shape and he does not expect a cut in services or an increase in taxes, Moran said.

"We expect that there will be losses, but I have no hard evidence of what they will be," Moran said.

Ann Arbor saw a comparatively moderate 4.9 percent drop in residential property assessments. City Assessor David Petrak said he did not know yet how much that might affect property tax revenue.

Ypsilanti will see an assessment drop of about 8 percent. Nearly 289 out of 4,700 homes in the city changed hands in 2007, said Assessor Sharon Doom. It is too early to tell how it will affect city revenues, she said.

Augusta Township Assessor Greg Zamenski said a relatively few residential properties were sold last year while only seven new homes were built, keeping assessments from falling. The township includes 3,000 residential units, he said.

Mark Fosdick, the supervisor in Livingston County's Cohoctah Township, said there are 27 foreclosures in various stages in the township. That's more than the number of home sales usable for the township's residential assessment study.

"I think right now it's the economy," he said of the residential assessment drop.

Fosdick expects a total revenue drop of about \$3,000, but the township has about \$688,000 in its reserve fund, he said.

"We've got money to weather this," he said.

The long haul

Jesse Bernstein, president and CEO of the Ann Arbor Area Chamber of Commerce, called the drop in residential property values an "adjustment."

"Everybody knows that it's a cycle, that eventually, in three, four years, whatever, the home values will be back up there again," Bernstein said.

On the positive side, the dip in home values makes Ann Arbor's housing stock more attractive to people and companies that might want to come to the city, Bernstein said. The lower assessments also may encourage some people to spend more on new appliances or home improvements since they now expect to stay in their homes longer, he said.

Yuhas, the Ypsilanti property owner with two houses on the same street, said he is looking to buy two more houses in the city, even though it has the highest property tax rate in the county.

While he may be paying widely different taxes on his two existing properties because of how the assessment process works, Yuhas knows it will all even out eventually.

"I'm in it for the long haul and it will rebound," he said.

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