

**THE VILLAGE OF DEXTER
VILLAGE COUNCIL MEETING
Tuesday, May 27, 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 | P. Cousins |
| D. Fisher | J. Semifero |
| J. Smith | R. Tell |

- C. APPROVAL OF THE MINUTES**
1. Regular Council Meeting Minutes- May 12, 2008
 2. Budget Work Session- May 14, 2008

Page# 1-12

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)

E. APPROVAL OF AGENDA:

F. PUBLIC HEARINGS

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

Public Hearing to Set 2008-09 Millage Rate

ACTION ITEM: Adoption of the 2008-09 Millage Rate will be a consideration item on the June 9, 2008 agenda.

Page# 13-14

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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

Page# 15-16

I. REPORTS:

1. Community Development Manager-Allison Bishop

Page# 17-28

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

Assistant Village Manager

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-Paul Cousins

Library Board Representative

Planning Commission Chair

Parks Commission Chair

Tree Board Chair

Washtenaw Area Transportation Study Policy Committee Representative

Western Washtenaw Area Value Express Representative-Jim Carson

3. Subcommittee Reports

Facility Committee – none

Mill Pond Park Planning Team - none

Utility Committee – none

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4. Village Manager Report

Page# 29-32

5. President's Report

Page# 33-34

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: \$236,871.86

Page# 35-42

2. Consideration of: Request from the Dexter Area Chamber of Commerce to hold the annual Ice Cream Social on Saturday, June 7, 2008 in the Monument Park, and request the closure of Central Street from Main to Fifth Street for this event.

Page# 43-44

3. Consideration of: Request from Dexter Area Chamber of Commerce to use the Monument Park for the "Movie Under the Stars" on August 15, to include the closure of Central Street and placement of signboards at the Clock and Park to promote the event.

4. Consideration of: Request from Dexter Area Chamber of Commerce to use the Monument Park at the Gazebo and in front of the Clock at the corner of Broad and Main Streets for the Summer Series Friday evenings June 13, 20, 27; July 11, 18, 25; August 1, 15, and 22 from 6:30 to 8:30 p.m. and place signboard at the Clock and Park to promote the event.

Page# 45-46

K. OLD BUSINESS- Consideration and Discussion of:

1. Discussion of: Main Street Bridge Project – Construction Updates

Page# 47-50

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2. Discussion of: Preparation for the next Town Hall Meeting

Page# 51-52

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

Page# 53-66

This item was postponed at the May 12, 2008 meeting:

Original Motion:

Moved Tell and Seconded Semifero to accept the recommendation from Parks Commission to donate the property known as Smith Woods Preserve to the Washtenaw County Natural Areas Preservation Program

Motion to Postpone:

Moved Fisher and Seconded Cousins to postpone consideration of the recommendation until the May 27, 2008 meeting or until we know what the Park will be called and how the County Park Millage will impact the future maintenance of the park.

L. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Recommendation from President Keough to appoint Tom Covert to the DDA

Page# 67-70

2. Consideration of: Request from K-Space for a site plan amendment for a modification to the East property line landscape berm.

Page# 71-82

3. Discussion of: Proposed Water, Sewer and Refuse Rates.

Page# 83-86

4. Consideration of: Budget 2007-08 Amendment for Boundary Survey Services approved at the May 12, 2008 Council Meeting

Page# 87-88

5. Discussion of: Village Culture, Arts and Heritage Commission

Page# 89-90

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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 Senior Center
Topic: Stepping into Cityhood**

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DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, MAY 12, 2008

AGENDA 5-27-08
ITEM C-1

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:37 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 abs S. Keough

C. APPROVAL OF THE MINUTES

Regular Council Meeting Minutes- April 28, 2008

Motion Semifero; support Tell to approve the regular Council minutes of April 28th 2008 with the following corrections

- Item L. 2, ADD TO motion "and an accounting of what was spent to date".
- Item N. NON-ARRANGED PARTICIPATION, citizen Cousins disappointed in the tone of and misstatements of Thom Phillips letter to the editor of the Ann Arbor News not The Dexter Leader – should also state that he was glad Mr. Smith was appointed, not that Mr. Phillips wasn't appointed

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

Nays: none

Motion carries

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

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

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

Nays: none

Motion carries

F. PUBLIC HEARINGS

K-Space, Industrial Facilities Exemption application- Public Hearing

Public hearing open at 7:44

Public hearing closed at 7:46

Mr. Donald Barlett, owner of K-Space relates information about his company.

Motion Fisher; support Semifero to approve the request from K-Space for an Industrial facilities exemption certificate for real and personal tax for a period of four (4) years.

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

Nays: none

Motion carries

G. NON-ARRANGED PARTICIPATION

John Coy of 8033 Huron St. favors the firehall site for a Village hall for many reasons.

Charles Van Heck of 437 Cambridge indicates support for items K. 2 and K. 3 on the 5-12-08 Agenda, next town hall meeting (a banner over Main St. would be helpful) and supports the Village completing boundary survey.

H. COMMUNICATIONS:

1. Upcoming Meeting List.
2. Letter from Michigan Economic Development Corporation
3. Economics of Historic Preservation-June 11, 2008 Dexter Area Museum
4. Standard & Poor's Ratings Definitions

I. REPORTS

1. Assistant Village Manager Report
2. Subcommittee Reports
 - a. Utility Committee 4-28-08 meeting summary
3. Village Manager Report
 - a. Mrs. Dettling submits her report as per packet
4. 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 \$226,881.97

Motion Fisher; support Carson to approve the consent agenda as presented.

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Main Street Bridge Project- construction updates
Written update- Aaron Berkholz 5-5-08
2. Discussion of: Preparation for the next Town Hall Meeting
3. Consideration of: Proposal from Orchard, Hiltz & McCliment to complete steps 3 and 4 of the Village of Dexter boundary survey project at a not to exceed cost of \$19,500

Item was postponed at the 4-28-08 meeting.

Motion Carson; support Cousins to approve the proposal from Orchard, Hiltz, and McCliment to complete steps 3 and 4 of the Village of Dexter boundary survey project at a cost not to exceed \$19,500.

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

Nays: none

Motion carries

L. NEW BUSINESS-Consideration of and Discussion of:

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

Motion Fisher, support Cousins to approve request from the Dexter Senior Center in the amount of \$8,270 after a budget amendment is made to move that amount from contingencies (101.890.000.955.000)

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

Nays: none

Motion carries

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

Motion Carson, support Semifero to approve setting a Public Hearing for the 6-9-08 meeting re: water and sewer rate adjustments

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

Nays: none

Motion carries

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.

Motion Semifero; support Tell to approve the resolution recommending the adoption of amendments to Article 3, Section 3.19 Exterior Lighting Standards of the Village of Dexter Zoning Ordinance.

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

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.

Motion Fisher; support Cousins to postpone this consideration until next regular Council meeting to facilitate resident review and naming of the park.

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

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

Motion Carson; support Cousins to set a Public Hearing for the May 27th meeting presenting scenario # 2 of Item L. 5, agenda 5-12-08 as a starting point to discussing 2008/09 millage rates.

Ayes: Carson, Cousins, Keough
 Nays: Semifero, Tell, Fisher
 Motion fails

Motion Semifero; support Fisher to set a Public Hearing for the May 27th, 2008 meeting presenting a new scenario # 4 (reduce operating millage by the amount of GO Bond increase and keep street millage the same) of Item L. 5 agenda 5-12-08 as follows:

Ayes: Semifero
 Nays: Tell, Fisher, Carson, Cousins, Keough
 Motion fails

Motion Tell; support Fisher to set a public hearing for the May 27th, 2008 meeting Presenting scenario #1 of Item L. 5 agenda 5-12-08 as a starting point to discussing 2008/09 millage rates.

Motion Semifero, support Fisher to amend the aforementioned motion re: scenario #1 as follows:

Operating	9.8151
Streets	2.9891
GO bond	.7520

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

Vote on Original Motion

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

Nays: none

Motion carries

M. COUNCIL COMMENTS

Tell no

Carson no

Boyle no

Semifero should revisit Council rules re: order of agenda
Rugby team beat Birmingham, lost to N.D. and St. Charles

Cousins art, food and wine raised 15 k

Library rec'd offer for old building from Alcott

Fisher no

N. NON-ARRANGED PARTICIPATION

John Coy of 8033 Huron indicates that perhaps the City Study Committee report should include the disadvantages of cityhood

Order of meetings reports then action items

Does not want to see street taxes go down

Council voting should be seconded not support

O. CLOSED SESSION

Motion Fisher; support Semifero to go into closed session at 9:54

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

Nays: none

Motion carries

Motion Carson, support Semifero to exit closed session at 10:42

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

Nays: none

Motion carries

P. ADJOURNMENT

Motion Carson, support Fisher to adjourn at 10:44

Unanimous voice vote

Respectfully submitted

The Honorable
David F. Boyle
Clerk, Village of Dexter

Approved for Filing:_____

BUDGET PLANNING WORK SESSION
WEDNESDAY, MAY 14, 2008
7:30 p.m.

AGENDA 5-27-08
ITEM C-2

THE VILLAGE OF DEXTER
VILLAGE COUNCIL

Copeland Board Room- 7714 Dexter Ann Arbor Road

2008/09 BUDGET PLANNING WORK SESSION

Attendance: D. Fisher, J. Semifero, J. Carson, J. Smith, S. Keough, P. Cousins
Absent: R. Tell

1. Establish Goals and Objectives for Fiscal Year 2008/09
 - Review accomplishments and further refine, add and remove objectives.

Based on the feedback during the review an updated goals and objectives sheet is included for your review. This document will be reviewed and updated throughout the year.

2. Review overall Utility Rate Adjustment
 - Review Refuse rates, new expenses because of Department of Environmental Quality compost requirements.
 - Review Water and Sewer Rate adjustment

The memo regarding recommended increases to water, sewer, and refuse rates is attached to the minutes. During the discussion it was recommended that we publish the proposed refuse increase of \$2 per month for residential customer with the proposed rate adjustments for water and sewer. This notice will appear in the May 22, 2008 Dexter Leader. The informational meeting will be held at the June 9, 2008 regular council meeting. If adopted the rate adjustments will be effective July 1, 2008.

The next Budget Work Session will be held on Monday, May 19, 2008 at 7:30 p.m. at the Copeland Board Room. A Manager Proposed 2008/09 general fund budget will be delivered to Council on Thursday May 15, 2008 in preparation for this meeting.

Respectfully Submitted,

Donna Dettling
Village Manager

This is a Special Council work session meeting; action will NOT be taken.

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GOALS AND OBJECTIVES FOR FY 2008 – 2009

Establish during Budget Planning Work Sessions

GOAL - Maintain Financial Sustainability

Objectives:

1. Generally maintain tax rate increases at the rate of inflation.
 - Increase the streets millage each year until it reaches the Headlee maximum, as long as overall taxes on average parcels do not increase more than the rate of inflation
2. Maintain a competitive tax rate position in relation to other Southeast MI communities.
 - Pursue City status to reduce the overall tax burden to residents
3. Have unappropriated reserve general fund of 15% to 20% of annual expenses
 - Maintain an unrestricted general fund balance of 15% minimum to 20% maximum of expenditures. Target toward low end of 15%.
 - Maintain a capital outlay reserve in the enterprise funds of 50 to 75% of expenditures as recommended in the Utility Rate Study.
4. Develop Strategy for implementing opportunities to further strengthen internal controls and operating efficiencies.
 - Continue to explore opportunities for strengthening internal controls with the Auditor.
5. Attract and maintain growth through an ongoing commitment to Economic Development.
 - Assist the DDA in implementing the Development Plan
6. Continue to explore other revenue sources.
 - Aggressively pursue grant opportunities
7. Research and implement funding of "Other Post Employment Benefits" OPEB in accordance with GASB regulations. Retiree Health Care.
 - Set aside funding 2008/09
8. Continue to explore ways to reduce costs.
 - Look for areas in the budget to re-direct expenses to another agency, i.e. WCRC, Scio Township, DAFD, DCS
 - Bid phone service, landline and wireless

GOAL - Ensure Good Stewardship of Municipal Infrastructure

Objectives:

- 1) Ensure the Main Street Bridge/Dam project is planned for with the best interests of Dexter
 - Continue to work with WCRC
 - Pursue opportunities and partners to help fund Phase 2 estimated at \$10 million
 - Pursue a regional solution to the funding problem – potentially through earmarking
- 2) Use Water/Sewer Study data and DEQ requirements to establish policy.
 - Annually review Utility Rate Study-Marie to update spreadsheet
 - Evaluate Rural Development's Graduation request again in 2010
 - Implement recommendation for 7-1-08 water (5%) and sewer (3%) rate adjustment

- Develop the 5th Well Site to ensure adequate supply of water to meet the estimated daily demand at a quality that exceeds the Safe Drinking Water Guidelines
 - Determine priorities to protect and allocate any excess capacity water and sewer
 - Determine Capital Plan for removal of inflow and infiltration for Sewer System
 - Pursue SRF funding for water and sewer projects
 - Continue public education on mandatory water restrictions
 - Council work session on funding options for EQ Basin and New Well Site
 - Research rain barrel program
- 3) Complete the Facilities Master Plan in 2008.
- Research potential for expansion of Fire Hall, requires DAFD initiation and full participation, use bond proceeds to evaluate options
 - Pursue an Qualification Based Selection Process for assistance in site evaluation
 - Construction of Village Hall-Acquire/Build
- 4) Develop a long-range plan for Mill Creek and possible redevelopment:
- Continue to pursue grant funding for Mill Creek
 - Work with parks master plan
 - Pursue redevelopment options through DDA development plan.
 - Formalize ownership of Mill Pond area
- 5) Complete CIP's Budgeted for 2008/09, and identify long-term funds for future CIP's.
- Support and implement general policy statements

GOAL - Facilitate a High Quality of Life

Objectives:

- 1) In concert with the community, develop a comprehensive parks, recreation, arts and culture strategic plan to address, guide and prioritize our parks, recreation, arts and cultural needs in a cost-effective manner.
- Staff research how other communities have set up similar Commissions, review resolutions and bring a recommendation to Council for consideration.
 - Develop an Arts & Culture Commission to bring arts and culture to Dexter.
 - Coordinate with County Arts Plan
 - Expand Farmer's Market Scope/ Activity/ Use
- 2) Continue to foster community spirit networking with community social service organizations.
- Support bus service
 - Support Senior Center

GOAL – Engage the Community

Objectives:

1. Encourage, support and recognize community Board, Commissions and Volunteers on an annual basis.
- Organize a recognition picnic or lunch, budget funds to cover expenses
 - Create annual Proclamations
 - Develop criteria for how to recognize volunteers
 - No support for formal program, do informal program

- ~~2. Develop standard Village of Dexter logo and colors to be used on all village printed materials, cable channel and website.~~
 - Coordinate efforts with DACC
3. Provide open houses / community forums on major issues under consideration by Council.
 - Establish Community ad-hoc committees to review major issues
 - Schedule at least (2) joint sessions between DDA and Council
 - DCS and Village Joint Board meetings
 - Hold joint meeting of Planning, DDA and Village Council
 - Evaluate Blueprint grant program
4. Keep the public informed through newspapers, website, and issuing regular press releases. Take full advantage of the Adams billboard arrangement and continue Newsletters.

GOAL - Develop & Maintain a First-Rate Work Force

Objectives:

- 1) Develop and implement training for employee development.
 - Monitor self initiated training in performance review process
 -
- 2) Explore and evaluate technologies for consolidating communications infrastructure.
 - Pursue local initiatives to expand wireless service
 - Voice over IP
- 3) Develop safety programs to minimize and/or transfer risk.
 - Review Emergency Action Guideline with staff
 - Communicate emergency management tools to community
- 4) Continue to upgrade equipment needed by staff to efficiently complete tasks

GOAL - Encourage Innovation & Excellence in Customer Service

Objectives:

1. Continue to challenge the status quo through exploring alternative delivery of services or new facilities.
2. Provide annual customer service training to staff.
3. All customers will be treated in a friendly and respectful manner.
4. Customers will be directed to the appropriate staff person within two minutes.
5. Customers' concerns will be responded to within one business day.

GOAL – Promote a Safe Community

Objectives:

1. Create a long-term financially sustainable police services plan, maintain an adequate police / population ratio consistent with State averages.
 - Determine acceptable ratio for Dexter, i.e. State standard 1 officer per 1,000 population
 - Research standards, evaluate ratios and other reports
 - Meet with DCS annually regarding School Officer duties and cost share
 - Continue to review options for police services
 - Explore 7 deputy scenario
 - Continue Dexter, Dexter, Webster meetings to formalize interlocal agreement

2. Sidewalk Connectivity
 - Work with Schools "Safe Routes to School"
 - Coordinate village projects with school projects to enhance transpiration needs of community.

GOAL- Renewal, or continual evaluation of goals and objectives

Objectives:

1. Use the Master Plan to aid in annual policy and budget decisions.

2. Use the Park & Recreation Master Plan and the Tree Management Plan as a guide to decisions affecting parks, recreation and community forestry policy and budget decisions.

3. Use the Downtown Development Plan, "Preferred Future" as a guide for setting policy and making budget decisions.

4. Annually review the goals within the master plan and other planning documents to ensure policy decisions that are being made further the long-term goals and objectives of the long range planning documents.

5. Review CIP Policy Statements

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 14, 2008
Re: Water, Sewer, Refuse

In Fiscal Year 07/08 the solid waste budget was subsidized by the general fund by approximately 10% or \$45,000. With a 2.6% increase in the Waste Management contract and the increase in cost associated with the new Michigan Department of Environmental Quality composting requirements this subsidy will increase to approximately \$80,000 or 15% if the rates are not increased.

With a \$2 increase to \$15 for residential customers and a 3% administrative fee added to the commercial accounts the subsidy will be reduced to \$40,300 or 7.75%.

The chart below illustrates the impact the proposed rate adjustment will have on a family using 10,000 gallons of water during a 2-month billing cycle including the refuse increase. The overall increase during a 2-month billing cycle would be \$8.10 each billing cycle or \$4.05 per month. The overall percent increase is 5.6%.

<u>WATER- 5%</u>	<u>Current</u>	<u>Proposed</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
<u>REFUSE - \$2</u>	\$26	\$30
	\$137.80	\$145.90

NOTICE OF PUBLIC HEARING ON THE PROPOSED 2008/2009
MILLAGE RATE

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 Street, Dexter, Michigan for the purpose of hearing public comment regarding the proposed 2008/2009 Millage Rate. A copy of the PROPOSED resolution is below. The resolution setting the rates will be adopted June 9, 2008.

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...9.8151
STREETS...2.9891
GENERAL OBLIGATION DEBT...0.7520

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

Donna Dettling
Village Manager

Publish May 22, 2008

2008 Upcoming Meetings

Board	Date	Time	Location	Website	Village Representative
Dexter Area Chamber of Commerce - After Hours	5/21/2008	5:00 p.m.	Old Mill - 3515 Broad	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/	
Chelsea City Council	5/27/2008	7:30 p.m.	Washington Street Education Center	http://www.city-chelsea.org/	
Dexter Township Planning	5/27/2008	7:00 p.m.	Dexter Township Hall	http://www.twp-dexter.org/	
Western Washtenaw Area Value Express	5/27/2008	8:15 a.m.	Chelsea Community Hospital		Jim Carson
Scio Township Board	5/28/2008	7:00 p.m.	Scio Township Hall	http://www.twp.scio.mi.us/	
Dexter Community Schools Board of Education	6/2/2008	7:00 p.m.	Creekside Intermediate School	http://web.dexter.k12.mi.us/	
Dexter District Library Board	6/2/2008	7:30 p.m.	Gordon Hall	http://www.dexter.lib.mi.us/	
Dexter Village Planning Commission	6/2/2008	7:30 p.m.	Senior Center	http://www.villageofdexter.org/	Jim Carson
Dexter Township Planning	6/3/2008	7:00 p.m.	Dexter Township Hall	http://www.twp-dexter.org/	
Washtenaw County Road Commission	6/3/2008	1:00 p.m.	Road Commission Offices	http://www.wcroads.org/	
Washtenaw Area Transportation Study- Technical	6/4/2008	9:30 a.m.	Road Commission Offices	http://www.miwats.org/	Rhett Gronewelt
Washtenaw County Board of Commissioners	6/4/2008	6:45 p.m.	Board Room, Admin Building	http://www.ewashtenaw.org/government/boc/	
Dexter Area Historical Society	6/5/2008	7:30 p.m.	Dexter Area Historical Museum	http://www.hvcn.org/info/dextermuseum/	

AGENDA 5-27-08

ITEM M-1

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



Memorandum

To: Village Council
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: Report
Date: May 27, 2008

SGRAT – Smart Growth Assessment Tool – The Planning Commission has commissioned Carlisle Wortman to initiate the SGRAT process. The SGRAT process is a planning tool designed to help communities evaluate their current practices, ordinances and regulations to determine whether or not a community is encouraging smart growth. Smart growth is typically defined as regulations that result in a more balanced and sustainable community that emphasizes compact development with a mixture of land uses, transportation options (i.e. sidewalks, public transit), open space preservation, growth that supports economic development and jobs and many others. I have included some information for your review. Please let me know if you have any questions. The Planning Commission will likely start the process at the June meeting and will then host additional meeting(s) with the Village Council, Parks Commission, DDA and other stakeholders.

Tree Planting – Over 60 trees have been planted this spring between the Tree Board locations, Arbor Day, the Parks Commission and the resident participation program. I continue to work with residents who want to participate and to replace trees that we have removed as part of our tree maintenance.

Article 3, Section 3.19 – Exterior Lighting Standards – Included in your packet are the updated lighting regulations adopted by the Village Council at the last meeting. The amendments are effective on June 8, 2008.

Community Park Play Court – The Community Park Play Court construction started on May 19th. We have encountered some minor delays, however we are working through them with DTE and the project completion may only be 1 week behind.

Ryan Drive Traffic Calming – The Parks Commission has recommended that the Village Council allocate an amount not to exceed \$20,000 for the construction, bidding, contracting and inspection of the Ryan Drive traffic calming improvements in FY 2008-09. I have included the CIP worksheet that shows the project for FY 08-09; however the amount was just an estimate at the time. Also, included in my report are the preliminary plans and cost estimates. I have also heard from the Orchard River Hills Subdivision residents and they are in support of the project.

Please feel free to contact me prior to the meeting with questions.
Thank you,

THE SMART GROWTH READINESS ASSESSMENT TOOL

MSU launches the nation's most comprehensive Smart Growth assessment tool. Is your community ready?

By Michael C. Forsyth, Graduate Research Assistant, Michigan State University, Pursuing Master's in Urban & Regional Planning

The Smart Growth Readiness Assessment Tool (SGRAT) is a multi-faceted, web-based tool designed to improve community effectiveness in implementing Smart Growth. SGRAT incorporates community assessment, education and implementation using an interactive online tool composed of ten assessments based on the Ten Tenets of Smart Growth (see sidebar), with question-specific feedback and an extensive listing of the most helpful Smart Growth resources available today. This innovative and robust assessment model establishes SGRAT as the nation's most comprehensive Smart Growth assessment tool.

Associates of the Planning and Zoning Center at MSU, the MSU Citizen Planner Program and the MSU Land Policy Institute created SGRAT through funding by the W.K. Kellogg Foundation. SGRAT will be launched at the "Implementing Prosperity Land Use Summit", hosted February 19 at the Kellogg Center on the campus of Michigan State University. Before the tool is officially made available to the public, a series of educational seminars will train MSU Extension staff and professional planning consultants to use SGRAT to facilitate Smart Growth assessments in communities across Michigan. The launch of the SGRAT marks a new era of opportunity for communities that continually strive to apply the techniques that improve quality of life and build better communities based on the principles of Smart Growth.

The Benefits of Smart Growth.

"Smart Growth is development that serves the economy, community, and the environment. Smart Growth provides a framework for communities to make informed decisions about how and where they grow. Smart Growth makes it possible for communities to grow in ways that support economic development and jobs; create strong neighborhoods with a range of housing, commercial, and transportation options; and achieve healthy communities that provide families with a clean environment." In essence, Smart Growth results in more balanced and sustainable communities that offer a greater set of choices and opportunities that enhance livability for all people. Communities grow smart by empowering people to make sound investments in housing, complete everyday activities in a manner that satisfies different lifestyles, and contribute to healthy

neighborhoods, schools, economies and natural environments.

Smart Growth has become one of the most supported national movements in recent land use planning history. Diverse stakeholder groups that include developers, environmentalists, realtors, local and state governments and a vast array of private and public organizations have united to advance this movement to national prominence. The inherent ability of Smart Growth to provide common benefits, achieve common goals and address common problems has led to the creation of partnerships like the Smart Growth Network (www.smartgrowth.org). Formed in 1996, by the Environmental Protection Agency and several non-profits, the Smart Growth Network is supported by diverse partners such as the National Association of Realtors, American Farmland Trust, National Wildlife Federation and the Institute of Transportation Engineers. These partnerships symbolize that Smart Growth provides a common framework for working together towards a prosperous future.

Smart Growth is viewed as a feasible alternative to conventional development patterns that typify "urban sprawl." The impact of sprawling land use patterns have led to the deterioration of our cities, separation of our citizens and the destruction of our environment, while greatly increasing the fiscal burden faced by our governments and communities across the nation. Euclidean zoning practices that separate land uses, hinder diverse applications of density and allow investment in undeveloped areas without the proper support of public services have been viewed as a major cause of sprawl. Despite their good intentions, these types of policies have reduced the economic viability of natural resource based industries, downtowns and central business districts while increasing government costs associated with the expansion of public utilities and government services. Smart Growth offers a solution.

At its core, Smart Growth embodies the most progressive techniques in planning and zoning used to manage growth in a more sustainable manner. Smart Growth emphasizes compact communities with a mix of land uses, affordable housing and a variety of transportation options. By focusing growth in dense, multi-purpose areas that are supported by existing infrastructure and investment, Smart Growth can more effectively preserve farmland and valuable

natural resources for long-term economic viability and environmental productivity.

Research reports that have examined the fiscal impacts of various growth patterns such as "The Cost of Sprawl - 2000," the most recent in a series of influential national studies published by the Transportation Research Board-National Research Council, revealed that from 2000 to 2025 Smart Growth development patterns could result in national cost savings in the billions (see PZN April 2004, p.5). Smart Growth has also been discovered to be a smart business decision in the private realm. The research report, "Smart Growth is Smart Business," conducted by the Smart Growth Leadership Institute and The National Association of Local Government Environmental Professionals found that businesses are increasing their pursuit of new market opportunities for Smart Growth. The report also found that businesses are likely to invest in Smart Growth projects during good and bad economic conditions because Smart Growth can offer long-term benefits with short-term payoffs.

TEN TENETS OF SMART GROWTH

Smart Growth is based on a set of ten tenets that aim to enhance livability and support sustainable development. The Ten Tenets of Smart Growth are:

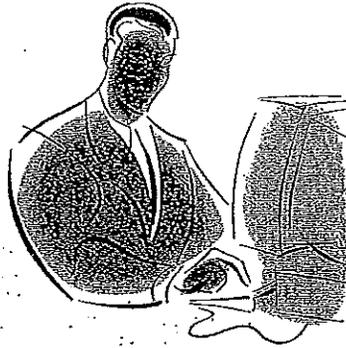
1. Create a range of housing opportunities and choices.
2. Create walkable neighborhoods.
3. Encourage community and stakeholder collaboration.
4. Foster distinctive, attractive communities with a strong sense of place.
5. Make development decisions predictable, fair, and cost-effective.
6. Mix land uses.
7. Preserve open space, farmland, natural beauty and critical environmental areas.
8. Provide a variety of transportation choices.
9. Strengthen and direct development towards existing communities.
10. Take advantage of compact building design. □

Overcoming Impediments to Smart Growth, a 2004 research report and survey conducted by the MSU Travel, Tourism and Recreation Resource Center, documented an overwhelming consensus among Michigan's land development professionals that the Smart Growth Tenets should be implemented in Michigan (see *PZN* September 2004, p. 5). Approval ran from 78.5% who agreed or strongly agreed that we should take advantage of compact design, to 97.3% who agreed we should create walkable communities. Despite acceptance by planners, developers, architects, engineers and others, Michigan land development professionals pointed to the existing model of zoning as the greatest impediment to Smart Growth. Other local government shortcomings such as the lack of education about Smart Growth and a deficiency in intergovernmental cooperation were also identified as major impediments.

In Michigan, the costs of sprawl are tremendous and the need for Smart Growth has never been greater. Currently, land is developed approximately eight times faster than the population grows. If current land development patterns continue in Michigan, the urbanized area is predicted to increase by 178 percent by 2020 while 1.9 million acres of farmland and 1.3 million acres of forestland are expected to be lost.² In 2005, the American Society of Civil Engineers (ASCE) reported that Michigan's infrastructure is under significant fiscal stress. ASCE states that Michigan's drinking water infrastructure needs \$6.79 billion in improvements over the next 20 years while waste water systems currently require over 4 billion in investment.³

In 2003, Michigan Democratic Governor Jennifer Granholm with support of the Republican Speaker of the House and the Republican Head of the Senate created the Michigan Land Use Leadership Council to "identify the trends, causes, and consequences of unmanaged growth and development." The Council, which was composed of 26 individuals representing diverse stakeholder interests from across the state was also charged with "providing recommendations to the governor and legislature for minimizing the negative impacts of current land use trends, promoting urban revitalization and reinvestment, fostering intergovernmental and public-private land use partnerships, identifying new growth and development opportunities, protecting Michigan's natural resources, and better managing the cost of public investments in infrastructure." The governor requested that the Council "develop a cooperative, common sense approach and vision for how Michigan uses its land." In their final report, the Michigan Land Use Leadership Council endorsed the Ten Tenets of Smart Growth as a set of guiding principles for future development and land use policy in Michigan.⁴ (See also *PZN*, January 2006)

SGRAT empowers Michigan communities to grow smart and better achieve the vision of the Michigan Land Use Leadership Council. SGRAT will help Michigan communities be proactive in their pursuit a prosperous Smart Growth future, by providing a mechanism for improving policy and regulation, fostering education and uniting community stakeholders.



The Design of the Smart Growth Readiness Assessment Tool

At its core, SGRAT is a web-based tool that combines ten community assessments based on the Ten Tenets of Smart Growth with educational material and resources to help communities improve their readiness to implement Smart Growth. SGRAT was developed based on a composite study of national community assessment tools, independent knowledge of Smart Growth tools, learning objectives for Smart Growth and the characteristics of Michigan communities. Authors of SGRAT discovered that the most empowering method of community assessment provides users with a mechanism to examine the current state of their community as well as guidance for improving their community in the future. SGRAT aims to achieve this objective in a number of ways.

Assessment questions were designed so that users know exactly what element of Smart Growth should be achieved when answering each and every question. Assessment questions aim to remove subjectivity by using straightforward yes/no questions. Some assessment questions examine plans and regulations in detail by using "multiple select" questions. A multiple select question is a series of yes/no questions that focus on a single planning or zoning tool. This question type, in essence, provides a detailed "checklist" for identifying elements that are present and missing from local plans and zoning ordinances and if the tool is being properly applied. This practice aims to improve local planning official's effectiveness in using the Smart Growth tools currently available. Each tenet has from 15 - 25 assessment questions. See sample questions and feedback on Figure 1 next page.

Assessment questions examine many technical aspects of planning and zoning. To improve the users knowledge of these technical concepts SGRAT has incorporated several innovative educational elements. One unique feature is an interactive glossary that allows users to click on technical terms and read the definitions. The glossary aims to expand the users Smart Growth vocabulary in order to support effective outreach and education.

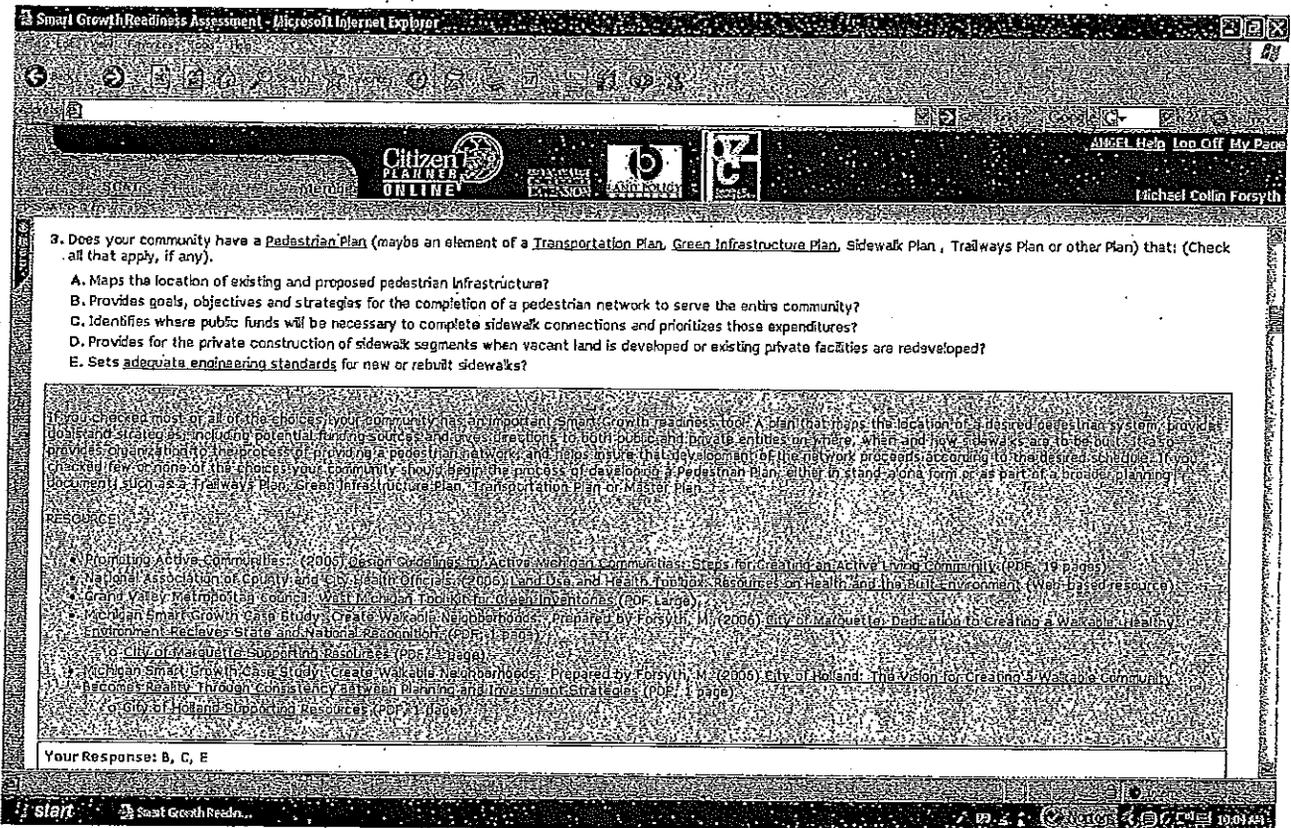
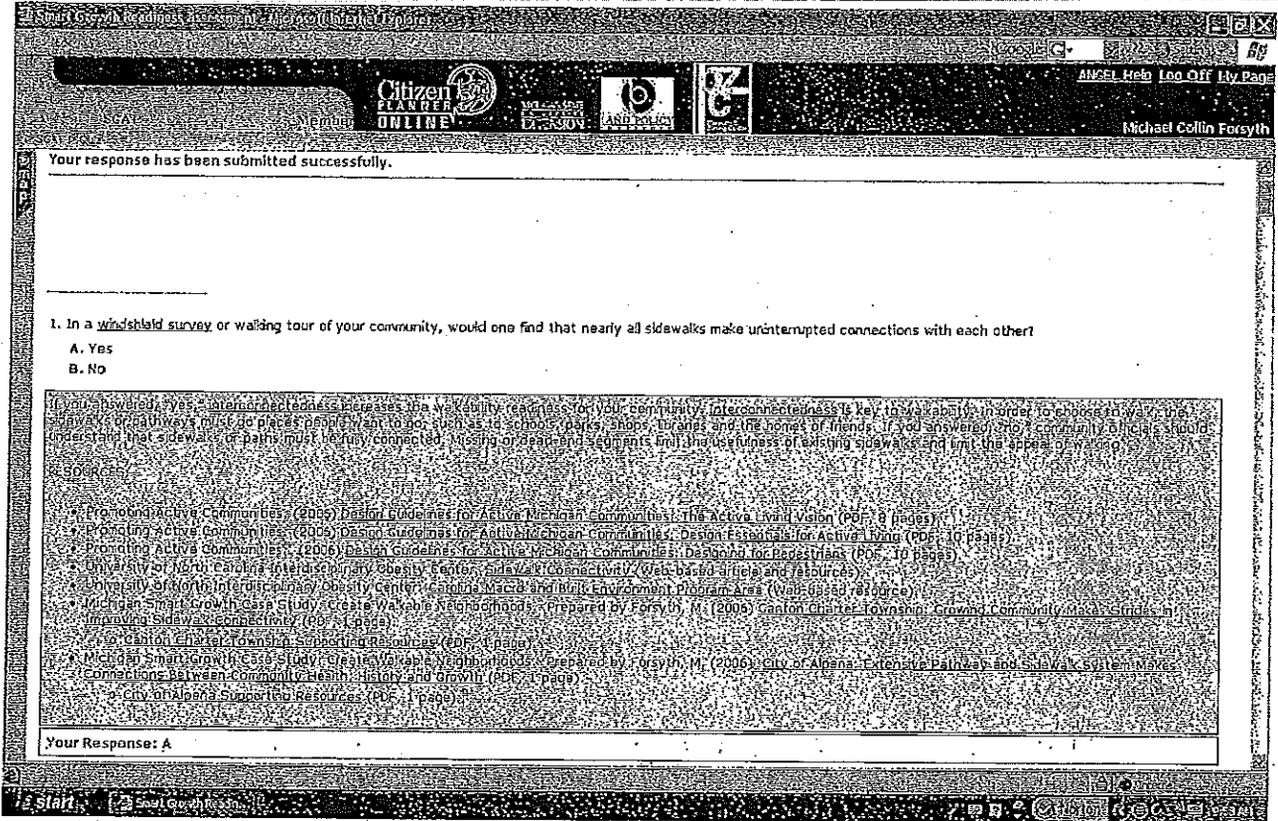
After answering assessment questions, SGRAT provides question-specific feedback. Feedback explains benefits and considerations for implementing a respective element of Smart Growth along with consequences for not doing so. Feedback allows the user to put Smart Growth in the perspective of the community and better understand its benefits. Feedback also shows the correct answer as well as the answer submitted by the community, so there is no question of what communities are aiming to achieve. Question-specific feedback also includes direct links to resources that can be used to improve Smart Growth readiness and implementation.

One of the most beneficial components of the tool is the extensive compilation of the most useful Smart Growth resources available to date. Resources include web-based publications and websites, books, model ordinances, and over 50 Smart Growth case studies in Michigan communities. Before users begin an individual tenet assessment they can view educational material about the tenet. Introductory content explains the definition of the tenet, benefits of community application, and what is needed to complete the assessment. Each introductory page provides links to the five "Recommended Resources" which are some of the most applicable and beneficial resources relative to the tenet. Resources can also be reviewed before the assessment in the "Learn More" webpage. The "Learn More" page provides additional educational material on the tenet along with a listing of every tenet resource organized by subcategory.

After users complete a tenet assessment they receive a percentage score. Users can also view the "Scores and Comparison" page which presents a bar graph that shows how individual community scores compare to the average Michigan score. A unique feature of SGRAT incorporates assessment scores every time a user completes a tenet assessment to create an average tenet score. The more communities that complete the assessments, the more accurately SGRAT will be able to calculate an overall Smart Growth score for the state of Michigan and beyond.

SGRAT scoring is very rigorous. No community will score high on all Smart Growth tenets nor likely on all questions within a single tenet. That is to be expected, especially if the community has yet to adopt or implement Smart Growth policies. Users

Figure 1: SAMPLE SCREEN CAPTURES FROM SGRAT



have to exercise some judgment in answering questions by applying a 90% rule. This scoring method was purposefully chosen to demonstrate the significance of community-wide initiatives. In other words, if the question asks if something applies across the whole community and the answer is that it applies across 90% of the community, then the question could be answered "yes". If 89% of the community were served by sidewalks, this is great, except for the 11% of the residents who are not served; therefore the user should answer the question "no". Thus, most of the questions assume the community must score an "A-" or 90% in order to get credit for having done something. While this is arbitrary, and a high standard, it goes to demonstrate how important it is for the whole community to be served.

After viewing tenet introductory content, completing the assessment and examining the resources, feedback and scores, the user can explore the "Next Steps" page. The "Next Steps" page provides a context of what the score means in the community and incorporates the basic information that users will need to translate assessment results into a set of actions for community improvement.

What is Needed to Complete a Smart Growth Assessment?

It is suggested that all users have access to both the most recent Master Plan for their community and the most current Zoning Ordinance. Many assessment questions are geared towards specific examination of these important planning tools. Other types of local plans and related documents are mentioned in the assessment, such as Recreation Plans, Green Infrastructure Plans, Transportation Plans, Housing Plans, Watershed Management Plans, Capital Improvement Programs and others. If the community has developed such documents, they should be made available to those answering the assessment questions.

In order to utilize the Smart Growth Readiness Assessment Tool, communities will have to purchase online access to the tool. SGRAT uses Michigan State University's progressive "ANGEL" software. ANGEL is used throughout MSU and other higher educational institutions for online education. ANGEL users receive 24-hour, 7 day assistance from the "ANGEL help desk." The help desk is available to field questions, assist with navigation and address technical problems.

Community participants will be required to meet the terms of a license agreement that stipulates the number of copies that can be made of the assessment tool materials. Once the license agreement terms have been accepted, and the purchase completed, participants will be given a web address, net ID and password. Participants

who register for SGRAT will be able to access the tool anywhere that internet access is available. ANGEL functions best on high speed internet connections, but also works on 56K dial up connections (however many resources that are large PDFs may be slow to download).

The Benefits of Smart Growth Readiness Assessment

SGRAT offers a number of benefits for communities and stakeholders who participate in a Smart Growth assessment. The SGRAT assessment process helps structure a dialogue regarding growth issues between stakeholders in a community or on a multi-jurisdictional basis. Involving multiple stakeholders in the assessment process helps improve the understanding of the different perspectives by sharing experiences regarding Smart Growth planning, regulation and implementation.

The assessment process also helps communities gauge where they are, reflect on how they got there and better understand how to grow smart in the future. By completing a Smart Growth assessment, communities establish a set of benchmarks for future improvement. Assessment questions provide an efficient mechanism for identifying gaps and inconsistencies in

the Master Plan, Zoning Ordinance, Capital Improvement Program and similar documents. The results of the assessment can be used to develop recommendations and an action plan for improving Smart Growth readiness. SGRAT is inherently educational in nature. Assessment questions, feedback and resources help educate participants on different facets of Smart Growth. Participants can translate new knowledge gained through the assessment process to help support the actions that should be pursued to improve Smart Growth readiness.

SGRAT also aims to highlight Smart Growth success. By completing the assessment users can point to successes as a source of community pride and say, "We're a Smart Growth community!" During the first year SGRAT is available to the public, MSU officials will work with stakeholder organizations to develop a Smart Growth Awards Program. It is the goal of the awards program to recognize community achievements and provide unique opportunities to help further advocate and educate the public about the benefits of Smart Growth.

The Smart Growth Readiness Process

The foundation for developing SGRAT questions, scoring, feedback and implementation resources is based on a "Ready, Set, Go!" methodology. The "Ready, Set, Go!" method was conceived to help educate community stakeholders understand the process of growing smart. This exercise aims to create an understanding of where the community is today, how they got there, and where they want to go in the future relative to Smart Growth.



READY	SET	GO!
A community or region is "ready" for Smart Growth when stakeholder groups such as government officials, business owners, developers, realtors, environmentalists, farmers and citizens of all ages and backgrounds are educated and advocate for a Smart Growth future. A framework of programs and policies must be in place to maintain community involvement and achieve the next level of Smart Growth readiness.	A community or region is "set" for Smart Growth when policies, regulations and incentives provide local government officials with the tools to implement Smart Growth. Master Plan policies and the Zoning Ordinance along with other regulatory tools must be complete, consistent and working in harmony to achieve the next level of Smart Growth readiness.	This is all about action. It is achieved when a community or region is actually implementing Smart Growth on the ground. There must be community support and collaboration along with the proper tools in place in order for Smart Growth development to become a reality.

Who Can Use the Smart Growth Readiness Assessment Tool?

SGRAT can be used by a vast array of stakeholders in the public and private realm. County, city, village and township managers, supervisors, planning and zoning staff, planning commissioners and elected officials will find the tool helpful in improving local government Smart Growth readiness and implementation. Private planning consultants, developers, realtors and stakeholders in the areas of community and economic development, environment and natural resources, infrastructure design, housing, recreation and transportation will also benefit from using SGRAT.

Some communities may choose to have a facilitator lead the Smart Growth assessment process. The Planning and Zoning Center at MSU or the MSU Citizen Planner Program can help communities identify professionals trained in conducting community Smart Growth assessments. While professional planning experience is not required to use the tool, technical knowledge about specific components of community policies and regulations is needed to conduct an efficient assessment and produce accurate results.

The benefits accrued from participation in a Smart Growth assessment are maximized through coordinated assessment, therefore a Smart Growth assessment is highly recommended to be completed by more than one person. Coordinated assessment can improve the understanding of unique perspectives, challenges, successes and experiences of different stakeholders that advocate, plan and implement Smart Growth in the community. Smart Growth is ultimately achieved when different stakeholders work in coordination to plan for a future with a high quality of life. SGRAT provides an ideal mechanism for getting stakeholders on the same page and to understand what it takes to implement Smart Growth in the future.

How to Maximize the Benefits of Smart Growth Assessment

Determining the goals and objectives for completing a Smart Growth assessment is critical to a successful outcome of the assessment process. Defining goals of Smart Growth assessment will also help determine the ideal time for using SGRAT and will guide the formation of recommendations that will improve Smart Growth readiness. Goals for completing a Smart Growth assessment can focus on community improvement, stakeholder education, recognition of achievements, advocacy and outreach, or improving coordination and cooperation among different stakeholders or adjoining communities. Objectives for assessment can focus on improving consistency, evaluating effectiveness or identifying opportunities for Smart Growth readiness.

There are a number of scenarios in which SGRAT provides excellent opportunities to proactively pursue community goals and objectives. SGRAT is an effective first step in updating a Master Plan, Zoning Ordinance, Capital Improvement Program and other similar efforts. SGRAT provides an efficient and effective mechanism for identifying gaps in community policy and regulations and is particularly helpful in identifying inconsistencies between policies and regulations. Inconsistencies in local regulations often cause impediments to the implementation of Smart Growth development. Local officials may grow frustrated that they lack the tools to properly implement the community's Smart Growth vision in their Master Plan. If this is the case, using SGRAT to evaluate community plans and regulations will be a powerful exercise that will help improve Smart Growth readiness and more effectively achieve the community's vision. Assessment questions that examine traditional and innovative elements of Master Plans, sub-area plans, Zoning Ordinances, Subdivision Regulations, the development review process and Capital Improvement Programs will help local officials use these tools properly and in coordination to maximize Smart Growth readiness. Question-specific feedback and resources provide guidance for addressing deficiencies in these community planning tools.

Completing a Smart Growth assessment can also serve as a "crash course" for planning commissioners, zoning board of appeals members and elected officials who may need better to understand content, limitations and tools inherent in the Master Plan, Zoning Ordinance and other planning documents. Completing the Smart Growth assessment through a coordinated effort of staff and elected and appointed officials can be enlightening for all parties for a number of reasons. First, local government officials can evaluate the effectiveness of plans and regulations by identifying what tools are present and what tools are absent. This practice allows officials to better understand the limitations of using plans and regulations and opportunities for improvement. This practice also fosters an educational discussion that improves the understanding of perspectives, intentions and experiences inherent in the roles and responsibilities of local officials. The assessment process is an excellent opportunity for planning staff to explain the application, definition and technical components of planning and zoning tools to elected and appointed officials. At the same time, planning commissioners, ZBA members and elected officials can explain their experiences using the tools.

An SGRAT pilot test took place in the City of Fremont, Sheridan Charter Township and Dayton Township (Newaygo County). Fremont City Manager, Chris Yonker stated, "completing the assessment was an educational moment. SGRAT was

SPECIAL INTRODUCTORY OFFER!!

Until March 31st, communities that register to use SGRAT will receive a substantial discount.

After February 19th, go to either www.pzcenter.msu.edu or www.citizenplanner.msu.edu or www.landpolicy.msu.edu for details. □



a great tool for bringing new planning commissioners up to speed as well as self-education. Questions were thought provoking and provided an opportunity to think about future efforts."

Using SGRAT to structure a coordinated dialogue and assessment can also be a proactive measure in risk management. A consistent and clear understanding shared by staff, appointed and elected officials associated with plans and regulations can be helpful in avoiding lawsuits and is critical to achieving Smart Growth readiness.

Local officials may also choose to involve stakeholders such as realtors and developers in the assessment process to help identify how the review process and regulations can be improved to more effectively implement Smart Growth development. The Tenet Five assessment questions, which examine "predictable, fair and cost-effective decision making," provides an ideal scenario for identifying opportunities to streamline zoning and site plan review processes and reduce the cost of doing business for governments and developers while still achieving quality development. Developers may help identify impediments in the Zoning Ordinance that discourage Smart Growth development, while gaining a better perspective regarding local government intentions and application of regulations and policies. Coordinating assessment and discussions with developers can help local officials better understand the developer perspectives about what it takes to implement Smart Growth in the community and vice versa.

The benefits of using SGRAT and the effectiveness of implementing Smart Growth recommendations will be maximized through multi-jurisdictional assessment. Growth issues such as traffic congestion, water quality, visible loss of farmland and open space, a change in community character or a lack of affordable housing, signal

that the community and region are not growing smart. Issues such as these often do not conform to jurisdictional boundaries; therefore it is necessary to manage these issues cooperatively, and in coordination with all affected jurisdictions. Completing a Smart Growth assessment on a multi-jurisdictional basis is an empowering exercise that can identify opportunities to improve consistency and coordination between governments and ultimately improve quality of life on a regional level. While multi-jurisdictional assessment is more technical and comprehensive in nature, the results and impact of using SGRAT are significantly magnified at a small regional level. An ultimate achievement in Smart Growth readiness occurs when communities and stakeholders are working cooperatively to grow smart together.

Using SGRAT on a multi-jurisdictional basis identifies gaps in policies and regulations within individual communities as well as between communities. This exercise can identify new opportunities for coordination so that communities can more effectively allocate resources, reduce duplication of effort and eliminate contrary practices that impede Smart Growth at a multi-jurisdictional level. SGRAT also fosters an educational discussion that helps communities share what works and what does not for implementing Smart Growth while helping them better understand why. Community stakeholders may discover exciting new opportunities to work together through joint planning. Using SGRAT is a cost-effective first step in identifying specific action items that can serve to guide efficient and effective joint planning initiatives. During the pilot test process, facilitators and community participants discovered SGRAT's tremendous opportunity to improve joint planning activities. The City of Fremont, Dayton Township and Sheridan Township have one of the first Joint Planning Commissions in Michigan. It evolved from a joint planning committee that has been in place for half a decade. Sheridan and Dayton Township Zoning Administrator, Peter Lance and Neighborhood and Economic Development Director, Michele Ribant jointly agree that "SGRAT accurately pointed out exactly where the townships and city were inconsistent. Inconsistencies in access management, sign regulations and design guidelines were thoroughly and accurately accounted for."

Communities That Will Benefit the Most From Using SGRAT

As stated above, SGRAT can be used by a single jurisdiction or by multiple jurisdictions in coordination. Cities, villages and townships that are urbanizing or townships that are adjacent to a city or village will benefit the most from completing a Smart Growth assessment. SGRAT was formed based the Tenets of Smart Growth and the

vision of the Michigan Land use Leadership Council, however because the Tenets of Smart Growth are inherently more urban in nature, not all elements of SGRAT will apply in rural townships that are not experiencing growth. Smart Growth Tenets focus on creating compact communities which is a prerequisite for effectively implementing other interdependent Smart Growth Tenets. Principles such as walkability, transit-oriented development, mixed-use, efficient allocation of public utilities as well as open space and farmland preservation cannot be achieved without focusing growth in compact, livable areas. Rural townships without a village, or other urban place are not good candidates for use of SGRAT. Only Tenets 3, 5, and 7 will likely apply.

When using SGRAT for an individual jurisdiction, communities with one or more central places such as a downtown or business district will benefit most from the assessment. When a central place exists, communities can evaluate the effectiveness of planning and investment strategies to manage growth in a manner that supports economic and social synergy between neighborhoods and central areas. If communities are completely built out, assessment questions that examine open space and farmland preservation may not be applicable.

Rural townships abutting a city or village will find the tool helpful for managing growth if the assessment is done in cooperation with the adjoining municipality. Using

MICHIGAN COMMUNITIES LIKELY TO USE SGRAT

The Land Policy Institute conducted a study of potential communities in Michigan that can use SGRAT effectively. Using GIS, Land Policy Institute researchers classified Michigan communities into four categories; incorporated cities and villages, townships that abut incorporated cities and villages, townships above 5,000 in population and all other rural townships. The table below presents the results.

SGRAT is not designed to apply in its entirety to rural townships with small populations, without urban infrastructure or not adjacent to a city or village. During the pilot test of SGRAT, facilitators conducted a multi-jurisdictional Smart Growth assessment in the City of Fremont, Sheridan Charter Township and Dayton Township in Newaygo County. The communities have been engaged in joint planning since the mid 1990's and established a Joint Planning Committee and Joint Growth Management Plan in 1998. Both townships were rural, with little or no infra-

structure such as sidewalks and sewer and neither township had established compact neighborhoods or mixed-use areas. While township officials expressed concern that they scored poorly on assessment questions that focused on infrastructure requirements, they scored very well on open space and farmland preservation. A composite Smart Growth score revealed that by working together, regional scores for all three communities together were higher than any individual jurisdictional scores. In the Fremont Area, the unique contributions of the city and the two townships increased Smart Growth readiness and contributed to a region that as a whole is greater than the sum of its parts. The Land Policy Institute, Planning and Zoning Center at MSU and the Citizen Planner Program are seeking future funding to extend the applications and benefits of community assessment to rural townships in the form of a new sustainability assessment tool. □

Distribution of Cities, Villages and Townships in Michigan

	Incorporated Cities and Villages	Townships that Abut Incorporated Cities and Villages	Other Townships Above 5,000 in Population	All Other Rural Townships
Number	546	682	26	534
Population in 2000	5,434,953	3,487,378	247,244	767,652
% of Michigan Population	54.7%	35.1%	2.5%	7.7%
Established Land area of Michigan	2,301 sq.mi.	26,956 sq.mi.	1,137 sq.mi.	27,982 sq.mi.
% of Land Area in Michigan within...	3.9%	46.2%	1.9%	48%

Removal Quantities

	Item	Quantity	Unit	Unit Price	Estimate
2040006	Curb and Gutter, Rem	110	Ft	10.50	1155.00
2040013	Sidewalk, Rem	140	Syd	7.50	1050.00
5020005	Pavt, Rem	65	Syd	6.00	390.00
				Subtotal=	2595.00

Construction Quantities

	Item	Quantity	Unit	Unit Price	Estimate
3010002	Subbase, CIP	12	Cyd	11.00	132.00
3027011	Aggregate Base, 6 inch	45	Syd	12.50	562.50
4037050	Adjusting Utility Structure Cover, Case 1	1	Ea	350.00	350.00
5020025	Hand Patching	5	Ton	100.00	500.00
8020023	Curb and Gutter, Conc, Det C4	129	Ft	14.00	1806.00
8030002	Sidewalk, Conc, 4 inch, Conc	312	Sft	3.50	1092.00
8030003	Sidewalk, Conc, 4 inch, HMA	490	Sft	4.50	2205.00
8030011	Sidewalk Ramp, ADA	92	Sft	5.00	460.00
				Subtotal=	7107.50

Miscellaneous Quantities

	Item	Quantity	Unit	Unit Price	Estimate
1040001	Contractor Staking	1	Ls	500.00	500.00
2087006	Erosion Control, Inlet Filter Bag	4	Ea	150.00	600.00
8067011	Slope Restoration	265	Syd	6.00	1590.00
8110108	Pavt Mrkg, Thermoplastic, 12 inch, Crosswalk	42	Ft	2.60	109.20
8110110	Pavt Mrkg, Waterborne, 4 inch, White	380	Ft	0.25	95.00
8110111	Pavt Mrkg, Waterborne, 2nd Application, 4 inch, White	380	Ft	0.25	95.00
8110120	Pavt Mrkg, Waterborne, 4 inch, Yellow	465	Ft	0.25	116.25
8110121	Pavt Mrkg, Waterborne, 2nd Application, 4 inch, Yellow	465	Ft	0.25	116.25
8100156	Post, Steel, 3 lb	52	Ft	5.00	260.00
8100181	Sign, Type IIIB	30	Sft	17.00	510.00
				Subtotal=	3991.70

Grand Total= 13694.20

Index _____

Village of Dexter
Capital Improvement Plan (CIP)
Project Worksheet

Priority **IMPORTANT**
Project Score 13

Project Name	Community Park (formerly Wellfield Park) West Side
CIP Section	2.0 Parks and Recreation
Project Number	01-2.0-1998

Section 1 - History and Current Status

Park development started in 2004. Community Build installed 3 structures. Asphalt path, trash cans, benches, doggie dispensers were completed in 2004. Shrubs and trees were planted in 2005 and the remainder of the path was completed. In 2005 an Eagle Scout completed a temporary porta potty enclosure and the village funded installation of 2 porta potties. 2 raingardens were also installed. In 2006 a pavilion, bike racks and a message center were installed through a Chelsea Community Hospital Walkable community grant. A sign was installed in 2007 along with additional trees. To complete the park the following items are a priority: playcourt, picnic tables, permanent bathrooms, grills, water fountain, tot lot area with spring toys, 4-square, fun toss and parking/traffic calming. Bi annual woodchip replacement necessary. The Parks Commission would like to complete the park in FY08-09 and has accounted for all immediate site needs within the CIP. Following completion of the FY08-09 amenities the park should be completed until FY13-14 at which time the installation of permanent bathrooms and a water fountain should be considered.

On Street parking should also be considered a priority. As use of the park increases on street parking will be needed and it will help slow traffic. In 2008 the Parks Commission conducted a speed study and will likely recommend that traffic calming measures be taken.

Section 2 - Project Justification

Value indicates the degree to which the project will help to:
0=Not Applicable; 1= Somewhat Important; 2=Important; 3=Very Important

2	A. Protect health, safety, lives of citizens
3	B. Maintain or improve public infrastructure, facilities
2	C. Reduce energy consumption, impact on environment
3	D. Enhance social, cultural, recreational, aesthetic opportunities
3	E. Improve customer service, convenience for citizens
13	PROJECT SCORE

Beneficial Impacts:

The Village is deficient in neighborhood parks and in community parks. The development of the park will serve those residents who live on the east side of town. Parking should be provided to make the park appealing to all Village residents and for possible gazebo rental for events.

Section 3 - Project Cost Detail

A detailed plan is part of the Parks and Recreation Master Plan which lists out the long range goals of the Parks Commission. Costs have been researched through suppliers, engineers and consultants.

Parking/Traffic calming improvements to Ryan	General Fund	Local Street Rent P.D.	\$10,000
Permanent bathrooms/water fountain	General Fund		\$100,000
Total			\$110,000
Estimated ongoing maintenance costs for completed project		temp. bathroom/seal coat path costs	\$2,000

Village of Dexter
Capital Improvement Plan (CIP)
Project Worksheet

Section 4 - Project Workplan					
Schedule	Start		End		Schedule Justification
	Month	Year	Month	Year	
Study:		2002	December	2003	The Parks Commission understands that the General Funds are limited and that the park cannot be completed within one budget year, therefore priorities have been assigned to park construction complete until FY13-14 elements and will be requested accordingly.
Design / Acquisition:	July	2003	January	2004	
Construction	May	2004		2009	
construction complete until FY13-14					

Section 5 - Anticipated Funding Sources								
Funding Source	Total Funding to Date	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	Total Project Expense Amount
Playcourt/gazebo/path/playscapes	\$200,000							
Parking/Traffic calming Improvements to Ryan		\$10,000	\$ -					\$ 10,000
							\$100,000	\$100,000
								\$ -
TOTAL	\$ 200,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 110,000

Section 6 - Proposed Expense Allocation								
GL Number	Total Funding to Date	Budg't Yr 1 FY 2008-09	Year 2 FY 2009-10	Year 3 FY 2010-11	Year 4 FY 2011-12	Year 5 FY 2012-13	Future Funding Req'mts	Total Project Expense
101-751.000-970.000	\$ 200,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 310,000
								\$0

Prepared by Allison Bishop/Parks Commission Actual Completion Date _____
 Date 1/15/2008 Actual Project Cost _____

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

ddetling@villageofdexter.org

Phone (734)426-8303 ext 11 Fax (734)426-5614

MEMO

To: President Keough and Council Members
From: Donna Dettling, Village Manager
Date: May 27, 2008
Re: Village Manager Report

1. 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
- May 12th – Work Session Municipal League City Process
- May 13th- Forest, Jeffords, Alley Project Coordination Meeting
- May 13th – Road Commission, Village, and URS re: Dam Removal
- May 13th – Staff Budget Hearings re: General Fund
- May 14th – Re-certification site visit of Dexter Business and Research Park by Michigan Economic Development Corporation
- May 14th – Budget Work Session re: Planning
- May 15th – Staff Budget Hearings re: Sewer & Water Funds, Streets Funds
- May 16th – On site Bridge update meeting
- May 16th – Waste Management Representative re: Solid Waste Issues
- May 19th – Budget Work Session re: General Fund

2. Upcoming Meeting Review:

- May 21st – PM Environmental Site Visit re: Bridge Project coordination
- May 21st - Chamber After Hours
- May 21st – Dexter Community Schools, Bond Thank You Reception
- May 22nd – Road Commission Non-Participating Bridge/Dam Cost Agreement
- May 28th – Road Commission and MDEQ Dam Removal update meeting
- May 28th – Budget Work Session re: Water & Sewer Funds, Streets Funds
- May 30th – Pre-construction meeting Mill Creek Terrace
- May 30th – Pre-construction DDA Forest, Jeffords, Ally Project

3. Budget FY 2008/2009 Schedule. Update on Budget work session schedule. May 22, 2008 the Sewer and Water Funds as well as the Streets Funds will be distributed for Council review prior to our next scheduled work session on **Wednesday, May 28, 2008 at 7:30 p.m. at Copeland Board Room.** We have two additional dates set as needed to complete the Budget, Tuesday June 3rd and Wednesday June 4th. We will need to discuss which date works best for everyone.

4. Police Services Update. A next steps update is included with my report. The Dexter, Dexter, Webster Work Group is meeting on June 16, 2008. Further inquiries prior to this meeting are being completed to implement the Village's desire to move the collaboration cost share from 8 Police Service Units to 7 Police Service Units by 1-1-2009.

5. Joint Session with Dexter Community School Board. REMINDER- A joint meeting of the DCS Board and Village Council is 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. **OHM will provide an agenda for next Monday's joint session and support documents at our meeting on May 27, 2008. We will review and finalize the agenda for the Joint Session.**

6. Facilities Workshop. At the last Council meeting, a **Facilities Work Session was scheduled for Monday, June 30, 2008.** This was one of the follow-up items in the resolution adopted at the April 28, 2008, which required that a date be determine 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. 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.

Donna Dettling

From: Courtney Nicholls
Sent: Monday, May 19, 2008 3:20 PM
To: Donna Dettling (ddettling@villageofdexter.org)
Subject: Police Services

Update from the Police Services meeting: May 10, 2008

Next steps

- hold a meeting with the three boards to discuss
 - o the collaboration & cost sharing
 - o number of deputies
 - o involvement of the school officer

Courtney L. Nicholls
Village of Dexter
Assistant Village Manager
734-426-8303 ext. 17

Donna Dettling

From: Keough, Shawn [SKEOUGH@WadeTrim.com]
Sent: Wednesday, May 21, 2008 10:39 AM
To: Donna Dettling
Cc: Courtney Nicholls
Subject: Village President Report for May 27th Agenda Packet

Hello everyone,

Here is my written update of activities:

Activities since May 12, 2008 Village Council meeting:

May 8, 2008 - Met with Terry and Kathy Allen on Third Street. They were one of the residents that inquired about the tree removal necessary to complete the construction activities. I have been working with Allison and Donna D regarding replanting of some new trees along the areas where we had to take some down to complete the project.

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 14, 2008 - Goal setting session with Village Council, reviewed refuse rates and utility rates.

May 19, 2008 - Reviewed General Fund Budget with Village Council, Donna, Courtney and Marie

May 20, 2008 - Met with Donna Dettling to give her an update on the Village Manager Review process to date.

Future activities:

May 22, 2008 - Meeting with Wash Co. Road Commission regarding Cost Sharing Agreement/Wetland Mitigation options

May 26, 2008 - Memorial Day Parade/Activities

May 27, 2008 (Tuesday) - Village Council Meeting

May 28, 2008 - Budget Review meeting for Sewer and Water Funds (with Council, Donna, Courtney and Marie)

June 9, 2008 - Village Council Meeting

June 19, 2008 - Townhall Meeting

June 23, 2008 - Village Council Meeting

July 14, 2008 - Village Council Meeting - heads up that I may need Ray Tell to run the meeting (Ray and I have discussed this possibility already). I should know for sure by mid June.

As always, please contact me with any questions,

Shawn Keough

VENDOR APPROVAL SUMMARY REPORT

Date: 05/21/2008

Time: 9:13am

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Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ABSOLUTE COMPUTER SERVICES	ABSOLUTE C	INTERNET PROBLEM	45.00	0.00
ANN ARBOR LANDSCAPING INC.	AA LANDSCA	TREE REMOVAL	1,975.00	0.00
ARBOR SPRINGS WATER CO.INC	ARBOR SPRI	OFFICE	11.50	0.00
AT&T	AT&T	734 R01-0375 438 5	95.71	0.00
BLUE CARE NETWORK OF MICHIGAN	BLUE CARE	06/01-06/30/08	14,101.41	0.00
CARLISLE-WORTMAN ASSOCIATES	CARL-WORT	RETAINER SERVICES	1,145.00	0.00
COMCAST	COMCAST	DPW	59.16	0.00
CORNERSTONE DESIGN INC	CORNERSTON	VILLAGE OFFICE RELOCATION	2,887.50	0.00
DENTAL NETWORK OF AMERICA	DENTAL NET	PERIOD COVERAGE 6/1/08-6/30/08	233.40	0.00
DEXTER CARDS & GIFTS SHOP	DEX CARDS	SUPPLIES	44.74	0.00
DEXTER VILLAGE	DEXVIL	FIRE HALL	2,821.06	0.00
DTE ENERGY	DET EDISON	2949 542 0013 4	12,522.15	0.00
DTE ENERGY-STREET LIGHTING	DTE ENERGY	12529	4,417.46	0.00
FIFTH STREET DENTAL CARE	FIFTH STRE	PATIENT: DOUG SCHLAFF	331.75	0.00
FLORENCE CEMENT CO	FLORENCE C	THIRD STREET IMPROVEMENTS	77,323.33	0.00
GADALETO, RAMSBY & ASSOCIATES	FORT DEARB	COVERAGE PERIOD 6/01-6/30/08	852.85	0.00
GRISSOM JANITORIAL	GRISSOM	SERVICE FOR APRIL 08'	320.00	0.00
HEARTS & FLOWERS	HEARTS & F	2 DOZ CARNATIONS - <i>farmers Market</i>	21.18	0.00
HERITAGE NEWSPAPERS	HERITAGE N	MTG APRIL 14	351.00	0.00
JOHN KELLY LANDSCAPING LLC	J KELLY	5TH WELL SITE RESTORATION	800.00	0.00
JONES LANG LASALLE AMERICAS, I	JONES LANG	RENT JUNE 08'	700.00	0.00
MICHIGAN MUNICIPAL LEAGUE	MI MUN LEA	MML DUES	1,504.00	0.00
MIDWESTERN CONSULTING	MIDWEST	MAIN ST SIGNAL TIMING	277.20	0.00
NEXTEL COMMUNICATIONS	NEXTEL COM	CELLULAR SERVICE	580.89	0.00
STAPLES BUSINESS ADVANTAGE	STAPLES OF	SUPPLIES	407.13	0.00
TECH RESOURCES, INC.	TECH RESOU	REMOTE BACKUP	79.95	0.00
URS CORPORATION	URS CORP	PROFFESIONAL SERVICES	4,511.06	0.00
WASHTENAW COUNTY TREASURER	W CTY TREA	OVERTIME'	37,360.13	0.00
WASTE MANAGEMENT	WASTE MANA	COMMERCIAL	36,300.12	0.00
WESERN WASH. AREA VALUE EXP.	WAVE	DOOR TO DOOR	1,583.33	0.00
Grand Total:			203,663.01	0.00

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: Village Council						
101-101.000-802.000	Profession	CORNERSTONE DESIGN INC VILLAGE OFFICE RELOCATION	0	05/20/08	05/20/2008	2,887.50
101-101.000-958.000	Membership	MICHIGAN MUNICIPAL LEAGUE MML DUES	0	05/20/08	05/20/2008	1,504.00
Total Village Council						4,391.50
Dept: Village Manager						
101-172.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	1,654.15
101-172.000-721.000	Health & L	DENTAL NETWORK OF AMERICA PERIOD COVERAGE 6/1/08-6/30/08	0	05/20/08	05/20/2008	116.70
101-172.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	202.99
101-172.000-802.000	Profession	ABSOLUTE COMPUTER SERVICES INTERNET PROBLEM	0	57847	05/20/2008	45.00
Total Village Manager						2,018.84
Dept: Village Clerk						
101-215.000-901.000	Printing &	HERITAGE NEWSPAPERS COUNCIL	0	1932254	05/20/2008	126.00
101-215.000-901.000	Printing &	HERITAGE NEWSPAPERS MTG APRIL 14	0	1933920	05/20/2008	126.00
Total Village Clerk						252.00
Dept: Village Treasurer						
101-253.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	1,195.97
101-253.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	62.10
Total Village Treasurer						1,258.07
Dept: Buildings & Grounds						
101-265.000-727.000	Office Sup	STAPLES BUSINESS ADVANTAGE SUPPLIES	0	8009565333	05/20/2008	209.14
101-265.000-727.000	Office Sup	DEXTER CARDS & GIFTS SHOP SUPPLIES	0	1221	05/20/2008	44.74
101-265.000-920.000	Utilities	COMCAST DPW	0	05/19/08	05/19/2008	59.16
101-265.000-920.000	Utilities	DTE ENERGY 2949 542 0005 0	0		05/19/2008	143.50
101-265.000-920.000	Utilities	DTE ENERGY 3219 953 0007 6	0		05/19/2008	263.80
101-265.000-920.000	Utilities	DTE ENERGY 3427 979 0003 8	0		05/19/2008	9.17
101-265.000-920.000	Utilities	DTE ENERGY 3219 953 0011 8	0		05/19/2008	684.42
101-265.000-920.000	Utilities	DTE ENERGY 2949 542 0004 3	0		05/19/2008	23.52
101-265.000-920.000	Utilities	DTE ENERGY 3219 953 0018 3	0		05/19/2008	21.82
101-265.000-920.001	Telephones	NEXTEL COMMUNICATIONS CELLULAR SERVICE	0	593543512-074	05/20/2008	170.85
101-265.000-935.001	Office Cle	GRISSOM JANITORIAL SERVICE FOR APRIL 08'	0	104	05/20/2008	320.00
101-265.000-936.000	Equip Serv	TECH RESOURCES, INC. REMOTE BACKUP	0	6811	05/20/2008	79.95
101-265.000-943.001	Office Spa	JONES LANG LASALLE AMERICAS, I RENT JUNE 08'	0		05/20/2008	700.00
101-265.000-955.000	Miscellaneous	ARBOR SPRINGS WATER CO.INC OFFICE	0	1036689	05/19/2008	11.50
Total Buildings & Grounds						2,741.57
Dept: Village Tree Program						
101-285.000-731.000	Landscape	ANN ARBOR LANDSCAPING INC. TREE REMOVAL	0	05/19/08	05/19/2008	1,725.00
Total Village Tree Program						1,725.00
Dept: Law Enforcement						
101-301.000-803.000	Contracted	WASHTENAW COUNTY TREASURER OVERTIME	0	16031	05/20/2008	3,234.38

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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: Law Enforcement						
101-301.000-803.000	Contracted	WASHTENAW COUNTY TREASURER LAW ENFORCEMENT	0		05/20/2008	34,125.75
101-301.000-920.000	Utilities	DTE ENERGY 2949 542 0013 4	0		05/19/2008	408.62
101-301.000-920.000	Utilities	DEXTER VILLAGE FIRE HALL	0		05/20/2008	191.28
Total Law Enforcement						37,960.03
Dept: Fire Department						
101-336.000-920.000	Utilities	DTE ENERGY 3341 424 0001 2	0		05/19/2008	403.08
101-336.000-920.000	Utilities	DEXTER VILLAGE FIRE HALL	0		05/20/2008	239.09
Total Fire Department						642.17
Dept: Planning Department						
101-400.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	1,195.97
101-400.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	60.58
101-400.000-802.000	Profession	CARLISLE-WORTMAN ASSOCIATES BAKER RD OVERLAY	0	28587	05/20/2008	680.00
101-400.000-802.000	Profession	CARLISLE-WORTMAN ASSOCIATES RETAINER SERVICES	0	RETAINER SERVICES	05/20/2008	390.00
101-400.000-960.000	Education	CARLISLE-WORTMAN ASSOCIATES GENERAL CONSULTATIONS	0	28586	05/20/2008	75.00
Total Planning Department						2,401.55
Dept: Department of Public Works						
101-441.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	741.50
101-441.000-721.000	Health & L	DENTAL NETWORK OF AMERICA PERIOD COVERAGE 6/1/08-6/30/08	0	05/20/08	05/20/2008	116.70
101-441.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	62.12
101-441.000-901.000	Printing &	HERITAGE NEWSPAPERS SPRING CLEAN UP	0	1933169	05/20/2008	49.50
101-441.000-901.000	Printing &	HERITAGE NEWSPAPERS COUNCIL	0	1932254	05/20/2008	49.50
101-441.000-920.000	Utilities	AT&T 734 R01-0375 438 5	0	05/19/08	05/19/2008	56.18
101-441.000-920.000	Utilities	DTE ENERGY 2949 542 0013 4	0		05/19/2008	511.84
101-441.000-920.000	Utilities	DEXTER VILLAGE DPW	0	05/20/08	05/20/2008	75.88
101-441.000-920.000	Utilities	DEXTER VILLAGE FIRE HALL	0		05/20/2008	47.81
101-441.000-920.001	Telephones	NEXTEL COMMUNICATIONS CELLULAR SERVICE	0	593543512-074	05/20/2008	170.85
Total Department of Public Works						1,881.88
Dept: Downtown Public Works						
101-442.000-740.000	Operating	HEARTS & FLOWERS 2 DOZ CARNATIONS	0	05/20/08	05/20/2008	21.18
101-442.000-920.000	Utilities	DTE ENERGY 2949 542 0003 5	0	05/19/08	05/19/2008	78.00
101-442.000-920.000	Utilities	DTE ENERGY 2949 542 0008 4	0		05/19/2008	59.76
101-442.000-920.000	Utilities	DTE ENERGY 2949 542 0002 7	0		05/19/2008	64.75
101-442.000-920.000	Utilities	DTE ENERGY 2949 542 0001 9	0		05/19/2008	43.74
101-442.000-920.000	Utilities	DTE ENERGY 2027 649 0001 7	0		05/19/2008	38.95
101-442.000-920.000	Utilities	DTE ENERGY 2023 733 0001 3	0		05/19/2008	25.78
101-442.000-920.000	Utilities	DTE ENERGY 3219 953 0017 5	0		05/19/2008	54.36
101-442.000-920.000	Utilities	DTE ENERGY 3219 953 0006 8	0		05/19/2008	42.64

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Fund	Department	Account	GL Number	Vendor Name	Check	Invoice	Due	Amount
			Abbrev	Invoice Description	Number	Number	Date	
Fund: General Fund								
Dept: Downtown Public Works								
Total Downtown Public Works								429.16
Dept: Municipal Street Lights								
101-448.000-920.003	St Lights		DTE ENERGY-STREET LIGHTING		0		05/19/2008	1,023.18
			12526					
101-448.000-920.003	St Lights		DTE ENERGY-STREET LIGHTING		0		05/19/2008	1,547.37
			12528					
101-448.000-920.003	St Lights		DTE ENERGY-STREET LIGHTING		0		05/19/2008	965.26
			12528					
101-448.000-920.003	St Lights		DTE ENERGY-STREET LIGHTING		0		05/19/2008	638.29
			12528					
101-448.000-920.003	St Lights		DTE ENERGY-STREET LIGHTING		0		05/20/2008	96.86
			12529					
101-448.000-920.003	St Lights		DTE ENERGY-STREET LIGHTING		0		05/21/2008	146.50
			12529					
Total Municipal Street Lights								4,417.46
Dept: Solid Waste								
101-528.000-805.000	Solid Wast		WASTE MANAGEMENT		0		05/20/2008	17,463.72
			RESIDENTAIL			3599614		
101-528.000-805.000	Solid Wast		WASTE MANAGEMENT		0		05/20/2008	18,836.40
			COMMERCIAL					
Total Solid Waste								36,300.12
Dept: Parks & Recreation								
101-751.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN		0		05/19/2008	119.60
			06/01-06/30/08			0813000003074		
101-751.000-721.000	Health & L		GADALETO, RAMSBY & ASSOCIATES		0		05/20/2008	10.02
			COVERAGE PERIOD 6/01-6/30/08			05/20/08		
Total Parks & Recreation								129.62
Dept: Insurance & Bonds								
101-851.000-721.001	Retiree He		BLUE CARE NETWORK OF MICHIGAN		0		05/19/2008	2,123.80
			06/01-06/30/08			0813000003074		
Total Insurance & Bonds								2,123.80
Dept: Contributions								
101-875.000-965.001	CATS		WESERN WASH. AREA VALUE EXP.		0		05/20/2008	1,000.00
			PUBLIC SERVICE			05/20/08		
101-875.000-965.004	WAVE		WESERN WASH. AREA VALUE EXP.		0		05/20/2008	583.33
			DOOR TO DOOR					
Total Contributions								1,583.33
Dept: Capital Improvements CIP								
101-901.000-974.008	Millcreek		URS CORPORATION		0		05/20/2008	4,511.06
			PROFESSIONAL SERVICES			3392724		
Total Capital Improvements CIP								4,511.06
Fund Total								104,767.16
Fund: Major Streets Fund								
Dept: Routine Maintenance								
202-463.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN		0		05/19/2008	621.90
			06/01-06/30/08			0813000003074		
202-463.000-721.000	Health & L		GADALETO, RAMSBY & ASSOCIATES		0		05/20/2008	52.10
			COVERAGE PERIOD 6/01-6/30/08			05/20/08		
Total Routine Maintenance								674.00
Dept: Traffic Services								
202-474.000-721.000	Health & L		BLUE CARE NETWORK OF MICHIGAN		0		05/19/2008	191.36
			06/01-06/30/08			0813000003074		
202-474.000-721.000	Health & L		GADALETO, RAMSBY & ASSOCIATES		0		05/20/2008	16.03
			COVERAGE PERIOD 6/01-6/30/08			05/20/08		
202-474.000-970.000	Capital Im		MIDWESTERN CONSULTING		0		05/20/2008	277.20
			MAIN ST SIGNAL TIMING			03088A-53		
Total Traffic Services								484.59
Dept: Winter Maintenance								

INVOICE APPROVAL LIST BY FUND

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Village of Dexter

Fund	Department	Account	GL Number	Vendor Name	Check	Invoice	Due	Amount
			Abbrev	Invoice Description	Number	Number	Date	
Fund: Major Streets Fund								
Dept: Winter Maintenance								
202-478.000-721.000			Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	382.71
202-478.000-721.000			Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	32.06
								414.77
Total Winter Maintenance								414.77
								1,573.36
Fund Total								1,573.36
Fund: Local Streets Fund								
Dept: Contracted Road Construction								
203-451.000-970.000			Capital In	FLORENCE CEMENT CO THIRD STEET IMPROVEMENTS	0	05/20/08	05/20/2008	51,260.23
								51,260.23
Total Contracted Road Construction								51,260.23
Dept: Routine Maintenance								
203-463.000-721.000			Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	191.36
203-463.000-721.000			Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	16.03
								207.39
Total Routine Maintenance								207.39
Dept: Traffic Services								
203-474.000-721.000			Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	47.84
203-474.000-721.000			Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	4.01
								51.85
Total Traffic Services								51.85
Dept: Winter Maintenance								
203-478.000-721.000			Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	95.68
203-478.000-721.000			Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	8.02
								103.70
Total Winter Maintenance								103.70
								51,623.17
Fund Total								51,623.17
Fund: Sewer Enterprise Fund								
Dept: Sewer Utilities Department								
590-548.000-721.000			Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	4,431.66
590-548.000-721.000			Health & L	FIFTH STREET DENTAL CARE PATIENT: DOUG SCHLAFF	0	05/20/08	05/20/2008	331.75
590-548.000-721.000			Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	196.07
590-548.000-740.000			Operating	STAPLES BUSINESS ADVANTAGE SUPPLIES	0	8009565333	05/20/2008	197.99
590-548.000-920.000			Utilities	AT&T 734 424 1425 243 0	0		05/19/2008	39.53
590-548.000-920.000			Utilities	DTE ENERGY 3219 953 0001 9	0		05/19/2008	135.20
590-548.000-920.000			Utilities	DTE ENERGY 4667 427 0001 9	0		05/19/2008	1,496.35
590-548.000-920.000			Utilities	DTE ENERGY 3219 953 0010 0	0		05/19/2008	4,463.76
590-548.000-920.000			Utilities	DTE ENERGY 3219 953 0009 2	0		05/19/2008	14.35
590-548.000-920.000			Utilities	DEXTER VILLAGE RWTP	0		05/20/2008	2,267.00
590-548.000-920.001			Telephones	NEXTEL COMMUNICATIONS CELLULAR SERVICE	0	593543512-074	05/20/2008	136.68
								13,710.34
Total Sewer Utilities Department								13,710.34
								13,710.34
Fund Total								13,710.34

Fund: Water Enterprise Fund
Dept: Sewer Utilities Department

INVOICE APPROVAL LIST BY FUND

Date: 05/21/2008
 Time: 9:18am
 Page: 5

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								
591-556.000-721.000	Health & L		Health & L	BLUE CARE NETWORK OF MICHIGAN 06/01-06/30/08	0	0813000003074	05/19/2008	1,107.91
591-556.000-721.000	Health & L		Health & L	GADALETO, RAMSBY & ASSOCIATES COVERAGE PERIOD 6/01-6/30/08	0	05/20/08	05/20/2008	130.72
591-556.000-920.000	Utilities		Utilities	DTE ENERGY 2949-542 0006 8	0		05/19/2008	1,354.12
591-556.000-920.000	Utilities		Utilities	DTE ENERGY 3219 953 0003 5	0		05/19/2008	2,139.81
591-556.000-920.000	Utilities		Utilities	DTE ENERGY 3219 953 0004 3	0		05/19/2008	26.86
591-556.000-920.000	Utilities		Utilities	DTE ENERGY 3219 953 0008 4	0		05/19/2008	13.95
591-556.000-920.001	Telephones		Telephones	NEXTEL COMMUNICATIONS CELLULAR SERVICE	0	593543512-074	05/20/2008	102.51
Total Water Utilities Department								4,875.88
Dept: Capital Improvements CIP								
591-901.000-974.000	CIP Capita		CIP Capita	JOHN KELLY LANDSCAPING LLC 5TH WELL SITE RESTORATION	0	221	05/20/2008	800.00
591-901.000-974.001	Other capi		Other capi	FLORENCE CEMENT CO THIRD STREET IMPROVEMENTS	0	05/20/08	05/20/2008	26,063.10
Total Capital Improvements CIP								26,863.10
Fund Total								31,738.98
Fund: Trust & Agency Fund								
Dept: Assets, Liabilities & Revenue								
701-000.000-255.000	Cust Depos		Cust Depos	ANN ARBOR LANDSCAPING INC. TREE REMOVAL	0	05/19/08	05/19/2008	250.00
Total Assets, Liabilities & Revenue								250.00
Fund Total								250.00
Grand Total								203,663.01

DEXTER AREA CHAMBER OF COMMERCE

AGENDA

5-27-08

ITEM

5-2

May 6, 2008

Donna Dettling
Village Manager
Village of Dexter
8123 Main Street
Dexter, MI 48130

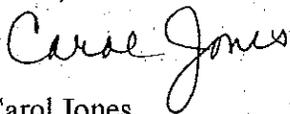
Dear Donna,

The Dexter Area Chamber of Commerce will once again hold their annual Ice Cream Social on June 7, 2008 in Monument Park from 10 am - 5pm. Craft booths will set up starting at 9 am.

We are again requesting that Central Street from Main to Fifth Street be closed during this event. We also would like to request that this stretch of road be closed on Friday evening if possible. This helps to prevent parking on early Saturday morning so that the ride entertainment can be set up without any inconvenience. Since there is an activity in the park on Friday, possibly it could be closed for both events.

Should you have any questions regarding the event, please contact Jane Finkbeiner of Peters Building Co., who is the new chairperson for the event, or myself.

Yours truly,



Carol Jones
Executive Director

3215 Central Street, Dexter, Michigan 48130

Phone (734) 426-0887 • Fax (734) 426-6055

www.dexterchamber.org

DEXTER AREA CHAMBER OF COMMERCE

AGENDA 5-27-08

ITEM 3-3+4

May 20, 2008

Donna Dettling
Village Manager
Village of Dexter
8123 Main Street
Dexter, MI 48130

Dear Donna:

#4

The Dexter Area Chamber of Commerce and the Summer Series Committee are planning a summer music series for Friday evenings. There will be two venues---Monument Park at the Gazebo and in front of the clock at the corner of Broad and Main Streets. Each will run from 6:30 - 8:30 pm. The dates will be June 13, 20 and 27; July 11, 18 and 25; and August 1, 15 and 22 with ~~#3~~ August 15 being "Movie Under the Stars" hosted by Peace Lutheran Church. Attached is the list of performers by dates.

Road
closure

We have two requests. One is that we would like to place signboard at the clock and park on the Thursday prior to the concerts announcing the event. The other is possible closing Central from Fifth Street to Main Street during the performances. Since we are holding concerts most every Friday, I am interested in your thoughts and suggestions to make these endeavors successful.

Yours truly,



Carol Jones
Executive Director

June

- 13- Gordo the magician & Dexter community orchestra
- 20- Annie and Rod Capps & Toppermost Beatles Tribute
- 27- Company of Strangers & Goolden Griffin Quartet

July

- 11- Dave Boutet Trio & Billy Mack and the Juke Joint Johnnies
- 18- The Latini Brothers & The Hummingbirds
- 25- Royal Garden Trio & Lagerhouse 5

August

- 1- String Cheese & The Witch Doctors
- 15- The Hummingbirds & Movie hosted by the Peace Lutheran Church
- 22- Bull Halsey & (TBA)

Donna Dettling

AGENDA 5-27-08

ITEM K-1

From: Berkholz, Aaron [berkholza@wccroads.org]
Sent: Friday, May 16, 2008 2:12 PM
To: undisclosed-recipients
Subject: Dexter Main Street Bridge over Mill Creek, Village of Dexter, Scio Township - MDOT JN 83942A - Media Advisory 5-16-08

Good Afternoon:

Please refer to the attached Media Advisory regarding the impending closure of Jeffords Street and daytime lane closure on Dexter-Chelsea Road. These closures are related to the ongoing Main Street Bridge project.

Progress since the start of construction on April 16th has been steady. The northerly portion of the new bridge is under construction. Steel sheet cofferdam enclosures are in place, and foundation excavation is underway. Foundation pile driving operations are expected to begin next week.

The removal of the Mill Creek Dam is NOT yet underway. Activities related to the dam removal are expected to begin on Monday, June 2, 2008.

Through coordination between the Village of Dexter and Washtenaw County, a webcam has been placed in the northeast corner of the construction site. The link has been added to the Village website (www.villageofdexter.org).

If you have any questions, please feel free to contact me. Thank you.

- Aaron

WASHTENAW COUNTY ROAD COMMISSION

555 N. Zeeb Road

 Ann Arbor, Michigan 48103

MEDIA ADVISORY

WHO: To media representatives, the motoring public and all interested parties

WHAT: Bridge Replacement / Dam Removal Project

WHEN: Beginning Monday, May 19, 2008

WHERE: Dexter Main Street Bridge over Mill Creek / Mill Creek Dam, Scio Township, Village of Dexter

WHY: Impending Jeffords Street Closure; Daytime lane closure on Dexter-Chelsea Road with flagging operations

Beginning on Monday, May 19, 2008, the Washtenaw County Road Commission will be implementing a **CLOSURE** of **JEFFORDS STREET** at Main Street in the Village of Dexter. This closure has been coordinated with the Village of Dexter, Washtenaw County Sheriff's Department and Dexter Area Fire Department. This closure is expected to remain in place for approximately three (3) weeks, depending upon weather conditions, and will accommodate the construction of storm sewer and drainage structures along the west side of Jeffords Street.

Also beginning on Monday, May 19, 2008, the Washtenaw County Road Commission will be implementing a **DAYTIME LANE CLOSURE** on **DEXTER-CHELSEA ROAD** south of Dexter-Pinckney Road. Two-way traffic will be maintained on Monday and Tuesday with flagging operations. The intermittent stopping of traffic will be necessary and traffic delays will be likely. This lane closure will accommodate the construction of storm sewer and drainage structures along Dexter-Chelsea Road.

Two-way traffic continues to be maintained over the existing Main Street Bridge. Phase 1 construction of the northerly portion of the new bridge is ongoing. Steel sheet cofferdams have been erected and foundation excavation is underway. Activities related to the removal of the Mill Creek Dam are expected to begin on Monday, June 2, 2008.

To maintain the safety of road crews, please reduce speeds and drive cautiously through the work zone. The posted speed limit within the project limits is 25 mph. The Washtenaw County Sheriff's Department is assuring the safety of the road crews and the motorists through increased enforcement activity during construction. The Road Commission thanks you in advance for your patience as we continue these improvements for the county road system and the Village of Dexter.

CONTACT: If you have any questions concerning this project, please phone Aaron Berkholz, Construction Supervisor, at (734) 327-6682, or email berkholza@wvroads.org. If you require assistance with media information, please phone Val Cooper, Public Information Officer, at (734) 327-6675 or email cooperv@wvroads.org.

ISSUE DATE: May 16, 2008

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know-it-all with Yahoo! Mobile. Try it now.
<http://mobile.yahoo.com/ylt=Ahu06162sr88HdtdyPa08Wcj9tAcU>

WASHTENAW COUNTY ROAD COMMISSION

555 N. Zeeb Road

Ann Arbor, Michigan 48103

MEDIA ADVISORY

- WHO:** To media representatives, the motoring public and all interested parties
- WHAT:** Bridge Replacement / Dam Removal Project
- WHEN:** Beginning Monday, May 19, 2008
- WHERE:** Dexter Main Street Bridge over Mill Creek / Mill Creek Dam, Scio Township, Village of Dexter
- WHY:** CLOSURE/DETOUR of EASTBOUND traffic - Dexter Main Street Bridge

Beginning on Monday, May 19, 2008, the Washtenaw County Road Commission will be implementing a CLOSURE on the DEXTER MAIN STREET BRIDGE for all EASTBOUND traffic. This closure has become necessary due to the observed failure of the approach roadway at the east end of the existing bridge. This roadway failure is the result of an existing, previously unidentified void under the road approach.

The Village of Dexter, Washtenaw County Sheriff's Department and Dexter Area Fire Department have been advised of this situation. This EASTBOUND closure is expected to remain in place until late-July, but will depend upon the progress made in the construction of the northerly section of the new bridge.

Various alternatives were considered to repair the approach roadway. However, being mindful to the health, safety and welfare of the motoring public and the construction personnel, this EASTBOUND closure has become unavoidable.

The posted detour route for eastbound Dexter-Pinckney Road motorists will follow North Territorial Road and Mast Road. For eastbound motorists in the immediate vicinity of the bridge, the posted detour route will follow Dexter-Chelsea Road, Parker Road, Jackson Road and Baker Road.

To maintain the safety of road crews, please continue to reduce speeds and drive cautiously through the work zone. The posted speed limit within the project limits will remain at 25 mph. The Road Commission thanks you in advance for your patience as we continue these improvements for the county road system and the Village of Dexter.

CONTACT: If you have any questions concerning this project, please phone Aaron Berkholz, Construction Supervisor, at (734) 327-6682, or email berkholza@wcroads.org. If you require assistance with media information, please phone Val Cooper, Public Information Officer, at (734) 327-6675 or email cooperv@wcroads.org.

ISSUE DATE: May 19, 2008

[Faint, illegible text, possibly bleed-through from the reverse side of the page]

AGENDA 5-27-08

ITEM K-2

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 27, 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 local cable access station and in the kiosks throughout the Village.

I am working on ordering sandwich board signs to advertise the meeting. The signs will conform to Village Ordinances. I would like to purchase the signs so that we have them available for future meetings and Village events.

The idea to purchase a banner for over Main Street will not be possible for the June meeting because we have the following banner permits from May 19 to June 19:

Dexter Knights of Columbus has the Spring Chicken Broil banner up from May 19-May 27
Dexter Chamber of Commerce has the Ice Cream Social banner up from May 27-June 9
Dexter Soccer Club has the Soccer Club Tryouts banner up from June 9-June 18

I will pursue that form of advertising for future meetings.





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 27, 2008

On May 12, 2008 Council postponed action on the recommendation from Parks Commission to donate the property known as Smith Woods to the Washtenaw County Natural Areas Preservation Program. Council's questions were as follows:

1. What will the park be named?

On Tuesday, May 20, 2008 the Parks Commission recommended that the park be named "Robert and Nancy Smith Preserve".

Language has been added to pages 2 and B-1 of the Donation Agreement requiring that the County name the park the Robert and Nancy Smith Preserve.

2. How will the park be maintained following the expiration of the Natural Areas Preservation County wide millage.

The County has indicated to me that they are in the process of establishing a maintenance plan for the parks within the Natural Areas Preservation Program and have started an endowment for the Natural Areas Preservation Program following the expiration of the millage. I am in the process of finding out how much is currently in the endowment and the County's plans on whether or not they will try to pass the millage again in 2012.

Please feel free to contact me prior to the meeting if you have any questions. The updated agreement is included for your review.

Thank you.



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 Robert and Nancy Smith 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.

(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) The Property shall be named Robert and Nancy Smith Preserve.

(v) 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 and Nancy 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: _____

D
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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

D
R
A
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T

[Faint, illegible text describing the legal description of the property]

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) The property shall be named the Robert and Nancy Smith Preserve.

(v) 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.

(vi) 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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EXHIBIT A

LEGAL DESCRIPTION

DET02\277616.3
ID\ATP

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AGENDA 5-27-08

ITEM L-1

Village of Dexter

8140 Main St. Dexter, Michigan 48130

Phone (734) 426-8303

Fax (734) 426-5614

Application for Appointment as Commission or Committee Member

Name TOM COVERT, P.L.A., AICP

Address 3550 EDISON

Email TOMMYCOVERT@YAHOO.COM

Phone 734 426-0098
734 260-1910

Best time to call _____

Which Commission/Committee are you applying for?

Zoning Board of Appeals

Planning Commission

Parks Commission

Downtown Development Authority

Local Development Finance Authority

Other (Specify) _____

Why are you interested in serving on this Commission/Committee? Are there current events that have spurred your interest?

- INTEREST IN DESIGN
- INTEREST IN ECONOMIC VIABILITY OF MY COMMUNITY
- INTEREST IN DEVELOPMENT

What particular skills and/or background do you feel that you could bring to this appointment? What other, if any, commissions or committees have you served on?

- LAND PLANNER / LANDSCAPE ARCHITECT
- LAND DEVELOPMENT CONSULTANT
- BUSINESS BACKGROUND
- FORMER DEXTER P.C.
- HBANC CHAIR
- LAND DEVELOPMENT COUNCIL
- HBA WC BOARD OF DIRECTORS

Please list/attach any other information that you would like to have considered.

RESUME ATTACHED.

Thomas John Covert; RLA, AICP

3550 Edison St.
Dexter, MI 48130
(734) 426-0058

Objective

To use my skills and experience to lead the efforts and aspects of a growing, dynamic, client focused, multi-disciplinary land development consulting firm.

Professional Experience

Atwell-Hicks, Inc.

Ann Arbor, Michigan

Partner / Operations Leader –Land Development Services (October 2006 to Present)

Responsible for development consulting operations with the Ann Arbor office residential and commercial development teams. Responsible for business development, operations, staff development, public relations, and developing business model for upcoming years. As well as, oversaw project managers, projects, and a dynamic team of individuals. Lead operations manager for providing oversight for strategic initiatives into LEED, and low impact design firm wide, land planning operating procedures regionally, and instrumental in developing corporate graphics studio.

Team Revenue Managed
2007 – \$2.3 Million

Atwell-Hicks, Inc.

Ann Arbor, Michigan

Project Manager / Senior Land Planner Landscape Architect – Residential Land Development (March 2001 – October 2006)

Revenue Managed: 2006 - \$1.7 Million 2005 - \$2.6 Million 2004 - \$1.2 Million 2003 - \$1.6 Million 2002 - \$865,000

Responsibilities include; project management and direction setting, client management, design team management, oversight of project budget and marketing. Further responsibilities include the continued attention and oversight of the responsibilities listed in the Project Land Planner description. Additional responsibilities include; technical representative for land planning / landscape architecture / site design (layout), and wetland services to the staff of the Ann Arbor office.

Atwell-Hicks, Inc.

Brighton, Michigan

Project Land Planner, Special Projects Group (December 1998-March 2001)

Responsibilities included; site inventories, site analysis, area plan preparation, concept plan preparation, site plan preparation, landscape design, wetland delineation, wetland mitigation, presentation preparation, and project presentation for large projects, which require special attention. Special attention may be due to size and scope of the project, deadlines, or confidentiality. Member of the Atwell-Hicks, Inc. Wetland Services Group and Development Services Group's Land Planner for residential and commercial development.

Atwell-Hicks, Inc.

Ann Arbor, Michigan

Land Planner (April 1996-December 1998)

Responsibilities include; site inventories, site analysis, area plan preparation, concept plan preparation, site plan preparation, landscape design, wetland delineation, wetland mitigation, presentation preparation, and project presentation to various local municipalities. Member of the Atwell-Hicks, Inc. Wetland Services Group and Development Services Group's Land Planner for residential and commercial development.

Atwell-Hicks, Inc.

Washington Township, Michigan

Environmental Specialist (April 1995-April 1996)

Responsibilities included the preparation of reports and letters to fulfill various local and state requirements. This included; the observation of underground storage tank removals for the preparation of Michigan Department of Environmental Quality Reports, site observations and gathering of information to complete Phase I and Phase II Environmental Site Assessments, Soil and groundwater sample collection for analysis, and the preparation water quality reports. Other responsibilities included the conducting and interpretation of Ground Penetrating Radar surveys.

Atwell-Hicks, Inc.

Ann Arbor, Michigan

Environmental Specialist (November 1994-April 1995)

Responsibilities were the same as in the Utica office.

CAD Drafter Level II (January 1991-November 1994)

Responsibilities included the preparation of drawings and visual aids through the use of the computer or pen and ink. This included the drafting of complex construction design and layout, land surveys (PA 132s), and site plans. Other projects included the preparation of visual aids, which were used in courtroom and municipality meetings.

Survey Technician (June 1990-January 1991)

Responsibilities included assisting the Survey Crew Chief in fieldwork. This included the use of field survey techniques to compile data for topographical land surveys, mortgages, construction staking, and boundary surveys.

Education

Eastern Michigan University

Ypsilanti, Michigan

Completed course work to obtain a Bachelors Degree from the Department of Geology and Geography in April of 1996. Majoring in Urban and Regional Planning, with a minor in Geography. Specific areas of study include; site planning, site location, site form and function, planning principles and practices, and soils.

Cleary University

Livingston, Michigan

Completed Leadership Training with Leadership Livingston Program.

Memberships, Associations, and Training

Registered Landscape Architect, State of Michigan and Ohio

Certified Member of the American Institute of Certified Planners

Certified Member of CLARB (Council of Landscape Architects Review Board)

Washtenaw County Home Builders Board of Directors (2004 to Present)

Washtenaw County Home Builders Land Development Council Chairperson (2006 - Present)

Village of Dexter Planning Commissioner (Fall 2002 to Fall 2003)

Member of the Michigan Chapter of the American Planning Association

Mentor with Eastern Michigan University Land Planning Program

KARRASS – Effective Negotiation Training

USGBC LEED – Study working toward accreditation

PMSJ Project Managers Training

Computer Skills

Microsoft Windows

Microsoft Word

Microsoft Power Point

Land Development Desktop

Microsoft Project

Microsoft Expedia

Microsoft Excel

AutoCAD r10-2000

Delorme Mapping

Photoshop 6.0

Quicken

Deltek - Vision

Work Samples and References

Furnished upon request.



Memorandum

To: Village Council
Donna Dettling, Village Manager
From: Allison Bishop, AICP, Community Development Manager
Re: K-Space Associates Site Plan Amendment Request
Date: May 27, 2008

APPLICANT REQUEST

The applicant has requested that they be permitted to modify the approved east property line landscaping berm from 6 feet to 12 feet. The applicant has stated that a higher berm provides a better buffer between the adjacent properties and that removal of the additional soil on site would add unnecessary costs to the project and provide little benefit.

REVIEW

After conducting an inspection of K- Space Associates it was determined that the landscaping berm on the east property line was NOT in conformance with the approved site plan.

Pursuant to Section 21.07, Modification of Plan During Construction, All site improvements shall conform to the approved final site plan, including engineering drawings approved by the Village Engineer. If the applicant makes any changes during construction in the development in relation to the approved final site plan, such changes shall be made at the applicant's risk, without any assurances that the Village Council will approve the changes:

It shall be the responsibility of the applicant to notify in writing the Zoning Administrator, and the Village Council of any changes. The Zoning Administrator may require the applicant to correct the changes so as to conform to the approved final site plan, approve the proposed modification or require the applicant to make the modification request to the Village Council.

RECOMMENDATION

Attached is a portion of the site plan showing the subject berm and photographs of the subject berm.

The berm is approximately 12 feet high. The site plan requires that the berm be 6 feet high.

The applicant was presented with several options regarding how to deal with the modification request.

1. Change the berm so that it conforms to the site plan.
2. Request a modification from Council.

It was also suggested to the applicant to contact adjacent property owners to determine what they liked or disliked about the berm in an effort to justify the site plan amendment.

Pursuant to Section 21.07 the Village Council can approve modifications to the site plan. If the Village Council does not approve the modification the applicant may still apply for a variance.

It is my interpretation that the applicant be permitted to request a modification because they are exceeding the requirements. Pursuant to Section 21.07 the applicant is permitted to meet the berm requirements by a) 8 foot high continuous wall or fence OR b) 4 foot high planted berm. The approved site plan currently shows a 6 foot planted berm.

Based on the field inspection it is my recommendation that the request be approved, with modifications. The applicant should be required to provide information on the slope of the 12 foot high berm to assure that the slope does not exceed a 1 on 4 slope to reduce the potential for soil erosion.

If there is strong adjacent property owner desire to leave the berm as is I do not see any issues with the berm height remaining the same as long as the K-Space owners understand that the plantings must be watered consistently to assure their survival. Please note that a landscaping bond is required to assure that the landscaping survive for the first 2 years regardless of any modifications.

Also included for your review are pictures of the approved berm located within the Industrial Park at Detroit Door.

Please feel free to contact me prior to the meeting with questions.
Thank you,

SUGGESTED MOTIONS

Pursuant to Section 21.07, Modification of plans during construction, the Village Council moves to **(APPROVE / DENY)** the request from K-Space Associates to modify the eastern berm height on the approved site from 6 feet to 12 feet with the following conditions:

1. the slope does not exceed a 1 on 4 slope.



k-Space Associates, Inc., 3626 W. Liberty Rd., Ann Arbor, MI 48103 USA
(734) 668-4644 • Fax: (734) 668-4663 • requestinfo@k-space.com • www.k-space.com

May 15th, 2008

To: Dexter Village Council

From: k-Space Associates, Inc.
(Dexter Research Park)
2182 Bishop Circle East
Dexter, MI 48130

Re: Berm Height at Newly Constructed Site (2182 Bishop Circle East)

It has come to our attention that someone has protested the current berm height at the back of our building lot at 2182 Bishop Circle East. The landscaping plans call for a 6' high berm. Due to extra dirt on the premises, we extended the berm height to approximately twice the required berm height. It was our intention that, in addition to utilizing the additional dirt on the premises, we would further increase the functionality of the berm, namely to block homeowners adjacent to the east perimeter of the lot from having to view our industrial building, as well as to further reduce noise from the business park penetrating the adjacent subdivision.

We propose leaving the existing berm, as it is more functional than the proposed berm. Furthermore, we have at least one signed letter from homeowners adjacent to our property stating that they prefer the berm at it's current height. We hope to have the existing berm allowed by the Dexter Village Council at the May 27th, 2008 meeting.

Sincerely,

Darryl Barlett
General Manager

Allison Bishop

From: Darryl Barlett [djbarlett@k-space.com]
Sent: Thursday, May 15, 2008 5:37 PM
To: Allison Bishop
Cc: 'Dave Haskins'; 'Kris Krueger'
Subject: k-Space Berm Height Letter

Hi Allison,

Please find attached a letter requesting consideration of allowing the existing berm height at our new site. We have spoken with one neighbor who is happy to sign a letter recommending we leave the current height, and will get in touch with the other 2 neighbors hopefully within the next few days.

Please let me know if there is anything else we should do to make sure this is discussed (and hopefully allowed) at the next Dexter Village Council meeting.

Thanks,

Darryl Barlett

k-Space Associates, Inc.
3626 West Liberty
Ann Arbor, MI 48103
U.S.A.

tel: (734) 668-4644
fax: (734) 668-4663

djbarlett@k-space.com
www.k-space.com



k-Space Associates, Inc., 3626 W. Liberty Rd., Ann Arbor, MI 48103 USA
 (734) 668-4644 • Fax: (734) 668-4663 • requestinfo@k-space.com • www.k-space.com

May 16, 2008

To: Our Neighbors and Homeowners, Dexter, MI

From: k-Space Associates, Inc.
 (Dexter Research Park)
 2182 Bishop Circle East
 Dexter, MI 48130

RE: Berm at Newly Constructed Office Building in the Dexter Research Park

A newly constructed office building for k-Space Associates, Inc. is nearing completion in the Dexter Research Park. The building contractors created a berm behind this building that is higher than the original site grading plan that specified a 6 ft.-high berm.

Although we hadn't planned on it, we believe this higher berm suits the neighborhood better by visually blocking your view of the k-Space building, as well as acting as a better sound barrier between the residential and commercial properties.

The Village of Dexter will consider approving this grading variation only with your personal agreement with and approval of same. Please take a moment to look at and consider the existing berm. If you agree this berm should remain at its present height, please indicate your approval and authorization by signing in the space below:

**HOMEOWNER APPROVAL OF EXISTING BERM
 at k-SPACE ASSOCIATES, INC.**

JOSEPH & KELLIE McINCHAK

Homeowner's printed name(s)

Joseph L. Malachuk 5/20/08

Kellie L. Malachuk 5/20/08

Homeowner's Signature(s)

Date Signed

463 PRESTON CIRCLE, DEXTER, MI 48130

Homeowner's Address



k-Space Associates, Inc., 3626 W. Liberty Rd., Ann Arbor, MI 48103 USA
 (734) 668-4644 • Fax: (734) 668-4663 • requestinfo@k-space.com • www.k-space.com

May 16, 2008

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 Dexter, MI 48130

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The Village of Dexter will consider approving this grading variation only with your personal agreement with and approval of same. Please take a moment to look at and consider the existing berm. If you agree this berm should remain at its present height, please indicate your approval and authorization by signing in the space below:

**HOMEOWNER APPROVAL OF EXISTING BERM
 at k-SPACE ASSOCIATES, INC.**

MATTHEW URSITTI

Homeowner's printed name(s)

Homeowner's Signature(s)

5/19/08

Date Signed

469 PRESTON CIRCLE

Homeowner's Address



May 16, 2008

To: Our Neighbors and Homeowners, Dexter, MI

From: k-Space Associates, Inc.
(Dexter Research Park)
2182 Bishop Circle East
Dexter, MI 48130

RE: Berm at Newly Constructed Office Building in the Dexter Research Park

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The Village of Dexter will consider approving this grading variation only with your personal agreement with and approval of same. Please take a moment to look at and consider the existing berm. If you agree this berm should remain at its present height, please indicate your approval and authorization by signing in the space below:

**HOMEOWNER APPROVAL OF EXISTING BERM
at k-SPACE ASSOCIATES, INC.**

Gretchen Wolfe

Homeowner's printed name(s)

Gretchen Wolfe

Homeowner's Signature(s)

5-20-08

Date Signed

461 Preston Circle

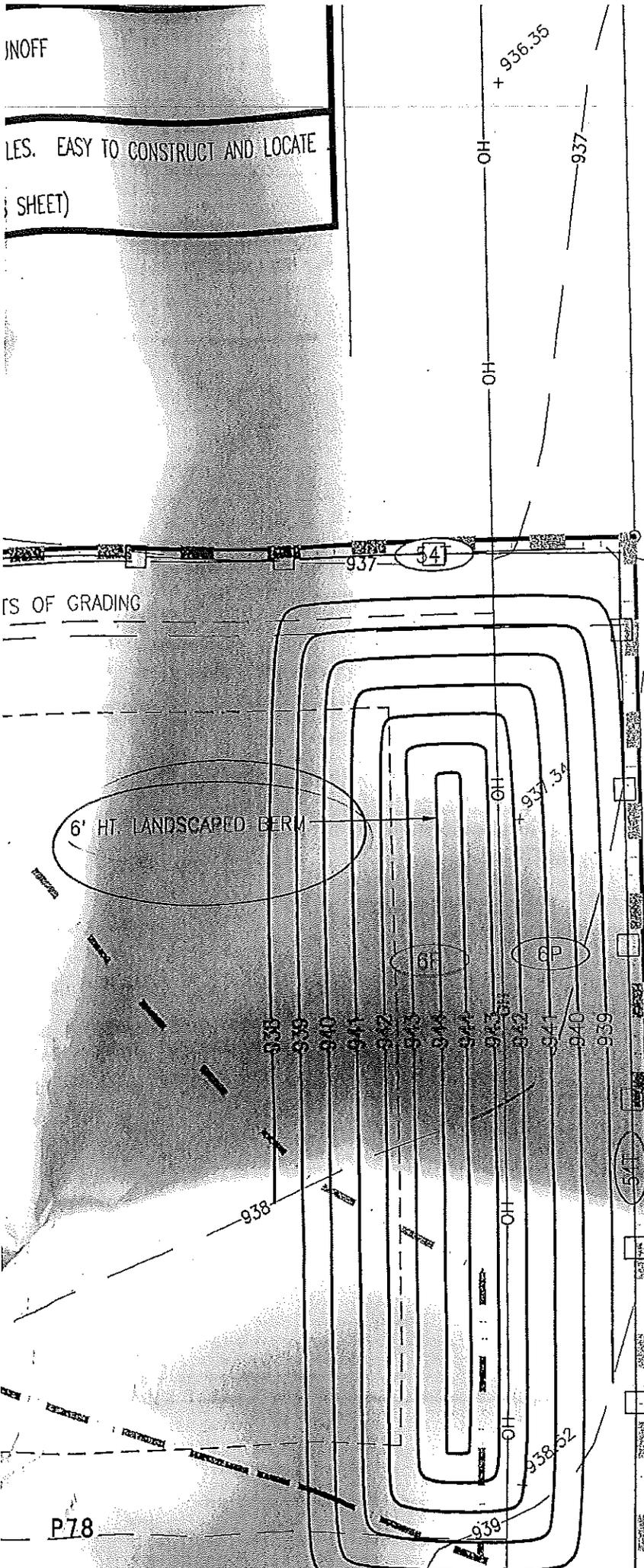
Homeowner's Address

NOFF

LES. EASY TO CONSTRUCT AND LOCATE
(SHEET)

IS OF GRADING

6' HT. LANDSCAPED BERM



110
WOLFE, KEENAN B.
HD-08-07-260-110
ZONED: R-1B

111
MCINCHAK, JOSEPH L. JR.
& DOWNING, KELLY K.
TAX ID. #HD-08-07-260-110
ZONED: R-1B

112 S 06909722 E 150.00
DEXTER DEVELOPMENT, LLC.
TAX ID. #HD-08-08-260-112
ZONED: R-1B

THE LOCATION AND ELEVATION OF
SHOWN ON THESE DRAWINGS ARE
EITHER EXPRESSED OR IMPLIED
THEREOF. THE CONTRACTOR SHALL
DETERMINE THE EXACT LOCATION
AND PROPOSED UTILITY CROSSING
THE CONTRACTOR SHALL NOTIFY
APPARENT OR IF THE LOCATION
THE PLANS.



BOSS ENGINEERING

ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

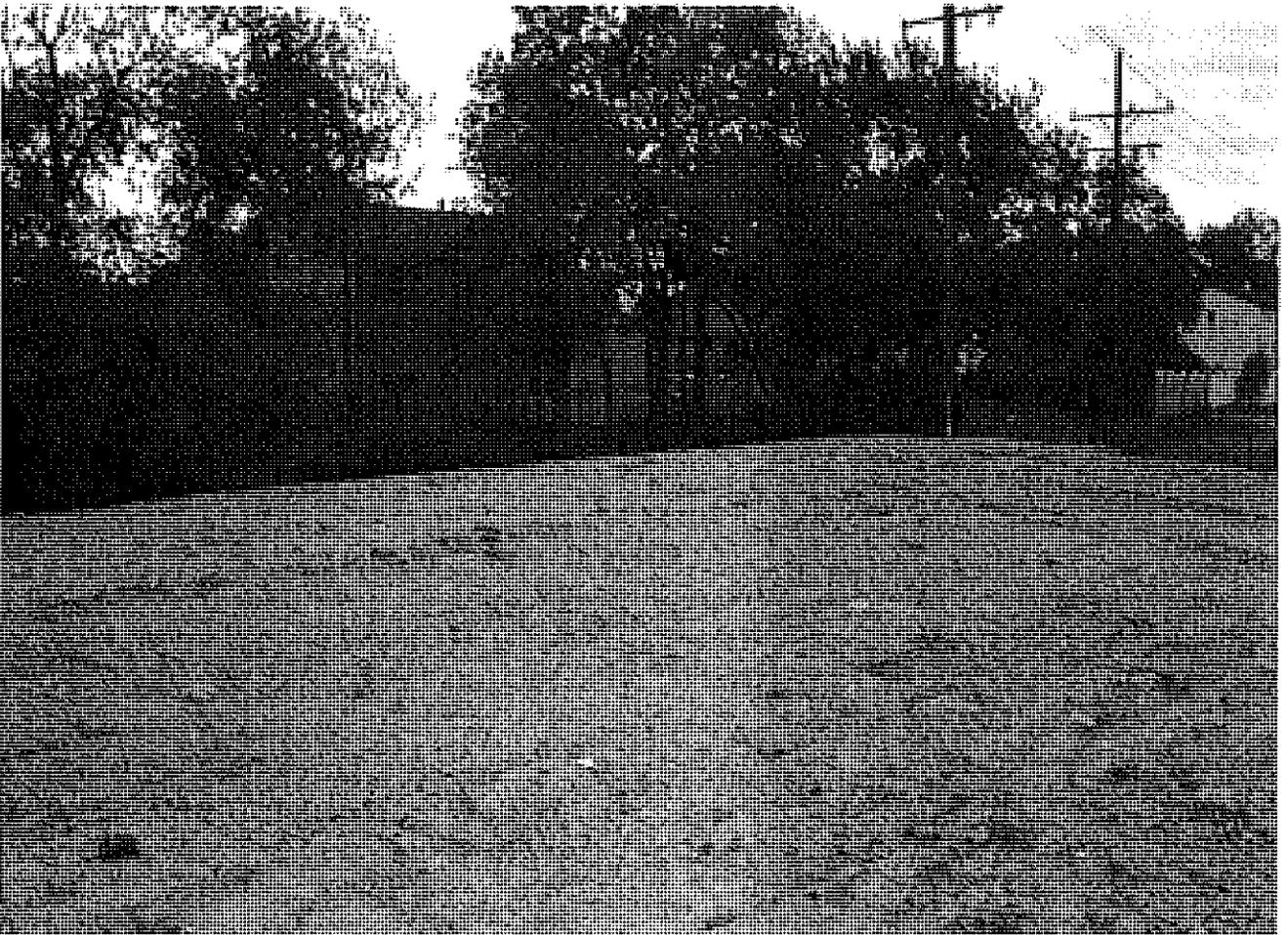
(E-MAIL: be@bosseng.com)

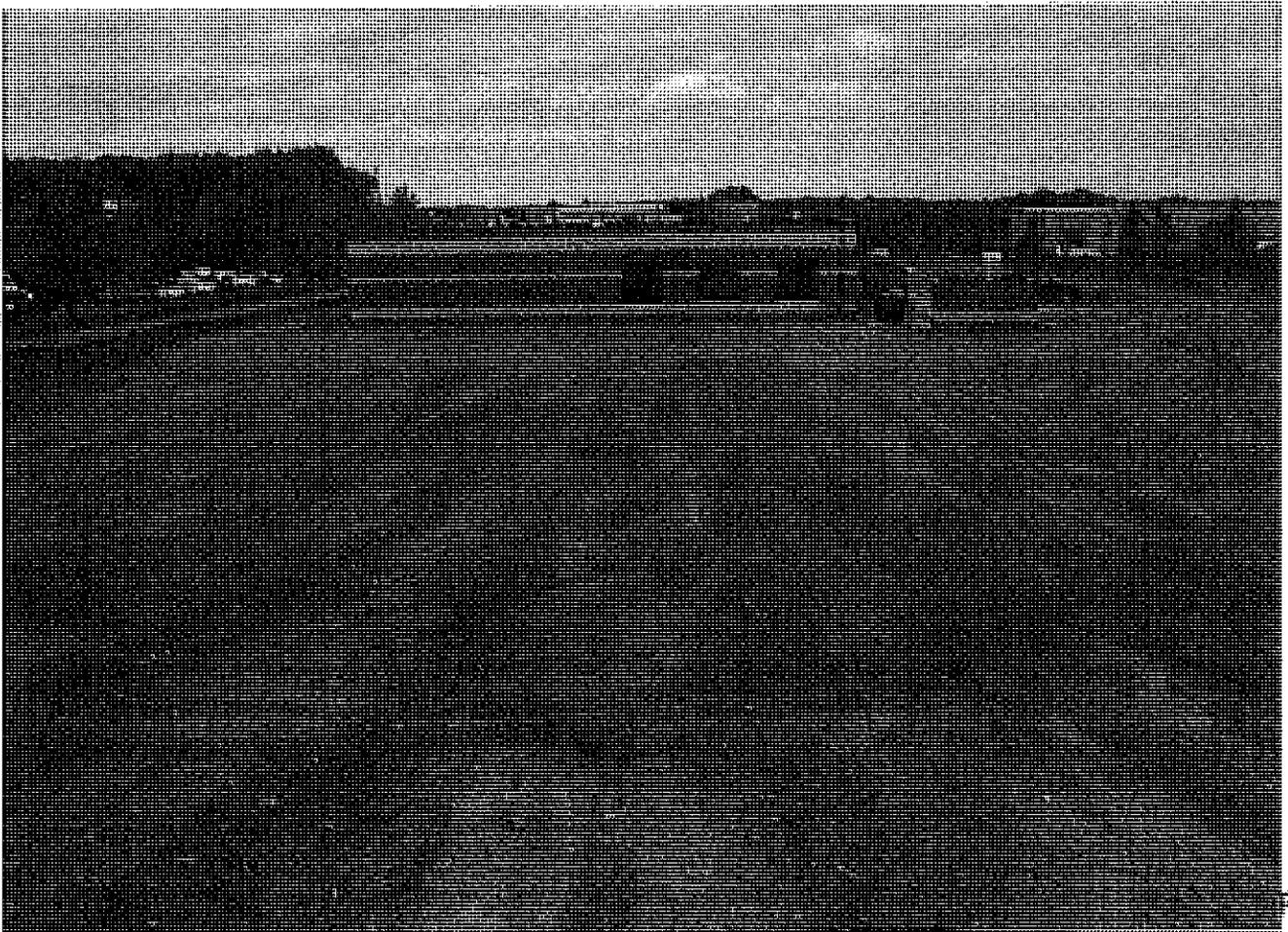
LIVINGSTON COUNTY OFFICE:
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
(800) 246-6735 FAX (517) 548-1670

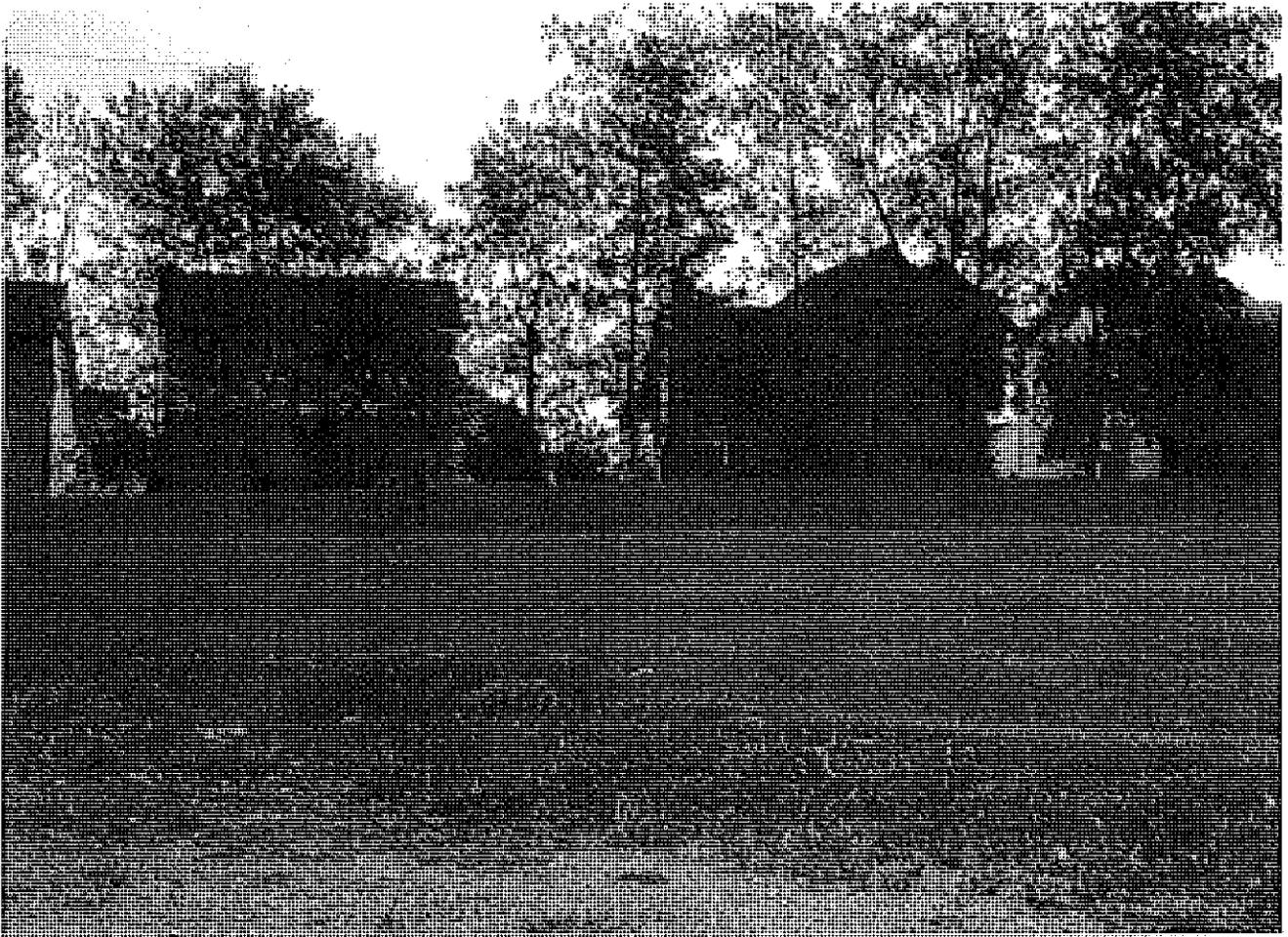
OAKLAND COUNTY OFFICE:
24435 HALSTED ROAD
FARMINGTON HILLS, MI. 48335
(800) 763-0390 FAX (248) 626-9480

ION CONTROL









Detroit Door

**NOTICE OF PUBLIC INFORMATIONAL MEETING
ON PROPOSED WATER, SEWER AND REFUSE RATE INCREASE**

Notice is hereby given that the Dexter Village Council will hold a public informational meeting Monday, June 9, 2008 at 7:30 p.m. at the Dexter Senior Center – 7720 Dexter-Ann Arbor Street, Dexter, Michigan for the purpose of hearing public comment regarding a proposed Water, Sewer, and Refuse Rate Increase

<u>Water Rates</u>	<u>Current Rates</u>	<u>Proposed 5% increase</u>
Ready To Serve Monthly Fee	\$5.85	\$6.14
First Meter Per 1,000 Gallons	\$2.64	\$2.77
Second Meter Per 1,000 Gallons	\$3.55	\$3.74
Out-side Village Service Area Per 1,000 gallons	\$3.70	\$3.88

<u>Sewer Rates</u>	<u>Current Rates</u>	<u>Proposed 3% increase</u>
Ready to Serve Monthly Fee	\$5.15	\$5.31
Per 1,000 Gallons	\$6.34	\$6.53
Out-side Village Per 1,000 gallons	\$8.88	\$9.14

<u>Other Charges and Penalties</u>	<u>Current Rates</u>	<u>Proposed No Change</u>
Penalties on Late Charges	5% Cumulative	5% Cumulative
Turn-on and Turn-off Charges	\$35	\$35
Meter Calibration Charge	\$35	\$35
Water Only Meter 1 inch	\$250	\$250

<u>Refuse Rates</u>	<u>Current Rates</u>	<u>Proposed \$2 increase</u>
Monthly Charge	\$13	\$15

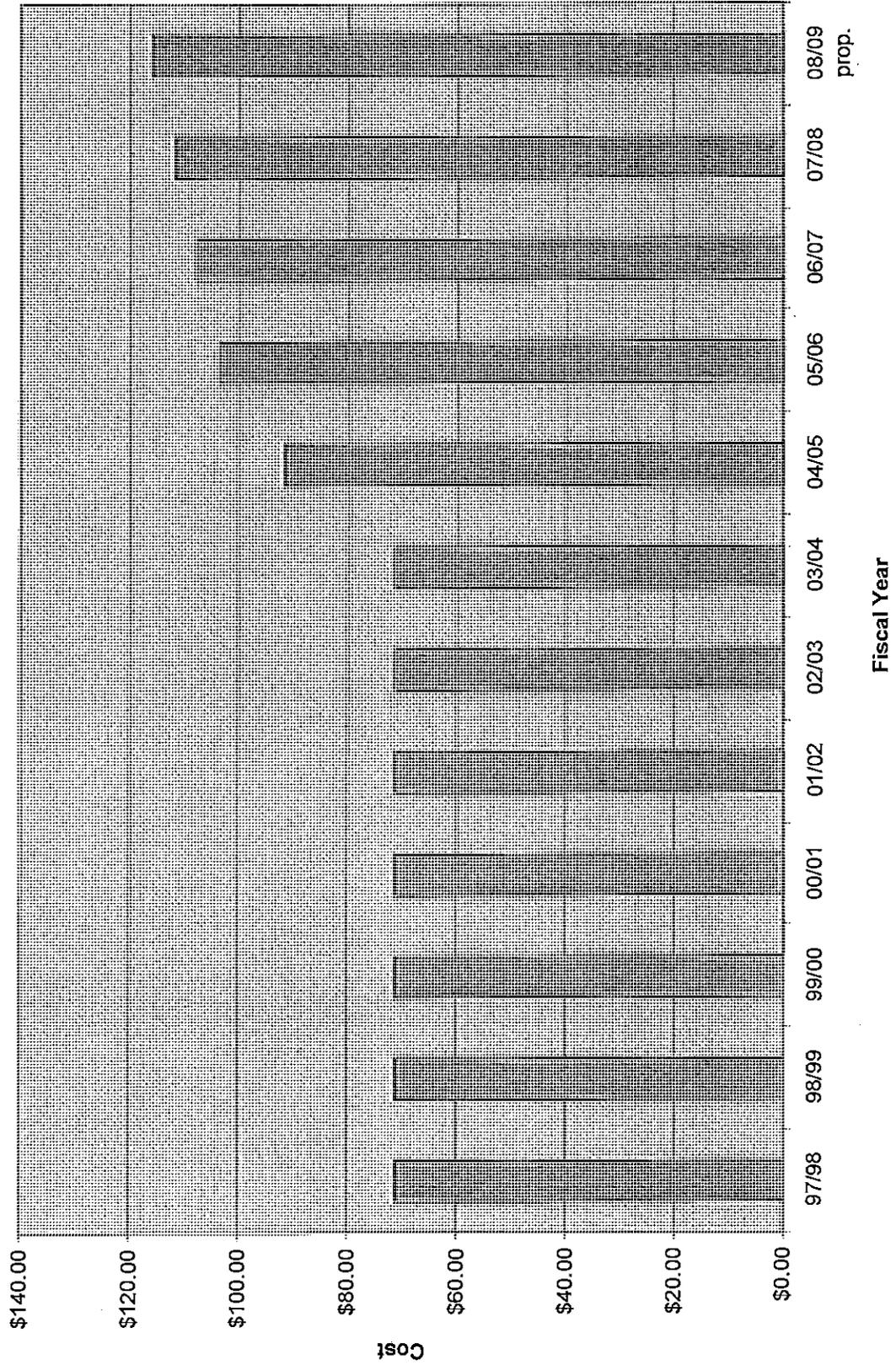
The chart below illustrates the impact the proposed rate adjustment will have on a family using 10,000 gallons of water during a 2-month billing cycle. The overall increase during a 2-month billing cycle would be \$8.10 each billing cycle or \$4.05 per month. The overall percent increase is 5.6%.

<u>WATER- 5%</u>	<u>Current</u>	<u>Proposed</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
<u>REFUSE - \$2 increase</u>		
	\$26	\$30
	\$137.80	\$145.90

Donna Dettling
Dexter Village Manager

Publish: May 22, 2008

Total Per Bi-Monthly Water & Sewer Bill - Estimated 10,000 Gallon Usage



ITEM

L-4

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

Line #	Description	Original Budget	Amended Budget	Difference	Reason for Amendment
101-101,000-802,000	Professional Services	\$ 16,000	\$ 25,500	\$ 9,500	Boundary Survey Approved 5-12-08
101-890,000-955,000	Contingencies	\$ 42,200	\$ 32,700	\$ (9,500)	Reduce Contingencies to fund Survey
<i>Net change in budget</i>				\$ -	

Approved by Council on May 27, 2008

David Boyle, Village of Dexter Clerk

Village of Dexter Culture, Arts and Heritage Commission

Sec... Organization

Pursuant to Chapter 7 of the General Law Village Act, as amended, there is hereby created and established a commission, to be known as the Village Culture, Arts, and Heritage Commission. The Village Culture, Arts, and Heritage Commission shall consist of five members, to be appointed by the council president and affirmed by Village Council. One member shall also be a member of the Village Council to be selected by resolution of the Village Council to serve as a member ex officio. The term of the ex officio member shall be one year and shall be selected during the Village Council's annual resolution of organizational matters. It shall be the responsibility of the Village Council president and the Culture, Arts, and Heritage Commission chairperson to discuss the annual ex officio appointment prior to the passage of the resolution for organizational matters. At least three shall be residents of the Village of Dexter, but two members so appointed may be residents of adjoining townships. The Village Culture, Arts, and Heritage Commission shall actively recruit members when vacancies occur, screen potential commissions and forward recommendations to the council president.

Sec...Membership

Terms shall be staggered so that, as far as practical, no more than two terms expires in any given year. The terms of office of members of the commission shall begin on the first day of May nearest the date of appointment and end three years thereafter, unless reappointed. The term of the ex officio member shall be one year.

Sec...Rules

The Culture, Arts, and Heritage Commission shall have the authority to make rules and regulations concerning administration of its affairs as shall not be inconsistent with laws and the General Law Village Act, Public Act No. 3 of 1895. It shall establish rules providing for the holding of its meetings and for the election of its officers. It shall elect officers and meet no less than once every year. The ex officio shall not hold an office. It shall adopt rules for transactions of business and shall keep a record of its resolutions, transactions, findings and recommendations.

Sec...Quorums

A quorum shall consist of three members. An affirmative vote of the majority of current appointed members shall be necessary to pass any motion.

Sec...Vacancies

Any vacancies occurring in the membership of the commission shall be filled for the remainder of the term in the manner provided for original appointment to such commission.

Sec...Removal

The Dexter Village Council may remove any member of the Commission for misconduct or neglect of duty. The Dexter Village Council may remove from office any member of the Commission who is absent from three consecutive meetings, unless the Commission excuses the absences and enters the reasons for absences in its official minutes.

Sec...Compensation

Members of the commission shall not be compensated.

Sec... Functions and duties

The Culture, Arts and Heritage Commission shall carry out the following functions and perform the following duties:

- 1) Advise the Village Council on the development of culture, arts, and heritage; promote and publicize projects that support the culture, arts and heritage; serve as advocates for culture, arts and heritage; to encourage networking and collaborations of the culture, arts and heritage of the Village of Dexter.
- 2) Act as an advisory board with the duty to study, conceive, promulgate and develop plans for the enhancement of the culture, arts, and heritage in the community.
- 3) Promote public awareness and enlist the support of interested individuals, businesses, industry, schools and civic organizations to further its purpose.
- 4) Encourage the development of the arts in the community including, but not limited to, visual arts, drama, music, dance, historical heritage, humanities, and other art forms.
- 5) Assist in the development of partnerships and collaborations that promote the culture, arts and heritage.
- 6) Serve as advocates to the arts, promote and support arts education dealing with art, culture, and heritage.
- 7) Report to the Village Council annually. This report shall inform the Village Council on budget requests for the following year, projects started, completed and pending, and other matters deemed appropriate.