

**THE VILLAGE OF DEXTER  
VILLAGE COUNCIL MEETING  
Monday, November 23, 2009**

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

**Dexter Senior Center, 7720 Dexter Ann Arbor Road**

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

- |                      |                  |           |             |
|----------------------|------------------|-----------|-------------|
| <b>B. ROLL CALL:</b> | President Keough | J. Carson | P. Cousins  |
|                      |                  | D. Fisher | J. Semifero |
|                      |                  | J. Smith  | R. Tell     |

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting Minutes – November 9, 2009

**Page # 1-6**

**D. PRE-ARRANGED PARTICIPATION:**

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

**E. APPROVAL OF AGENDA:**

**F. PUBLIC HEARINGS**

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

Creation of an Industrial Development District at 7300 Huron River Drive

Consideration of: Resolution to establish an Industrial Development District at 7300 Huron River Drive

**Page # 7-20**

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

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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
2. Institute for Local Government

**Page # 21-24**

**I. REPORTS:**

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

- Arts, Culture & Heritage Committee Representatives
- Chelsea Area Planning Team / Dexter Area Regional Team
- Dexter Area Chamber
- Dexter Area Fire Department Representative
- Downtown Development Authority Chair
- Farmers Market Representative
- Gordon Hall Mgmt Team Representative
- Huron River Watershed Council Representative
- Library Board Representative
- Parks & Recreation Commission – Joe Semifero**
- Planning Commission Chair
- Tree Board Chair
- Washtenaw Area Transportation Study Policy Committee Rep
- Western Washtenaw Area Value Express Representative

**Page # 25-28**

2. Subcommittee Reports

- Facilities Committee – Update from meeting on November 12

**Page # 29-30**

3. Village Manager Report

**Page # 31-58**

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4. President's Report

Page # 59-60

**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: \$ 180,735.53  
Page # 61-68
2. Consideration of: Request from Think Dexter First to hold the annual Home for the Holidays events on December 5, 2009 including the placement of a sandwich board sign at Main/Broad and Main/Baker from November 24<sup>th</sup> to December 6<sup>th</sup>, the closure of Central Street and the closure of streets as necessary along the route of the Holiday Hustle (see map provided)  
Page # 69-72
3. Consideration of: Request from Peace Lutheran Church to hold the annual tree lighting on December 5, 2009 at Monument Park from 5:30 p.m. to 7:00 p.m.  
Page # 73-74
4. Consideration of: Request from Encore Musical Theater to place two sandwich board signs and two direction signs to advertise their production from November 24 to December 19  
Page # 75-76
5. Consideration of: Request from the Dexter Wrestling Club to place up to 10 signs in the Village from November 24 to December 18  
Page # 77-78
6. Consideration of: Resolution in Support of Scio Township's Request to the County Board of Commissioners to Add Three Sheriff's Deputies to their Contract  
Page # 79-80

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

1. Discussion of: Facilities
2. Consideration of: Suspending further work on the elevator/stairs/restroom project at 8140 Main Street

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

1. Consideration of: Setting a Public Hearing on January 11, 2010 to consider the request from Dexter Research, 7300 Huron River Drive, for an Industrial Facilities Tax Exemption  
**Page # see F-1**
2. Consideration of: Bid award in the amount of \$1,759,767.30 to Douglas N. Higgins, Inc for the 2010 Water System Improvements  
**Page # 81-86**
3. Consideration of: Bond Authorizing Ordinance for \$2.4 million through the Drinking Water Revolving Fund to fund the 2010 Water System Improvements  
An Ordinance to provide for the acquisition and construction of additions, extensions and improvements to the water supply system of the Village of Dexter; to provide for the issuance and sale of junior lien revenue bonds to pay the cost thereof; to prescribe the form of the bonds; to provide for the collection of revenues from the system sufficient for the purpose of paying the costs of operation and maintenance of the system and to pay the principal of and interest on the bonds; to provide for security for the bonds; to provide for the segregation and distribution of the revenues; to provide for the rights of the holders of the bonds in enforcement thereof; and to provide for other matters relating to the bonds and the system.  
**Page # 87-104**
4. Consideration of: Scope of Services from Orchard, Hiltz & McCliment for Construction Services for the 2010 Water System Improvements  
**Page # 105-108**

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5. Consideration of: Resolution of support and \$10,000 match commitment (FY 2010-2011) for the Connecting Communities Grant application  
**Page # 109-122**

6. Consideration of: Resolution to support the efforts of the Chelsea Area Planning Team and the Dexter Area Regional Team (CAPT/DART) Alliance in developing an Access Plan  
**Page # 123-124**

7. Consideration of: Authorizing the Village President to Sign the Purchase Agreement for Property Located at 7651 Dan Hoey  
**Page # 125-128**

**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. ADJOURNMENT**



DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, NOVEMBER 9, 2009

AGENDA 11-23-09  
ITEM C-1

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

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

**B. ROLL CALL:** President Keough

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

**C. APPROVAL OF THE MINUTES**

1. Work Session Minutes - October 26, 2009
2. Regular Council Meeting Minutes - October 26, 2009

Motion Smith; support Cousins to approve the minutes of the Works Session and the Regular Council Meeting of October 26, 2009 with the following corrections:

Work Session - correct FUTRUE to read FUTURE  
Council Meeting - page 6, I-3 delete a before special groups, I-5 change and to an between provided and example, and page 7, K-1 correct Mr. Semifero's motion to read to add item L-4, Closed Session for the purchase of property to the agenda and postpone the previous motion until after the closed session.

Mr. Smith requested that the Regional Fire Department Meeting be added to the Upcoming Meetings Calendar.

Unanimous voice vote for approval

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Smith; support Cousins to approve the agenda with the addition of a request to go into closed session for the purpose of discussing property acquisition after the Consent Agenda.

Ayes: Cousins, Smith and Keough  
Nays: Fisher, Semifero, Tell and Carson  
Motion fails 4-3

Motion Smith; support Carson to approve the agenda with the addition of a request to go into closed session for the purpose of discussing property acquisition as item L-5.

Unanimous voice vote for approval

**F. PUBLIC HEARINGS**

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

None

**G. NON-ARRANGED PARTICIPATION**

None

**H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Comcast Information
3. Town Hall Meeting Thank You Letters
4. Revenue Sharing Decrease

**I. REPORTS**

1. Public Works Superintendent – Ed Lobdell

Mr. Lobdell submits his report as per packet. In addition Mr. Lobdell reported on the following: the Village is in the middle of the leaf season which is going well and the equipment is presently holding up; will be putting up the Christmas decorations when the work can be done and should be up by the end of the month; and work on the EQ Basin will begin next week. Questions to Mr. Lobdell included the time involved by the Village workers on the Christmas set-up, gas line repairs and future of the Central Street project.

2. Washtenaw County Sheriff's Office – Sgt. Gieske  
October Citation Report

Sgt. Gieske submits her report per packet. In addition Sgt. Gieske mentioned that the email alert system is working well with the addition of 300 Dexter addresses and Shop with a Cop will take place on December 9. Lt. Filipiak was also present and reviewed the Proactive Patrol and Service Contract for Dexter and that contract bidding for the Sheriff's Department will be coming up in January.

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

*Dexter Area Fire Department Representative – Jim Seta*

Mr. Seta submits his report per packet. In addition Mr. Seta answered questions regarding the department's drug policy, paid absence policy, and negotiations for the next union contract which will begin in January or February. He also asked for and received the support of Council in the interpretation of the Interlocal Agreement regarding cost allocation.

4. Subcommittee Reports - None

## 5. Village Manager Report

Mrs. Dettling submits her report as per packet. In addition Mrs. Dettling gave the following updates: met with the owner of Hazel's Home Cookin who is looking to partner with someone doing chocolates on the weekend; a replacement is needed for the overhead door at the Fire Station; encouraged Council members to attend the Strategic Growth forum on Thursday sponsored by Michigan State University Extension Department; and Jeffords Street has the first layer of asphalt down and should be finished by the end of the week. The question was asked as to who will be participating in the Bridge Conference reporting on the dam removal.

Motion Tell; support Semifero to spend up to \$3000 from the bond money for an overhead door at the Fire Station.

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

Nays: None

Motion carries

## 6. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough gave some of his report time to Larry Cobler, President of the Dexter Board of Education, who presented information on a grant request through *Communities Putting Prevention to Work* and asked for a letter of support from the Village. Mr. Keough distributed a copy of the resolution passed by Dexter Township regarding the Chelsea Area Planning Team/Dexter Area Regional Team Access Plan for review and mentioned including this item on a future agenda; announced that the following have been selected for the DAPCO property redevelopment planning committee: Randy Hermann from the Parks & Recreation Commission, Derk Wilcox from the Planning Commission, and Donna Fisher and Jim Carson representing the Village Council; and asked for comments regarding an article and survey for the upcoming Village newsletter.

## J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$329,360.26
2. Consideration of: Appointment of Steven Berlage to the Parks & Recreation Commission

Motion Fisher; support Carson to approve items 1 and 2 of the consent agenda as presented.

Unanimous voice vote for approval

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

1. Discussion of: Facilities

Memo from Cornerstone Design

Rich Henes of Cornerstone Design presented an update on the Elevator Tower / Stairs / Restrooms. It was suggested that the facilities committee work with Mr. Henes on the project.

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

1. Consideration of: Parks and Recreation Commission recommendation to approve the Professional Services Scope of Work from JJR to complete the Michigan Department of Environmental Quality permitting phase of the Mill Pond Park project in an amount not to exceed \$45,100.

Motion Semifero; support Carson to accept the recommendation from the Parks and Recreation Commission to approve the Professional Services Scope of Work from JJR to complete the Michigan Department of Environmental Quality permitting phase of the Mill Pond Project in an amount not to exceed \$45,100.

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

2. Consideration of: Parks and Recreation Commission recommendation to approve the Professional Services Scope of Work from JJR to complete the Michigan Department of Environmental Quality permitting and construction documents necessary for permitting of the Waterway Infrastructure Grant in an amount not to exceed \$17,360.

Motion Semifero; support Carson to accept the recommendation of the Parks and Recreation Commission to approve the Professional Services Scope of Work from JJR to complete the Michigan Department of Environmental Quality permitting and construction documents necessary for permitting of the Waterway Infrastructure Grant in an amount not to exceed \$17,360.

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

3. Consideration of: Request from Katie's for a site plan extension until October 12, 2010

Motion Cousins; support Carson to extend the site plan for Katie's until October 12, 2010.

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

4. Discussion of: Drinking Water Revolving Fund Project

Mrs. Dettling and Christine Phillips of Orchard, Hiltz & McCliment gave an update on the project and that bids are to be received by Friday, November 13.

At 10:16 pm a recess was taken and the meeting re-convened at 10:21 pm

5. Consideration of: Motion to go into Closed Session to discuss the acquisition of property in accordance with MCL 15.268 (8d)

Motion Smith; support Semifero to move into closed session at 10:23 pm to discuss the acquisition of property.

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

Nays: None

Motion carries

Motion Smith; support Carson to move out of closed session at 10:34 pm.

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

Nays: None

Motion carries

Motion Smith; support Semifero to authorize the Village Manager to enter into a purchase agreement for property acquisition as discussed in closed session.

Ayes: Semifero, Tell, Fisher, Cousins and Smith

Nays: Carson and Keough

Motion carries 5 to 2

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

Tell	None
Cousins	The Village has been asked to participate in the Holiday Ice Sculpture display. Was asked to make a presentation to Trout Unlimited regarding the Mill Creek and it looks that the creek could support trout.
Smith	None
Jones	None
Semifero	None
Carson	None
Fisher	None

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

None

#### **O. ADJOURNMENT**

Motion Fisher; support Smith to adjourn at 10:44 am.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: \_\_\_\_\_

AGENDA 11-23-09

ITEM

F-1

ddettling@villageofdexter.org

## VILLAGE OF DEXTER

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: November 23, 2009**  
**Re: Industrial Development District**

The two requirements prior to establishing an Industrial Development District are holding a public hearing and notifying the property owner by certified mail. A notice of public hearing was published in the Dexter Leader on November 5 and information about the public hearing has also appeared in two Village e-mail updates. Mr. Lundy was informed about the public hearing by certified mail on October 29.

Attached is the resolution establishing the District and a map of the parcel. Also provided is the Industrial Facilities Tax Exemption (IFT) form that was submitted by Dexter Research, along with a copy of the Village evaluation form. If Council establishes the District, we would like to also request that a public hearing be set for January 11, 2010 to consider the IFT request.

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

The following resolution was offered by member \_\_\_\_\_ and seconded by member \_\_\_\_\_.

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

WHEREAS, Richard Lundy of Dexter Investment Associates, Inc. has petitioned to Council to establish an Industrial Development District on property located in the Village of Dexter; and

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

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

WHEREAS, on November 23, 2009 a public hearing was held at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of the Village of Dexter were afforded an opportunity to be heard thereon; and

WHEREAS, the Dexter Village Council deems it to be in the public interest of the Village of Dexter to establish the Industrial Development District as proposed;

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

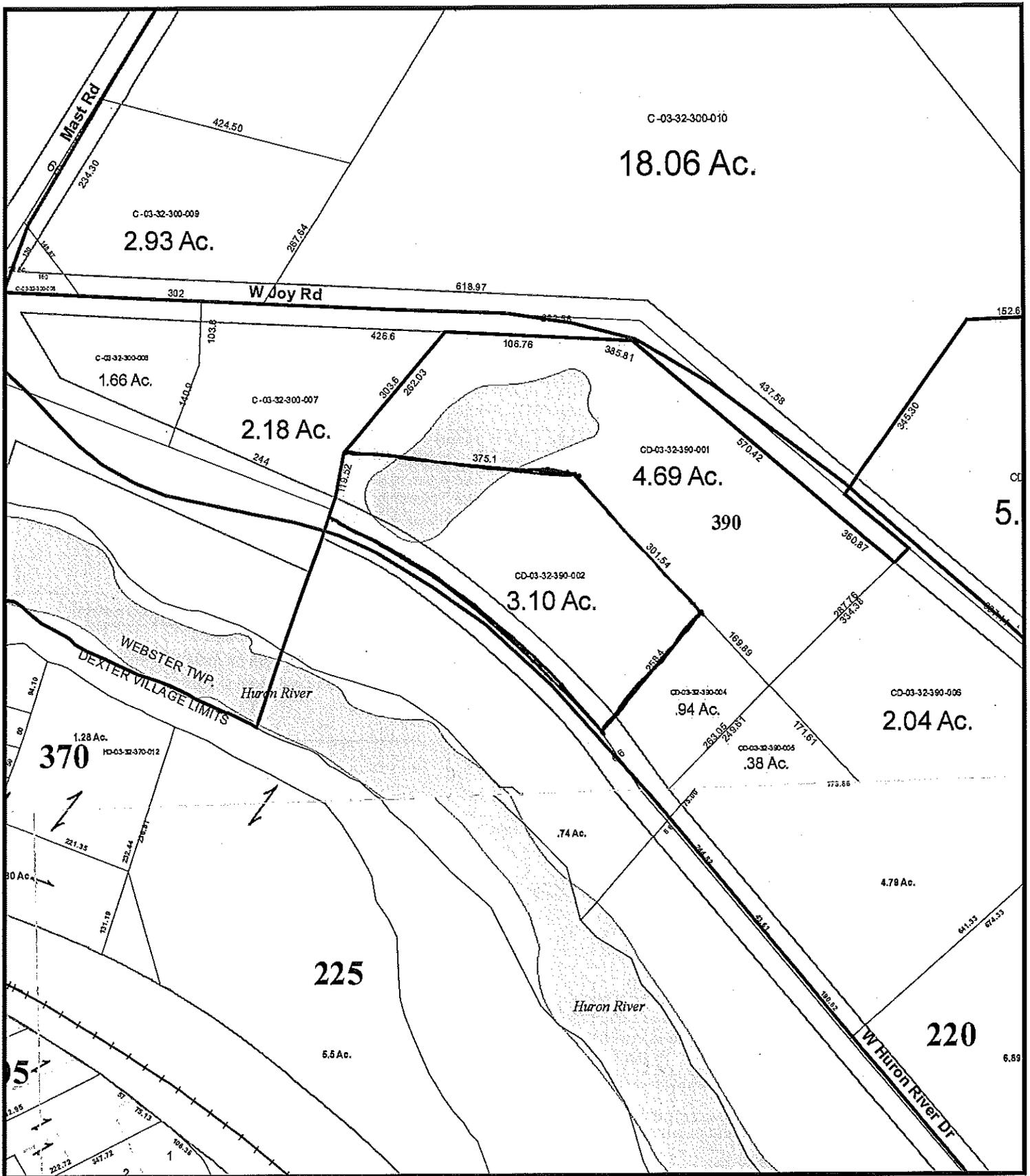
7300 Huron River Drive described as follows:

\*OLD SID - CD 03-532-004-00 DV 1W-4 COM AT S 1/4 POST, TH N 46 DEG 26' W 560.29 FT, TH S 49 DEG 29' 30" W 583.99 FT, TH N 37 DEG 33' 40" W 8.26 FT, TH N 37 DEG 34' W 136.23 FT TO P.O.B., TH N 37 DEG 34' W 23.87 FT, TH NWLY 275.42 FT ALNG ARC OF CURVE--CHORD N 44 DEG 28' W 274.76 FT, THN 51 DEG 20' W 104.67 FT, TH NWLY 157.87 FT ALNG ARC OF CURVE--CHORD N 59 DEG 05'40" W 157.39 FT, TH N N 18 DEG 46' E 119.52 FT, THS 81 DEG 16' 30" E 375.10 FT, TH S 40 DEGE 301.54 FT, TH S 43 DEG 49' 30" W 258.40 FT TO P.O.B. SEC 32 T1S R5E 3.10 AC.

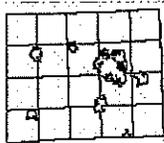
be and here is established as an Industrial Development District pursuant to the provision of Act No. 198 of the Public Acts of 1974.

Ayes:

Nays:



Location Map



0 170 340



1 Inch = 211.5 feet



The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the consequences drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

NOTE: PARCELS MAY NOT BE TO SCALE

GIS Map Print

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

Date Printed: 11/13/2009

# Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

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

To be completed by Clerk of Local Government Unit	
Signature of Clerk <i>Carae J. Jones</i>	Date received by Local Unit <i>Oct 28, 2009</i>
STC Use Only	
Application Number	Date Received by STC

**APPLICANT INFORMATION**  
All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) <b>Dexter Research Center</b>		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>3678</b>	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>7300 Huron River Drive</b>		1d. City/Township/Village (Indicate which) <b>Webster Township</b>	1e. County <b>Washtenaw</b>
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(4)) <input type="checkbox"/> Transfer (1 copy only) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(1)) <input type="checkbox"/> Research and Development (Sec. 2(9))		3a. School District where facility is located <b>81050</b>	3b. School Code <b>Dexter</b>
		4. Amount of years requested for exemption (1-12 Years) <b>12</b>	
5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.  <b>Dexter Research Center offers the world's largest selection of thin-film and silicon-based sensors for industrial and scientific applications. Dexter Research Center has developed two new product lines and will require additional equipment and renovation to the existing building to bring the products to market.</b>			
6a. Cost of land and building Improvements (excluding cost of land) .....		▶ <b>\$520,000.00</b>	
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.		Real Property Costs	
6b. Cost of machinery, equipment, furniture and fixtures .....		▶ <b>\$1,102,000.00</b>	
* Attach itemized listing with month, day and year of beginning of installation, plus total		Personal Property Costs	
6c. Total Project Costs .....		▶ <b>\$1,622,000.00</b>	
* Round Costs to Nearest Dollar		Total of Real & Personal Costs	
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.			
	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▶	<u>3/1/10</u>	<u>12/31/11</u>	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	<u>1/1/10</u>	<u>12/31/11</u>	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9. No. of existing jobs at this facility that will be retained as a result of this project. <b>58</b>		10. No. of new jobs at this facility expected to create within 2 years of completion. <b>20</b>	
11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.			
a. TV of Real Property (excluding land) .....		_____	
b. TV of Personal Property (excluding inventory) .....		_____	
c. Total TV .....		_____	
12a. Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District			
12b. Date district was established by local government unit (contact local unit)		12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**APPLICANT CERTIFICATION - complete all boxes.**

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

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

13a. Preparer Name Donna Shirilla	13b. Telephone Number (734) 821-0077	13c. Fax Number (734) 761-9062	13d. E-mail Address donna@annarborusa.org
14a. Name of Contact Person Cory Ziegler	14b. Telephone Number (734) 426-3921	14c. Fax Number (734) 426-5090	14d. E-mail Address CZiegler@DexterResearch.co
▶ 15a. Name of Company Officer (No Authorized Agents) Robert Toth, Jr.			
15b. Signature of Company Officer (No Authorized Agents) <i>Robert S Toth</i>		15c. Fax Number (734) 426-5090	15d. Date 10/27/09
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 7300 Huron River Drive, Dexter, MI 48130		15f. Telephone Number (734) 426-3921	15g. E-mail Address RobToth@DexterResearch.co

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

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

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

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

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

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

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

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

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

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

INFORMATION FOR TAX ABATEMENT  
Dexter Research Center  
7300 Huron River Drive, Webster Township

**NEW MACHINERY AND EQUIPMENT**

<u>Equipment</u>	<u>Cost</u>	<u>Est. Installation</u>	<u>2010</u>	<u>2011</u>
Vacuum System	14,500	2/1/2010	14,500	
Blackening Tester	39,500	3/31/2010	39,500	
Datacon 2200 EVO	28,000	4/30/2010	28,000	
Pick and Place Automation	45,000	5/30/2010	45,000	
Instrumentation equipment	23,000	6/30/2010	23,000	
CO2 Laser	3,000	7/31/2010	3,000	
K&S 1488 Turbo	30,000	7/31/2010	30,000	
6 Test Stands (Black Body)	35,000	9/30/2010	35,000	
	35,000	10/31/2010	35,000	
	35,000	12/15/2010	35,000	
	105,000	2/28/2011		105,000
Microcontroller programmer	6,000	5/31/2010	6,000	
Calibrating Equipment (Integrating Sphere)	5,000	5/31/2010	5,000	
Sputtering Machine	50,000	7/31/2011		50,000
<b>Engineering Equipment</b>	<u>454,000</u>		<u>299,000</u>	<u>155,000</u>
Regular Ovens (2 @ \$3,000)	6,000	1/30/2010	6,000	
Epoxy Dispensing Machines / Filter Placement (4 @ )	150,000	3/31/2010	150,000	
Vacuum Ovens (2 @ \$6,000)	12,000	6/30/2010	12,000	
Resistance Welder	70,000	6/30/2010	70,000	
Laser Marker Pass Thru System	50,000	10/31/2010	50,000	
Bar Coding (Production Tickets, Receiving, Shipping)	75,000	11/30/2010	75,000	
Conveyor Oven (2 @ 20,000)	40,000	11/30/2010	40,000	
Epoxy Dispensing Machines / Filter Placement	150,000	3/31/2011		150,000
Epoxy Dispensing Machines (3 @ \$30,000)	30,000	4/30/2011		30,000
Cold Welders Up-Graded to automatic (3 @ 10,000)	20,000	6/30/2011		20,000
Spray Machine	25,000	8/31/2011		25,000
Conveyor Oven	20,000	8/31/2011		20,000
<b>Production Equipment</b>	<u>648,000</u>		<u>403,000</u>	<u>245,000</u>
<b>Total Capital purchases</b>	<u>1,102,000</u>		<u>702,000</u>	<u>400,000</u>

**CONSTRUCTION BREAKDOWN**

Structural	450,000
Electrical	50,000
Mechanical	10,000
IT allowance	10,000
<b>Total Construction</b>	<u>520,000</u>

**TOTAL ANTICIPATED PROJECT COST** 1,622,000

Dexter Research Center  
7300 Huron River Drive, Webster Township Michigan  
Legal description

\*OLD SID – CD 03-532-004-00 DV 1W-4 COM AT S 1/4 POST, TH N 46 DEG 26' W 560.29  
FT, TH S 49 DEG 29' 30

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

Company: \_\_\_\_\_

**SECTION 1. REAL PROPERTY INVESTMENT**

**A. Real Property**

**1 Land**

If the land was purchased from the Village at a discount

What was the discount per acre? \$ \_\_\_\_\_

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

\_\_\_\_\_  
(Negative)

**2 Building**

If the building was purchased from the Village at a discount,

What was the discount? \$ \_\_\_\_\_

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

\_\_\_\_\_  
(Negative)

**3 Building and Site Improvements**

Cost of land improvements:

Cost of building improvements: \$520,000

Total \$ \_\_\_\_\_

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

\_\_\_\_\_  
15.76

(Max 30)

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

\_\_\_\_\_  
(Max 35)

**Total Section 1 Points** 15.76

(Max 65)

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

Company:

**SECTION 2. EMPLOYMENT**

**A. Jobs**

1	Number of Jobs retained	<u>58</u>	X	0.5	=	<u>25</u>
						(Max 25)
2	Number of New Jobs	<u>20</u>	X	0.5	=	<u>10</u>
						(Max 25)
<b>Total Section 2 Points</b>						<u>25</u>
						(Max 25)

**SECTION 3. AESTHETIC & PRACTICAL FEATURES**

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

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

Building architecture & site compatibility	<u>          </u>
Building exterior construction materials	<u>          </u>
Landscaping & screening	<u>          </u>
Exterior lighting & identification	<u>          </u>
Traffic flow, safety & efficiency	<u>          </u>
<b>Total Section 3 Points</b>	
<u>          0</u>	
(Max 10)	

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

**Company:**

**SECTION 3. COMMITMENT TO COMMUNITY**

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

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

Village	84	Months
Dexter School District	84	Months

A. Time in Community	Village	School District	
For 6 to 36 months add:	2.50	1.20	
For 37 to 96 months add:	5.00	2.40	
For 97 to 144 months add:	7.50	3.60	
For 145 or more months add:	10.00	5.00	
			<b>Total Section 3 Points</b>
			7.4
			(Max 10)

**SECTION 4. COST TO COMMUNITY**

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

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

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

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

**Total Section 4 Points**  
\_\_\_\_\_ (Max -100)

**Total Application Points**  
\_\_\_\_\_ 48.16  
(Max 110)

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

**SECTION 1. INVESTMENT**

**A. Personal Property**

<b>1</b>	<b>Equipment</b>	Cost of machinery and equipment:	\$1,102,775
		Cost of furniture & fixtures: \$	
		Total: \$	

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

	50
	(Max 50)

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

	(Max 25)

		50
<b>Total Section 1 Points</b>		(Max 75)

**SECTION 2. EMPLOYMENT**

**A. Jobs**

<b>1</b>	Number of Jobs retained	58	X	0.5	=	25
						(Max 25)

<b>2</b>	Number of New Jobs	20	X	0.5	=	10
						(Max 25)

		25
<b>Total Section 2 Points</b>		(Max 25)



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

YEARS OF TAX ABATEMENT ELIGIBILITY

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



M-1

2009 Upcoming Meetings

Board	Date	Time	Location	Website	Village Representative
Washtenaw Area Transportation Study-Policy	11/18/2009	9:30 a.m.	Scio Township Hall	<a href="http://www.miwats.org/">http://www.miwats.org/</a>	Jim Carson
Washtenaw County Board of Commissioners	11/18/2009	6:45 p.m.	Board Room, Admin Building	<a href="http://www.ewashtenaw.org/government/boc/">http://www.ewashtenaw.org/government/boc/</a>	
Webster Township Planning	11/18/2009	7:30 p.m.	Webster Township Hall	<a href="http://www.twp.webster.mi.us/">http://www.twp.webster.mi.us/</a>	
Dexter Area Fire Board	11/19/2009	6:30 p.m.	Webster Township Hall	<a href="http://dexterareafire.org/">http://dexterareafire.org/</a>	Ray Tell
Dexter Downtown Development Authority	11/19/2009	7:30 a.m.	Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Shawn Keough
Healthy Community Steering Committee	11/19/2009	8:30 a.m.	Chelsea Hospital - White Oak Room		Paul Cousins
Dexter Village Council	11/23/2009	7:30 p.m.	Dexter Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	
Scio Township Planning	11/23/2009	7:30 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Chelsea City Council	11/24/2009	7:00 p.m.	Washington Street Education Center	<a href="http://www.city-chelsea.org/">http://www.city-chelsea.org/</a>	
Dexter Township Planning	11/24/2009	7:00 p.m.	Dexter Township Hall	<a href="http://www.twp-dexter.org/">http://www.twp-dexter.org/</a>	
Scio Township Board	11/24/2009	7:00 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Western Washtenaw Area Value Express	11/24/2009	8:15 a.m.	Chelsea Community Hospital	<a href="http://web.dexter.k12.mi.us/">http://web.dexter.k12.mi.us/</a>	Jim Carson
Dexter Community Schools Board of Education	11/30/2009	7:00 p.m.	Creekside Intermediate School	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Paul Cousins
Dexter Village Arts, Culture & Heritage Commi	12/1/2009	7:00 p.m.	Senior Center	<a href="http://www.wcroads.org/">http://www.wcroads.org/</a>	
Washtenaw County Road Commission	12/1/2009	1:00 p.m.	Road Commission Offices	<a href="http://www.miwats.org/">http://www.miwats.org/</a>	Rhett Gronewelt
Washtenaw Area Transportation Study- Techni	12/2/2009	9:30 a.m.	Road Commission Offices	<a href="http://www.miwats.org/">http://www.miwats.org/</a>	
Washtenaw County Board of Commissioners	12/2/2009	6:45 p.m.	Board Room, Admin Building	<a href="http://www.ewashtenaw.org/government/boc/">http://www.ewashtenaw.org/government/boc/</a>	
Dexter Area Historical Society	12/3/2009	7:30 p.m.	Dexter Area Historical Museum	<a href="http://www.hvcn.org/info/dextermuseum/">http://www.hvcn.org/info/dextermuseum/</a>	
Dexter District Library Board	12/7/2009	7:30 p.m.	Dexter District Library	<a href="http://www.dexter.lib.mi.us/">http://www.dexter.lib.mi.us/</a>	
Dexter Village Planning Commission	12/7/2009	7:30 p.m.	Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Jim Carson
Chelsea City Council	12/8/2009	7:00 p.m.	Washington Street Education Center	<a href="http://www.city-chelsea.org/">http://www.city-chelsea.org/</a>	
Dexter Township Planning	12/8/2009	7:00 p.m.	Dexter Township Hall	<a href="http://www.twp-dexter.org/">http://www.twp-dexter.org/</a>	
Scio Township Board	12/8/2009	7:00 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Dexter Area Chamber of Commerce	12/9/2009	7:30 a.m.	Copeland Board Room	<a href="http://www.dexterchamber.org/">http://www.dexterchamber.org/</a>	Paul Cousins
Dexter Community Schools Board of Education	12/14/2009	7:00 p.m.	Creekside Intermediate School	<a href="http://web.dexter.k12.mi.us/">http://web.dexter.k12.mi.us/</a>	
Dexter Village Council	12/14/2009	7:30 p.m.	Dexter Senior Center	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	
Scio Township Downtown Development Authori	12/14/2009	12:00 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Scio Township Planning	12/14/2009	7:30 p.m.	Scio Township Hall	<a href="http://www.twp.scio.mi.us/">http://www.twp.scio.mi.us/</a>	
Dexter Township Board	12/15/2009	7:00 p.m.	Dexter Township Hall	<a href="http://www.twp-dexter.org/">http://www.twp-dexter.org/</a>	
Dexter Village Parks Commission	12/15/2009	7:00 p.m.	Village Offices	<a href="http://www.villageofdexter.org">http://www.villageofdexter.org</a>	Joe Semifero
Washtenaw County Road Commission	12/15/2009	1:00 p.m.	Road Commission Offices	<a href="http://www.wcroads.org/">http://www.wcroads.org/</a>	
Webster Township Board	12/15/2009	7:30 p.m.	Webster Township Hall	<a href="http://www.twp.webster.mi.us/">http://www.twp.webster.mi.us/</a>	

ITEM

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





INSTITUTE FOR  
LOCAL GOVERNMENT

DEARBORN

4901 EVERGREEN ROAD -- SSB 2140  
DEARBORN, MI 48128  
313.593.5140 | FAX: 313.593.5403  
iflg@umd.umich.edu  
www.umd.umich.edu/iflg

AGENDA 11-23-09  
ITEM H-2

November 9, 2009

Donna Dettling  
Village Manager  
8140 Main Street  
Dexter, MI 48130

Dear Ms. Dettling:

As you lead your community through these difficult times, it is critical that your community's elected officials possess the requisite knowledge for making informed decisions. The *Institute for Local Government (IFLG)* at the *University of Michigan-Dearborn* can help. In December, in partnership with the Michigan Municipal League (MML), we will begin a series of seminars targeted to the special needs of newly elected officials, followed by special seminars that will prove valuable to both new and veteran officials.

- **Fundamentals of local governance.** Effective governance requires a solid foundation of knowledge about how your government functions. What are the responsibilities of municipal legislative and executive bodies? How do local governments pay for what they do? Who controls development and how? What are the keys to providing effective public service? We will cover these questions and more in the following four seminars:
  - *Fundamentals of Municipal Organization* (December 3<sup>rd</sup>, 6-9 p.m.)
  - *Essentials of Public Service* (December 10<sup>th</sup>, 6-9 p.m.)
  - *Fundamentals of Planning and Zoning* (January 14<sup>th</sup>, 6-9 p.m.)
  - *Fundamentals of Financial Management* (January 21<sup>st</sup>, 6-9 p.m.)

These are the same seminars available at MML's core weekender in Frankenmuth, MI, but without the travel costs.

- **Ethics in Elected Office.** Discuss ethics with Wayne County Prosecutor Kym Worthy (invited) and James Leidlein, Harper Woods City Manager and Co-Author of *Ethics in City Hall*. Cover ethical dilemmas that elected officials face, how to avoid them, and how to deal with them when unavoidable. (January 13<sup>th</sup>-tentative)
- **How do you put together a budget?** Discuss the ins-and-outs of the municipal budget process with experienced budget professionals. From learning about process and where the numbers come from to learning how to decipher budget documents, you'll emerge better-prepared to craft your community's budget. (February 4<sup>th</sup>)
- **Labor Contracts and P.A.312** Learn how your community's labor contracts are impacted by P.A. 312 and discuss its implications for efforts to collaborate on services with other communities.

Our seminars cost \$70, and we can bill your community directly. *Miller Canfield Scholarships* are available for a limited number of participants. We hope you will encourage your elected officials to enroll in these seminars to help you build an effective leadership team for your community. To register or obtain more information visit [www.umd.umich.edu/iflg](http://www.umd.umich.edu/iflg) or call Susan Rowe at 313-593-5140.

Respectfully,

Dr. Dale E. Thomson  
Director / Assistant Professor of Political Science

Sheila M. Cockrel  
Assistant Director





VILLAGE OF DEXTER  
PARKS AND RECREATION COMMISSION

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

AGENDA 11-2309  
ITEM I-1

MEMORANDUM

TO: Parks and Recreation Commission  
FROM: Allison Bishop, AICP, Community Development Manager  
RE: Report  
DATE: November 17, 2009 – *Updated for Council November 18, 2009*

*PaRC action/discussion shown in italics.*

**U of M Student Project** – The students will be at the meeting again and hope to accomplish the following.

1. Sign Color Scheme
2. Monochromatic color vs. color
3. Sign Sizes
4. General sign layout preferences
5. Additional Main/Large sign clarification

I have included all the information that I received from the students. Unfortunately mock ups were not included with the information as requested. The following timeline is still the goal of the students.

Timeline:

September 15<sup>th</sup> – team introductions, goals, and introduction to general format options  
October 20<sup>th</sup> – finalize sign format, begin thinking of sign topics  
November 17<sup>th</sup> – view mock-ups of sign format; finalize sign topics (6)  
December 15<sup>th</sup> – review sign content  
January 19<sup>th</sup> – review/critique sign drafts  
February 16<sup>th</sup> – review/critique sign drafts  
March 16<sup>th</sup> – presentation of final product

*The students provided the PaRC with additional option/mock ups for signage. The PaRC determined that they likes signs with some muted color and with pictures placed within the background, technical photos or diagrams in the lower left corner and text in serif. The PaRC also discussed sign size and locations and determined that they preferred 18x24 signs because they do not want overwhelming signs in the parks natural areas. General layout concerns were that text not be placed over photographs, unless the photograph was of landscapes that did not require details to be viewed. Signs colors will be themed, green-ecology, blue-recreational, sepia-history. The PaRC also discussed information for the larger sign at the river walk. Information/text will be provided to students for the next meeting. Students will be preparing 6 signs-Bridge/dam history, Fish, Riparian buffers, Stormwater treatment, Water recreation/boating and a main overall sign as part of their project.*

**DDA Jeffords Street / Main Street Plaza Plan** –The project should be substantially complete by Thanksgiving. Outstanding issues for the spring may include completion of the Main/Jeffords corner plaza and landscaping. The rock outcroppings that will be a showcase within the Mill Creek Park will be delivered and installed the week of November 16<sup>th</sup>.

**Grant Update** – The MDNR has postponed the Fisheries Grant Program, therefore at this time all applications are being filed and no grant awards are being made. No other updates at this time. By the December meeting we should know the status of the MNRTF grant.

**Council Action on JJR Scopes Approvals** – On November 9, 2009 the Village Council approved the PaRC's recommendation to proceed with JJR initiating the MDEQ permitting phase for the Mill Creek Park

project and approved the Waterways Infrastructure Grant scope of work to start necessary permitting and design work associated with the Waterways grant award. Coordination with the school is ongoing for the Waterways Grant. It may be a few months before it is determined where the southern most boat launch location is placed. Based on Council's approvals a pre application meeting will be scheduled with the MDEQ in November. The Village also expects to hear about the MNRTF Grant in early December which will jump start additional work related to the development of the Mill Creek Park. Coordination with the DDA will also likely occur following MNRTF award notification and project budget refinement based on the MDEQ pre application meeting.

*Pre application meeting request submitted. Anticipating a pre application meeting in early December. MNRTF announcements to be made December 3<sup>rd</sup>. Allison to attend MNRTF Board meeting in Lansing.*

**County Border to Border/Westside Connector Update** – A meeting has been scheduled with County Parks, HCMA, WCRC and the Village for this Friday to discuss the latest information and the next steps for the B2B, Westside Connector trail project. I will provide an update at the meeting, however at this point it appears as though the MDEQ is requiring that alternatives to placing the trail within the wetlands on the HCMA property be eliminated before they will consider an application requesting a trail within the wetlands. All alternatives outside of placing the trail on HCMA property and through the wetlands will require additional easements from the Westridge Home Owners Association. A meeting to discuss the current pathway alignment considerations with the homeowners within Westridge is being considered to get a better understanding of the consensus within the neighborhood. Any additional information will be provided at the meeting.

*Briefly discussed, meeting tentatively set for next Tuesday, no time yet. Following meeting with HOA Board a meeting with the entire association will likely be scheduled. PaRC to be invited to hear discussion.*

**Scio Township Trail Planning** – Scio Township is looking for a representative from the PaRC to participate in a study group regarding trail planning within the township. I have included some information in the packet on what the group hopes to accomplish and a timeline. The group plans to meet on Thursday mornings at 7:30 am at the Scio Township Hall. It would be very nice for someone to be involved that has the time, energy and interest in trail planning. I will be participating as a Scio Township resident, but will also help relay information to the Village.

*Toni Henkemeyer volunteered for group.*

**Mill Creek Park Equipment Selection** – Examples of available park benches was emailed to the PaRC for consideration (also included for your review). There is no rush to make a decision on the bench style at this time; however I am hoping to gain a better understanding of the direction of the PaRC. Following my review of available products please consider the following:

1. Do we want to continue to use the existing Victorian Style Downtown wood benches, or would this be a good time to transition into all steel benches? The wood benches are nice; however they do not withstand the weather as well.
2. Do we want to maintain a downtown theme on the river walk (DDA also has input) and place something more natural within the park, i.e. wood benches?
3. Do we want to consider using recycled plastic benches? Less maintenance, sustainable, long lasting.

Please note that I do not have ALL available companies included for your review. If we can narrow down what we think we want then we can start researching additional suppliers, etc.

*PaRC went through the information provided and moved to work with the DDA to use same downtown benches for river walk, however consider a more maintenance free and sustainable recycled plastic product. Samples of recycled fibers were circulated at the meeting and are available at Village Offices for anyone interested. PaRC will work with DDA to select a bench for the plaza that does not obstruct the views. PaRC postponed further bench selections for Mill Creek Park until park is designed and it can be determined what type of bench mounting will be necessary. PaRC did agree that a recycled plastic bench with no metal is preferred given the natural park setting and more natural feel of a wood-like material.*

**Monnment Park Ice Skating Rink** – I emailed a series of questions for the PaRC's consideration which I have included in the packet.

To date the following donations have been received or are anticipated:

Dexter Chamber \$500 (received)  
Think Dexter First \$250 (received)  
Dexter Daze Committee \$250 (anticipated)  
Dexter Rotary Club \$250 (anticipated)  
Dexter Lions Club \$250 (anticipated)  
TOTAL \$1500.00

I have also contacted 2 people who may be interested in helping with the rink maintenance. If anyone knows of anyone who may be interested please let me know.

*The PaRC moved to have the rink open 7 days a week, hours will be M-F 8am-9pm and Saturday and Sunday 8am-10pm, closed between 8am and 11am daily for scheduled resurfacing if necessary. The rink will be open as weather permits, no pucks and sticks will be allowed. Staff will work to hire 1 or 2 people to maintain the rink for the season. The hired help will be contract and required to provide their own equipment. Staff will meet next week to finalize details for water usage, etc. Signage will be placed at the site to recognize donations, rules, hours, etc. Lighting will be provided by overhead holiday lights and lighting already ut site. Advertising will be done through a variety of ways, including collaboration with downtown merchants in an effort to engage everyone in the success of the rink and to help generate patrons for downtown shops. The rink will be installed the 2<sup>nd</sup> or 3<sup>rd</sup> week in December and based on weather trends likely open through the end of February, maybe into March, weather dependant.*

**Washtenaw County Community Connector Initiative Resolution of Support** – Attached is a resolution of support for the County Community Connector Initiative project that we have discussed over the last several meetings. The resolution recommends that Council support submitting an application to the program for a stairway connection from Alpine Street, Dexter Library and Dexter Farmers Market to Warrior Creek Park. The total project cost is approximately \$90,000. The application deadline is December 31, 2009. I have been in contact with the Dexter Library and DDA regarding partnership and match contributions. The DDA will be taking action on a resolution of support and financial commitment (\$10,000 up for consideration); however the Library cannot use its funding to pay for projects that do not directly impact the library so they have submitted a letter of support for the project. **ACTION ON RESOLUTION TO COUNCIL** (time sensitive).

*The PaRC discussed the project and amended the resolution to a total project cost of \$100,000 to accommodate a possible bike ramp adjacent to the stairs at the suggestion of the County. Staff is working on finding out details of how a bike ramp could be done. The PaRC recommended Council support a \$10,000 contribution to the project (10%); however combined with the potential DDA contribution of \$10,000 would total \$20,000 or a 20% match contribution. The PaRC supports the project and thinks that it is a much needed improvement.*

**Annual Review of Master plan Goals and Objectives** – Included on the second page of the agenda is a copy of the compressed Parks and Recreation Master Plan goals and objectives. Annually in November we review the goals and objectives to prepare for the CIP review and to refresh the Commission on the goals and objectives. I have also included a copy of the PaRC CIP Worksheets from 2009-10 for your review in preparation for next meeting. The PaRC should be prepared to make a recommendation on the 2010-11 CIP by the February meeting. **PLEASE MAKE MOTION OF ACTION OR POSTPONE.**

*The PaRC reviewed the goals and objectives and moved to use the compressed goals/objectives that are part of the agenda as a checklist for accomplishments. The PaRC reviews the goals ad objectives annually and will amend the goals and objectives as necessary throughout the year in preparation for the 5 year update. The PaRC also discussed annual review of the CIP and is planning for a recommendation to the Planning Commission by February.*

**Dexter Ringers Entrance Improvement Request for First Street Park** – Included in your packet is a mock up of entrance improvements proposed by the Dexter Ringers for First Street Park. The Ringers would pay for and install all improvements, likely this spring. The goal is to create an entrance and additional signage to make the park more visible, however also restrict access by vehicles, etc. I suggested to the Ringers that the project be reduced to include a split rail fence with signage and gates and that appeared to be acceptable, however the PaRC should discuss the request in more detail so that I can provide them with a response and guidance on what is acceptable. PLEASE MAKE MOTION OF ACTION OR POSTPONE.

*The PaRC approved the Dexter Ringers request to install a slit rail fence along approximately 45 feet of the entrance to First Street/Horseshoe Park. The objective of the fence is to prevent spectators from walking where horseshoes are being thrown. The Ringers will also place a sign that states "Home of the Dexter Ringers" on the fence, the sign shall not exceed 2 x 3.*

**Resolution Recommending a Route for the Mill Creek Park connection to the B2B Trail** – Included in the packet is a resolution prepared by Chair Alan Green that supports a particular trail alignment for the Westside Connector / B2B regional trail connection into the Village. PLEASE MAKE A MOTION OF ACTION OR POSTPONE.

*No Action was taken on the resolution to support an east side trail alignment through the wetland area of the HCMA property. Discussion surrounded the pros/cons of the financial implications, maintenance, habitat, users and goals and objectives of the commission. The PaRC postponed to hear additional information at the upcoming Westridge HOA meeting and to hear the outcome of HCMA's MNRTF grant application (December 3<sup>rd</sup> announcement).*

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

Thank you.

**FACILITY COMMITTEE MINUTES  
THURSDAY, NOVEMBER 12, 2009  
THE VILLAGE OF DEXTER**

**AGENDA** 11-23-09  
**ITEM** I-2

Present: President Keough, Trustee Smith, Assistant Village Manager Nicholls, Rich Henes - Cornerstone Design

Mr. Henes opened the discussion with a question about the number of restrooms that would be necessary to support the predicted use. At this point the expected use has not been quantified which makes this decision challenging.

The location of the tower and restrooms was discussed. Due to the unknown future use of 8140 Main the tower location was proposed to be in the back of the building. As proposed this location would not provide access to the inside of the fire department, thus it does not help to solve the problem of handicap accessibility to the building. The basement of the building is not an optimal location for the restroom facility because it is not visible to or easily accessible from Main Street.

The Committee then reviewed the Mill Creek Park Plan and discussed the project in terms of achieving the goals of the plan, including Americans with Disabilities Act (ADA) compliance and restroom location. The Park Plan as proposed provides for ADA access to Warrior Creek Park via the path under the bridge; the proposed elevator would create a secondary access point. The committee members felt that a more appropriate location for a permanent public restroom facility with drinking fountain was somewhere along the future river walk where it was visible and accessible at the Jeffords Street level.

It was determined by the Committee that due to the unknown future use of the building and the lack of visibility from Main Street, design on the current E/S/R project should be stopped. Future plans for renovations can revisit the option for the best location for an elevator that would serve the building as well as the park.

A motion to stop the process will be brought to Council on November 23, 2009.

Respectfully Submitted:  
Courtney Nicholls  
Assistant Village Manager



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**MEMO**

**To: President Keough and Council Members**  
**From: Donna Dettling, Village Manager**  
**Date: November 23, 2009**  
**Re: Village Manager Report**

1. Meeting Review:
  - November 10<sup>th</sup> – Shawn Keough and Shawn Ferguson – Review
  - November 12<sup>th</sup> – Dave Leferel of DCS re: water meter upgrade
  - November 12<sup>th</sup> – Placemaking Workshop
  - November 13<sup>th</sup> – Jeffords Street Progress Meeting
  - November 19<sup>th</sup> - DDA Meeting
  - November 20<sup>th</sup> – Ann Arbor ARRA Project Grade Inspection Meeting
2. Upcoming Meeting Review:
  - November 23<sup>rd</sup> – Pam Byrnes Dexter Coffee Hour
  - November 30<sup>th</sup> – Special Work Session- Economic Development Report
3. Council Work Session Agenda. In preparation for the Council Work Session planned for November 30, 2009, I have attached an agenda.
4. MERS Retiree COLA. Last year the guiding principal for MERS Retiree Cost of Living Allowance was established. I am continuing with this principal that the Village will not be providing COLA, since the Village has done its share and committed to retirees by paying for the defined benefit program as well as paying for retiree's health care benefit. The Defined Benefit program provides a stable, reasonable pension and goes beyond the obligation most employers provide to retirees. There is no legal, financial, or personal requirement to use current taxpayers dollars to provide COLA for retirees.
5. Christmas Lights. We are working within current budgeted figures to purchase supplies (lighted pole wraps) to decorate newly installed lampposts as well as decorations for the Bridge.
6. Arsenic An article in the Dexter High School paper drew attention to arsenic in the village's drinking water. I have attached the page from the Annual Water Quality Report that provides the EPA standard of 10 ppb and the villages level at 4.5 ppb, which is below the EPA Standard.
7. Workshop. "Placemaking for Prosperity in the New Economy", the summary report is included with my report as well as the PowerPoint slide that was impressed to the attendees as the main take away from the workshop.

**WORK SESSION**  
**MONDAY, NOVEMBER 30, 2009**  
**7:00 P.M.**

**THE VILLAGE OF DEXTER**  
**VILLAGE COUNCIL**

**Dexter Senior Center - 7720 Ann Arbor Street**

Networking and Social Time 7:00 p.m.  
Refreshments Served

1. REPORT FINDINGS: Economic Advancement Program July through October 2009
2. Dexter High School Re-Imagined

More Networking, Social Time and Refreshments

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

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

## WATER QUALITY TEST RESULTS FOR 2008:

The Village of Dexter tests its drinking water each year for various contaminants. The results of the 2008 testing are listed in the tables below.

### *Terms and Abbreviations:*

- MCL** *Maximum Contaminant Level:* The highest level of a contaminant that is allowed in drinking water. MCL's are set as close to the MCLG's as possible based on using the best available treatment technology.
- MCLG** *Maximum Contaminant Level Goal:* The level of a contaminant in drinking water below which there is no known or expected health risk, allowing for a margin of safety.
- MRDL** *Maximum Residual Disinfectant Level.* The highest level of a disinfectant allowed in drinking water. Disinfectants are necessary to control microbial contaminants.
- MRDLG** *Maximum Residual Disinfectant Level Goal.* The level of disinfectant below which there is no known or expected risk to health.
- ppb** *Parts-per-billion or micrograms-per-liter.*
- ppm** *Parts-per-million or milligrams-per-liter.*

### Inorganic Contaminants

REGULATED CHEMICAL	MCL	MCLG	DEXTER WATER	RANGE	VIOLATION	Date	TYPICAL SOURCE OF CONTAMINANT
<i>Arsenic</i> <sup>1</sup>	10 ppb	0	4.5 ppb	3-5 ppb	No	2008	Erosion of natural deposits
<i>Fluoride</i> <sup>2</sup>	4 ppm	4	0.37 ppm	.37 ppm	No	5/29/08	Erosion of natural deposits, water additive for strong teeth
<i>Nitrate</i>	10 ppm	10	0.8 ppm	.8 ppm	No	5/29/08	Fertilizer runoff, natural deposits, leaching septic tanks

<sup>1</sup>The following is official USEPA language on arsenic: While your drinking water meets EPA's standard for arsenic, it does contain low levels of arsenic. EPA's standard balances the current understanding of arsenic's possible health effects against the costs of removing arsenic from drinking water. EPA continues to research the health effects of low levels of arsenic, which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems.

<sup>2</sup>The Village of Dexter has naturally occurring fluoride in its water, below the recommended level of 1ppm. Please share this information with your dentist or health care provider to determine if this level is appropriate for your family.

## Comparing the Old and New Economy

Key Features of the <i>Old Economy</i>	Key Features of the <i>New Economy</i>
Inexpensive place to do business was key.	Being rich in talent and ideas is key.
Attracting companies was key.	Attracting educated people is key.
A high-quality physical environment was a luxury, which stood in the way of attracting cost-conscious businesses.	Physical and cultural amenities are key in attracting knowledge workers.
Success = fixed competitive advantage in some resource or skill. The labor force was skills-dependent.	Success = organizations and individuals with the ability to learn and adapt.
Economic development was government-led. Large government meant good services.	Bold partnerships with business, government and nonprofit sector lead change.

## Comparing the Old and New Economy

Key Features of the <i>Old Economy</i>	Key Features of the <i>New Economy</i>
Industrial sector (manufacturing) focus.	Sector diversity is desired, and clustering of related sectors is targeted.
Fossil fuel dependent manufacturing.	Communications dependent, but energy smart.
People followed jobs.	Talented, well-educated people choose location first, then look for or create a job.
Location mattered.	Quality places with a high quality of life matter more.
Dirty, ugly, and a poor quality environment were common outcomes that did not prevent growth.	Clean, green environment and proximity to open space and quality recreational opportunities are critical.
Connection to global opportunities not essential.	Connection to emerging global opportunities is critical.

# CHASING THE PAST

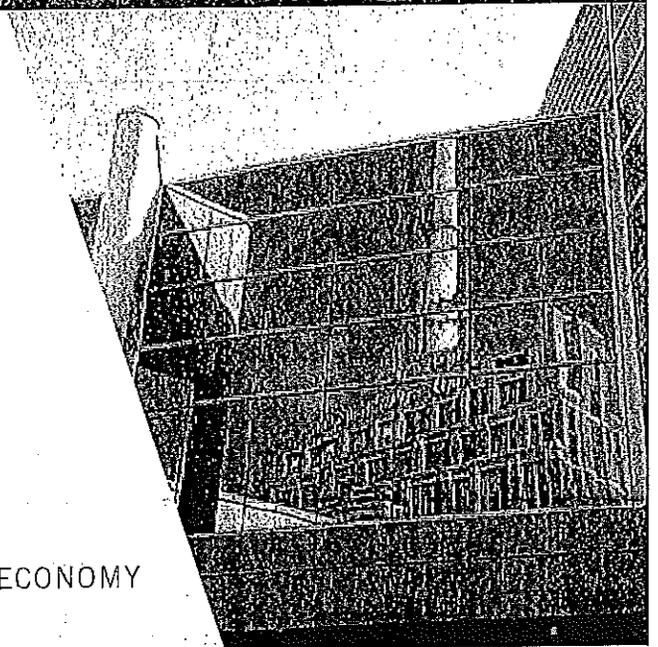
OR | investing in our future

April 14, 2009

summary report



PLACEMAKING FOR PROSPERITY IN THE NEW ECONOMY



LAND POLICY  
INSTITUTE

Soji Adelaja

*John A. Hannah Distinguished Professor in Land Policy and Director*

Yohannes G. Hailu

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Majd Abdulla

*Visiting Scholar, Land Policy Research*

04.14.09

## Acknowledgements

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- Greg Burkhart, Partner, *Manatt, Phelps and Phillips, LLP, Detroit, MI*
- Kenneth Verburg, Professor Emeritus, *MSU Department of Resource Development, East Lansing, MI*
- Lou Glazer, President, *Michigan Future Inc., Ann Arbor, MI*
- William Rustem, President, *Public Sector Consultants Inc., Lansing, MI*
- Mark Skidmore, Morris Endowed Chair, *MSU Department of Agricultural, Food, and Resource Economics, East Lansing, MI*
- Mark Wilson, Professor and Associate Director, *MSU School of Planning, Design & Construction, East Lansing, MI*
- Matt Dugener, Former Executive Director, *Lansing Economic Area Partnership (LEAP) Inc., Lansing, MI*
- Mulu Birru, Director, *Wayne County Jobs & Economic Development Department, Detroit, MI*
- Phil Power, Founder and President, *The Center for Michigan, Ann Arbor, MI*

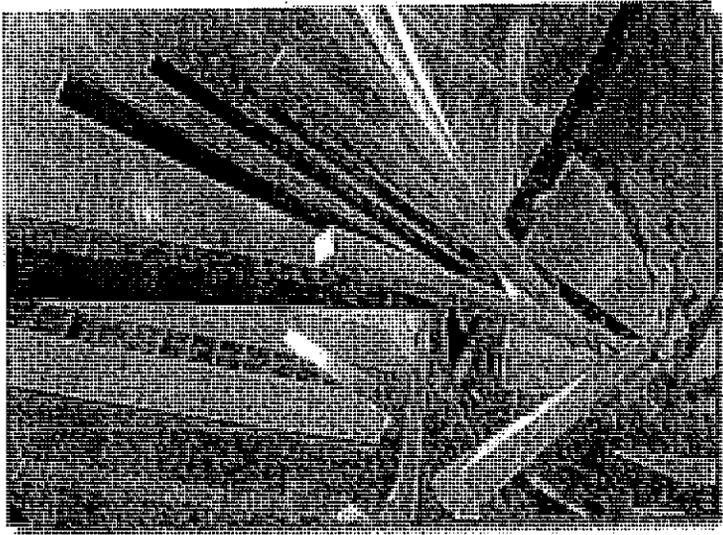
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- Office of the Dean of the College of Social Science (SSC),
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- Office of the Director of the Michigan Agricultural Experiment Station (MAES).

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# The Emerging New Economy



The unprecedented prosperity Americans enjoyed since World War II has waned in recent years. American communities have struggled to regain the growth and prosperity that came so easily in the past. With the national economy now at a virtual standstill, the current recession further complicates the problem, stressing the finances of local units of government. States too are economically challenged, as record numbers of them are financially strapped and are aggressively seeking assistance from the federal government.

The federal government itself is financially challenged, as it has had to become the funder/banker of last resort for failing financial institutions, major national companies and states themselves. In 2008, Congress approved some \$700 billion for the bailout of financial institutions. In 2009, it further passed the American Recovery and Reinvestment Act (ARRA), which provides almost \$800 billion in economic stimulus funds for state and local governments and for the American people. Nevertheless, unless the national economy turns around and does so quickly, the plight of the American people and their communities remains uncertain.

IN THESE DARK ECONOMIC TIMES, COMMUNITIES ACROSS THE UNITED STATES ARE ASKING THIS FUNDAMENTAL QUESTION: "WHAT DO WE NEED TO DO TO SURVIVE—AND, IDEALLY, PROSPER—IN THE NEW ECONOMY?"

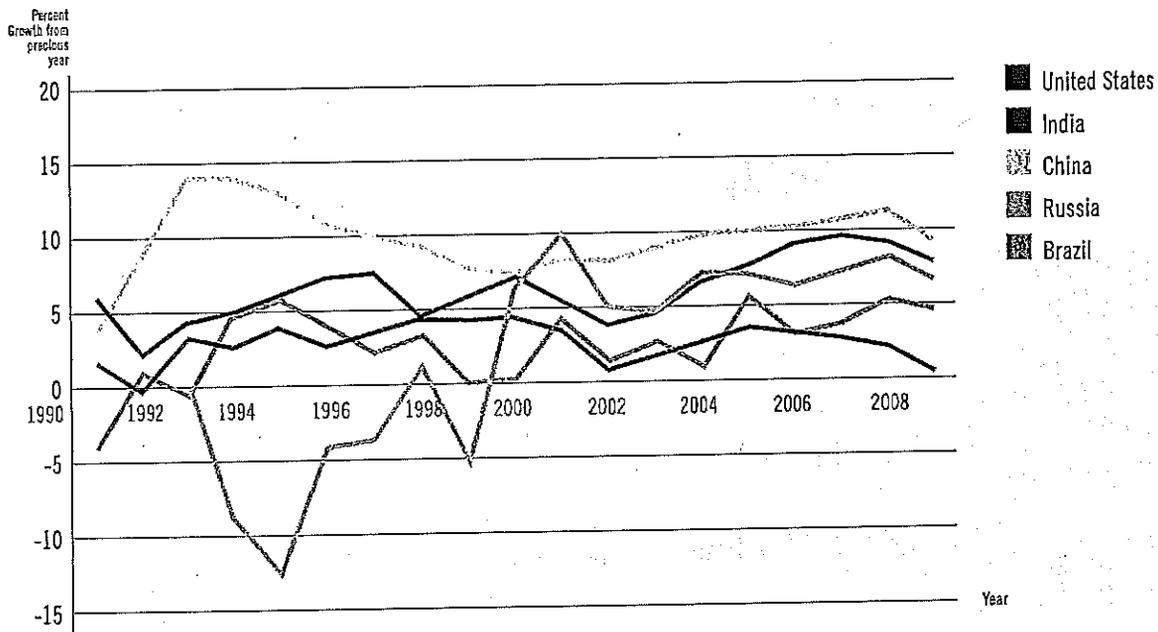
State and local leaders, as well as the economic development professionals they rely on, are struggling to find strategies that will be effective in bringing about a turnaround in an environment where communities and states now compete for prosperity in a "zero-sum game." The business attraction tools that they relied on in the past are not only more difficult to fund, but evidence is mounting that they are largely ineffective in spurring growth today. The realities of economic development seem to have changed. Slow national growth implies more aggressive place competition for opportunities.

## The Roles of Globalization and the New Economy

Among the reasons for the drastic change in the prospects for success are the advent of globalization and the emergence of the New Economy. Globalization implies that the stage for competition is no longer local or national, but international. The emergence of the New Economy implies that tools of the past may no longer work, that growth options for and strategies of communities and states are more limited, and that greater emphasis must be given to place-based strategies for economic prosperity. Consequently, the outcomes of local economic development efforts are now less predictable and increasingly more difficult to engineer.

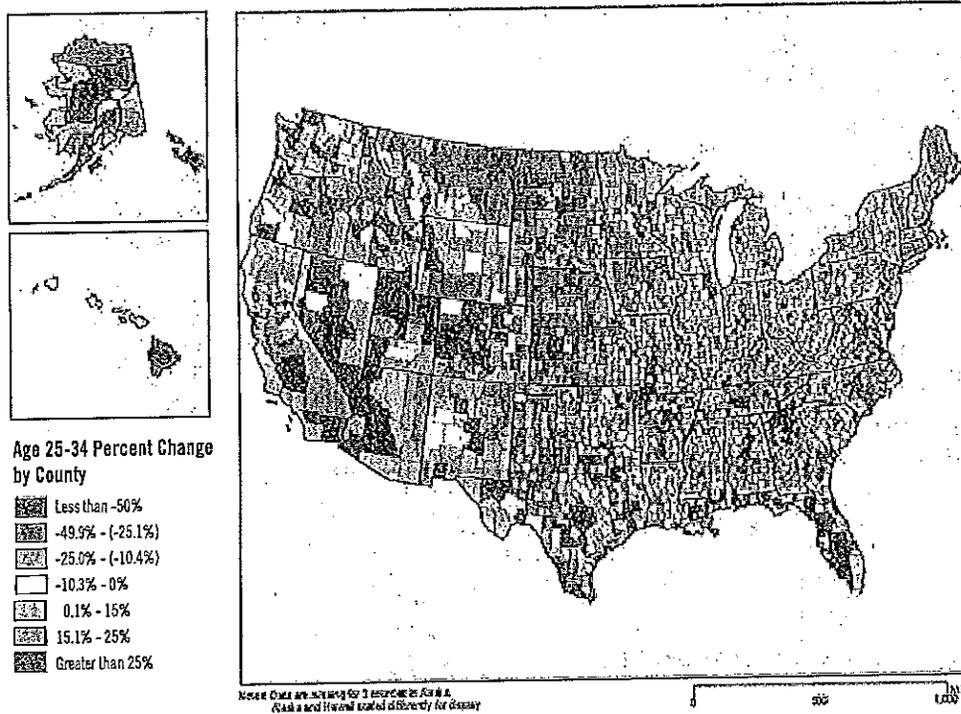
The neoclassical industrial concept of growth, which served as the basis of economic development strategies for at least a century, is very much being contested

## Comparison of Real GDP Growth Rates for Select Countries

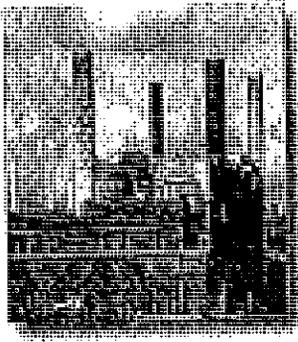


Source: World Bank data

## U.S. Population of 25- to 34-Year-Olds Percent Change: 1990-2000



Prepared by the Land Policy Research Program at the Land Policy Institute, Michigan State University, 2008. Source: U.S. Census Bureau, ESRI



## OLD ECONOMY

The prevailing U.S. economy throughout much of the 19<sup>th</sup> and 20<sup>th</sup> centuries was based largely on the manufacturing industry, access to raw materials and skilled labor. America's cities and regions generated great wealth, had a well-paid middle class, and prosperity was almost guaranteed. This model worked well until the 1990s.

today. If the New Economy paradigm holds true, then the accumulation of capital, skilled labor, management and exhaustible natural resources—the so-called basic factors of production—would be less important in driving the economic performance of a place. Much of what economic developers know was learned in the Old Economy environment of rapid growth. However, much of what they need to know now may defy the logic and mindset of the Old Economy.

The New Economy implies that information technology (IT), communications technology (CT) and other emerging technologies have changed the world so radically since the early 1990s that traditional measures of value are no longer entirely valid. New products and needs have emerged, which better integrate information and high technology into manufactured goods and services. Hence, we argue that places that provide for greater capacity to innovate and integrate technology into products and services are performing better, compared with traditional manufacturing locations, which created great value in the Old Economy through the basic manufacturing process.

### Knowledge Workers

The New Economy implies that innovative and talented people, entrepreneurs and other knowledge workers, are far more valuable today than are traditional skilled production workers, and they are potent drivers of growth. Such people are said to be more mobile on the landscape than are traditional skilled workers, as they pursue a high quality of life. Hence, capital is said to be more likely to follow knowledge workers to quality places that are rich in amenities, rather than

agglomerate in old industrial manufacturing-based cities and towns. This suggests less local control over economic outcomes, a more strategic approach to economic development and a strategic link between land policy, placemaking and prosperity. The term "strategic growth" was coined by one of the report's authors to describe this new paradigm in land use in the New Economy: managing assets to attract knowledge workers in order to place-make for the New Economy.

### Pursuing Prosperity in the New Economy

The primary goal of economic developers is to boost prosperity, which we defined as "a state of stable, reliable and secure growth, with rising employment, income and other elements of quality of life that ensures transcendental success." By this definition, prosperity encompasses income, employment and quality of life. To pursue prosperity, it is important to know what one's targets should be and what levers of growth drive them. One also needs to know how the New Economy works, especially in the context of place. The literature is suggesting that quality of life is increasingly a determinant of place competitiveness—it attracts knowledge workers who are potent conduits to economic development. But quality of life is not only a function of income and employability; it is also a function of access to critical environmental, social, cultural, recreational, educational, leisure and other amenities. Obviously, the most effective strategy for prosperity will depend on what element of prosperity is the primary target of a community: income, employment and other elements of quality of life.

# Communities Need Better Guidance

THE ABSENCE OF AN INTEGRATED FRAMEWORK THAT PROVIDES KNOWLEDGE ABOUT THE RELATIVE PAYOFFS FROM ALTERNATIVE STRATEGIES IS A MAJOR GAP BETWEEN SCIENCE AND PRACTICE IN STRATEGIC GROWTH AND PLACEMAKING IN THE NEW ECONOMY.

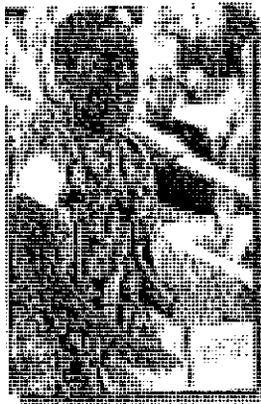
While communities need guidance on what works and in what context, the information available to them from the research community is confusing at best. What is available includes examples and case studies of successful places and initiatives, and various conclusions that could be drawn from the writings of individual researchers who, mostly, narrowly focused their research on the link between one or two drivers to growth and prosperity. Much of the existing research was done in the context of inquiries into the effects of a particular variable or driver of growth, or one or two hypotheses about the "significance" of a driver. In many cases, the findings actually conflict. In some cases, they are context specific (e.g., cities). This makes the practice of implementing new strategies difficult at the local level. The absence of an integrated framework that provides knowledge about the relative payoffs from alternative strategies is a major gap between science and practice in *strategic growth and placemaking* in the New Economy.

## Existing Literature on Economic Growth and Prosperity

A brief review of the literature is appropriate at this point. The literature suggests:

- That the tools and incentives that economic developers employed to attract business to urban and rural areas included (1) fiscal incentives; (2) tax reductions; and (3) direct grants of goods or services. Their reliance on these tools was consistent with the Old Economy notion that the cost of doing business is a relevant driver of business location and, therefore, economic activity.
  - Keeping taxes low and competitive can be a growth incentive (Mofidi and Stone, 1990; Phillips and Gross, 1995).
  - Edwards (2007) and Sands and Reese (2007) suggest that these incentives are largely ineffective. If these incentives no longer work, then what works?
- That attracting high-tech companies who pay high wages to places where a technology, research, invention and innovation base already exists enhances growth (Blakely, 1994).
- That "economic gardening," which is the promotion of the growth of targeted industries or clusters, can induce development (Hackler, 2003).
- That investment in infrastructure is a growth driver, but Johnson (1990) and Graham (1999) suggested that infrastructure is only a necessary but not sufficient condition for growth.
- That keeping the fiscal and regulatory climate friendly, pursuing strong intergovernmental cooperation, improving the quality of education and retraining the workforce attracts growth (Fry, 1995).
- That attracting entrepreneurs and knowledge workers who are increasingly mobile on the landscape gives a competitive edge (Barro and Sala-i-Martin, 1991, 1995; Glaeser et al., 2000; Clark, 2003; Florida, 2002a; Simon, 1998; Glendon, 1998).

- That enhancing regional openness, diversity and tolerance to attract the creative class to urban areas are key elements of competitiveness (Florida, 2002a, 2002b, 2002c; Florida and Gates, 2001).



- That attracting knowledge workers to rural communities may help (Mathur, 1999; McGranahan and Wojan, 2007).
- That expanding the financial market and targeting financial companies can enhance growth (King and Levine, 1993; Levine, 1997; Montgomery and Washer, 1988; Rousseau and Wachtel, 1998; Abrams et al., 1999).

- That universities play a role in economic growth (Etzkowitz et al., 2000; Wu, 2005; Glaeser and Saiz, 2003; Kresl and Singh, 1999); and that tapping into the research prowess of universities and others involved in research or those that generate patents is beneficial to growth (Wu, 2005; Abdullateef, 2000; Mayer, 2003).
- That development of local capacity for venture capital is a crucial element of development (Wu, 2005).
- That enhancing rural amenities, infrastructure and quality of life can provide a competitive edge (Greenwood, 1985; McGranahan and Wojan, 2007; Beyers and Lindahl, 1996; Goe, 2002; McGranahan, 1999; Deller et al., 2001).
- That transitioning out of the Old Economy by transcending legacy costs enhances long-term growth (Higgins et al., 2006).

### Needed Framework

Given the large number and specific nature of the questions that communities, leaders and their residents are asking, it is clear that many of their questions may well remain unanswered, due to the contrast between how research on policy issues is conducted and the context within which policy makers need information or make decisions. A framework is needed for understanding how drivers of growth work together—one that allows communities to better understand the relative responsiveness of various forms of growth (income, jobs, population, etc.) to investments in alternative assets (green infrastructure versus gray infrastructure), to the implementation of alternative strategies (e.g., attraction of knowledge workers versus immigrants), in alternative climates and weather settings (cold versus warm places) and under alternative scenarios (urban versus rural settings). To be valuable, such a framework must also provide information on relative impacts and elasticities of alternative policy tools and strategies. An integrated framework that would allow the comparison of the relative effects of alternative growth drivers, the pathways of each to prosperity, and the differences in impacts between metro and non-metro areas is needed.

### NEW ECONOMY

A global, entrepreneurial and knowledge-based economy, wherein business success comes increasingly from the ability to incorporate knowledge, technology, creativity and innovation into products and services.

# Approach and Methodology

OUR “NEW ECONOMY GROWTH THEORY” SUGGESTS THAT NEW DRIVERS OF GROWTH HAVE EMERGED IN THE NEW ECONOMY FROM A SET OF PREVIOUSLY INTANGIBLE DRIVERS IN THE OLD ECONOMY.

## Growth in the New Economy

Our report lays down a framework for examining prosperity in the context of the New Economy. It starts by describing the difference between the Old Economy and the New Economy, particularly focusing on what this difference translates into with respect to the growth strategies of communities. It further explains the implication of the New Economy for land use, economic development and prosperity. It introduces a new concept of “place” in the New Economy, indicating that place can be viewed in the context of a location that is laden with the attributes that people, employers and economic activity want and view as important, and for which they are willing to relocate in order to attain them. It defines “economic, social and environmental placemaking” as “the use of strategic assets, talent attractors and sustainable growth levers to create attractive and sustainable high-energy, high amenity, high-impact, high-income communities that can succeed in the New Economy.” By exploring existing literature on proposed drivers of economic growth in the New Economy, our report develops a series of questions that are relevant to state and local economic developers.

In developing the methodology for this study, our “New Economy Growth Theory” suggests that new drivers of growth have emerged in the New Economy from a set of previously intangible drivers in the Old Economy. The implication is that the emergence of these New Economy drivers renders strict neoclassical growth concepts of the economy inappropriate in explaining growth and prosperity. Our report contrasts the Old Economy and the New Economy.

Our “New Economy Growth Theory” is used to decompose economic growth into Old Economy and New Economy drivers. The growth model decomposes prosperity into its key elements—income growth, employment growth and population growth. The relationships between these prosperity elements and their key drivers were explored via a system of simultaneous equations that allowed a fuller accounting of the interrelationships that underpin the growth machinery. We focus on the roles of such drivers of growth as talent, knowledge workers, universities, gray infrastructure, globalization, tax policy, creativity, various amenities, industrial clusters, entrepreneurship, culture, information technology, weather or climate, and green infrastructure. We not only address the issue of relative responsiveness of growth to alternative strategies, but also the issue of the contexts (urban or rural) within which certain factors are more potent in driving growth and prosperity. The theoretical framework is an expansion of the traditional neoclassical growth model, expanded to account for the contributions of Old Economy factors vis-à-vis New Economy factors.

The analysis highlights the notion that failure to account for the set of new drivers that drive economic development today would not only limit public understanding of growth, but would also limit the ability of policy makers to act in an effective fashion. In interpreting our results, we

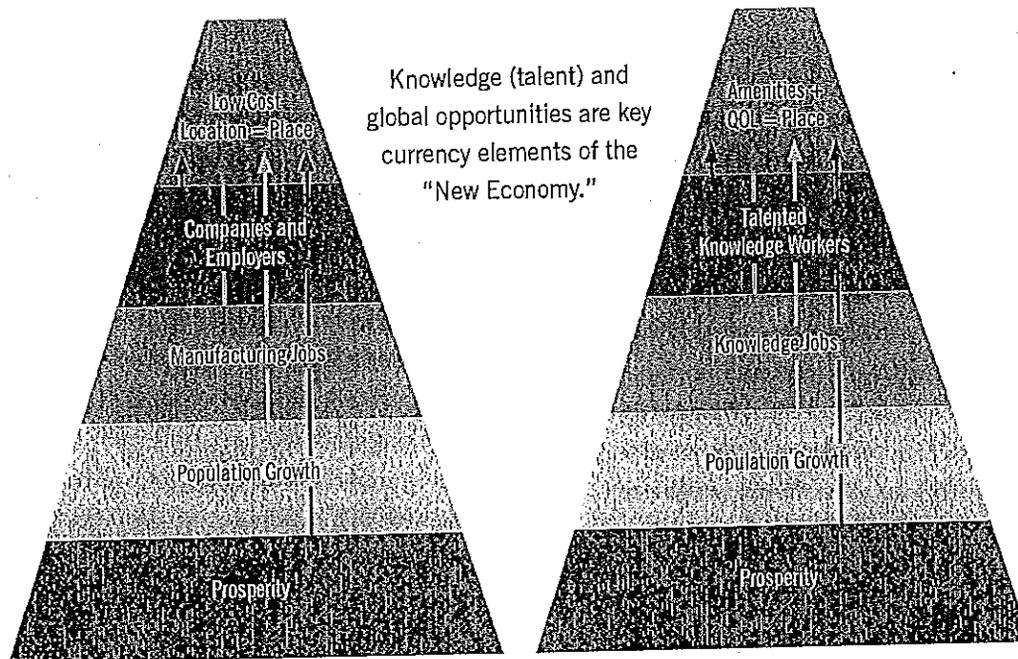
## PROSPERITY

A state of stable, reliable and secure growth, with rising employment, income and overall quality of life that ensures transcendental success.

assumed that our estimated coefficients of the impact of growth drivers on growth elements (per capita income, employment and population growth) imply causality, based in part on the dynamic nature of our model, the theoretical framework and the assumption of the existence of a growth function that could be captured from cross-sectional data.

Our methodology is applied to all counties in the U.S. for which data is available for the 1990-2000 period (aggregate analysis), all metropolitan counties for the same period (metro analysis) and non-metropolitan counties (non-metro analysis). This approach allowed a direct comparison of how growth happens in more urban settings vis-à-vis more rural settings.

## Place and Placemaking in the New Economy



### OLD ECONOMY

- ▶ Old industrial complexes are people magnets
- ▶ Strategies focused on attracting industry
- ▶ Strategies focused on cheap land, willing workers, raw materials, low taxes, etc.
- ▶ Local orientation

### NEW ECONOMY

- ▶ Great places are talent magnets
- ▶ Talented create jobs
- ▶ Strategies focused on attracting talented people
- ▶ Strategies focused on attractive tolerant places with great social, natural, entrepreneurial, creative and intellectual capital
- ▶ Global orientation



## Major Findings

THE MAIN FINDINGS FROM OUR AGGREGATE ANALYSES ARE:

- *Growth is interdependent:* Employment, per capita income and population growth are synergistic in nature and tend to be mostly complementary. They tend to spiral up or down together. Increases in job opportunities tend to draw more population, offering out-of-towners greater opportunities. Pure population increase in and of itself leads to new jobs. Growing per capita income also attracts more jobs.
- *Initial positioning matters:* In general, places with high initial levels of population tend to attract more people over time, but places with high initial levels of jobs are likely to experience subsequent slower employment growth (holding other factors constant).
- *Demographic factors have growth impact:* In general, places with a high percentage of the young age group (25-34 years old) have more significant job creation potential than do others. Places with a high percentage of the retiree age group (65 years old and over) are likely to experience declining total population and per capita incomes, but have higher job growth. Places with more urban population are likely to experience population and income declines, indicating the significant challenges urban areas have in sustaining their current population and income levels. Places with a higher percentage of foreign-born population are better positioned to attract population but are less able to grow per capita income.
- *Housing market stability matters to growth:* In general, home vacancy is a population and per capita income detractor. It does not help job creation either. High median housing values imply population and per capita income growth but employment declines. Stable and rising home values are crucial for attracting population and raising income and wealth, but can undermine job growth. Rising cost of living (measured by the rent to per capita income ratio) in a place does not seem to detract from population attraction, income growth or job growth. In general, housing market performance has a significant impact on the magnitude and direction of economic growth.
- *Social problems deter economic growth:* In general, unemployment does not affect population or per capita income growth. This suggests that places that are currently economically stressed have as much chance of recovery as places that are not. Poverty, however, creates an environment where people and places are less empowered to achieve economic turnaround. The legacy effect of poverty is an economic development deterrent, with resulting declines in population and per capita income. On the other hand, places saddled with high healthcare costs do not face any extra deterrents with respect to population or job growth. However, these places exhibit lower growth of per capita income.
- *Education and knowledge development are crucial to growth:* In general, places with a higher percentage of people with a bachelor's degree or higher attract population, experience income growth and create more jobs. Investment in higher education, thus, has an overall prosperity enhancement effect.
- *The role of government is limited:* In general, a higher tax-to-spending ratio is associated with population flight. Local government tax and spending does not have a significant effect on

job creation or income growth, but lower taxes relative to services can lead to population gain.

- *Gray infrastructure investment induces growth:* In general, increased gray infrastructure is associated with enhanced population attraction, per capita income growth and more jobs. Investment in gray infrastructure can, thus, contribute to growth, but as indicated by other studies, such infrastructure is necessary but not a sufficient condition for growth.
- *Green infrastructure investment has significant growth dividends:* In general, places with greater developed green amenities (parks, campgrounds, golf courses, etc.) attract population and are better positioned for creating new jobs. Places with greater land amenities (guide services, campground sites, mountain acres, cropland, pastureland, rangeland, public campground sites, federally owned forest land, state park acres, rails-to-trails miles, acres of private forest land and The Nature Conservancy preserves with public access) attract population but are less potent in creating jobs. Places with greater water amenities (marinas, fishing lakes, bodies

of water, wetland acres, rivers, and canoe rental places) are slower in gaining population but are better positioned to grow income and employment. Places with greater winter amenities are less effective in attracting population. Finally, places with a warm climate are better at attracting population but tend to be less effective in growing income and jobs.

- *Economic structure/legacy can hinder growth but not job growth:* In general, economies that are transitioned away from agriculture and manufacturing tend to have much faster growth performance in population and income. The ability to grow jobs, however, does not seem to be constrained by legacy, although the ability to grow income and attract population is.
- *New Economy assets are vital:* In general, creative class employment implies greater per capita income growth, while innovativeness (measured by patents) implies growth in per capita income and jobs. Racial diversity does not seem to have a significant relationship with income and job growth.

## Differences Between Old and New Economy

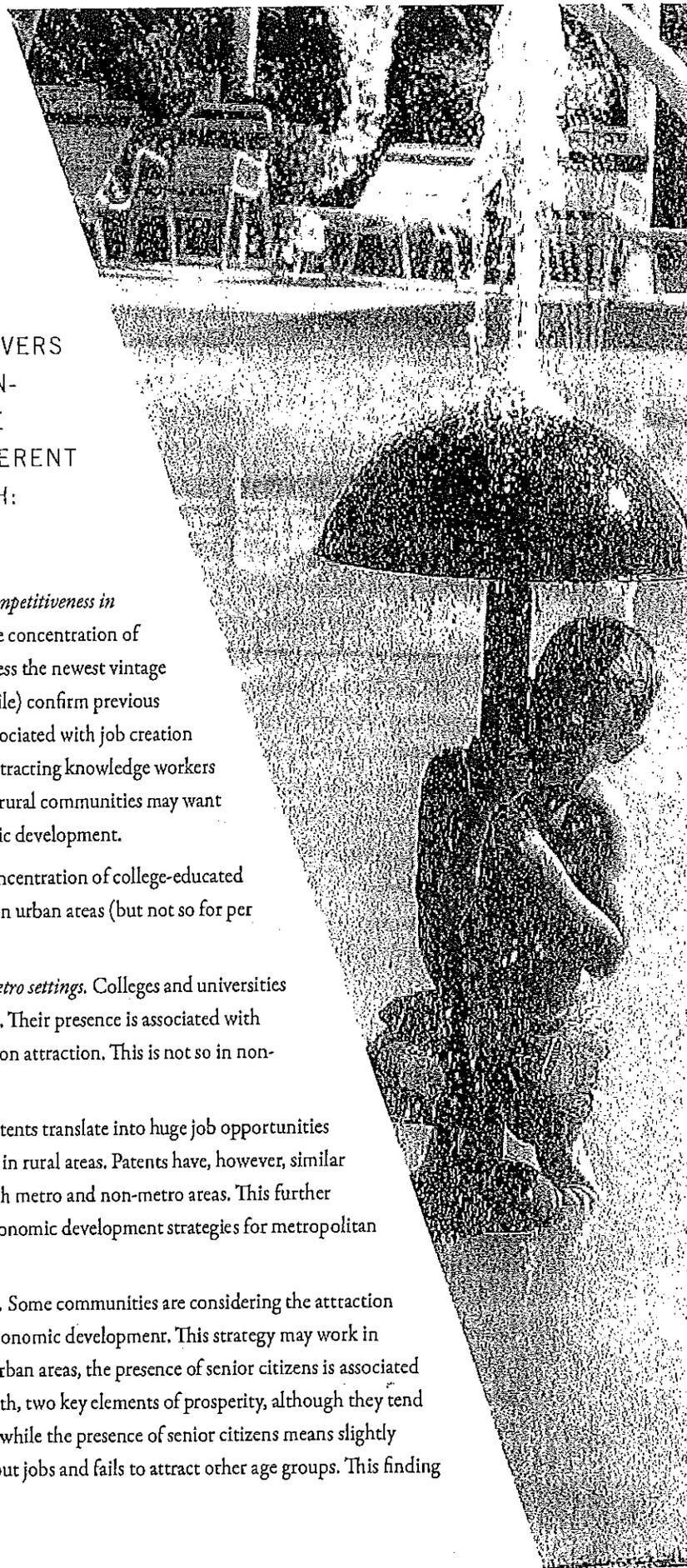
ISSUE	OLD ECONOMY	NEW ECONOMY
Markets	Stable	Dynamic
Scope of Competition	National	Global
Organizational Form	Hierarchical	Networked
Production System	Mass Production	Flexible Production
Key Factor of Production	Capital/Labor	Innovative Ideas
Key Technology Driver	Mechanization	Digitization
Competitive Advantage	Economics of Scale	Innovation Quality
Relations between Firms	Go it Alone	Collaborative
Skills	Job Specific	Broad and Changing
Workforce	Organization Man	Entrepreneur
Nature of Employment	Secure	Risky

*Source: Adapted from Atkinson and Correa, (2002), [available at www.kauffman.org]*

## Findings for Metro vs. Non-Metro Places

FURTHER ANALYSIS OF THE DRIVERS OF GROWTH IN METRO AND NON-METRO COUNTIES REVEALS THE RELATIVE IMPORTANCE OF DIFFERENT DRIVERS OF ECONOMIC GROWTH:

- *"Knowledge workers" are key drivers of place competitiveness in the New Economy.* The estimated effects of the concentration of 25- to 34-year-olds (a group expected to possess the newest vintage of knowledge and talent and to be more mobile) confirm previous findings that knowledge and creativity are associated with job creation in urban areas but not in rural areas. While attracting knowledge workers appears to be a viable strategy in urban areas, rural communities may want to pursue more fruitful strategies for economic development.
- *Education matters in attracting people.* The concentration of college-educated people amounts to faster population growth in urban areas (but not so for per capita income or jobs).
- *Colleges and universities matter, but only in metro settings.* Colleges and universities are known to be treasure troves of innovation. Their presence is associated with greater than typical job creation and population attraction. This is not so in non-metro areas.
- *Innovation counts, but more in metro areas.* Patents translate into huge job opportunities in urban areas but only have a modest impact in rural areas. Patents have, however, similar per capita income enhancement effects in both metro and non-metro areas. This further supports the notion of university-centered economic development strategies for metropolitan areas.
- *Senior citizens matter, but more in metro areas.* Some communities are considering the attraction of retired or senior citizens as a strategy for economic development. This strategy may work in urban areas but not as well in rural areas. In urban areas, the presence of senior citizens is associated with job creation and per capita income growth, two key elements of prosperity, although they tend to crowd out other age groups. In rural areas, while the presence of senior citizens means slightly greater per capita income, it actually crowds out jobs and fails to attract other age groups. This finding



is intriguing considering the widely held view that if you can't attract youth in rural areas, then attract retirees.

- *Immigrants are associated with population and job growth in urban areas.* Increasingly, immigrants are knowledge workers and possess greater entrepreneurial spirit. We find that immigrants attract other population in both urban and rural areas but add to the job base only in urban areas, suggesting that immigration-based strategies for economic development may suit urban communities. The growing presence of immigrants means a decline in income growth. This is more so in rural areas.
- *Gray infrastructure development means more jobs, income and population.* The Obama administration appears to be correct in targeting some of the 2009 American Recovery and Reinvestment Act (ARRA) money toward gray infrastructure. Report results predict that such investments are associated with population growth, higher per capita income and more jobs in both metro and non-metro areas.
- *Green is good for jobs.* Green infrastructure—trails, recreation areas, parks—tends universally to be a very potent driver of growth, particularly in urban areas.

$$\text{Prosperity and Place Formula: } P = \left[ \alpha \dot{I}_i \right] \left( \gamma \bar{E}_i \right) \left[ \sum_{i=1}^n \sigma_i (\bar{FA}, \text{QFA}, \text{MA}) \right]^*$$

\*P = Prosperity;  $\alpha \dot{I}_i$  = Growth in Per Capita Income;  $\bar{E}_i$  = Average Employment Rate;  $\bar{FA}$  (Fixed Assets), QFA (Quasi-Fixed Assets), MA (Mobile Assets) = Amenities Matrix

- *Places should try to avoid the wrong side of growth.* Employment, per capita income and population (the growth elements) tend to be synergistic and mostly complementary. They tend to spiral up or down together. The growth or decline machinery is more pronounced in urban areas than in rural areas.
- *Low taxes means greater population, more so in rural areas, but not job creation or income growth.* For communities that are focused on trying to keep taxes reasonable, relative to services provided, the report finds that such low taxes spur population (more so in rural areas). Local fiscal policy, however, does not seem to have any relationship to job and per capita income growth. Therefore, the old strategy of tax-based job attraction may only
- *It is easier to bounce back from unemployment than from poverty.* The unemployment rate does not seem to be related to jobs, income and population growth. However, the poverty rate is. Poverty contributes to the loss of population in metro areas but not in rural areas. Poverty also translates into greater loss in per capita income in urban areas than in rural areas.
- *The Midwest may be extra challenged.* The Midwest seems to have a structural limitation, which makes it less attractive for growth in population and jobs than are the Southwest, the West and the Southeast.
- Metro areas have a natural income growth edge, while non-metros have a natural population and employment edge. Holding other factors constant,



metro areas have a natural tendency to grow their average income but lose employment. However, rural areas have a natural tendency to grow population and employment but lose income.

- *Housing vacancy and property value declines can attract population and translate into job opportunities in metro areas.* With respect to housing market factors, housing vacancy means far greater attraction of population to urban areas than to non-urban areas. Higher housing values, however, mean lower job creation in metro counties than they do in non-metro counties. In metro areas, higher housing values are not associated with population and per capita income but are with population and incomes in non-metro counties.
- *High healthcare costs slow down income growth.* While expensive healthcare means lower per capita growth in metro counties, it does not for non-metro counties.
- *Manufacturing and agriculture have legacy costs with respect to growth.* Economies that are transitioned away from agriculture and manufacturing tend to have much faster growth performance in population and income. The ability to grow jobs, however, does not seem to be constrained by legacy, although the ability to grow income and attract population is.
- *Job growth is associated with the creative class in metro areas but not in rural areas.* However, income is associated with the creative class in rural areas.
- *Patents are far more associated with job creation in metro areas than in non-metro areas.* Patents have, however, similar per capita income implications in both metro and non-metro areas.

## STRATEGIC GROWTH

A paradigm in land use that emphasizes managing assets to attract knowledge workers in order to place-make for prosperity in the New Economy.

# Conclusions

THIS STUDY HELPS TO CLARIFY A NUMBER OF ISSUES ABOUT GROWTH IN BOTH URBAN AND RURAL SETTINGS. WHILE IT IS AN ECONOMETRICALLY BASED ANALYSIS IN WHICH THE RESULT WOULD HAVE TO BE TAKEN IN THE CONTEXT OF THE SPECIFICS OF A COMMUNITY, IT OFFERS INSIGHTS ON RESPONSIVENESS OF GROWTH ELEMENTS TO KEY ECONOMIC DRIVERS—DRIVERS IN WHICH POLICY MAKERS HAVE TENDED TO BE INTERESTED.

The authors intend to continue to expand the framework to account for a variety of issues, including the measurement of variables that are known to be important but for which data currently does not exist, the explanation of rapid growth versus slow growth, the further characterization of regional structural differences, and the implications of local growth for national economic growth.

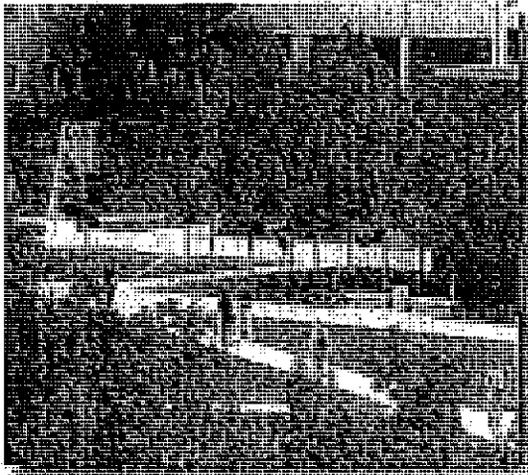
We address the issue of growth dynamics and interdependence, which has been a subject of interest to local and state policy makers. Our findings of growth interdependence may suggest that communities can find themselves in the mode of either synergistic growth or synergistic decline. Hence, economies that find themselves on the wrong side of growth may continue to spiral down if they don't employ effective strategies to avert a free fall. Urban areas would appear to be less vulnerable than rural areas.

Our findings that initial conditions matter suggest that some places face a natural tendency to either grow or not grow, and that such growth, or lack of growth, may be specific to income, employment or population. For example, holding other factors constant, places previously endowed with a high population but low employment may be better positioned for subsequent growth, compared with places that featured high unemployment and low population. While initial high levels of per capita income translate to higher levels of

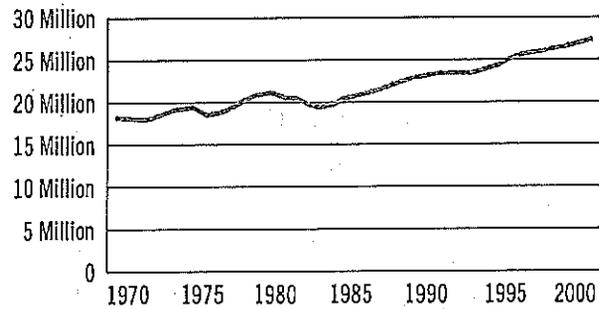
income in the future for urban areas, the opposite is true for rural areas. This again supports the notion that rural areas are more vulnerable.

**Impact of Knowledge Workers Varies**  
Richard Florida and others suggest the importance of knowledge workers as key drivers of place competitiveness in the New Economy. Our estimated effects of the concentration of 25- to 34-year-olds (a group expected to possess the newest vintage of knowledge and talent) support previous findings that knowledge and creativity translate into job creation in urban areas but not in rural areas. Our findings regarding the effect of education (percentage with a bachelor's degree or higher) partly supports previous work, in that they suggest that the concentration of college-educated people helps attract population to urban areas (no income or jobs accompany such population). In rural areas, however, increases in the percentage of college-educated is associated with job creation but not population or income growth. We suggest that benefits of attracting this population group depend on place.

Our findings that an increase in creative class employment translates into new jobs only in urban areas suggest that knowledge workers count in urban settings. Taken together, these findings about knowledge workers generally suggest that while attracting them is a viable strategy in urban areas, may



Total Employment - Great Lakes



not be for every community. Rural communities may want to consider other strategies that may well be more fruitful in achieving economic development.

The finding that colleges and universities imply population growth, but fewer jobs than such population in urban areas, suggests that they may be potent drivers of economic development in such areas. No such effects were observed for rural areas. Universities are also known to be treasure troves of innovation. Our finding that patents translate into huge job opportunities in urban areas, but only have modest effects in rural areas, further supports the notion of university-centered economic development strategies for metropolitan areas. The results here do not strongly support the idea of this strategy in rural areas.

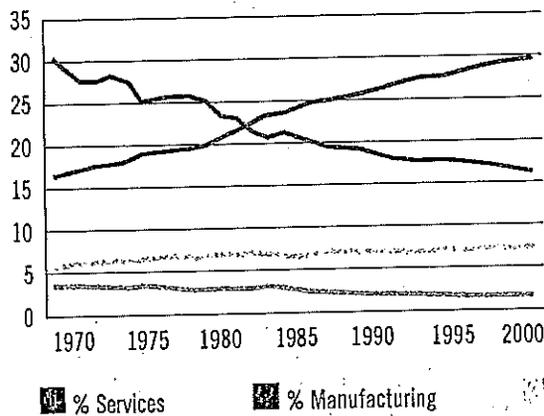
#### Attracting Seniors, Immigrants

Some communities are considering the attraction of retired or senior citizens (65 years old and over) as a strategy for economic development. This strategy may work in urban areas but not in rural areas. In urban areas, the presence of senior citizens translates into job creation and per capita income growth, two key elements of prosperity, although they appear to crowd out other age groups. In rural areas, while they are marginally associated with per capita income growth, they may actually crowd out jobs and fail to attract other

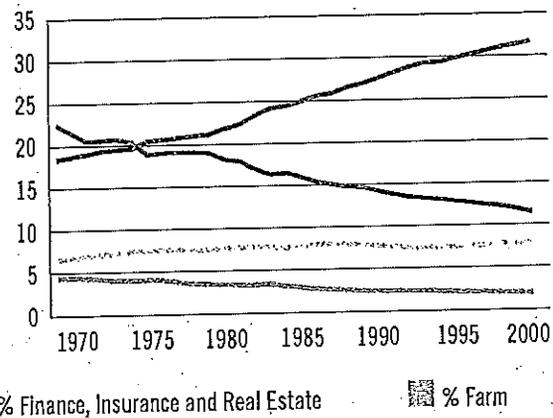
age groups. This finding is intriguing considering the widely held view that if you can't attract the youth in rural areas, then attract retirees.

Immigrants have been the subject of economic developers in recent years. Because more and more immigrants are knowledge workers and immigrants are said to take more risk and possess greater entrepreneurial spirit, places, such as Philadelphia, Boston and Minneapolis, are developing programs to attract targeted immigrants. Our findings that immigrants are associated with increased populations of others in both urban and rural areas but with the job base only in urban areas suggests that immigration-based strategies for economic development may only suit urban communities. In both urban and rural communities, the effect of a growing immigrant population is also a marginal decline in per capita income. This may suggest that while immigrants are increasingly entrepreneurial and knowledge workers, the vast majority of immigrants may be low-skilled non-knowledge workers. One avenue that is currently being considered by local officials is to target high-net-worth immigrants and use the EB-5 Visa provision of the immigration laws to lure them to invest in their communities in exchange for becoming permanent U.S. residents.

Shares of Employment - Great Lakes



Shares of Employment by Sector - U.S.



**Effects of Housing Vacancy and Affordability**

In recent years, the housing vacancy rate has increased virtually everywhere in the U.S., while property values have dropped. Our results suggest that such changes make urban and rural communities more affordable but they translate into declining per capita income. The job creation benefit of lower property values and median housing values suggest that while individuals might be adversely affected, their communities can benefit from the job opportunities that arise from affordable housing. One implication of our results is that as the economy heals and property values stabilize, job creation induced by affordable housing will slow down, but income will stabilize. The effect on population is difficult to determine.

**Poverty May Hamper Recovery**

Our findings suggest that communities can easily rebound from a bad economy if the decline has only manifested itself through higher unemployment. However, we find instead that poverty creates a situation in which the potential for growth is hampered. With increased poverty come the loss of population in metro areas (no significant loss in non-metro areas) and the loss in per capita income in both metro and non-metro areas. This may explain the difficulty faced by many poverty-stricken cities in recovering from economic decline. The results of

our study suggest that high healthcare costs have little effect on economic outcomes, except for the fact that they are associated with higher per capita income in metro areas.

In regard to communities that are focused on trying to keep taxes reasonable, relative to services provided, our findings are that such low taxes are associated with higher population (more so in rural areas). Local fiscal policy, however, does not seem to be related to job and per capita income growth. Therefore, the old strategy of tax-based job attraction may only attract population but may not affect employment or income.

**Gray, Green Infrastructure Impacts Growth**

The Obama administration appears to be correct in targeting some of the 2009 ARRA money toward gray infrastructure. Our results suggest that such investments will not only attract population, but will create higher per capita income and jobs in both metro and non-metro areas. Urban areas are better positioned to benefit more from such investments, as their infrastructure spending effects on population and employment appear to be far greater. However, rural areas seem to have the ability to better translate such investments into per capita income enhancements.

Green infrastructure tends universally to be a very potent key driver of growth, particularly in urban areas. For example, a proportional improvement in developed amenities is associated with job growth that is seven to eight times more pronounced in urban areas than in rural areas. Water amenities translate into 13 to 14 times more jobs in urban areas than in rural areas. Good weather conditions translate into almost 10 times greater impact on population attraction in urban areas, compared to rural areas. The only green infrastructure factor that seems to have a better effect on per capita income and job growth in rural areas, compared to urban areas, is winter amenities. The finding that green infrastructure also works for rural areas is encouraging, but investments in such infrastructure seem to have a better payoff in urban areas.

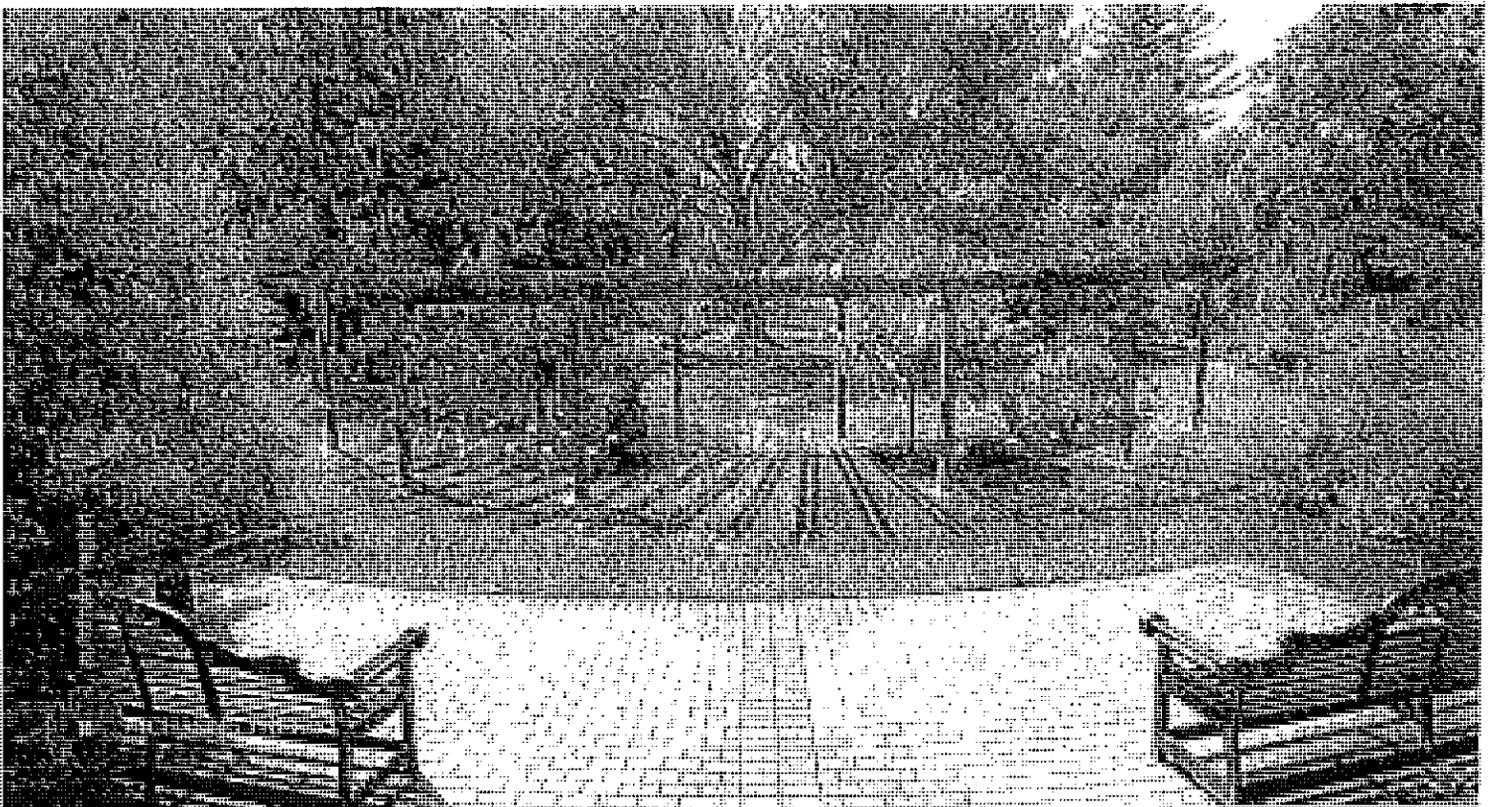
#### New Economy is the Way Forward

Our findings regarding economic structure and legacy issues clearly suggest that the way forward for communities is to transition to the New Economy. The growth dividends of increasing depth in such New Economy sectors as high-scale and other service industries far outweigh the dividends from

manufacturing or agriculture. The positive role of agriculture seems to emerge in non-metro areas but not in metro areas, although the relative sectoral marginal returns of agriculture fall below those of services and manufacturing. The results also suggest that the ability to grow jobs is not constrained by the extent to which both urban and rural areas are entrenched in manufacturing or agriculture.

The literature extensively discusses the role of diversity in economic development, particularly in urban areas. In our aggregate analysis, metro analysis and non-metro analysis, we found no positive job, income or population effects for diversity. Our measure of diversity may be constrained by the fact that we utilized a measure of racial diversity, the Simpson index, which may not necessarily measure the presence of specific minority populations.

Finally, the Midwest and Northeast regions seem to have structural limitations that make them less attractive in growth in population and jobs than are the Southwest, the West and the Southeast.



# Policy and Strategy Implications

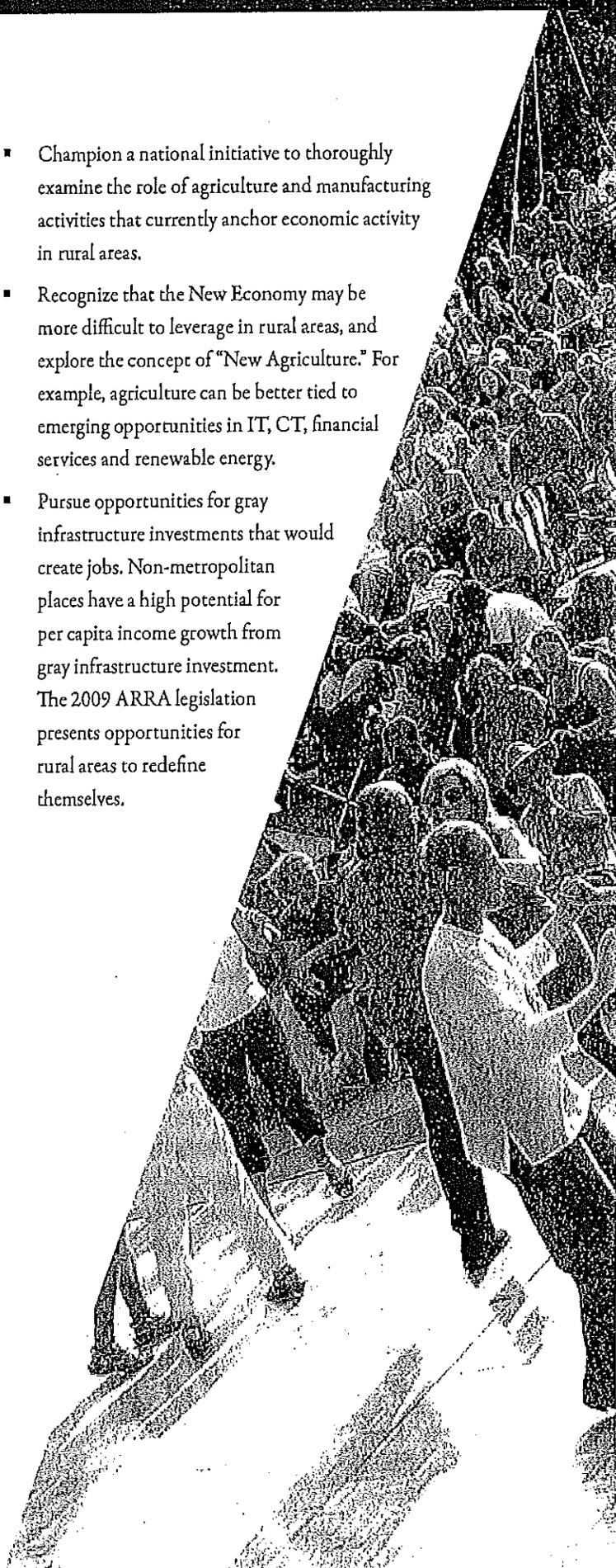
THE FOLLOWING ARE AMONG OUR POLICY AND STRATEGY IMPLICATIONS:

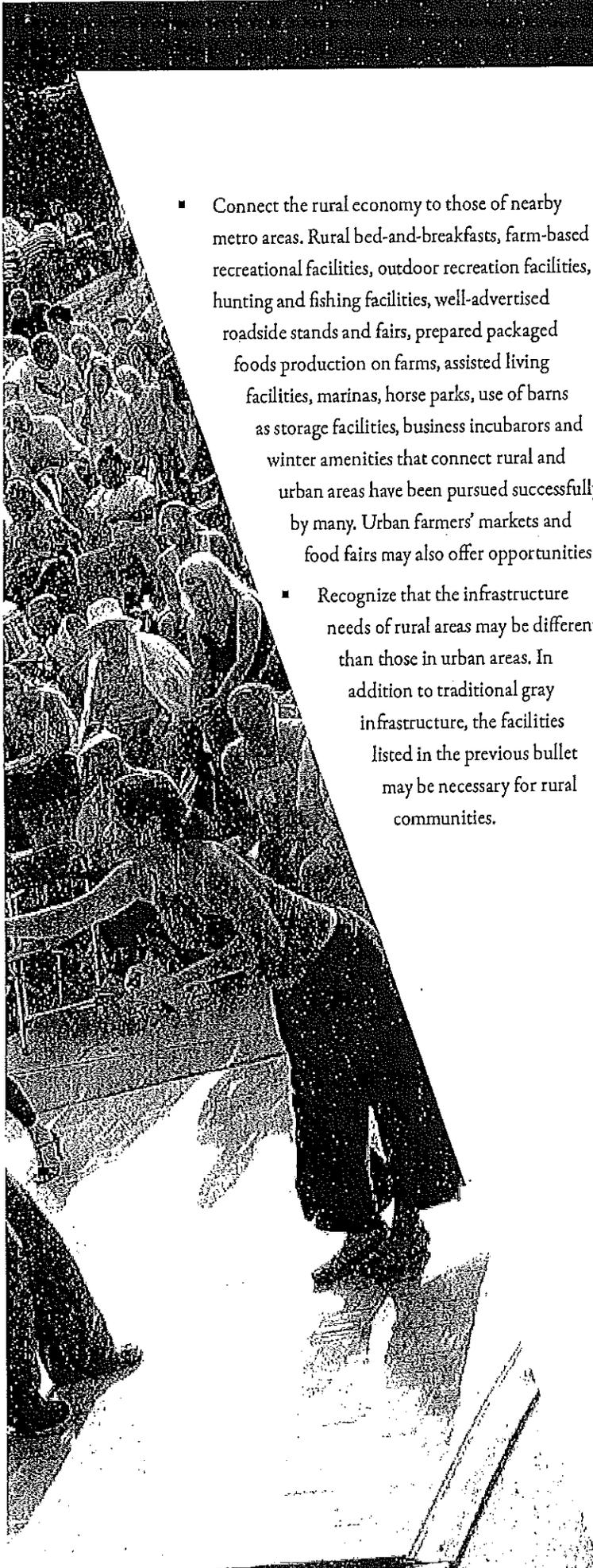
For urban areas:

- Focus on population attraction, especially knowledge workers, such as 25- to 34-year-olds, the creative class and college graduates, as well as targeted immigrants.
- Harness the inherent knowledge base of universities, especially leveraging the fact that they produce both knowledge workers of the future and intellectual property.
- Place-make to attract knowledge workers through such green infrastructure investments as trails, parks, recreational areas, amusement places and so forth.
- Manage urban unemployment to avoid the onset of concentrated poverty, as this would prolong economic hardship and make it more difficult to rebound from economic decline.
- Avoid getting into a cycle of decline whereby population, income and employment spiral downward. The synergistic relationship between these growth elements suggests that struggling communities must find creative and innovative ways to jump-start a recovery cycle.
- Recognize the systemic potential of jobs to be drained out of urban areas over time. Cities in particular must have a unique job creation strategy that leverages their unique assets and that builds on their relative comparative advantage, vis-à-vis non-urban places, in the New Economy.
- Old industrial places built on an industrial legacy should be working aggressively to diversify their economies and nurture the emergence of New Economy sectors. High finance and general service, for example, are expected to be more potent generators of new opportunities than is manufacturing.
- Focus more on strategies to attract New Economy growth rather than on strategies that focus on fiscal competition, which are largely ineffective in job creation. In fact, the latter strategies have a tendency to attract population, making the job of economic development more difficult.
- Avoid chasing the past or making investments in growth that will not last. Instead, make strategic investments in New Economy infrastructure, which, on the surface, are difficult to understand because of their indirect effects on jobs and income.
- Consider attraction strategies for senior citizens, especially in the cases of urban communities that have shrunk considerably. Recognizing that seniors may crowd out other population groups that may be central to the transition to the New Economy, careful use of this tool is advised.
- Leverage the current high inventory of vacant properties and low property values to target knowledge workers, the creative class, and the 25- to 34-year-olds through marketing programs to attract economic activity into a city.
- For cities in the Midwest and the Northeast, consider the possibility that prosperity is more of an uphill battle and develop creative strategies to compensate for regional structural limitations.

For rural areas:

- Recognize the structural disadvantage faced by rural communities and the possibility that economic growth may be more favorable to metropolitan areas. Furthermore, factor into decision-making the possibility that it may become increasingly difficult for rural areas to compete for the drivers of growth in the New Economy.
- Recognize the more limited impacts of growth drivers, such as knowledge workers, college graduates, 25- to 34-year-olds and colleges and universities, in rural areas. Employ other creative strategies.
- Recognize that rural communities are generally more dependent on traditional industries, such as agriculture; nurture such industries in order to maintain the economic base they currently afford.
- While agriculture offers little in terms of the potential for additional employment and income growth, the projected effect of intensifying agricultural activities is still positive. Rural communities should recognize the fact that agriculture needs an infrastructure of support, which could include favorable policies, agricultural development strategies, agricultural rights protection, industry marketing and favorable zoning provisions. Rural communities really need to re-examine the role of agriculture in the rural economy and how well their policies support the industry.
- Champion a national initiative to thoroughly examine the role of agriculture and manufacturing activities that currently anchor economic activity in rural areas.
- Recognize that the New Economy may be more difficult to leverage in rural areas, and explore the concept of "New Agriculture." For example, agriculture can be better tied to emerging opportunities in IT, CT, financial services and renewable energy.
- Pursue opportunities for gray infrastructure investments that would create jobs. Non-metropolitan places have a high potential for per capita income growth from gray infrastructure investment. The 2009 ARRA legislation presents opportunities for rural areas to redefine themselves.



- 
- Connect the rural economy to those of nearby metro areas. Rural bed-and-breakfasts, farm-based recreational facilities, outdoor recreation facilities, hunting and fishing facilities, well-advertised roadside stands and fairs, prepared packaged foods production on farms, assisted living facilities, marinas, horse parks, use of barns as storage facilities, business incubators and winter amenities that connect rural and urban areas have been pursued successfully by many. Urban farmers' markets and food fairs may also offer opportunities.
  - Recognize that the infrastructure needs of rural areas may be different than those in urban areas. In addition to traditional gray infrastructure, the facilities listed in the previous bullet may be necessary for rural communities.
  - Population attraction may offer an opportunity to repopulate rural areas. Rural communities should, however, note that unless job opportunities are created, such growth may not bring meaningful benefits.
  - Recognize the fact that service and manufacturing activities yield significantly better returns with respect to employment and income. Explore service activities that are synergistic with the asset base of rural communities.
  - Pursue a national initiative to explore the New Economy elements that align with rural economies.
  - While first-generation Americans are not easily attracted to many rural areas and may well be less productive there, it is advisable to explore ways of attracting high-net-worth foreign investors whose resources can make a difference. By leveraging the EB-5 Visa provision of immigration law, opportunities may well emerge to grow the rural economy.
  - Pursue opportunities for partnerships with foundations to address the issue of rural poverty and prevent further downward spiral in rural economies.
  - Data was not available to fully explore the roles of business incubators, emerging farm businesses, bed-and-breakfasts, roadside stands and other market connectors between agriculture and the non-farm public. The roles of these agriculture-related strategies need to be better understood.

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## Final Thoughts

THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 OFFERS RURAL AND URBAN AMERICA A UNIQUE OPPORTUNITY TO RE-INVEST IN THEMSELVES.

What is more important is how various communities spend this money.

Shovel-ready gray infrastructure projects seem likely to create jobs. However, the effects will only be long-lasting and bring meaningful change in the transition toward the New Economy if the investments are put into infrastructure that can attract New Economy growth.

We urge communities across the United States to consider the title of this report: "Chasing the Past or Investing in Our Future."

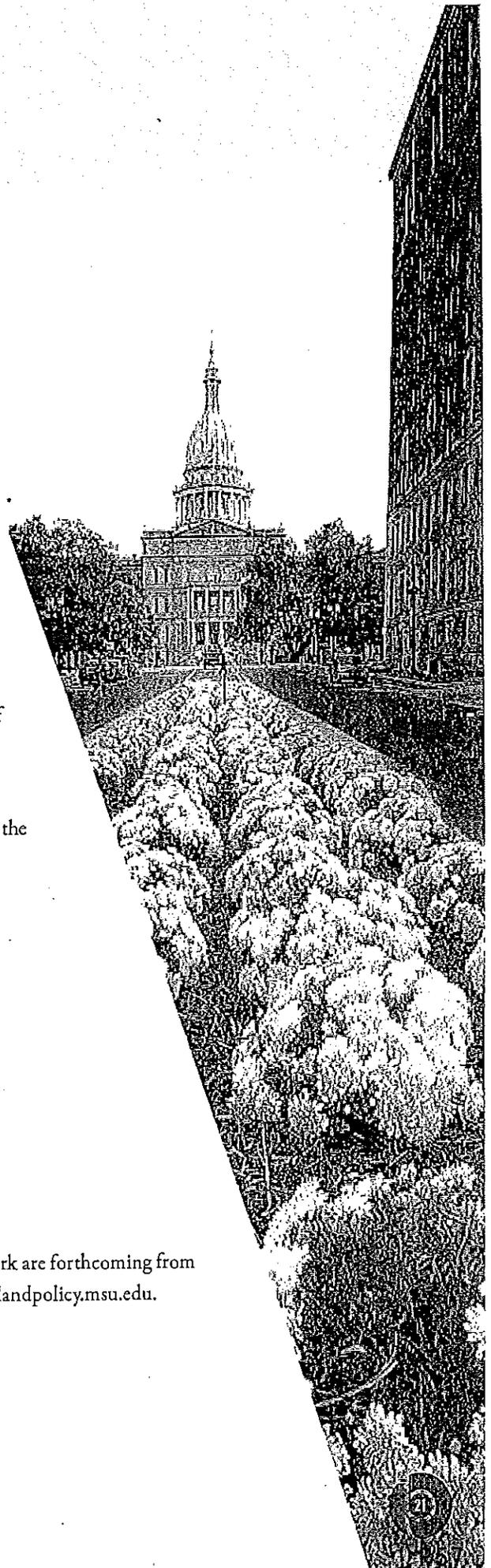
"Placemaking for Prosperity in the New Economy" requires an understanding of the critical assets of a community and region—and the unique opportunities this creates for the people living there.

## The Full Report

The full report is available for download at [www.landpolicy.msu.edu/ChasingthePastReport](http://www.landpolicy.msu.edu/ChasingthePastReport)

This Summary Report is also available online at [www.landpolicy.msu.edu/ChasingthePastReport/Summary](http://www.landpolicy.msu.edu/ChasingthePastReport/Summary)

Additional research reports elaborating and expanding on this work are forthcoming from the Land Policy Institute. Check our website for updates at [www.landpolicy.msu.edu](http://www.landpolicy.msu.edu).





**LAND POLICY**  
**INSTITUTE**

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**MICHIGAN STATE**  
**UNIVERSITY**

## Village President Report

Hello Residents and Council Members,

Here is a written update of my activities over the past couple of weeks and some things on my calendar looking ahead:

Activities since the November 9, 2009 Village Council Meeting include:

November 10, 2009 - Met with Shawn Ferguson and Donna Dettling to review the final draft of the Economic Advancement Plan presentation. We are hoping to have a work session on November 30<sup>th</sup> (which is the 5<sup>th</sup> Monday of the month) for the final presentation of information. Because the plan includes future participation and cooperation with the Schools, the Chamber and the DDA, we are planning to invite members of these organizations to this final presentation.

November 12, 2009 - Facility Committee Meeting at Village offices - Asst. VM Courtney Nicholls, Rich Henes, project architect, Trustee Jim Smith and myself met to answer questions related to the elevator/stair/restroom project. The ensuing discussion resulted in a recommendation to suspend work on this project. The committee feels there is a better more accessible and visible location for a future public restroom and that the elevator portion of the project would make more sense as part of any potential building renovations.

November 18, 2009 - Regional Fire Department meeting at 3:30 pm at the Dexter District Library - we had a brief meeting this month. Our discussion focused on the available information (such as run time, equipment list, personnel lists, union contracts, etc...) that we need to gather and provide to Professor Harvey and Chief Royston, the two consultants that will be helping our group with the independent evaluation of our departments.

November 19, 2009 - Downtown Development Authority Meeting - the DDA passed a resolution of support for a connecting communities grant application to Washtenaw County. Other discussion items included frustration by local businesses over the recent power outages and how to coordinate recycling for businesses.

Future activities

November 23, 2009 - Village Council Meeting

November 24, 2009 - Pre-application meeting with the MDEQ for the Mill Creek Park Project

November 30, 2009 - Council Work Session to review the Village's Economic Advancement Program presentation - Council, along with members of the School Board, Downtown Development Authority and Chamber of Commerce are asked to attend this presentation of results from our initial 4 month effort.

December 14, 2009 - Village Council Meeting

December 16, 2009 - Regional Fire Department meeting at 2:30 pm at the Dexter District Library

December 17, 2009 - Downtown Development Authority meeting at 7:30 am at the Senior Center

December 28, 2009 - Village Council Meeting

I would like to wish everyone in our Village a Happy Thanksgiving! I can't believe the Holiday Season is upon us. I look forward to seeing you around town.

Shawn W. Keough

Village President

(734) 426-5486 (home number)

(313) 363-1434

[skeough@villageofdexter.org](mailto:skeough@villageofdexter.org)

AGENDA 11-23-09

ITEM 5-1

**SUMMARY OF BILLS AND PAYROLL** **23-Nov-09**

Payroll Check Register	11/18/09	\$35,556.26	Bi-weekly payroll processing
Account Payable Check Register	11/24/09	\$145,179.27	
		<b>\$180,735.53</b>	<b>TOTAL BILLS &amp; PAYROLL EXPENDED ALL FUNDS</b>

Summary Items from Bills & Payroll	Amount	Comments
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**ALL PAYABLES ARE WITHIN ACCEPTABLE BUDGET LIMITS**  
**DETAIL VENDOR LIST AND ACCOUNT SUMMARY PROVIDED**

*"This is the summary report that will be provided with each packet. Approval of the total bills and payroll expended, all funds will be necessary."*

VENDOR APPROVAL SUMMARY REPORT

Date: 11/18/2009  
 Time: 12:03pm  
 Page: 1

Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ABSOLUTE COMPUTER SERVICES	ABSOLUTE C	OUTLOOK PROBLEM 10/26	45.00	0.00
ARBOR SPRINGS WATER CO.INC	ARBOR SPRI	1 5 GAL WATER	5.75	0.00
AT&T	AT&T		42.41	0.00
BRENDA TUSCANO	TUSCANO	EXPENSE REPORT	25.83	0.00
CHAMPION WATER TREATMENT	CHAMPION W	2 5 GAL WATER	8.50	0.00
COMCAST - DPW	COMCAST -	9588 353732-01-8	128.95	0.00
CORNERSTONE DESIGN INC	CORNERSTON	MUNICIPAL ELEVATOR	7,935.00	0.00
CORRIGAN OIL COMPANY	CORRIGAN O	GAS	1,034.77	0.00
DENTAL NETWORK OF AMERICA	DENTAL NET	AIKEN & VIEBAHN	233.40	0.00
DEXTER MILL	DEX MILL	CLOTHING	196.90	0.00
DEXTER PHARMACY	DEX PHARMA	FREIGHT 11/12/09	14.80	0.00
DORNBOS SIGN & SAFTEY INC.	DORNBOS	MISC-PREPOS. LETTERS	22.34	0.00
DTE ENERGY	DET EDISON	BALANCE OF OCTOBER BILLS	1,142.06	0.00
ETNA SUPPLY CO	ETNA SUPPL	SENSUS METER PARTS	3,095.39	0.00
GADALETO, RAMSBY & ASSOCIATES	FORT-GAD	BILLING PERIOD 12/1/09-1/1/10	527.86	0.00
GREEN GUYS LAWN AND LANDSCAPE	G GUYS	FERTILIZER-MONUMENT PARK	95.00	0.00
GRIFFIN PEST CONTROL INC	PEST CONTR	QUARTERLY MAINTENANCE	139.00	0.00
HACH COMPANY	HACH CO	GEARBOX ASSEMBLY	658.95	0.00
HERITAGE NEWSPAPERS	HERITAGE N	PUBLIC NOTICE /LEGALS	85.50	0.00
IMSA PUBLIC SAFETY	IMSA	ID#'S 89485,89837,89847,89848	240.00	0.00
KENCO, INC.	COUNTRY MA	CALGON	22.01	0.00
KLAPPERICH WELDING	KLAPPERICH	1 1/4 ANGLE; 2 1/2 CHANNEL 48"	45.00	0.00
LESSORS WELDING SUPPLY	LESSORS	MILD STEEL	54.74	0.00
LOWE'S BUSINESS ACCOUNT	LOWE S	SUPPLIES	82.91	0.00
MICHIGAN MUNICIPAL LEAGUE	MI MUN LEA	CDL CONSORTIUM DRIVERS FEE	280.00	0.00
MILLIGANS LANDSCAPE SERVICES L	MILLIGANS	MULCH	160.00	0.00
NORTH CENTRAL LABORATORIES	NCL	CHEMICAL SUPPLIES	185.92	0.00
NOVOPRINT USA, INC.	NOVOPRINT	RENEWAL	350.00	0.00
ORCHARD, HILTZ & MCCLIMENT INC	OHM	NOVEMBER INVOICES	61,567.50	0.00
PINCKNEY FAMILY DENISTRY,	PINCKNEY F	ERIN AIKEN	9.00	0.00
PRINTING SYSTEMS	PRINTING S	SHUT OFF NOTICES	580.12	0.00
PROVIDE NET	PROVIDE NE	ACCT. NO. 9481	164.40	0.00
RI-TEC INDUSTRIAL PRODUCTS	RI-TEC IND	BLASTER CASE OF 6	75.00	0.00
ROTO ROOTER	ROTO ROOTE	3040 HUDSON	535.00	0.00
SCOTT E. MUNZEL, PC	SCOTT MUNZ	OCTOBER PROF. SERVICES	610.50	0.00
SIEMENS WATER TECHNOLOGIES	SIEMENS WA	HYDROSAND FILTER MEDIA	1,026.00	0.00
STAPLES BUSINESS ADVANTAGE	STAPLES OF	OFFICE SUPPLIES	579.46	0.00
STATE OF MICHIGAN	DEQ REVENU	WSSN: 01810; DEXTER	978.67	0.00
SYLVESTER & COMPANY	SYLV	PROF. SERVICES	1,948.00	0.00
US BANK CORPORATE TRUST	US	SUBTOTAL ADMIN FEES	300.00	0.00
WASHTENAW AREA TRANSPORTATION	WA AREA ST	TRAFFIC COUNTERS/POOL COST	311.87	0.00
WASHTENAW COUNTY TREASURER	W CTY TREA	07/09 MTT/STC INVOICE	22,827.11	0.00
WASTE MANAGEMENT	WASTE MANA	RESIDENTIAL OCT. 2009	36,808.65	0.00
Grand Total:			145,179.27	0.00

INVOICE APPROVAL LIST BY FUND

Date: 11/18/2009  
 Time: 12:05pm  
 Page: 1

Village of Dexter

Fund Department Account	GL Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: General Fund						
Dept: Assets, Liabilities & Revenue						
101-000.000-084.248	Due to DDA	WASHTENAW COUNTY TREASURER 07/09 MTT/STC INVOICE	0	18161	11/17/2009	7,971.63
					Total Assets, Liabilities & Revenue	7,971.63
Dept: Village Manager						
101-172.000-721.000	Health & L	DENTAL NETWORK OF AMERICA AIKEN & VIEBAHN	0	175313	11/17/2009	116.70
101-172.000-721.000	Health & L	PINCKNEY FAMILY DENISTRY, ERIN AIKEN	0		11/17/2009	9.00
101-172.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES BILLING PERIOD 12/1/09-1/1/10	0	11/18/09	11/18/2009	127.93
101-172.000-727.000	Office Sup	STAPLES BUSINESS ADVANTAGE OFFICE SUPPLIES	0		11/17/2009	88.99
					Total Village Manager	342.62
Dept: Finance Department						
101-201.000-802.000	Profession	SYLVESTER & COMPANY PROF. SERVICES	0	5260	11/17/2009	1,948.00
					Total Finance Department	1,948.00
Dept: Attorney						
101-210.000-810.000	Attorney F	SCOTT E. MUNZEL, PC OCTOBER PROF. SERVICES	0	179	11/17/2009	610.50
					Total Attorney	610.50
Dept: Village Clerk						
101-215.000-901.000	Printing &	HERITAGE NEWSPAPERS PUBLIC NOTICE /LEGALS	0	367377/367382	11/18/2009	85.50
101-215.000-901.000	Printing &	NOVOPRINT USA, INC. RENEWAL	0	65602	11/18/2009	350.00
					Total Village Clerk	435.50
Dept: Village Treasurer						
101-253.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES BILLING PERIOD 12/1/09-1/1/10	0	11/18/09	11/18/2009	37.30
101-253.000-727.000	Office Sup	STAPLES BUSINESS ADVANTAGE OFFICE SUPPLIES	0		11/17/2009	136.00
101-253.000-957.001	Tax refund	WASHTENAW COUNTY TREASURER 07/09 MTT/STC INVOICE	0	18161	11/17/2009	9,453.75
					Total Village Treasurer	9,627.05
Dept: Buildings & Grounds						
101-265.000-727.000	Office Sup	ARBOR SPRINGS WATER CO.INC 1 5 GAL WATER	0	1153883	11/17/2009	5.75
101-265.000-727.000	Office Sup	STAPLES BUSINESS ADVANTAGE OFFICE SUPPLIES	0		11/17/2009	255.69
101-265.000-803.000	Contracted	ABSOLUTE COMPUTER SERVICES OUTLOOK PROBLEM 10/26	0	61507	11/17/2009	45.00
101-265.000-920.000	Utilities	DTE ENERGY BALANCE OF OCTOBER BILLS	0		11/17/2009	159.00
101-265.000-935.000	Bldg Maint	LOWE'S BUSINESS ACCOUNT SUPPLIES	0		11/17/2009	46.96
					Total Buildings & Grounds	512.40
Dept: Law Enforcement						
101-301.000-803.000	Contracted	WASHTENAW COUNTY TREASURER LAW ENFORCEMENT	0	18180	11/17/2009	1,396.50
					Total Law Enforcement	1,396.50
Dept: Fire Department						
101-336.000-935.000	Bldg Maint	GRIFFIN PEST CONTROL INC QUARTERLY MAINTENANCE	0	685792	11/18/2009	139.00
					Total Fire Department	139.00
Dept: Planning Department						
101-400.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES BILLING PERIOD 12/1/09-1/1/10	0	11/18/09	11/18/2009	36.54
101-400.000-727.000	Office Sup	STAPLES BUSINESS ADVANTAGE OFFICE SUPPLIES	0		11/17/2009	19.79
101-400.000-861.000	Travel & M	BRENDA TUSCANO EXPENSE REPORT	0		11/17/2009	25.83

INVOICE APPROVAL LIST BY FUND

Date: 11/18/2009  
 Time: 12:05pm  
 Page: 2

Village of Dexter

Fund	Department	Account	GL Number	Vendor Name	Check	Invoice	Due	Amount
			Abbrev	Invoice Description	Number	Number	Date	
Fund: General Fund								
Dept: Planning Department								
Total Planning Department								82.16
Dept: Department of Public Works								
101-441.000-721.000	Health & L			DENTAL NETWORK OF AMERICA	0		11/17/2009	116.70
				AIKEN & VIEBAHN		175313		
101-441.000-722.000	Life & Dis			GADALETO, RAMSBY & ASSOCIATES	0		11/18/2009	38.81
				BILLING PERIOD 12/1/09-1/1/10		11/18/09		
101-441.000-740.000	Operating			LESSORS WELDING SUPPLY	0		11/17/2009	54.74
				MILD STEEL		488278		
101-441.000-740.000	Operating			RI-TEC INDUSTRIAL PRODUCTS	0		11/17/2009	75.00
				BLASTER CASE OF 6		62359-IN		
101-441.000-751.000	Gasoline &			CORRIGAN OIL COMPANY	0		11/17/2009	297.51
				GAS		5377564		
101-441.000-920.000	Utilities			COMCAST - DPN	0		11/17/2009	128.95
				9588 353732-01-8				
101-441.000-955.000	Miscellaneous			MICHIGAN MUNICIPAL LEAGUE	0		11/17/2009	280.00
				CDL CONSORTIUM DRIVERS FEE		2949		
101-441.000-958.000	Membership			IMSA PUBLIC SAFETY	0		11/17/2009	240.00
				ID#'S 89485,89837,89847,89848				
Total Department of Public Works								1,231.71
Dept: Downtown Public Works								
101-442.000-740.000	Operating			LOWE'S BUSINESS ACCOUNT	0		11/17/2009	35.95
				SUPPLIES				
101-442.000-920.000	Utilities			DTE ENERGY	0		11/17/2009	214.06
				BALANCE OF OCTOBER BILLS				
Total Downtown Public Works								250.01
Dept: Engineering								
101-447.000-830.000	Engineerin			ORCHARD, HILTZ & MCCLIMENT INC	0		11/17/2009	1,368.50
				NOVEMBER INVOICES				
Total Engineering								1,368.50
Dept: Solid Waste								
101-528.000-740.000	Operating			KLAPPERICH WELDING	0		11/17/2009	45.00
				1 1/4 ANGLE; 2 1/2 CHANNEL 48"		9239		
101-528.000-805.000	Solid Wast			WASTE MANAGEMENT	0		11/17/2009	18,917.70
				COMMERCIAL OCT. 2009		3671066		
101-528.000-805.000	Solid Wast			WASTE MANAGEMENT	0		11/17/2009	17,890.95
				RESIDENTIAL OCT. 2009		3669768		
101-528.000-901.000	Printing &			PRINTING SYSTEMS	0		11/17/2009	151.85
				UTILITY BILLS-		61588		
101-528.000-901.000	Printing &			PRINTING SYSTEMS	0		11/17/2009	41.53
				SHUT OFF NOTICES		61587		
Total Solid Waste								37,047.03
Dept: Parks & Recreation								
101-751.000-722.000	Life & Dis			GADALETO, RAMSBY & ASSOCIATES	0		11/18/2009	6.26
				BILLING PERIOD 12/1/09-1/1/10		11/18/09		
101-751.000-731.000	Landscape			GREEN GUYS LAWN AND LANDSCAPE	0		11/17/2009	95.00
				FERTILIZER-MONUMENT PARK				
101-751.000-731.000	Landscape			MILLIGANS LANDSCAPE SERVICES L	0		11/17/2009	160.00
				MULCH		2737		
Total Parks & Recreation								261.26
Fund Total								63,223.87
Fund: Major Streets Fund								
Dept: Contracted Road Construction								
202-451.000-974.000	CIP Capita			ORCHARD, HILTZ & MCCLIMENT INC	0		11/17/2009	9,335.75
				NOVEMBER INVOICES				
Total Contracted Road Construction								9,335.75
Dept: Routine Maintenance								
202-463.000-722.000	Life & Dis			GADALETO, RAMSBY & ASSOCIATES	0		11/18/2009	32.55
				BILLING PERIOD 12/1/09-1/1/10		11/18/09		
202-463.000-803.002	Pavement M			ORCHARD, HILTZ & MCCLIMENT INC	0		11/17/2009	1,945.75
				NOVEMBER INVOICES				
Total Routine Maintenance								1,978.30

INVOICE APPROVAL LIST BY FUND

Date: 11/18/2009  
 Time: 12:05pm  
 Page: 3

Village of Dexter

Fund	Department	Account	GL Number	Vendor Name	Check	Invoice	Due	Amount
			Abbrev	Invoice Description	Number	Number	Date	
<b>Fund: Major Streets Fund</b>								
Dept: Traffic Services								
		202-474.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES	0		11/18/2009	10.02
				BILLING PERIOD 12/1/09-1/1/10		11/18/09		
		202-474.000-740.000	Operating	DORNBOS SIGN & SAFTEY INC.	0		11/17/2009	22.34
				MISC-PREPOS. LETTERS		47081		
								-----
				Total Traffic Services				32.36
Dept: Winter Maintenance								
		202-478.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES	0		11/18/2009	20.03
				BILLING PERIOD 12/1/09-1/1/10		11/18/09		
								-----
				Total Winter Maintenance				20.03
								-----
				Fund Total				11,366.44
<b>Fund: Local Streets Fund</b>								
Dept: Contracted Road Construction								
		203-451.000-970.000	Capital Im	ORCHARD, HILTZ & MCCLIMENT INC	0		11/17/2009	13,357.75
				NOVEMBER INVOICES				-----
				Total Contracted Road Construction				13,357.75
Dept: Routine Maintenance								
		203-463.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES	0		11/18/2009	10.02
				BILLING PERIOD 12/1/09-1/1/10		11/18/09		
		203-463.000-803.002	Pavement M	ORCHARD, HILTZ & MCCLIMENT INC	0		11/17/2009	1,945.75
				NOVEMBER INVOICES				-----
				Total Routine Maintenance				1,955.77
Dept: Traffic Services								
		203-474.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES	0		11/18/2009	2.50
				BILLING PERIOD 12/1/09-1/1/10		11/18/09		
		203-474.000-740.000	Operating	WASHTENAW AREA TRANSPORTATION	0		11/17/2009	311.87
				TRAFFIC COUNTERS/POOL COST		2009-11-09-1004		-----
				Total Traffic Services				314.37
Dept: Winter Maintenance								
		203-478.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES	0		11/18/2009	5.01
				BILLING PERIOD 12/1/09-1/1/10		11/18/09		-----
				Total Winter Maintenance				5.01
								-----
				Fund Total				15,632.90
<b>Fund: Municipal Streets</b>								
Dept: Administration								
		204-248.000-957.001	Tax refund	WASHTENAW COUNTY TREASURER	0		11/17/2009	2,898.29
				07/09 MTT/STC INVOICE		18161		-----
				Total Administration				2,898.29
								-----
				Fund Total				2,898.29
<b>Fund: Streetscape Debt Service Fund</b>								
Dept: Administration								
		303-248.000-957.001	Tax refund	WASHTENAW COUNTY TREASURER	0		11/17/2009	1,106.94
				07/09 MTT/STC INVOICE		18161		-----
				Total Administration				1,106.94
Dept: Long-Term Debt								
		303-850.000-992.000	Bond Fees	US BANK CORPORATE TRUST	0		11/17/2009	150.00
				SUBTOTAL ADMIN FEES		2500633		-----
				Total Long-Term Debt				150.00
								-----
				Fund Total				1,256.94
<b>Fund: Special Projects Fund</b>								
Dept: Village Hall								
		401-904.000-830.007	Engineerin	CORNERSTONE DESIGN INC	0		11/17/2009	3,910.00
				MUNICIPAL COMPLEX				-----
		401-904.000-830.007	Engineerin	CORNERSTONE DESIGN INC	0		11/17/2009	2,415.00
				MUNICIPAL ELEVATOR				-----

INVOICE APPROVAL LIST BY FUND

Date: 11/18/2009  
 Time: 12:05pm  
 Page: 4

Village of Dexter

Fund	Department	Account	GL Number	Vendor Name	Check Number	Invoice Number	Due Date	Amount
			Abbrev	Invoice Description				
Fund: Special Projects Fund								
Dept: Village Hall								
		401-904.000-830.007	Engineerin	CORNERSTONE DESIGN INC MUNICIPAL ELEVATOR	0		11/17/2009	1,610.00
								-----
Total Village Hall								7,935.00
								-----
Fund Total								7,935.00
Fund: SRF Project Fund								
Dept: Equalization Basin								
		403-905.000-830.000	Engineerin	ORCHARD, HILTZ & MCCLIMENT INC NOVEMBER INVOICES	0		11/17/2009	18,855.25
								-----
Total Equalization Basin								18,855.25
								-----
Fund Total								18,855.25
Fund: Sewer Enterprise Fund								
Dept: Sewer Utilities Department								
		590-548.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES BILLING PERIOD 12/1/09-1/1/10	0	11/18/09	11/18/2009	120.53
		590-548.000-740.000	Operating	CHAMPION WATER TREATMENT 2 5 GAL WATER	0	44914	11/17/2009	8.50
		590-548.000-740.000	Operating	STAPLES BUSINESS ADVANTAGE OFFICE SUPPLIES	0		11/17/2009	78.99
		590-548.000-743.000	Chem Lab	KENCO, INC. CALGON	0	118225	11/17/2009	22.01
		590-548.000-743.000	Chem Lab	NORTH CENTRAL LABORATORIES CHEMICAL SUPPLIES	0	260928	11/17/2009	185.92
		590-548.000-745.000	Uniform Al	DEXTER MILL CLOTHING	0	40825	11/17/2009	123.95
		590-548.000-751.000	Gasoline &	CORRIGAN OIL COMPANY GAS	0	5377564	11/17/2009	737.26
		590-548.000-802.000	Profession	ROTO ROOTER 3040 HUDSON	0	659165	11/17/2009	535.00
		590-548.000-802.000	Profession	SIEMENS WATER TECHNOLOGIES HYDROSAND FILTER MEDIA	0	505897	11/17/2009	1,026.00
		590-548.000-901.000	Printing &	PRINTING SYSTEMS UTILITY BILLS-	0	61588	11/17/2009	151.85
		590-548.000-901.000	Printing &	PRINTING SYSTEMS SHUT OFF NOTICES	0	61587	11/17/2009	41.53
		590-548.000-920.000	Utilities	PROVIDE NET ACCT. NO. 9481	0		11/17/2009	164.40
		590-548.000-920.000	Utilities	DTE ENERGY BALANCE OF OCTOBER BILLS	0		11/17/2009	83.00
		590-548.000-920.001	Telephones	AT&T 734 424-1425 243 0	0		11/17/2009	42.41
		590-548.000-960.000	Education	HACH COMPANY GEARBOX ASSEMBLY	0	6472856	11/17/2009	658.95
								-----
Total Sewer Utilities Department								3,980.30
								-----
Fund Total								3,980.30
Fund: Water Enterprise Fund								
Dept: Water Utilities Department								
		591-556.000-722.000	Life & Dis	GADALETO, RAMSBY & ASSOCIATES BILLING PERIOD 12/1/09-1/1/10	0	11/18/09	11/18/2009	80.36
		591-556.000-745.000	Uniform Al	DEXTER MILL CLOTHING	0	41012	11/17/2009	72.95
		591-556.000-802.000	Profession	STATE OF MICHIGAN WSSN: 01810; DEXTER	0	582219	11/17/2009	978.67
		591-556.000-824.000	Testing &	DEXTER PHARMACY FREIGHT 11/11/09	0		11/17/2009	7.12
		591-556.000-824.000	Testing &	DEXTER PHARMACY FREIGHT 11/12/09	0		11/17/2009	7.68
		591-556.000-901.000	Printing &	PRINTING SYSTEMS UTILITY BILLS-	0	61588	11/17/2009	151.83
		591-556.000-901.000	Printing &	PRINTING SYSTEMS SHUT OFF NOTICES	0	61587	11/17/2009	41.53
		591-556.000-920.000	Utilities	DTE ENERGY BALANCE OF OCTOBER BILLS	0		11/17/2009	686.00

INVOICE APPROVAL LIST BY FUND

Date: 11/18/2009  
 Time: 12:05pm  
 Page: 5

Village of Dexter

Fund	Department	Account	GL Number	Vendor Name	Check	Invoice	Due	Amount
			Abbrev	Invoice Description	Number	Number	Date	
Fund: Water Enterprise Fund								
Dept: Water Utilities Department								
591-556.000-977.000			Equipment	ETNA SUPPLY CO SENSUS METER PARTS	0	1743038	11/17/2009	3,095.39
								-----
Total Water Utilities Department								5,121.53
Dept: Long-Term Debt								
591-850.000-992.000			Bond Fees	US BANK CORPORATE TRUST SUBTOTAL ADMIN FEES	0	2500633	11/17/2009	150.00
								-----
Total Long-Term Debt								150.00
Dept: Capital Improvements CIP								
591-901.000-974.000			CIP Capita	ORCHARD, HILTZ & MCCLIMENT INC NOVEMBER INVOICES	0		11/17/2009	14,437.75
								-----
Total Capital Improvements CIP								14,437.75
								-----
Fund Total								19,709.28
Fund: Trust & Agency Fund								
Dept: Assets, Liabilities & Revenue								
701-000.000-253.056			Dexter Pha	ORCHARD, HILTZ & MCCLIMENT INC NOVEMBER INVOICES	0		11/17/2009	321.00
								-----
Total Assets, Liabilities & Revenue								321.00
								-----
Fund Total								321.00
								-----
Grand Total								145,179.27



AGENDA 11-23-09

ITEM J-2

November 9, 2009

Village of Dexter  
8140 Main Street  
Dexter, MI 48130

Dear Village Counsel,

The Think Dexter First Marketing Committee will hold "Home For The Holidays Christmas Festival" on December 5th, 2009.

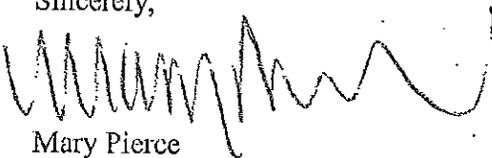
This year we will offer something for everyone in the family on one day, the first Saturday in December. Many local groups have come together to combine events to make the 5th even more special! Please see our attached calendar of events.

Our big fundraiser, the Holiday Hustle 5k, helps us raise monies to donate within the community. We give special attention to the Dexter Senior Center, and Faith In Action in Dexter.

We ask for special permission to allow a 2 - heavy duty wood sandwich board signs to promote the event. These will be placed, one at the clock and another in the easement at the corner of Main Street and Baker. We will be sure to secure these signs down with a chain. The boards will be placed November ~~5~~<sup>24</sup>th -- December 6th.

Thank you for your consideration. Hope to see each of you on the 5th!

Sincerely,



Mary Pierce  
Think Dexter First Director  
cell: 734-476-1175



# VILLAGE OF DEXTER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

## APPLICATION FOR MISCELLANEOUS USE OF RIGHT-OF-WAY for Special Events

DESCRIPTION OF EVENT:

FEE: \$50 REC# *WAVES*

DATE REQUESTED:	<i>Dec 5, 2009</i>
TYPE OF EVENT:	<i>5K Run/Walk</i>
DESIRED LOCATION OF EVENT:	<i>Monument Park - see map attached</i>
TIME: (START AND FINISH)	<i>4pm - 5:15 pm</i>
SCHEDULE OF EVENTS:	PLEASE ATTACH DETAILED EVENTS/TIMES/LOCATION
BUSINESS OR ORGANIZATION NAME AND ADDRESS:	<i>Running Fit, 5700 Jackson Rd, Ann Arbor</i>
CONTACT NAME AND PHONE: (please list 2 contacts)	<i>Randy Step - 248-202-7634 Dawn McConnachie - 248-756-1422</i>
RAIN DATE:	<i>N/A</i>
FOR ROAD CLOSURE LIST ROUTE AND CLOSURE TIMES (Consult with the WCSO for requirements)	<i>See map attached Central St closed 5A - 8P</i>
INSURANCE CO: (ATTACH COPY OF POLICY)	<i>State Farm</i>
OTHER:	
EMERGENCY RESPONSE CONTACT:	<i>Randy Step 248-202-7634 Mary Pierce 734-476-1175</i>

NAME AND SIGNATURE OF FIRE AND POLICE OFFICIALS NOTIFIED OF EVENT

(Attach agreements):

*Beth Gieske*  
Print name/Washtenaw County Sheriff Official

*[Signature]*  
Signature of Official

*Donald Dittling*  
Print name/Fire Department Official

*[Signature]*  
Signature of Official

### FOR OFFICE USE ONLY

DATE APPROVED BY COUNCIL:	
DATE APPROVED BY VILLAGE:	

### INSTRUCTIONS AND REQUIREMENTS FOR APPLICATION

1. Application must be filed, and complete, at least 3 weeks prior to scheduled event (includes administrative approval). It is strongly encouraged that meetings be held with the Sheriff's Dept. and Fire Dept. as early as possible.



*Home For The Holidays~Christmas Festival  
December 5th, 2009  
www.dexterholiday.com  
Something for everyone in the family...*

- |                      |                                                                                                                                                                                                                                   |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>8:30-10:30 am</b> | Breakfast with Santa at Lighthouse Café<br>Specially priced children menu and free coffee for adults.                                                                                                                             |
| <b>9am-3pm</b>       | Dexter Area Holiday Craft Bazaars<br>St. Andrew's Church, Dexter Senior Center, and<br>Dexter Area Museum. Great gifts!                                                                                                           |
| <b>11:00-4 pm</b>    | Santa at the Gazebo in Monument Park<br>Children come and visit with Santa. Bring your camera!                                                                                                                                    |
| <b>11:30-1pm</b>     | Lunch with Santa at Alpha Coney Restaurant<br>Specially priced lunch menu being offered.                                                                                                                                          |
| <b>4pm</b>           | Holiday Hustle 5k Run/Walk, 1 mile Kid Run<br>Central Street/Monument Park<br>Register online at <a href="http://www.runholiday5k.com">http://www.runholiday5k.com</a><br>Proceeds donated to local charities! Volunteers needed. |
| <b>6pm</b>           | Annual Tree Lighting Ceremony in Monument Park<br>Christmas carols, hot chocolate and coffee available.                                                                                                                           |
| <b>All day</b>       | Roaming Ice Sculpture Carving/Exhibit<br>Beautiful Ice Sculptures will be around Dexter, Downtown<br>and Monument Park. Come out and view!<br>Caroling and Christmas music downtown Dexter too!                                   |

*Visit [www.dexterholiday.com](http://www.dexterholiday.com) for additional information  
Or contact Mary Pierce at 734-476-1175  
Or email us at [dexterschristmas@gmail.com](mailto:dexterschristmas@gmail.com)*





VILLAGE OF DEXTER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

**APPLICATION FOR MISCELLANEOUS USE OF RIGHT-OF-WAY for Special Events**

DESCRIPTION OF EVENT:	FEE: \$50 REC#
DATE REQUESTED:	December 5, 2009
TYPE OF EVENT:	Tree Lighting Service
DESIRED LOCATION OF EVENT:	Monument Park
TIME: (START AND FINISH)	5:30 - 7:00
SCHEDULE OF EVENTS:	PLEASE ATTACH DETAILED EVENTS/TIMES/LOCATION
BUSINESS OR ORGANIZATION NAME AND ADDRESS:	Peace Lutheran Church Dexter United Methodist Church
CONTACT NAME AND PHONE: (please list 2 contacts)	Cassandra Korinek 276 0470 (cell) (734)
RAIN DATE:	none
FOR ROAD CLOSURE LIST ROUTE AND CLOSURE TIMES (Consult with the WCSO for requirements)	Road behind park will already be closed for home for the holidays.
INSURANCE CO: (ATTACH COPY OF POLICY)	in envelope
OTHER:	—
EMERGENCY RESPONSE CONTACT:	Cassandra Korinek 276 0470 (cell) (734)

NAME AND SIGNATURE OF FIRE AND POLICE OFFICIALS NOTIFIED OF EVENT  
(Attach agreements):

\_\_\_\_\_  
Print name/Washtenaw County Sheriff Official

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Print name/Fire Department Official

\_\_\_\_\_  
Signature of Official

FOR OFFICE USE ONLY	
DATE APPROVED BY COUNCIL:	
DATE APPROVED BY VILLAGE:	

**INSTRUCTIONS AND REQUIREMENTS FOR APPLICATION**

1. Application must be filed and complete, at least 3 weeks prior to scheduled event (includes administrative approval) It is strongly encouraged that meetings be held with the Sheriff's Dept and Fire Dept. as early as possible.





AGENDA 11-23-09

ITEM 3-4

3126 Broad Street ~ Suite A  
Dexter, Michigan 48130  
[www.theencoretheatre.org](http://www.theencoretheatre.org)

November 16, 2009

Dear Village of Dexter,

The Encore Musical Theatre Company respectfully requests approval for the use of "sandwich board" signs to promote ticket sales for upcoming productions at the theatre, and to assist in bringing many shoppers and patrons in to Dexter. The signs would be designed every other month to the production that we would currently be working on.

We currently have two "sandwich boards" that we are requesting approval to place on both sides of Main Street at the crossing of Broad Street. One would be placed near Main Street at the crosswalk on the South side of Main, in front of the Bistro Renaissance, and the other on the North side of Main Street near the crosswalk in front of The Bear Claw. The signs are displayed every day of the work week during our box office hours of 4-6 p.m., and are removed as the box office closes daily. The signs are displayed and removed by Encore staff. Also, during our productions, the signs would be displayed, for example, Thursday during a production, the signs would be displayed from 5-7 p.m. (box office hours during production), Friday 6-8 p.m., Saturday 1-8 p.m., and Sunday 1-3 p.m. Occasionally, we do offer a Thursday matinee during production and the signs would be displayed from 12-3 p.m., and also an occasional Sunday evening performance, where the signs would be displayed 5-7 p.m.

Also, The Encore has "directional" signs that read "The Encore Musical Theatre" and have a directional arrow pointing the way to the theatre. Until patrons "know" where we are, we request approval to display these signs also. They are "real estate type" signs that are placed in the ground at the corner of the Dairy Queen, with the arrow pointing into the public parking lot, and also as a person enters the public lot, near the end of the white fence in the parking lot with a directional arrow pointing toward 3126 Broad Street, and also at the stop sign next to the theatre on Broad Street.

The Theatre has provided a certificate of insurance naming the Village of Dexter as additionally insured. Please consider our request.

Sincerely,  
Anne M. Koch, President  
The Encore Musical Theatre Company  
[anne@theencoretheatre.org](mailto:anne@theencoretheatre.org)



AGENDA 11-23-09ITEM S-5**Courtney Nicholls**

**From:** Allison Bishop  
**Sent:** Thursday, November 19, 2009 8:55 AM  
**To:** cnicholls@villageofdexter.org  
**Cc:** Donna Dettling (ddettling@villageofdexter.org)  
**Subject:** FW: Request to post our Dexter Wrestling Club signs in Dexter

Hi Allison,

Beth Chamberlain asked me to send a formal request to you on behalf of the Dexter Wrestling Club (Non-profit Organization) for approval by the Village of Dexter administration to post our registration signs throughout the village of Dexter.

We would like to place the signs as soon as possible and request to be able to leave them up until December 18th, at which time they will be removed by us.

The number of signs we are requesting to place will be about 5, but no more than 10. All are the size of a standard realty yard sign, but one of them is 3' x 6'. This larger sign we would like to place in the ground by the gazebo in the park.

Thank you in advance for helping us get our registration information out to our Dexter residents so that they have the opportunity to enroll their children in this very positive, family oriented club sport!

I look forward to your timely response, and wish you a safe and happy Thanksgiving holiday.

Best regards,

Bob Wittenberg  
 President  
 Dexter Wrestling Club  
 248-613-3724

*Signage locations will be chosen  
 from the list below*

#### Signage Locations

Entrances to the Village – Baker, Central, Dexter Ann Arbor, Main Street

Baker / Main

Monument Park

Near each of the five schools



**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: November 23, 2009**  
**Re: Resolution of Support for Scio Township**

On November 16, 2009 I attended a special meeting of the Police Services Steering Committee, the topic of which was Scio Township's request to add three deputies to their contract, bringing their total to eight. Currently in our contracts for deputies there is no mechanism for adding deputies, only reducing the number of them. The Sheriff's Office will be able to add the deputies without an increase in the County budget by using the following already budgeted for, but no longer outside-funded positions:

- Willow Run School Officer
- Augusta Township Officer
- State Grant Funded Officer (grant was reduced to fund two, instead of three, deputies)

The Sheriff and Supervisor Clark are hopeful that by presenting the deputy increase as cost neutral to the County budget, the request will be approved by the Board of Commissioners at their meeting on December 3.

After the meeting Pat Kelly, Dexter Township Supervisor, and I discussed obtaining resolutions of support from our boards. The purpose of the resolution is to show regional support for Scio's efforts to increase police services in their community. The deputy increase will not only benefit Scio, but police protection in the region as a whole.

If you have any questions about this resolution, please let me know.

RESOLUTION # 2009  
RESOLUTION IN SUPPORT OF SCIO TOWNSHIP'S REQUEST TO THE COUNTY  
BOARD OF COMMISSIONERS TO ADD THREE SHERIFF'S DEPUTIES TO THEIR  
CONTRACT

At a regular meeting of the Village Council of the Village of Dexter, Michigan called to order by President Shawn Keough on November 23, 2009 at 7:30 p.m. the following resolution was offered:

Motion by                      Seconded by

WHEREAS, Scio Township has made a request to the Washtenaw County Sheriff's Office to add three deputies to raise its total deputies to eight, and

WHEREAS, the Sheriff's Office has stated that they are able to fill this request while maintaining a cost neutral position for the County budget, and

WHEREAS, adequate police service is essential to maintain the health and safety of our residents, and

WHEREAS, adding these deputies to Scio Township will provide increased stability for police services both in Scio and in the region as a whole,

NOW THEREFORE BE IT RESOLVED, that the Village of Dexter is in support of Scio Township's request to add three deputies and encourages the Board of Commissioners to approve their request.

Ayes:  
Nays:  
Absent:

I certify that the above Resolution was adopted by the Village of Dexter on November 23, 2009.

---

Carol Jones, Village Clerk

AGENDA 11-23-09

ITEM L-2

## VILLAGE OF DEXTER

[ddettling@villageofdexter.org](mailto:ddettling@villageofdexter.org)

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303

Fax (734)426-5614

### MEMO

**To: President Keough and Council**  
**From: Donna Dettling, Village Manager**  
**Date: November 23, 2009**  
**Re: BID AWARD - Water System Improvements Updates**  
**Drinking Water Revolving Fund (DWRf) Project**

Staff supports the recommendation made by OHM in the attached memo to award the Water System Improvements Project to Douglas N. Higgins in the amount of \$1,749,052.90.

When the project was bid item 75 - High Service Pump Piping was included in Division B, non-DWRf funded. Staff committed to continuing to explore any options available to get non-DWRf funded items included in Division A, DWRf Funded. After discussions with the DEQ, they have agreed to include bid item 75 in the amount of \$82,500 in Division A, DWRf funded.

The Water Fund currently has \$350,000 in unrestricted cash and our first reimbursement from DWRf for expenses we have already incurred will be \$250,000. The villages non-DWRf funded expenses on this project will total approximately \$410,000.

November 19, 2009

**VILLAGE OF DEXTER**

8140 Main Street  
Dexter, MI 48130



Attention: Donna Dettling  
Village Manager

Regarding: **2010 Dexter DWRF Water System Improvements - Recommendation Letter**  
**OHM Job # 0130-08-0081**

Dear Ms. Dettling:

Bids for the 2010 Dexter DWRF Water Systems Improvements project were received on Friday, November 13, 2009 at the Village of Dexter offices. Bids were received from eight bidders, with bids ranging from \$1,749,052.90 to \$2,081,898.75, as shown on the attached tabulation. The apparent low bid read at the bid opening was received from DiPonio Contracting. However, our review of the bids confirmed Douglas N. Higgins, Inc. 3390 Travis Point Rd, Ste. A, Ann Arbor, Michigan as the low bidder with a bid in the amount of \$1,749,052.90, with Alternate 1 of \$55,825.00 for the additional directional drilling of 12-inch water main along Shield Road.

It is recommended that the 2010 Dexter DWRF Water Systems Improvements contract be tentatively awarded to Douglas N. Higgins, Inc. of Ann Arbor, Michigan, contingent upon the MMBA loan closing in January 2009, in the amount of \$1,759,767.30 based on their unit price bid. This amount includes the Alternate 1 bid of \$55,825.00 for the directional drill option and adjustments to quantities based on the use of directional drill construction practices (See attached Contract Award Recommendation). We have confirmed that Douglas N. Higgins, Inc. is willing to perform the work at this bid price.

Investigation of Douglas N. Higgins, Inc has revealed that the company meets the qualifications set forth in the contract documents and is capable of performing the work. We have checked their references and subcontractors, and have reason to believe that Douglas N. Higgins, Inc has adequate experience in these types of projects. In addition, the company has shown that they have adequate resources needed to perform the work associated with this project in the time allotted.

Should there be any questions, please contact this office at (734) 522-6711.

Sincerely,  
**ORCHARD, HILTZ & McCLIMENT, INC.**

A handwritten signature in cursive script that reads "Rhett Gronevelt".

---

Rhett Gronevelt, PE  
Project Manager

cc: Ed Lobdell, DPS Superintendent  
Douglas N. Higgins, Inc. 3390 Travis Point Rd, Ste. A, Ann Arbor, MI 48108  
Chris Donajkowski, OHM

**A RESOLUTION TO TENTATIVELY AWARD  
A CONSTRUCTION CONTRACT FOR WATER SYSTEM IMPROVEMENTS**

**WHEREAS**, the Village of Dexter wishes to construct improvements to its existing water treatment and distribution system; and

**WHEREAS**, the water system improvements project (DWRP Project No. 7293-01) formally adopted by the Village Council on April 27, 2009 and approved by the Michigan Department of Environmental Quality on October 26, 2009 will be funded through the State of Michigan's Drinking Water Revolving Loan Fund (DWRP) program; and

**WHEREAS**, the Village of Dexter has sought and received construction bids for the proposed improvements and has received a low bid in the amount of \$1,759,767.30 from Douglas N. Higgins, Inc.; and

**WHEREAS**, the Orchard, Hiltz & McCliment, Inc. has recommended awarding the contract to the low bidder.

**NOW THEREFORE BE IT RESOLVED**, that the Village of Dexter tentatively awards the contract for construction of the proposed water system improvements project to Douglas N. Higgins, Inc. contingent upon successful financial arrangements with the DWRP.

Yeas:

Nays:

Abstain:

Absent:

I certify that the above Resolution was adopted by the Village Council on \_\_\_\_\_.

BY:

\_\_\_\_\_  
Name and Title *(please print or type)*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Item No.	Description	Estimated Quantity	Unit	Price	Amount
<b>DIVISION A: DWRP FUNDED</b>					
1)	Mobilization, Max 3%	1	LS	\$31,000.00	\$31,000.00
2)	Traffic Maintenance and Control	1	LS	\$7,000.00	\$7,000.00
3)	Soil Erosion Control	1	LS	\$4,800.00	\$4,800.00
4)	Audfo Video Route Survey	1	LS	\$3,395.00	\$3,395.00
5)	ARRA Sign	5	Ea	\$268.00	\$1,340.00
6)	Pavt, Rem	2848	Syd	\$3.30	\$9,398.40
7)	Tree, Rem, 6 inch to 18 inch	19	Ea	\$200.00	\$2,000.00
8)	Tree, Rem, 19 inch to 36 inch	4	Ea	\$500.00	\$2,000.00
9)	Clearing	1	LS	\$1,700.00	\$1,700.00
10)	Sidewalk, Rem	392	Syd	\$4.00	\$1,568.00
11)	Curb and Gutter, Rem	25	Fl	\$7.00	\$175.00
12)	Culvert, Rem, Less than 24 inch	14	Ea	\$50.00	\$700.00
13)	Sign, Remove and Reset	9	Ea	\$45.00	\$405.00
14)	Post, Mailbox, Remove and Reset	0	Ea	\$175.00	\$0.00
15)	Landscapa Rock, Remove and Reset	4	Ea	\$25.00	\$100.00
17)	Fence, Remove and Reset	40	Fl	\$17.00	\$680.00
18)	Water Main, 4-inch, Cut and Plug, Dead	5	Ea	\$600.00	\$3,000.00
19)	Water Main, 4-inch, Cut and Plug, Live	2	Ea	\$500.00	\$1,000.00
20)	Water Main, 8-inch, Cut and Plug, Live	2	Ea	\$625.00	\$1,250.00
21)	Gate Well, Rem	3	Ea	\$225.00	\$675.00
22)	Hydrant, Rem	4	Ea	\$125.00	\$500.00
23)	Gate Valve, Abandon	3	Ea	\$100.00	\$300.00
25)	Exploratory Excavation	1	Ea	\$850.00	\$850.00
26)	Trench Undercut and Backfill	29	Cyd	\$5.00	\$145.00
27)	Drain Line, 4 inch PVC SDR 26	85	Fl	\$10.00	\$850.00
28)	Culv, CI A, 12 inch	690	Fl	\$16.50	\$10,540.00
29)	Sewer, CI IV, 12 inch, Tr Det A	50	Fl	\$46.00	\$2,300.00
30)	Sewer, CI IV, 12 inch, Tr Det B	34	Fl	\$98.00	\$1,292.00
31)	Culv End Sect, CMP, 12 inch	33	Ea	\$62.00	\$2,046.00
32)	Culv End Sect, Conc, 12 inch	1	Ea	\$350.00	\$350.00
33)	Dry Well Crock, 48 inch dia	1	Ea	\$1,350.00	\$1,350.00
34)	Dr Structure, 24 inch dia	1	Ea	\$825.00	\$825.00
35)	Water Main, Class 54, DI, 6 inch, Tr Det A	16	Fl	\$55.00	\$880.00
36)	Water Main, Class 54, DI, 6 inch, Tr Det B	16	Fl	\$50.00	\$800.00
37)	Water Main, Class 54, DI, 8 inch, Tr Det A	2632	Fl	\$51.00	\$134,232.00
38)	Water Main, Class 54, DI, 8 inch, Tr Det B	1227	Fl	\$45.00	\$55,215.00
39)	Water Main, Class 54, DI, 12 inch, Tr Det A	75	Fl	\$65.00	\$4,875.00
40)	Water Main, Class 54, DI, 12 inch, Tr Det B	2514	Fl	\$55.00	\$138,270.00
41)	Water Main, CI 54, DI, 12 inch, Directional Drill	320	Fl	\$77.00	\$24,640.00
42)	Water Service, Type K Copper, 1 inch, Short	28	Ea	\$490.00	\$13,720.00
43)	Water Service, Type K Copper, 1 inch, Long	25	Ea	\$1,000.00	\$25,000.00
44)	Gate Valve and Well, 8 inch	3	Ea	\$2,000.00	\$6,000.00
45)	Gate Valve and Well, 12 inch	5	Ea	\$2,850.00	\$14,250.00
46)	Tapping Sleeve Valve and Well, 8 inch by 8 inch	5	Ea	\$3,600.00	\$18,000.00
48)	Tapping Sleeve Valve and Well, 16 inch by 8 inch	1	Ea	\$4,800.00	\$4,800.00
49)	Connection to Existing Water Main	2	Ea	\$1,500.00	\$3,000.00
50)	Fire Hydrant	10	Ea	\$2,600.00	\$26,000.00
51)	Class II Sand, 6 inch	2633	Syd	\$3.70	\$9,742.10
52)	Aggregate Base, 21AA	1802	Ton	\$17.60	\$31,715.20
53)	HMA, 36A, 1.5 inch	2653	Syd	\$11.40	\$30,244.20
54)	HMA, 2C, 2.5 inch	1187	Syd	\$13.90	\$16,499.30
55)	HMA, 36A, 3 inch, Driveway Approach	599	Syd	\$43.10	\$25,816.90
56)	HMA, 2C, 4 inch	1531	Syd	\$23.10	\$35,366.10
57)	Conc Pavt, Nonreinf, 6 inch, Driveway Approach	34	Syd	\$31.00	\$1,054.00
58)	Curb and Gutter, Conc, Det F4	25	Fl	\$24.00	\$600.00
59)	Sidewalk, Conc, 4 inch	3159	Sft	\$3.20	\$10,108.60
60)	Sidewalk, Conc, 6 inch	695	Sft	\$3.70	\$2,534.50
61)	Sidewalk Ramp, ADA	75	Sft	\$12.00	\$900.00
62)	Concrete Spillway	0	Syd	\$50.00	\$0.00
63)	Bollard, 6 inch	3	Ea	\$225.00	\$675.00
64)	Fence, Chain Link, 96 inch with barb wire	400	Fl	\$28.00	\$11,200.00
65)	Rip Rap	20	Syd	\$30.00	\$600.00
66)	Topsoil, Seed and Mulch, 3 inch	7740	Syd	\$2.55	\$19,737.00
67)	Topsoil and Sod, 3 inch	735	Syd	\$6.30	\$4,630.50
68)	Topsoil, Meadow Grasses and Mulch, 3 inch	100	Syd	\$6.00	\$600.00
69)	5th Well House, Complete	1	LS	\$363,000.00	\$363,000.00
71)	Replace High Service Pumps	3	Ea	\$28,000.00	\$84,000.00
72)	Allowance 1: Scada Controls, 5th Well House	1	LS	\$40,000.00	\$40,000.00
75)	High Service Pump Piping	1	LS	\$82,500.00	\$82,500.00
77)	Allowance 2: DTE	1	LS	\$35,000.00	\$35,000.00
41)	Alternate 1 Water Main, CI 54, DI, 12 inch, Directional Drill	725	Fl	\$77.00	\$55,825.00
<b>TOTAL DIVISION A:</b>					<b>\$1,428,761.80</b>
<b>DIVISION B: NON-DWRP FUNDED</b>					
6)	Pavt, Rem	184	Syd	\$3.30	\$607.20
10)	Sidewalk, Rem	60	Syd	\$4.00	\$240.00
11)	Curb and Gutter, Rem	35	Fl	\$7.00	\$245.00
16)	Wood Post, Remove and Reset	2	Ea	\$30.00	\$60.00
19)	Water Main, 4-inch, Cut and Plug, Live	3	Ea	\$500.00	\$1,500.00
21)	Gate Well, Rem	1	Ea	\$225.00	\$225.00
22)	Hydrant, Rem	1	Ea	\$125.00	\$125.00
24)	Gate Valve and Well, Adj, Case 2	3	Ea	\$350.00	\$1,050.00
35)	Water Main, Class 54, DI, 6 inch, Tr Det A	27	Fl	\$55.00	\$1,485.00
36)	Water Main, Class 54, DI, 6 inch, Tr Det B	5	Fl	\$50.00	\$250.00
37)	Water Main, Class 54, DI, 8 inch, Tr Det A	108	Fl	\$51.00	\$5,508.00
38)	Water Main, Class 54, DI, 8 inch, Tr Det B	273	Fl	\$45.00	\$12,285.00
47)	Tapping Sleeve Valve and Well, 12 inch by 8 inch	1	Ea	\$2,650.00	\$2,650.00
49)	Connection to Existing Water Main	1	Ea	\$1,500.00	\$1,500.00
50)	Fire Hydrant	2	Ea	\$2,600.00	\$5,200.00
51)	Class II Sand, 6 inch	365	Syd	\$3.70	\$1,350.50
52)	Aggregate Base, 21AA	254	Ton	\$17.60	\$4,470.40
53)	HMA, 36A, 1.5 inch	349	Syd	\$11.40	\$3,978.60
56)	HMA, 2C, 4 inch	349	Syd	\$23.10	\$8,061.90
58)	Curb and Gutter, Conc, Det F4	35	Fl	\$24.00	\$840.00
59)	Sidewalk, Conc, 4 inch	727	Sft	\$3.20	\$2,326.40
60)	Sidewalk, Conc, 6 inch	525	Sft	\$3.70	\$1,942.50
63)	Bollard, 6 inch	3	Ea	\$225.00	\$675.00
66)	Topsoil, Seed and Mulch, 3 inch	600	Syd	\$2.55	\$1,530.00
70)	Building Addition, Water Treatment Plant	1	LS	\$259,900.00	\$259,900.00
73)	Allowance 3: Scada Controls, Water Treatment Plant	1	LS	\$15,000.00	\$15,000.00
<b>TOTAL DIVISION B:</b>					<b>\$333,005.50</b>
<b>TOTAL BID AMOUNT:</b>					<b>\$1,769,767.30</b>

Item No.	Description	Estimated Quantity	Phone: (734) 999-9500		Phone: (517) 548-3440		Phone: (517) 697-4150		Phone: (734) 761-5590		
			Unit	Price	Amount	Unit	Price	Amount	Unit	Price	Amount
<b>DIVISION A: DWRF FUNDED</b>											
1)	Mobilization, Max 3%	1	LS	\$31,000.00	\$31,000.00	\$15,660.00	\$15,660.00	\$0.00	\$0.00	\$54,000.00	\$54,000.00
2)	Traffic Maintenance and Control	1	LS	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$4,500.00	\$4,500.00	\$21,500.00	\$21,500.00
3)	Soil Erosion Control	1	LS	\$4,650.00	\$4,650.00	\$7,450.00	\$7,450.00	\$4,100.00	\$4,100.00	\$5,000.00	\$5,000.00
4)	Audio Video Route Survey	1	LS	\$3,205.00	\$3,205.00	\$2,399.00	\$2,399.00	\$3,850.00	\$3,850.00	\$2,200.00	\$2,200.00
5)	ARFA Sign	5	Ea	\$268.00	\$1,340.00	\$540.00	\$2,700.00	\$750.00	\$3,750.00	\$750.00	\$3,750.00
6)	Pavt. Rem	2685	Syd	\$3.30	\$8,957.80	\$3.40	\$9,244.40	\$5.00	\$17,165.00	\$5.25	\$15,045.50
7)	Tree, Rem, 8 inch to 18 inch	16	Ea	\$200.00	\$3,200.00	\$378.00	\$6,048.00	\$190.00	\$3,040.00	\$190.00	\$3,040.00
8)	Tree, Rem, 19 inch to 36 inch	4	Ea	\$500.00	\$2,000.00	\$954.00	\$3,816.00	\$475.00	\$1,900.00	\$475.00	\$1,900.00
9)	Clearing	1	LS	\$1,700.00	\$1,700.00	\$4,600.00	\$4,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
10)	Sidewalk, Rem	382	Syd	\$4.00	\$1,528.00	\$3.69	\$1,244.88	\$2.75	\$1,075.00	\$3.75	\$1,470.00
11)	Curb and Outlet, Rem	25	Fl	\$7.00	\$175.00	\$3.78	\$94.50	\$5.00	\$125.00	\$4.10	\$92.50
12)	Curb, Rem, Less Pan 24 inch	14	Ea	\$50.00	\$700.00	\$27.00	\$378.00	\$175.00	\$2,450.00	\$2.00	\$28.00
13)	Sign, Remove and Reset	16	Ea	\$165.00	\$2,640.00	\$81.00	\$1,338.00	\$95.00	\$1,520.00	\$160.00	\$2,560.00
14)	Post, Mailbox, Remove and Reset	1	Ea	\$175.00	\$175.00	\$81.00	\$81.00	\$75.00	\$75.00	\$200.00	\$200.00
15)	Landscape Rock, Remove and Reset	4	Ea	\$25.00	\$100.00	\$15.54	\$62.16	\$185.00	\$740.00	\$0.01	\$0.04
17)	Fence, Remove and Reset	40	Fl	\$17.00	\$680.00	\$10.80	\$432.00	\$29.00	\$1,160.00	\$50.00	\$2,000.00
18)	Water Main, 4-inch, Cut and Plug, Dead	5	Ea	\$600.00	\$3,000.00	\$550.16	\$2,750.80	\$575.00	\$2,875.00	\$110.00	\$550.00
19)	Water Main, 4-inch, Cut and Plug, Live	2	Ea	\$500.00	\$1,000.00	\$650.18	\$1,300.36	\$1,100.00	\$2,200.00	\$1,400.00	\$2,800.00
20)	Water Main, 8-inch, Cut and Plug, Live	2	Ea	\$625.00	\$1,250.00	\$737.64	\$1,475.28	\$2,100.00	\$4,200.00	\$1,450.00	\$2,900.00
21)	Gate Well, Rem	3	Ea	\$225.00	\$675.00	\$378.00	\$1,134.00	\$315.00	\$945.00	\$1,000.00	\$3,000.00
22)	Hydrant, Rem	4	Ea	\$195.00	\$780.00	\$378.00	\$1,512.00	\$300.00	\$1,200.00	\$1,400.00	\$1,700.00
23)	Gate Valve, Abandon	3	Ea	\$100.00	\$300.00	\$162.00	\$486.00	\$65.00	\$195.00	\$75.00	\$225.00
24)	Exploratory Excavation	1	Ea	\$850.00	\$850.00	\$215.00	\$215.00	\$200.11	\$200.11	\$505.11	\$505.11
25)	Trench Undercut and Backfill	29	Cyd	\$5.00	\$145.00	\$28.00	\$812.32	\$35.00	\$1,015.00	\$32.40	\$939.60
26)	Drain Lha, 4 inch PVC SDR 29	85	Fl	\$10.00	\$850.00	\$18.60	\$1,581.00	\$15.00	\$1,275.00	\$12.50	\$1,062.50
28)	Curb, CI A, 12 inch	650	Fl	\$15.50	\$10,075.00	\$18.30	\$11,919.00	\$18.00	\$11,700.00	\$14.55	\$9,457.50
29)	Sewer, CI IV, 12 inch, Tr Det A	50	Fl	\$46.00	\$2,300.00	\$42.69	\$2,134.50	\$25.00	\$1,250.00	\$21.05	\$1,052.50
30)	Sewer, CI IV, 12 inch, Tr Det B	34	Fl	\$38.00	\$1,292.00	\$51.63	\$1,755.42	\$32.00	\$1,088.00	\$21.35	\$725.90
31)	Curb End Sect, CMP, 12 inch	30	Ea	\$62.00	\$1,860.00	\$55.32	\$1,659.60	\$160.00	\$4,800.00	\$58.20	\$1,746.00
32)	Curb End Sect, Conc, 12 inch	1	Ea	\$350.00	\$350.00	\$351.00	\$351.00	\$400.00	\$400.00	\$950.00	\$950.00
33)	Dr Well Curb, 48 inch dia	1	Ea	\$1,350.00	\$1,350.00	\$1,492.50	\$1,492.50	\$1,250.00	\$1,250.00	\$1,600.00	\$1,600.00
34)	Dr Structure, 24 inch dia	1	Ea	\$825.00	\$825.00	\$658.75	\$658.75	\$528.75	\$528.75	\$1,150.00	\$1,150.00
35)	Water Main, Class 54, DI, 8 inch, Tr Det A	16	Fl	\$55.00	\$880.00	\$29.60	\$473.60	\$40.00	\$640.00	\$59.20	\$947.20
36)	Water Main, Class 54, DI, 8 inch, Tr Det B	18	Fl	\$50.00	\$900.00	\$37.74	\$609.32	\$55.00	\$890.00	\$52.20	\$839.60
37)	Water Main, Class 54, DI, 8 inch, Tr Det A	2632	Fl	\$51.00	\$134,412.00	\$41.87	\$109,675.44	\$35.00	\$92,750.00	\$59.50	\$156,604.00
38)	Water Main, Class 54, DI, 8 inch, Tr Det B	1267	Fl	\$45.00	\$57,015.00	\$50.80	\$64,231.60	\$48.00	\$58,560.00	\$53.30	\$67,599.10
39)	Water Main, Class 54, DI, 12 inch, Tr Det A	75	Fl	\$65.00	\$4,875.00	\$42.69	\$3,201.75	\$54.00	\$4,050.00	\$69.55	\$5,212.25
40)	Water Main, Class 54, DI, 12 inch, Tr Det B	3259	Fl	\$55.00	\$179,250.00	\$75.00	\$244,665.00	\$61.00	\$197,670.00	\$58.45	\$173,124.50
41)	Water Main, CI 54, DI, 12 inch, Directional Drill	320	Fl	\$77.00	\$24,640.00	\$172.00	\$55,040.00	\$93.00	\$29,760.00	\$115.00	\$36,800.00
42)	Water Service, Type K Copper, 1 inch, Short	28	Ea	\$450.00	\$12,600.00	\$1,250.00	\$35,000.00	\$555.00	\$15,540.00	\$1,030.00	\$28,840.00
43)	Water Service, Type K Copper, 1 inch, Long	25	Ea	\$1,200.00	\$30,000.00	\$1,250.00	\$31,250.00	\$1,200.00	\$30,000.00	\$1,200.00	\$30,000.00
44)	Gate Valve and Well, 8 inch	3	Ea	\$2,000.00	\$6,000.00	\$2,700.00	\$8,100.00	\$2,375.00	\$7,125.00	\$3,250.00	\$9,750.00
45)	Gate Valve and Well, 12 inch	5	Ea	\$2,500.00	\$12,500.00	\$3,653.75	\$13,243.75	\$3,300.00	\$16,500.00	\$4,050.00	\$20,250.00
46)	Tapping Sleeve Valve and Well, 8 inch by 8 inch	5	Ea	\$1,600.00	\$8,000.00	\$4,535.43	\$20,677.15	\$4,540.00	\$22,700.00	\$8,050.00	\$40,250.00
48)	Tapping Sleeve Valve and Well, 18 inch by 8 inch	1	Ea	\$4,600.00	\$4,600.00	\$5,144.48	\$5,144.48	\$4,995.00	\$4,995.00	\$8,600.00	\$8,600.00
49)	Connection to Existing Water Main	2	Ea	\$1,500.00	\$3,000.00	\$1,204.58	\$2,409.16	\$1,650.00	\$3,300.00	\$5,500.00	\$11,000.00
50)	Fire Hydrant	10	Ea	\$2,600.00	\$26,000.00	\$3,640.30	\$36,403.00	\$3,320.00	\$33,200.00	\$3,500.00	\$35,000.00
51)	Class II Sand, 6 inch	2633	Syd	\$3.70	\$9,741.10	\$1.94	\$5,109.02	\$3.40	\$8,932.20	\$3.20	\$8,457.60
52)	Aggregate Base, 21AA	1032	Ton	\$17.00	\$17,544.00	\$16.48	\$16,999.36	\$19.29	\$33,760.59	\$16.00	\$16,512.00
53)	HMA, 3C, 1.5 inch	2633	Syd	\$11.00	\$28,965.00	\$12.14	\$31,974.42	\$5.75	\$15,062.50	\$6.50	\$17,145.00
54)	HMA, 3C, 2.5 inch	1187	Syd	\$13.00	\$15,431.00	\$14.97	\$17,709.29	\$14.75	\$17,362.50	\$11.50	\$13,625.00
55)	HMA, 3EA, 3 inch, Driveway Approach	617	Syd	\$41.10	\$25,458.70	\$48.53	\$29,950.21	\$27.55	\$17,245.15	\$16.50	\$10,185.00
56)	HMA, 3C, 4 inch	1531	Syd	\$23.10	\$35,366.10	\$24.92	\$38,152.82	\$24.00	\$36,744.00	\$15.00	\$23,025.00
57)	Core Pavt. Nonresit, 6 inch, Driveway Approach	34	Syd	\$33.00	\$1,122.00	\$32.90	\$1,118.60	\$35.20	\$1,196.80	\$31.90	\$1,084.60
58)	Curb and Outlet, Conc, Det F4	25	Fl	\$24.00	\$600.00	\$17.28	\$432.00	\$24.30	\$607.50	\$27.15	\$678.75
59)	Sidewalk, Conc, 4 inch	3158	Syd	\$3.00	\$9,474.00	\$2.65	\$8,367.70	\$3.50	\$11,052.50	\$3.65	\$11,520.70
60)	Sidewalk, Conc, 6 inch	685	Syd	\$3.70	\$2,546.50	\$3.63	\$2,486.55	\$4.00	\$2,740.00	\$4.25	\$2,911.25
61)	Sidewalk Ramp, ADA	75	Syd	\$12.00	\$900.00	\$5.13	\$384.75	\$10.20	\$765.00	\$14.00	\$1,050.00
62)	Concrete Spigway	10	Syd	\$50.00	\$500.00	\$74.95	\$749.50	\$40.00	\$400.00	\$40.00	\$400.00
63)	Boisard, 6 inch	3	Ea	\$25.00	\$75.00	\$432.00	\$1,296.00	\$355.00	\$1,065.00	\$550.00	\$1,650.00
64)	Fence, Chain Link, 96 inch with barb wire	400	Fl	\$28.00	\$11,200.00	\$24.34	\$9,736.00	\$40.00	\$16,000.00	\$22.50	\$9,000.00
65)	Rip Rap	50	Syd	\$30.00	\$1,500.00	\$27.00	\$1,350.00	\$49.00	\$2,450.00	\$28.15	\$1,407.50
66)	Topsoil, Seed and Mulch, 3 inch	6943	Syd	\$2.55	\$17,604.15	\$2.18	\$15,125.74	\$2.75	\$19,032.50	\$3.06	\$21,241.40
67)	Topsoil and Sod, 3 inch	735	Syd	\$6.30	\$4,624.50	\$7.10	\$5,218.50	\$5.00	\$3,675.00	\$7.55	\$5,548.25
68)	Topsoil, Meadow Grasses and Mulch, 3 inch	100	Syd	\$4.00	\$400.00	\$4.54	\$454.00	\$4.00	\$400.00	\$11.00	\$1,100.00
69)	5th Well House, Complete	1	LS	\$363,600.00	\$363,600.00	\$377,471.11	\$377,471.11	\$445,000.00	\$445,000.00	\$380,000.00	\$380,000.00
71)	Replace High Service Pumps	3	Ea	\$28,000.00	\$84,000.00	\$19,710.00	\$59,130.00	\$68,540.00	\$205,620.00	\$29,000.00	\$87,000.00
72)	Allowance 1: Scada Controls, 5th Well House	1	LS	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
77)	Allowance 2: DTE	1	LS	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00	\$35,000.00
<b>TOTAL DIVISION A:</b>				<b>\$1,333,577.40</b>		<b>\$1,452,489.56</b>		<b>\$1,535,923.34</b>		<b>\$1,530,735.73</b>	
<b>DIVISION B: NON-DWRF FUNDED</b>											
6)	Pavt. Rem	184	Syd	\$3.30	\$607.20	\$3.40	\$625.60	\$5.00	\$1,164.00	\$5.25	\$966.00
10)	Sidewalk, Rem	60	Syd	\$7.00	\$420.00	\$3.89	\$233.40	\$2.75	\$165.00	\$3.75	\$225.00
11)	Curb and Outlet, Rem	35	Fl	\$4.00	\$140.00	\$3.78	\$132.30	\$5.00	\$175.00	\$4.10	\$143.50
16)	Wood Post, Remove and Reset	2	Ea	\$30.00	\$60.00	\$31.00	\$162.00	\$95.00	\$190.00	\$35.00	\$70.00
19)	Water Main, 4-inch, Cut and Plug, Live	3	Ea	\$300.00	\$900.00	\$850.18	\$2,550.54	\$1,100.00	\$3,300.00	\$1,400.00	\$4,200.00
21)	Gate Well, Rem	1	Ea	\$225.00	\$225.00	\$378.00	\$378.00	\$315.00	\$315.00	\$1,000.00	\$1,000.00
22)	Hydrant, Rem	1	Ea	\$195.00	\$195.00	\$378.00	\$378.00	\$300.00	\$300.00	\$445.00	\$445.00
24)	Gate Valve and Well, Adj. Case 2	3	Ea	\$350.00	\$1,050.00	\$182.00	\$546.00	\$300.00	\$900.00	\$430.00	\$1,290.00
35)	Water Main, Class 54, DI, 6 inch, Tr Det A	27	Fl	\$55.00	\$1,485.00	\$26.60	\$718.20	\$40.00	\$1,080.00	\$59.20	\$1,589.44
36)	Water Main, Class 54, DI, 6 inch, Tr Det B	5	Fl								



Founded in 1852  
by Sidney Davy Miller

# MILLER CANFIELD

AGENDA 11-23-09

ITEM L-3

MICHIGAN: Ann Arbor  
Detroit • Grand Rapids  
Kalamazoo • Lansing  
Saginaw • Troy  
FLORIDA: Naples  
ILLINOIS: Chicago  
NEW YORK: New York  
OHIO: Cincinnati  
CANADA: Toronto • Windsor  
CHINA: Shanghai  
MEXICO: Monterrey  
POLAND: Gdynia  
Warsaw • Wroclaw

THOMAS D. COLIS  
TEL (313) 496-7677  
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E-MAIL colis@millercanfield.com

Miller, Canfield, Paddock and Stone, P.L.C.  
150 West Jefferson, Suite 2500  
Detroit, Michigan 48226  
TEL (313) 963-6420  
FAX (313) 496-7500  
[www.millercanfield.com](http://www.millercanfield.com)

November 18, 2009

*Via Electronic Mail*  
Donna Dettling  
Village Manager  
Village of Dexter  
8140 Main Street  
Dexter MI 48130-1092

Re: Village of Dexter – Water Supply System Revenue Bonds (DWRF Project)

Dear Donna:

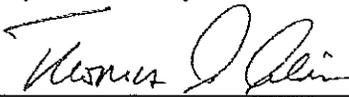
I have prepared the Bond Ordinance in connection with above-captioned issue for consideration by the Village Council at its November 23, 2009 meeting and attach to you and to each person listed below a copy of the Bond Ordinance for their review. The Bond Ordinance is based upon specifications prepared by Tom Traciak. If the Bond Ordinance is found to be in proper order, it should be adopted at the November 23, 2009 meeting.

Once adopted, the Bond Ordinance must be published in full in *The Dexter Leader*. I would appreciate receiving at least three (3) certified copies of the Bond Ordinance along with an Affidavit of Publication of the Bond Ordinance from *The Dexter Leader* as soon as possible after publication.

I trust the foregoing is in proper order but should you have any questions or comments concerning the same, please give me a call. I plan on being in attendance at the meeting to address any questions.

Sincerely,

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

By:   
Thomas D. Colis

Attachment  
cc: Courtney Nichols  
Christine Phillips  
Tom Traciak

17473715.14022911-00025

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION AND CONSTRUCTION OF ADDITIONS, EXTENSIONS AND IMPROVEMENTS TO THE WATER SUPPLY SYSTEM OF THE VILLAGE OF DEXTER; TO PROVIDE FOR THE ISSUANCE AND SALE OF JUNIOR LIEN REVENUE BONDS TO PAY THE COST THEREOF; TO PRESCRIBE THE FORM OF THE BONDS; TO PROVIDE FOR THE COLLECTION OF REVENUES FROM THE SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE OF THE SYSTEM AND TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; TO PROVIDE FOR SECURITY FOR THE BONDS; TO PROVIDE FOR THE SEGREGATION AND DISTRIBUTION OF THE REVENUES; TO PROVIDE FOR THE RIGHTS OF THE HOLDERS OF THE BONDS IN ENFORCEMENT THEREOF; AND TO PROVIDE FOR OTHER MATTERS RELATING TO THE BONDS AND THE SYSTEM.

THE VILLAGE OF DEXTER ORDAINS:

Section 1. Definitions. Whenever used in this Ordinance, except when otherwise indicated by the context, the following terms shall have the following meanings:

- (a) "Act 94" means Act 94, Public Acts of Michigan, 1933, as amended.
- (b) "Authority" means the Michigan Municipal Bond Authority.
- (c) "Authorized Officers" means the President, the Village Manager, the Village Clerk and the Village Treasurer of the Issuer.
- (d) "Bonds" means the Series 2010 Bonds, together with any additional bonds heretofore or hereafter issued of equal standing with the Series 2010 Bonds.
- (e) "Engineers" means Orchard, Hiltz & McCliment, consulting engineers of Livonia, Michigan.
- (f) "Issuer" means the Village of Dexter, County of Washtenaw, State of Michigan.
- (g) "Junior Lien Bonds" means the Series 2010 Bonds, and any additional bonds that are of equal standing with the Series 2010 Bonds, and junior in standing to the Senior Lien Bonds.
- (h) "MDEQ" means the Michigan Department of Environmental Quality.

(i) "Outstanding Bonds" means the Issuer's 1999 Water Supply System Revenue Bonds, dated December 15, 1999, in the outstanding principal amount of \$2,815,000.

(j) "Prior Ordinance" means the ordinance and resolutions adopted by the Village Council authorizing the issuance of the Outstanding Bonds.

(k) "Project" means the acquisition, construction, furnishing and equipping of additions, extensions and improvements to the Issuer's Water Supply System, together with all necessary interests in land, rights of way and all appurtenances and attachments therefor, as described in the plans prepared by the Engineers and approved herein.

(l) "Purchase Contract" means the Purchase Contract to be entered into between the Authority and the Issuer relating to the purchase by the Authority of the Series 2010 Bonds.

(m) "Revenues" and "Net Revenues" means the revenues and net revenues of the System and shall be construed as defined in Section 3 of Act 94, including with respect to "Revenues", the earnings derived from the investment of moneys in the various funds and accounts established by the Prior Ordinance and this Ordinance.

(n) "Senior Lien Bonds" means the Outstanding Bonds and any additional bonds issued pursuant to the Prior Ordinance that are of equal standing and priority of lien with the Outstanding Bonds.

(o) "Series 2010 Bonds" means the 2010 Water Supply System Junior Lien Revenue Bond (Limited Tax General Obligation), in the principal amount of not to exceed \$2,400,000 issued pursuant to this Ordinance.

(p) "Sufficient Government Obligations" means direct obligations of the United States of America or obligations the principal and interest on which is fully guaranteed by the United States of America, not redeemable at the option of the issuer, the principal and interest payments upon which without reinvestment of the interest, come due at such times and in such amounts as to be fully sufficient to pay the interest as it comes due on the Bonds and the principal and redemption premium, if any, on the Bonds as it comes due whether on the stated maturity date or upon earlier redemption. Securities representing such obligations shall be placed in trust with a bank or trust company, and if any of the Bonds are to be called for redemption prior to maturity, irrevocable instructions to call the Bonds for redemption shall be given to the paying agent.

(q) "Supplemental Agreement" means the supplemental agreement among the Issuer, the Authority and MDEQ relating to the Series 2010 Bonds.

(r) "System" means the entire Water Supply System of the Issuer, including the Project and all additions, extensions and improvements hereafter acquired.

Section 2. Necessity; Approval of Plans and Specifications. It is hereby determined to be a necessary public purpose of the Issuer to acquire and construct the Project in accordance with the plans and specifications prepared by the Engineers, which plans and specifications are hereby approved. The Project qualifies for the Drinking Water Revolving Fund financing program being administered by the MDEQ and the Authority, whereby bonds of the Issuer are sold to the Authority and bear interest at a fixed rate of two and one-half percent (2.50%) per annum.

Section 3. Costs; Useful Life. The cost of the Project is estimated to be Two Million Four Hundred Thousand Dollars (\$2,400,000), including the payment of incidental expenses as specified in Section 4 of this Ordinance, which estimate of cost is hereby approved and confirmed, and the period of usefulness of the Project is estimated to be not less than twenty (20) years.

Section 4. Payment of Cost; Bonds Authorized. To pay part of the cost of acquiring and constructing the Project, legal, engineering, financial and other expenses incident thereto and incident to the issuance and sale of the Series 2010 Bonds, the Issuer shall borrow the sum of not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000), or such lesser amount as shall have been advanced to the Issuer pursuant to the Purchase Contract and the Supplemental Agreement, and issue the Series 2010 Bonds pursuant to the provisions of Act 94. The remaining cost of the Project, if any, shall be defrayed from Issuer funds on hand and legally available for such use.

Except as amended by or expressly provided to the contrary in this Ordinance, all of the provisions of the Prior Ordinance shall apply to the Series 2010 Bonds issued pursuant to this Ordinance, the same as though each of said provisions were repeated in this Ordinance in detail; the purpose of this Ordinance being to authorize the issuance of additional revenue bonds of subordinate lien with respect to the Outstanding Bonds to finance the cost of acquiring and constructing additions, extensions and improvements to the System, additional bonds of subordinate standing with the Outstanding Bonds for such purpose being authorized by the provisions of the Prior Ordinance, upon the conditions therein stated, which conditions have been fully met.

Section 5. Issuance of Series 2010 Bonds; Details. The Series 2010 Bonds of the Issuer, to be designated **2010 WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BOND (LIMITED TAX GENERAL OBLIGATION)**, are authorized to be issued in the aggregate principal sum of not to exceed Two Million Four Hundred Thousand Dollars (\$2,400,000) as finally determined by order of the MDEQ for the purpose of paying part of the cost of the Project, including the costs incidental to the issuance, sale and delivery of the Series 2010 Bonds. The Series 2010 Bonds shall be payable out of the Net Revenues, as set forth more fully in Section 8 hereof, provided that the Series 2010 Bonds shall be subordinate to the prior lien with respect to the Net Revenues in favor of the Outstanding Bonds and of any additional bonds of equal standing with the Outstanding Bonds hereafter issued. The Series 2010 Bonds shall be in the form of a single fully-registered, nonconvertible bond of the denomination of the full principal amount thereof, dated as of the date of delivery, payable in principal installments as finally determined by the order of the MDEQ at the time of sale of the Series 2010 Bonds and approved by the Authority and an Authorized Officer. Principal installments of the Series 2010

Bonds shall be payable on October 1 of the years 2011 to 2030, inclusive, or such other payment dates as hereinafter provided. Interest on the Series 2010 Bonds shall be payable on April 1 and October 1 of each year, commencing October 1, 2010 or on such other interest payment dates as hereinafter provided. Final determination of the principal amount of and interest on the Series 2010 Bonds and the payment dates and amounts of principal installments of the Series 2010 Bonds shall be evidenced by execution of the Purchase Contract and each of the Authorized Officers is authorized and directed to execute and deliver the Purchase Contract when it is in final form and to make the determinations set forth above; provided, however, that the first principal installment shall be due no earlier than October 1, 2011 and the final principal installment shall be due no later than October 1, 2030 and that the total principal amount shall not exceed \$2,400,000.

The Series 2010 Bonds shall bear interest at a rate of two and one-half percent (2.50%) per annum on the par value thereof or such other rate as evidenced by execution of the Purchase Contract, but in any event not to exceed the rate permitted by law, and any Authorized Officers as shall be appropriate shall deliver the Series 2010 Bonds in accordance with the delivery instructions of the Authority.

The principal amount of the Series 2010 Bonds is expected to be drawn down by the Issuer periodically, and interest on principal amount shall accrue from the date such principal amount is drawn down by the Issuer.

The Series 2010 Bonds shall not be convertible or exchangeable into more than one fully-registered bond. Principal of and interest on the Series 2010 Bonds shall be payable as provided in the Series 2010 Bond form in this Ordinance.

The Series 2010 Bonds shall be subject to optional redemption by the Issuer with the prior written approval of the Authority and on such terms as may be required by the Authority.

The Treasurer of the Issuer shall record on the registration books payment by the Issuer of each installment of principal or interest or both when made and the cancelled checks or other records evidencing such payments shall be returned to and retained by the Treasurer.

Upon payment by the Issuer of all outstanding principal of and interest on the Series 2010 Bonds, the Authority shall deliver the Series 2010 Bonds to the Issuer for cancellation.

Section 6. Execution of Series 2010 Bonds. The Series 2010 Bonds shall be signed by the manual or facsimile signature of the President and countersigned by the manual or facsimile signature of the Clerk and shall have the corporate seal of the Issuer or a facsimile thereof impressed thereon. The Series 2010 Bonds bearing the manual or facsimile signatures of the President and the Clerk sold to the Authority shall require no further authentication.

Section 7. Registration and Transfer. Any Bond may be transferred upon the books required to be kept pursuant to this section by the person in whose name it is registered, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the transfer agent. Whenever any Bond or Bonds shall be surrendered for transfer, the Issuer shall execute and the transfer agent shall authenticate and deliver a new Bond or

Bonds, for like aggregate principal amount. The transfer agent shall require payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer. The Issuer shall not be required (i) to issue, register the transfer of or exchange any Bond during a period beginning at the opening of business 15 days before the day of the giving of a notice of redemption of Bonds selected for redemption as described in the form of Series 2010 Bonds contained in Section 13 of this Ordinance and ending at the close of business on the day of that giving of notice, or (ii) to register the transfer of or exchange any Bond so selected for redemption in whole or in part, except the unredeemed portion of Bonds being redeemed in part. The Issuer shall give the transfer agent notice of call for redemption at least 20 days prior to the date notice of redemption is to be given.

The transfer agent shall keep or cause to be kept at its principal office sufficient books for the registration and transfer of the Bonds, which shall at all times be open to inspection by the Issuer; and upon presentation for such purpose the transfer agent shall under such reasonable regulations as it may prescribe transfer or cause to be transferred on said books Bonds as hereinbefore provided.

If any Bond shall become mutilated, the Issuer, at the expense of the holder of the Bond, shall execute, and the transfer agent shall authenticate and deliver, a new Bond of like tenor in exchange and substitution for the mutilated Bond, upon surrender to the transfer agent of the mutilated Bond. If any Bond issued under this Ordinance shall be lost, destroyed or stolen, evidence of the loss, destruction or theft may be submitted to the transfer agent and, if this evidence is satisfactory to both and indemnity satisfactory to the transfer agent shall be given, and if all requirements of any applicable law including Act 354, Public Acts of Michigan, 1972, as amended ("Act 354"), being sections 129.131 to 129.135, inclusive, of the Michigan Compiled Laws have been met, the Issuer, at the expense of the owner, shall execute, and the transfer agent shall thereupon authenticate and deliver, a new Bond of like tenor and bearing the statement required by Act 354, or any applicable law hereafter enacted, in lieu of and in substitution for the Bond so lost, destroyed or stolen. If any such Bond shall have matured or shall be about to mature, instead of issuing a substitute Bond the transfer agent may pay the same without surrender thereof.

Section 8. Payment of Series 2010 Bonds; Security; Priority of Lien. Principal of and interest on the Series 2010 Bonds shall be payable from the Net Revenues. There is hereby recognized the statutory lien upon the whole of the Net Revenues created by this Ordinance which shall be a lien that is junior and subordinate to the lien of the Senior Lien Bonds created by the Prior Ordinance, to continue until payment in full of the principal of and interest on all Bonds payable from the Net Revenues, or until sufficient cash or Sufficient Government Obligations have been deposited in trust for payment in full of the Series 2010 Bonds then outstanding, principal and interest, to maturity, or, if called for redemption, to the date fixed for redemption together with the amount of the redemption premium, if any. Upon deposit of cash or Sufficient Government Obligations, as provided in the previous sentence, the statutory lien shall be terminated with respect to the Series 2010 Bonds, the holders of the Series 2010 Bonds shall have no further rights under this Ordinance except for payment from the deposited funds, and the Series 2010 Bonds shall no longer be considered to be outstanding under this Ordinance.

In addition, the Series 2010 Bonds being sold to the Authority, the Issuer hereby pledges its limited tax full faith and credit for the payment of the principal of and interest on the Series 2010 Bonds. Should the Net Revenues of the System at any time be insufficient to pay the principal of and interest on the Series 2010 Bonds as the same become due, then the Issuer shall advance from any funds available therefor, or, if necessary, levy taxes upon all taxable property in the Issuer, subject to constitutional and statutory limitations, such sums as may be necessary to pay said principal and interest. The Issuer shall be reimbursed for any such advance from the Net Revenues of the System subsequently received which are not otherwise pledged or encumbered by this Ordinance or the Prior Ordinance.

Section 9. Management; Fiscal Year. The operation, repair and management of the System and the acquiring and constructing of the Project shall continue to be under the supervision and control of the Issuer. The Issuer may employ such person or persons in such capacity or capacities as it deems advisable to carry on the efficient management and operation of the System. The Issuer may make such rules and regulations as it deems advisable and necessary to assure the efficient management and operation of the System. The System shall be operated on the basis of an operating year which shall coincide with the Issuer's fiscal year.

Section 10. Rates and Charges; No Free Service. The rates and charges for service furnished by the System and the methods of collection and enforcement of the collection of the rates shall be those in effect on the date of adoption of this Ordinance and are estimated to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for maintenance of the System as are necessary to preserve the System in good repair and working order, to provide for the payment of the principal of and interest on the Series 2010 Bonds and the Outstanding Bonds as the same become due and payable, and the maintenance of the reserves, if any, therefore; and to provide for all other obligations, expenditures and funds for the System required by law, the Prior Ordinance and this Ordinance. No free service or use of the System, or service or use of the System at less than cost, shall be furnished by the System to any person, firm, or corporation, public or private, or to any public agency or instrumentality, including the Issuer.

Section 11. Funds and Accounts; Flow of Funds; Junior Lien Bond and Interest Redemption Fund. The funds and accounts established by the Prior Ordinance are hereby continued, provided that a Junior Lien Bond and Interest Redemption Fund shall be established as follows:

There shall be established and maintained a separate depository fund designated "Junior Lien Bond and Interest Redemption Fund" (the "Junior Lien Fund"), the moneys on deposit therein from time to time to be used solely for the purpose of paying the principal of, redemption premiums (if any) and interest on the Series 2010 Bonds, and any bonds of equal standing with the Series 2010 Bonds.

Out of the Net Revenues remaining in the Receiving Fund after provision has been made for the Operation and Maintenance Fund and only after provision has been made for the Redemption Fund, there shall be set aside monthly in the Junior Lien Fund a sum proportionately sufficient to provide for the payment when due of the current principal of and interest on the Series 2010 Bonds, less any amount in the Junior Lien Fund representing accrued interest on the

Series 2010 Bonds. Commencing on April 1, 2010, the amount set aside each month for interest on the Series 2010 Bonds shall be 1/6 of the total amount of interest on the Series 2010 Bonds next coming due. The amount set aside each month for principal on the Series 2010 Bonds, commencing October 1, 2010, shall be 1/12 of the amounts of principal next coming due. If there is any deficiency in the amounts previously set aside, that deficiency shall be added to the next succeeding months' requirements.

No moneys shall be set aside and credited to the Junior Lien Fund unless and until the Issuer is current with respect to all required transfers to all other funds under the Prior Ordinance and there is no default in any payments or requirements under the Prior Ordinance.

If for any reason there is a failure to make such deposits in the amounts required, then the entire amount of the deficiency shall be set aside and deposited in the Junior Lien Bond Redemption Account out of the Revenues first received thereafter which are not required by this Ordinance to be deposited in the Operation and Maintenance Account or the Bond and Interest Redemption Fund or the Junior Lien Bond Redemption Account, which amount shall be in addition to the regular monthly deposit required during such succeeding month or months.

Section 12. Bond Proceeds. The proceeds of the sale of the Series 2010 Bonds as received by the Issuer shall be deposited in a separate account in a bank or banks qualified to act as depository of the proceeds of sale under the provisions of Section 15 of Act 94 designated WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BONDS CONSTRUCTION FUND (the "Construction Fund"). Moneys in the Construction Fund shall be applied solely in payment of the cost of the Project and any engineering, legal and other expenses incident thereto and to the financing thereof.

Section 13. Bond Form. The Series 2010 Bonds shall be in substantially the following form with such changes or completion as necessary or appropriate to give effect to the intent of this Ordinance and subject to such modifications which may be required by the Michigan Attorney General and the Authority and approved by bond counsel:

UNITED STATES OF AMERICA  
STATE OF MICHIGAN  
COUNTY OF WASHTENAW

VILLAGE OF DEXTER

2010 WATER SUPPLY SYSTEM JUNIOR LIEN REVENUE BOND  
(LIMITED TAX GENERAL OBLIGATION)

REGISTERED OWNER: Michigan Municipal Bond Authority

PRINCIPAL AMOUNT: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

DATE OF ORIGINAL ISSUE: \_\_\_\_\_, 2010

The VILLAGE OF DEXTER, County of Washtenaw, State of Michigan (the "Issuer"), acknowledges itself to owe and for value received hereby promises to pay, primarily out of the hereinafter described Net Revenues of the Issuer's Water Supply System (hereinafter defined), to the Michigan Municipal Bond Authority (the "Authority"), or registered assigns, the Principal Amount shown above, or such portion thereof as shall have been advanced to the Issuer pursuant to a Purchase Contract between the Issuer and the Authority and a Supplemental Agreement by and among the Issuer, the Authority and the State of Michigan acting through the Department of Environmental Quality, in lawful money of the United States of America, unless prepaid or reduced prior thereto as hereinafter provided.

During the time the Principal Amount is being drawn down by the Issuer under this bond, the Authority will periodically provide to the Issuer a statement showing the amount of principal that has been advanced and the date of each advance, which statement shall constitute prima facie evidence of the reported information; provided that no failure on the part of the Authority to provide such a statement or to reflect a disbursement or the correct amount of a disbursement shall relieve the Issuer of its obligation to repay the outstanding Principal Amount actually advanced (subject to any principal forgiveness as provided for in Schedule A), all accrued interest thereon, and any other amount payable with respect thereto in accordance with the terms of this bond.

The Principal Amount shall be payable on the dates and in the annual principal installment amounts set forth on the Schedule attached hereto and made a part hereof, as such Schedule may be adjusted if less than \$ \_\_\_\_\_ is disbursed to the Issuer or if a portion of the Principal Amount is prepaid as provided below, with interest on said principal installments from the date each said installment is delivered to the holder hereof until paid at the rate of two and one-half percent (2.50%) per annum. Interest is first payable on October 1, 2010, and semiannually thereafter on the first day of April and October of each year, as set forth in the Purchase Contract.

Notwithstanding any other provision of this Bond, so long as the Authority is the owner of this Bond, (a) this Bond is payable as to principal, premium, if any, and interest at The Bank

of New York Mellon Trust Company, N.A. or at such other place as shall be designated in writing to the Issuer by the Authority (the "Authority's Depository"); (b) the Issuer agrees that it will deposit with the Authority's Depository payments of the principal of, premium, if any, and interest on this Bond in immediately available funds by 12:00 noon at least five business days prior to the date on which any such payment is due whether by maturity, redemption or otherwise; in the event that the Authority's Depository has not received the Issuer's deposit by 12:00 noon on the scheduled day, the Issuer shall immediately pay to the Authority as invoiced by the Authority an amount to recover the Authority's administrative costs and lost investment earnings attributable to that late payment; and (c) written notice of any redemption of this Bond shall be given by the Issuer and received by the Authority's Depository at least 40 days prior to the date on which such redemption is to be made.

#### Additional Interest

In the event of a default in the payment of principal or interest hereon when due, whether at maturity, by redemption or otherwise, the amount of such default shall bear interest (the "additional interest") at a rate equal to the rate of interest which is two percent above the Authority's cost of providing funds (as determined by the Authority) to make payment on the bonds of the Authority issued to provide funds to purchase this bond but in no event in excess of the maximum rate of interest permitted by law. The additional interest shall continue to accrue until the Authority has been fully reimbursed for all costs incurred by the Authority (as determined by the Authority) as a consequence of the Issuer's default. Such additional interest shall be payable on the interest payment date following demand of the Authority. In the event that (for reasons other than the default in the payment of any municipal obligation purchased by the Authority) the investment of amounts in the reserve account established by the Authority for the bonds of the Authority issued to provide funds to purchase this bond fails to provide sufficient available funds (together with any other funds which may be made available for such purpose) to pay the interest on outstanding bonds of the Authority issued to fund such account, the Issuer shall and hereby agrees to pay on demand only the Issuer's pro rata share (as determined by the Authority) of such deficiency as additional interest on this bond.

For prompt payment of principal and interest on this bond, the Issuer has irrevocably pledged the revenues of the Water Supply System of the Issuer, including all appurtenances, extensions and improvements thereto (the "Water Supply System"), after provision has been made for reasonable and necessary expenses of operation, maintenance and administration (the "Net Revenues"), and a statutory lien thereon is hereby recognized and created which is junior in standing and priority of lien as to the prior lien of the Issuer's 1999 Water Supply System Revenue Bonds (the "Outstanding Bonds") of the Issuer and of any additional bonds of the Issuer of equal standing and priority of lien with the Outstanding Bonds.

This bond is a single, fully-registered, non-convertible bond in the principal sum indicated above issued pursuant to the Ordinance No. \_\_\_\_ duly adopted by the Village Council of the Issuer on November 23, 2009 (the "Ordinance"), and the ordinance duly adopted by the Village Council of the Issuer on November 29, 1999 (the "Prior Ordinance"), and under and in full compliance with the Constitution and statutes of the State of Michigan, including specifically Act 94, Public Acts of Michigan, 1933, as amended, for the purpose of paying part of the cost of

acquiring and constructing additions, extensions and improvements to the Water Supply System of the Issuer.

For a complete statement of the revenues from which and the conditions under which this bond is payable, a statement of the conditions under which additional bonds of superior and equal standing may hereafter be issued and the general covenants and provisions pursuant to which this bond is issued, reference is made to the Ordinance.

This bond is primarily a self-liquidating bond, payable, both as to principal and interest, primarily from the Net Revenues of the System. The principal of and interest on this bond are secured by the statutory second lien hereinbefore mentioned. As additional security, the Issuer has pledged its limited tax full faith and credit for payment of the principal of and interest on the bonds of this issue, which includes the Issuer's obligation to levy taxes, if necessary, within applicable constitutional and statutory tax limitations.

The Issuer has covenanted and agreed, and does hereby covenant and agree, to fix and maintain at all times while any bonds payable from the Net Revenues of the Water Supply System shall be outstanding, such rates for service furnished by the Water Supply System as shall be sufficient to provide for payment of the interest upon and the principal of this bond and any bonds of equal standing with this bond, the Outstanding Bonds and any additional bonds of equal standing with the Outstanding Bonds, as and when the same shall become due and payable, and to maintain a bond redemption fund (including, except for bonds of this issue, a bond reserve account) therefor, to provide for the payment of expenses of administration and operation and such expenses for maintenance of the Water Supply System as are necessary to preserve the same in good repair and working order, and to provide for such other expenditures and funds for the Water Supply System as are required by the Ordinance and the Prior Ordinance.

Principal installments of this bond are subject to prepayment by the Issuer prior to maturity only with the prior written consent of the Authority and on such terms as may be required by the Authority.

This bond is transferable only upon the books of the Issuer by the registered owner in person or the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the transfer agent, duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the Ordinance, and upon payment of the charges, if any, therein prescribed.

It is hereby certified and recited that all acts, conditions and things required by law to be done precedent to and in the issuance of this bond have been done and performed in regular and due time and form as required by law.

IN WITNESS WHEREOF, the Village of Dexter, County of Washtenaw, State of Michigan, by its Village Council has caused this bond to be executed with the manual or facsimile signatures of its President and its Village Clerk and the corporate seal of the Village to be impressed or imprinted hereon, all as of the Date of Original Issue.

VILLAGE OF DEXTER

By \_\_\_\_\_  
Its President

(Seal)

Countersigned:

By \_\_\_\_\_  
Its Village Clerk

## SCHEDULE A

Based on the schedule provided below unless revised as provided in this paragraph, repayment of the principal of the bond shall be made until the full amount advanced to the Issuer is repaid. In the event the Order of Approval issued by the Department of Environmental Quality (the "Order") approves a principal amount of assistance less than the amount of the bond delivered to the Authority, the Authority shall only disburse principal up to the amount stated in the Order. In the event (1) that the payment schedule approved by the Issuer and described below provides for payment of a total principal amount greater than the amount of assistance approved by the Order or (2) that less than the principal amount of assistance approved by the Order is disbursed to the Issuer by the Authority, or (3) that any portion of the principal amount of assistance approved by the Order and disbursed to the Issuer is forgiven pursuant to the Order, the Authority shall prepare a new payment schedule which shall be effective upon receipt by the Issuer.

<u>Maturity Date</u>	<u>Principal Amount</u>
October 1, 2011	\$ 95,000
October 1, 2012	95,000
October 1, 2013	100,000
October 1, 2014	100,000
October 1, 2015	105,000
October 1, 2016	105,000
October 1, 2017	110,000
October 1, 2018	110,000
October 1, 2019	115,000
October 1, 2020	115,000
October 1, 2021	120,000
October 1, 2022	125,000
October 1, 2023	125,000
October 1, 2024	130,000
October 1, 2025	135,000
October 1, 2026	135,000
October 1, 2027	140,000
October 1, 2028	145,000
October 1, 2029	145,000
October 1, 2030	150,000

Interest on the bond shall accrue on that portion of principal disbursed by the Authority to the Issuer which has not been forgiven pursuant to the Order from the date such portion is disbursed, until paid, at the rate of 2.50% per annum, payable October 1, 2010 and semi-annually hereafter.

Section 14. Bondholders' Rights; Receiver. The holder or holders of the Bonds representing in the aggregate not less than twenty per cent (20%) of the entire principal amount thereof then outstanding, may, by suit, action, mandamus or other proceedings, protect and enforce the statutory lien upon the Net Revenues of the System, and may, by suit, action, mandamus or other proceedings, enforce and compel performance of all duties of the officers of the Issuer, including the fixing of sufficient rates, the collection of Revenues, the proper segregation of the Revenues of the System and the proper application thereof. The statutory lien upon the Net Revenues, however, shall not be construed as to compel the sale of the System or any part thereof.

If there is a default in the payment of the principal of or interest upon the Series 2010 Bonds, any court having jurisdiction in any proper action may appoint a receiver to administer and operate the System on behalf of the Issuer and under the direction of the court, and by and with the approval of the court to perform all of the duties of the officers of the Issuer more particularly set forth herein and in Act 94.

The holder or holders of the Series 2010 Bonds shall have all other rights and remedies given by Act 94 and law, for the payment and enforcement of the Series 2010 Bonds and the security therefor.

Section 15. Additional Bonds. The Issuer may issue additional bonds of equal standing with the Series 2010 Bonds for the following purposes and subject to the following conditions:

(a) To complete the Project in accordance with the plans and specifications therefor. Such bonds shall not be authorized unless the engineers in charge of construction shall execute a certificate evidencing the fact that additional funds are needed to complete the Project in accordance with the plans and specifications therefor and stating the amount that will be required to complete the Project. If such certificate shall be so executed and filed with the Issuer, it shall be the duty of the Issuer to provide for and issue additional revenue bonds in the amount stated in said certificate to be necessary to complete the Project in accordance with the plans and specifications plus an amount necessary to issue such bonds or to provide for part or all of such amount from other sources.

(b) For subsequent repairs, extensions, enlargements and improvements to the System or for subsequent repairs, extensions, enlargements and improvements to the System and for the purpose of refunding part or all of the Junior Lien Bonds then outstanding and paying costs of issuing such additional Junior Lien Bonds. Junior Lien Bonds for such purposes shall not be issued pursuant to this subparagraph (b) unless the Adjusted Net Revenues of the System for the then last two (2) preceding twelve-month operating years or the Adjusted Net Revenues for the last preceding twelve-month operating year, if the same shall be lower than the average, shall be equal to at least one hundred percent (100%) of the maximum amount of principal and interest thereafter maturing in any operating year on the then outstanding Senior Lien Bonds, Junior Lien Bonds and on the additional Bonds then being issued. If the additional Junior Lien Bonds are to be issued in whole or in part for refunding outstanding Junior Lien Bonds, the annual principal and interest requirements shall be determined by deducting from the

principal and interest requirements for each operating year the annual principal and interest requirements of any Junior Lien Bonds to be refunded from the proceeds of the additional Junior Lien Bonds. For purposes of this subparagraph (b) the Issuer may elect to use as the last preceding operating year any operating year ending not more than sixteen months prior to the date of delivery of the additional Junior Lien Bonds and as the next to the last preceding operating year, any operating year ending not more than twenty-eight months prior to the date of delivery of the additional Junior Lien Bonds. Determination by the Issuer as to existence of conditions permitting the issuance of additional Junior Lien Bonds shall be conclusive. No additional Junior Lien Bonds of equal standing as to the Net Revenues of the System shall be issued pursuant to the authorization contained in this subparagraph if the Issuer shall then be in default in making its required payments to the Operation and Maintenance Fund or the Redemption Fund.

(c) For refunding a part or all of the Junior Lien Bonds then outstanding and paying costs of issuing such additional Junior Lien Bonds including deposits which may be required to be made to the bond reserve account for such Junior Lien Bonds. No additional Junior Lien Bonds shall be issued pursuant to this subsection unless the maximum amount of principal and interest maturing in any operating year after giving effect to the refunding shall be less than the maximum amount of principal and interest maturing in any operating year prior to giving effect to the refunding.

Section 16. Negotiated Sale; Application to MDEQ and Authority; Execution of Documents. The Issuer determines that it is in the best interest of the Issuer to negotiate the sale of the Series 2010 Bonds to the Authority because the Drinking Water Revolving Fund financing program provides significant interest savings to the Issuer compared to competitive sale in the municipal bond market. The Authorized Officers are hereby authorized to make application to the Authority and to the MDEQ for placement of the Series 2010 Bonds with the Authority. The actions taken by the Authorized Officers with respect to the Series 2010 Bonds prior to the adoption of this Ordinance are ratified and confirmed. The Authorized Officers are authorized to execute and deliver the Purchase Contract, the Supplemental Agreement and the Issuer's Certificate. Any Authorized Officers is further authorized to execute and deliver such contracts, documents and certificates as are necessary or advisable to qualify the Series 2010 Bonds for the Drinking Water Revolving Fund. Prior to the delivery of the Series 2010 Bonds to the Authority, any Authorized Officer is hereby authorized to make such changes to the form of the Series 2010 Bonds contained in Section 13 of this Ordinance as may be necessary to conform to the requirements of Act 227, Public Acts of Michigan 1985, as amended ("Act 227"), including, but not limited to changes in the principal maturity and interest payment dates and references to additional security required by Act 227.

Section 17. Covenant Regarding Tax Exempt Status of the Bonds. The Issuer shall, to the extent permitted by law, take all actions within its control necessary to maintain the exemption of the interest on the Series 2010 Bonds from general federal income taxation (as opposed to any alternative minimum or other indirect taxation) under the Internal Revenue Code of 1986, as amended (the "Code"), including, but not limited to, actions relating to any required rebate of arbitrage earnings and the expenditure and investment of Series 2010 Bonds proceeds and moneys deemed to be Bond proceeds.

Section 18. Approval of Bond Counsel. The representation of the Issuer by Miller, Canfield, Paddock and Stone, P.L.C. ("Miller Canfield"), as bond counsel is hereby approved, notwithstanding the representation by Miller Canfield of the Authority in connection with the Drinking Water Revolving Fund program which may include advising the Authority with respect to this borrowing.

Section 19. Approval of Bond Details. The Authorized Officers are each hereby authorized to adjust the final bond details set forth herein to the extent necessary or convenient to complete the transaction authorized herein, and in pursuance of the foregoing is authorized to exercise the authority and make the determinations authorized pursuant to Section 7a(1)(c) of Act 94, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, and other matters, provided that the principal amount of Series 2010 Bonds issued shall not exceed the principal amount authorized in this Ordinance, the interest rate per annum on the Series 2010 Bonds shall not exceed two and one-half percent (2.50%) per annum, and the Series 2010 Bonds shall mature in not more than twenty (20) annual installments.

Section 20. Savings Clause. All ordinances, resolutions or orders, or part thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, repealed.

Section 21. Severability; Paragraph Headings; and Conflict. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance. The paragraph headings in this Ordinance are furnished for convenience of reference only and shall not be considered to be part of this Ordinance.

Section 22. Publication and Recordation. This Ordinance shall be published in full in *The Dexter Leader*, a newspaper of general circulation in the Issuer qualified under State law to publish legal notices, promptly after its adoption, and shall be recorded in the Ordinance Book of the Issuer and such record authenticated by the signatures of the President and the Village Clerk.

Section 23. Effective Date. This Ordinance shall be effective upon its adoption and publication.

ADOPTED AND SIGNED THIS 23rd day of November, 2009.

Signed \_\_\_\_\_  
Its President

Signed \_\_\_\_\_  
Its Village Clerk

I HEREBY CERTIFY that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 23rd day of November, 2009, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

I further certify that the following Members were present at said meeting:

---

and that the following Members were absent:

---

I further certify that Member \_\_\_\_\_ moved for adoption of said Ordinance and that said motion was supported by Member \_\_\_\_\_.

I further certify that the following Members voted for adoption of said Ordinance:

---

and that the following Members voted against adoption of said Ordinance:

---

I further certify that said Ordinance has been recorded in the Ordinance Book and that such recording has been authenticated by the signatures of the President and the Village Clerk.

---

Village Clerk

17472436.2\022911-00025



AGENDA 11-23-09

ITEM L-4

October 26, 2009

**OHM**

Engineering Advisors

**VILLAGE OF DEXTER**

8140 Main Street  
Dexter, MI 48130

Attention: Donna Dettling, Village Manager

Re: **2010 Dexter DWRP Water System Improvements  
Construction Services**

Dear Ms. Dettling:

Orchard, Hiltz & McCliment, Inc. (OHM) is pleased to submit this proposal for contract administration, construction engineering, inspection, and construction staking for the 2010 Dexter DWRP Water System Improvements Project.

**PROJECT UNDERSTANDING**

The 2010 Dexter DWRP Water System Improvements project has been designed and will be out for bids on October 27, 2009. The bid opening will be held on November 13, 2009 at your office. After the bids are opened, the Village will continue with the project award. It is anticipated that the construction of the Water System Improvements project will begin in the Spring of 2010.

The 2010 Dexter Water System Improvements project consists of work on four separate project sites, designated as Project Locations A, B, C, and D. At Project Location A, approximately 4,100 lft of 4-inch cast iron water main will be replaced with 8-inch ductile iron water main along Grand, Forest, and Inverness Streets. This replacement will increase the reliability of the water system along with provided increased water pressures in the system in the area of replacement. Project Location B involves replacing the water service connection at Bates Elementary School. Significant work is proposed at Project Location C with the construction of a well house for the new Fifth Well. There is also construction of approximately 3,600 lft of 12-inch transmission main to connect the new well with the Village's existing water system. Finally, at Project Location D, at the existing Water Treatment Plant (WTP), the 300-gpm high service pumps will be replaced with 400-gpm high service pumps. These combined improvements will increase the Village's firm capacity for the water system from 800 gpm to 1100 gpm.

As requested by the MDEQ, the 2010 Dexter Water System Improvements project is being bid in two separate divisions, Division 1: DWRP Funded and Division 2: Non-DWRP Funded. Project Locations A and C are being funded through the DWRP, while Project Locations B and D are being constructed through the Villages water fund. While the scope of services for all locations is the same, the compensation has been split into the separate divisions for the sake of clarity.

**SCOPE OF SERVICES**

OHM has completed the necessary design work and developed contract documents associated with these projects. We would like to offer the following scope of services for construction services.

### Construction Services

1. Conduct a pre-construction meeting with the successful bidder and assist in executing of the contract documents.
2. Construction Staking services will consist of the required staking for the well house, building addition, and water main.
3. Appropriate testing services will be coordinated.
4. Full-time daily observation will be provided when significant construction work or testing is occurring. Daily field reports will be prepared documenting pay item quantities and general progress for the day. Checking line and elevation for compliance with contract documents will also be provided as part of the construction observer's regular responsibilities. Inspection will be reduced to part-time during some construction activities.
5. A project engineer will oversee and supervise observation. In addition, the engineer will be responsible for resolving any interpretations or issues which may arise with the plans or contract documents.
6. The contract administration shall consist of the preparation of construction pay estimates in a timely manner to meet project deadlines for estimate approval, review of contractor construction progress for compliance with the approved project schedule, claim resolution, change order preparation, preparation of a final project punch-list and monitoring site restoration work until completed by contractor.
7. OHM will review and approve all shop drawing submittals.
8. OHM will receive, review, and respond to all contractor RFI's (Request for Information).
9. OHM will process any change order requests submitted by the contractor, and make recommendation to the Village for responding.

### Other OHM Services

1. Record drawings – Upon completion of the construction, OHM will compile the as-built information for the well house, well, water main, building additions and improvements into the final record drawings. We will submit one paper copy and one digital CD with PDFs of the record drawings for the Village's records.
2. Operation and Maintenance (O&M) Manual for the water system – As requested by the Village, OHM will assemble a complete O&M Manual for the water system, including the new well and well house, existing well house and WTP. OHM will provide the Village with 2 complete O&M manuals for their use along with a CD of the document.
3. DWRF Administration - OHM will work with the Village and their financial and legal consultants, as needed, to ensure that the appropriate information is provided to the MDEQ for processing of the DWRF Loan.

### Additional Services

The services outlined herein constitute the total obligation of the parties. If additional services are requested, they can be provided in accordance with OHM's Hourly Rate Schedule for the year in which the services are performed (2009 or 2010) or at an agreed upon fee.

### **COMPENSATION**

The Village will be invoiced monthly for both services rendered on an hourly basis, with a not to exceed amount. Compensation due will be based on the actual hours worked during each phase of the project. The following budgets are presented for your consideration:

*DWRF Funded*

Construction Services, Project Locations A and C

Construction Staking	\$ 30,000
Construction Engineering/Contract Administration	\$120,000
Inspection	\$100,000
<b>Total =</b>	<b>\$250,000</b>

Other OHM Services

Record Drawings	\$ 5,000
Operation and Maintenance Manual	\$ 60,000
DWRF Administration*	\$ 15,000
<b>Total =</b>	<b>\$ 80,000</b>

*Non-DWRF Funded*

Construction Services, Project Locations B and D

Construction Staking	\$ 5,000
Construction Engineering/Contract Administration	\$ 25,000
Inspection	\$ 20,000
<b>Total =</b>	<b>\$ 50,000</b>

NOTE: Testing has not been included in the estimates above. It is approximated that the Testing Services will be \$20,000 for Project Locations A and C, and 5,000 for Project Locations B and C.

\*OHM proposes to continue to provide DWRF Administration on an hourly basis. It is expected that approximately \$15,000 of effort remains on the project.

**SCHEDULE**

It is anticipated that the 2010 Dexter DWRF Water System Improvements project will be completed by October 15, 2010. Record drawings will be provided by December 15, 2010, and the O&M manual will be provided on October 15, 2010.

**CONTRACT TERMS AND CONDITIONS**

The attached Standard Terms and Conditions, dated March 2003 and as shown as Exhibit 1, are incorporated into this proposal by reference, with Section 7 omitted at the request of the Village.

We thank you for this opportunity to provide professional engineering services. Please do not hesitate to contact us if you have questions. Should you find our proposal acceptable, please execute the agreement below and return a copy to us for our files.

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



Rhett Gronevelt, P.E.  
Client Representative





**Memorandum**

To: Village Council and President Keough  
Donna Dettling, Village Manager  
From: Allison Bishop, AICP, Community Development Manager  
Re: Connecting Communities Initiative Grant  
Resolution of Support  
Date: November 23, 2009

Attached is information on the Washtenaw County Connecting Communities Grant Program. Over the last few months I have requested input on potential projects. Given the program goals and criteria, and budget, it was determined that the most competitive project would be construction of a stairway connection from Alpine Street, the Farmers Market and the Dexter District Library into Warrior Creek Park as shown on the Mill Creek Park Master Plan element 18.

The project has received positive feedback from the County as a potential project and it has been received very well by the Dexter Library, Parks and Recreation Commission and DDA Chair.

It is therefore recommended that the Village Council consider the recommendations of the PaRC and DDA and support the grant application and project per the attached resolution, as is or as amended, and commit \$10,000 to the project.

To date the PaRC has supported and recommended a \$10,000 commitment from the Village and the DDA will consider the attached resolution and \$10,000 commitment on Thursday, November 19<sup>th</sup>. Both \$10,000 commitments would result in a total \$20,000 commitment or 20% match.

Please feel free to contact me if you have any questions.  
Thank you.

**VILLAGE OF DEXTER  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION REGARDING THE  
VILLAGE OF DEXER  
VILLAGE COUNCIL SUPPORT FOR THE  
CONNECTING COMMUNITIES INITIATIVE GRANT APPLICATION**

WHEREAS, the Washtenaw County Parks and Recreation Commission has made \$600,000 of funding available through the Connecting Communities Initiative to support and help fund projects that connect to the County Border to Border (B2B) trail or that link County residents to community resources such as parks, historic sites, places of employment, shopping areas; and

WHEREAS, the Village of Dexter has been visioning and planning for the development of the Mill Creek Park and Warrior Creek Park improvements following the removal of the Main Street Dam; and

WHEREAS, visioning and planning has resulted in the development of the Mill Creek Park Master Plan for the development of the Mill Creek Corridor within the Village limits; and

WHEREAS, the master plan includes development of pedestrian connections to the corridor, including construction of a stairway on Alpine Street adjacent to the Dexter District Library, Downtown Farmers Market and downtown Dexter to connect Warrior Creek Park as shown on element 18 of the Mill Creek Park Master Plan, and the proposed B2B connection into the Village of Dexter; and

WHEREAS, construction of the stairway would create a connection between key points of interest in the Village as listed above, as well as a connection to a regional trail system and Mill Creek waterway; and

WHEREAS, construction of the stairway is anticipated to cost \$100,000; and

WHEREAS, the Village has supported development of the Mill Creek park and access to the parks as a key component to implementation of the Mill Creek Park Master Plan, Park and Recreation Master Plan and Capital Improvements Plan; and

WHEREAS, the Village has been actively pursuing funding opportunities to complete development of the Mill Creek Park and park elements as shown in the Mill Creek Park Master Plan; and

WHEREAS, the Village anticipates that given the location of the proposed stairway there is a high use potential;

WHEREAS, the Village Parks and Recreation Commission and Dexter District Library have supported the project and application; and

WHEREAS, the Dexter Downtown Development Authority has supported the project and application and has committed \$10,000 to the proposed project;

BE IT THEREFORE RESOLVED, that the Village of Dexter Council supports the construction of a stairway connection between Alpine Street and Warrior Creek Park to serve as a community connector

between the regional trail system surrounding the Village of Dexter and the Village's downtown, Farmer's Market and Dexter District Library;

BE IT FURTHER RESOLVED, that the Village of Dexter Council commits \$10,000 in funding to be combined with the DDA's \$10,000 commitment to the project to achieve a 20% match to the Washtenaw County Connecting Communities Grant Program.

MOVED BY:

SECONDED BY:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED THIS 23<sup>rd</sup> DAY of NOVEMBER 2009.

---

Shawn Keough, Village President

CERTIFIED BY:

---

Carol Jones, Village of Dexter Clerk

# Connecting Communities



Promoting Non-Motorized Trail Development in Washtenaw County

Non-motorized trails represent an important opportunity for recreation and offer a sustainable transportation alternative. Over the past ten years, the Washtenaw County Parks and Recreation Commission has made significant investments in non-motorized trails. Continuing this commitment, the Commission has established a new initiative—**Connecting Communities**—to help other County communities and organizations accomplish their own non-motorized trail projects.



This section of trail was cooperatively funded by the Washtenaw County Parks & Recreation Commission

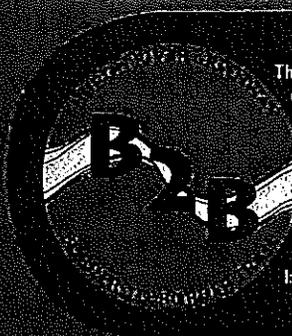
To learn more about the County Greenways Initiative, visit us at [parks.ewashtenaw.org](http://parks.ewashtenaw.org)

## Program Details

- \$600,000 available each year during the 2010 thru 2014 period (\$3 million in total)
- Funding for construction of projects only
- Eligible projects will be those that provide valuable, non-motorized connections between communities and activity centers

For details regarding application procedures and deadlines, please contact WCPARC at [parks@ewashtenaw.org](mailto:parks@ewashtenaw.org) or 734-971-6337

Visit our website at [parks.ewashtenaw.org](http://parks.ewashtenaw.org)



The most visible example of the Commission's commitment to non-motorized trails has been its involvement in the development of the Border to Border (B2B) Trail. In essence, the trail parallels the Huron River—the county's most significant natural resource. Once completed, the B2B will connect three of the largest communities within the county and serve as the foundation of a larger, county-wide network.



**Washtenaw County Parks and Recreation Commission**

July 24, 2009

Ms. Allison Bishop, AICP  
Community Development Manager  
Village of Dexter  
8140 Main Street  
Dexter, MI 48130

Both

- element 3A - connect to Jeffords / under bridge
- Phase 1 - mill creek Park
- Phase 2 - mill creek Park
- Stairway connection from Warner Creek Park to Library / Farmers Market.

What should we apply for?

**Connecting Communities Initiative**

Dear Ms. Bishop:

In order to promote the development of a County-wide trails network, the Washtenaw County Parks and Recreation Commission hereby announces our Connecting Communities Initiative. Through this initiative WCPARC hopes to encourage communities to build trails that connect to our Border to Border Trail (B2B) and/or link County residents to community resources (parks, historic sites, places of employment, schools, shopping areas, etc.) and to each other.

Enclosed with this letter is a description of the program and other information including an application form. WCPARC intends to provide \$600,000 in 2010 and four subsequent years to assist communities to construct non-motorized trails in Washtenaw County. Applications for 2010 projects must be received no later than December 31, 2009. WCPARC staff and the County Greenways Advisory Committee will review applications received and the Commission intends to make recommendations regarding project approval and funding at its March 2010 meeting. If you have any questions please contact Coy Vaughn, Superintendent of Park Planning at (734) 971.6337 x320 or [vaughnc@ewashtenaw.org](mailto:vaughnc@ewashtenaw.org)

We look forward to working with you to build a more comprehensive trail network in Washtenaw County. Thanks for your cooperation.

Sincerely,

*Robert L. Tetens*  
Robert L. Tetens, Director

Enclosures



## Connecting Communities Program Description

The Washtenaw County Parks and Recreation Commission is committed to the continued development of non-motorized trails throughout the County. The Commission has made significant investments in non-motorized trails during the last 10 years. Continuing that commitment, at the May 14, 2009 meeting the Commission authorized the **Connecting Communities Initiative**. Through this new program, WCPARC has pledged to make available up to \$600,000 each year during the 2010 – 2014 period (\$3 million in total) toward the cost of eligible trail projects.

The Connecting Communities Initiative will allow WCPARC to maximize its resources and assist communities with local trail projects that are consistent with the county-wide vision and aligned with WCPARC goals. The intent of the initiative is to work in partnership with local communities and other organizations, providing funds to supplement those provided or obtained by the partner organization. Funding will be available only for construction, not for planning or design development. Eligible projects will be those that accomplish the Commission's primary objective of providing valuable, non-motorized connections between communities and activity centers – offering a healthy alternative for recreation, transportation, fitness and energy conservation.

Application Process and Timing – Applications for Connecting Communities funding will be reviewed once per year. Project applications will be due by December 31st each year with funding decisions made at the WCPARC meeting in March of the next year (approximately 10 weeks later). The awarded funds will not be made available to the applicant until a contract for project construction has been executed.

Staff will review the application forms and present the projects to the Greenways Advisory Committee (GAC). With input from GAC, staff will prioritize the applications and make recommendations to WCPARC for final approval.

Project Eligibility – Funding will be authorized only for projects that meet the following specific eligibility requirements. Projects generally considered eligible for Connecting Communities funding:

- ① important links between communities, parks, or other points of interest.
- highway, river, railroad and other barrier crossings (grade separation structures)
- trail development within utility corridors
- ② trails adjacent to waterways
- park trails that connect with the county system
- abandoned railroad corridor preservation and development
- on-road bike lanes and shoulder improvements providing important links
- key property acquisitions (easement or title)
- major multi-jurisdictional project
- locally cost prohibitive project of regional or county wide significance

*Connections*

Projects generally **not** considered eligible for county assistance:

- trails within existing local parks
- replacement or restriping of existing trails/trail facilities
- limited use hiking or nature trails (non hard surfaced)
- trails related to building structures and parking lots
- ② planning, preliminary engineering, and land surveys
- streetscape improvements or sidewalks
- site furnishings (lighting, benches, bike racks, etc.)
- street crossing improvements
- utility relocations
- fencing, buffers and barriers
- trails maintenance equipment
- surveys and public participation programs
- local signage or traffic controls
- publications and marketing

Review Criteria – Applicants must document a compelling need for the project and its value to county residents. WCPARC has greatest interest in supporting projects with *County-wide Significance*. In reviewing project applications, the following review criteria will be applied to select projects that:

- are components of the existing or planned county greenway network (as shown on an existing county planning or parks map).
- link or have high potential to connect significant destinations or existing trails. Highest priority will be given to projects that connect to a WCPARC park or facility.
- directly relate to the county's important natural features, i.e., Huron River, River Raisin, Saline River, etc. NOTE: The Huron River Corridor has been identified as WCPARC's highest priority. *mill creek*
- involve partnerships of two or more adjacent communities or other entity (such as schools or Washtenaw County Road Commission) *Library*
- ② have a high use potential
- provide a wide range of functions (recreation, transportation, education/interpretation, conservation, water quality, tourism/economic)

Secondary rating criteria (applied to high ranking projects)

1. project quality
2. site suitability
3. land availability or encumbrances
4. probability of funding from outside groups or agencies
5. special considerations (community need, visibility, geographical balance, development intensity, safety, etc.)

WCPARC reserves the right to modify these criteria whenever it feels the interest of the County will be so served.



11/6/09

Allison Bishop  
Community Development Manager  
Village of Dexter  
8140 Main St.  
Dexter, MI 48130

Dear Ms. Bishop,

On behalf of the Board of Trustees of the Dexter District Library, I want to thank you and the Dexter Village Council for pursuing the project of installing a set of stairs between Alpine Street and Warrior Creek Park. The Board of Trustees is in full support of this project.

As you know, use of the Library has increased dramatically since the move to the new Alpine Street location that abuts Warrior Creek Park. Since opening in March of 2009, the Library has greeted over 100,000 visitors. This is a tremendous statistic for our organization, which has a service population of just over 16,000 residents. The Library has become a very busy place and a center of activity within the Dexter community.

A common question many Library visitors ask is "How can I get to the park?" Due to constraints on the Library's property, decisions made during the construction process and budgetary limitations, the Library is unable to provide a public entrance that leads directly to Warrior Creek Park. However, the stair project proposed by the Village would certainly be a welcome addition to the Library's clientele.

Just as locating the Library downtown has drawn more people to the central business district; enhancing access to the park will provide residents with another reason to make downtown Dexter a destination for recreational, cultural and commercial activities.

At its regular meeting on November 2, 2009, the Dexter District Library Board of Trustees approved a motion to endorse the stair project as proposed by the Village of Dexter. We hope the Library Board's support of this issue will help you in your efforts to secure funding.

Best Regards,

A handwritten signature in black ink that reads "Martha D. Davis". The signature is written in a cursive style with a large initial "M".

Martha D. Davis  
President, Board of Trustees

**VILLAGE OF DEXTER  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION REGARDING THE  
VILLAGE OF DEXTER PARKS AND RECREATION COMMISSION SUPPORT  
FOR THE CONNECTING COMMUNITIES INITIATIVE GRANT APPLICATION**

WHEREAS, the Washtenaw County Parks and Recreation Commission has made \$600,000 of funding available through the Connecting Communities Initiative to support and help fund projects that connect to the County Border to Border (B2B) trail or that link County residents to community resources such as parks, historic sites, places of employment, shopping areas; and

WHEREAS, the Village of Dexter and Parks and Recreation Commission (PaRC) has been visioning and planning for the development of the Mill Creek Park and Warrior Creek Park improvements following the removal of the Main Street Dam; and

WHEREAS, visioning and planning has resulted in the development of the Mill Creek Park Master Plan for the development of the Mill Creek Corridor within the Village limits; and

WHEREAS, the master plan includes development of pedestrian connections to the corridor, including construction of a stairway on Alpine Street adjacent to the Dexter District Library, Downtown Farmers Market and downtown Dexter to connect Warrior Creek Park and the proposed B2B connection into the Village of Dexter; and

WHEREAS, construction of the stairway would create a connection between keys points of interest in the Village as listed above, as well as a connection to a regional trail system and Mill Creek waterway; and

WHEREAS, construction of the stairway is anticipated to cost \$100,000; and

WHEREAS, the PaRC has supported development of the Mill Creek park and access to the parks as a key component to implementation of the Mill Creek Park Master Plan, Park and Recreation Master Plan and Capital Improvements Plan; and

WHEREAS, studies have shown that the importance of parks, access to parks and the proximity of parks to the downtown district can have immeasurable impacts on the economics and prosperity of downtowns; and

WHEREAS, the PaRC anticipates that given the location of the proposed stairway there is a high use potential;

BE IT THEREFORE RESOLVED, that the Village of Dexter PaRC supports the construction of a stairway connection between Alpine Street and Warrior Creek Park to serve as a community connector between the regional trail system surrounding the Village of Dexter and the Village's downtown, Farmer's Market and Dexter District Library;

BE IT FURTHER RESOLVED, that the Village of Dexter PaRC recommends that the Village Council commit \$10,000 in funding to achieve a 10% match to make the Village's application competitive.

MOVED BY: Semifero

SECONDED BY: Green

YEAS: Henkemeyer, Brassow, Semifero, Hermann, Green

NAYS: None

ABSENT: Coy, Berlage

RESOLUTION DECLARED ADOPTED THIS 17<sup>th</sup> DAY of NOVEMBER 2009.

\_\_\_\_\_  
Alan Green, Parks and Recreation Commission Chair

CERTIFIED BY:

Approved by PARC  
11/17/09

\_\_\_\_\_  
Carol Jones, Village of Dexter Clerk



VILLAGE OF DEXTER - DOWNTOWN DEVELOPMENT AUTHORITY

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

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November 19, 2009

Washtenaw County Parks and Recreation  
Connecting Communities Initiative  
Coy Vaughn  
2230 Platt Road / PO Box 8645  
Ann Arbor, MI 48107-8645

DRAFT  
- for consideration  
11/19/09

RE: Community Connector Grant Application

Dear Mr. Coy Vaughn,

The Village of Dexter Downtown Development Authority (DDA) is please to present the Parks and Recreation Commission with a letter of support for the Washtenaw County Connecting Communities Initiative grant application.

The DDA is excited for the potential construction of a stairway connection from the Alpine Street Farmers Market and the Dexter District Library into Warrior Creek Park. The DDA supports the project financially with a \$10,000 contribution because of the need for the project and the projects potential to positively impact destinations within Dexter, such as the downtown and the downtown merchants.

The DDA foresees that the connection to Warrior Creek Park and the future County Border to Border Trail as a necessary point of access to an active area of the community and hopes that the County will contribute by awarding funding to the Village to complete the connection.

Thank you.

Sincerely,

Dan O'Haver  
Dexter Downtown Development Authority  
Chairperson  
Village of Dexter

CC: Washtenaw County Greenways Advisory Committee  
Village of Dexter Parks and Recreation Commission  
Donna Dettling, Village Manager

**VILLAGE OF DEXTER  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION REGARDING THE  
VILLAGE OF DEXER/DOWNTOWN DEVELOPMENT AUTHORITY  
FUNDING COMMITMENT AND PROJECT SUPPORT FOR THE CONNECTING  
COMMUNITIES INITIATIVE GRANT APPLICATION**

WHEREAS, the Washtenaw County Parks and Recreation Commission has made \$600,000 of funding available through the Connecting Communities Initiative to support and help fund projects that connect to the County Border to Border (B2B) trail or that link County residents to community resources such as parks, historic sites, places of employment, shopping areas; and

WHEREAS, the Village of Dexter has been visioning and planning for the development of the Mill Creek Park and Warrior Creek Park improvements following the removal of the Main Street Dam; and

WHEREAS, visioning and planning has resulted in the development of a Master Plan for the development of the Mill Creek Corridor within the Village limits; and

WHEREAS, the master plan includes development of pedestrian connections to the corridor, including construction of a stairway on Alpine Street adjacent to the Dexter District Library, Downtown Farmers Market and downtown Dexter to connect Warrior Creek Park and the proposed B2B connection into the Village of Dexter; and

WHEREAS, construction of the stairway would create a connection between keys points of interest in the Village as listed above, as well as a connection to a regional trail system and Mill Creek waterway; and

WHEREAS, construction of the stairway is anticipated to cost \$100,000; and

WHEREAS, the DDA has supported development of the Mill Creek park and access to the parks as a key component to implementation of the DDA's Downtown Development Strategic Plan; and

WHEREAS, studies have shown that the importance of parks, access to parks and the proximity of parks to the downtown district can have immeasurable impacts on the economics and prosperity of downtowns; and

WHEREAS, the DDA anticipates that given the location of the proposed stairway there is a high use potential; and

WHEREAS, the DDA is committed to continuing to pursue and fund projects that have a positive impact on downtown Dexter and the community;

BE IT THEREFORE RESOLVED, that the Village of Dexter Downtown Development Authority is willing to commit up to \$10,000 to support the construction of a stairway connection between Alpine Street and Warrior Creek Park to serve as a community connector between the regional trail system surrounding the Village of Dexter and the Village's downtown, Farmer's Market and Dexter District Library.

MOVED BY:

SECONDED BY:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED THIS 19<sup>th</sup> DAY of NOVEMBER 2009.

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Dan O' Haver, Downtown Development Authority Chair

CERTIFIED BY:

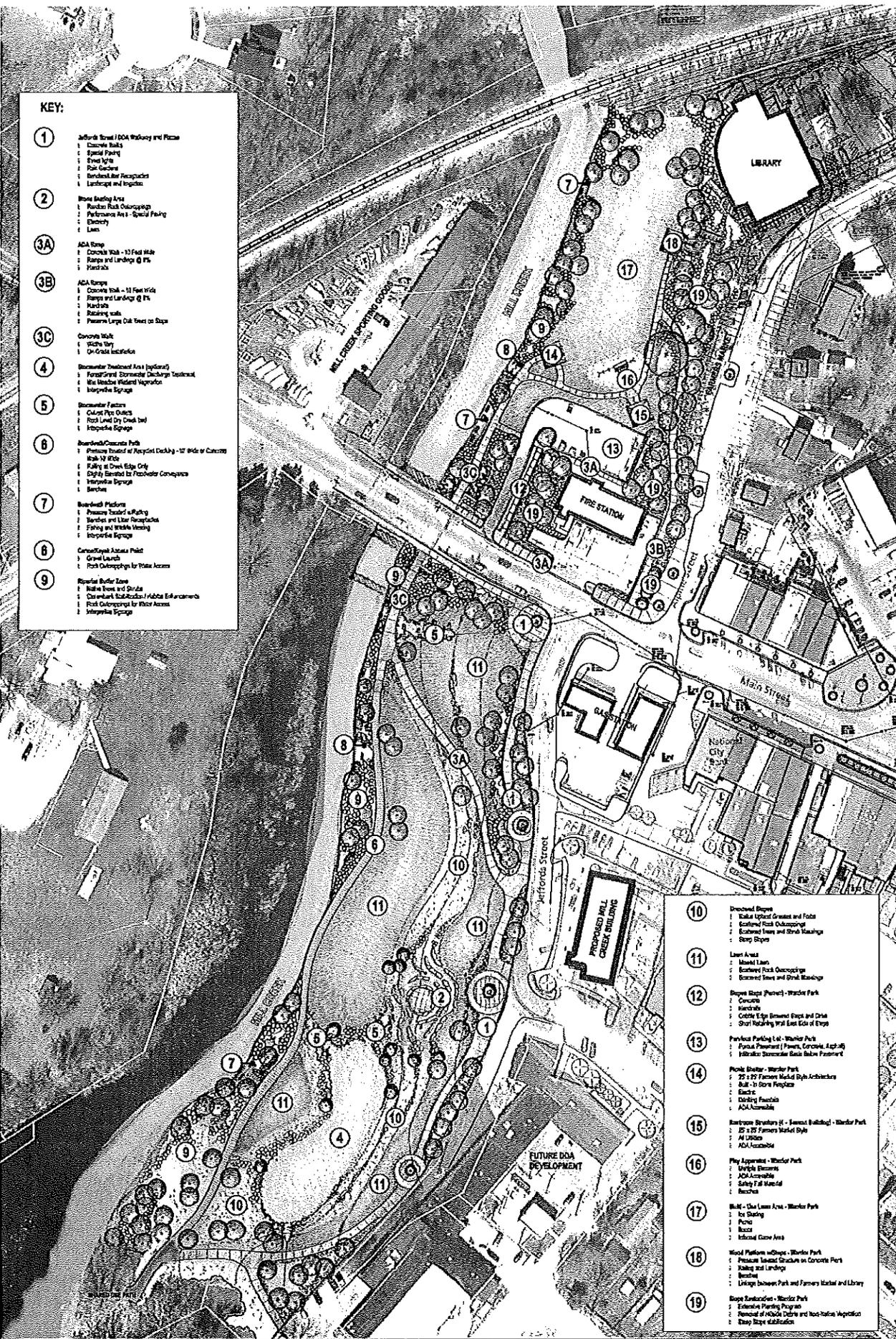
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Carol Jones, Village of Dexter Clerk

DRAFT  
- for consideration  
11/19/09

**KEY:**

- ① Jetford Street ADA Walkway and Plaza
  - Concrete Balbs
  - Special Paving
  - Event Kiosk
  - Risk Guards
  - Remediation/Revegetation
  - Landscaping and Irrigation
- ② Stone Seating Area
  - Reinforced Rock Outcroppings
  - Performance Arts - Special Paving
  - Chairs
  - Lawn
- ③A ADA Ramp
  - Concrete Walk - 12 Foot Wide
  - Ramps and Landings @ 8%
  - Handrails
- ③B ADA Ramp
  - Concrete Walk - 12 Foot Wide
  - Ramps and Landings @ 8%
  - Handrails
  - Staircase
  - Passive Large Oak Trees on Slope
- ③C Concrete Walk
  - Wettable Surf
  - Dr-Grate Installation
- ④ Remediated Treatment Area (optional)
  - Forest/Grass Stormwater Detention Treatment
  - Wild Mesquite Wetland Vegetation
  - Interpretive Signage
- ⑤ Remediated Factors
  - Gravel Filter Outlets
  - Rock Lined Dry Creek bed
  - Interpretive Signage
- ⑥ Boardwalk/Concrete Path
  - Pressure Treated or Recycled Decking - 12' Wide or Concrete
  - Width 12' ADA
  - Flaring at Creek Edge Only
  - Slightly Elevated for Footcandle Consistency
  - Interpretive Signage
  - Benches
- ⑦ Boardwalk Platform
  - Pressure Treated or Paving
  - Benches and Light Receptacles
  - Fencing and Wildlife Viewing
  - Interpretive Signage
- ⑧ Concrete/Asphalt Access Point
  - Gravel Launch
  - Rock Outcroppings for Visual Access
- ⑨ Riparian Buffer Zone
  - Native Trees and Shrubs
  - Concrete and Steel Reinforced Habitat Enhancement
  - Rock Outcroppings for Visual Access
  - Interpretive Signage



- ⑩ Driveway Region
  - Water Spout Grates and Folds
  - Sealed Rock Outcroppings
  - Sealed Trees and Shrub Plantings
  - Steep Slopes
- ⑪ Lawn Area
  - Matted Lawn
  - Reinforced Rock Outcroppings
  - Sealed Trees and Shrub Plantings
- ⑫ Sealed Edge (Paved) - Wander Park
  - Concrete
  - Handrails
  - Curb Edge (Sloped Edge and Drive)
  - Short Retaining Wall East Side of Edge
- ⑬ Pavement Parking Lot - Wander Park
  - Formal Pavement (Pavers, Concrete, Asphalt)
  - Infiltration Stormwater Basin Below Pavement
- ⑭ Picnic Shelter - Wander Park
  - 25 x 25 Farmers Market Style Architecture
  - ADA Accessible
  - Benches
  - Grilling Facilities
  - ADA Accessible
- ⑮ Entrance Structure (i.e. Access Building) - Wander Park
  - 25 x 25 Farmers Market Style
  - All Usable
  - ADA Accessible
- ⑯ Play Apparatus - Wander Park
  - Wettable Elements
  - ADA Accessible
  - Safety Fall Material
  - Benches
- ⑰ Walk - Oak Lawn Area - Wander Park
  - Toy Staging
  - Plants
  - Benches
  - Informal Game Area
- ⑱ Wood Platform w/Steps - Wander Park
  - Pressure Treated Structure on Concrete Piers
  - Walking and Landings
  - Benches
  - Linkage between Park and Farmers Market and Library
- ⑲ Edge Enhancement - Wander Park
  - Edenic Planting Program
  - Removal of Weeds, Cholla and Non-Native Vegetation
  - Steep Slope Stabilization

**Village of Dexter Resolution #****A RESOLUTION SUPPORTING THE EFFORTS OF THE CHELSEA AREA PLANNING TEAM (CAPT) AND THE DEXTER AREA REGIONAL TEAM (DART) ALLIANCE IN DEVELOPING AN ACCESS PLAN**

**Whereas**, the CAPT/DART Community is requesting that their respective boards and councils support the development of a community-wide Access Plan; and,

**Whereas**, the CAPT/DART Community includes the City of Chelsea, the Village of Dexter, and the Townships of Dexter, Lima, Lyndon, Sylvan, Webster, and Scio; and,

**Whereas**, the CAPT/DART Community has experienced rapid development in recent decades and is expected to experience development pressures again; and,

**Whereas**, CAPT/DART has recognized the need for common planning and have agreed to work together to enhance cooperative planning efforts; and,

**Whereas**, CAPT/DART has been meeting since 2005 as an alliance, discussing common issues and expressing a desire to implement a common planning process; and,

**Whereas**, CAPT/DART applied for and received a *Partnerships for Change First Steps* grant of services to help the group identify a beneficial common planning process and concluded that the development of an Access Plan is the process that would most benefit the CAPT/DART Community; and,

**Whereas**, Access means the ability to enter, approach, or pass to and from a place through multi-modal transportation options; and,

**Whereas**, the CAPT/DART Community recognizes that providing multi-modal transportation options to the public will become increasingly important as oil resources diminish, health consciousness rises, the population ages, and the negative effects of carbon emissions grow as a public concern; and,

**Whereas**, the Access Plan will be a long-range document providing a listing of prioritized list of access projects that link to local land use plans, trends, and projections while remaining sensitive and supportive of important natural and cultural features; and,

**Whereas**, the CAPT/DART Community recognizes the opportunity and necessity to plan now in order to be proactive and prepared for any future periods of rapid development; and,

**Whereas**, the CAPT/DART Community is requesting assistance from Washtenaw County, Washtenaw Area Transportation Study (WATS), and the Washtenaw Country Road Commission (WCRC) for the development of the Access Plan; and,

**Whereas**, CAPT/DART expects the development of the Access Plan to take 12-18 months; and,

Whereas, the planning process and the Access Plan can result in a model for intergovernmental planning and cooperation;

Now therefore be it resolved that the Village of Dexter Council hereby supports the CAPT/DART Group's efforts to engage in the development of an Access Plan.

Resolution offered by

Resolution supported by

Roll call vote:

Yeas:

Nays:

Abstain: None

Absent: None

Resolution adopted.

DATE:

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Carol J. Jones, Clerk



AGENDA 11-23-09  
ITEM L-7

SALES CONTRACT • Page 1 of 4

Listing Office <u>Real Estate One</u>	Selling Office <u>Real Estate One</u>
Office Address <u>7444 Dexter Ann Arbor, Dexter 48130</u>	Office Address <u>7444 Dexter Ann Arbor Ste I</u>
Telephone <u>(734) 426-1487</u> Fax <u>(734) 426-1660</u>	Telephone <u>(734) 426-1487</u> Fax <u>(734) 426-1660</u>
Listing Agent <u>Cindy Glahn</u>	Selling Agent <u>Cindy Glahn</u>
Telephone <u>(734) 476-9562</u> Fax <u>(734) 426-1660</u>	Telephone <u>(734) 476-9562</u> Fax <u>(734) 426-1660</u>
Email <u>caglahn@aol.com</u>	Email <u>caglahn@aol.com</u>

RE: THE PROPERTY KNOWN AS 7651 Dan Hoey, Dexter, MI 48130  
(Street) (City) (Zip Code)  
THIS CONTRACT is dated November 16, 2009 between

SELLER: Estate of Dorothy Kaupp  
Address: \_\_\_\_\_ and

PURCHASER: Village of Dexter  
Address: 8140 Main Street, Dexter, MI 48130

Seller agrees to sell and convey, subject to easements and restrictive covenants of record, and subject to the lien of taxes not yet due and payable at time of closing, and Purchaser agrees to purchase the property situated in the  City  Twp of Scio County of Washtenaw, Michigan, as identified above.

LEGAL DESCRIPTION: Com at 1/4 post of section 7.....  
\_\_\_\_\_ and will be completely described in the title commitment.

SALE PRICE: Two Hundred Eighty-Five Thousand Dollars (\$ 285,000.00 )

EARNEST MONEY: Five Thousand Dollars (\$ 5,000.00 )

Purchaser's earnest money will be deposited in the escrow account of  **Selling Broker** or  **Title Company**, within two (2) banking days after Broker has received notice that an offer to purchase is accepted by all parties, until closing, at which time it will be credited to the Purchaser. If this offer is not accepted, the earnest money will be returned in full to the Purchaser.

FINANCING:  Mortgage (see page 3)  Land Contract (see Land Contract Addendum)  Cash  Other \_\_\_\_\_

FUNDS: Purchaser will pay the balance of the sale price, together with closing costs and escrow deposits, in collected funds at the time of closing. Purchaser is responsible for the performance of Purchaser's lender. Failure of the Purchaser's lender to have funds available for disbursement at the time of the scheduled closing may result in Purchaser's default. Purchaser agrees to pay Real Estate One, Inc. a Broker Compliance fee of \$149.00 at the closing of this transaction.

OTHER CONDITIONS: The Village will waive hook-up to public water and sanitary sewer for this property prior to closing and will assume all financial responsibility when they hook up to the municipal water and sanitary sewer system.

INCLUSIONS: This contract includes all fixtures, improvements, landscaping and appurtenances attached to the property as of this date, including but not limited to: all lighting and plumbing fixtures, ceiling fans, window treatments and hardware, wall-to-wall carpeting, attached shelving, purchased water softeners, automatic garage door equipment, storm windows and doors, screens, awnings and antennas, including rotor equipment, if any, as well as the following personal property for which a bill of sale will be given, namely: \_\_\_\_\_

EXCLUSIONS: \_\_\_\_\_

PURCHASER'S INITIALS: \_\_\_\_\_ / \_\_\_\_\_ Date: 11/16/2009 SELLER'S INITIALS: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_



RE: THE PROPERTY KNOWN AS 7651 Dan Hoey, Dexter, MI 48130
(Street) (City) (Zip Code)

PROPERTY CONDITION: Seller represents that all equipment and improvements are in working condition except:

Unless otherwise agreed in writing, Seller will deliver and Purchaser will accept the property in the same "as-is" condition it was in at the time the offer was made. Until possession is delivered, Seller agrees to maintain heating, well, septic, plumbing, electrical system, appliances and other equipment in normal working order; to keep the roof watertight; to maintain the grounds; and to keep all utility services operating.

Both parties agree that neither party has relied on any representation of broker or broker's agents concerning the fitness and condition of the property. Broker and agents assume no responsibility for the condition of the property or for the performance of the contract by any or all parties.

PURCHASER [ ] DOES [X] DOES NOT ACKNOWLEDGE RECEIPT OF THE SELLER'S DISCLOSURE STATEMENT. PURCHASER ACKNOWLEDGES HAVING BEEN ADVISED TO HAVE A CONTRACTOR'S INSPECTION OF THE PROPERTY.

ASSESSMENTS: All assessments (municipal, association or otherwise) that have been assessed on the property at the date of closing will be paid by Seller. The cost of improvements that are subject to future assessments against the property, assessed after closing, will be paid by Purchaser.

Seller has no knowledge of any pending assessments or benefit charges that have not been disclosed in writing to Purchaser.

BENEFIT CHARGES: Any benefit charges against the property made by any government authority and/or utility company for installation of, and/or tap-in fees for, utility services, water, sanitary, sewer, gas, electric, telephone, and/or cable lines for which charges have been made, incurred and/or billed before the date of closing, will be paid by Seller. Any charges incurred after closing will be paid by Purchaser.

PRORATION: Taxes, rents, insurance, interest and association fees, where applicable, are to be prorated as of the date of closing on a 30-day-month, 360-day-year basis. Taxes will be prorated as if paid in advance, based on the due date of the taxing authority. Seller represents that if Seller acquired title after January 1, 1995, Seller has filed, in a timely manner, all required transfer affidavits disclosing the sale price to the local assessor.

WALK-THROUGH: Purchaser has the right to walk through the property within forty-eight hours prior to closing.

CLOSING: Purchase to be closed by December 16, 2009

POSSESSION: Possession to be given December 16, 2009 [ ] Occupancy Addendum attached

CASUALTY LOSS: Seller retains the risk of loss by fire, windstorm or otherwise until delivery of deed/land contract.

FORM OF CONVEYANCE: Seller agrees to grant and convey, as above required, by [X] warranty deed [ ] current Washtenaw County Bar Association form of land contract or [ ] a marketable title to the property. Seller will pay transfer taxes when title passes. Any condominium/cooperative transfer fee/association fee will be paid by [ ] Seller [X] Purchaser.

TITLE INSURANCE: Seller will provide an owner's policy of title insurance [ ] with [X] without standard exceptions, at no additional premium cost to Seller or Purchaser. Any special exception imposed by the Title Company will be subject to Purchaser's approval. Monetary encumbrances not assumed by Purchaser will be paid by Seller by closing.

BINDING CONTRACT AND ASSIGNMENT: This contract binds Purchaser, Seller, their heirs and personal representatives, and anyone succeeding to their interest in the property. Purchaser will not assign this contract without Seller's prior written permission. Unless modified or waived in writing, all covenants, warranties and representations contained herein will survive the closing.

FAX AUTHORITY: Offers, acceptances and notices required by this contract delivered by Facsimile/FAX will be binding.

PURCHASER'S INITIALS: / Date: 11/16/2009 SELLER'S INITIALS: / Date:



RE: THE PROPERTY KNOWN AS 7651 Dan Hoey, Dexter, MI 48130
(Street) (City) (Zip Code)

THIS CONTRACT IS CONTINGENT UPON SATISFACTORY COMPLETION OF THE FOLLOWING ITEMS AS DESIGNATED. ALL CONTINGENCIES WILL BE REMOVED IN WRITING. Seller grants permission to do any inspections or tests checked below. If any additional Earnest Money Deposit (EMD) is required at the removal of any contingency, the contingency will not be considered removed until the additional EMD is paid. If any contingency is not removed in writing by the required date, this contract becomes voidable. After the required date, and until the contingency is removed, either party may void the contract by written notice to the other at which time, in the absence of any dispute between the Seller and Purchaser, the earnest money will be returned in full to Purchaser. If a dispute then exists between the Seller and Purchaser, Seller and Purchaser agree that the Selling Broker shall not release the EMD without the written consent of both parties. Only checked items apply.

[ ] FINANCING TERMS: This contract is contingent upon Purchaser qualifying for and obtaining a mortgage commitment as designated below for which Purchaser agrees to apply within \_\_\_\_\_ business days and pursue in good faith upon acceptance of this contract.

[ ] THIS FINANCING CONTINGENCY IS TO BE REMOVED BY \_\_\_\_\_

[ ] CONVENTIONAL [ ] FHA [ ] VA Loan commitment in the amount of ( \_\_\_\_\_ % or \$ \_\_\_\_\_ )
FHA OR VA ADDENDUM MUST BE ATTACHED. A pest inspection is required for all FHA and VA loans. Under VA regulations, pest inspections and certain other closing costs must be paid by Seller.

[ ] PRE-APPROVAL: Purchaser to provide letter of pre-approval from lender, satisfactory to seller. This contingency is to be removed by \_\_\_\_\_

[ ] OTHER \_\_\_\_\_

[X] CONTRACTOR'S INSPECTION: A contractor's inspection of the property at Purchaser's expense, resulting in a report satisfactory to Purchaser. This contingency is to be removed by December 16, 2009

[ ] RADON TEST: A radon test of the property at Purchaser's expense, resulting in a report satisfactory to Purchaser. This contingency is to be removed by \_\_\_\_\_

[X] LEAD-BASED PAINT INSPECTION: Federal regulations require that Purchaser will have a 10-day opportunity (or other mutually agreed upon period of time) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards on residential housing built before January 1, 1978. CHOOSE ONE OF THE FOLLOWING:

[ ] A lead-based paint and/or lead-based paint hazard inspection of the property at Purchaser's expense, resulting in a report satisfactory to Purchaser. This contingency is to be removed by \_\_\_\_\_

[X] Purchaser hereby waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

[ ] PEST INSPECTION: An inspection of the property at the expense of [ ] Seller [ ] Purchaser by a pest-inspector, resulting in a report satisfactory to Purchaser regarding the presence of any wood-destroying insect infestation or any resulting damage. This contingency is to be removed by \_\_\_\_\_

ALL PARTIES ARE ADVISED TO SEEK THE ADVICE OF AN ATTORNEY.

[X] ATTORNEY APPROVAL:

[X] Approval of contract by Seller's attorney within 5 business days from date of acceptance of this contract.

[X] Approval of contract by Purchaser's attorney within 5 business days from date of acceptance of this contract.

[X] Approval of a current commitment for title insurance by Purchaser's attorney. This contingency is to be removed within 5 business days from its receipt by Purchaser. Removal of this contingency will be subject to any substantive revisions to the title commitment and to a mortgage report/stake survey, if any, showing no objectionable encroachments.

[ ] Approval of condominium/association documents by Purchaser's attorney within \_\_\_\_\_ business days of receipt by Purchaser. Documents to be provided by Seller at Seller's expense within \_\_\_\_\_ business days of acceptance of this contract.

[ ] WELL AND SEPTIC:

[ ] Seller will provide Purchaser with a copy of all evaluation reports and approvals required by local governmental authority within \_\_\_\_\_ business days. This offer is contingent upon Purchaser's approval within \_\_\_\_\_ business days of receipt.

[ ] A well and septic inspection of the property at the expense of the [ ] Seller [ ] Purchaser by a qualified inspector, resulting in a report satisfactory to Purchaser. This contingency is to be removed by \_\_\_\_\_

PURCHASER'S INITIALS: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ Date: 11/16/2009 SELLER'S INITIALS: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ Date: \_\_\_\_\_



RE: THE PROPERTY KNOWN AS 7651 Dan Hoey, Dexter, MI 48130  
(Street) (City) (Zip Code)

- SALE OF PURCHASER'S PROPERTY:** Check items that pertain to the sale of Purchaser's property located at \_\_\_\_\_.
- Obtaining a signed sales contract on Purchaser's property by \_\_\_\_\_.
- Obtaining a non-contingent signed sales contract on Purchaser's property by \_\_\_\_\_.
- Closing on the sale of Purchaser's property by \_\_\_\_\_.

After Purchaser has removed all of the contingencies regarding the sale of Purchaser's property, Purchaser will be in default if Purchaser's financing contingency is not removed due to failure to sell said property. Purchaser agrees to list said property with a REALTOR® within \_\_\_\_\_ business days of acceptance of this contract.

- LIMITED TIME CLAUSE:** This property is not being taken off the market by this contract. If a back-up contract is accepted on this property prior to the removal of all contingencies regarding the sale of the Purchaser's property, Purchaser will have \_\_\_\_\_  hours  business days from receipt of Seller's written notification to Purchaser, or Purchaser's representative, to remove all of the contingencies regarding the sale of Purchaser's property and provide written verification from lender that Purchaser does not need to sell Purchaser's property in order to obtain financing for this property. If these requirements are not met, this contract becomes void, and the back-up contract becomes primary.

**OTHER:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- PRIVATE ROAD:** The property abuts a private road which has not been accepted as a public road and is not required to be maintained by the county road commission or other public municipal body. Seller will provide Purchaser with either a copy of a private road maintenance agreement or written confirmation that such an agreement does not exist. This contract is contingent upon Purchaser's approval within \_\_\_\_\_ business days of receipt of one of the above.

- BACK-UP CONTRACT:** This contract is secondary to first accepted contract that contains contingencies which Seller reserves the right to extend or modify. If the first contract is terminated for any reason, this back-up contract will become primary upon receipt by Purchaser of written notification. Seller agrees to notify Purchaser within 48 hours of dissolution of the first contract. Purchaser may withdraw this back-up contract at any time prior to receipt of notification of dissolution of the first contract.

**DEFAULT:** If Purchaser defaults, Seller may elect to claim the earnest money as liquidated damages. If either Seller or Purchaser defaults, the damaged party may pursue legal remedies. **TIME IS OF THE ESSENCE FOR THE PERFORMANCE OF THIS CONTRACT.**

**DISPUTE RESOLUTION:** This Michigan Association of REALTORS® and the American Arbitration Association have established an arbitration service for resolving disputes arising from real estate transactions. Seller and Purchaser have been advised that the MAR/AAA Dispute Resolution Agreement exists. This program is one of several alternatives for resolving disputes.

**ALL PARTIES ARE ADVISED TO SEEK THE ADVICE OF AN ATTORNEY**

Purchaser: \_\_\_\_\_ Date: 11/16/2009 Seller: \_\_\_\_\_ Date: \_\_\_\_\_  
Village of Dexter Estate of Dorothy Kaupp  
\_\_\_\_\_ Date: 11/16/2009 \_\_\_\_\_ Date: \_\_\_\_\_

**ACCEPTANCE DATE:**  Seller  Purchaser accepts this counter offer as written.  
\_\_\_\_\_  
Date: \_\_\_\_\_