

**DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, SEPTEMBER 23, 2013**

**A. CALL TO ORDER**

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

**B. ROLL CALL:** President Keough

J. Carson

P. Cousins

D. Fisher

J. Knight

J. Semifero

R. Tell

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Carol Jones, Village Clerk; Dan Schlaff, Public Services Superintendent; Scott Maurer and Tim Stewart, Water and Sewer Department; Patrick Droze, Orchard, Hiltz & McCliment; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – September 9, 2013
2. Work Session – September 9, 2013

Motion Fisher; support Knight to approve the minutes of the Regular Council Meeting of September 9, 2013 and the Work Session of September 9, 2013 with one correction under the Roll Call of the Work Session to remove the name of J Smith and replace it with J Knight.

Unanimous voice vote for approval

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

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

Unanimous voice vote for approval

**F. PUBLIC HEARINGS**

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

None

## G. NON-ARRANGED PARTICIPATION

Joe Schultz of 1205 Baker Road, Dexter representing the Dexter Area Chamber of Commerce spoke about the Central Street project from 2<sup>nd</sup> to 3<sup>rd</sup> Street and requested that the Chamber be involved in the meetings on the project.

## H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

## I. REPORTS

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

None

2. Subcommittee Reports -None

Economic Preparedness  
Facilities  
Roads  
Utility  
Website

3. Village Manager Report

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

- Mr. Schlaff introduced the newest Village employee, Tim Stewart. He has been working for the Village for 6 weeks and is pleased to have him on staff.
- There will be a pre-construction meeting for Dextech on September 24 at 2 PM.
- Update on the River Terrace Trail – Coy Vaughn reported that MDOT is not approving the proposed trail alignment and have given their ideas for the alignment. Meeting set for September 25 to discuss this.
- Have received confirmation for the closing of tracks at Central and Broad on October 1 and 2.
- Patrick Droze has met with the Cares regarding the proposed design at Dexter Mill.
- Ms. Nicholls mentioned that the Arts, Culture and Heritage Committee will be applying for a grant for the 2014 Plein Air event and it will be on the October 14 agenda.

4. President’s Report

Mr. Keough submits his report as per packet. In addition Mr. Keough reported on the following:

- The Facilities Committee did meet regarding the Fire Hall and will be looking into some site visits at newer area departments.
- Dexter Wellness update – did discuss at the September DDA meeting a potential sale of the Wellness Center which would create a tax exempt property. This would put the DDA into a negative tax collection situation for that parcel. Have setup a meeting with the property owner, Steve Brouwer. Discussion followed.
- Suds on the River was fantastic and well attended.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$332,983.72
2. Consideration of: Closure of Main Street from the Bridge to Baker and Baker from Main to Dan Hoey for the Homecoming Parade on October 3, 2013 from 1:45 to 2:30 pm

Motion Fisher; support Semifero to approve items 1 and 2 of the Consent Agenda.

Unanimous voice vote for approval

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

1. Discussion of: Cityhood Next Steps

Trustee Knight spoke about approaching the Dexter Area Chamber of Commerce regarding hosting a Candidate's Night for those on the November ballot for the Charter Commission.

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

1. Consideration of: Dedication of Roads in Phase 5B in Dexter Crossing

Motion Carson; support Cousins to accept the dedication of the private Roads and Infrastructure for Phase 5B of Dexter Crossing Site Condominium, as public for any and all public uses.

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

Nays: None

Motion carries

2. Consideration of: Tree Replacement Ordinance (Sec. 6.14) Review by Planning Commission

Motion Fisher; support Cousins to review the ordinance for an update, including working with staff/consultant to assess the ordinance, compare to other communities, hold a public hearing, and send recommendation back to Council, likely for further consideration by Council in the first quarter of 2014.

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

Nays: None

Motion carries

3. Consideration of: Quote from Raymer to Repair Well #3 for \$12,000

Motion Cousins; support Fisher to approve the quote from Raymer to repair Well #3 for \$12,000.

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

Nays: None

Motion carries

**M. COUNCIL COMMENTS**

Carson	None
Tell	None
Knight	None
Jones	Announced the Big 400 Project at Mill Lake in the Waterloo Recreation Area on October 7 and that this is the first of its kind in Michigan involving the tourism industry to begin a cleanup project and rehabilitation of the camp site for future use.
Semifero	Asked about the repairs on the Main Street asphalt and does the Village need feedback and suggested that the Utilities Committee should re-evaluate tap fees.
Fisher	Complemented Joe on putting together a good report regarding the tree replacement and tree ordinance.
Cousins	None

**N. NON-ARRANGED PARTICIPATION**

Tom Covert, 3550 Edison Street, Dexter and speaking on behalf of his client Jim Haeussler of Peters Building Company spoke of a possible development at the south end of Dexter Crossing and the annexation of 82 acres to the Village. Discussion then followed regarding the proposal.

**O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING LABOR NEGOTIATIONS IN ACCORDANCE WITH MCL 15.268**

Motion Fisher; support Knight to move into closed session for the purpose of Discussing labor negotiations in accordance with MCL 15.268 at 8:39 PM.

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

Nays: None

Motion carries

Motion Cousins; support Fisher to leave closed session at 9:22 PM.

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

**P. ADJOURNMENT**

Motion Fisher; support Knight to adjourn at 9:23 PM

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: October 14, 2013

19-2013

**RESOLUTION FOR THE DEDICATION AND  
ACCEPTANCE OF PRIVATE ROADS AND  
UTILITIES AS PUBLIC WITHIN PHASE 5B OF  
DEXTER CROSSING**

**Village of Dexter  
Washtenaw County, Michigan**

WHEREAS, the Dexter Village Council, on behalf of the Village of Dexter, of 8140 Main Street, Dexter, Michigan 48130 (the "Village"), approved a Final Site Plan for Dexter Crossing, a site condominium, located in the Village of Dexter, Washtenaw County, Michigan; and

WHEREAS, the approved Final Site Plan includes the right-of-way, known as Kingsley Circle, Bristol Drive and a portion of Wellington Drive and Carrington Drive, collectively referred to as Phase 5B, and as further described in Attachment A hereto; and

WHEREAS, Dexter Development L.L.C., a Michigan limited liability company, Saline, MI 48176, have agreed to dedicate to the public, the roadways, sidewalks, signs, traffic control devices and other related improvements known as Phase 5B Dexter Crossing as a public right-of-way, as well as the water main system, the sanitary sewer system, the storm water drainage system and any other utilities located within the right-of-way of Dexter Crossing Phase 5B, as further depicted in Attachment A hereto (collectively, the "Roads and Infrastructure"); and

WHEREAS, Dexter Development, L.L.C. previously attempted to dedicate 5B in February 2003, and Council decided not to accept dedication of 5B based on the recommendation of Orchard, Hiltz & McCliment (OHM), as Village Engineer, not to dedicate until Phases 1 through 5A of Dexter Crossing were accepted as public; and

WHEREAS, the Village has since accepted the roads and infrastructure within Phases 1 through 5A of Dexter Crossing as public; and

WHEREAS, the Village's staff has inspected the Roads and Infrastructure of Phase 5B and recommended acceptance of the private Roads and Infrastructure, as public; and

WHEREAS, OHM as the Village Engineer had previously reviewed legal descriptions and easements for Phase 5B per their letter dated February 27, 2003 and found them to be in order; and

WHEREAS, Village Council has waived the requirement for Dexter Development L.L.C, to post a letter of credit or guarantee bond due to the unique circumstance described above (i.e. the previous attempt to dedicate in 2003) and the significant time lapse since the roads were constructed; and

WHEREAS, the waiver of the obligation to post a letter of credit or bond under these circumstances shall not establish a precedent that will permit or require the Village to issue similar waivers with respect to future public dedications of roads, rights-of-ways, road infrastructure or utilities; and

WHEREAS, the Village has agreed to accept the dedication of the private Roads and Infrastructure as public; and

