

Property investments located at 2555 Bishop Circle West,
Dexter MI

President Keough opened the Public Hearing at 7:33 PM. Scott Merz, CEO of MC3 spoke about the company. They are a medical and surgical device company in business for 20 years in Ann Arbor and have recently gone through an expansion with the need for a larger facility. They will be moving into the Bishop Circle facility on February 1, 2015. Mr. Merz introduced other members of the MC3 staff. President Keough closed the meeting at 7:36 PM.

Motion Fisher; support Tell be it resolved by the Council of the Village of Dexter that:

1. The Dexter Village Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.
2. The application of MC3, Inc. for an Industrial Facilities Certificate with respect to real property investment of \$4,884,200.00 and personal property investment of \$451,300.00 at their facility located at 2555 Bishop Circle West be approved as submitted.
3. The Industrial Facilities Exemption Certificate when issued shall be and remain in full force and effect for a period of 12 (twelve) years for real property and 1 (one) for personal property. The applicant shall remain within the Village of Dexter during the period of time for which the individual applications for abatement has been approved. If the applicant relocates within this period of time, the applicant shall pay to the affected taxing units an amount equal to those taxes it would have paid had the abatement not been in effect.

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

Nays: None

Motion carries.

G. NON-ARRANGED PARTICIPATION

Miche Suboski, 215 W. Michigan Ave, Ypsilanti addressed Council regarding the Washtenaw County Department of Economic Development and reConsider meeting on November 19 from 6:30 – 9 PM at the Dexter District Library. Known as **venture** Local, this is an educational meeting that will discuss ways of keeping investment money local.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his progress report of the DPW and Water/Sewer per packet.
Mr. Schlaff gave the following updates:

- The DPW started last week with leaf pickup.
- The punch list items for Central and Ann Arbor Street were put off until this week.
- Done with the asphalt surfacing today.

2. Finance director/Treasurer – Marie Sherry

Ms. Sherry submits her report as per packet. Ms. Sherry gave the following updates:

- If we become a city what happens to the winter tax collection? Many things are involved in this process to turn over the tax rolls and the townships will need to finish out the tax year. Still working on this issue. Many other items relate to the name change from Village to City. Discussion followed on tax assessment.
- Tax Tribunal – not on the Village’s radar for budgeting regarding Industrial Tectonics and thus a budget amendment is needed.
- Also an amendment to transfer funds out of the General Fund to Solid Waste.

3. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates:

- 1st Quarter Report – Ms. Aniol thanked Council for the new BSA software that improves the reporting process.
- On the table is a map showing the high speed rail through Dexter. There is a meeting tomorrow (October 28) in Dearborn and I will be attending to look at the potential impact on this community.
- Horseshoe Park – In regards to the vacating of property and DTE wanting to keep their portion, DTE would give the Village and easement so that the Village could use that property.
- At the last Planning Commission Meeting there was a discussion regarding parking on Huron Street. This issue was first thought to be a problem for 8 weeks when the Cider Mill is open, but now we need to look at this as a 7 month problem due to the kayak launching. John Coy will be addressing Planning Commission regarding this problem.
- Question was asked regarding the concrete problem on sidewalks in Dexter Crossing and if a bond is required on sidewalk construction in the right-of-way. It is not required.

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

Washtenaw County Sheriff – Written Report for September 2014
Included in Packet

5. Subcommittee Reports

Facilities – Work Session held prior to the Regular Council Meeting.

- Good first step with information presented at the work session.
- Would like to have more public present at the information session.
- Next steps would be vetting all the options and then put a dollar figure on the project.

Road Plan

- The project is done. Work was done on the weekends to get it done on a timely basis.
- Looking to evaluate for next year and continue with the process.

6. Village Manager Report

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

- The brick paver repair is done for this season.
- Main Street paver bands are being repaired this week.
- Curb replacement will be done also this week.

7. President's Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- May not be present at the November 10 meeting.
- Attended the Ann Arbor Home Builders Council meeting and inquired about homes falling apart in some of sub locations in Dexter. This is an issue between the home owner and the builder.
- Now news to report regarding the Dexter Wellness Center.
- Will be attending the SEMCOG function on November 13 at the U of M.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$578,772.48
2. Consideration of: Road Closures for Holiday Hustle on December 13, 2014; Central from Main to Fifth from 12 pm to 7 pm and Fifth from Dover to Broad from 4 pm to 5 pm

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

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Incorporation as a City Next Steps

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: 1st Quarter FY 14-15 Budget Amendments

Motion Semifero; support Carson to approve the 1st Quarter of Fiscal Year 2014-2015 Budget Amendments as presented.

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

2. Consideration of: Approval of Additional Engineering Budget for OHM for the Sludge Handling Project

Motion Tell; support Carson to approve the additional Engineering Budget for OHM for the Sludge Handling Project in the amount of \$64,000.00.

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

3. Consideration of: \$5000 Increase in the Contract with K & B Asphalt to Complete the Crack Sealing Program in the 2014 Road Plan

Motion Fisher; support Carson to increase the contract with K & B Asphalt by \$5000 to complete the Crack Sealing Program in the 2014 Road Plan increasing the amount of this project from \$30,000 to \$35,000.

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

4. Consideration of: 2014 Asphalt Paving Program Roadside Restoration

Motion Carson; support Semifero to approve an alternative arrangement from Milligans's Landscape Services LLC to perform roadside repairs for an amount not to exceed \$7,500.00.

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

M. COUNCIL COMMENTS

Carson	None
Tell	None
Knight	None
Jones	Read a wish list of improvements for the Village from the Dexter

Chamber of Commerce in the 1960's many of which have been put into place.

Semifero	None
Fisher	Pleased to have served with those sitting here.
Cousins	Attended the Annual Meeting of the Ann Arbor Conventions and Visitors Bureau at Cornman Farms.
Keough	Recognized Ms. Nicholls on the occasion of her birthday today.

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Cousins; support Knight to adjourn at 9:12 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: _____

DEXTER VILLAGE COUNCIL
WORK SESSION – FACILITY NEEDS ASSESSMENT UPDATE
MONDAY, OCTOBER 27, 2014

Agenda: 11/10/2014

Item: C-2

A. CALL TO ORDER

The meeting was called to order at 6:04 PM by President Keough at the Dexter Senior Center at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

B. ROLL CALL: President Keough

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

Also attending: Village Manager, Courtney Nicholls; Community Development Manager, Michelle Aniol; Finance Director/Treasurer, Marie Sherry; Council Clerk, Carol Jones; Public Services Superintendent, Dan Schlaff; Assistant Public Service Superintendent, Scott Maurer; Orchard, Hiltz & McCliment representative, Patrick Droze; Partners in Architecture representatives, David Gassen; Committee Member, Fred Schmid; Dexter Area Fire Board, Jim Seta; Assistant Fire Chief, Bob Wagner; Captain Don Dettling; residents and media.

C. PRESENTATION FROM PARTNERS IN ARCHITECTURE

Mr. Gassen gave a facility assessment, need/programming analysis, site analysis and conceptual planning schemes for the Dexter Area Fire Department, Village of Dexter, and Washtenaw Sheriff's Department sub-station.

Comments following the presentation were as follows:

Capt. Dettling – Pleasure to work with Partners in Architecture.

Ms. Sherry - Plan in most parts meets the needs of the Village Staff.

Mr. Seta – Would like to see the Fire Department stay downtown and have a LEED Certified building.

John Coy- also would like to keep all of the services downtown.

Ms. Sherry – How would traffic in the AM be handled?

President Keough – This process was started in July and this is the second workshop. Will continue to give presentations to the public to keep them informed.

D. ADJOURNMENT

Adjourned at 7:00 PM

Respectfully submitted,
Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: _____

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Board	Date	Time	Location	Website	Village Representative
Dexter Area Historical Society Board	11/6/2014	7:00 p.m.	Dexter Area Historical Museum	http://www.dextermuseum.org/	
Village Facility Committee	11/7/2014	8:00 a.m.	Dexter Village Offices	http://www.dextermi.gov	
Dexter Village Council	11/10/2014	7:30 p.m.	Dexter Senior Center	http://www.dextermi.gov	
5H - Dexter Coalition	11/11/2014	5:30 p.m.	Dexter Wellness Center		Paul Cousins
Scio Township Board	11/11/2014	7:00 p.m.	Scio Township Hall	http://www.sciotownship.org/	
Dexter Village Arts, Culture & Heritage Committee	11/11/2014	7:00 p.m.	Village Offices	http://www.dextermi.gov	Paul Cousins
Chelsea Area Planning Team/Dexter Area Regional Team	11/12/2014	7:00 p.m.	Lyndon Township	http://www.ewashtenaw.org/	Jim Carson
Dexter Area Chamber of Commerce	11/12/2014	8:15 a.m.	Copeland Board Room	http://www.dexterchamber.org/	Julie Knight
Village Road Committee	11/13/2014	6:00 a.m.	DPW - 3600 Central	http://www.dextermi.gov	
Gateway Initiative (Big 400)	11/14/2014	9:30 a.m.	Waterloo Recreation Area		Paul Cousins, Carol Jones
Dexter Township Board	11/18/2014	7:00 p.m.	Dexter Township Hall	http://www.twp-dexter.org/	
Dexter Village Parks Commission	11/18/2014	7:00 p.m.	Village Offices	http://www.dextermi.gov	Donna Fisher
Webster Township Board	11/18/2014	7:30 p.m.	Webster Township Hall	http://www.twp.webster.mi.us/	
Dexter Downtown Development Authority	11/20/2014	7:30 a.m.	Senior Center	http://www.dextermi.gov	Shawn Keough
Washtenaw Area Transportation Study-Policy	11/19/2014	9:30 a.m.	Scio Township Hall	http://www.miwats.org/	Jim Carson
Village Road Committee	11/20/2014	6:00 a.m.	DPW - 3600 Central	http://www.dextermi.gov	
Dexter Area Fire Board	11/20/2014	6:00 p.m.	Dexter Township Hall	http://dexterareafire.org/	Ray Tell/Jim Seta
Dexter City Council	11/24/2014	7:30 p.m.	Dexter Senior Center	http://www.dextermi.gov	
Scio Township Board	11/25/2014	7:00 p.m.	Scio Township Hall	http://www.sciotownship.org/	
Western Washtenaw Area Value Express	11/25/2014	8:15 a.m.	Chelsea Community Hospital	http://www.ridethewavebus.org/	Jim Carson

Agenda: 11/10/2014

Item: H-1

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	Name of Group	Dates	Number Approved	Approval Date	Locations		Name of Group	Dates	Number Approved	Approval Date	Locations
January	Dexter Senior Ctr-Winter Market	1/11 & 1/25	3-18X24 / 2-2X4*	11/22/2013	1,2,4,5,44	June Cont.	Dexter Soccer-Tryouts	6/2-6/16	5-18 X 24	5/30/2014	1,2,4,5,10
	St. Andrews-ABC Blood Drive	12/28-1/6/14	2- 28" X 22"	12/26/2013	8		Dexter Well Coalition-Yoga	6/4-6/18	5 - 18 X 24	6/4/2014	1,2,4,5,44
	Dexter High School-Crazy for You	1/25-2/9	3-18X24/1-2X4*,1-3x5	1/6/2014	1,2,4,5,44		Amer. Cancer-Relay for Life	6/1-6/14	5 - 18 X 24	6/1/2014	1,2,4,10,44
	K of C-Quarter Mainia	1/15-1/23	5- 18" X 24"	1/15/2014			Dexter Comm. Players	6/20-6/29	5 - 18 X 24	6/4/2014	1,2,4,5,44
	Mill Creek-Red Cross Blood Drive	1/13-1/23	2-18" X 24"	1/15/2014	21 & 36		Parade of Homes	6/20-6/22	2- 18 X 24	6/19/2014	1,44
	St. Andrews-Monthly dinners	1/31-2/6	1-2'X3"	1/6/2014	8		July	St. Andrews-Blood Drive	07/10-07/21	2 - 28" X 22"	1/6/2014
						Dexter Wellness Walk-Move More	7/7-7/13	45430	3/6/2014	1,2,4,5,44	
February	Dexter Senior Ctr-Winter Market	2/8 & 2/22	3-18X24 / 2-2X4*	11/22/2013	1,2,4,5,44	Dexter UMC-Vacation Bible	7/7-7/11	1 - 2' X 3'	3/27/2014	49	
	Dexter Community Orchestra-Concert	2/9 & 2/23	2 - 4' X 3"	10/3/2013	5 & 9	St. Joe's Festival	7/5-7/19	1-3X3;4-18X24	4/24/2014	1,2,4,5,10	
	Dexter High School-Crazy for You	1/25-2/9	3-18X24/1-2X4*,1-3x5	1/6/2014	1,2,4,5,44	Dexter Daze-Summer Fest	7/25-8/9	3-18 x 24	6/5/2014	2,5,44	
	St. Andrews-Monthly dinners	1/31-2/6 & 2/28-3/6	1-2'X3"	1/6/2014	8	Dexter Well Coalition-Yoga	7/1-7/14	5 - 18 X 24	5/4/2014	1,2,4,5,44	
						St. James-Dex Daze Chick BBQ	7/31-8/9	2 - 2' X 2'	6/16/2014	1 & 4	
March	Dexter Senior Ctr-Winter Market	3/8 & 3/22	3-18X24 / 2-2X4*	11/22/2013	1,2,4,5,44	St. James-Ice Cream Social	7/31-8/7	5 - 18 X 24	7/2/2014	1,2,4,5,44	
	Community Band - Concert	2/17-3/2	2 - 2' x 4' 1 - 18" x 24"	11/1/2013	1,3,5	Dexter Youth Football-Regist.	7/15-7/30	5 - 18 X 24	7/14/2014	1,2,4,5,10	
	St. Andrews-Monthly dinners	2/28-3/6 & 3/28-4/3	1-2'X3"	1/6/2014	8	Dexter Touchdown club-Golf	7/20-8/3	5 - 18 X 24	7/14/2014	1,2,4,5,10	
	Dexter Historical Soc.-Artisan Fair	3/8-3/22	5-18X24	2/18/2014	1,2,4,5,44	Hurricanes Fast Pitch-Softball	7/25-8/7	2 - 18 X 24	7/25/2014	1 & 10	
	Dexter Wellness Walk-Move More	3/3-3/9	5-18"x24"	3/6/2014	1,2,4,5,44	Dexter Wellness Walk-Move More	8/4-8/10	45430	3/6/2014	1,2,4,5,44	
	Dexter K of C-Quarter Mania	3/17-3/27	5-18"x24"	3/17/2014	1,2,4,5,10	August	Dexter Wellness Coalition-Yoga	8/1-8/14	5- 18 X 24	6/4/2014	1,2,4,5,44
						Dexter Daze-Summer Fest	7/25-8/9	3-18 x 24	6/5/2014	2,5,44	
April	Dexter Community Schools-ArtWalk	4/21-5/5/14	5- 18 X 24	12/11/2013	1,2,4,44,10	Friends of Library-booksale	8/7-8/9	5-18 X 24	6/25/2014	1 & 4	
	Dexter Senior Ctr-Winter Market	4/5 & 4/19	3-18X24 / 2-2X4*	11/22/2013	1,2,4,5,44	Hurricanes Fast Pitch-Softball	7/25-8/7	2 - 18 X 24	7/25/2014	1 & 10	
	Dexter Community Orchestra-Concert	4/27/14	2 - 4' X 3"	10/3/2013	5 & 9	Humane Soc./pet adoption	8/6-8/9	2 - 18 X 24	8/4/2014	1 & 2	
	St. Andrews-Blood Drive	4/10-4/21	2 - 28" X 22"	1/6/2014	8 & 22	Dexter Museum/Quilt Sale	8/4-8/18	1-18X24, 2-2X3	8/4/2014	1,40,44	
	St. Andrews-Monthly dinners	3/28-4/3 & 4/25-5/1	1-2'X3"	1/6/2014	8	Dexter Touchdown club-Taste	8/16-8/29	5 - 18 X 24	8/13/2014	1,2,4,5,44	
					September	St. Andrews-Blood Drive	9/19-9/29	2 - 28" X 22"	1/6/2014	8 & 22	
						St. Andrews-Monthly dinners	8/29-9/4 & 9/26-10/2	1-2'X3"	1/6/2014	8	
						Dexter Wellness Walk-Move More	9/8-9/14	5- 18 X 24	3/6/2014	1,2,4,5,44	
								2-24"X35" and 2-18"X24"	4/4/2014	1,5,10,44	
						Peace Lutheran-Easter Egg Hung	3/29-4/12	1 2'X3"	3/29/2014	1	
						Connexions Church Service Times	3/29/2014	5-18"X24"	3/29/2014	1,4,5,44,10	
						Dexter Drama Club-A Midsummer Night	4/19-5/4	3-18"X24", 1-3X4" and 1-5X8"	3/26/2014	2,4,5,44	
May	Dexter Community Schools-ArtWalk	4/21-5/5/14	5- 18 X 24	12/11/2013	1,2,4,44,10	Dexter Wellness Walk-Move More	10/6-10/12	45430	3/6/2014	1,2,4,5,44	
								2 - 2' x 4' 1 - 18" x 24"	11/1/2013	1,3,5	
								1-2'X3"	1/6/2014	8	
								5-18"x24"	3/6/2014	1,2,4,5,44	
								5 - 2 X 3'	4/24/2014	sale locations	
								5-18 X 24	5/5/2014	1,2,4,5,10	
								5- 18 X 24	5/16/2014	1,2,5,10,44	
								5- 18 X 24	5/22/2014	1,2,5,44,10	
June	Dexter Wellness Walk-Move More	6/9-6/15	5-18"x24"	3/6/2014	1,2,4,5,44	November	St. Andrews-Monthly dinners	11/28-12/4	1-2'X3"	1/6/2014	8
							Dexter Wellness Walk-Move More	11/3-11/9	45430	3/6/2014	1,2,4,5,44
								3x3	4/24/2014	1,4,5,10,43	
								5-18 X 24	5/12/2014	1,2,4,5,10	
								4-18X24;1-2x3	5/20/2014	1,2,4,5,10	
								5-18 X 24	3/31/2014	1,2,4,5,44	
						December	St. Andrews-Monthly dinners	11/28-12/4	1-2'X3"	1/6/2014	8
							Dexter Wellness Walk-Move More	12/8-12/14	45430	3/6/2014	1,2,4,5,44
								2 - 4'x4'x5"	5/30/2014	1 and 44	
								5-18 X 24	12/4-12/7	6/25/2014	1 & 4
								2 - 2' X 3'	10/1/2001	5 & 10	
								2 - 2' X 3'	10/1/2001	5 & 10	

Agenda: 11/10/2014
Item: H-2

Location Listing: 1 - Baker/Main, 2 - Central/Mill, 3 - Dexter Ann Arbor/Copeland, 4 - Main/Alpine, 5 - Baker/Cemetery, 6 - Monument Park, 7 - Creekside, 8 - 7610 Dexter Ann Arbor, 9 - Peace Park, 10 - Dexter Ann Arbor/Limits, 11 - Cornerstone, 12 - Bates, 13 - 3443 Inverness, 14 - 7720 Ann Arbor Street, 15 - S. Main/Broad, 16 - N. Main/Broad, 17 - Edison/Ann Arbor Street, 18 - Dover/Fifth, 19 - Central/Fifth, 20 - Broad/Fifth, 21 - Mill Creek Middle School, 22 - Fourth/Inverness, 23 - Dexter Bakery, 24 - Lighthouse, 25 - Dexter Pharmacy 2, 26-Warrior Creek Park Driveway, 27-Dexter Flowers, 28-Terry B's, 29-7795 Ann Arbor St, 30 - 7915 Fourth, 31 - 7651 Dan Hoey, 32 - Wylie, 33-Lions Park, 35-Dexter Crossing Entrance, 36 - Dan Hoey/Dexter Ann Arbor; 37 - Dover/Main, 38 - Fourth/Central, 39 - Baker/Hudson, 40 - Inverness/Ann Arbor, 41 - Main/Jeffords, 42 - Third/Broad; 43 - 3rd/Dover; 44 - Ryan/Dexter Ann Arbor, 45 - Meadowview/Dexter Ann Arbor, 46 - Ice Rink, 47-Dexter Mill/RR tracks, 48-7444 Dexter-Ann Arbor, 49-Park entrance @ Farmers Mkt and Library, 50-2810 Baker/Dexter Wellness entrance

** Dexter Farmers Market will place up to 5 signs on Friday, Saturday and Tuesday from May through October to advertise for the market

** Dexter Area Chamber will place 4 signs on Friday night to announce the summer series (1, 2, 5, 44)

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Agenda: 11/10/2014

Item: I-1

Public Services Department

8140 Main Street Dexter, MI 48130-1092

dschlaff@dextermi.gov

Phone (734)426-4572

MEMO

To: President Keough and Council
From: Dan Schlaff, Public Services Superintendent
Date: November 6, 2014
Re: Utility & DPW Progress Reports

Provided for Council's review are Utility & DPW Progress Reports for the weeks of:

10/20/2014 to 10/26/2014

10/27/2014 to 10/31/2014

Please contact me, if you have any questions.

DPW Progress Report	10/20/2014	10/24/2014	5-Days
Leaf Pick-Up		4 92 hours. 4 days.	
Chip Brush		2 8 hours.	
Street lights		2 1.5 hours.	
Miss Diggs		9 4.5 hours.	
Worked on leaf machine		1 1.5 hours.	
Traffic Signals		2 1.5 hours	
Maintenace GMC Truck		1 4 hours.	
Bobcat maintenance		1 4 hours.	
Clean Office, Break Room		1 1 hour.	
Street committee meeting		1	
Maintenance chipper		1 2 hour.	
Pre-inspection bucket truck		1 30 min	
Pre-inspection 1 ton trucks		1 30 min	
Pre-inspection GMC truck		1 30 min	
Pre-inspection International truck		30 min	
Pre-inspection front end loader		1 30 min	
Pre-inspection Case backhoe		1 30 min	
Pre-inspection Bobcat		1 30 min	
Bucket truck Inspection		30 min	
Bills payroll		1 1.5 hours.	
Barracades		2 2 hours.	
Lawn mowing		2 7 hours.	
Trash down town		2 2 hours.	
Morning reads		1 10 hours.	
Total Work Hours		160	
Total Hours Accounted For		145.5	
Total work orders		39	

DPW Progress Report	10/27/2014	10/31/2014	5-Days
Leaf Pick-Up	5	83 hours. 5 days.	
Clean Downtown	2	4 hours.	
Clean Office, Break Room	1	1 hour.	
Pre-inspection bucket truck		30 min	
Pre-inspection 1 ton trucks		30 min	
Pre-inspection GMC truck		30 min	
Pre-inspection International truck		30 min	
Pre-inspection front end loader		30 min	
Pre-inspection Case backhoe		30 min	
Pre-inspection Bobcat		30 min	
Bucket truck Inspection		30 min	
Bills payroll	1	1.5 hours.	
Trash down town	2	2 hours	
Total Work Hours		103	
Total Hours Accounted For		91.5	
Total work orders		11	

utilities progress reports	10/20/2014	10/26/2014	7/Days		
sewer maintenance	8				
water maintenance	6				
liftstations, Reads, Floats	4				
miss digs	15				
Service calls	4				
Hosing WWTP	2				
backwash filter building	3	45,000 gal.			
final reads/beginning reads	6				
arsenic samples	1				
Morning Rounds WTP	5				
Morning Rounds WWTP	5				
Weekend Operation & Lab	2				
Flushed primary scum beaches	1				
Chem Cleaned sand filters	1	#1			
Handed out water shut off notices					
Filled oiler, greased screw pumps	4				
Unplugged ras pump					
Chlorine delivery	1				
Clear bar screen	2				
Painting E.Q liftstation, Valves	2				
Mixing primary digester for TAVA sample	3				
Pumped scum pit WWTP	2				
Open iron pond drain	2				
Pump, Flushed E.Q	1	New heater. E.Q control hut.			
NUBCO WATER READS	2	Meter # 71307627 Read 00		88	
		Meter # 71756943 Read 31		3884	
Quarterly water meter reading					
Activated sludge samples	4				
Sludge judge clarifiers	6				
Alternate outdoor, indoor screw pumps	3				
Changed Cl2 Pump Hose 5TH	2				
Well					
Cleaned lab	3				
Primary clairifier sludge samples	4				
Painting WWTP	4				
DO reads activated sludge tank	7				
WATER DUTY SHEETS	DRINKING WATER LAB 7 DAYS PER WEEK.				
	1	Daily grab lab:			

utilities progress reports	10/20/2014	10/26/2014	7/Days		
3	Alkalinity		7-Days Per Week		
	Paragon Sampling:				
1	Copper		1-Day Per Week		
2					
	WASTE WATER REPORTING:				
1	EDMR Submitted		State Every Month.		
	QA/QC:				
1	Log Sheets		One Per Week		
	ORDER SUPPLIES:				
1					
2					
	ORDER CHEMICALS:				
1					
2					
	IPP:				
1	Alpha Metal				
2	Reports				
3	Other				
	IPP:				
1	NUBC				
2	Reports				
3	Other:				
	Miscellenous:				
1	Called ATS for quote to do IPP sampling.				
2	Computer backup files.				
3	Cleaned raw sampler.				
	Total Work Orders		271		

utilities progress reports	10/27/2014	11/2/2014	7/Days		
sewer maintenance	4				
water maintenance	2				
mxu's, Wire	1				
new meters	1				
Turned water on/off	1				
liftstations, Reads, Floats	4				
miss digs	4				
Service calls	2				
Hosing WWTP					
backwash filter building	3	40,000 gal.			
final reads/beginning reads	6				
arsenic samples	1				
Morning Rounds WTP	5				
Morning Rounds WWTP	5				
Flushing fire hydrants	2	4 - days.			
Weekend Operation & Lab	2				
Flushed primary scum beaches	4				
Chem Cleaned sand filters	1	#1			
Unplugged ras pump	1				
Mixing primary digester for					
TAVA sample	3				
Pumped scum pit WWTP	2				
Open iron pond drain	2				
NUBCO WATER READS	2	Meter # 71307627 Read 00		92	
		Meter # 71756943 Read 31		3980	
Activated sludge samples	4				
Sludge judge clarifiers	6				
Alternate outdoor, indoor					
screw pumps	3				
Changed C12 Pump Hose filter	2				
plant					
Primary clairifier sludge	4				
samples					
P.R.V maintenance	3				
6 TH WELL					
Crack sealing	1	2 - days.			
5TH WELL	1	29' 9"			
DO reads activated sludge tank	7				
WATER DUTY SHEETS	DRINKING WATER LAB 7 DAYS PER WEEK.				
	1	Daily grab lab:			
	2	PH		7-Days Per Week	
	3	Iron		7-Days Per Week	

utilities progress reports	10/27/2014	11/2/2014	7/Days		
4 Flouride			7-Days Per Week		
5 Orthoposphate			7-Days Per Week		
6 Free Chlorine			7-Days Per Week		
	WEEKLY LAB				
1 Raw Flouride				One Per Week	
2 Arsenic				One Per Week	
3 Raw iron Ryan drive wells				One Per Week	
	WEEKLY NPDES WFP				
1 PH			One Per Week		
2 Iron			One Per Week		
3 Suspended solids			One Per Week		
	DRINKING WATER REPORTING				
1 Data entry for MORs					
			State Every Month.		
	DRINKING WATER OTHER:				
1 Montly bacteriological testing					
WASTE WATER DUTY SHEETS	WASTE WATER LAB 7 DAYS PER WEEK.				
1 Daily grab lab			7-Days Per Week		
2 PH			7-Days Per Week		
3 Temp			7-Days Per Week		
4 DO			7-Days Per Week		
5 Fecal Coliform			7-Days Per Week		
6 Total Chlorine			7-Days Per Week		
7 Settlablilty			7-Days Per Week		
8 MSSS AT RAS			7-Days Per Week		
9 Wasting rates			7-Days Per Week		
	Daily Composite Lab:				
1 Dates:			10/27/2014	11/2/2014	
2 BOD			7-Days Per Week		
3 Suspended Solids			7-Days Per Week		
4 Phosphorous			7-Days Per Week		
5 Ammonia			7-Days Per Week		
	Sludge Lab:				
1 PH			7-Days Per Week		
2 Total Solids %			7-Days Per Week		
3 Alkalinity			7-Days Per Week		

utilities progress reports	10/27/2014	11/2/2014	7/Days		
	Paragon Sampling:				
1	Copper		1-Day Per Week		
2					
	WASTE WATER REPORTING:				
1	EDMR Submitted		State Every Month.		
	QA/QC:				
1	Log Sheets		One Per Week		
	ORDER SUPPLIES:				
1	Ordered IPP sampling for Alpha, NUBC.				
2					
	ORDER CHEMICALS:				
1	Bisulfate				
2					
	IPP:				
1	Alpha Metal				
2	Reports				
3	Other				
	IPP:				
1	NUBC	Meeting 10 am.			
2	Reports				
3	Other:				
	Miscellaneous:				
1	Worked on preventative maintenance sheets.				
	Total Work Orders		247		

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Memorandum

Agenda: 11/10/2014

Item: I-2

To: Village Council
Courtney Nicholls, Village Manager

From: Michelle Aniol, Community Development Manager

Re: Report for November 10, 2014 Village Council Meeting

Date: November 10, 2014

Trail Town Update

Staff attended a quarterly meeting of Trail Town communities on October 29, 2014. Trail Towns is a Huron River Watershed Council's RiverUp! Initiative. RiverUp! is part of a community movement to embrace and celebrate the assets of the Huron River for the benefit of local economies and residents, and conservation of our shared natural heritage. RiverUp! has 3 long-term objectives, FixUp! by investing in recreation infrastructure; CleanUp! by improving the ecological health of the river; and BuildUp! by facing our communities toward the river and transform the river corridor into a premier destination. Trail Towns falls under the BuildUp! umbrella, and was created to facilitate economic development by promoting recreational tourism. Here is a summary of from the meeting:

- HRWC recent publications: Dexter is prominently featured in two recent HRWC publications, RiverUP! and the Huron River Report. Copies of these reports accompany this memo.
- DIA Inside/Out: HRWC staff submitted an application to participate in the Detroit Institute of Arts Inside Out program. The Inside/Out program brings 80 reproductions of masterpieces from the DIA's collection to the streets and parks of greater metro Detroit. These installations pleasantly surprise and delight residents of and visitors to participating communities, all the while engaging them in dialogue about art. Inside/Out helps generate pride in a community using the arts, much like our Plein Air event, and promotes community and economic development.

If our application is chosen, and there is very good chance it will be, DIA installations will be placed throughout the Village from August – October 2015. The installations will be placed in locations that are easily accessible to the public and in public spaces where people are known to gather or use. The DIA offers support to participating communities, from buses for tours to DIA docent's to lead tours/talks about the installations. A decision is expected this week.

- Kayak Lockers: The Huron River is one of the most popular paddling and fly-fishing rivers in the state. It's also home to one of the busiest liveries in Michigan. An inventory of water trail infrastructure has been developed to track the condition of access sites, signage, portages, camping spots, lodging, and amenities that include bathrooms, parking, picnic tables and lockers. Kayak lockers to be exact. The HRWC has partnered with MAdE Studios to design kayak lockers that are visually appealing, as well as functional. Attached you will find a copy of the draft presentation regarding the kayak design process.

DDA Update

- The DDA authorized ASTI Environmental to study the steps needed to identify tasks and establish an estimated cost range for both the Village and a potential new purchaser of the 3045 Broad Street site, based on conceptual site plans/studies and proposed density options. ASTI presented a report of its findings to the DDA on October 20th. The report identified impacts, redevelopment assumptions, issues, and costs, and funding options. A copy of the report accompanies this memo.

Following the presentation the DDA directed ASTI to incorporate 3 additional scenarios into the study, based on what it would cost to do the following:

- 1) Remove existing foundations, level the grade and cap with concrete surface?
- 2) Level the entire site with documented clean soil over existing foundations and then seed to grow grass in areas not used for parking (see attached site plan to see parking areas)?
- 3) Level the site with gravel over existing foundations and make areas to be used for parking (see attached site plan to see parking areas)?

ASTI will present these results at the next DDA meeting (November 20th).

- On October 31, 2014 the Village met with HRS Communities to discuss redevelopment options for 3045 Broad Street. Based on the questions asking during the meeting, staff will be developing a quick fact sheet on Downtown Dexter, including data the number of jobs and residential units in the DDA District.

Planning Commission Update

- The Planning Commission discussed the intersections of Baker and Forest and Baker and Grand at its meeting on November 3rd. The focus of the discussion was pedestrian safety and location of crosswalks and on-street parking concerns. Since their discussion was multi-faceted staff suggested the Commission consider a corridor study with components, such as the intersections, crosswalks, mid-block crossings, on-street parking, etc., are addressed. The Planning Commission felt a comprehensive study would be appropriate. Thus a Corridor Study of Baker Road will be added to the CIP, as a planning project.
- The Planning Commission is moving forward to undertake a systematic, step-by-step approach to amending and reformatting sign regulations in the Zoning Ordinance. To assist the Planning Commission, staff prepared a draft scope of work that seeks to organize the process and ensure the format is easier to understand, infused with graphics and illustrations and reformatted in a more effective and efficient document. Once staff finalizes the scope of work, it will be sent to our planning consultant for a cost proposal. The proposal will be presented to the Planning Commission to review and discuss, before making a recommendation to Council.
- The Planning Commission discussed as great length the issue of parking in the area of Central and Huron Streets. As you probably know, one of the safety measures/improvements MDOT is requiring, as part of the B-2-B Trail project, is the installation of a barrier (i.e. fence) between the Trail and the train ROW. As a result, however, a key source of parking used by visitors to Dexter Cider Mill and canoers/kayakers/tubers use to access the Huron River will be lost.

Staff has heard from representatives with the HRWC, the Sheriff's department, residents and businesses in the area, other Village staff and administration that indicates the parking situation in the area of Huron Street, Mast and Huron River Drive, and Central Street near the railroad crossing creates a problem 7 months out of the year and needs to be resolved.

Unfortunately, when you're dealing with multiple stakeholders, including residents, businesses and visitors; public safety officials, including the sheriff and DAFD; and others, such as the HRWC, the Village Parks Commission, and select Village staff, all of which have varying interests and opinions that must be considered and addressed, there is no quick fix. With this understanding, staff presented the Planning Commission with the following scope of work to consider and discuss:

- Establish a Steering Committee¹ to represent the various stakeholders.
Develop a mission and vision statement.

¹ Steering Committee members would be expected to keep their respective groups informed throughout the planning process, and provide the Steering Committee with any feedback, as well.

- Conduct a thorough assessment of existing and future conditions as they pertain seasonal/recreational activities that impact parking in the target area.
- Conduct a 'visioning' session with the Steering Committee and establish goals.
- Compile and present results of 'visioning' session, including the goals to Planning Commission for feedback and direction.
- Develop a list of options/alternatives for addressing the issues and present to the Steering Committee for input and feedback.
- Prepare a draft plan of action and review with the Steering Committee for final comments.
- Revise draft plan, and present to the Planning Commission for feedback.
- Prepare revised draft and review with Planning Commission.

With the HRWC indicating a desire to assist the Village with this process, including cost, consensus of the Planning Commission was to add this project to the CIP, as a planning project. In the interim, the Commission is considering a request from resident, John Coy to install signage that clarifies where vehicles can and cannot be parked on Huron Street.

Business Development News

- The Mill Creek Sports property is officially on the market. More information, including a brochure for the property can be found by pasting the following link to your web browser.
[http://properties.swishercommercial.com/jsp/search/results.jsp?override=true&search2=true&propertyType=&subtype=&49_subtype=All&saleOnly=1&groupSuites=1#t=3|p=1,50|s=CITY,0|c=search2:true;propertyType::subtype::49_subtype:All;saleOnly:1;groupSuites:1;|ac=StreetAddress,Keyword,Location:\[\],PropertyType,UseType,SalePrice,LeasePrice,Size,SaleLease|gs=1|h=|d=55_29641083|tl=Former](http://properties.swishercommercial.com/jsp/search/results.jsp?override=true&search2=true&propertyType=&subtype=&49_subtype=All&saleOnly=1&groupSuites=1#t=3|p=1,50|s=CITY,0|c=search2:true;propertyType::subtype::49_subtype:All;saleOnly:1;groupSuites:1;|ac=StreetAddress,Keyword,Location:[],PropertyType,UseType,SalePrice,LeasePrice,Size,SaleLease|gs=1|h=|d=55_29641083|tl=Former)

ZBA Update

- No cases are scheduled for November.

Miscellaneous Updates

- REMINDER: Washtenaw County Department of Economic Development and reConsider have launched **venture** Local, a local investing awareness, education and engagement campaign design to accelerate investment in locally-owned businesses across Washtenaw County. reConsider provides social impact economy research, development, dialogue and consulting services focused on the integration of community capital, local investing and social enterprise.

The **venture** Local campaign includes several elements that will roll out over the next six months. Community Gatherings are planned or being planned in major Washtenaw County cities/villages. Dexter has been tapped for a Community Gathering on November 19th. The Dexter Community Gathering will take place in the large meeting room in the Dexter District Library from 6:30 – 9:00 pm. A flyer announcing the event accompanies this memo.



Photo by Marc Akemann

BUILDUP!

TURNING OUR COMMUNITIES TO FACE THE RIVER

In order to transform the Huron River corridor into a destination, communities along the river need to face toward the riverfront and not away from it. It's imperative that public and private institutions physically face the Huron and make it an essential part of the community. One way of achieving this vision is to develop the Huron River corridor into the Huron River Water Trail (see FixUp! section). Imagine spending several days staying at B & Bs, dining at waterfront restaurants, visiting local museums and attending music festivals and art fairs. When combined with a robust higher education environment, including a world-class university, the rich talent pool it attracts could be a powerful stimulus to our regional economy.

Our Goal: The Huron River is the "Main Street" of our river towns where residents and visitors recreate, live, gather, commute, do business, and treasure their riverfront locations.

Accomplishments

RiverUp! is part of a community movement to embrace and celebrate the assets of the Huron River for the benefit of local economies and residents, and conservation of our shared natural heritage. This renaissance for the river builds on exciting riverfront projects underway by our partners who are improving and creating recreation opportunities for residents and tourists. There's lots going on!

It Pays to RiverUp!

What is the current impact of the river to local economies? And how much can we expect that impact to increase if RiverUp! is fully implemented? We are closer to answering those questions with research and analysis conducted by Washtenaw County, Office of Economic and Community Development. Their "Huron River Water Trail Economic Impact Analysis" prepared for the Huron River Watershed Council and RiverUp! shows that investing in freshwater resources pays.

An excerpt from the report's Executive Summary highlights the key points:

Using a 2006 economic impact study prepared for the Outdoor Industry Foundation and a 2009 Michigan State University use study of the Border-to-Border Trail (B2B) in Washtenaw County, this report offers a rough estimate of 103,000 annual visitors to the Huron River Water Trail, which translates to almost \$50 million in regional economic growth. Through multiple access points in high density population centers, Washtenaw County currently realizes the majority of the river's recreation economy, generating \$33 million in revenue.

As the Huron River Watershed Council (HRWC) and other partners driving the vision of a vibrant Huron River look to maximize their efforts, this report recommends that they continue to develop the regional outdoor recreation tourism infrastructure. Rather than creating new markets, the Huron River Water Trail can better benefit existing businesses by presenting them with an opportunity to provide additional food, lodging, and outfitting services to paddlers drawn to the area from as far away as Fort Wayne, Indiana and Akron, Ohio.

Refining the analysis and expanding it to the economies of Oakland, Livingston, Monroe, and Wayne counties are the next steps. Contact eriggs@hrwc.org for the full report.

Building Trail Towns

What is a Trail Town?

A Trail Town is a destination along the Huron River Water Trail. Trail users can venture off the trail to enjoy the scenery, services, and heritage of a community with its own character and charm. It is a place where trail users can find amenities such as restaurants and shops. Just as hiking trails connect people to the land, Water Trails help people discover rivers, connecting urban and rural communities with the outdoors.



Photo by Marc Akemann

DEXTER MILL CREEK PARK BOARDWALK

Our objective -- The five largest river communities embrace their position as river towns by incorporating river-based recreation and economies in their vision and planning documents, DDAs, budgets, and otherwise integrated into the communities.

- Village of Milford, Oakland County
- Village of Dexter, Washtenaw County
- City of Ann Arbor, Washtenaw County
- City of Ypsilanti, Washtenaw County
- City of Flat Rock, Wayne County

In addition to these five communities, RiverUp! is supporting smaller communities that are ready to engage in the Trail Town process.

The RiverUp! is engaging the communities in the following elements of the Trail Towns process:

- Develop a Trail Town team consisting of community leaders. Establish consensus and cooperation by building partnerships among various groups that have a stake in the local trail system and the downtown.
- Develop strategies and recommendations for new ideas and spark discussions on how to better utilize the HRWT to expand on and complement existing efforts
- Develop a resource strategy to implement Trail Towns
- River stewardship events/opportunities to build citizen engagement

The Huron River is on the vanguard of promoting Trail Town development in Michigan, and in the Great Lakes. So far, the response from the communities has been very enthusiastic!

Automotive Heritage Trail District

Branding opportunities exist for each section of the Huron River Water Trail with themes that may be drawn from natural features, cultural heritage, or other place-based aspects. The section of the river through Ypsilanti provides the opportunity to improve awareness of and access to historical automotive sites and the labor movement associated with the era of auto production. RiverUp! facilitated local stakeholders in creation of the master plan for this district.

Henry Ford's Village Industry concept was realized along the Huron River in the 1930s upon completion of dam projects such as the Ford Lake Dam and Powerhouse that required flooding of the river to form Ford Lake. The landscape and the surrounding communities were forever changed. Using hydropower produced at the dam, automobile manufacturing factories sprang up along the lake and the Huron River in the City of Ypsilanti to meet Americans' growing demand for automobiles.

Goals of the District and Master Plan are the following:

1. Improve awareness of and access to historic automotive sites and the role of labor movement – identify sites and develop an interpretive program
2. Enhance recreational tourism via Border to Border Trail and Huron River Water Trail – enhance visibility and stimulate interest in the regional resources
3. Transform the river into a destination – develop content and a promotional message
4. Provide safe canoe and kayak access/portages – evaluated existing and proposed canoe/kayak facilities
5. Community development through Trail Towns to realize the economic potential of trails to stimulate local economies.

The focus of the Master Plan is on trail users of the Water Trail and the Border-to-Border Trail. RiverUp! and SmithGroupJJR facilitated the stakeholders and produced the Master Plan for the Automotive Heritage Trail District in Ypsilanti. The report describes the primary automotive, recreational, and commercial destinations within the limits of the trail district as identified through collaborations with numerous stakeholders. The stakeholders were the City of Ypsilanti, Ypsilanti DDA, Ypsilanti Area CVB, Ypsilanti Township, Washtenaw County Parks and Recreation Commission, MotorCities National Heritage Area, the Ypsilanti Automotive Heritage Museum, Eastern Michigan University/UAW 1976, and representatives from the offices of Congressman John Dingell (MI-12), State Senator Rebekah Warren and State Representative David Rutledge.



VIEW OF DEPOT TOWN, YPSILANTI

Connecting Blueways and Greenways

All along the Huron, river towns are investing in parks that touch the river. The park improvements demonstrate our region's commitment to connecting residents and visitors to the river and maintaining green infrastructure that offers unique recreation opportunities and protects river health. The map on page 7 shows the many park improvements happening or slated for the near future.

Downtown Development Authorities of in Milford, Dexter, and Flat Rock stated their commitment to making the river a featured highlight of their plans and through serving as keystone communities for the Huron River Water Trail. In Dexter, the community is building on the 2008 reconnection of Mill Creek to the Huron River from the removal of the Mill Pond dam; the creation of Dexter's "central park" at Mill Creek Park will serve as a popular gateway to the village for both residents and tourists. Natural and man-made whitewater features in Dexter and Ann Arbor, respectively, are bringing kayakers to the Huron River from all over the Lower Peninsula and Northwest Ohio. Finally, the post-cleanup vision for the former coal gasification property in Ann Arbor includes a public park with paddling access and a riverfront restaurant.



Huron River Report

Published quarterly by the Huron River Watershed Council

WINTER 2013



feature story

Trail Towns of the Huron

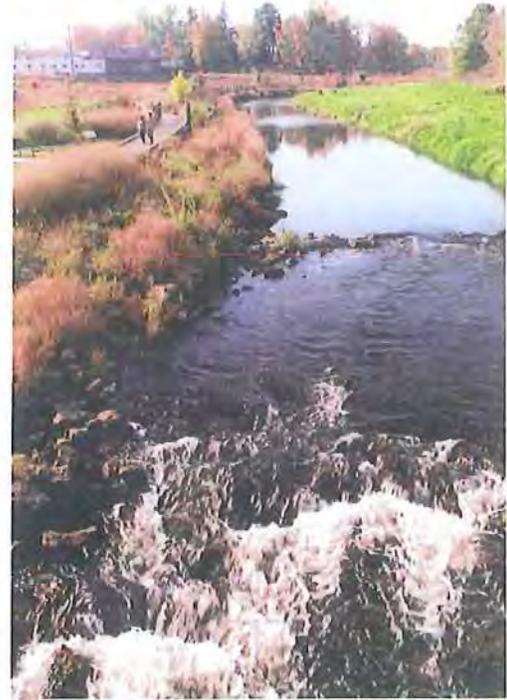
Part 1 in a series: the Village of Dexter

A river renaissance is taking place in the cities and towns along the Huron River. Through RiverUp! (riveruphuron.org), river corridor revitalization is underway with the goal of making the Huron River the new "Main Street" where residents and tourists recreate, live, gather, commute, and do business. HRWC is leading public and private partners in the largest river communities to incorporate river-based recreation and economies in their visions and plans, downtown development authorities, municipal budgets, and otherwise to maximize the river for community development while balancing its ecological and aesthetic values.

Trail Towns

The Huron River Water Trail (huronriverwatertrail.org) is a 104-mile inland paddling trail connecting people to the river's natural environment, its history, and the communities it touches. The Village of Dexter is one of five Trail Towns that is a destination where trail users can venture off the trail to enjoy the scenery, services, heritage, and character of the community. The Village of Milford, City of Ann Arbor, City of Ypsilanti, and City of Flat Rock round out the list of Trail Towns.

continued on page 4



Removal of the Mill Pond Dam in 2008 created natural whitewater features in Mill Creek. credit: M. Avamann

Mapping By Hand • How it was done over 100 years ago

HRWC and the University of Michigan's Bentley Historical Library are providing the public with a rare opportunity to view a collection of original historic maps featuring the Huron River drawn from surveys made in the early 1900s. Please join us on Thursday December 5, at 5:30 p.m. at the Bentley Historical Library in Ann Arbor. Speakers include Leonard A. Coombs from the Bentley

Historical Library, Janet Kauffman, a researcher who has used the Huron River Collection maps, and Phil Maly from Stantec who will also bring one of the original survey guns.

The Huron River Valley maps were made by Gardner Williams, a professor at the University of Michigan and consulting engineer, from approximately 1905 to 1922 based on field data collected by surveyors

during that time. These maps most likely were produced to assist the Detroit Edison Company with developing hydroelectric projects along the Huron River Valley.

While different survey instruments were employed in the early twentieth century, the fundamental method used at that time is still used today for most

continued on page 6

INSIDE: UPCOMING EVENTS AND WORKSHOPS *Honey Creek Bacteria Sources*
EPA, DEQ at odds over wetlands and the Clean WaterAct | Failing Septic System Identification



First conceptualized for Pennsylvania land-based trails, the Trail Town concept leverages trail-based tourism and recreation for economic and community development in trilside communities along the Great Allegheny Passage. This concept represents a mostly untapped potential on the Huron. Over the course of the next year, the Huron River Report will feature each of the major river communities—Trail Towns along the Huron River—beginning with the Village of Dexter in Washtenaw County.

At River Mile 63

The Village of Dexter, situated where Mill Creek flows into the Huron River at river mile 63, boasts small town charms, an active arts community, civic pride, and abundant natural assets with land and water trails to connect them. The removal of the Mill Pond Dam in 2008 and subsequent restoration of Mill Creek catalyzed the historic and quaint village to expand its economic and community development opportunities based on the waterway flowing through town.

Village President Shawn Keough describes the new Dexter waterfront as a dream realized. “When I moved to Dexter, Mill Pond was hidden and in poor shape, and the bridge was deteriorating,” recalls Keough. “The community had a vision to remove the dam and restore Mill Creek to its natural streambed,”

he continues, “We’ve turned the creek into a destination and a gateway into Dexter.”

Dexter has implemented many Trail Town features for the benefit of residents, tourists, and local businesses:

- The creation of the Mill Park to **provide a gateway** into the village and downtown business district;
- Art along the creek and design of store fronts and streetscapes **create a sense of place**;
- Signage and access points provide **a welcoming atmosphere** for Border to Border Trail and Water Trail users;
- **The right mix of services** for trail users such as non-motorized boat launches, a trail network, natural features, fishing docks, restaurants, shopping, banks, and other amenities;
- **Restored habitat** and water quality features for a cleaner and healthier creek;
- **Trail-oriented events** such as Dexter Daze, the Paint Dexter Plein Air Festival, summer band concerts and outdoor performances by the Dexter Community Orchestra; and
- **A whitewater destination** on the American Canoe Association website, drawing paddlers from Ohio, Indiana, and throughout Michigan.

Opportunities for Dexter to build its reputation as a Trail Town include adding lodging, providing a shuttle service for paddlers, as well as signage about water levels and river conditions where the footbridge passes under the railroad bridge.

continued on the next page



Additional Resources

Summary article about Trail Town concept
www.liaa.org/downloads/mtncover_sept2012.pdf

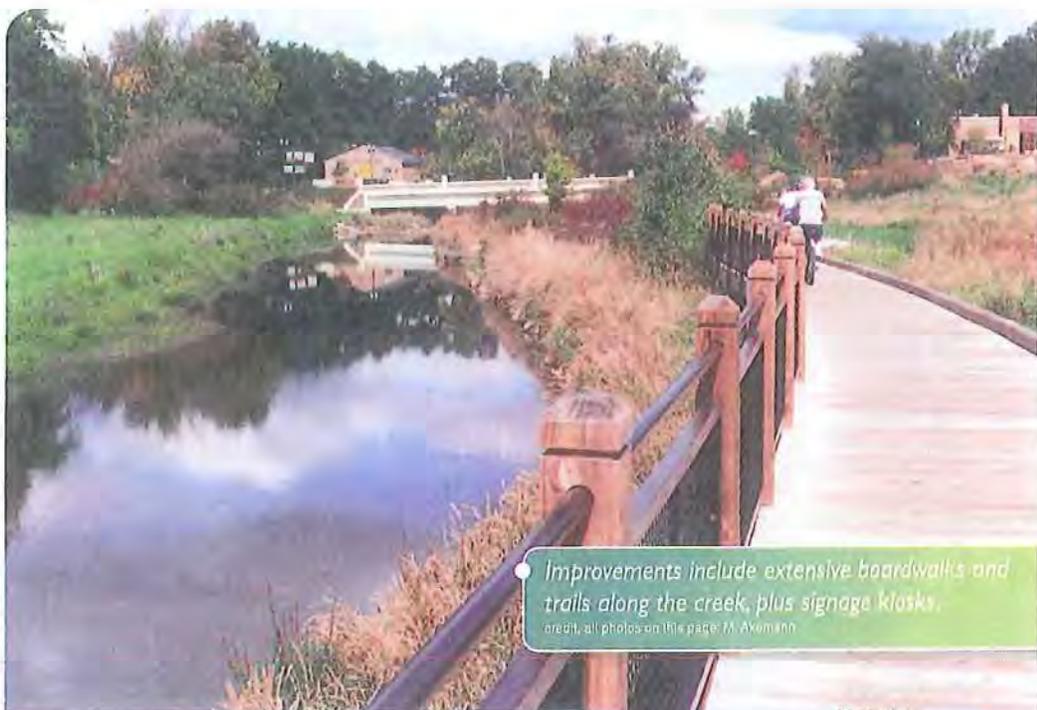
Original concept for businesses along the Great Allegheny Passage www.trailtowns.org

Show Me the Money

Outdoor recreation is big business in this country. In 2006, the Outdoor Industry Association conducted an economic impact report of the outdoor recreation sector following up with a 2008 report specifically for water sports (kayaking, canoeing, stand-up paddling, rafting, canoeing, and motorized boating). The report concludes that outdoor recreation is a larger and more critical sector of the American economy than most people realize. Water sports, after camping, is where people spend the most money (\$86 billion annually). Water sports directly support more than 800,000 jobs annually. River recreation boosts the economy and creates jobs.

Closer to home, researchers at MSU looked at the Detroit River and found that the increase in the number of paddlers was accompanied by positive economic impacts for nearby communities. Spending for equipment was the most common expenditure, including purchases of more than \$1,000. Restaurants and lodging were also popular sources of spending, where a day or overnight trip can be enjoyed.

Dexter's Keough sees the village as a hub for outdoor pursuits as it's situated between Hudson Mills and Delhi Metroparks, along the Border to Border Trail and the Huron River Water Trail, and close to the Pinckney-Waterloo Recreation Areas. He shares, "You just can't plan for all of the ways that people are going to use and enjoy the space along the creek. Since the park construction was done and the trails connected, we've had a ton of cyclists, joggers, kayakers, and fisherman come to town and they spend money at our restaurants and shops. We've



Improvements include extensive boardwalks and trails along the creek, plus signage kiosks.
credit: all photos on this page: M. Axeminn



also seen professional photographers having photo shoots with their clients here." Keough is interested in efforts by HRWC to quantify the economic impact of all of these activities on the business community.

Residents, businesses, and visitors are benefitting from the changes that make Dexter more walkable, more accessible, and give a sense of place to this community on Mill Creek. And there's more to come in Dexter. The community has plans for phase 2 of the park from the south end to Shield Road near the schools. Extend-

ing the trails will provide connectivity for walking and biking from the neighborhoods to the schools and opportunities for outdoor learning along the creek. For Keough, "now is the best time to be President of Dexter because of the fantastic work we've done with our partners, like the Watershed Council, and everybody's on board with this vision to make Dexter a destination and a great place to live."

— Elizabeth Riggs

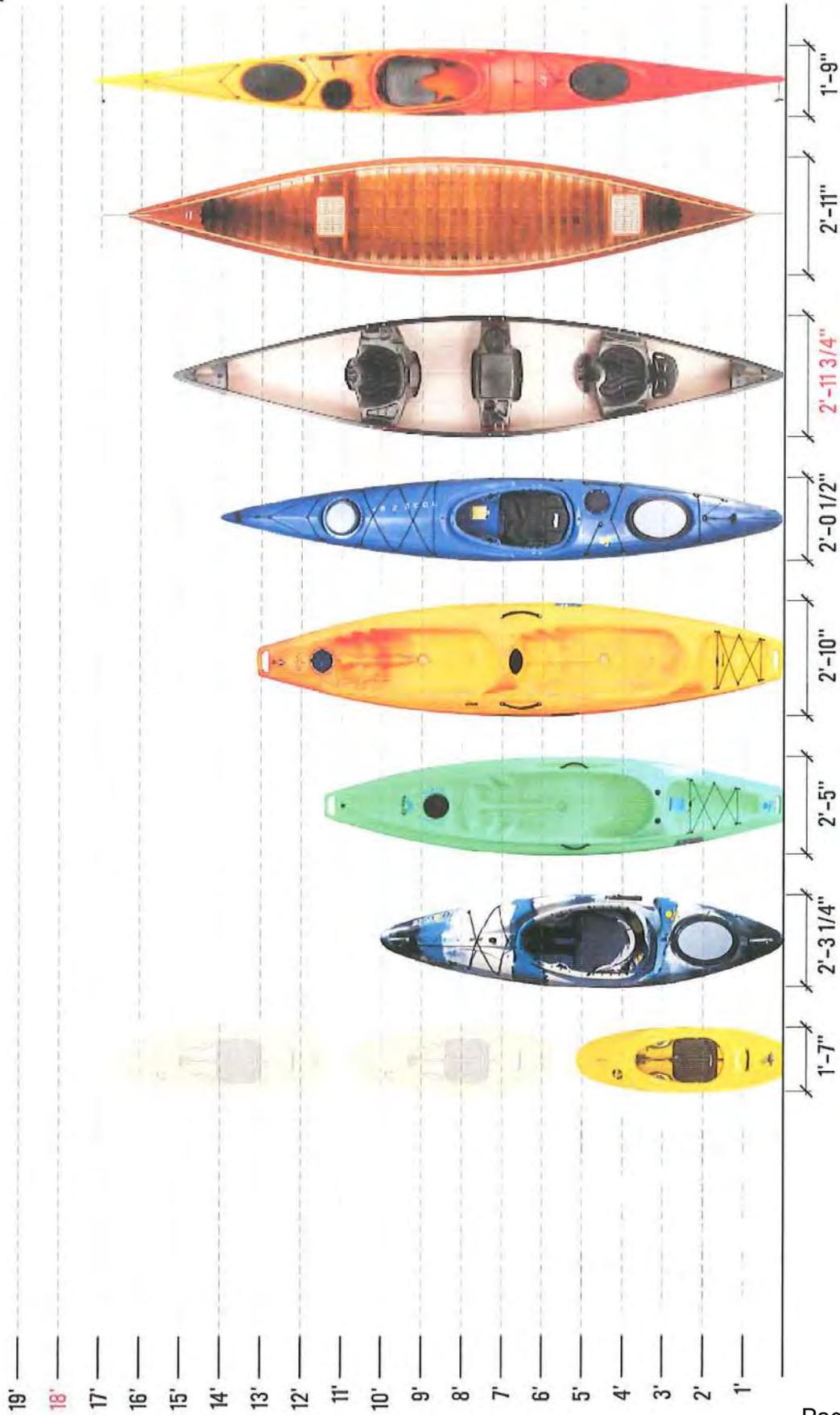
*Elizabeth Astruc@Kily
miting 10/29/14*

HURON RIVER WATERSHED COUNCIL CANOE AND KAYAK STORAGE UNITS

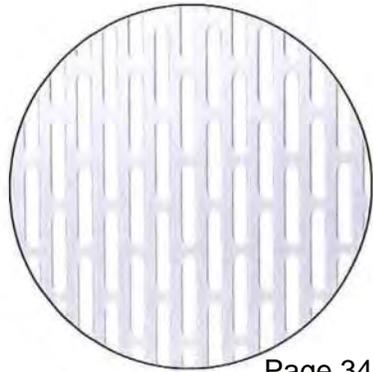
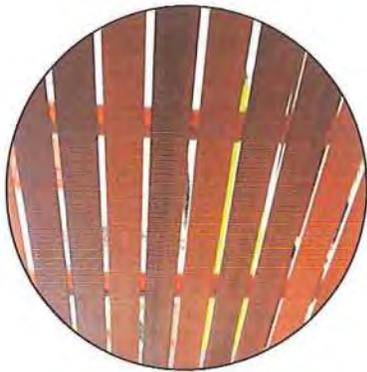
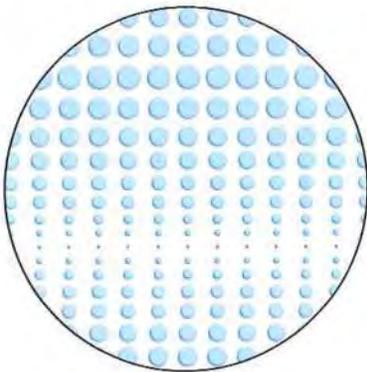
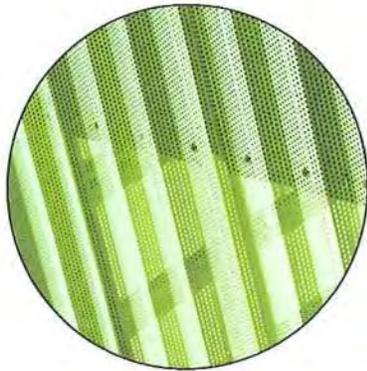
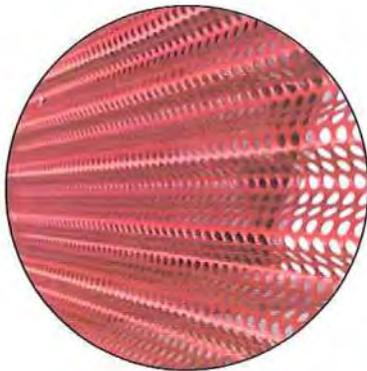
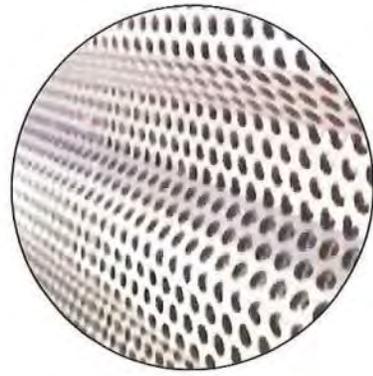
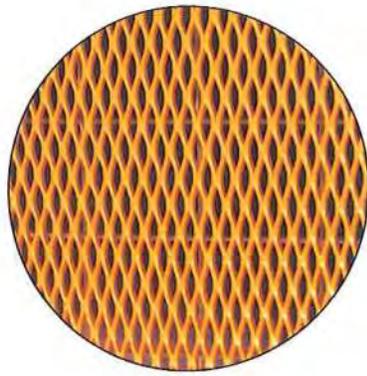
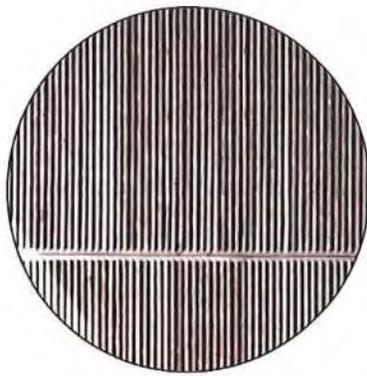
SCHEMATIC DESIGN PRESENTATION
10.28.2014



BOAT SIZES



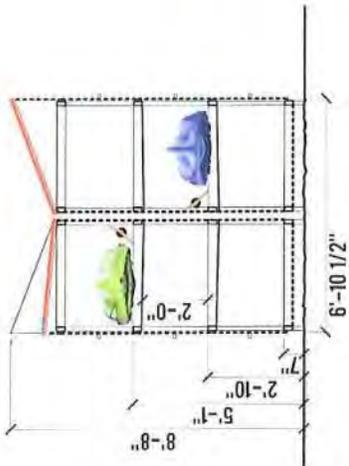
CONSTRUCTION MATERIALS



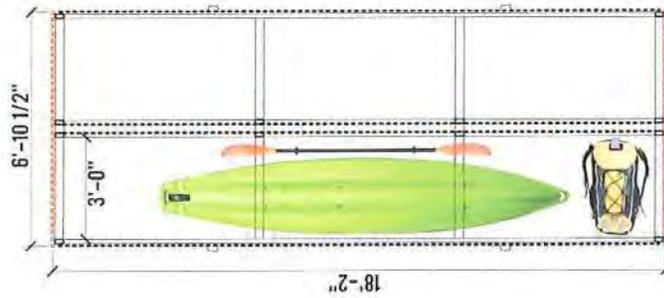
SIDE LOADED UNIT

OPTION A

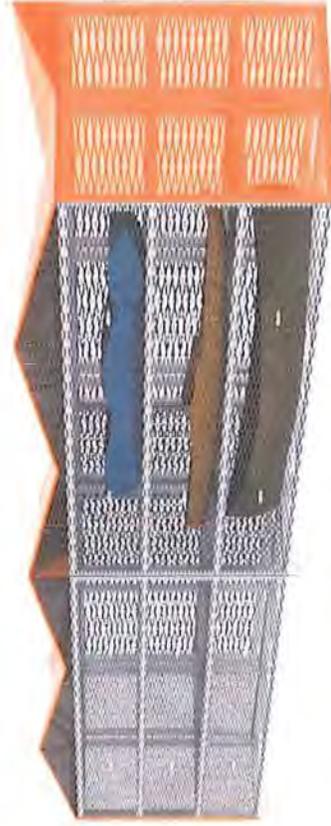
- SIDE LOADED CANOE AND KAYAK STORAGE
- MODULAR UNITS OF 6 STORAGE SPACES EACH (2 UNITS, 12 SPACES SHOWN BELOW)
- REMOVABLE SCREEN PANELS, ATTACH AND SECURE WITH PADLOCKS
- ROOF MOVES WATER TO CENTER GAP SPACE AND AWAY FROM LOADING SPACE
- STRUCTURAL METAL FRAME WITH POWDER COATED OR STAINLESS STEEL PANELS



1 CROSS SECTION
not to scale



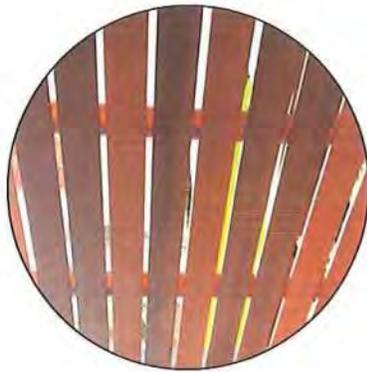
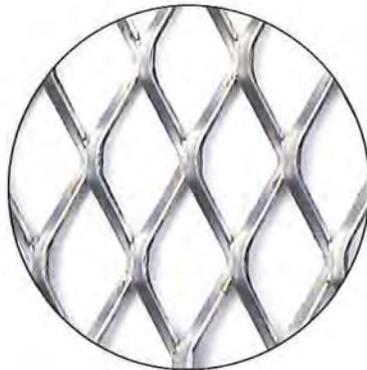
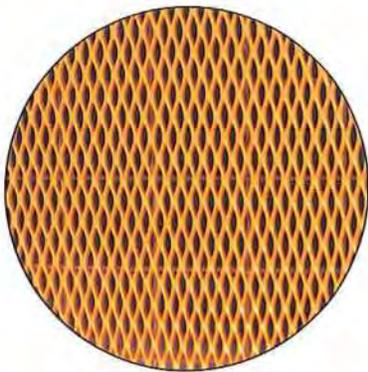
2 PLAN VIEW
not to scale



SIDE LOADED UNIT

OPTION A

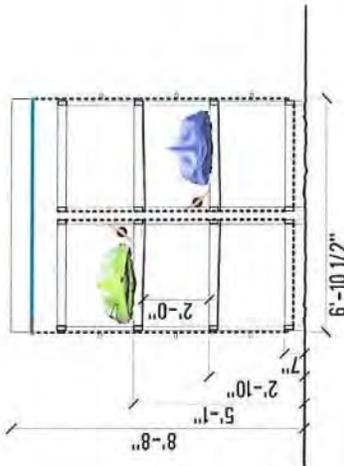
- SIDE LOADED CANOE AND KAYAK STORAGE
- MODULAR UNITS OF 6 STORAGE SPACES EACH (2 UNITS, 12 SPACES SHOWN BELOW)
- REMOVABLE SCREEN PANELS, ATTACH AND SECURE WITH PADLOCKS
- ROOF MOVES WATER TO CENTER GAP SPACE AND AWAY FROM LOADING SPACE
- STRUCTURAL METAL FRAME WITH POWDER COATED OR STAINLESS STEEL PANELS



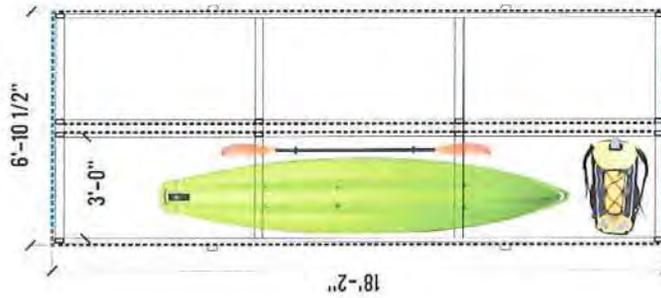
SIDE LOADED UNIT

OPTION B

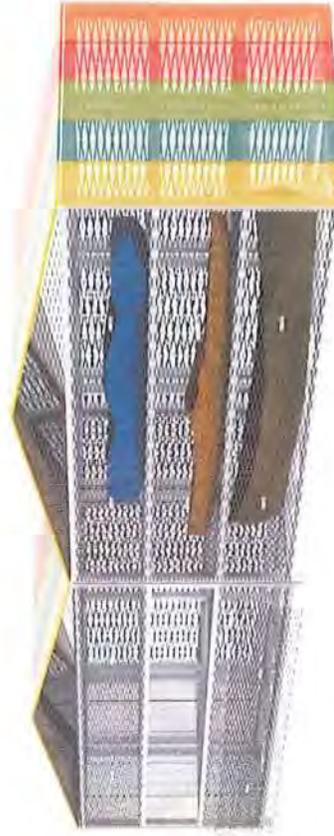
SIDE LOADED CANOE AND KAYAK STORAGE
 MODULAR UNITS OF 6 STORAGE SPACES EACH (2 UNITS, 12 SPACES SHOWN BELOW)
 REMOVABLE SCREEN PANELS, ATTACH AND SECURE WITH PADLOCKS
 ROOF MOVES WATER TO GAP BETWEEN MODULES AND AWAY FROM LOADING SPACE
 STRUCTURAL METAL FRAME WITH POWDER COATED OR STAINLESS STEEL PANELS



1 CROSS SECTION
not to scale



2 PLAN VIEW
not to scale



SIDE LOADED UNIT

OPTION B

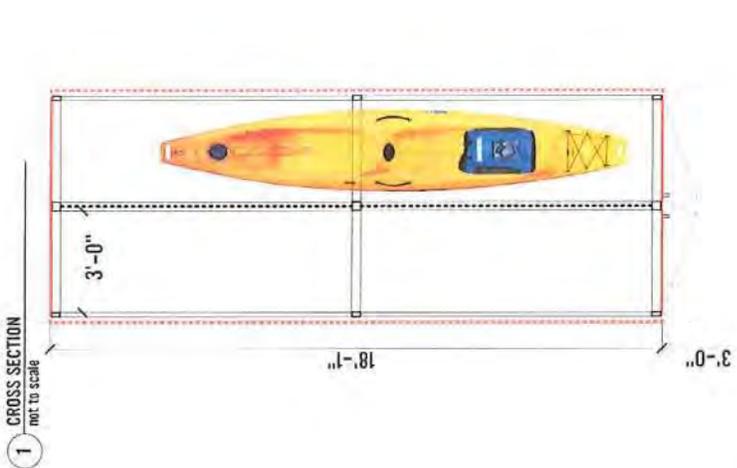
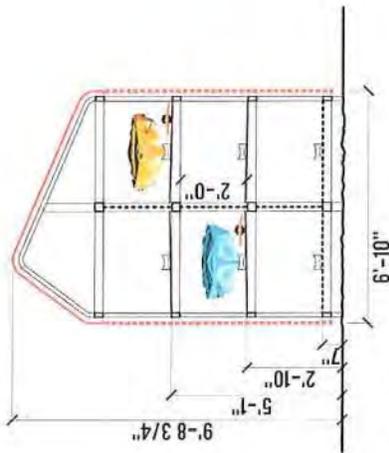


MAde studio LLC www.MAde-studio.org

FRONT LOADED UNIT

OPTION C

- FRONT LOADED CANOE AND KAYAK STORAGE
- MODULAR UNITS OF 6 STORAGE SPACES EACH (1 UNIT, 6 SPACES SHOWN BELOW)
- SOLID, HINGED METAL PANEL DOORS SECURE WITH PADLOCKS
- ROOF MOVES WATER TO SIDES OF UNIT, EXTENSION OF ROOF PROTECTS ACCESS AREA
- STRUCTURAL METAL FRAME WITH POWDER COATED PANELS AND PERFORATED SCREENING
- ROLLER TRACKS FACILITATE LOADING AND UNLOADING OF CANOES & KAYAKS



FRONT LOADED UNIT

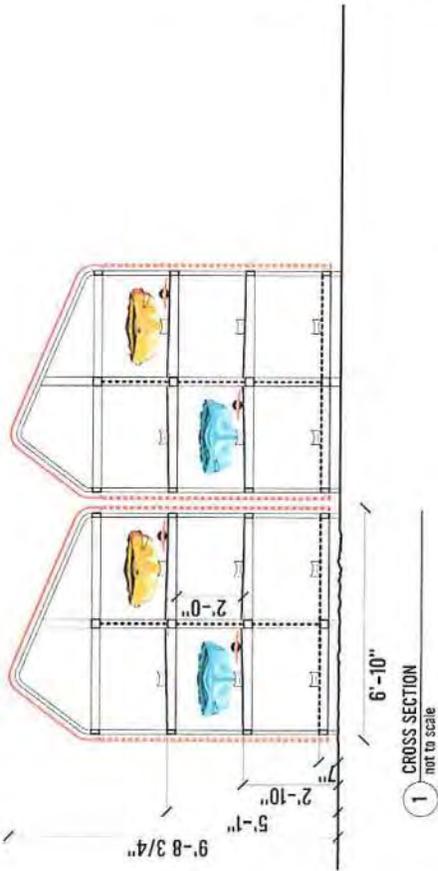
OPTION C



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FRONT LOADED UNIT

OPTION C

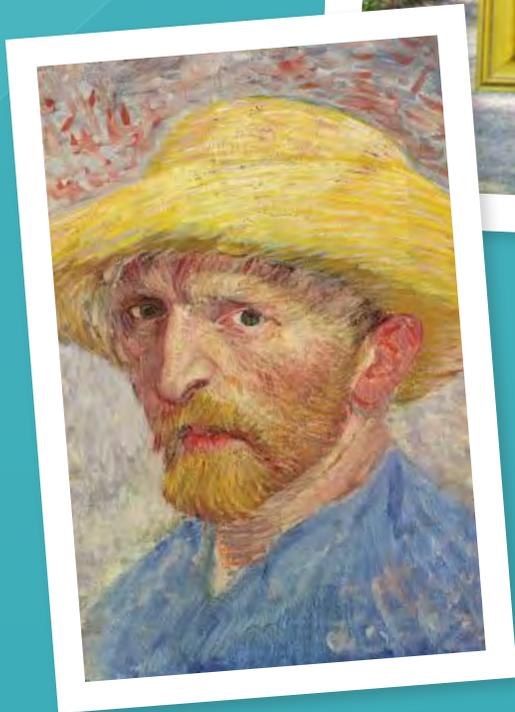


- FRONT LOADED CANOE AND KAYAK STORAGE
- MODULAR UNITS OF 6 STORAGE SPACES EACH (5 UNITS, 30 SPACES SHOWN BELOW)
- SOLID, HINGED METAL PANEL DOORS SECURE WITH PADLOCKS
- ROOF MOVES WATER TO SIDES OF UNIT, EXTENSION OF ROOF PROTECTS ACCESS AREA
- STRUCTURAL METAL FRAME WITH POWDER COATED PANELS AND PERFORATED SCREENING
- ROLLER TRACKS FACILITATE LOADING AND UNLOADING OF CANOES & KAYAKS



Michigan Municipal League

Inside | Out



michigan municipal league
Better Communities. Better Michigan.



PROJECT DETAILS:

NAME:

Inside|Out

DATE:

2010–Present

CATEGORIES:

Public Art
Education
Institution

THE GIST:

Inside|Out brings 80 reproductions of masterpieces from the Detroit Institute of Art (DIA) museum's collection to the streets and parks of greater metro Detroit, pleasantly surprising and delighting residents of the participating communities and engaging them in dialogue about art.



michigan municipal league

Inside | Out

PROJECT SCOPE:

Challenge:

How can we help people engage with art in their own community?

Overview:

Inspired by an outdoor exhibition during a visit to London in 2007, the director of the DIA saw how art could serve as a catalyst for public dialogue and shared cultural experiences. The first Inside|Out exhibition was included as part of the DIA's 125th anniversary in 2010, and the program has grown to become the cornerstone of the museum's community outreach and is a highly anticipated event for the public. The DIA offers free museum admission to residents of participating communities encouraging the public to come to the DIA to experience the works of art in person.

Accomplishments:

- Supported the millage tax, raising \$23 million annually for the DIA and providing free general admission to the museum for 10 years to Wayne County residents.
- Created 120 masterpiece reproductions from the DIA and created 12 site-specific exhibitions for different neighborhoods in greater Detroit.



Organization:

The museum employs a part-time Inside|Out program coordinator and relies on additional staff during the exhibition session. And the program continues to grow. Originally, 40 reproductions of select masterworks from the DIA were produced; now it's twice that. The structure of the program has also evolved from exhibiting one work in each city, to exhibiting seven to ten reproductions clustered within walking or bike-riding distance of a single community for three months. Each city plans its own activities centered around its Inside|Out works. Previous events have included a wine-tasting bus tour, bike and walking tours, talks at local libraries, and interactive performances. Partners include Parks and Recreation, small businesses, and neighbors.

Budget/Equipment:

Inside|Out runs on a \$125,000 annual budget. A majority of the program expenses go to part-time staff, permits, and insurance. Thanks to technological advances, an average reproduction costs only \$400. The DIA has cultivated great partners and created a streamlined production schedule for the exhibition, which has significantly decreased program costs.

Funding:

The program is currently funded by the Knight Foundation, which funds projects that engage and inspire communities through art. The DIA will seek additional grant funding and sponsorship in the future.

Participants:

While participation has grown primarily through word of mouth, the program now boasts a community waiting list. Thousands of students, parents, neighbors, and other community members come out and experience the pop-up collection. Art is just around the corner from where they live, work, and play.



Inspiration:

Art inspires and engages communities, giving them shared cultural experiences to discuss and appreciate. This small outreach of public art allows the public to become more invested in the DIA. Once community members are comfortable looking at art in their own backyard, they are more likely to see the importance and value of the museum.

Actions Taken:

1) DREAM BIG AND START SMALL.

Do not be intimidated by a BIG idea. The DIA took its idea to action by making a plan. It carefully considered budget, scale, resources, and time to plan an exhibition. While being realistic about feasibility, they also set out to accomplish BIG goals. Today, the project has doubled in scale and serves as the cornerstone of the museum's community outreach program.

2) CREATE THE ART.

It took the DIA three years to develop the best technique for producing high-quality reproductions that could withstand the elements during a three-month temporary outdoor installation. The museum uses a graphic printer to fabricate vinyl images that are laminated to aluminum plates. The plates are then encased in pretreated wooden frames, creating a first-class reproduction. The lifespan of a work will vary depending on temperature, moisture, and additional physical conditions. While the prints are constructed for a temporary lifespan, they can last for several years. A friendly printer will also be able to easily assist if one becomes damaged. Inside|Out has not had a single case of vandalism or theft.

3) USE UNEXPECTED CURATORS.

The DIA looked to community leaders to help build the exhibition. These ambassadors were made unofficial curators, selecting exhibition sites that would be most meaningful to the residents of their communities. Cultivating strong partnerships with parks and recreation, local businesses, and additional city officials builds relationships and future support for the work.



4) GET PERMITS AND INSURANCE.

Remember due diligence. Safety is always the number one priority when planning an exhibition in a public space. It was very important for the DIA to visit with city officials, public art experts, community members, and business owners about potential liabilities and concerns. They can help apply for permits and user agreements. It is also important to add additional insurance riders to plans or buy temporary event insurance to cover potential onsite injuries and property damage.

5) INSTALL THE EXHIBITION.

Bring a toolkit and make a tight installation schedule. An engineer or city official might also want to supervise the installation and deconstruction processes. A small team from the DIA begins installing the 80 reproductions two weeks prior to the exhibition's official opening.

6) MAKE DOCUMENTATION AND MARKETING A PRIORITY.

Design is not an afterthought when constructing an exhibition in a public space. Like art, good design inspires and informs! Let the community know where to be and when to be there. Because the project is both new and temporary, make clean maps, an interactive website, and onsite signage. Social media platforms like Facebook and Instagram can also help spread the word. Being proactive about design, documentation, and surveying has benefited the DIA's community engagement and fundraising efforts.

7) BUILD AN EXPERIENCE.

Initially, the DIA created programming for each exhibition; however, as time has passed, community members have become proactive about creating cool experiences and showcase opportunities highlighting their neighborhood masterworks and local talent. From a Cezanne-wich at the local cafe to a fake shark attack in the Detroit River, clever teasers and experiences have kept the public excited and engaged in the project. There's no telling where the community will go with inspiration and involvement.

8) EMBRACE THE TEMPORARY.

If the locations are stagnant, the public will become desensitized to the art. Change it up, keeping the project fresh and evolving and exposing more communities to the artwork. After the three-month exhibition, it is often difficult for community members to give up Inside|Out. People become very protective of their art and space, but keeping the exhibition temporary and flexible is part of the nature of the program.

9) EVALUATE THE PROCESS.

Each year the program is evaluated and restructured based upon previous experiences and site-specific conditions. An honest evaluation of success and failure will help build a stronger project



Lessons Learned:

- Break out of the Institution.
“Listen to the community, and see how you can fit that into your organization, culture, or business model. Community engagement is very powerful, and this is how you connect people to your project.”
- Dream Big, Start Small, and Move Fast.
“If you have a creative idea, look into it. Keep pursuing it. It’s OK to start small, take baby steps, and be patient. If we had just done this as a one-off, people might not be copying us today. We tried it and saw that there was something really powerful and continued. Each year it gets better because we evaluate our process and impacts.”

Experts:

Michelle Hauske, Inside|Out Program Coordinator, MHauske@dia.org
Kathryn Dimond, DIA Community Outreach Director, kdimond@dia.org

Similar Projects:

Art for All
Art is Everywhere

Documents:

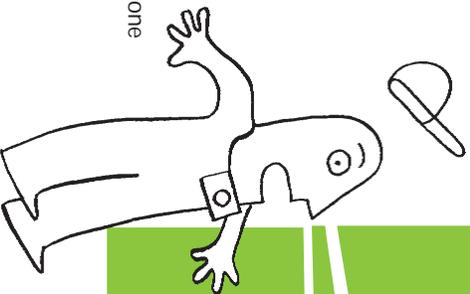
Map

DMIA INSIDE|OUT

DETROIT

Inside|Out brings reproductions of great treasures from the Detroit Institute of Arts into your community. Discover them all around town. Visit dia.org/insideout for maps of other communities and information on programs.

- 1 Traffic Jam & Snug
511 West Canfield Street
Indian Summer
Jasper-Francis Cropsey
- 2 Dell Pryor Gallery
4201 Cass Avenue
Portrait of a Collagist
Benny Andrews
- 3 Eastern Market Shed #3
Martha and Mary Magdalene
Caravaggio
- 4 Eastern Market Welcome Center
The Fruit Vendor
Il Pensionante del Saraceni
- 5 Slows BBQ
2138 Michigan Avenue
Portrait of a Mughal Prince
Unknown (Islamic)
- 6 Fox Theater
2211 Woodward Avenue
The Merrymakers
Carolus-Duran
- 7 Gem Theatre
333 Madison Street
Reading of the Story of Genone
Francis Davis Millet



- 8 Fishbones Rhythm Kitchen Cafe
400 Monroe Street
Colonel John Montresor
John Singleton Copley
- 9 Cadillac Square Park
800 Woodward Avenue
A Day in June
George Wesley Bellows
- 10 Detroit Riverwalk
The Fishermans' Wedding Party
Thomas Moran
- 11 Rivard Plaza
1340 E. Awater Street
Flowers in a Glass Vase
Rachel Ruysch

The Center for 21st Century Communities

Building 21st century communities

Experts from around the world—in academic, business, and public sectors alike—agree that investing in communities is a critical element to long-term economic development in the 21st century. Michigan’s future depends on its ability to attract and retain knowledge-based workers. Central to attracting this priceless commodity is *place*. Research proves that successful 21st century communities effectively leverage the assets summarized in this brochure. Learn more and stay engaged at mml.org.

Who we are...

The Michigan Municipal League is the one clear voice for Michigan communities. We are a nonprofit, but we act with the fervor of entrepreneurs; our people are dynamic, energetic, and highly approachable, passionately and aggressively pushing change to achieve better communities and a better Michigan.

What we know...

Never before have so many diverse interests, from academic researchers to the business community to government leaders, shared a single conclusion: Michigan’s future depends on its ability to attract knowledge-based workers. And what is central to attracting this priceless commodity? *Place*, specifically vibrant 21st century communities.

What we offer...

Through its Center for 21st Century Communities (21c3), the League provides education, technical assistance, public outreach, and unprecedented access to experts and resources. The 21c3 is a “one-stop-shop” for communities interested in creating and sustaining livable, desirable, and unique places that attract the highly skilled, creative, and talented workforce of the next century.



michigan municipal league

Better Communities. Better Michigan.

MEMO

ASTI Environmental

Date: October 3, 2014
To: Michelle Aniol, Village of Dexter
From: Tom Wackerman
Subject: Remediation Options Analysis, 3045 Broad Street, Dexter, Michigan
(ASTI Project No. 1-6555)

Background

The property at 3045 Broad Street (the Property) in Dexter is currently vacant, but was most recently developed with a 35,746-square-foot industrial building that contained 12 units (see attached figures), asphalt and concrete parking areas, and maintained lawn areas. The building was demolished and the concrete pads and other surfacing materials maintained in-place as engineered controls. Previously, the Property was developed with an electrical company building, a creamery, butter tub house, and residence in 1912. The western portion of the Property was reportedly a sawmill in the early 1800s and early 1900s. Around 1929 the Property was developed with a laundry building, outhouse, and a vacant building. The most recent building was constructed on the Property in 1951 with additions in 1956, 1958, 1972, 1974, 1977, and 1980. That building was primarily used for manufacturing from 1951 until 2012. Manufacturers that have operated on the Property consisted of Dexter Automotive Products (1970s), Dapco Industries (late 1970s and 1980s), and Klapperich Welding (1980 to current). Dexter Automotive Products and Dapco Industries made fittings, valves, filters, and pumps for engines. Site features are illustrated on attached Figure 1.

The following investigations have been completed by ASTI Environmental on the Property for the Village of Dexter.

- Phase I Environmental Site Assessment dated August 17, 2007
- Phase I Environmental Site Assessment dated July 12, 2012
- Phase II Environmental Site Assessment dated August 9, 2012
- Asbestos Containing Material Inspection dated December 10, 2012
- Baseline Environmental Assessment dated January 7, 2013
- Due Care Plan dated February 13, 2013
- Water Well Abandonment Report dated March 20, 2013
- Indoor Air Sampling Reports dated February 27, 2013 and May 14, 2013
- Excavation Backfilling and Concrete Capping Report dated May 15, 2013



10448 Citation Drive, #100
P.O. Box 2160
Brighton, Michigan 48116
Phone: 810.225.2800 Fax: 810.225.3800

Identified Impacts

Based on these assessments, the Property is a facility according the Part 201 of Michigan Act 451 because of the following historical impacts. These are illustrated on attached Figures 2 through 5.

1. Impacts in soils exceed the applicable residential criteria for direct contact for arsenic.
2. Impacts in soils exceed the applicable residential criteria for drinking water protection and groundwater-surface water interface for arsenic, mercury, selenium and chromium.
3. Impacts in soils exceed the applicable residential criteria for drinking water protection and groundwater-surface water interface for naphthalene, 1,2,3-trimethybenzene, 1,3,5-trimethybenzene, trichloroethene, tetrachloroethene, and cis-dichloroethene.
4. Impacts under the building in former Unit 6 exceeded the residential criteria for volatilization to indoor air for trichloroethene in soils and groundwater.
5. Impacts to indoor air in former Units 1 and 4 exceeded the residential and non-residential vapor intrusion indoor air screening level for trichloroethene.
6. Impacts to indoor air in former Units 11/12 exceeded the residential vapor intrusion indoor air screening level for trichloroethene.
7. Impacts in groundwater exceed the applicable residential criteria for drinking water for cis-dichloroethene, 1,1-dichloroethene, trichloroethene, vinyl chloride, and tetrachloroethene.
8. Impacts in groundwater exceed the applicable residential criteria for groundwater-surface water interface for trichloroethene and naphthalene.

In addition, the following site features may impact future redevelopment:

9. Soils below at least former Unit 6 are considered an F-listed hazardous waste based on the source of the impacts.
10. Impacts to groundwater may have migrated on to the property from adjacent properties to the southeast.
11. Groundwater flows to the north or northwest and may be migrating onto the northern adjoining park and toward Mill Creek.
12. Underground storage tanks may still exist under the building foundation.
13. Because the Property is a facility, any soils removed from the Property during redevelopment would need to be properly characterized or transported to an appropriate landfill.
14. Any water produced from de-watering activities will need to be properly containerized and kept on site or characterization for off-site disposal.

Property Redevelopment Assumptions

These impacts and site features will affect future redevelopment of the Property. The proposed redevelopment that is considered in this Remediation Options Analysis is for residential rental or sale. Three density options are being considered as described in the presentation titled *3045 Broad Street Development Analysis* dated August, 2014 and presented by Peter Allen & Associates. This redevelopment assumes the following density options from that presentation.

	Development Assumptions			
	No. Buildings	No. Stories	Total SF	First Floor Residential (SF)
Low Density	4	3	75,240	25,080
Medium Density	4	3	86,400	28,800
High Density	5	4	153,600	38,400



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Three scenarios for this redevelopment are considered in this analysis.

Scenario 1: All residential units are for sale with residential on ground floor. This will require compliance with residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve residential clean-up criteria.

Scenario 2: All residential units are for rent with residential on ground floor. This will require compliance with non-residential clean-up criteria or installation of engineered, institutional or administrative controls that achieve non-residential clean-up criteria.

Scenario 3: All residential units are either for sale or rent, and are constructed above ground floor parking (no residential on ground floor). This will require compliance with residential clean-up criteria if for sale, and non-residential criteria if for rent, and the installation of engineered, institution or administrative controls, but it is assumed that it will not require installation of a sub-slab vapor collection system.

Property Redevelopment Issues

Because of the long term requirements for remediation of groundwater impacts, this analysis assumes that impacted soils and/or groundwater above the residential criteria will remain on the Property under all of the above scenarios, and the Property will remain a facility. As such, residential usage of the property will require a limited closure with engineered controls, deed restrictions, and long term implementation of due care requirements and remediation or control systems. In addition, notification of impacts must be provided to purchasers of the Property. Redevelopment must be implemented in compliance the Due Care Plan and the associated Declaration of Restrictive Covenant.

As indicated in attached Table 1, the impacts and site features described above have different requirements during pre-purchase assessment, redevelopment and operation. Items in Table 1 assume residential redevelopment as described above. Some of the items are optional as follows:

- Additional sampling to delineate impacts: Additional sampling may limit areas that require remediation or control. However, given the industrial nature of the property, it may also identify larger impacts. As such, implementation of control across the entire property is assumed in this analysis as a presumptive remedy.
- Remediation of impacted groundwater: For innocent landowners, or bonafide purchasers, control of groundwater is required, but remediation is optional. Site data indicates that groundwater may be venting to the wetlands and/or river to the north and remediation would reduce these impacts. However, groundwater impacts may be migrating to the Property from off-site as well. Removal of source materials will reduce impacts from the Property to groundwater, and natural attenuation will further reduce concentrations.
- Geophysical survey to identify UST: A suspected UST may exist on the property. Investigating the location will provide information for managing construction costs and timing, but this can also be managed as a contingency during site preparation.

**Table 1
Environmental Issues Table for Purchaser**

Issue	Description of Issue	Activity to be Conducted	Assumptions/Comments
Pre-purchase Due Diligence	Property is a facility per Part 201 of Act 451	Completion of Phase I and Baseline Environmental Assessment (BEA)	Required to maintain statutory liability protection for innocent landowner or bona fide purchaser. Phase I must be completed prior to purchase. BEA must be completed within 45 days of purchase.
		Completion and implementation of Section 7a Compliance report (Due Care Plan)	Change in use requires new Due Care Plan. DEQ approval required if federal funds are used. DEQ approval is recommended for residential redevelopment.
Considerations for Redevelopment of Property	Arsenic above residential direct contact criteria	Additional sampling may be completed on surface and near surface for utilization of 95% Upper Confidence Level calculation for determination if results are above cleanup criteria.....and/or.....	Delineation may be used to establish site-specific population characteristics.
		Capping with clean soil, asphalt, concrete, or landscaping materials, or....	Part of construction costs.
		Soil removal and replacement of upper 1-2 feet	Removed soils to be characterized or disposed at landfill.
	Identified soil and groundwater VOC impacts above the volatilization to indoor air inhalation and soil gas results above screening levels Unacceptable risk for uncontrolled development for residential and non-residential.	Optional additional soil, groundwater, and soil gas sampling to determine extent	Additional delineation could reduce impacted areas. Presumptive remedy recommended.
		Removal of VOC source area soils	Based on limited sampling completed in area.
		Optional remediation of VOC impacted groundwater	Not required as part of Due Care Requirements.
		Installation of sub-slab vapor collection system under proposed building. Installation of epoxy coating on slab.	Would require air monitoring and possible permit process with DEQ. Potential long term operation and maintenance requirements.
	Soil removal for utilities and building foundations	Any soil removed from Property will need to be properly characterized and land filled. Engineered backfill will be necessary in utility lines.	
	Underground storage tanks (USTs)	Optional completion of Geophysical survey around building	Suspected USTs can be addressed during site redevelopment.
		Any USTs encountered during redevelopment will have to be removed and documented.	USTs were historically located on the Property as detailed in the Phase I ESAs. Former owner provided information on USTs at four locations, but one UST location around original manufacturing building is unknown and may exist under building.
	Demolition of current building foundations	Replace surfacing materials to prevent exacerbation	
	Fill Material	Extensive fill material may require the removal of soil and placement of engineered fill for building development. Removed soils must be characterized or disposed in landfill	
Monitoring Wells	Site design can not interfere with monitoring wells or remediation. Monitoring wells may only be relocated once before 2018.	Based on Restrictive Covenant and general due care requirements.	
Landscaping and Site Work	No unlined surface water impoundments. No modifications to on-site drainage features that would cause surface water to accumulate on-site or exacerbate existing conditions.	Based on Restrictive Covenant	
Considerations for Operation of Property	General	Notification of Buyers that property is a facility	
		Due Care Plan must be implemented and documented	
		Site Plan can not exacerbate existing conditions. All surfaces with hard cover must be maintained with hard cover.	
	Arsenic above residential direct contact criteria	Operation and Maintenance of Cover	
	VOC Impacts to soils and groundwater	Operation and Maintenance of sub-slab vapor collection system. Possible vent sampling.	
	Groundwater	No use of groundwater.	If optional groundwater remediation system is installed, operation and maintenance of system will be required.
	Soils	No unsupervised digging. Removed soils characterized or disposed in landfill. Maintain all surfacing materials as current, and as needed for engineered controls.	

Property Redevelopment Costs

Scenario 1

This is the most likely scenario based on the development analysis. Notification of purchasers of ground level units will be required, and the property should be maintained in a separate entity to implement the due care requirements.

The following are the estimated costs of both the recommended and optional tasks. A new purchaser would typically conduct and fund the site assessment activities (Phase I EA, BEA, Due Care Plan, and DEQ approval (if required)), while the extent of remediation would be dependent on the site plans (if different from this scenario). Buyers would typically not complete the optional items.

Task	Scenario 1 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$3,000	\$3,960	\$3,000	\$3,960	\$3,000	\$3,960
DEQ Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$339,693	\$548,948	\$357,466	\$580,874	\$403,333	\$663,263
<u>Optional Tasks</u>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$405,193	\$900,893	\$422,966	\$932,819	\$468,833	\$1,015,208

Scenario 2

Costs for this scenario are similar as for Scenario 1, since site controls must meet residential use. However notification to tenants would not be required. Property would be maintained in a separate entity to implement the due care requirements.



10448 Citation Drive, #100
P.O. Box 2160
Brighton, Michigan 48116
Phone: 810.225.2800 Fax: 810.225.3800

The following are the estimated costs of both the recommended and optional tasks. As described in Scenario 1, a new purchaser would typically conduct and fund the site assessment activities and necessary remediation, but would typically not complete the optional items.

Task	Scenario 2 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$2,000	\$2,640	\$2,000	\$2,640	\$2,000	\$2,640
DEO Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$188,266	\$244,746	\$188,266	\$244,746	\$188,266	\$244,746
Sub-Slab Vapor System	\$75,240	\$99,317	\$86,400	\$114,048	\$115,200	\$152,064
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$338,693	\$547,628	\$356,466	\$579,554	\$402,333	\$661,943
<u>Optional Tasks</u>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$404,193	\$899,573	\$421,966	\$931,499	\$467,833	\$1,013,888

Scenario 3

This scenario would not require control of volatilization to indoor air, since all ground level activity is open parking. Therefore, source control and sub-slab vapor control should not be required if no building or occupied space are located on the ground floor (Declaration of Restrictive Covenant Section 1(a)(ii)). However, if groundwater remediation is selected, source control should also be implemented to reduce leaching to groundwater and therefore reduce remediation duration.

The following are the estimated costs of both the recommended and optional tasks. As described in Scenario 1, a new purchaser would typically conduct and fund the site assessment activities and necessary remediation, but would typically not complete the optional items.



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Phone: 810.225.2800 Fax: 810.225.3800

Task	Scenario 3 - Estimated Cost Range					
	Low Density		Medium Density		High Density	
	Min	Max	Min	Max	Min	Max
Phase I ESA	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
BEA	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Due Care Plan	\$2,000	\$2,640	\$2,000	\$2,640	\$2,000	\$2,640
DEO Approval of Due Care Plan	\$4,000	\$7,200	\$4,000	\$7,200	\$4,000	\$7,200
UST Removal (Contingency)	\$10,000	\$60,000	\$10,000	\$60,000	\$10,000	\$60,000
Source Remediation	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Slab Vapor System	\$0	\$0	\$0	\$0	\$0	\$0
Soil Disposal During Construction	\$44,587	\$115,925	\$51,200	\$133,120	\$68,267	\$177,493
Brownfield Plan/381 Work Plan	\$10,000	\$13,200	\$10,000	\$13,200	\$10,000	\$13,200
Subtotal Recommended Above	\$75,187	\$203,565	\$81,800	\$220,760	\$98,867	\$265,133
<u>Optional Tasks</u>						
Additional Soils Investigation	\$12,500	\$16,500	\$12,500	\$16,500	\$12,500	\$16,500
Geophysical Investigation	\$3,000	\$5,445	\$3,000	\$5,445	\$3,000	\$5,445
Groundwater Remediation	\$50,000	\$330,000	\$50,000	\$330,000	\$50,000	\$330,000
Subtotal Optional Tasks	\$65,500	\$351,945	\$65,500	\$351,945	\$65,500	\$351,945
Total Above	\$140,687	\$555,510	\$147,300	\$572,705	\$164,367	\$617,078

Funding Options

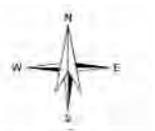
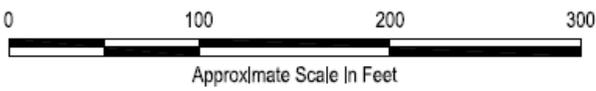
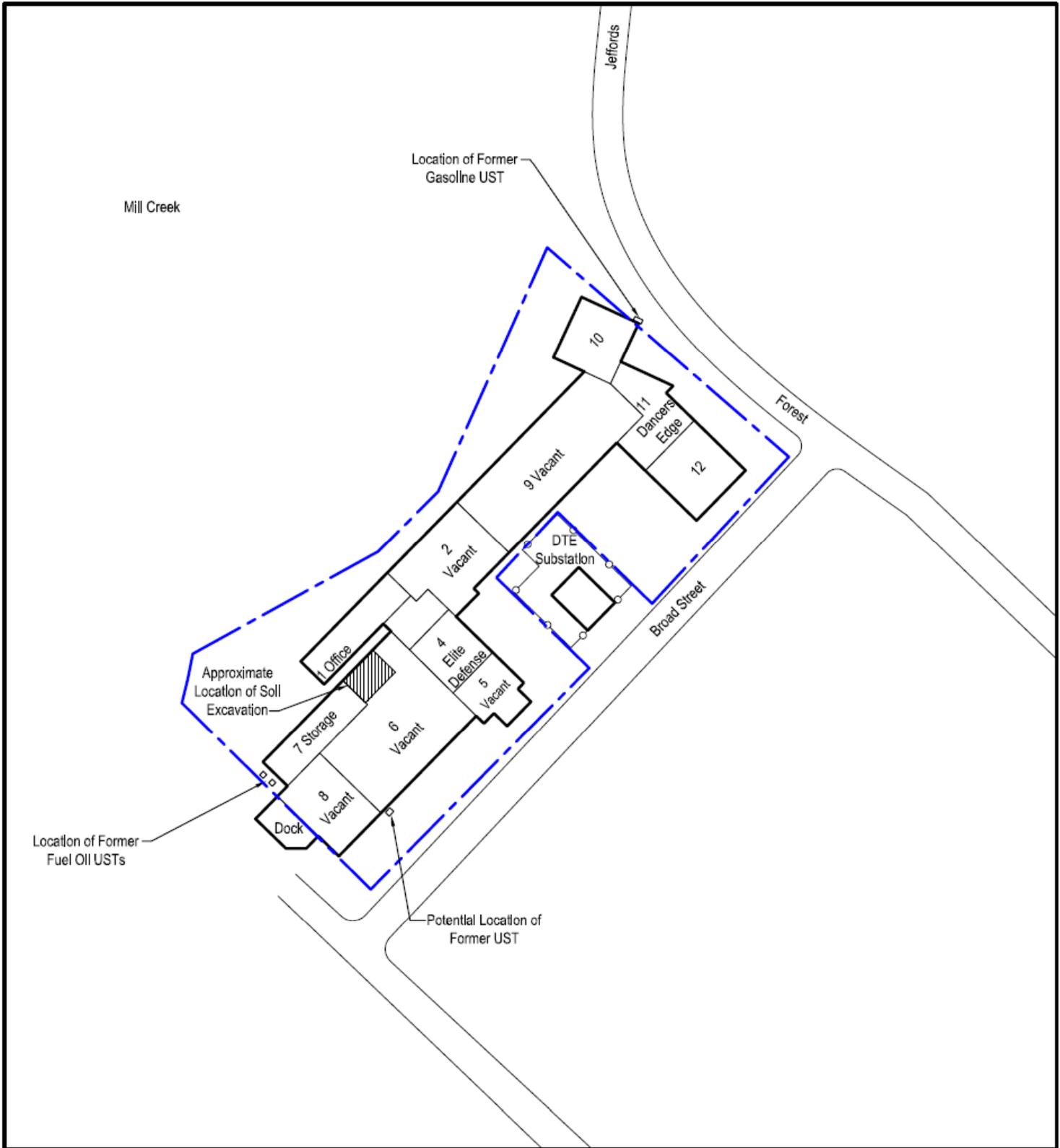
A new purchaser, if they comply with the innocent landowner, or bonafide purchaser, definition, could apply for funding for all of the assessment and remediation costs described above using Brownfield Tax Increment Financing (TIF) under Act 381. This would require preparation of a Brownfield Plan, which is included in the above cost estimates. Repayment from local only taxes would require 6 years for the high density minimum cost option under Scenario 1 at \$468,833 (best case for all costs listed), or 22 years for the low density maximum cost option under Scenario 1 at \$900,893 (worst case).

Funding for the source remediation (\$188,000-245,000) and UST removal (\$10,000-60,000) may be available from the previous landowner under existing agreements with the Village. In any case, funding of the source remediation and UST removal by the previous landowner may be a preferred option, since cost recovery for any Brownfield TIF can be pursued by the state. Funding for other items from the previous landowner may not be practical, since these are required for residential redevelopment and would not be required if the property remained industrial.

Funding for the source remediation (\$188,000-245,000) may also be available to the Village through the MDEQ Brownfield Redevelopment Grant and Loan Program. This program is competitive, but it provides funding to mitigate impacts so that redevelopment can proceed. It would require that a developer have a purchase agreement, and it is limited to one award per municipality per year.



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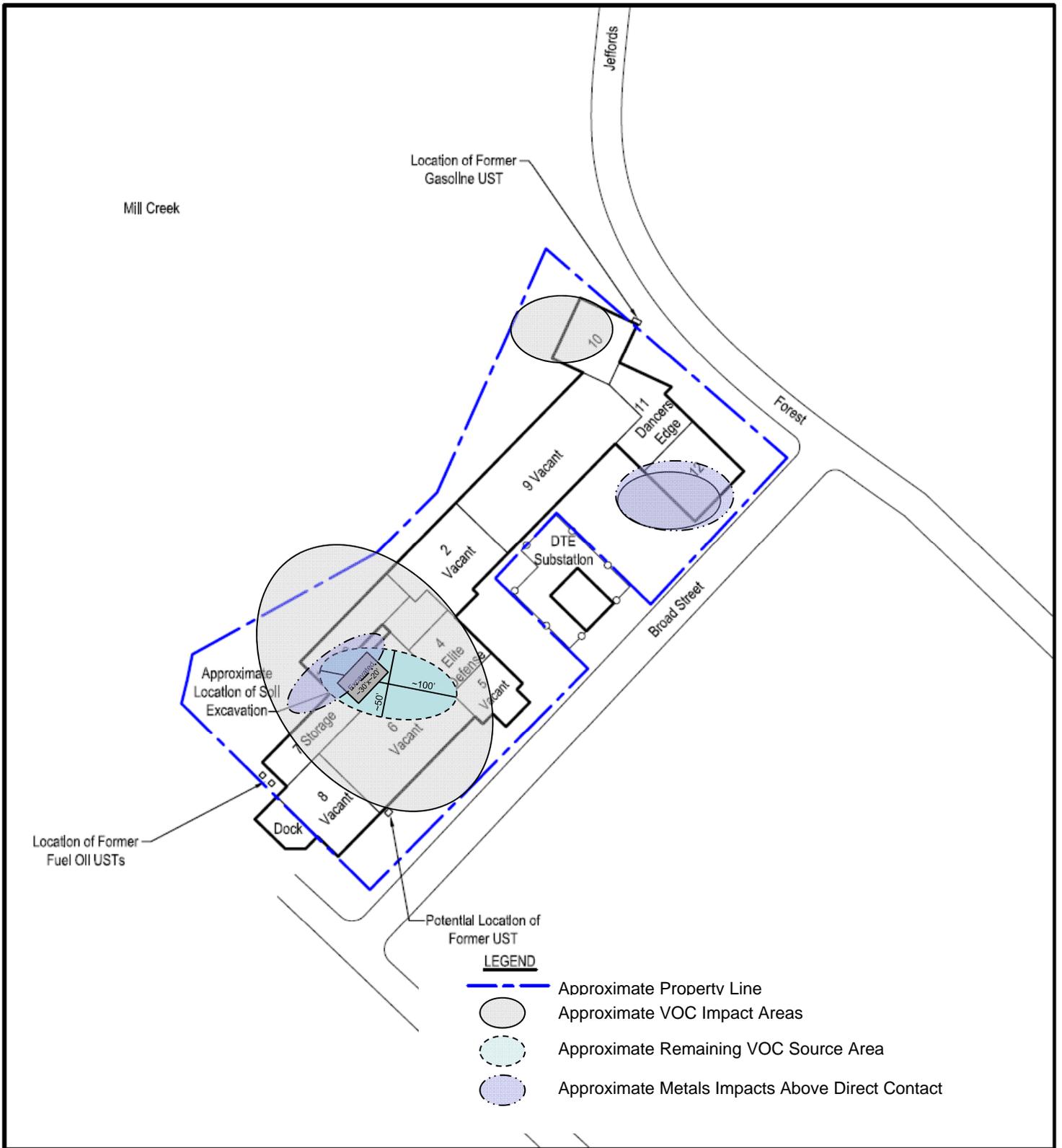
3045 Broad St.

Dexter, MI

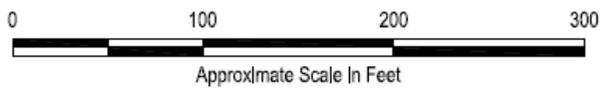


Created by: TJW October 1, 2014

Figure 1: Site Features Map - Soils



- LEGEND**
- Approximate Property Line
 - Approximate VOC Impact Areas
 - Approximate Remaining VOC Source Area
 - Approximate Metals Impacts Above Direct Contact



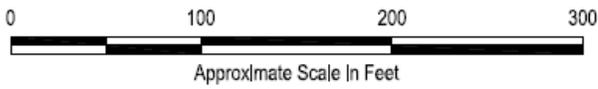
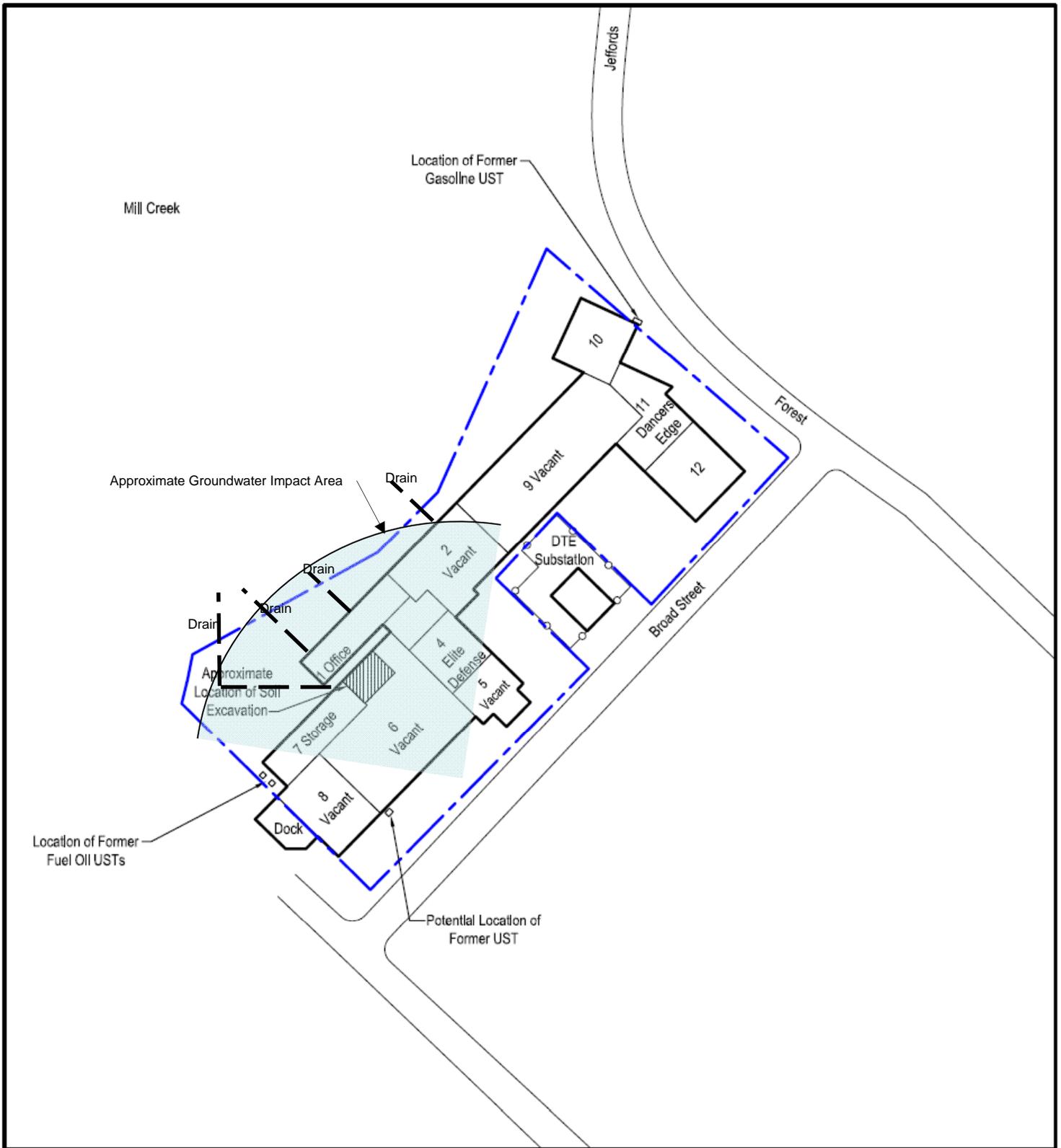
3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 3: Site Issues Map - Soils



LEGEND
 Approximate Property Line



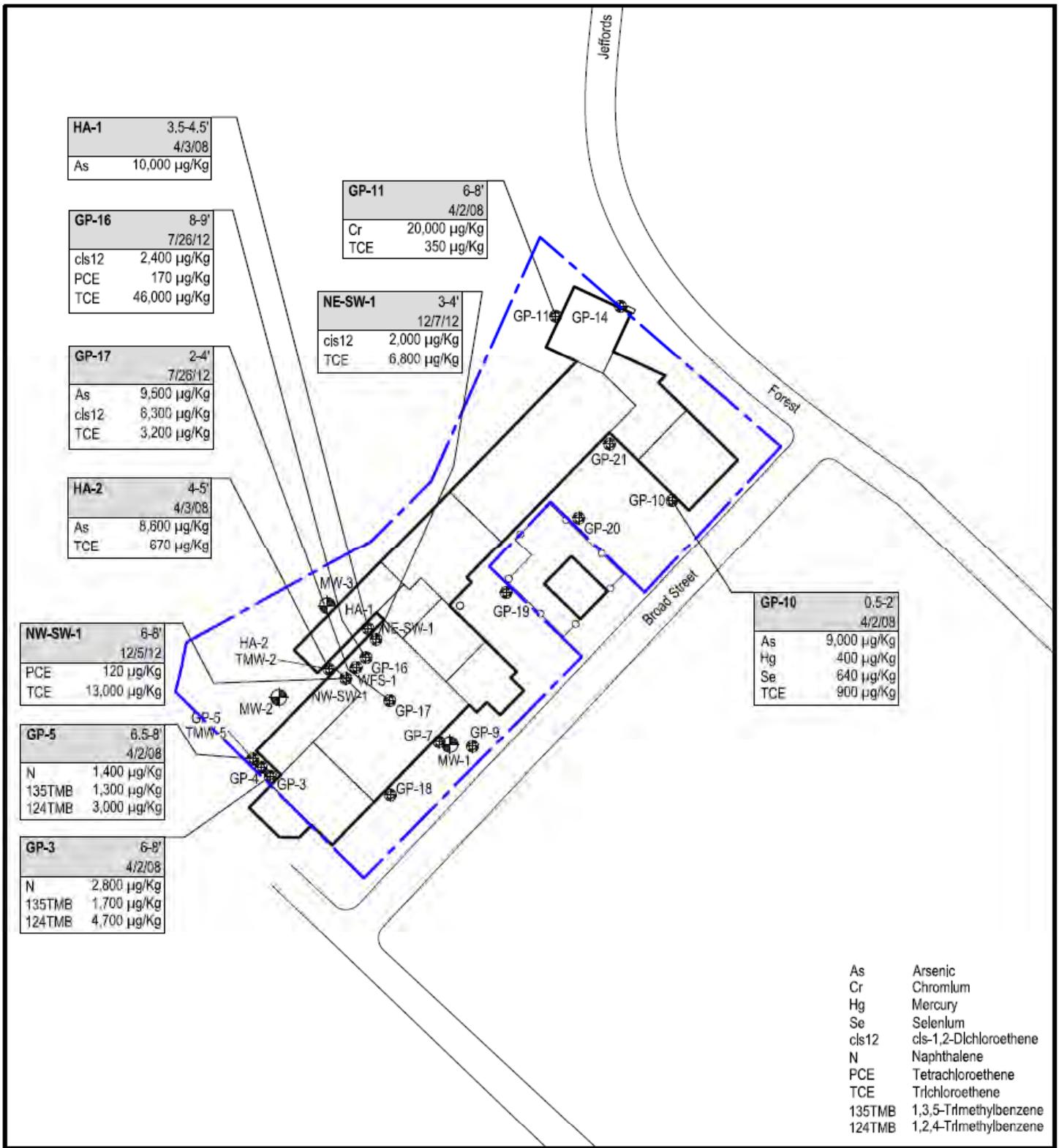
3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 3: Site Issues Map - Groundwater



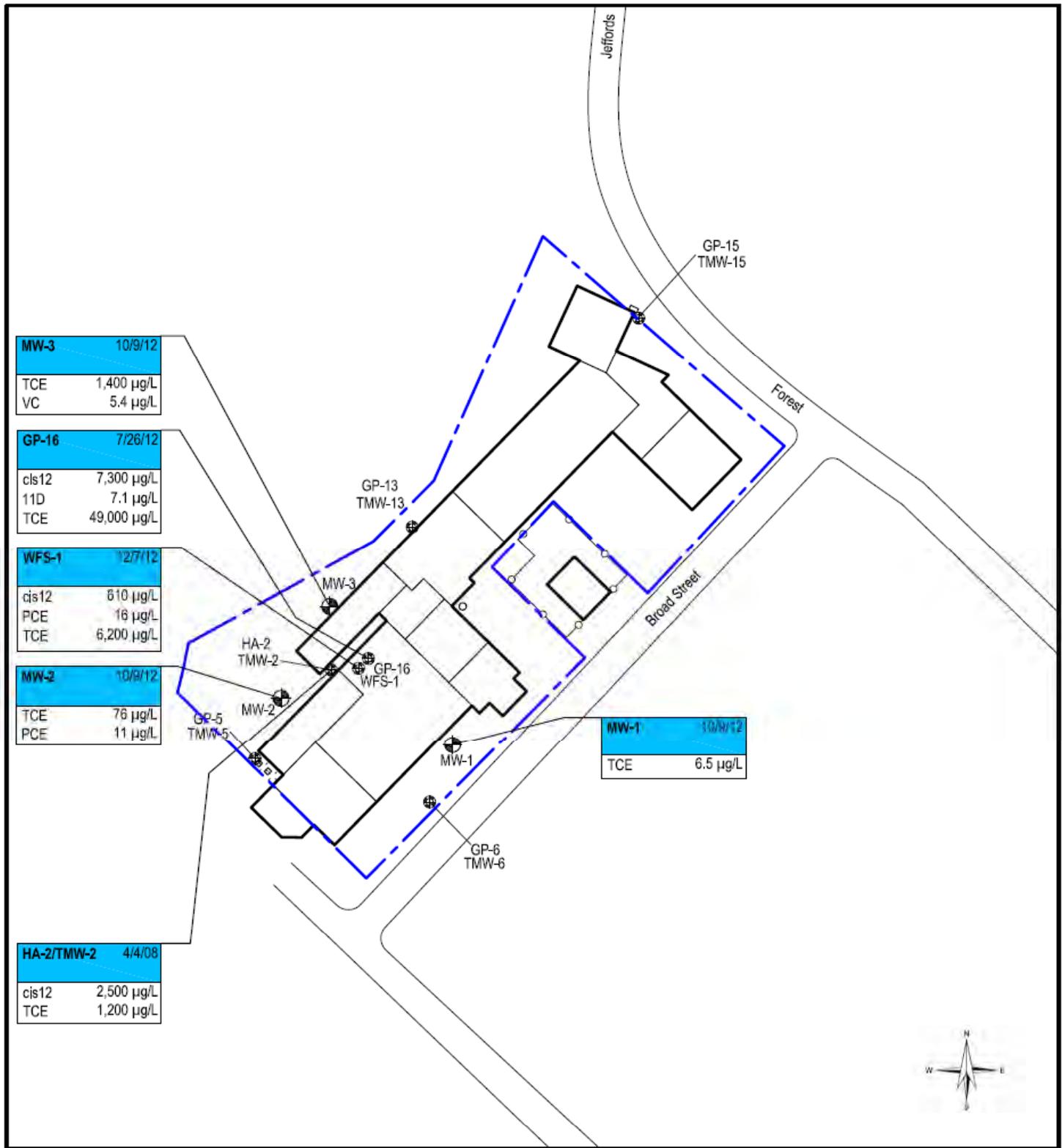
3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 4: Soil Analytical Above GRCC



3045 Broad St.

Dexter, MI



Created by: TJW October 1, 2014

Figure 5: Groundwater Analytical Above GRCC

October 24, 2014



You are invited to attend:

One question:
What will Dexter
look like in five
years, if it is
significantly
supported by
local capital?

Venture Dexter Community Gathering

Wed, November 19, 2014 from 6:30 - 9:00 PM

Dexter Community Library, 3255 Alpine St.

Washtenaw County Department of Economic Development and [reConsider](#) have launched **venture LOCAL**, a local investing awareness, education and engagement campaign design to accelerate investment in locally-owned businesses across Washtenaw County.

[reConsider](#) provides social impact economy research, development, dialogue and consulting services focused on the integration of community capital, local investing and social enterprise.

Dexter's Community Gathering is scheduled for November 19, 2014 from 6:30-9:00 pm at the Dexter District Library. To register, please click the following link: <https://www.eventbrite.com/e/venture-dexter-community-gathering-tickets-13905921987>

The goal of the community gatherings is to inform community members about new legislation that has made it easier for local businesses to raise capital within their local communities, and to provide information about next steps that can be taken.

The Dexter
community gathering
will utilize a unique
format, called the
World Cafe style,
which has proven to
be an engaging, fun,
and creative process.

Questions/
comments, please
contact the
Office of Community
Development at
734-426-8303 ext. 15.



Agenda: 11/10/2014

Item: 1-3

Village of Dexter



Community Garden

2014 Season

Getting the garden growing

Garden applications were available from the late winter until spring through links on the Village of Dexter website. To promote the gardening program, a variety of resources were used to reach as many area residents as possible. Information was first made available on the Village website in January 2014. In early March, a number of flyers were placed on the information boards throughout the village. Flyers were also placed with several local businesses. Finally, Walkabout Creek residents received a special article about the program in their community newsletter.

As in previous years, Village of Dexter residents had first priority over non-residents in applying for plots and returning gardeners were allowed to request the same plots as they had used previous season.

After receiving confirmation of their plot applications, plots were assigned and gardeners were invited to participate in the Spring Work Party.



Village of Dexter Community Garden 2014

After a particularly wet and cold spring, plowing and staking out of the garden was completed on May 26th. On Saturday the 30th of May, a nice large group of gardeners turned out for the Spring Work Party!

At this party, fencing was raised at the north and south ends of the garden and re-secured and repaired along the other sides. The north and south entrance gates were installed, mulch was spread in the main pathway, and gardeners had a great opportunity to meet their gardening neighbors and start planting.

Department of Public Works provided additional tools and equipment to make the work much easier for the gardeners.



Exciting improvements

The 5th season at the garden was marked by yet another very important improvement. A weed barrier cloth was laid down in the middle of the garden to keep the weeds out of the main path. During the spring work day gardeners spread a thick layer of wood chips on top of the cloth to keep plots accessible throughout the season.



Urban Pollinator study

This year Dexter Community Garden participated in an Urban Pollinator study led by a group of graduate students from the University of Michigan.

The study is centered around native pollinators and how urban gardens possibly affect their survival.

Gardeners welcomed researchers into their plots and hosted temperature recording toggles and insect traps throughout the season.

The results of the study will be shared with the garden community at a later date.



Season in pictures



Village of Dexter Community Garden 2014



End of the season

The garden clean up party was held on the 11th of October. Gardeners removed the entrance gates and brought in the north and south sections of the fence. The garden was also tidied up in preparation for the fall tilling. We had a nice turnout and gardeners exchanged thoughts and experiences aplenty!



Community Garden Survey Results

All gardeners were asked to participate in the Community Garden End-of-Season Survey. Not all gardeners responded to the survey, and not all of those responding answered all the questions.

Number of garden plots: 16 full plots (or 32 half plots) and 4 raised beds

Number of primary gardeners: 21

Number of surveys received: 9

The answers below represent combined totals and are based upon the best estimates of responding gardeners, extrapolated out to cover all the garden plot.

Total number of people who gardened with the Community Garden this season: 27 among respondents, total likely nearer 100

What did you grow on your plot?

Popcorn, zucchini, peas, sweet corn, potatoes, green beans, cabbage, kale, brussels sprouts, basil, dill, sweet peppers, hot peppers, marigolds, cosmos, yellow squash, turnips, spinach, eggplant, watermelon, honey rock melons, carrots, sunflower, pumpkins, cucumbers, beets, radishes, lettuce, onions, tomatillos, and butternut squash!

How much would you say you have harvested from your plot this season? 680+ lbs

(Note: Many gardeners responded to this question with answers such as “2 shopping bags’ full” or “25 ears of corn”.)

How much have you shared with others? 180+ lbs

How many people did you share your produce with? 89 among respondents, total likely well over 100

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WASHTENAW COUNTY OFFICE OF THE SHERIFF



To: Courtney Nicholls, Dexter Village Manager
From: Keith Flores, Sergeant
Through: Michael Trester, Lieutenant
Cc: Marlene Radzik, Police Services Commander
Date: November 7th, 2014
Re: October 1st through October 31st Police Services Monthly Report

Agenda: 11/10/2014

Item: I-3

During the month of October there were 217 Calls for service (including traffic stops). Deputies conducted 99 traffic stops during which they wrote 23 citations.

All assigned personnel are working their regular shifts (no long term leaves). Deputies continue to attend training throughout the year in efforts to improve overall service. Recent training initiatives include:

- Dep. Mark Kirby and Cpl. Pasternak attended their monthly USRT (Underwater search and rescue) training during the month of October.
- Deputy Valentine attended his monthly Honor Guard training in October.
- Deputy Webb attended a yearly DRE (drug recognition expert) training that is required to keep his certification valid. A DRE is trained to observe and detect the indicators when someone may be under the influence of drugs and or alcohol. The training also consists of refresher skills for detecting drugs/alcohol in addition to educating on new methods currently being used for detection.
- Deputy Webb also attended a train the trainer speed measurement course. This training is designed to educate new officers and refresh current officers on the use of speed measurement devices (radar/laser) to enforce current state and local laws in regards to speeding. All employees are mandated to complete the training Deputy Webb will teach by the end of the 2015 calendar year.

Several other projects and concerns have or are being addressed. They include:

- On October 2nd at approx. 9:20am subject pulled into the gas station at 7000blk of Dexter Ann Arbor, pumped \$73 worth of gas into his silver Lincoln Navigator and drove off without paying. The worker in the gas station obtained a plate number, however it came back as improper. Several variations of the plate were tried with negative results.
- On October 5th at 5:20pm deputy was dispatched to 7000blk of Dexter Ann Arbor for a retail fraud. The employee stated at 3:45pm a customer was acting strange. As the female exited the store, she hit the door jam extremely hard causing a loud noise. The suspect was carrying a bag that appeared to be full of something. The employee followed the female outside and observed her get into a burgundy 4 door vehicle, however did not get the license plate. After reviewing the video, it shows the female filling her backpack up with baby formula. Investigation ongoing.
- On October 8th at approx. 11:00pm deputies were running stationary radar on Ann Arbor near Inverness. The deputies observed a vehicle traveling west at 35mph. A traffic stop was conducted and after running the driver in LEIN (law enforcement information network), it was discovered the driver had a valid warrant out of Ypsilanti for a traffic violation. The driver was subsequently arrested and transported to the WC Jail without further incident.

- On October 17th at approx. 6pm deputies were dispatched to 7000blk of Fourth St for a possible overdose. The caller came home and advised his wife had possibly overdosed on heroin. Caller further advised she was leaning against the wall in the bathroom having a hard time breathing. HVA and deputies arrived and stabilized her condition. She was then transported to the hospital for treatment.
- On October 18th at approx. 2:45am deputy was running stationary radar on Baker Rd when he observed the suspect vehicle doing 47mph. The deputy followed the vehicle further south on Baker observing the vehicle drift over the white and yellow lines. After conducting a traffic stop, the driver advised he just left a friend's house on Dexter Pinckney. He was slurring his speech and his eyes were bloodshot. As the driver was exiting the vehicle, the deputy observed a green leafy substance in the driver's mouth in addition to noticing the odor of burnt marijuana. The driver finally admitted to smoking a little marijuana and drinking one beer while at his friends. After failing all of the sobriety tests and refusing to blow in the PBT, the driver was placed under arrest and transported to WC Jail for further tests. Awaiting lab results for marijuana and alcohol.
- On October 20th at approx. 2:45pm dispatch received a call that a purple PT Cruiser was in the parking lot of the carwash with the back window broken out. The caller advised that the vehicle has been at the location for several hours. A deputy responded and discovered that the occupant of the vehicle is homeless and living out of his vehicle. His identity was obtained and he was asked to move along. The following week, a home invasion occurred in Lodi Twp. The homeowner arrived home and discovered a white male inside his residence driving a purple PT Cruiser which was in his driveway. That victim obtained a plate and the description matched that of the subject living out of his vehicle sitting in the carwash lot. WCSO has obtained a valid felony warrant for the subject and are actively looking for the suspect.

VILLAGE OF DEXTER**cnicholls@dextermi.gov**

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: Courtney Nicholls, Village Manager****Date: November 5, 2014****Re: Village Manager Report - Meeting of November 10, 2014**

1. Meeting Review:
 - October 28th – Superintendent Timmis re: proposed Edison Street playground
 - October 30th – Coy Vaughn, Washtenaw County Parks re: Border to Border Trail signage
 - October 30th - Parks & Recreation Commission
 - November 2nd – Dexter Senior Center Fundraiser

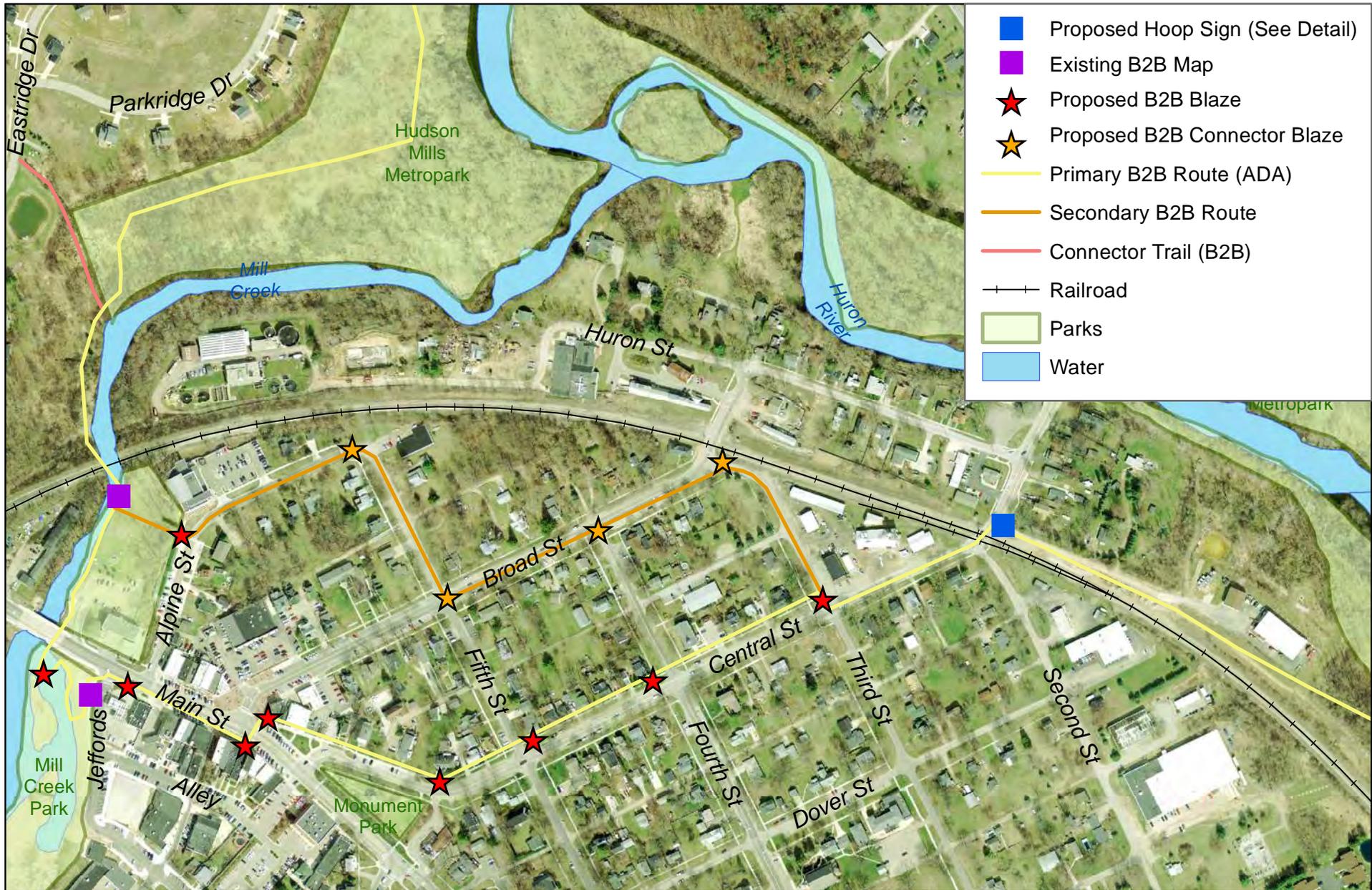
2. Upcoming Meetings:
 - November 7, 2014 – Facility Committee
 - November 7, 2014 – MLGMA NextGen Workshop in Lansing
 - November 11th – OHM Project Update
 - November 11th – Arts, Culture & Heritage Committee (rescheduled due to the election)
 - November 12th – Huron Valley Ambulance Open House
 - November 12th – Washtenaw County Equalization Dept and Township Assessors
 - November 20th – Ypsilanti Area Convention & Visitor’s Bureau CTAP Grant

3. **Summer Series Request.** The Dexter Area Chamber of Commerce has requested to hang banners on light poles downtown for twelve weeks during the summer that will advertise the Summer Series (June – August, Friday nights) and local sponsors of the event. The Chamber would work with the Village on the look of the banners. Since this is not something that has been done in the recent past, I wanted to make sure that Council and the DDA were comfortable with the idea before the Chamber starts soliciting sponsors for the banners.

4. **Edison Street Playground.** I met with Superintendent Timmis regarding the easement for the proposed Edison Street playground. He was supportive of the proposed location, which utilizes the existing sidewalk as the entry point. He has agreed to have the Schools’ legal counsel review the document and present it to the School Board.

5. **Job Applications.** We have received 39 applications for the Assistant to the Village Manager position. Marie and I have selected 8 candidates for an initial interview with the two of us. Following this we will narrow the field for a second interview that involves additional staff.

6. **Border to Border Trail Signage**. I met with Coy Vaughn regarding the signage for the Border to Border Trail through town to take people from the Hudson Mills Trail to the Dexter Huron. The Parks & Recreation Commission reviewed the signage and locations at their October meeting. It will be reviewed by Planning Commission in December and then brought back to Council for final approval. Attached is the map of the proposed locations.



Prepared by:
Washtenaw County Parks
& Recreation Commission
October 2014

Data Source:
Washtenaw County GIS
2010 Aerial Image

B2B Route Through Dexter and Proposed Signage



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**Village President Report by Shawn Keough
November 10, 2014**

Agenda:	11/10/2014
Item:	I-6

Hello Residents and Fellow Council Members,

Here is a summary of my recent activities and some of my planned activities for the future:

Recent Meetings and Activities

October 31, 2014 – Meeting with HRS Communities – Community Development Manager Michelle Aniol invited Tom Covert and me to meet with 4 members of HRS Communities, an urban developer, regarding their interest in the 3045 Broad street property. Patrick Drove of OHM (Village Engineer) also attended the meeting. Communities is currently doing their own due diligence on the site, but they shared (in words, not pictures) a description of their idea for a multi-story residential condominium/apartment development at this location. Much of the meeting was spent discussing Dexter specific data such as population, # of jobs, and our recent developments.

November 4, 2014 – Election Day - I would like to thank all the residents who took time to vote, whether by absentee ballot or in person, on Election Day. The weather was not ideal, but the stream of voters was steady all day and I wanted to thank everyone who stopped by to say hello or waved from afar as you went to vote. I was extremely proud to learn that the citizens of Dexter embraced the opportunity to incorporate as a Home Rule City.

Future Activities

This report marks one of my last duties as your Village President. The November 10th Village Council meeting will be the last official Council meeting of the Village of Dexter. On November 24th we will begin our transition as a Home Rule City by swearing in a new City Council and conducting business as the City of Dexter. It will be an honor for me and the other 6 City Council members to be sworn in as representatives of the City of Dexter. We will be honoring the City Charter Commission at this meeting as their duties are officially over, but we cannot forget what a great job they did drafting our City Charter that was approved by the voters. We will appoint the initial members of many of our Boards and Committees (i.e. Planning, Parks, ZBA, ACH, Tree Board, etc...) so that we can conduct business across all of our Boards and Committees. Most of the positions will stay the same. City Council members will discuss various Council positions on these Boards as part of a future organizational meeting in late November/early December.

It has been an honor beyond words to be your Village President these past 7 years. I have so many fond memories and stories to carry forward. As we look with great anticipation to our future, we must all remember and treasure our past. We may be a City on paper, but it still takes a Village to raise a family. We will always be a Village at heart and I promise not to forget that in the days, months and years ahead. With that in mind, I ask each resident to embrace the future of our City with an open mind, a friendly spirit and a helpful hand. Sounds familiar doesn't it?

I look forward to seeing you around our town and hope everyone has a great November!

Shawn Keough
Village President

skeough@DexterMI.gov

(313) 363-1434 (cell)

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SUMMARY OF BILLS AND PAYROLL			11/10/2014
Payroll Check Register	10/29/14	\$36,833.82	
Employer Retirement Contributions (paid via electronic transfer)	10/29/14	\$3,241.23	
Account Payable Check Register	11/06/14	\$326,834.26	
		\$366,909.31	TOTAL BILLS & PAYROLL EXPENDED ALL FUNDS
Summary Items from Bills & Payroll		Amount	Comments
The due date column on the accounts payable worksheets represents the date of the Council meeting			
ALL PAYABLES ARE WITHIN ACCEPTABLE BUDGET LIMITS			
DETAIL VENDOR LIST AND ACCOUNT SUMMARY PROVIDED			
<i>"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."</i>			

BANK CODE: POOL

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. ALEXANDER CHEMICAL CORPORATION	670.29		
2. AMERICAN PLANNING ASSOCIATION	305.00		
3. ARBOR CARE TREE SURGEONS	850.00		
4. BARRETT PAVING MATERIALS INC	2,681.00		
5. COMCAST	315.15		
6. CORRIGAN OIL COMPANY	1,781.50		
7. DEXTER MILL	41.76		
8. DIUBLE EQUIPMENT INCORPORATED	578.09		
9. DORNOS SIGN & SAFTEY INC.	815.27		
10. DOUG SCHLAFF	31.79		
11. DTE ENERGY	10,542.58		
12. DTE ENERGY-STREET LIGHTING	5,838.31		
13. EASTERN MICHIGAN KENWORTH	178.20		
14. ERIC HARTMAN	135.84		
15. ETNA SUPPLY CO	431.25		
16. F&V OPERATIONS	4,008.70		
17. GM & SONS INC	32,377.75		
18. GOOGLE INC	104.16		
19. HOPP ELECTRIC, INC.	630.75		
20. K & B ASPHALT SEALCOATING, INC	13,013.00		
21. KNIGHT'S GRADING & EXCAVATING	14,460.00		
22. LESSORS WELDING SUPPLY	92.94		
23. LOWE'S BUSINESS ACCOUNT	343.50		
24. MCNAUGHTON-MCKAY	54.75		
25. METRO ENVIROMENTAL SERVICES	3,370.00		
26. MICHIGAN CAT	215.17		
27. MICHIGAN DEPT OF TRANSPORTATIO	111,977.86		
28. MICHIGAN MINERAL RESOURCES, LL	1,536.90		
29. MICHIGAN MUNICIPAL LEAGUE	420.00		
30. MML WORKERS COMPENSATION FUND	4,956.00		
31. NORTH CENTRAL LABORATORIES	137.36		
32. NORTHERN SAFETY CO INC	173.82		
33. OLGA AUSTIN	390.00		
34. ORCHARD, HILTZ & MCCLIMENT INC	103,799.75		
35. PARAGON LABORATORIES INC	120.00		
36. PARTNERS IN ARCHITECTURE, PLC	2,154.50		
37. PARTS PEDDLER AUTO SUPPLY	978.59		
38. PITNEY BOWES INC	61.19		
39. PM TECHNOLOGIES	914.50		
40. PNC	538.89		
41. SERVICE SPECIALISTS OF AMERICA	389.60		
42. THE SUN TIMES	4,418.55		
TOTAL ALL CLAIMS	326,834.26		

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 101 GENERAL FUND							
Dept 000 ASSETS, LIABILITIES & REVENUE							
101-000-667.002	FARMERS MARKET	DEXTER MILL	FARMERS MARKET	11-05-14	11/11/14	41.76	
						<u>41.76</u>	
Total For Dept 000 ASSETS, LIABILITIES & REVENUE						41.76	
Dept 101 VILLAGE COUNCIL							
101-101-956.000	COUNCIL DISCRETIONARY EXPE PNC		COUNCIL SESSION	11-04-14	11/10/14	158.84	
						<u>158.84</u>	
Total For Dept 101 VILLAGE COUNCIL						158.84	
Dept 172 VILLAGE MANAGER							
101-172-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCLI	INVOICES THRU AUGUST31 2014	11-05-14	11/11/14	4,000.00	
101-172-960.000	EDUCATION & TRAINING	PNC	EDUCATION	11-04-14	11/10/14	128.00	
						<u>4,128.00</u>	
Total For Dept 172 VILLAGE MANAGER						4,128.00	
Dept 215 VILLAGE CLERK							
101-215-901.000	PRINTING & PUBLISHING	THE SUN TIMES	CHARTER PUBLIC NOTICE	42984	11/10/14	4,374.00	
101-215-901.000	PRINTING & PUBLISHING	THE SUN TIMES	PUBLIC NOTICE	42873	11/10/14	8.10	
						<u>4,382.10</u>	
Total For Dept 215 VILLAGE CLERK						4,382.10	
Dept 253 TREASURER							
101-253-958.000	MEMBERSHIPS & DUES	PNC	MEMBERSHIP	11-04-14	11/10/14	100.00	
						<u>100.00</u>	
Total For Dept 253 TREASURER						100.00	
Dept 265 BUILDINGS & GROUNDS							
101-265-727.000	OFFICE SUPPLIES	PITNEY BOWES INC	OFFICE	11-50-14	11/11/14	61.19	
101-265-728.000	POSTAGE	PNC	MAILING	11-04-14	11/10/14	16.95	
101-265-803.000	CONTRACTED SERVICES	GOOGLE INC	DEXTERMI.GOV	22118774949	11/10/14	104.16	
101-265-920.000	UTILITIES	COMCAST	OFFICE	11-04-14	11/10/14	315.15	
101-265-936.000	EQUIPMENT SERVICE CONTRACT	PNC	DEXTERMI.GOV	11-04-14	11/10/14	19.95	
101-265-962.000	COMMUNITY GARDEN	OLGA AUSTIN	COMMUNITY GARDEN	11-06/14	11/10/14	390.00	
						<u>907.40</u>	
Total For Dept 265 BUILDINGS & GROUNDS						907.40	
Dept 285 VILLAGE TREE PROGRAM							
101-285-803.000	CONTRACTED SERVICES	ARBOR CARE TREE SURGEO	TREES	11-05-14	11/11/14	850.00	
						<u>850.00</u>	
Total For Dept 285 VILLAGE TREE PROGRAM						850.00	
Dept 400 PLANNING DEPARTMENT							
101-400-901.000	PRINTING & PUBLISHING	THE SUN TIMES	PUBLIC NOTICE	42990	11/10/14	36.45	
101-400-958.000	MEMBERSHIPS & DUES	AMERICAN PLANNING ASSO	MEMBERSHIP	137723-14105	11/10/14	305.00	
						<u>341.45</u>	
Total For Dept 400 PLANNING DEPARTMENT						341.45	
Dept 441 DEPARTMENT OF PUBLIC WORKS							
101-441-740.000		PARTS PEDDLER AUTO SUP	MAINTENANCE	11-05-14	11/11/14	574.49	
101-441-920.000	UTILITIES	DTE ENERGY	OCT SERVICE	11-05-14	11/11/14	3,346.00	
101-441-958.000	MEMBERSHIPS & DUES	MICHIGAN MUNICIPAL LEA	CDL DRIVERS FEE	10863	11/11/14	420.00	
101-441-960.000	EDUCATION & TRAINING	F&V OPERATIONS	HEALTH AND SAFETY PROGRAM	902	11/11/14	2,000.00	
						<u>6,340.49</u>	
Total For Dept 441 DEPARTMENT OF PUBLIC WORKS						6,340.49	
Dept 442 DOWNTOWN PUBLIC WORKS							
101-442-730.000	FARMERS MARKET SUPPLIES	PNC	FARMERS MARKET	11/04/14	11/10/14	50.15	
101-442-802.000	PROFESSIONAL SERVICES	HOPP ELECTRIC, INC.	REPAIRED WALL MOUNTS	S6250	11/10/14	630.75	
101-442-920.000	UTILITIES	DTE ENERGY	OCT SERVICE	11-05-14	11/11/14	158.47	
						<u>839.37</u>	
Total For Dept 442 DOWNTOWN PUBLIC WORKS						839.37	
Dept 447 ENGINEERING							
101-447-830.000	ENGINEERING CONSULTING	ORCHARD, HILTZ & MCCLI	INVOICES THRU AUGUST31 2014	11-05-14	11/11/14	499.00	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 101 GENERAL FUND							
Dept 447 ENGINEERING							
Total For Dept 447 ENGINEERING						49.00	
Dept 448 MUNICIPAL STREET LIGHTS							
101-448-920.003	UTILITIES - STREET LIGHTS	DTE ENERGY-STREET LIGH	STREETLIGHTS	11-04-14	11/10/14	5,838.31	
Total For Dept 448 MUNICIPAL STREET LIGHTS						5,838.31	
Dept 851 INSURANCE & BONDS							
101-851-910.000		MML WORKERS COMPENSATI	AUDIT PAYMENT	11-05-14	11/10/14	1,145.34	
101-851-910.000	WORKERS COMPENSATION	MML WORKERS COMPENSATI	COMPENSATION FUND	11-04-14	11/10/14	1,357.44	
Total For Dept 851 INSURANCE & BONDS						2,502.78	
Dept 901 CAPITAL IMPROVEMENTS							
101-901-975.016	CAPITAL IMPROVEMENTS - FAC	PARTNERS IN ARCHITECTU	FACILITY ASSESSMENT	3095	11/10/14	2,154.50	
Total For Dept 901 CAPITAL IMPROVEMENTS						2,154.50	
Total For Fund 101 GENERAL FUND						28,634.00	
Fund 202 MAJOR STREETS FUND							
Dept 451 CONTRACTED ROAD CONSTRUCTION							
202-451-932.000	SIDEWALKS	GM & SONS INC	2014 CONCRETE REPLACEMENT PROGRAM	2140570	11/10/14	7,700.00	
202-451-974.000	CIP CAPITAL IMPROVEMENTS	KNIGHT'S GRADING & EXC	SECOND AND CENTRAL ST	11-04-14	11/10/14	4,290.00	
202-451-974.009	CENTRAL STREET PROJECT	MICHIGAN DEPT OF TRANS	STREETS	371165	11/10/14	59,303.19	
202-451-974.009	CENTRAL STREET PROJECT	ORCHARD, HILTZ & MCCLI	INVOICES THRU AUGUST31 2014	11-05-14	11/11/14	34,250.85	
202-451-975.015	ANN ARBOR STREET PROJECT	MICHIGAN DEPT OF TRANS	STREETS	371154	11/11/14	52,674.67	
202-451-975.015	ANN ARBOR STREET PROJECT	ORCHARD, HILTZ & MCCLI	INVOICES THRU AUGUST31 2014	11-05-14	11/11/14	1,605.85	
Total For Dept 451 CONTRACTED ROAD CONSTRUCTION						159,824.56	
Dept 463 ROUTINE MAINTENANCE							
202-463-802.000	PROFESSIONAL SERVICES	F&V OPERATIONS	HEALTH AND SAFETY PROGRAM	902	11/11/14	1,008.70	
202-463-803.002	PAVEMENT MANAGEMENT	K & B ASPHALT SEALCOAT	STREETS	4157	11/10/14	10,503.90	
202-463-910.000		MML WORKERS COMPENSATI	AUDIT PAYMENT	11-05-14	11/10/14	104.33	
202-463-910.000	WORKERS COMPENSATION	MML WORKERS COMPENSATI	COMPENSATION FUND	11-04-14	11/10/14	123.65	
Total For Dept 463 ROUTINE MAINTENANCE						11,740.58	
Dept 474 TRAFFIC SERVICES							
202-474-740.000	OPERATING SUPPLIES	DORNBOS SIGN & SAFTEY	DPW	17940	11/10/14	815.27	
202-474-910.000		MML WORKERS COMPENSATI	AUDIT PAYMENT	11-05-14	11/10/14	36.29	
202-474-910.000	WORKERS COMPENSATION	MML WORKERS COMPENSATI	COMPENSATION FUND	11-04-14	11/10/14	43.01	
Total For Dept 474 TRAFFIC SERVICES						894.57	
Dept 478 WINTER MAINTENANCE							
202-478-910.000		MML WORKERS COMPENSATI	AUDIT PAYMENT	11-05-14	11/10/14	53.30	
202-478-910.000	WORKERS COMPENSATION	MML WORKERS COMPENSATI	COMPENSATION FUND	11-04-14	11/10/14	63.17	
Total For Dept 478 WINTER MAINTENANCE						116.47	
Total For Fund 202 MAJOR STREETS FUND						172,576.18	
Fund 203 LOCAL STREETS FUND							
Dept 451 CONTRACTED ROAD CONSTRUCTION							
203-451-932.000	SIDEWALKS	GM & SONS INC	2014 CONCRETE REPLACEMENT PROGRAM	2140570	11/10/14	23,252.75	
203-451-970.000	CONTRACTED CAPITAL IMPROVE	KNIGHT'S GRADING & EXC	SECOND AND CENTRAL ST	11-04-14	11/10/14	7,170.00	
203-451-970.000	CONTRACTED CAPITAL IMPROVE	MICHIGAN MINERAL RESOU	STREET PROJECT	772	11/10/14	1,536.90	
203-451-976.000	NON-CONTRACTED CAPITAL IMP	BARRETT PAVING MATERIA	STREETS	384631	11/11/14	2,681.00	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 203 LOCAL STREETS FUND							
Dept 451 CONTRACTED ROAD CONSTRUCTION							
Total For Dept 451 CONTRACTED ROAD CONSTRUCTION						34,640.65	
Dept 463 ROUTINE MAINTENANCE							
203-463-802.000	PROFESSIONAL SERVICES	F&V OPERATIONS	HEALTH AND SAFETY PROGRAM	902	11/11/14	1,000.00	
203-463-802.000	PROFESSIONAL SERVICES	ORCHARD, HILTZ & MCCLI	INVOICES THRU AUGUST31 2014	11-05-14	11/11/14	84.00	
203-463-803.002	PAVEMENT MANAGEMENT	K & B ASPHALT SEALCOAT	STREETS	4157	11/10/14	2,509.10	
203-463-910.000		MML WORKERS COMPENSATI	AUDIT PAYMENT	11-05-14	11/10/14	31.75	
203-463-910.000	WORKERS COMPENSATION	MML WORKERS COMPENSATI	COMPENSATION FUND	11-04-14	11/10/14	37.63	
Total For Dept 463 ROUTINE MAINTENANCE						3,662.48	
Dept 474 TRAFFIC SERVICES							
203-474-910.000		MML WORKERS COMPENSATI	AUDIT PAYMENT	11-05-14	11/10/14	11.34	
203-474-910.000	WORKERS COMPENSATION	MML WORKERS COMPENSATI	COMPENSATION FUND	11-04-14	11/10/14	13.44	
Total For Dept 474 TRAFFIC SERVICES						24.78	
Dept 478 WINTER MAINTENANCE							
203-478-910.000		MML WORKERS COMPENSATI	AUDIT PAYMENT	11-05-14	11/10/14	24.95	
203-478-910.000	WORKERS COMPENSATION	MML WORKERS COMPENSATI	COMPENSATION FUND	11-04-14	11/10/14	29.57	
Total For Dept 478 WINTER MAINTENANCE						54.52	
Total For Fund 203 LOCAL STREETS FUND						38,382.43	
Fund 402 EQUIPMENT REPLACEMENT FUND							
Dept 441 DEPARTMENT OF PUBLIC WORKS							
402-441-939.000	VEHICLE MAINTENANCE & REP	DIUBLE EQUIPMENT INCOR	DPW	26027	11/10/14	578.09	
402-441-939.000	VEHICLE MAINTENANCE & REP	EASTERN MICHIGAN KENWO	DPW	128945D	11/11/14	178.20	
402-441-939.000	VEHICLE MAINTENANCE & REP	MICHIGAN CAT	DPW	PD4604416	11/11/14	215.17	
402-441-939.000		PARTS PEDDLER AUTO SUP	MAINTENANCE	11-05-14	11/11/14	395.31	
Total For Dept 441 DEPARTMENT OF PUBLIC WORKS						1,366.77	
Total For Fund 402 EQUIPMENT REPLACEMENT FUND						1,366.77	
Fund 590 SEWER ENTERPRISE FUND							
Dept 548 SEWER UTILITIES DEPARTMENT							
590-548-740.000	OPERATING SUPPLIES	DOUG SCHLAFF	CLOTHING	11-04-14	11/10/14	31.79	
590-548-740.000	OPERATING SUPPLIES	LOWE'S BUSINESS ACCOUN	WWTP	4496556	11/10/14	63.35	
590-548-740.000	OPERATING SUPPLIES	NORTHERN SAFETY CO INC	WWTP	901119039	11/10/14	45.62	
590-548-740.000	OPERATING SUPPLIES	PNC	MUNICIPAL PLATES	11-04-14	11/10/14	65.00	
590-548-741.000	ROAD REPAIR SUPPLIES	ETNA SUPPLY CO	WWTP	S101236933.001	11/10/14	431.25	
590-548-742.000	CHEMICAL SUPPLIES - PLANT	ALEXANDER CHEMICAL COR	WWTP	10024462	11/10/14	670.29	
590-548-743.000		NORTH CENTRAL LABORATO	WWTP	345692	11/10/14	137.36	
590-548-751.000		CORRIGAN OIL COMPANY	WWTP	11-04-14	11/10/14	1,211.08	
590-548-751.000	GASOLINE & OIL	LOWE'S BUSINESS ACCOUN	WWTP	11-04-14	11/10/14	120.85	
590-548-802.000	PROFESSIONAL SERVICES	METRO ENVIROMENTAL SER	WWTP	52396	11/10/14	425.00	
590-548-802.000	PROFESSIONAL SERVICES	METRO ENVIROMENTAL SER	WWTP	52431	11/10/14	2,945.00	
590-548-910.000		MML WORKERS COMPENSATI	AUDIT PAYMENT	11-05-14	11/10/14	612.36	
590-548-910.000	WORKERS COMPENSATION	MML WORKERS COMPENSATI	COMPENSATION FUND	11-04-14	11/10/14	725.76	
590-548-920.000	UTILITIES	DTE ENERGY	OCT SERVICE	11-05-14	11/11/14	5,631.11	
590-548-935.000	BUILDING MAINTENANCE & REI	MCNAUGHTON-MCKAY	WWTP	13540013-00	11/10/14	54.75	
590-548-937.000		PARTS PEDDLER AUTO SUP	MAINTENANCE	11-05-14	11/11/14	8.79	
590-548-938.000	LAB EQUIPMENT MAINTENANCE	SERVICE SPECIALISTS OF	WWTP	17067	11/10/14	389.60	
Total For Dept 548 SEWER UTILITIES DEPARTMENT						13,568.96	
Dept 901 CAPITAL IMPROVEMENTS							

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF DEXTER
EXP CHECK RUN DATES 10/23/2014 - 11/06/2014
JOURNALIZED OPEN AND PAID
BANK CODE: POOL

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 590 SEWER ENTERPRISE FUND							
Dept 901 CAPITAL IMPROVEMENTS							
590-901-970.005	CAPITAL IMPROVEMENTS - SLU ORCHARD, HILTZ & MCCLI		INVOICES THRU AUGUST31 2014	11-05-14	11/11/14	61,872.75	
						<u>61,872.75</u>	
Total For Dept 901 CAPITAL IMPROVEMENTS							
Total For Fund 590 SEWER ENTERPRISE FUND						<u>75,441.71</u>	
Fund 591 WATER ENTERPRISE FUND							
Dept 556 WATER UTILITIES DEPARTMENT							
591-556-740.000	OPERATING SUPPLIES	LOWE'S BUSINESS ACCOUN	WWTP	4079776	11/10/14	73.84	
591-556-741.000	ROAD REPAIR SUPPLIES	KNIGHT'S GRADING & EXC	SECOND AND CENTRAL ST	11-04-14	11/10/14	1,500.00	
591-556-745.000	UNIFORM ALLOWANCE	NORTHERN SAFETY CO INC	WWTP	901010802	11/10/14	128.20	
591-556-751.000		CORRIGAN OIL COMPANY	WWTP	11-04-14	11/10/14	570.42	
591-556-824.000	TESTING & ANALYSIS	PARAGON LABORATORIES I	WWTP	194893	11/10/14	120.00	
591-556-910.000		MML WORKERS COMPENSATI	AUDIT PAYMENT	11-05-14	11/10/14	248.34	
591-556-910.000	WORKERS COMPENSATION	MML WORKERS COMPENSATI	COMPENSATION FUND	11-04-14	11/10/14	294.33	
591-556-920.000	UTILITIES	DTE ENERGY	OCT SERVICE	11-05-14	11/11/14	1,407.00	
591-556-935.000	BUILDING MAINTENANCE & RE	LOWE'S BUSINESS ACCOUN	WWTP	8552401	11/10/14	85.46	
591-556-937.000	EQUIPMENT MAINTENANCE & RE	LESSORS WELDING SUPPLY	WWTP	566135	11/10/14	92.94	
591-556-937.000	EQUIPMENT MAINTENANCE & RE	PM TECHNOLOGIES	WWTP	76989	11/10/14	457.25	
591-556-937.000	EQUIPMENT MAINTENANCE & RE	PM TECHNOLOGIES	WWTP	76989	11/10/14	457.25	
591-556-960.000	EDUCATION & TRAINING	ERIC HARTMAN	MILEAGE	11-04-14	11/10/14	135.84	
Total For Dept 556 WATER UTILITIES DEPARTMENT						<u>5,570.87</u>	
Dept 901 CAPITAL IMPROVEMENTS							
591-901-975.015	ANN ARBOR STREET PROJECT	ORCHARD, HILTZ & MCCLI	INVOICES THRU AUGUST31 2014	11-05-14	11/11/14	1,937.30	
Total For Dept 901 CAPITAL IMPROVEMENTS						<u>1,937.30</u>	
Total For Fund 591 WATER ENTERPRISE FUND						<u>7,508.17</u>	
Fund 701 TRUST & AGENCY FUND							
Dept 000 ASSETS, LIABILITIES & REVENUE							
701-000-254.100	CONSTRUCTION ESCROW	GM & SONS INC	2014 CONCRETE REPLACEMENT PROGRAM	2140570	11/10/14	1,425.00	
701-000-254.100	CONSTRUCTION ESCROW	KNIGHT'S GRADING & EXC	SECOND AND CENTRAL ST	11-04-14	11/10/14	1,500.00	
Total For Dept 000 ASSETS, LIABILITIES & REVENUE						<u>2,925.00</u>	
Total For Fund 701 TRUST & AGENCY FUND						<u>2,925.00</u>	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund Totals:							
			Fund 101 GENERAL FUND			28,634.00	
			Fund 202 MAJOR STREETS FUND			172,576.18	
			Fund 203 LOCAL STREETS FUND			38,382.43	
			Fund 402 EQUIPMENT REPLACEMENT FUND			1,366.77	
			Fund 590 SEWER ENTERPRISE FUND			75,441.71	
			Fund 591 WATER ENTERPRISE FUND			7,508.17	
			Fund 701 TRUST & AGENCY FUND			2,925.00	
			Total For All Funds:			326,834.26	

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VILLAGE OF DEXTER

cnicholls@dextermi.gov

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: Courtney Nicholls, Village Manager
Date: November 5, 2014
Re: Transition from Village to City

Agenda:	11/10/14
Item:	K-1

Attached is the draft agenda for the first meeting of the Dexter City Council!

The City Council will be asked to consider resolutions to continue the budget, Commission/Committee appointments, employment contracts and all other contracts that are currently in the name of the Village of Dexter. Letters will be sent to all of our vendors, informing them of the name change.

Attached is a memo from Tom Ryan regarding the collection of winter taxes by the Townships. He has determined that the Townships would collect their millage one last time on the winter 2014 taxes. The Townships will also send out and receive the tax bills, as they have in the past. This is done because the tax year was set as of December 31, 2013. The Townships will also complete the assessing for the 2015 tax year, however the City will establish a Board of Review to hear tax appeals in March 2015.

Marie is working with the County on the transition of the parcel numbers. Instead of starting with HD or CD the parcels will start with 08. The rest of the parcel number will remain the same. Staff will be meeting with County Equalization Department staff and the Township Assessors to review the steps in the transition on November 12 at 10 am. We will be working with the mortgage companies who hold escrows for our residents, to inform them of the change also. Notifications of the change will be sent to the residents with their 2015 assessment letter.

We will also need to transition the voter registration process and purchase election equipment. Staff will be working on this transition with the Secretary of State's Office and the Township Clerks. The Election Commission will need to be established and meet prior to January 1 to set the precinct boundaries for 2015. While we determine how to allocate the Clerk's duties on a permanent basis we will have an item on the November 24, 2014 agenda to recommend that Carol Jones continue in that capacity.

We have talked to Ciesa about updating the website from Village to City. Those updates will be launched on November 25, 2014. Staff will continue to use Village office supplies until they run out. We will present a plan for signage replacements, including entryway, vehicle and roadway signage.

Over the next several weeks we will need to begin recruiting candidates to fill the Planning Commission seat that was vacated by Jim Smith, the Board of Review and the Election Commission.

DRAFT

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

Page#

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Page#

2. Community Development Manager – Michelle Aniol

Page#

3. Board, Commission, & Other Reports- “Bi-annual or as needed”

Arts, Culture & Heritage Committee
Chelsea Area Planning Team / Dexter Area Regional Team
Dexter Area Chamber
Dexter Area Fire Department
Dexter District Library Board Representative
Downtown Development Authority Chair
Farmers Market/Community Garden
Gateway Initiative (Big 400)
Gordon Hall Mgmt Team Representative
Huron River Watershed Council Representative
Parks & Recreation Commission
Planning Commission
Washtenaw Area Transportation Study Policy Rep
Washtenaw County Sheriff
Western Washtenaw Area Value Express Representative

Page#

4. Subcommittee Reports
Economic Preparedness
Facilities
Road Plan
Utility
Website

5. City Manager Report

Page#

DRAFT

6. Mayor's Report

Page#

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 Mayor 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: \$
2. Consideration of: Affirmation of Appointments of Commissioners/Committee Members

Page #

K. OLD BUSINESS- Consideration and Discussion of:

L. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: Resolution for the Continuation of the Budget, Employment Contracts and Service Contracts of the Village of Dexter
2. Consideration of: Appointment of Carol Jones as Interim City Clerk

Page #

M. COUNCIL COMMENTS

N. NON-ARRANGED PARTICIPATION

Same as item G. 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

Memo

To: Courtney Nicholls, Village Manager
From: Tom Ryan, Special Counsel
Date: November 4, 2014
Re: Taxes Due and Collected by Townships of Webster and Scio for Winter 2014

Dear Courtney:

You, Marie and I have discussed the status of winter taxes that will be sent out by Scio and Webster Townships, which covers April 1, 2014 to March 31, 2015 and whether or not if cityhood passes the city residents would have to pay this tax. In discussing this matter with a number of communities and also my further review of the Michigan General Property Tax I find, specifically MCL 211.2(2) states:

"this taxable status of persons in real and personal property for a tax year shall be determinate as of each December 31 of the immediately preceding year, which is considered the tax day, any provisions in the charter of any city or village to the contrary notwithstanding."

Further, the Michigan General Property Tax Statute MCL 211.40 states:

"Notwithstanding any provision in the charter of any city or village to the contrary, all taxes become a debt due to the township, city, village, or county from the owner or person otherwise assessed on the tax day provided for in Sections 2 (which is MCL 211.2). The amounts assessed for a state, county, village, or township taxes on any interest in real property shall become a lien on the real property on December 1 . . . the lien for those amounts and for all interest and charges on those amounts, shall continue until paid."

Thus, pursuant to state law, since we began the tax year as township residents we continue to be township residents until the next tax year commences, which will be December 31, 2014 wherein we would be city residents.

Further, in speaking with the county, the equalization director will need to do a lot of work to have the parcel id numbers changed and the tax rolls prepared for the city should cityhood pass.

I trust this answers your question. I would be pleased to discuss this matter with you and Marie further. Possibly we could negotiate with the Township's, since we are not getting any services for our money, but we can discuss that later if you would like.

Respectfully submitted,


Thomas J. Ryan
Special Counsel for Village of Dexter

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VILLAGE OF DEXTER

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Phone (734)426-8303 ext 17 Fax (734)426-5614

MEMO

To: President Keough and Council Members
From: Courtney Nicholls, Village Manager
Date: November 6, 2014
Re: 2014 Asphalt Paving Program Roadside Restoration

Agenda: 11/10/2014
Item: L-1

At the October 27, 2014 Council meeting, Council approved a quote from Milligan's Landscape Services to perform the restoration work on the roads that were crushed and shaped as part of the 2014 Asphalt Paving Program. The restoration work was originally included in the Village's contract with Barrett Paving Materials. Work on the driveways in the impacted area began October 28, 2014.

During the week of November 3, 2014, President Keough raised a concern that the work that was being performed by Milligan was not the same as the work that was included in the original bid document. A review of the bid document confirmed that this was the case. Milligan's quote was to place the asphalt millings over the existing grass and up to the edge of the new asphalt within 1 foot of the roadway edge. Topsoil would then be added to taper the edge of the millings into the existing grass. The bid document called for the grass to be excavated and the millings to be placed the full depth of the road cross section within 2 feet of the roadway edge.

Recognizing the discrepancy between Milligan's original scope of work and the Barrett contract, Staff worked with Milligan to update the quote to include the removal the existing grass and topsoil along the roadway within 2 feet from the edge. The additional work will be \$4,000 bringing the total price to \$11,500 which is still less than the estimated \$15,800 that the work would cost under the Barrett Contract. The work is expected to be completed by the end of November.

Funding for this work will come from the Village street fund.

(734) 424-0611 Fax (734) 424-9271

TO:

Village of Dexter

DATE OF ORDER	HOME TEL.
ORDER TAKEN BY	WORK TEL.
CUSTOMER ORDER NO.	<input type="checkbox"/> SEASONAL CONTRACT <input type="checkbox"/> REPEAT
STARTING DATE	<input type="checkbox"/> ONE TIME JOB <input type="checkbox"/>
JOB NAME / NO.	
JOB LOCATION	
INVOICE DATE <i>11-6-14</i>	JOB TEL.

TERMS:

CHECKMARKS DENOTE: WORK COMPLETED WORK TO BE DONE

PREPARATION	PLANTING	MULCHING	EDGING / BORDERS	PRUNING / TRIMMING	FERTILIZING
DESIGN / PLANNING	SHRUBS <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GRADING	HEDGES <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL PREPARATION	TREES <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAWN INSTALLATION	FLOWERING PLANTS <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOD	DESCRIPTION OF WORK <i>Soil Removal Along Street Edges & Any Soil</i>				
SEEDING					
LAWN MAINTENANCE					
MOWING					
FERTILIZING					
LIME					
RAKING					
AERIFICATION					
THATCHING					
INSECT AND WEEED CONTROL					
HYOROSEEDING					
	LABOR	HRS.	RATE	AMOUNT	
	<i>Invoiced st. & Balance of Edison st (Redo)</i>			<i>\$1500.00</i>	
	<i>Soil removed per st.</i>		<i>10000</i>	<i>\$3000.00</i>	
	<i>Redo Doves & Half Edison</i>			<i>\$2500.00</i>	
	TOTAL LABOR				
QTY.	MATERIAL	UNIT	AMOUNT		
MASONRY & STONEMWORK					
STONE WALL					
STAIRS					
TERRACING					
WALKWAY					
PATIO					
WATER FEATURES					
INSTALL POND					
INSTALL WATER FOUNTAIN					
INSTALL SPRINKLER SYSTEM					
IRRIGATION AND ORAINAGE					
MISCELLANEOUS					
SPRING / FALL CLEANUP					
ROTOTILLING					
POST HOLE OIGGING					
STUMP REMOVAL & GRINOING					
MISC. TREE WORK					
OEBRIS REMOVAL					
	WORK ORDERED BY			TOTAL MATERIALS	
	I hereby acknowledge the satisfactory completion of the above described work.			TOTAL LABOR	
	<i>J. Milligan</i> SIGNATURE			TAX	
	<i>11-6-14</i> DATE			TOTAL	

Thank You!

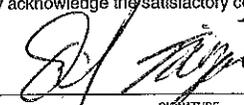
(734) 424-0611 Fax (734) 424-9271

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STARTING DATE	<input type="checkbox"/> ONE TIME JOB <input type="checkbox"/>
JOB NAME / NO.	
JOB LOCATION	
INVOICE DATE <u>11-6-14</u>	JOB TEL. <u>original quote</u>

TERMS:

CHECKMARKS DENOTE: WORK COMPLETED WORK TO BE DONE

PREPARATION		PLANTING	MULCHING	EDGING / BORDERS	PRUNING / TRIMMING	FERTILIZING
> DESIGN / PLANNING		SHRUBS <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GRADING		HEDGES <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL PREPARATION		TREES <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAWN INSTALLATION		FLOWERING PLANTS <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SDD		DESCRIPTION OF WORK				
SEEDING						
LAWN MAINTENANCE		Install Milling Along Street Edges 1' & Finish all Driveways to grade out slope. Install Topsoil and Grade out Prep Seed all Disturbed Areas LABOR HRS. RATE AMOUNT labor & materials for Dover st, Edison st & Inverness				
MOWING						
FERTILIZING						
LIME						
RAKING						
AERIFICATION						
THATCHING						
INSECT AND WEEEO CONTRDL						
HYOROSEEDING						
	QTY.	MATERIAL		UNIT	AMOUNT	
MASONRY & STONEMWORK						
STONE WALL						
STAIRS						
> TERRACING						
WALKWAY						
PATID						
WATER FEATURES						
INSTALL POND						
INSTALL WATER FDUNTAIN						
INSTALL SPRINKLER SYSTEM						
IRRIGATION AND DRAINAGE						
MISCELLANEOUS		WORK ORDERED BY		TOTAL MATERIALS		
SPRING / FALL CLEANUP		I hereby acknowledge the satisfactory completion of the above described work.  <u>11-6-14</u> SIGNATURE DATE		TOTAL LABOR		
ROTOTILLING				TAX		
POST HOLE OIGGING				TOTAL		
STUMP REMOVAL & GRINDING						
MISC. TREE WORK						
DEBRIS REMOVAL						

Thank You!

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