

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, DECEMBER 12, 2005

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

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

**B. ROLL CALL:**

J. Carson	P. Cousins	S. Keough
J. Semifero	T. Walters	D. Fisher
J. Seta		

**C. APPROVAL OF THE MINUTES**

Minutes of the Regular council meeting of November 28, 2005 as amended ; Semifero's motion regarding DAFD budget to Board and Commission Reports, Martinrea Corp moving comment to Village Manager's Report, and under New Business, L. 3. change wording to resolution instead of Ordinance in both the topic line and the motion by Cousins.

Motion Keough, support Cousins to approve the minutes of Regular Council meeting of November 14, 2005 as amended.

Ayes: Cousins,Fisher,Keough,Semifero,Walters,Carson,Seta.

Nays: none

Motion carries

Work Session Minutes- November 28, 2005.

Motion Walters, support Keough, to approve the minutes of the Work Session Minutes as amended to indicate that the session ended at 7:25.

Ayes: Keough,Semifero,Walters,Carson,Fisher,Cousins,Seta..

Nays: none

Motion carries

**D. PREARRANGED PARTICIPATION**

Jim Hegarty-update on Dam Removal Study

Costs for dam removal may be between \$300,000 and \$1,500,000 depending upon sediment management.

**E. APPROVAL OF THE AGENDA**

Motion Semifero, support Carson to approve the agenda as presented.

Ayes: Semifero,Walters,Fisher,Carson,Cousins,Keough,Seta.

Nays: none  
Motion carries

## **F. PUBLIC HEARINGS**

Amendment to Nuisance Ordinance-Open Basements

Public hearing open at 8:00  
Public hearing closed at 8:02

Note that item (4) Sec. 18-31. Definition of a public nuisance was not included in the posting in the Dexter Leader on December 1, 2005.

Action: Consideration of: An amendment to the Village's General Code of Ordinances, Chapter 18 Environment, Article 2 Public Nuisances- Section 18-31(3). Definition of Public Nuisance to include-Abandoned excavations and/or open basements.

Motion Semifero, support Fisher to adopt the code ordinance amendment to Chapter 18 Environment, Article 2 Public Nuisances, Section 18-31(3), as indicated in Item F 1., Agenda 12-12-05.

Ayes: Walters,Carson,Cousins,Keough,Fisher,Semifero,Seta.  
Nays: None  
Motion carries

## **G. NON-ARRANGED PARTICIPATION:**

Noreen Walcott of 3411 Hudson, regarding the Village contribution to Gordon Hall, indicates that she would have voted "no" if the topic came to a public vote. But, supports the Village getting an acceptable agreement with the Dexter Historical Society.

Paul Bishop, of the Dexter Historical Society indicates his approval of the agreement now presented on behalf of the Historical Society.

## **H. COMMUNICATIONS:**

1. Hobbs & Black Architects- Holiday Open house.

## **I. REPORTS**

1. Community Development Manager-Allison Bishop
2. Board and Commission Reports
3. Subcommittee Reports

4. Village Manager Report
  - a. Donna Dettling submits her report as per packet.  
Would like to schedule a Saturday work session in January 2006 regarding bond issues
5. President's Report
  - a. DDA meeting 12-08-05, handout distributed.

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$224,875.42

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

Ayes: Carson,Cousins,Fisher,Keough,Semifero,Walters,Seta..

Nays: None

Motion carries

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

1. Consideration of: An Agreement between the Village of Dexter and the Dexter Area Historical Society for the Gordon Hall Property.

Motion Carson, support Fisher to approve the agreement between the Village of Dexter and the Dexter Area Historical Society for the Gordon Hall Property. the agreement is identified as Item K.1. in the 12-12-05 Agenda along with other associated documents.

Ayes: cousins,Fisher,Keough,Walters,Carson.

Nays: Semifero,Seta.

Motion carries

2. Discussion of: Request for annexation from Jim Haeussler of Peters Building Company-Update.

Mr. Keough has prepared a spreadsheet identifying the various scenarios of the annexation request.

Mr. Semifero will prepare a motion for consideration at the first council meeting in January 06, in order to get the process moving forward regarding the annexation request.

3. Consideration of: Recommendation to establish a relationship with ACI Finance Inc., Tom Traciak, as the Village Financial Analyst to assist with several immediate and long-term objectives. Services provided by the FA will occur on a case-by-case basis upon approval by Council.

Motion Keough, support Semifero to approve the recommendation to establish a relationship with ACI Finance, Tom Traciak as the Village FA.

Ayes: Keough, Semifero, Walters, Carson, Fisher, Cousins, Seta.

Nays: none

Motion carries.

4. Consideration of: Recommendation to accept the proposal from ACI Finance, Inc., to perform a rate study at a cost not to exceed \$12,500.

Motion Carson, support Fisher to accept the proposal from ACI Finance, Inc. to perform rate study at a cost not to exceed \$12,500. ( study to include tap fees, and should include a date definite for completion)

Ayes: Semifero, Walters, Fisher, Carson, Cousins, Keough, Seta.

Nays: None

Motion carries

5. Consideration of: RESOLUTION AMENDING THE FISCAL YEAR BUDGET 2005-2006: \$100,000 INCREASE APPROPRIATION FOR REVENUE FUND TAXES- PERSONAL PROPERTY AND A \$100,000 EXPENDITURE FOR DEXTER HISTORICAL SOCIETY ACQUISITION OF GORDON HALL.

Motion Carson, support Keough to approve the resolution amending the fiscal year budget 2005-2006: \$100,000 increase appropriation for revenue fund taxes-personal property and a \$100,000 expenditure for Dexter Historical Society acquisition of Gordon Hall.

Motion Carson, support Keough to approve the resolution amending the fiscal year budget 2005-2006: \$100,000 increase appropriation for revenue fund taxes-personal and a \$100,000 expenditure for Dexter Historical Society acquisition of Gordon Hall.

Ayes: Walters, Carson, Cousins, Keough, Fisher and Seta.

Nays: Semifero

Motion carries.

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

1. Discussion of: WASHTENAW COUNTY POLICE SERVICES CONTRACT

Motion Semifero, support Walters to sign the 4-year contract with the Washtenaw County Police Services previously presented to the Village of Dexter.

Ayes: Carson, Cousins, Fisher, Keough, Semifero, Walters, Seta.

Nays: None

Motion carries

2. Consideration of: An Employment agreement between the Village and the Treasurer/Finance Officer

Motion Semifero, support Carson to approve the employment agreement between the Village and the Treasurer/Finance Officer presented as Item L. 2 Agenda 12-12-05.

Ayes: Cousins,Fisher,Keough,Semifero,Walters,Carson,Seta.  
Nays: none  
Motion carries.

3. Consideration of: Recommendation from Planning commission to accept the Capital Improvements Plan and consider the RESOLUTION OF ADOPTION OF THE 2006-2011 CAPITAL IMPROVEMENTS PROGRAM.

Motion Cousins, support Semifero to accept the recommendation from Planning Commission regarding the CAPITAL IMPROVEMENTS PLAN and the resolution of the adoption of the 2006-2011 CAPITAL IMPROVEMENTS PROGRAM.

Ayes: Keough,Semifero,Walters,Carson,Fisher,Cousins,Seta.  
Nays: None  
Motion carries

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

Walters	No
Semifero	J. R. Homes receivership, how interacting with Village?
Carson	Sorry for being late
Boyle	No
Keough	Happy holiday
Cousins	Sign Ordinance- no follow-up
Fisher	Team update regarding VM performance was good

#### **NON-ARRANGED PARTICIPATION**

NONE

#### **CLOSED SESSION**

To discuss Village Manager performance review

Motion Fisher, support Carson to go into closed session for the purpose of discussing the Village Manager's performance review at 9:35. Per: MCL 15.268a of the open meetings act.

Ayes: Semifero,Walters,Fisher,Carson,Cousins,Keough,Seta.  
Nays: None

Motion carries

Motion Cousins, support Keough to end the closed session at 9:59.

Ayes: Walters,Carson,Cousins,Keough,Fisher,Semofero,Seta.

Nays: None

Motion carries.

## **N. ADJOURNMENT**

Motion Cousins,support Fisher to adjourn at 10:00

Unanimous voice vote

Respectfully submitted,

David F. Boyle  
Clerk, Village of Dexter

Approved for Filing: December 27, 2005