

I. REPORTS

1. Traffic Issues Update: Jim Valenta- traffic engineer
2. Board and Commission Reports- Ray Tell
3. Subcommittee Reports, none
4. Village Manager Report Mrs. Dettling presents her report as per packet.
5. President's Report
 - A. DDA meeting 3/10/05
 - B. Police services
 - C. Dam removal

Motion Cousins, support Fisher to authorize the expenditure of \$10,000.00 to establish ownership of and resolution to the removal of the dam including written documentation from Ford motor Company, Washtenaw County, and The Village of Dexter regarding their respective positions on the subject.

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

Nays: none.

Motion carries

D. Drain Commission

E. Met with Congressman Joe Schwartz on March 12, 2005, discussing a variety of subjects relevant to Dexter.

F. Meeting with Evelyn Shirk, of the Dexter School System.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of: \$112,808.41
2. Consideration of: Door-to-door missionary work.

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

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

Nays: none

Motion carries.

K. OLD BUSINESS -

1. CONSIDERATION OF: Boulder Park Phase-2
Postponed from 2/28/05.

Ron Thomas of MAV development spoke regarding his concern regarding the "one way" portion of the proposed motion.

Motion Keough, support Carson to approve the site plan by MAV Development dated February 9, 2005- Phases 2a & 2b, including Potential Future Phase Shown for Reference, with the following conditions specifically noted either here or on the plan:

1. The two existing curb cuts shown on the plan will be removed as part of the initial

construction of Phase 2a.

2. One curb cut, with adequate signage noting entrance only (one way in off of Dexter Ann Arbor Road), in the location shown on the above-mentioned site plan. All traffic exiting from Boulder Park Phases 2a, 2b, or 2c (future) must use the shared access light at Meadowview or the shared Eaton Court Access driveway to turn onto Dexter Ann Arbor Road.
3. MAVD will contribute to the Dexter Ann Arbor Road improvements an amount of money not less than the other contributions made by previous developments (Eaton Court and the Bank) along this corridor.

Following approval of this motion, the Village Council would hereby authorize the petitioner to submit a final site plan consistent with this preliminary site plan dated February 9, 2005 to the Village Planning Commission for review.

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

Nays: Semifero

Motion carries.

Motion Keough, support Cousins to have the Village Manager and Community Development Director prepare a letter to MAV Development informing them of the Council action that has occurred at tonight's meeting and to inform MAV Development of the applicable ordinances and proper procedures to initiate any rezoning of their property before the Village's Planning Commission, should that be desired for any of their property in the future.

We would like the letter to thank MAV Development for working with the Council on this matter and in the future.

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

Nays: Semifero

Motion carries

L. NEW BUSINESS

1. Consideration of: Brownfield Redevelopment Plan for the Monument Park Project

Whereas Washtenaw County established the Washtenaw county Brownfield Redevelopment Authority under PA 381 of 1996 to encourage the redevelopment of contaminated, functionally obsolete, or blighted property by providing economic incentives through tax increment financing; and

Whereas the vacant parcel of land at 8031 Main, Dexter, Michigan is eligible for Brownfield designation; and

Whereas the Brownfield project investors intend to purchase the property and redevelop it for use as a mixed-use commercial and office development along with associated site amenities such as parking and landscaping; and

Whereas the phase of the project that is the basis for this plan will include between

19,800 and 22,000 square feet of construction and the overall estimated investment for the portion of the project that is the basis for the plan is approximately \$2.8 million ; and

Whereas a plan has been created for the purpose of facilitating redevelopment of the property and to allow application for a state of Michigan Brownfield Redevelopment Single Business Tax Credit.

Motion Semifero, support Carson that the Village of Dexter does hereby concur with the provisions of the Monument Park, LLC Brownfield Redevelopment Plan.

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

Nays: None.

Motion carries.

Fisher left table at 8:55, returned at 8:56.

2. Consideration of: RESOLUTION DECLARING THE INTENT OF THE COUNCIL OF THE VILLAGE OF DEXTER TO VACATE CERTAIN PUBLIC RIGHT OF WAYS

Motion Walters, support Semifero to approve a resolution declaring the intent of the Council of the Village of Dexter to vacate certain public right of ways as identified in the text prepared by KEUSCH,FLINTOFT & CONLIN, P.C. and attached hereto.

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

Nays: None

Motion carries.

3. Discussion of HARVEST VALLEY PROPOSAL

Discussion ensued.

O. ADJOURNMENT

Motion Semifero, support Carson to adjourn at 9:45.

Motion carries unanimously.

Respectfully submitted,

David F. Boyle, Village Clerk

Approved for Filing: March 28, 2005