

**DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, SEPTEMBER 24, 2007**

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

B. ROLL CALL:

D. Fisher P. Cousins S.Keough
J. Semifero J. Carson R. Tell (arrived at 7:31)
J. Seta

C. APPROVAL OF THE MINUTES

Minutes of the Regular Council meeting of September 10, 2007.

Motion Keough, support Cousins to approve the minutes of September 10, 2007 with the following corrections:

1. Motion by Tell, support Semifero – Item L1
2. Reword Motion in L2 – Eliminate “same logic as the final site plan”

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

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Cousins, support Fisher to approve the agenda as presented:

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

F. PUBLIC HEARINGS

Public Hearing to discuss the Development Plan and Tax Increment Financing Plan of the Dexter Downtown Development Authority

Public Hearing was open at 7:33 p.m.

Mr. Dan O’Haver spoke on behalf of the D.D.A.

Mr. John Iacoangeli of Beckett & Raeder gave an overview of the two plans.

Trustee Tell asked for a clarification on the Baker Street improvements and inquired as to whether money was budgeted for maintenance.

Resident Kandie Waggoner (7830 Ann Arbor St) stated that she saw an increase in taxes due to living in a D.D.A. district – extra fee was actually a special assessment unrelated to the D.D.A.

Public Hearing was closed at 7:44 p.m.

Consideration of: Ordinance No. 27-2007 approving the Development Plan and Tax Increment Financing Plan for the Dexter Downtown Development Authority.

Motion Carson, support Keough to approve Ordinance No. 27-2007 approving the Development Plan and Tax Increment Financing Plan for the Dexter Downtown Development Authority.

Ayes: Fisher, Tell, Semifero, Keough, Carson, Cousins, Seta

Nays: none

Motion carries

G. NON-ARRANGED PARTICIPATION:

Mary Fialkowski of 8055 Forest - not in favor of Sloan-Kingsley development or 425 agreement , is continuing collection of petition signatures against 425, would like more information to be provided to the citizens who do not read newspaper, read letter from Charles VanHeck

Scott Bell of 3232 Glacier Ct – explained the intention of the Mill Pond Park Planning Committee

Beth Chamberlain of 1701 Baker Rd.- not in favor of 425 Agreement, believes citizens are angry about not being informed of the potential project

H. COMMUNICATIONS:

1. WCRC Road Closures Media Advisory 9-18-07
2. Washtenaw County Dept. of Planning & Environment 9-19-07

I. REPORTS

1. Washtenaw County Sheriff Department – August – Written Report Only
2. Board and Commission reports - None
3. Subcommittee Reports - None
4. Village Manager Report
Mrs. Dettling submits her report as per packet.
5. President's Report
Read invitation from the Michigan Army National Guard to Soldier Appreciation Day on October 20 from 1 p.m. to 6 p.m at the Ypsilanti National Guard Armory
D.D.A. will contribute up to \$100,000 towards the viaduct (Phase II) project

J. CONSENT AGENDA

1. Consideration of: Bills & Payroll in the amount of: **\$656,262.80**

2. Consideration of: Request from Dexter Area Chamber of Commerce to use Monument Park for the October 6, 2007 Apple Daze Celebration, which includes the closure of Central Street.

Motion Fisher, support Keough to approve the consent agenda.

Ayes: Keough, Carson, Tell, Semifero, Cousins, Fisher, Seta

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Main Street Bridge Project – Phase 2 Funding Update
Scio Township’s decision on funding
WCRC Meeting of 9-18-07
WATS Policy Committee Meeting of 9-19-07
OHM Design Option Memo dated 9-11-07

President Seta gave an update on the funding that is available for this project, which has now reached the target amount, due to the actions of WATS and Scio Township.

Trustee Carson explained the next three steps to this process:

1. WATS must make policy change official – will be on agenda November 19
2. Agreement must be made between Scio Township, Washtenaw County Road Commission and the Village
3. Road Commission must calculate the final project cost so WATS can be informed of the actual amount of financial shortfall they will be responsible for.

Trustee Tell inquired as to the approaching State of Michigan deadline for use of the road funds.

Representative Burns is working with the State to get the verbal extension put in writing.

Trustee Cousins explained that this project is not just about the road; it also creates a bike/walking path to West Ridge and Gordon Hall.

2. Consideration of: Recommendation from Planning Commission to adopt the Final Site Plan for UMRC-Cedars of Dexter Project.
Action Postponed from the September 10, 2007 meeting.

Moved by Semifero and Supported by Fisher, based upon the information received from the applicant, the recommendation of the Planning Commission, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Village Council finds the UMRC Cedars of Dexter Final Site Plan dated 7-5-07 and a revised landscaping plan dated 7-24-07 meets the requirements for final site plan approval.

In making this determination, the following additional conditions shall apply:

1. Should trees be removed during construction of the sidewalk along Island Lake Road the applicant shall replace the trees per the Village tree replacement standards or as otherwise noted in the development agreement.
2. Execution of the Development Agreement by both the Village and the applicant.
3. Signage for the development must be reviewed and approved pursuant to the Village's current sign ordinance, Article 7, of the Village of Dexter Zoning Ordinance.
4. Water Utilities review dated 6-4-07.
5. Engineering consultant's review dated 7-17-07.
6. Developer restores West Ridge Right-of-Ways to current condition.

Ayes: Semifero, Cousins, Carson, Tell, Fisher, Keough, Seta

Nays: None

Motion carries

3. Consideration of: UMRC Development Agreement
No Action Taken

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Recommendation to renew the lease agreement for village property located at 8050 Main Street DBA Cookie Momster

Motion Fisher, support Cousins to renew the lease agreement for village property located at 8050 Main Street DBA Cookie Momster.

Ayes: Tell, Fisher, Cousins, Carson, Keough, Semifero, Seta

Nays: None

Motion carries

2. Consideration of: Recommendation to release final payment to AR Brouwer in the amount of \$27,526.00 for the DPW Facility

Motion Tell, support Carson to release final payment to AR Brouwer in the amount of \$27,526.00 for the DPW Facility upon completion of all punch list items.

Ayes: Carson, Keough, Fisher, Cousins, Semifero, Tell, Seta

Nays: None

Motion carries

3. Discussion of: Proposed changes to Section 5.07 Off-Street Loading and Unloading

This item will be set for a Public Hearing at the next Planning Commission meeting (October 1, 2007)

4. Consideration of: Mill Pond Park- Concept Planning Committee

Motion Fisher, support Semifero that the Village Manager put together a resolution forming the Mill Pond Park – Concept Planning Committee that establishes its scope and focus and that Trustee Semifero be appointed as the Council Representative to the Committee.

Ayes: Cousins, Semifero, Keough, Fisher, Tell, Carson, Seta

Nays: none

Motion carries

M. COUNCIL COMMENTS

Keough	request to correct minutes to read Carly (not Megan) Keough
Cousins	new Coney Island is open, presented the new Rotary flag featuring Gordon Hall, invited all to SUDS on the River – a Huron River Watershed Council Fundraiser on October 4
Fisher	questioned problem of beer cans being left along Baker Road
Semifero	responded to letter from Chris Justice regarding 425 Agreement, is not happy with decisions being made about this issue based on inaccuracies, corrected information that has been stated in public regarding the development’s effect on schools, water rates, and roads, gave an explanation of various Village projects over the years that have been completed without raising the overall millage because of the development that has occurred
Carson	SEMCOG holding a regional development forecast review on September 27 at 7 p.m. at the Washtenaw County Intermediate School District, CAPT & DART meeting will be held October 15 at 7:00 p.m. in a location TBD.
Tell	No

N. NON-ARRANGED PARTICIPATION

Mary Fialkowski of 8055 Forest – New angle parking on Forest increasing traffic, wants a forum for more information on the 425 Agreement

O. ADJOURNMENT

Motion Fisher support Semifero to adjourn at 9:24 p.m.
Unanimous voice vote

Respectfully submitted,

Courtney L. Nicholls
Assistant Village Manager

Approved for Filing: October 8, 2007