

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, MARCH 28, 2011

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

The meeting was called to order at 6:10 PM by President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Keough

J. Carson	P. Cousins
D. Fisher	J. Semifero
J. Smith -absent	R. Tell

Also present: Donna Dettling, Village Manager and Courtney Nicholls, Assistant Village Manager.

**C. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING LABOR NEGOTIATIONS AND POTENTIAL PURCHASE OF PROPERTY IN ACCORDANCE WITH MCL 15.268 Sec. 8**

Motion Tell; support Fisher to move into closed session at 6:11 PM.

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

Trustee Smith arrived at 6:19 PM

Motion Tell; support Carson to move out of closed session at 6:35 PM.

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

Meeting was called back to order at 7:30 PM by President Pro-tem Tell due to the absence of President Keough. Also attending the meeting: Carol Jones, Village Clerk; Allison Bishop, Community Development Director; Kurt Augustine, Dan Schlaff and Bruce Whitley; Department of Public Works; Brett Lenert, Washtenaw County Brownfield Redevelopment Authority; Alan Bloom, Joshua Bloom and Gary Laundroche of Bloom General Contracting; Louis Stultz, Canopus Environmental Group; Coy Vaughn, Supervisor of Park Planning for Washtenaw County; media and residents.

**D. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – March 14, 2011
2. Work Session – March 14, 2011
3. Work Session – March 12, 2011

Motion Smith; support Semifero to approve the minutes of the Regular Council Meeting of March 14, 2011, the minutes of the Work Session of March 14, 2011 and the minutes of the Work Session of March 12, 2011 with the following corrections:

Page 1, correct President Keough from being absent to attending

Page 2, I-2 change *is streets* to *on streets*

Page 2, I-3, Planning Commission Report, add *is working* after the line Mr. Kowalski reported that the Planning Commission

Page 3, Website, change *member* to *members*

Page 9, Reverse order of items with *Superintendent Transition* as item C and *Goals and Objectives* as item D

Unanimous voice vote for approval

#### **E. PREARRANGED PARTICIPATION**

None

#### **F. APPROVAL OF THE AGENDA**

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

Unanimous voice vote for approval

#### **G. PUBLIC HEARINGS**

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

None

#### **H. NON-ARRANGED PARTICIPATION**

Richard Smith, 7835 Forest, Dexter commented on the water main project of 2010 and the letter residents received about the project indicating that the area would be returned as it was prior to the project. Mr. Smith would like to replace stone in front of his house in place of the mud that is currently there. Mr. Smith also indicated that he does want to cooperate with the Village.

#### **I. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Webster Township – Zoning Board of Appeals Notification

#### **J. REPORTS**

1. Community Development Manager – Allison Bishop

Ms. Bishop submits her report as per packet. In addition Ms. Bishop updated on the following: Mill Creek Park – looking to have draft permit in hand by mid week and submit plans to the Trust Fund to have approval and release bids, will

also need to get a waterways review; hope to have the agreement with County Parks at the April 11 nmeeting; LaFontaine will demo collision shop in the next week or so; Capital Improvement Plan to be discussed at the Saturday, April 2 Workshop; the Village received a DTE Tree Planting Grant for \$2800 for 22 trees in the park and 200 seedlings for Arbor Day.

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

None

3. Subcommittee Reports

Old DAPCO Site Redevelopment Team

Downtown Fire Detection

Economic Preparedness – April 5 at 3:30 p.m.

Facilities – Notes from March 21 meeting

Website – March 29 at 4 p.m.

4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates: working with Kurt Augustine and Jimmy Spangler from Tetra Tech on a tracking tool for the Department of Public Works; setting up a tour of the new well house and Equalization Basin and also looking at training with the Dexter Area Fire Department for Technical Rescue in the basin; have been contacted by Daniel Kesterson to do a Eagle Scout project of 1-3 raised gardens in the Community Garden; citizens meeting scheduled for April 21 on the water main project and will provide a copy of the letter to the residents; and Ms. Nicholls explained the issues with the Village code and hope to have a resolution by the next meeting.

5. President’s Report

Mr. Keough submits his report as per packet.

**K. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$376,298.84
2. Consideration of: Relay for Life – Paint the Town Event – April 17 through April 24

Motion Fisher; support Smith to approve items 1 and 2 of the consent agenda.

Unanimous voice vote for approval

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

**M. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Tentative Agreement with Teamsters Local 214

Motion Carson; support Fisher to accept the three year contract agreement with Teamsters Local 214 with the following provisions: Health Care – benefit level and out of pocket expenses do not change, eliminate retiree health care for new employees, and establish a Health Savings Account for employees to voluntarily contribute to; Retirement – current employee bridge changes from 2.25% to 2 % multiplier effective July 1, 2011, current employee contributions raised to 4% July 1, 2011 and 5% July 1, 2012, close defined benefit plan to new employees, language added to contract that the Village will keep the MERS defined benefit program at a minimum of 80% funded; Salaries – eliminate longevity, 1% wage increase effective July 1, 2013, and new wage table for new hires and promotions of existing employees; and Time Off – can cash out a maximum of 40 hours of vacation.

Ayes: Cousins, Fisher, Smith, Semifero, Tell and Carson

Nays: None

Absent: Keough

Motion carries

2. Consideration of: Brownfield Redevelopment Plan for LaFontaine Chevrolet

Brett Lenert of the Washtenaw County Brownfield Redevelopment Authority explained the process of using Tax Increment Financing to fund the project

President Keough entered the meeting at 8:16 PM.

Motion Carson; support Semifero to approve the Brownfield Plan for the LaFontaine Chevrolet Redevelopment Project located at 7120 Dexter Ann Arbor Road and that the proposed Brownfield Plan meets the requirements of the Act and constitutes a valid public purpose.

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

Nays: None

Motion carries

At 8:22 PM a recess was taken and the meeting resumed at 8:27 PM with President Keough resuming leadership of the meeting.

3. Consideration of: 2011 Landscaping Contract

Motion Cousins; support Fisher to approve the 2011 Landscaping Contract with L-n-J Lawn and Landscape not to exceed \$16,890.

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

Nays: None

Motion carries

4. Consideration of: Approval of Site Plan for Segment D-1 of the Border to Border Trail

Motion Semifero; support Smith based upon the information received from the applicant, reflected in minutes of this meeting, as recommended by the Planning Commission and Parks and Recreation Commission, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Village Council finds the Washtenaw County Parks Border to Border Trail plans for Segment D1 meets the requirements for approval of the combined site plans. In making this determination, the following additional considerations shall apply: execution of an easement agreement for construction, short and long term maintenance and relocation of the existing debris pile; receipt of an easement from the railroad; and approval of Village staff and engineers.

Ayes: Tell, Carson, Cousins, Smith, Semifero, Tell and Keough

Nays: None

Motion carries

5. Consideration of: Planning Commission Recommendation to Adopt an Amendment to the Zoning Ordinance, Article 20, Schedule of Regulations regarding Building Height Requirements for Existing Buildings in the Central Business District

Motion Carson; support Cousins per Section 23.06, Criteria for Amendment to the Zoning Ordinance Text, the Planning Commission recommendation that the Village Council approve the proposed amendments to Article 20, Schedule of Regulations to add *(7) Central Business District – Building Height Requirements shall be for new buildings. Existing one story buildings are considered conforming* to: eliminate a potentially structurally infeasible requirement; render existing one story buildings conforming; and improving the Village's ordinance techniques to deal with certain issues.

Ayes: Carson

Nays: Cousins, Fisher, Smith, Semifero, Tell and Keough

Motion fails

## **N. COUNCIL COMMENTS**

Cousins	Announced a Rotary fund raiser on Thursday, March 31 at Dexter's Pub for shelter boxes for Japan with an auction at 7 PM
Carson	None
Fisher	None
Jones	None
Smith	None
Semifero	None
Tell	None

## **O. NON-ARRANGED PARTICIPATION**

None

**P. ADJOURNMENT**

Motion Smith; support Fisher to adjourn at 8:55 PM.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: April 11, 2011

**RESOLVED BY THE VILLAGE COUNCIL OF DEXTER:**

WHEREAS, Washtenaw County established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) in accordance with the Brownfield Redevelopment Financing Act, being Act 381 of 1996 as amended (the Act) to encourage redevelopment of contaminated, functionally obsolete or blighted property by providing economic incentives; and

WHEREAS, a Brownfield Plan for the LaFontaine Chevrolet -7120 Dexter-Ann Arbor Road Brownfield Redevelopment Project has been created to facilitate the redevelopment of the Property resulting in approximately 32,000 square feet of commercial space in the Downtown Development Authority District, with an estimated investment of \$5.3 million; and

WHEREAS, March 17, 2011, the Dexter Downtown Development Authority approved an interlocal agreement with the Washtenaw County Brownfield Redevelopment Authority to facilitate the implementation of the proposed Brownfield Plan Amendment; and

WHEREAS, the Plan must be approved by the Village of Dexter prior to final approval by the Washtenaw County Board of Commissioners;

NOW THEREFORE BE IT RESOLVED that the Village of Dexter approves the Brownfield Plan for the LaFontaine Chevrolet Redevelopment Project – 7120 Dexter-Ann Arbor Road; and

THAT the proposed Brownfield Plan meets the requirements of the Act and constitutes a valid public purpose.

AYES: Smith, Semifero, Tell, Carson, Fisher, Cousins and Keough

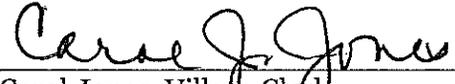
NAYS: None

ABSENT: None

**RESOLUTION DECLARED ADOPTED THIS 28<sup>TH</sup> DAY OF MARCH, 2011**

  
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Shawn W. Keough, Village President

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on the 28<sup>th</sup> day of March, 2011.

  
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Carol Jones, Village Clerk