

DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, OCTOBER 24, 2011

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:32 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

R. Tell

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Allison Bishop, Community Development Manager; Carol Jones, Village Clerk; Paul Ganz and Mike Witkowski, DTE Representatives; Mark Ouimet, State Representative; residents, business owners and media.

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting – October 10, 2011

Motion Smith; support Fisher to approve the minutes of the Regular Council Meeting of October 24, 2011.

Unanimous voice vote for approval

President Keough introduced Bill McAfee and Bill Eaton from the Sons of the Union Veterans of the Civil War, Carpenter-Welch Camp 180. They thanked the Village for their involvement with Gordon Hall and the 2011 Civil War Encampment. Trustee Fisher was honored for her leadership in the planning of the Encampment with a Centennial Medal and a Certificate of Appreciation from the Sons of the Union Veterans.

D. PREARRANGED PARTICIPATION

DTE – Paul Ganz

Paul Ganz, Regional Manager of Governmental Relations and Mike Witkowski of the Engineering Staff of DTE spoke to Council regarding the expansion of services in Lima and Dexter Townships at a cost of around 7 million and which should be ready in the fourth quarter of 2012. They also addressed the most recent power outage that occurred on October 11 reporting the issue which led to the widespread outage. Mr. Ganz also mentioned setting up a meeting with businesses in the Industrial Park to discuss issues with electrical service.

E. APPROVAL OF THE AGENDA

Motion Smith; support Fisher to approve the agenda as presented with the addition of additional information under New Business L-3 DAPCO Site Plan; move item L-10, Setting a Public Hearing, to L-4; and move items L-4, L-5, L-6, L-7, L-8, and L-9 on Ordinance Amendments to a Discussion Item as L-5.

Unanimous voice vote for approval

F. PUBLIC HEARINGS

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

None

G. NON-ARRANGED PARTICIPATION

Todd Hart of 2280 Melbourne Ave, Dexter and an employee of the Dexter Post Office addressed Council regarding the traffic issue in front of the Post Office and requested that the Village look into installing a cross walk like the one in front of the Dairy Queen to avoid a possible tragedy. Mr. Hart mentioned that even though the speed limit is 30 miles per hour on Baker Road, cars are going faster and that many make illegal u-turns.

Mark Ouimet of 3502 River Pines Drive, Ann Arbor and State Representative from District 52 gave a brief report on the possible elimination of Personal Property Taxes (PPT) and how this may affect the State. Of the \$1.2 billion collected PPT, \$300 million is at issue (utilities and industrial taxes are exempt from the elimination) and Rep. Ouimet mentioned the need to have replacement dollars for the \$300 million. Rep. Ouimet also commented on the tribute to Trustee Fisher and that he enjoyed participating in the event.

Kristen Luce of All Season Gutters located at 2117 Bishop Circle East in Dexter spoke to Council about the brownouts they have experienced and the affect that has on their machinery and that the company is looking at moving their business because of the problem. Need to have the issue resolved now. Good that there will be a meeting, but when.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Washtenaw Area Transportation Study Newsletter
4. North Middle Representative Advisory Meeting Notice

I. REPORTS

1. Community Development Manager – Allison Bishop

Ms. Bishop submits her report as per packet. Ms. Bishop gave the following verbal updates: a) will be starting to work on the Capital Improvement Plan soon; b) have been working on the Master Plan and will have a draft for the next meeting; c) attended the Michigan Association of Planning meeting last week; d)

the Parks project is moving slower than hoped; e) received a \$5000 grant for playground equipment from 5-Healthy Towns; and f) answered questions regarding Northern United Brewing Company, the Easement Draft for the Non-motorized Recreation Trail, and Sidewalk Placement in Westridge.

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

Huron River Watershed Council Representative – Paul Cousins

Trustee Cousins reported on the following: a) Suds on the River had a good turnout and record revenue received for the event and online auction; b) received two grants, \$40,000 and \$80,000, for natural area studies; c) a new program – Save Water, Save Energy – will be seen in local media and was promoted on the recent home remodeler’s tour; and d) the Village participates in the two year program for calendars and there are calendars available at the Village Offices.

3. Subcommittee Reports

Old DAPCO Site Redevelopment Team
Downtown Fire Detection
Economic Preparedness

Facilities – Notes from October 14 meeting

Mrs. Dettling reported on proposed repairs and painting for 8140 Main Street which may not be able to done yet this fall and are looking to match to the bridge in color.

Website – Trustee Smith reported that on October 26 the committee will have a kickoff meeting with the vendor to start the project.

4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates: a) the Village did receive \$62,900 for water main repair to Westridge and the county will be going after the remaining amount; b) on October 21 viewed a presentation from BS&A Software which has a lot more benefits and provide more services to the public while saving staff time; c) Water Main Project – have brought in two additional crews in order to get caught up providing weather holds; d) Sidewalk replacement – need to look further on American with Disabilities Act upgrades in the subs and may need to look to complete this in April; e) mentioned that the Capital Improvement Plan for Grand Street was included in the packet and will need to look at this for Northern United Brewing; g) demolition on Forest/Broad Streets went fine, need to cap services and may do hydro-seeding; h) Mrs. Dettling reported on debt burden comparisons with other county entities and that each seem to report them differently; and i) question was raised regarding crack sealing and will it be able to be completed yet this season.

5. President’s Report

Mr. Keough submits his report as per packet. Mr. Keough reported that he will be meeting with Paul Bishop on Tuesday (Oct. 25) and John Kingsley on Friday (Oct. 28) regarding the Gordon Hall property.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$202,712.22
2. Consideration of: 2012 Arbor Day Proclamation

Motion Fisher: support Semifero to approve item 1 and 2 of the consent agenda.

Unanimous voice vote for approval

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Cityhood Next Steps

No new information at this time.

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Authorization to enter into an agreement with OHM/Bird Houk for professional services for the planning phase of the redevelopment of Broad Street, the Old Dapco site not to exceed \$26,500

Motion Cousins; support Carson to authorize entering into an agreement for professional services for the planning phase of the redevelopment of 3045 Broad Street, the Old Dapco site, not to exceed \$26,500 as outlined in the May 25, 2011 Fee Proposal and summarized in the September 19, 2011 Scope of Services.

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

Nays: None

Motion carries

2. Discussion of: Curb Cut for MAV Development Property on Dexter Ann Arbor Road

Discussion included but was not limited to physically removing the curb cut now or when the property is developed. It was installed when the road was redone as the site plan was in place and has since expired. Need to make MAV aware that the site plan has expired and need to close off the curb cut. However, removing the curb cut may limit development on that site.

3. Consideration of: DAPCO Site Plan

Motion Cousins; support Fisher based upon the information received from the applicant, reflected in minutes of this meeting, and in conformance with Section 21.04(E)3 of the Village of Dexter Zoning Ordinance, the Village Council finds the DAPCO Addition, 2500 Bishop Circle East, combined site plan dated 10-4-11 meets the requirements to recommend the combined site plan. In making this determination, the following additional conditions shall apply: 1) payment of the required REU's for water and sewage use; 2) addressing all Village Engineer

review comments dated October 17, 2011; 3) deferring the requirement for building of the sidewalk and working out the agreement to build said sidewalk when the connecting sidewalks on the adjacent properties are scheduled to be installed; and 4) the connection fees be paid in three equal payments over the next three years.

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

Nays: None

Motion carries

4. Consideration of: Setting a Public Hearing on November 28, 2011 to Consider an Industrial Facilities Tax Exemption Request from DAPCO

Motion Fisher; support Carson to set a Public Hearing on November 28, 2011 to consider an Industrial Facilities Tax Exemption request for DAPCO Industries.

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

Nays: None

Motion carries

5. Discussion of: Planning Commission Recommendation on Zoning Ordinance Amendments – Article 7 – Sign Regulations, Article 5 – Parking and Loading Standards, Article 6 – Landscaping Standards, Article 15B – Dexter Ann Arbor Road Corridor, Article 15 D – Baker Road Corridor, and Article 20 – Schedule of Regulations

Discussion included but was not limited to an explanation by Ms. Bishop that not a lot was deleted from the articles but that things were moved around to clarify and make them easier to read. Much of the discussion followed on Article 7 on Sign Regulations and specific areas of concern.

M. COUNCIL COMMENTS

Cousins	Announced that the Gateway Initiative will meet on Nov. 4 from 9-11 in Chelsea to provide an update on what has been happening. Ann Arbor Visitors and Convention Bureau will provide breakfast and snack.
Semifero	Will Staff work on a policy for tap fees such as the request from DAPCO? Can Council packets be prepared so that they can be searchable on line? Any update on the Hoey Property?
Fisher	None
Jones	None
Smith	None
Tell	None
CousinsCarson	None

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Fisher to adjourn at 10:39 PM.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones
Clerk, Village of Dexter

Approved for Filing: November 14, 2011