

DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, MARCH 10, 2008

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:34 p.m. by President Keough in the Dexter Senior Center located at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

B. ROLL CALL:

D. Fisher P. Cousins
J. Semifero J. Carson R. Tell
J. Smith S. Keough

C. APPROVAL OF THE MINUTES

Regular Council Meeting Minutes- February 25, 2008

Motion Fisher, support Semifero to approve the regular Council minutes of February 25th with the following changes:

- removal of all acronyms
- addition of Motion Fisher, support Smith that a letter be sent to the Library Board expressing the Village's interest in receiving a 30-day period to explore the potential purchase of the property with a unanimous vote following the closed session
- addition of "and to direct that a letter of appreciation be sent" to Item L-4
- correction of the spelling of Burton Hoey's name under Non-Arranged Participation

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

Nays: none

Motion carries

Work session Meeting Minutes-February 25, 2008

Motion Smith, support Semifero to approve the Work Session minutes of February 25th as submitted.

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

Nays: none

Motion carries

D. PREARRANGED PARTICIPATION

none

E. APPROVAL OF THE AGENDA

Motion Carson, support Semifero to approve the agenda with the addition of L. 12
Discussion of: Location of Downtown.

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

Nays: none

Motion carries

F. PUBLIC HEARINGS

Public hearing on the vacation of certain public right of ways located at the corner of Forrest and Jeffords Streets, more fully described in the resolution of intent published February 7, 2008 and included in the resolution to vacate attached hereto.

Hearing open at 7:45

Hearing closed at 7:46

No public comment

Consideration of: resolution of the Village Council of the Village of Dexter to vacate certain public right of ways.

Motion Cousins, support Carson to approve the resolution of the Village Council of the Village of Dexter to vacate certain public right of ways as described in Item F. 1, agenda 3-10-08.

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

Nays: none

Motion carries

Public hearing on an ordinance of Private sale for property described in Exhibit "A" parcels 1, 2, and 3 published February 7, 2008 and included in the ordinance attached hereto.

Hearing open at 7:48

Hearing closed at 7:49

No public comment

Consideration of: an ordinance authorizing the private sale of Village owned real property.

(Mr. Smith would like it noted that he favored the " agreement of purchase and sale" and " option to purchase" to be separate documents.)

Motion Carson, support Semifero to approve the ordinance authorizing the private sale of Village owned real property as described in F. 2, agenda 3-10-08

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

Nays: none

Motion carries

G. NON-ARRANGED PARTICIPATION:

Gary Vanderhagen of 8122 Main St. states that he believes moving the Village offices from the downtown area is a bad idea.

Andrew Kudwa, prospective member of the farmer's market oversight committee, introduces himself.

Tom Phillips of 7175 Ulrich also thinks the Village Hall should be downtown not at the old library site.

Charlie Wang of 488 Coventry encourages the Dexter Village Council to support a resolution decrying China's civil rights record.

H. COMMUNICATIONS:

1. Dexter-Chelsea Road Bridge-posted weight limit
2. Dexter Area Fire Department Board meeting schedule
3. Township meeting schedules
4. Letter of interest to library 2-27-08
5. response from library

I. REPORTS

1. Department of Public Services- Ed Lobdell
 - a. November-December 2007 and January -February 2008
2. Community Development Manager- Allison Bishop
 - a. Form based zoning update
3. Village Manager Report
 - a. Mrs. Dettling submits her report as per packet
4. President's Report
 - a. Mr. Keough submits his report as per packet

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$101,373.98
2. Consideration of: Budget amendment to fund professional services approved at the last Council meeting for boundary survey services, reduce contingencies.

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

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of : Main Street Bridge Project- Phase 2 funding update
Permit conditions update from Mike Donahue

Bridge/dam pre-construction and public meetings updates
Tentative pre-construction March 13 or 14, 2008
Public meeting at Mill Creek Middle School March 25, 2008

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Appointments to farmer's market oversight committee.

Motion Fisher, support Semifero to approve the appointment of Andy Kudwa, MaryAnn Simpkins, Carol Jones, and Shelley Hershner to the Farmer's Market Oversight Committee.

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

Nays: none

Motion carries

2. Consideration of: Recommendation to award the bid for Third St. improvements to Florence Cement Co. of Shelby Township, Mi. in the amount of \$369,625.20

Motion Fisher, support Semifero to approve the recommendation to award the bid for Third St. improvements to Florence Cement Co. of Shelby Township, Mi. in the amount of \$369,625.20

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

Nays: Semifero

Motion carries

Motion Semifero, support Carson to recess for 5 minutes. (unanimous voice vote)

3. Consideration of: Resolution to withhold certificates of occupancy for Cedar's of Dexter and the Wellness Center until an Administrative Consent Order is entered into with the Michigan Department of Environmental Quality

Motion Smith, support Carson to approve the resolution to withhold certificates of occupancy for Cedar's of Dexter and the Wellness Center until an Administrative Consent Order is entered into with the Michigan Department of Environmental Quality.

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

Nays: Semifero

Motion carries

4. Consideration of: Article 8, section 8.11B11, special land use standards for bed and breakfast inns, ordinance amendment.

Motion Fisher, support Semifero for Article 8, section 8.11B11, special land use standards for bed and breakfast inns, ordinance amendment

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

Nays: none

Motion carries

5. Consideration of: Article 10, section 10.03, one family residential district (R1A/R1B) special land uses ordinance amendment

Motion Fisher, support Smith for Article 10, section 10.03, one family residential district (R1A/R1B) special land uses ordinance amendment.

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

Nays: none

Motion carries

6. Consideration of: Article 12, Section 12.03, multiple family residential district (R3) special land uses ordinance amendment

Motion Cousins, support Fisher for Article 12, section 12.03, multiple family residential district (R3) special land uses ordinance amendment

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

Nays: none

Motion carries

7. Consideration of: Article 15, section 15.03, Village Commercial District (VC) special land uses ordinance amendment

Motion Fisher, support Smith for Article 15, section 15.03, Village Commercial District (VC) special land uses ordinance amendment

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

Nays: none

Motion carries

8. Consideration of: Article 15A, section 15A.03, central business district (CBD) special land uses ordinance amendment

Motion Fisher, support Smith for Article 15A, section 15A.03, central business district (CBD) special land uses ordinance amendment

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

Nays: none

Motion carries

9. Discussion of: Preparation for the next town hall meeting

Council supports creating a committee to involve the public in the publicity process – Trustee Smith will provide names of interested residents

Council would like the Michigan Municipal League to give their workshop on becoming a city at the Town Hall Meeting

10. Discussion of: Volunteer recognition suggestion

Discussion held regarding ideas for a volunteer recognition event.

Ideas include: Holding it in conjunction with the ice cream social, summer concert series, or creating a stand-alone event

11. Discussion of: Unified Work Program FY 2008-09

Washtenaw Area Transportation Study to vote on Unified Work Program – Council provided feedback on potential wording changes to support the idea that the Village of Dexter was never in favor of the bypass solution

12. Discussion of: Where is Downtown?

Discussion was held regarding the location of the Downtown – the Downtown Development Authority District, the Commercial Business District, or within a certain walking distance of the Downtown Development Authority / Commercial Business District

M. COUNCIL COMMENTS

- Tell comments re: the Village Hall
- Fisher define where downtown is, should have workshop to discuss options
- Cousins need to define downtown
Chamber is being revised, modifying board
County wide arts and culture meeting 3-07-08
- Boyle no
- Semifero library site has limitations, upcoming meetings ~~at~~of other bodies on our agenda, fisheries grant a good idea, Grand St. property for sale?
Road maintenance during snows very good
- Smith no
- Carson Village hall out of downtown is not a good idea

N. Motion to go into closed session

Motion Tell, support Cousins to enter closed session at 11:22 re: union negotiations and land acquisition.

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

Motion Smith, support Carson to exit closed session at 12:44

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

Consideration of: letter to library re: more time

Motion Cousins, support Fisher to authorize the conveyance of a letter to the library board requesting more time to ~~prepare a potential offer to buy the library site~~evaluate our options.

Ayes: Semifero,Tell,Fisher,Carson,Cousins,Smith,Keough
Nays: none

Motion carries

O. NON-ARRANGED PARTICIPATION

none

P. ADJOURNMENT

Motion Smith, support Semifero to adjourn at 12:45 a.m.
Unanimous voice vote

~~Hopefully~~ Respectfully submitted,

David F. Boyle

Clerk, Village of Dexter—

Approved for Filing: _____; March 24, 2008