

**DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, JANUARY 8, 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:

P. Cousins	S. Keough	J. Semifero
R. Tell (absent)	J. Carson	D. fisher
J. Seta		

C. APPROVAL OF THE MINUTES

Minutes of the Regular council meeting of December 27, 2006.

Motion Cousins, support Keough to approve the minutes of Regular Council meeting of December 27, 2006 with changes: Page 3, adding "Cousins" after "Mr." under item 2. Under Council Comments, deleting Semifero's comment. Deleting the Second T in WATTS, and changing SEMAC to CMAQ.

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

Nays: none

Motion carries

D. PREARRANGED PARTICIPATION

Representative Pam Byrnes wished everyone happy new year and offered her assistance with the various state agencies. She spoke about her staff changes and the legislative priorities of the coming year including school funding, revenue sharing and replacing the SBT.

E. APPROVAL OF THE AGENDA

Motion Keough support Semifero to approve the agenda as submitted

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

Nays: none

Motion carries

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION:

Gordon Darr, 7870 Forest, introduced himself as the Marketing Director for the Dexter Area Chamber of Commerce.

H. COMMUNICATIONS:

1. CAPT –DART Meetings

I. REPORTS

1. Washtenaw County Sheriff Department – Sergeant Filipiak

Sgt. Filipiak presented his report for September, October and November 2006. He stated that we are down 139 hours, which is typical for this time of year. He said the deputies are adjusting to the new set-up of pool deputies for the area. Deputies will now be bidding for year assignments, rather than every four months.

2. Community Development Manager- No Questions

There was discussion, at the written request of Mrs. Bishop to have a motion regarding the Welcome to the Village of Dexter sign at Dexter Plaza.

Motion by Cousins, Support Fisher to allow the Welcome to the Village of Dexter sign with the caveat that the developer would pay to change the sign if the Village became a city.

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

Nays: None

Motion carries

3. Board and Commission Reports

None

4. Subcommittee Reports

None

5. Village Manager Report

Mrs. Dettling submits her report as per packet.

Mrs. Dettling discussed the work session agenda. The following items were added:

Under 4) Discuss Facility Needs and Options, Define Scope

5) Promulgation Agreement

6) Goals & Objectives

6. President's Report.

President Seta shared a letter from Scio Township regarding their master plan and encouraged anyone with comments to respond directly to Marty Mayo or Allison Burkett

Reminded everyone of the CAPT/DART meeting at 7 PM at the Dexter Township Hall

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$100,750.09

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

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Analysis of the 1981 Promulgation of Annexation Agreement
President Seta asked if there was any other information that needed discussing or presented beyond what is in the packet and has been previously discussed?

Semifero asked about the effect of the conservation easements at Gordon Hall.

Cousins stated that the property remains in the township as long as we are a Village of Dexter

Seta stated that we will need to figure out how we apply our zoning to the new areas.

Keough asked if we could get estimates of the cost to extend water and sewer to these areas.

Carson asked for a clarification on whether we can annex in phases.

Cousins stated he did not believe so, and that we may have to re-negotiate the agreement.

Keough stated that he thought we could annex in phases as long as it is subject to the guidelines of annexation.

Cousins said he helped negotiate the 12-year moratorium for Bates Farms and the contiguous area. People know of the issue and have known for a long time that this was a possibility. He said, speaking for himself, that we should let people know right away. He also suggested an additional moratorium for sewer and water, possibly 5 years.

Fisher asked what the advantage of phasing would be?

Carson said the sewer and water connection issue

Keough asked if we could determine what the “blue line” is on the map.

Keough said that in reviewing the agreement, that there is a paragraph that states: “The Township agrees that it will not interpose objections to the Annexation of said territory or any portion thereof...” Therefore, it would appear that phrasing the annexation is allowable.

2. Discussion of: Bridge, Underpass, Dam Removal Project Documents

President Seta asked if there was any additional information beyond what was already in the packet or presented at earlier meetings?

Manager Dettling stated that two meetings were being held next week with the Road Commission, one on the 17th to discuss ownership issues of the dam and one on Thursday, the 18th where URS would present the Dam Removal strategy.

There was discussion and the council generally agreed to have URS make the dam removal strategy available for the public and requested the Manager ask URS to present at the January 22nd Council meeting.

3. Discussion of: Proposed 425 Agreement with Scio Township. Discuss: Density, Future Land Use, Private vs. Public Parks, and Terms (Length of Agreement) Issues.

President Seta asked if there were any additional issues to be discussed other than those mentioned on the agenda. He stated that the council can discuss each issue starting with Density.

Fisher asked about the 2nd phase of the Industrial Park. She had concerns that the village should do the park to ensure it is certified.

Semifero said that he doesn't feel it has to be ABC. The zoning should be specific through a development agreement, but not necessarily the exact numbers.

Cousins stated that his feeling was the committee worked hard to get something on the table. He is flexible on the industrial park, flexible on whether it's ABC, but it still comes down to an agreement between Scio and Dexter. He feels the density number is still too far apart. That we need a number we both can live with. The number in his head is 400 to 450, which is difficult but possibly acceptable.

Keough said he is not sold on any one of the three proposals. He would rather eliminate town homes and see something else. That could put a big “dent” in the density number. He would rather add back open space, single-family homes and senior housing. He agrees there is a range, but it is hard to hit a specific number. He said he feels Scio's concept of a buffer is important.

Semifero stated that it is important to look at the whole thing. He said there doesn't appear to be a way to add a buffer on the north side. Under the proposed 425, ask Scio to use PDR money to offset cost for the developer to add parks or open space. The Village would then maintain park under the 425.

The council generally agreed that Public Parks were preferred over Private parks.

The length of the agreement was discussed. 15 years was generally agreed upon.

Cousins asked where do we go from here? Do we meet again with the committee as a whole?

Seta stated the sub-committee would meet again.

Carson said before another joint meeting, he would like consensus from the Dexter Village Council.

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Recommendation to appoint John Bellefleur to the Planning Commission, term ending June 2008

Motion Cousins, support Fisher to approve the appoint John Bellefleur to the Planning Commission, term ending June 2008

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

Nays: None

Motion carries

2. Consideration of: Adoption of 2007 Meeting Schedule
Motion Semifero, Second Carson to adopt the 2007 Meeting Schedule

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

Nays: None

Motion carries

3. Discussion of: Appointment of DDA Citizens Advisory Committee

President Seta gave an update that the Council has to appoint a 9 member Citizens Advisory Council now that the number of residents in the DDA is more than 100. He said the Village Council should submit any recommendations to Mr. Hanifan to present to the full council at the January 22, 2007 meeting.

Cousins suggested contacting Stephanie Pine as someone who is interested.

4. Consideration of: National City Corporation Certified Treasury Management Resolution

Motion Semifero, support Keough to approve the National City Corporation Certified Treasury Management Resolution

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

Nays: None
Motion carries

5. Consideration of: Recommendation from Planning Commission to adopt amendments to Article 7, Sign Regulations of the Village's Zoning Ordinance

Motion Keough Second Carson to approve the Recommendations from Planning Commission as stated above,

Motion Fisher, Second Semifero to Postpone until the next regular council meeting
Ayes: Fisher, Keough, Cousins, Semifero, Carson, Seta.

Nays: None
Motion carries

M. COUNCIL COMMENTS

Fisher	No comments
Cousins	Presented photos from a resident showing back-in angle parking. Hanifan would share with the DDA
Keough	No comments
Semifero	No Comments
Carson	No comments

N. NON-ARRANGED PARTICIPATION

Washtenaw County Commissioner Mark Ouimet gave a brief update on the Washtenaw County Board of Commissioners. Jeff Irwin will likely be the Chair of the Board. They are in the process of determining committee assignments.

O. ADJOURNMENT

Motion Cousins ,support Semifero to adjourn at 9:42
Unanimous voice vote

Respectfully submitted,

John P. Hanifan
Assistant Village Manager
Village of Dexter

Approved for Filing: January 22, 2007