

APPROVED MINUTES
MANCHESTER VILLAGE COUNCIL
SEPTMEBER 5th, 2018
7:00 PM VILLAGE HALL

President Vaillencourt called the regular meeting of the Manchester Village Council to order at 7:00pm with the Pledge of Allegiance to the Flag. Council members present: Vaillencourt, DuRussel, Dresch, Woods, Way, and Chartrand. Council members absent: Andrews. Also present were Manager Wallace, Clerk Schaible, Brent Jones (DPW), Seth Kinker (Sun Times News), Ray Berg (DDA/MACC), Tom Timmermans (SES Environmental), Sue LaRocque (Make it Manchester), Chad Wiebesick (Destination Ann Arbor), Les Koch (Men's Club), Jim Keller, Denise Collins (Frank's Place), Tom Marshall, Joseph J. Marshall, Laura Sutton and Jim Hodel.

The minutes of the August 20th, 2018 regular meeting were approved on a motion by Dresch, seconded by Woods.

AGENDA – The agenda was approved as amended: deleting Old Business; adding New Business items E) Men's Club and F) Concrete Grinder; and deleting Reports: A) Sheriff; C) Planning Commission; D) DDA; E) Healthy Communities/Wellness Coalition; F) Joint Planning Commission, G) Building; H) Personnel Committee; I) Finance Committee on a motion by Dresch, seconded by Chartrand. Andrews entered at this time.

PUBLIC PARTICIPATION- None

A motion was made by Andrews, seconded by Chartrand, that Council adjourn and convene as the Zoning Board of Appeals. Motion passed.

Tom Timmermans, of SES Environmental, explained that several years ago, the gas station at 100 E. Main St. had a gasoline release from the underground tanks. The leak is not easy to quantify and the extent of the contamination not easy to define but it has traveled to underneath nearby properties. The gasoline that reached the water table has been extracted. The remaining gas is smeared through a zone and has adhered to soil at about a 15-foot depth. Timmermans described the air extraction system that will be used to clean the soils. Above water wells will be dug and a 5hp motor will run a vacuum to pull air from them and push it out a 45', stacked PVC pipe. The motor will be enclosed in an insulated 5' x 8' trailer. Timmermans noted that the noise should be lower than the decibel levels defined in the Village ordinance and would be less than a typical air conditioner. If it is too loud, it would be a simple switch to a smaller fan type system but that it would take longer to clear the contamination.

Responding to ZBA questions, Timmermans reported that the length of time needed to clear the contamination to DEQ limits is hard to predict. It could be 18 months of 24 hours a day, seven days a week to get the easiest and then the system would cycle on and off for possibly 3 years to clear the rest. The process has taken this long to get started due to multiple station owners and the difficulty in defining the extent of the contamination. There are no other very good options to deal with the clean-up. Digging the contaminated dirt out is nearly impossible given the small site, buildings, street and

infrastructure in the pavement and concrete dense area. Feeding gas-eating bacteria is a long process and one that the DEQ does not like. The vapor has been sampled and is not concerning in its current pathway. The extracted vapor will be low mass and will go through the DEQ required 45-foot stack into the air. Timmermans reported that the odor should not be noticeable and they have not had an odor complaint. Timmermans did note that new, much stronger regulations were put in place in 1988 and monitoring at the site has shown no new issues.

Wallace advised that the height of the stack had not been indicated in the SES application and exceeds the height limits for the CBD district. He questioned the fall zone, security and insurance requirements. Timmermans indicated that although he is not the engineer, the stack would likely be placed in the middle of the station, be 2 inches at the top and would be secured with guy wires from the corners of the station. The Village can be named as an additional insured.

Timmermans reported that the contamination has moved mostly southwest to the chiropractor's building and extends to under Frank's Place. Franks monitoring showed some water infiltration but no odor.

PUBLIC HEARING

President Vaillencourt asked for public comment. Denise Collins, owner of Frank's Place, voiced her concern about the equipment noise and its effect on the apartments and the outdoor café. Timmermans said that he was at a similar site and could not hear the motor when he was outside and near the trailer. He noted that the intent is to meet the ordinance limits and that the equipment would be swapped if the larger is too loud. He also confirmed that after the process is complete, monitoring would be continued in existing and possible additional wells.

Jim Hodel asked how many gallons had leaked, suggested that it would seem wise to determine extent of contamination then dig it up, and referred to the Villages drinking water sources and their safety. Wallace explained that the 15 ft depth area and the potential pathway as identified would not have an effect on the 70 to 80-foot wells feeding the water tower. Timmermans reiterated the destruction and expense in digging the contaminates and the near impossibility in measuring how much gas was lost and how far the lowest residuals had traveled. Treating the high residual source material at and near the site is most effective.

Vaillencourt read a letter from Maureen Salazar and a letter from Sybil Kolon and Mann Abdul-Maki. Hearing no more comment, Vaillencourt closed the public hearing at 8:15pm.

The ZBA discussed the variance request and agreed that the unknowns need to be researched further. Timmermans was asked to respond to several issues and details: liability insurance, decibel meter tests results from the system; shallow ground water test results; water and vapor DEQ compliance criteria; a better understanding of the subsequent monitoring process; stack location, security and fall zone; and the extent of the contamination. The issue was tabled to the next meeting so more information could be gathered. A motion was made by Woods, seconded by Dresch that the ZBA meeting be adjourned and the Council reconvene. Motion passed.

OLD BUSINESS-None**NEW BUSINESS**

WASHTENAW COUNTY CVB PRESENTATION- Chad Wiebesick, of Destination Ann Arbor, presented information regarding their support and promotion of Manchester tourism. He asked that the Village report and submit photos and article to be included with publications and blogs.

3RD THURSDAY HAYRIDES- Sue LaRocque presented a route map and insurance for hayrides during the September and October 3rd Thursday events and possibly Christmas in the Village. She noted the route is all right hand turns and loading /unloading would be on Adrian Street. The use of Riverside was discussed but no issues are expected. A motion was made by Andrews, seconded by Dresch, to approve the route as presented. Motion passed.

MENS CLUB CHRISTMAS TREE SALES- Lester Koch, vice president of the Manchester Men's Club, requested permission to use Chi-Bro Park for their annual Christmas Tree Sales beginning November 27th. Site plan and other details remain the same as in previous years. A motion was made by Andrews, seconded by Woods, that the request be approved. Motion passed.

WASHTENAW COUNTY SHERIFF'S CONTRACT- Wallace presented the request to amend the original Washtenaw County 2012 contract to add a PSU price of \$160,650 for 2019 and 2020, \$163,060 in 2021 and \$165,506 for 2022. He noted that the county-wide millage passed in March allowed the zero-price increase for the next two years and the 1.5% increase in 2021 and 2022. A motion was made by Dresch, seconded by Way, that the amendment be approved as presented. Roll call vote; ayes-all. Motion carried.

CRACK FILL- Jones presented an estimate for crack filling several Village streets. He reported that this maintenance is important for the continued integrity of the streets and that K & B Asphalt Sealcoating has been the contractor for several years and does a good job. He will clarify what part of Duncan will be part of the project. A motion was made by Chartrand, seconded by Andrews, that the estimate be accepted in the amount of \$29,166.62. Roll call vote: ayes-all. Motion passed.

CONCRETE GRINDER-Jones presented the Smith Manufacturing quote for a concrete grinder that would be used to remove sidewalk trip hazards. He reported that a grant has been obtained from the MMRMA to pay for half the cost of the grinder. The rental cost of a grinder has been \$800 per week. A motion was made by Woods, seconded by Andrews, that the grinder be purchased at a cost of \$3553.95 (incl. an additional drum) and the grant be accepted. Roll call vote; ayes-all. Motion passed.

CORRESPONDENCE- Council acknowledged the following correspondence:

- Lou Way's letter of resignation from the Village Planning Commission.
- Minutes of the August 27th Village Parks Commission meeting.

ACCOUNTS PAYABLE – Council reviewed the payables lists. The MAHS clock purchase invoice error was pointed out and a correction made. A motion was made by Dresch, seconded by Chartrand, to approve for payment the lists dated 09/04/2018 and 08/13/2018 totaling \$44,070.72. Roll call vote: ayes-all. Motion carried.

TREASURER'S REPORT- The July 2018 Treasurer's Report was acknowledged.

REPORTS

PARKS- DuRussel reported that they had a good meeting.

DPW- Jones presented his report. He highlighted scraping the dirt roads and filling potholes. He also reported that the State had done some trimming on the trees along M-52 but more needs to be done.

MANAGER- Wallace presented his report. He also reported that he would be meeting with the dredger tomorrow to look at depths. Bids for the River Raisin Park project will be presented at the next Council meeting. Replacing Deputy Blanchard will be discussed with Sgt. Mahalick and Vaillencourt next week. Wallace also reported that Council will be receiving several repair quotes for WWTP equipment as the 30-year old equipment requires maintenance. He noted that the expansion joint on the Main Street Bridge will be fixed with the crack fill project.

A motion was made by Dresch, seconded by Woods, that Council go into closed session to discuss the purchase or lease of real property. Motion passed.

Council returned to open session. Council discussed naming River Raisin Park areas.

There being no further business, President Vaillencourt adjourned the meeting at 9:38pm.

Respectfully submitted,
Julie Schaible, Village Clerk