

APPROVED MINUTES
MANCHESTER VILLAGE COUNCIL
August 5th, 2019
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: Dresch, Way, DuRussel, Vaillencourt, Woods, Andrews and Chartrand. Also present were: Manager Wallace, Leslie Kiesel (Recording Secretary), Megan DeLeeuw and Theresa Herron (ACORN), Doug Parr (WWCA), Jeff Fahey (215 E. Main) and several area residents.

The minutes of the July 15th, 2019 regular meeting were approved on a motion by Dresch, seconded by Woods. Motion carries.

AGENDA – The agenda was approved as amended: deleting the following from Old Business A) Parks Reservation Policy, B) Goals and Directives D) Vacant Building Ordinance, and deleting Reports A) Sheriff; B) Parks; C) Planning Commission; D) DDA; E) Healthy Communities/Wellness Coalition; G) Building; H) Personnel Committee; I) Finance Committee on a motion by Dresch, seconded by Woods. Motion carries.

PUBLIC PARTICIPATION-None

SPECIAL SESSION- CITY STATUS- Vaillencourt began the session by outlining eight categories of discussion. Why; Our Government/Taxing Structure; Citizens Advisory Committee; Advantages/Disadvantages; Concerns of Residents; Fire Services; Division of Assets/Next Steps and Council Concerns. She noted that after her introductory information for each category, questions would be taken from the public.

Vaillencourt answered the questions centered around taxation, costs savings and a possible city income tax. Vaillencourt reviewed the property tax savings by not being a part of the Township and the costs associated with being a City. She reported that a city income tax will not be assessed. She also responded to questions regarding cityhood and businesses noting that there would be little change and that the right business and community support is the key. Vaillencourt also clarified that the Townships do not contribute millage dollars toward the Village Parks. She also reported that police coverage would not change. Comments regarding the Citizens Advisory Committee were from a Manchester Township Board member regarding the fact that two of the Committee members have moved out of State. Rick Finger, a CAC member, described the role of the CAC and that they were all dedicated to getting the best recommendation for Village residents. Vaillencourt also described the City Charter process and the forms of government that would be discussed. In regards to Village boundaries, Vaillencourt reiterated that no changes are being proposed by the Village but that the State Boundary Commission has the final say. There were also questions regarding the Township Fire Department. Vaillencourt clarified that the Village would contract for fire department services and no bills would be sent to property owners who need the services. She also noted that potential reorganization of the Township Fire Department is outside the scope of the city status discussion.

OLD BUSINESS-**WASHTENAW COUNTY COMMUNITY MENTAL HEALTH AGREEMENT**

- Wallace talks about report and has a few concerns. It says, "Chelsea Community Schools," and should be changed, and there is a request for the Village to provide two chairs and a desk/table to complete documentation and access restrooms. Wi-Fi preferred.
- A memorandum of Understanding is needed.

POD ORDINANCE

- Revised copy for review. One minor word change and Dresch makes a motion to accept as amended, DuRussel seconds. Roll call vote, all ayes – motions carries.

NEW BUSINESS-**CO-OP PRESCHOOL DUCK RACE**

- Manchester Co-op Preschool requests to use the bridge to do the annual Duck Race during the 8/15 3rd Thursday. Chartrand makes a motion to approve request, Andrews seconds. All Ayes – motion carries.

ACORN PRESENTATION

- Megan DeLeeuw and Theresa Herron present on where the inspiration of the idea behind the Acorn Market. They talk about its foundation, sustainability and community base. It will help the community by offering a food option considering the loss of Manchester Market, and it supports local agriculture and farmers.
- The example of Argus Farm Stop in Ann Arbor is highlighted, where initial investment \$180K turned into \$2.2M in two years. They have also interviewed the former Manchester Market owners to get financial and produce purchase data to better understand how they can build their own model.
- Acorn would plan to be open 70-90 hours per week and have partnered with local farmers and other agencies.
- MEDC will match dollar for dollar. Acorn states they are now at 20% of their \$200K fundraising goal and looking to take advantage of the MEDC matching dollars for the Acorn fundraising campaign. Acorn's fundraising push is planned to happen in the fall and (hopefully) get the matching funds.
- In order to get the matching funds, Acorn needs the Village to become part of the MEDC's Ready Redevelopment Program and then the Village would have to fill out an assessment. To open by April 2020, the fundraising needs to happen in October.

WWCA/215 E. MAIN/SOIL EROSION

- Doug Parr, Western Washtenaw Construction Authority representative is here to walk through a letter and temporary occupancy for a building that is partially under construction.
- Parr states that there is a lot of work left to be done and the permit is good until December 14, 2019. If the construction plan needs to be changed, it needs to go through the proper channels. Parr states that Chapter 33 of the code must be followed, or the temporary permit will have to be revoked. Main concern is safety and need for a full egress.
- Wallace requests from Fahey to add Village as additional named insured on their insurance and requested for construction materials to be cleared from the rear of the building.
- Vaillencourt requests for Fahey to finish the project according to the timeline given.
- Parr brings up the vacancy of a soil erosion position.

DUTCH DRIVE PROJECT

- Dresch makes a motion to enter into a contract with Tetra Tech in the amount of \$64,826.00 to start work on Dutch Drive, seconded by Woods. Roll call vote: ayes – all. Motion carries.

AUTO FLUSHER

- Dresch makes a motion to purchase auto flusher on Adrian St. in the amount of \$10,431.67 to help the water quality, Woods seconded. Roll call vote: ayes – all. Motion carries.

REDEVELOPMENT READY COMMUNITIES

- Wallace reports on the benefits and drawbacks to joining the Redevelopment Ready Communities program. It can be time intensive but could be beneficial for future projects.
- Dresch, Way and Andrews recommend moving forward on the Redevelopment Ready Communities program. A resolution will be presented at the next regular meeting.

CORRESPONDENCE- Council acknowledged the following correspondence:

- The Michigan Municipal League annual meeting notice
- Manchester Township Board minutes from June 11, 2019.
- Manchester Township Board budget workshop minutes from June 17, 2019.
- Manchester Township Board budget public hearing minutes from June 24, 2019.
- Manchester Township Board special meeting minutes from June 24, 2019.
- Manchester Township Board minutes from July 2, 2019.
- Manchester Township Planning Commission meeting minutes from June 6, 2019.
- Manchester Township Planning Commission meeting minutes from July 11, 2019.
- Two notices of public hearing for the electric customers of Consumers Energy Company.

ACCOUNTS PAYABLE – Council reviewed the payables list. A motion was made by Dresch, seconded by Chartrand, to approve for payment the list dated 07/23/2019 and 08/05/2019 totaling \$237,764.14. Roll call vote: ayes-all. Motion carries.

REPORTS

DPW- Wallace reviewed the report. Andrews notes that there is a bee's nest in Carr Park by the dugout.

MANAGER- Wallace reviewed his report. Vaillencourt mentions a grand opening for Riverside Park, she suggests doing it at the September 15th 3rd Thursday event. Council agrees. Wallace suggests the DDA should also engage building owners to have some sort of an open house to showcase what is available for rent downtown.

There being no further business, President Vaillencourt adjourned the meeting at 11:08 p.m.

Respectfully submitted,
Leslie Kiesel, Recording Secretary