

Mr. Paup commented that the Committee is looking into adding an electrical circuit in Monument Park and they would like to have someone from the City be actively involved in the planning for next year. As of right now there are no other major changes planned for next year's event.

Members of Council asked questions of Mr. Paup and Mrs. Lambert:

- Q: How is participation measured? (We have two cameras set up and we count per booth per hour.)
- Q: Do you jury vendors? (Yes, the goal is 70% artists, 30% businesses. There is a wait list for vendors.)
- Q: Did the event make money? (We have a fund balance.)
- Q: What is your largest money maker? (Booth fees. The social tent is operated by the Fire Department.)
- Q: When do you start setting up? (Wednesday. Road closures begin Wednesday night.)
- Q: Are you aware of any social tent infractions? (No.)
- Q: How many people attended the Festival? (We typically have 3,000 – 5,000 people in attendance.)
- Q: How many vendors participated? (120.)
- Q: What do you envision for the future – expansion or specialization? (Both. We don't want to ruin the flow of the event.)
- Q: Have you gotten any feedback from businesses on Main St.? (Businesses on Main seem to be coming around or more understanding.)
- Q: When do you start planning for next year? (November.)
- Q: When do you need someone from the City to start helping? (Beginning of the year.)
- Q: What do you charge each vendor? (\$150.)
- Q: What do you charge the Fire Department? (\$900. We prorate because of their contribution to the event.)
- Q: What is the purpose of Dexter Daze? (Enthusiasm and sense of community. Providing free and fun entertainment for the whole family.)
- Q: Is it a party? (If you want to look at it that way.)
- Q: Is it mostly Dexter residents? (Possibly, it is hard to track.)
- Q: Do you give preference to local businesses? (It is first-come first-served. The wait list is juried.)
- Q: For the 30% businesses, how does Meijer factor in? (Meijer contributed \$6,000 to be a major sponsor and a booth was included.)
- Q: Why was Busch's not allowed to participate? (We were not contacted by Busch's.)
- Q: How much does it cost to run? (\$21,000 – \$23,000 for entertainment. Between \$35,000 – \$40,000 all together.)
- Q: Is it a Chamber event? (Yes, it is a sub-committee of the Chamber.)

E.APPROVAL OF THE AGENDA

Motion Tell; support Smith to approve the agenda, ~~with the following changes:~~

- ~~The addition of a letter from Bob Murphy as item H 3~~

Unanimous voice vote approval.

F.PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

None

H.COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. MDOT Letter re: Act 51 Roads

Members of City Council asked questions of the City Manager with regard to communications.

- Question -There was a sign for Yoga in the Field at Main and Central, is there a reason it is not on the Sign Calendar? (I will talk to the Administrative Assistant.)
- Question - There are signs for the Russian Festival at Main St. and Central, is the Festival in Dexter? (The church has a Dexter mailing address.)
- Question - Is there a policy on what groups are allowed to use the banner poles? (We try to keep it to the Dexter mailing address.)

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his report as per packet. Mr. Schlaff gave the following updates:

- Mr. Schlaff thanked Council for coming to the Wastewater Treatment Plant for the tour that took place before the Council meeting.
- Council Member Fisher commented that she is amazed at what the Plant has become – it is organized and clean.
- Mr. Schlaff commented that Mr. Hartman gave the tour of the Wastewater Treatment Plant and that he did an excellent job.
- Question – What is the additional power to Mill Creek Park North? (That deals with the Dexter Daze Committee’s concerns about power.)
- Question - Are you putting it [the outlet] in now? (No, we are in the process of looking into it.)
- Question - What is the MI Waters Report? (We have a new way of sending monthly reports to the State. The program is up and running, but the State is having some problems.)
- Mr. Schlaff reported that Wastewater Treatment Plant staff participated in an evaluation of excess product created by Northern United Brewing Company that needs to be disposed of.

- Question - How much time did the NUBCo.evaluation take? (We are keeping track of it. We have been in contact with them, and they are going to have the excess product hauled away.)
- Mr. Schlaff reported that work is continuing on Grand and Hudson. There is more work to be done on Huron Ct.
- Mr. Smith commented that a [ear school bus](#) went into a ditch at Grand and Hudson. (I did not hear about the incident.)

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates:

- Ms. Aniol reported that she had received a question from bus transportation regarding the trimming of a tree at Baker and Hudson.
- Question – Spice Box on Central has two signs, is that excessive? (I will look into it.)
- Ms. Aniol reported that the final Target Market Analysis report is available on Drop Box. Ms. Woods will be giving the final presentation on Thursday, October 7th at the Dexter Library at 5:00pm.
- Ms. Aniol reported that the Downtown Development RFQ developer interviews will take place on September 29th at the Dexter Library at 5:00pm. The interviews will incorporate lessons learned from the Kalamazoo developer interviews. It will be a public forum. Committee members will get to interact with developers, then go back to the City office to debrief.
- Ms. Aniol provided a zoning ordinance update. The Supreme Court ruled on a signage case that reinforced that communities are not able to regulate content.
- Question – What is considered commercial content? (If you are selling something. It is not very clear.)
- Question – What designates content? (If you have to read the sign.)
- Ms. Aniol reported that the Schools and MC3 are reaching out to Dexter businesses. Staff was asked to assist with contact information for the school's business listing. They have asked to give a presentation at the next business summit.
- Ms. Aniol reported that a pre-application meeting was held for Hotel Hickman. The Committee liked the aesthetics of the proposed outdoor seating area. Scott from Hotel Hickman will submit an application, and then go through the regular meeting schedule. His goal is to be on the November Planning Commission agenda.
- Question - Who was supposed to be on the Pre-Application Committee? (Joe Semifero, Julie Knight, Matt Kowalski, Tom Phillips, and Shawn Keough. Donna stepped in for Joe Semifero and Matt Kowalski had a scheduling conflict.)
- Question – Does he [Scott from Hotel Hickman] own the flower store? (He has a purchase agreement. Most of the Flower store space will be retail for their specialty goods.
- Ms. Aniol reported that there is over 1,000,000 sq. ft. of gross floor space in the Industrial Park. However, there are no lots for sale.
- Question – Do we know why there are no parcels are for sale in the Industrial Park? (The remaining vacant parcels are owned by existing businesses and are being held for future expansions.)
- Ms. Aniol reported that Northern United Brewing Company went to the Planning Commission to determine whether there is compatibility for on-site

dining; and whether it is a compatible use or special use approval. Planning Commission voted 5-2 that it is compatible and should be special use. Northern United Brewing Company will be coming back for their special use approval.

- Ms. Aniol also reported that Northern United Brewing Company received a \$200,000 grant, the full amount, from the Michigan Department of Agriculture for its wastewater study. They need to raise additional capital. The total project is \$700,000.
 - Ms. Aniol reported that Victoria Condos sold its first unit in the six building unit.
 - Question – When we went through the process in 2003, they needed to file homeowner’s exemptions on the development agreement. Are we monitoring this? (I will check into it.)
 - Ms. Aniol reported that Dextech is being re-inspected [for zoning compliance](#) and the Dan Hoey property will be on the next agenda.
 - Council Member Smith commented that he was one of the ones that voted against the Northern United Brewing Company’s special use approval. [This is because he believes he heard that City Council did not want a restaurant in the Industrial Park. He understood that when the Council heard the original application that it wasn’t for a restaurant but for a tasting room](#) It has also become a full-fledged bar. Council Member Tell stated that it is not going to be treated like any other restaurant in the City with regards to City regulations or County health regulations. He feels that it should be in-line with other restaurant approvals.
 - Question – Member Smith asked Ms. Aniol to provide Council with the benefits of attending the conferences that you send to Council? What is the benefit to Dexter? (All conferences are geared to educate elected officials and attendees or introduce them to topics or concepts that they may be experiencing or could experience.)
 - Question – With regard to signs, one option would be to say “no temporary signs,” correct? (Yes, I believe so.)
 - Is it limited geographically? (The geography is not the issue. The problem is the categorization of signs.)
 - The City Council engaged Ms. Aniol in a discussion about Northern United Brewing Company’s proposed tasting room expansion.
 - Mayor Keough stated that he would like the Economic Development Preparedness Committee to discuss what process the City will take after the interviews to select a developer. He commented that he would like to have a vision in case the developers ask. He also asked Matt Kowalski to participate. Council engaged in discussion about the process.
 - Mayor Keough commented that all Council Members received a letter from Jim Haeussler. He asked City Council how they would like to proceed with having the discussion about this development. Discussion followed. Council directed Ms. Aniol to follow-up with Mr. Haeussler to find out if he has spoken with Scio Township and then report back to Council.
3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

None

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4. Subcommittee Reports

Council Member Smith commented that the Facility Committee has spent the last two meetings looking at run data and comparisons between the Main St. site and the Dan Hoey site. The Committee has also spent time looking at Dexter Township's new Fire Department building construction plans. Based on the plans, it appears that their intent is to have two people man that facility. The Committee will be working on a summary to bring back to Council. He also commented that Mayor Keough brought up the discussion of City offices.

5. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following updates:

- Ms. Nicholls reported that a Mill Creek Park work day is planned for October 3rd from 9am – 12pm.
- Ms. Nicholls reported that the Baker/Shield/Dan Hoey Intersection presentation is planned for October 14th from 7 – 9pm.
- Ms. Nicholls reported that she met with Harley Rider, John Kingsley, Jim Seta, and Dan Munzel about the Fire Department lease agreement. The group has developed a template that will go in front of the Dexter Area Fire Department Board and Dexter Township Board within the next month.
- Ms. Nicholls reported that the City received an award from Keep Michigan Beautiful for Mill Creek Park. Keep Michigan Beautiful is hosting an awards ceremony on October 16th in Frankenmuth.
- Question – Is the A&W coming into the City? (No.)
- City Council engaged in a discussion about Municipal Employment Retirement System's assumptions.
- Question – What is the process for judging artwork? (The artwork needs to go through the Art Selection Committee.)
- What is the impetus for the proposed sculpture? (The Lions Club has been discussing it for a number of years.)
- When will the Dan Hoey property be demolished? (Sometime after the Community Garden closes due to the well that services the Garden.)

7. Mayor's Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- Mayor Keough reported that the Dexter Area Fire Department interviewed five candidates for Fire Chief. The sub-committee will be bringing back two candidates for follow-up interviews. They hope to have a recommendation at the next meeting.
- Mayor Keough also reported that Scott Munzel and the Wellness Center's attorneys are trying to schedule depositions for the tax tribunal case.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$491,907.31
2. Consideration of: Appointment of Paul Schubert to the Tree Board; and Appointment of Katie Koch to the Art Selection Committee
3. Closure of Central from Main to Fifth for Apple Daze from 7 am to 6 pm on Saturday, October 3, 2015.
4. Temporary Road Closures for Homecoming Parade on Friday, October 2, 2015 from 1:30 pm to 2:30 pm

Motion Fisher; support Smith to approve items 1, 2, 3, and 4 of the Consent Agenda.

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Setting a Public Hearing on October 26, 2015 for the Partial Vacation of First Street Right of Way

Motion Carson; support Knight to set a public hearing for October 26, 2015 for the Partial Vacation of the First Street Right of Way.

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

Nays: None

Motion carries

2. Consideration of: Ricoh MPC4503 Copier Lease and Service Contract

Motion Semifero; support Fisher to approve the contract with Ricoh as presented for the lease and service of Ricoh's MPC4503 Configurable PTO Model.

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

Nays: None

Motion carries

3. Consideration of: Recommendation from the Downtown Development Authority to Award the Retail Market Study to Chuck Eckenstahler & Fanning Howey Pending Grant Approval

Motion Carson; support Tell to award the Retail Market Study contract to Chuck Eckenstahler & Fanning Howey, in an amount not to exceed \$10,950, subject to

the Dexter Chamber of Commerce obtaining a Mini Economic Development Grant from Washtenaw County.

Ayes: Smith, Tell, Carson, Knight, Fisher, Keough
Nays: Semifero
Motion carries 6-1

4. Consideration of: Oil and Gas Drilling Moratorium Extension

Motion Tell; support Smith to extend the Oil and Gas Drilling Moratorium for a period of an additional six (6) months beginning September 23, 2015.

Ayes: Tell, Carson, Knight, Semifero, Fisher, Smith, Keough
Nays: None
Motion carries

5. Consideration of: Setting a Public Hearing on October 12, 2015 on the Mobile Vending Ordinance

Motion Carson; support Fisher to set a public hearing for October 12, 2015 for public comment on the proposed mobile vending ordinance.

Ayes: Carson, Knight, Semifero, Fisher, Smith, Tell, Keough
Nays: None
Motion carries

6. Discussion of: 2015 Road Projects

Patrick Droze of Orchard, Hiltz & McCliment presented an update on street and paving projects in the City. Concord will be performing work on the Border-to-Border Trail and will be looking at the storm sewer work that needs to be done on Third St. Based on their unit price; they will likely come in around \$28,000 - \$29,000. Work being performed at Hudson and Grand has been slow, but they are a smaller contractor doing intricate work.

Mr. Droze also provided an update on the budget. Work has gone over in some areas, but money was saved due to complete millings. Council posed questions regarding milling in Huron Farms blocking traffic. Milling was bringing up aggregate, which required additional milling. The project took longer than anticipated, and the contractor is expecting additional compensation. The agreement has changed to paying by the ton from paying by the area.

Council discussed additional mill and overlay work in Huron Farms. Mr. Droze commented that the additional mill and overlay would be covered by the contingency budget.

Council posed questions to Mr. Droze:

- Question – What treatment will the eyebrows receive? (I will check into it.)

- Question – How late will we allow them to work? (We are getting close to seasonal limitations.)

Ms. Nicholls discussed Cadillac’s ability to do the additional work.

Council gave consensus to move forward with proper treatments based on road condition, the ability of the contractors to do the work, and budget.

M. COUNCIL COMMENTS

Tell None

Fisher None

Semifero Council Member Semifero commented that he only has a few more months left on Council. He cautioned Council to be careful of any project that they do with Mr. Haeussler. He commented that there have been issues with roads, snow removal, and sidewalks with projects that Mr. Haeussler has done. He also commented that Council should be very careful of documents that they sign and to pay attention to the small details.

[SmithCarson](#) Council Member Smith commented that it is important to give consideration to the size of the Dexter Daze event before approving next year’s event. It is having an impact on other agencies.

Knight None

[CarsonSmith](#) None

Keough None

N. NON-ARRANGED PARTICIPATION

Kurt Augustine, 3360 Broad St.

Mr. Augustine commented that he felt that communication with regard to the streets project has been poor. He did not find out about the change in contract until earlier in the day.

P. ADJOURNMENT

Motion Smith; support Carson to adjourn at 10:46 PM.

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

Nays: None

Motion 7-0

Respectfully submitted,

Justin Breyer

Assistant to the City Manager, City of Dexter Approved for Filing: _____