

THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, OCTOBER 26, 2015

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** Mayor Keough                      J. Carson-ab    D. Fisher  
   J. Knight        J. Semifero  
   J. Smith        R. Tell-ab

Also present: Courtney Nicholls, City Manager; Marie Sherry, Finance Director/Treasurer; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – October 12, 2015

Motion Smith; support Semifero to approve the minutes of the October 12, 2015 meeting as presented.

Unanimous voice vote approval with Council Members Carson and Tell absent.

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Fisher; support Smith to approve the agenda with the addition of the following informational items:

- Additional information for the Public Hearing with a sketch and description of First Street property.
- Map identifying the Kingsley/Sloan property.
- Information on the Huron Waterloo Pathways Initiative

Unanimous voice vote approval with Council members Carson and Tell absent.

## **F. PUBLIC HEARINGS**

### Vacation of a Portion of First Street Right of Way

Consideration of: Resolution to Vacate Right of Way

Mayor Keough opened the Public Hearing to vacate 10,482 square feet of First Street at 7:32 PM. Ms. Aniol explained the reason as to why this portion of First Street needed to be vacated in order to allow for construction of a shelter for Horseshoe Park. There was no one from the audience that spoke. The hearing was closed at 7:35 PM.

Council Comments:

Council Member Fisher – Originally what was proposed for this space was a storage shed and now it has evolved into a shelter. Wonder about the cost.

Council Member Knight – The Parks and Recreation Commission are concerned about the porta-potty and the need for privacy screening.

Mayor Keough – What is the exact width and distance of this Right of Way? This needs to be evaluated.

Motion Semifero; support Fisher to postpone action on the Resolution to Vacate the First Street Right of Way until there is a corrected width of the street that is to be vacated.

Ayes: Fisher, Knight, Semifero, Smith and Keough

Nays: None

Absent: Carson and Tell

Motion carries

## **G. NON-ARRANGED PARTICIPATION**

None

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Village of Clinton Water/Sewer Survey

Council Comments:

Council Member Semifero questioned the inclusion of millage rates on the Water/Sewer study from Clinton.

## **I. REPORTS**

1. Finance Director/Treasurer - Marie Sherry

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

- Commended Ms. Tuscano from the City Office for her fantastic job in handling the Summer Tax collection.
- The consequences of becoming a City and changing the tax id numbers was that we lost the online tax history and some residents had issues with their mortgage escrows. Writing letters to the mortgage companies to explain this.
- The audit field work is finished and working on putting together a Comprehensive Annual Financial Report (CAFR). Ms. Sherry explained the changes that will be made in this report.
- The date in the report for Winter Tax statement mailing was listed as November 1. It should be December 1.

## 2. Public Services Superintendent – Dan Schlaff

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

- The storm work and drive way work is done on Third Street.
- F&V is working on the aeration tanks at the Waste Water Treatment plant.
- Hydrant flushing should be done late this week.
- The fences should be going up on Wednesday (October 28) this week on the Border to Border Trail.
- Have one more day of crack sealing and we may come in at a lower cost than expected.
- Had hydrant training last week.
- Question – What does crushed cars mean in the DPW report? (Kurt had the pleasure of crushing up some vehicles for fire fighter training.)
- Question - What happened to the spoils at Grand and Broad Street? (They will be sifted for larger pieces and brought back for use at Forest Lawn Cemetery.)
- Question – What does asphalt on Alpine and Third Streets refer to in the report? (Patching)
- Leaf Removal – The leaves are just now coming down nicely and will have a count of the amount of pickups next week.

## 3. Community Development Manager – Michelle Aniol

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

- Question – In the Planning Commission update, why was the term restaurant used in the postponement motion when previously the term “dining room” was used? (Will be using “dining area” in future communications?)
- Question – Why doesn’t the NUBCo request simply become a request for a second tasting room or expanding the tasting room rather than a special use? (Ms. Aniol stated NUBCo’s zoning request was for an expansion of the tasting room to include a dining area. Mr. Smith commented that he felt the process had become more complicated than necessary, and asked Ms. Aniol to provide the Planning Commission with an alternative motion since the definition of a tasting room included food service. Ms. Aniol said she would need to research the request.)
- NUBCo’s is progressing on the pretreatment system with the system up and running, have some leaks and will be checking on this later in the week.

- There is a purchase offer on the Adair property on Second Street with a small portion of the building leased back to Adair and the rest used for a warehouse and distribution operation by the new owners.
- Question – What is the update on the Strawberry Alarm Clock? They are working on finalizing plans and drawings.

4. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

None

5. Subcommittee Reports

Facilities – The next meeting will be November 6 at 8:30 AM.

6. City Manager Report

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

- Provided to Council – a map for the November 9 Work Session and information on the Huron Waterloo Pathways Initiative.
- Question – Would the Sloan/Kingsley property provide a tie into Dexter Crossings? (This is something to ask the developer.)
- Discussion among Council Members regarding the new play area next to Lions Park.
- Ms. Nicholls showed Council the newest award Dexter has received, the Keep Michigan Beautiful Award for Mill Creek Park.
- Question – What about the proposed painting of letters on the Farmer’s Market structure? (This was recommended by the Farmer’s Market and Community Garden Committee and will come before Council soon.)

7. Mayor’s Report

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

- The Fire Board hired a new Fire Chief, Robert Smith, on October 15.
- Included in my report is the first draft of the Budget for the Dexter Area Fire Department.
- Met Monday afternoon with John Evans and Rene Papo regarding the Schulz property.
- The meeting on October 14 on the Baker/Shield/Dan Hoey Intersection was extremely well attended.
- Want to wish the City Manager a Happy Birthday tomorrow, October 27.

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$262,706.74
2. Consideration of: Appointment of Michael Cavanaugh to the Parks & Recreation Commission

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

Unanimous voice vote approval with Council Members Carson and Tell absent.

**K. OLD BUSINESS-Consideration and Discussion of:**

None

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Adoption of:

An ordinance establishing procedures for the purchase of City supplies, materials, equipment, contractual services or other forms of personal property and for the purchase, sale and lease of real property; and

Purchasing and Sales Policy

Motion Fisher; support Smith to the adoption of an ordinance establishing procedures for the purchase of City supplies, materials, equipment, contractual services or other forms of personal property and for the purchase, sale and lease of real property; and the adoption of the Purchasing and Sales Policy.

Ayes: Fisher, Knight, Semifero, Smith and Keough

Nays: None

Absent: Carson and Tell

Motion carries

2. Consideration of: Additional Payment to the Municipal Employees Retirement System of Michigan in the amount of \$20,000

Motion Semifero; support Fisher to make an additional payment to the Municipal Retirement System of Michigan (MERS) in the amount of \$20,000.

Ayes: Knight, Semifero, Smith, Fisher and Keough

Nays: None

Absent: Carson and Tell

Motion carries

3. Consideration of: Easement Agreement with Dexter Community Schools for Playground at Edison and Ann Arbor Street

Motion Knight; support Semifero to approve the easement agreement with Dexter Community Schools for the playground at Edison and Ann Arbor Street for the sum of \$1.

Ayes: Semifero, Smith, Fisher, Knight and Keough

Nays: None

Absent: Carson and Tell

Motion carries

4. Discussion of: Purchase of Equipment for the Playground at Edison and Ann Arbor Street

Mr. Breyer gave a report of the inclusion of handicap accessibility for the playground area and the addition of a special swing for special needs. He also stated that the City will be looking to the community to help with the installation and work on this facility in order to keep costs down.

#### **M. COUNCIL COMMENTS**

Fisher Happy Birthday tomorrow to Courtney  
Semifero Not only is it Courtney's Birthday but also would like to wish a Happy Birthday to Shawn and Justin.  
We are coming up on the end of road repairs for the season and need to do PASER ratings before the snow comes.  
Also will not be at the next Council Meeting, so this is my final meeting.  
Jones Happy Birthday to Courtney, Shawn and Justin. Who knows what happened in 1841 in Dexter? That is the year when the railroad came to Dexter and next year will mark the 175<sup>th</sup> Anniversary of that event.  
Smith Happy Birthday to Courtney, Shawn and Justin.  
Knight Happy Birthday to Courtney, Shawn and Justin and thank you to Joe for your service to the community.  
Carson Absent  
Tell Absent

#### **N. NON-ARRANGED PARTICIPATION**

Marie Sherry, City of Dexter Financial Director/ Treasurer added to her report that she had received three comments on the taxes noting that since now we are charging Administrative Fees, why doesn't the City include a return envelope with the statement. I have found a new vendor who will do this for a lesser cost than what is currently paid.

#### **O. ADJOURNMENT**

Motion Smith; support Knight to adjourn at 8:50 PM.

Voice vote approval with Council Member Semifero dissenting and Council Members Carson and Tell absent.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: \_\_\_\_\_