

THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, JANUARY 25, 2016

**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>B. ROLL CALL:</b> Mayor Keough	J. Carson	D. Fisher
	J. Knight	Z. Michels
	J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Director; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim City Clerk; Rana Emmons, PSLZ LLP; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – January 11, 2016

Motion Smith; support Knight to approve the minutes of the January 11, 2016 Regular City Council Meeting with the following correction:

- Page 5 – Discussion of Road Projects – Dexter Crossings should be Dexter Crossing.

Unanimous voice vote approval.

**D. PRE-ARRANGED PARTICIPATION**

*Nancy Paul, Faith in Action*

Ms. Paul addressed Council stating that Faith in Action would like to open discussion with the City about purchasing a piece of the City owned property on Dan Hoey Road or in another location that would make sense for Faith in Action and the community in order to provide a permanent home for Faith in Action. Faith in Action has been in Dexter since 2008 and located in three different rented spaces. We would like to meet with a committee from the Council to discuss the possibilities.

*Rana Emmons, City Auditor*

Ms. Emmons presented the First Audit for the City of Dexter. Ms. Emmons reported on the following highlights:

- The decrease of \$253,000 in the General Fund Balance was planned. Total revenues in the General Fund stayed about the same.
- Solid waste revenues and expenditures are now in a separate reporting area.
- State shared revenues increased 4% and there was a slight increase in property taxes (3.9%) from property values increasing.
- Added \$10,000 more to revenue to Major and Local Streets.
- Water and Sewer tap revenues were down \$50,000.
- Water and Sewer revenues were down some probably due to less usage by residents and businesses.
- GASB (Government Accounting Standards Board) 68 has made changes this year with pension liability being shown upfront on the financial statement.
- Sensitivity of the net pension liability to changes in the discount rate.
- June 2017 will change how OPEB (Other Post Employment Benefits) is calculated and reported.
- Question – What two things about this audit make you excited and what two things do you see as challenges? (The two exciting things are paying down pension liability debt and the development activity in the City using grants and state funding to bring in increased revenue. The staff does a good job of handling finances.)
- Question – Are we putting enough aside in the water and sewer funds for long-term repairs? (A lot of the infrastructure is newer, which helps with repairs. Typically communities cover regular maintenance in the fee structure.)

Consideration of: Acceptance of Fiscal Year 2014-2015 Audit

Motion Fisher; support Carson to accept the Annual City Audit for the Fiscal Year 2014-2015.

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

Nays: None

Motion carries

## **E. APPROVAL OF THE AGENDA**

Motion Smith; support Tell to approve the agenda with the addition of additional information for New Business Items L-2, L-4 and L-6 and change New Business Item L-2 to a discussion item from a consideration item.

Unanimous voice vote approval.

## **F. PUBLIC HEARINGS**

None

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

Craig Swenson of 3770 Pleasant Lake Road, Lodi Township spoke about the Communications Millage on the March 8 ballot. Funds from the previous millage

built seven towers and purchased radios that allow police, fire and the Road Commission to communicate directly with each other during an emergency. Mr. Swenson spoke about the importance of this communication during the 2012 Dexter Tornado.

The proposal is a .2 mill renewal to maintain the system. Future ways of enhancing this system could be the use of texting to 911 and working with car computers.

Barb Fuller of 17750 Sharon Valley Road, Manchester and Washtenaw County Road Commissioner provide handout information on the Michigan's new road funding package and what it will mean for Washtenaw County.

Austin Wutt of Boy Scout Troop 442 introduced himself to Council.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Letter from Comcast – Change in Government Representative
4. Washtenaw County Transportation Improvement Program Flyer

## **I. REPORTS**

1. Washtenaw County Sheriff – Sgt. Fox

Sgt. Fox submits his written report as per packet but was unable to be present.

2. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet. Mr. Schlaff answered questions and gave the following updates:

- Question – What about NUBCo requesting a reduction of September surcharge? (Staff is doing due diligence on this issue and anticipate having a response next week.)
- Question – Was the repaired light pole the City's or DTE's and can we recover charges? (It is ours and we will be billing the driver's insurance.)
- The accidental discharge of nickel from Alpha Metal was under the limit.
- Met with Sean Burton of Dexter Schools and reviewed snow removal, storm water, and upcoming projects in hopes of working together.
- Met with Chelsea DPW as they had a problem with their sweeper which is similar to what we have. Also discussed a new leaf machine that they bought and we are looking for more information on this machine.

2. Community Development Manager – Michelle Aniol

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

- Question – Do you have any further information on Wingits? (Waiting on more information from the City. Will be looking to improve parking on their property. Discussion on road use and road improvements followed.)
- Question - Is parking allowed in front of the Adair building? (Usually not in an I-1 district, however Planning Commission can waive this.)
- Question – Can we add improvements to Edison Street to the CIP? (Yes)
- Mr. Carson mentioned that Dextech is #17 on the top tax paying businesses in Washtenaw County.
- Question – Is there duplication in certain categories of issued permits? (Yes and staff is working on cleaning this up.)

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

None

### 4. Subcommittee Reports

None

### 5. City Manager Report

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

- We have received an email from residents of Island Hills sub-division wanting to construct a sidewalk and connect with the City’s walk at The Cedars.
- Question – When will we deal with Trout Unlimited support? (Next meeting.)
- Question - Who do we address comments on the Parks and Recreation Master Plan? (Address them to Mr. Breyer.)
- Comment – Need to have some sort of guidelines in place to address issues with liquor licenses and guidelines for drones.

### 6. Mayor’s Report

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

- The 3045 Broad Street Committee met this afternoon regarding the pre-development agreement with Foremost Development.
- Would like to form a group to meet with Faith in Action. Following discussion Mr. Smith, Ms. Fisher and Ms. Nicholls volunteered to be said group.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$140,601.70
2. Consideration of: Closure of Central Street for Relay for Life from Saturday, June 25, 2016 at 7 am to Sunday, June 26, 2016 at 10 am.

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

Unanimous voice vote approval.

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

At 8:45 PM a recess of proceedings was taken and the meeting resumed at 8:50 PM.

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

1. Discussion of: Letter Received from Swankee LLC Regarding Property Located at 8180 Main

Present at the meeting were the two principals of Swankee LLC, Laura Keefer and Cathy Swan, who are looking to purchase the 8180 Main Street property. They would like to be annexed into the City to connect with sewer but keep the existing well for water due to the large cost to connect to City water. It was suggested that a meeting be set up with the City, Scio and Webster Townships and the interested property owners. Discussion followed.

2. Discussion of: Proposal from Smith Group JJR to Assist with Michigan Natural Resource Trust Fund Grant

Ms. Nicholls reported looking for feedback on this project. A discussion was held on looking at doing a portion of the project due to costs and extend it into a third phase.

3. Consideration of: Rezoning of First Street Park

Motion Smith; support Knight based on the information provided at the January 25, 2016 City Council meeting, the recommendation of the Planning Commission and pursuant to Section 23.05, Criteria for Amendment of the Official Zoning Map, City Council moves to approve the request to rezone a portion of First Street Park (08-08-05-235-006), located at the intersection of Edison and First Streets, from R-3 Multiple Family Residential and I-1 Limited Industrial to PP Public Park.

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

Nays: None

Motion carries

4. Consideration of: Chemical Bid Award

Motion Fisher; support Carson to award the 2016 Chemical Bid for the City of Dexter to the following: Alexander Chemical for Sodium Bisulfate; PVS Nolwood for Ferric Chloride; and Elhorn for Bleach, Aquamag Polyphosphate, Orthophosphate, and Hydrofuosilicic Acid for the prices outlined on the bid tab for a period of three years.

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

Nays: None

Motion carries

5. Consideration of: Permit for Oversize/Overweight Loads Traveling Through Dexter

Motion Fisher; support Carson to approve the form for the Permit of Oversize/Overweight Loads traveling through Dexter and set a \$25 fee per round trip.

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

Nays: None

Motion carries

6. Consideration of: Resolution for Establishing Organizational Matters for the City of Dexter

Motion Smith; support Fisher to approve the Resolution for Establishing Organizational Matters for the City of Dexter as of January 25, 2016.

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

Nays: None

Motion carries

**M. COUNCIL COMMENTS**

Michels Is the Annual Audit placed on the City's website? (Yes) Suggested that if it is all right with the Winter Market people and there is room, Council Members could use the opportunity to sit at a table and talk to the people attending the market.

Knight I attended the WATS presentation this afternoon at the Library. A number of people were in attendance and asking questions about public transportation in Dexter. They also asked about the Federal funding programs and if there would be another public meeting. I want to publicly thank Courtney and Justin for input on passing motion amendments.

Smith None

Jones None

Carson None

Fisher None

Tell None

**N. NON-ARRANGED PARTICIPATION**

None

**O. ADJOURNMENT**

Motion Smith; support Carson to adjourn at 9:33 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

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