

THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, MARCH 14, 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. ROLL CALL: 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; Dan Smith, Washtenaw County Commissioner District 2; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – February 22, 2016
2. City Council Work Session Meeting – March 2, 2016

Motion Smith; support Knight to approve the minutes of the February 22, 2016 Regular City Council Meeting and the City Council Work Session Meeting on March 2, 2016 with the following corrections:

- Page 3 – Mr. Schlaff’s report in the Third bullet point, add the word *day* after 90.
- Page 5 – New business item 2, second bullet point in the motion should say *Lions Park*, not First Street Park.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Michels to approve the agenda with the following changes:

- Add item L-5 in New Business, Discussion of Facilities Report and Facilities.

- Additional information – Meeting notes from the March 4, 2016 Facility Committee Meeting prepared by Council Member Smith.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Mayor Keough read into the record a written statement from Paul Cousins, 7648 Forest Street, Dexter, regarding the Facilities Committee meeting of March 4, 2016. Remarks are attached

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. 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 is MXU? (A device attached to the outside of a building to read the water meter.)
- Question – Where did the rocks come from that were placed at the farm house? (From the DPW yard.)
- Working with DTE as we will be reducing the amount of electricity we use when the new blower is up and running. I haven't got an exact date when the blower will arrive. It is coming from Germany.
- Question – How often do you back wash the filters? (Once a week.)
- Question – Did you find a pressure leak in the boiler? (Yes)
- Question – How are things going with the issue of the grease traps? (Going well)
- Question – Did you have failures at the waste-water treatment plant? (Yes, power outages.)
- Does the City keep a card with the location of each home's water service? (Do have a map for Westridge.)

2. Community Development Manager – Michelle Aniol

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

- Question – Have you gotten further direction from the Planning Commission from the postponement of the Grandview project? (Did get comments back from Commissioners.)
- Huron Camera building has been sold. The new owner will be doing some work on the exterior, air conditioning, and painting of interior to get it ready to lease.
- Question – Any word from Foremost Development as to when they will hold a public meeting? (Plans are for a four hour meeting on April 16 at the Dexter District Library, and also on May 1 and June 8.)
- Received a request from Rene Papo for contact information for Beckett and Raeder regarding the Mill Creek Terrace Building.
- There will be a ZBA meeting in April as NUBCo will need a variance from the required front yard setback.
- Received a letter regarding a marijuana dispensary and whether the City allows them in Dexter.
- Will be doing a webinar on Thursday with SEMCOG regarding a program with Munetrix for CIP reporting.
- The purpose of the rock on the Dan Hoey farm property was in response to a request from MC3 to help prevent people cutting through their parking lot to get to Dan Hoey Road and vice versa.
- Council Member Carson praised Ms. Aniol for organizing the recent Business Summit and the great turnout.

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

Washtenaw County Sheriff - February 2016 Written Report

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:

- The build date for Lions Park will be Saturday, June 18.
- The City did receive a letter of resignation from the newest employee and will be posting the position soon.
- The Mill Creek Park Tour will be April 7 and invite anyone who can make it to come and meet the group.
- The Washtenaw County Road Commission, WATS and Dexter City met regarding road funding. Central Street funding to occur in 2019, Shield Road intersection to occur in 2018 and the \$180,000 for the non-motorized pathway in Mill Creek Park has been removed. There have been concerns that Dexter had received more than their allocation based on population. Not sure if there will be enough of a project in the park to apply to the Michigan Department of Natural Resources Trust Fund but we will still hold a public hearing regarding the park next month. The delay will give an opportunity to complete the wet land delineation.

6. Mayor’s Report

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

- Included in my report are two maps regarding the Huron Waterloo Pathway.
- Also thought that the Business Summit went well.
- Union negotiations with the firefighters are going well.
- The next Goal Setting Session will be Saturday (March 19) at 9 am.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$ 469,691.61
2. Consideration of: Closure of Central Street from Main to Fifth on Saturday, May 21, 2016 from 5 am to 4 pm for the Dexter Garden Club Plant Sale
3. Consideration of: Temporary Road Closures for the Memorial Day Parade on May 30, 2016

Motion Fisher; support Michels to approve items 1, 2 and 3 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: Planning Commission Recommendation to Adopt the Dexter Fastener Site Plan for Expansion of their Existing Manufacturing Facility Located at 2110 Bishop Circle East

Motion Fisher; support Smith based on the information provided by the applicant and reflected in the minutes of this meeting, and pursuant to Section 21.04, subsection E6 City Council Action, the Council moves to approve CSPR 2016-01 Dexter Fastener Technologies Phase 2 Building Addition Combined Preliminary and Final Site Plan, dated February 2, 2016, for a 41,073 square foot building addition to the existing 322,625 square foot manufacturing facility, located at 2110 Bishop Circle East.

In making this determination, the following conditions shall apply:

1. Applicant shall submit a revised landscape plan with nine additional trees and other concerns noted in the CWA review letter dated February 11, 2016;
2. Concerns noted in the OHM review dated February 24, 2016; and
3. Concerns noted in the DAFD review dated, February 8, 2016.

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

Nays: None

Motion carries

2. Consideration of: Recommendation from Planning Commission to Adopt the Master Plan Amendments for Oil and Gas Drilling

Motion Knight; support Fisher therefore let it be resolved, the Dexter City Council, as authorized in MCL 125.3843(3), part of said Act 33, hereby asserts that it shall have the authority to approve or reject the Master Plan. Let it be further resolved that the City Council has reviewed the Amendments to the Master Plan and Approved the Amendment to the Master Plan.

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

Nays: None

Motion carries

3. Consideration of: F & V Proposal to Update and Finalize the Maximum Allowable Headworks Loading Study (MAHL) for an amount not to exceed \$3400.

Motion Fisher; support Carson to approve the proposal from F & V to update and finalize the Maximum Allowable Headworks Loading Study for an amount not to exceed \$3400.

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

Nays: None

Motion carries

4. Consideration of: Update to Council Rules

Motion Carson; support Smith to approve the Council Rules as amended.

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

Nays: None

Motion carries

5. Discussion of: Facilities Committee Report and Facilities

~~Council Member Smith spoke of the previous Facility Committee meetings and the rationale for a fire hall study—to remodel the existing station or build a new station. The committee considered two motions made at the March 4 meeting to reconsider the current site as the location of the future site for a station and to evaluate other potential sites. These motions were approved by the committee. Discussion followed by Council on the Facility Committee's report.~~

Council and Facility Committee Member Smith previously distributed meeting notes from the March 4, 2016 Facility Committee Meeting via email and a paper copy at tonight's meeting. He spoke regarding the last Committee meeting where he presented two motions for consideration. The first motion was a recommendation to Council that 8140 Main Street (current fire station) no longer be considered as a site for a remodeled or new station. This motion was passed

by a 4 to 2 vote of the Committee. The second motion was a recommendation for the Committee to continue to explore and evaluate potential sites for construction of a new fire station. This motion was passed by a 3 to 2 vote by the Committee. During the discussion that followed, Smith recalled actions taken by previous Councils regarding Village/City facilities.

M. COUNCIL COMMENTS

Michels M-Live blog recently spoke about the concern in Ann Arbor of tapping the trees for maple syrup. It will be more exciting to walk downtown and have people enjoying wine and cheese with the possible patio permits.

Knight None

Smith None

Jones There is a picture of Dexter at the corner of Broad and Main in the recent issue of the MML Review although it is not identified. Did anyone see the Friday night Chelsea activities reported by Jeff Daniels on the Stephen Colbert show?. The Big 400's Pancake Breakfast at the Ale House was the first item mentioned.

Carson None

Fisher None

Tell Thank you to all who expressed condolences in the recent death of my father.

N. NON-ARRANGED PARTICIPATION

Paul Cousins, 7648 Forest Street, Dexter thanked Mayor Keough for reading his comments into the record at the beginning of this meeting. He stated that he has been against 8140 Main Street as the location for the fire hall as it is not expandable and would it be usable for another 50 years? Yes it will change response time. The decision to wait and vote on the location is fine if more information is needed, but we have been talking about a new station since 2004.

Fred Schmid, 120 Cavanaugh Lake Road, Chelsea stated that though he is not a resident of Dexter, he does own three buildings in Dexter. He feels that response time is important as well as the safety of the firefighters. He mentioned Austin, Texas who will need a number of new stations in that city at a cost of \$10,000,000 each just to decrease response time to eight minutes. We need a new fire hall. Have worked in the past with the DDA and the Council and they have always made the right decision.

O. ADJOURNMENT

Motion Smith; support Carson to adjourn at 9:52 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____