

THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, MARCH 28, 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; Marie Sherry, Finance Director/Treasurer; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim City Clerk; Chuck Eckenstahler and Carl Baxmeyer, Fanning/Howey Associates; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – March 14, 2016
2. City Council Work Session Meeting – March 19, 2016

Motion Smith; support Knight to approve the minutes of the March 14, 2016 Regular City Council Meeting and the City Council Work Session Meeting on March 19, 2016 with the following corrections:

- Page 4 – Correct the motion on New Business item L-1 to identify that Ms. Fisher made the motion and Mr. Smith supported it.
- Page 5 – New Business item 5, discussion on Facilities Committee Report and Facilities, change to read - 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.

- Page 7 – Item D, Review of 425 Agreement, change the word *and the Dexter District Library* in the last line to *at the Dexter District Library*.

Unanimous voice vote approval.

#### **D. PRE-ARRANGED PARTICIPATION**

##### Bev Hill, Dexter Area Historical Society

Ms. Hill introduced herself as the President of the Dexter Area Historical Society and provided the following updates:

- Gordon Hall- Beginning on the reconstruction of the building. Dexter was one of six organizations in the State to receive a SHPO (State Historic Preservation Office) Grant to remove the aluminum siding and replace the back porch, which is not the original porch design.
- June 10-12 will be Gordon Hall Days. The event will replace Civil War Days and will honor the 175<sup>th</sup> Anniversary of the Railroad coming to Dexter.
- Once again the Historical Society will sell raffle tickets before and during Dexter Daze.
- Will soon begin a Capital Campaign to raise funds for the interior work on Gordon Hall. We received \$400,000 from the Jeffris Foundation and will need to raise a match of \$800,000 for the project.

##### Retail Market Analysis – Chuck Eckenstahler of Fanning & Howey

Mr. Eckenstahler spoke of the recent Retail Market Analysis conducted in Dexter and gave the following highlights:

- One of the key reasons the people want to relocate to Dexter is the school district.
- Anticipate the Dexter trade area will add 800 new homes in the next five years with additional spending of \$50,000,000. Half of this amount will probably be spent outside of the area and on the internet.
- Dexter could support 250,000 square feet of retail space but at present does not have the additional space available.
- Need to do downtown planning to expand spaces for businesses in the area.
- Need to hire a marketing consultant to look at communicating better with the residents.
- Placemaking and walkability in the downtown is desirable.

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

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

- Add the appointment of Paul Arnold to the Parks & Recreation Commission under item 2 in the Consent Agenda.

Unanimous voice vote approval.

## **F. PUBLIC HEARINGS**

### Mill Creek Park – Michigan Natural Resources Trust Fund Application

Justin Breyer, Assistant to the City Manager, explained that originally the impetus for the Public Hearing was a TIP (Transportation Improvement Program) grant from Washtenaw Area Transportation Study (WATS) of \$180,000 for a non-motorized pathway in Mill Creek Park Phase 2. This money has been removed from the WATS plan. Instead of moving forward with the grant application, at a previous meeting Council indicated a preference to complete the wetland delineation study, which will take place this summer.

Mayor Keough opened the Public Hearing at 8:10 PM. There was no one in the audience to speak. The Public Hearing was closed at 8:11 PM. No action was taken by City Council at this time.

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

Randy Clark of 10030 Seven Mile Road in Salem Township, introduced himself as a Republican candidate for Gretchen Driskell's seat in the Michigan House of Representatives. Mr. Clark gave his qualifications and commented on the positives of the Retail Market Study for Dexter.

## **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:

- The blower will be here on April 6. Installation will begin on April 11.
- Hydrant flushing will begin on April 4.
- The planned work on the water tower was complete.
- Staff has received a request for asphalt millings to be used at Forest Lawn Cemetery.
- Question – How long will it take to spread the millings? (2-3 weeks)
- Question - What was the problem with Industrial Park generator? (The generator runs the lift station and the problem was due to power outages.)
- Comment – Thank you to Dan and Andrea for the water fact sheet.

2. Community Development Manager – Michelle Aniol

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

- Question – Are we going to need to do a rezoning of the playground on the Dexter school property? (No, it will be a text amendment.)
- Question – When will we see something on the playground? (There will be a Public Hearing at the May meeting.)
- Council Member Michels spoke of the recent ZBA Meeting regarding the signage request by Dr. Kolb on his Dan Hoey property. He recommended that Planning Commission and City Council have a discussion on signage. Discussion followed.

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

None

### 4. Subcommittee Reports

*Road Plan – Notes from March 16, 2016 Meeting included in the packet.*

### 5. City Manager Report

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

- There will be a tour group from the Michigan Recreation and Parks Association coming to Dexter on April 7, and all are invited to meet the group.
- The Dexter District Library is going to be starting visioning and strategic planning meetings.
- Staff will be talking to the bidders on the ferric chloride replacement tank to find out why the bids came in so high.
- Staff hopes to have another Road Committee meeting soon as samples of the roads have been taken.
- Question – What is the next step on the Tax Tribunal filing at 7177 Dexter Ann Arbor Road? (Will respond back with a no.)
- Question – Who is responsible for the railings along the Border to Border pathway? (This is the County’s responsibility. Instead of steel, they used aluminum and it is showing wear and tear.)

### 6. Mayor’s Report

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

- The Tax Tribunal submittal on the Dexter Wellness case did go in on March 17. Any rebuttals are due by Thursday, March 31. Now waiting for the Judge’s decision.
- Have two recommendations to fill open seats on the Park & Recreation Commission this evening under the Consent Agenda. We now have a third position to fill.
- Currently looking to fill a DDA position of a property owner who lives in the DDA district.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$139,722.71
2. Consideration of: Appointment of Joy Gee and Paul Arnold to the Parks & Recreation Commission
3. Consideration of: Arbor Day Proclamation

Motion Fisher; support Tell 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: Resolution Supporting a County Wide Ballot Initiative to Fund Road and Non-Motorized Transportation Improvements

Motion Tell; support Smith that the Dexter City Council respectfully requests that the Washtenaw County Board of Commissioners exercise its authority to put the 0.5 millage increase on the August 2, 2016 ballot, and that the City Manager be requested to submit this resolution to members of the Washtenaw County Board of Commissioners.

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

Nays: Michels

Motion carries 6-1

2. Consideration of: Resolution Authorizing Issuance of 2016 Limited Tax General Obligation Refunding Bonds (Refunding of 2006 Facility Bond)

Motion Tell; support Michels be it resolved that bonds of the City be designated 2016 Limited Tax General Obligation Refunding Bonds (refunding of 2006 Facility Bond) are authorized to be issued in the aggregate principal sum of not to exceed Nine Hundred Seventy-Five Thousand Dollars (\$975,000) for the purpose of paying the costs of refunding prior bonds to be refunded, including the costs incidental to the issuance, sale and delivery of the bonds.

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

Nays: None

Motion carries

3. Consideration of: Setting a Public Hearing on April 25, 2016 on Draft Liquor Control Compliance Standards

Motion Michels; support Smith to set a Public Hearing on April 25, 2016 for the purpose of hearing public comment regarding proposed liquor license control standards.

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

Nays: None

Motion carries

4. Discussion of: Proposed Ordinance Regulating Drones

Ms. Nichols explained the process she used to develop a proposed ordinance regulating drones. Mayor Keough mentioned a recent email and comments on FAA regulation on drones. He asked a question regarding flights over parks, which according to ordinance would require a permit. Other comments included discussion on safety and privacy issues. The consensus was to bring this item back to the April 25<sup>th</sup> meeting to set a Public Hearing.

**M. COUNCIL COMMENTS**

Tell Commented on the recent email regarding the excellent report filed by Justin Breyer, Assistant to the City Manager, on the Master Plan for the Parks.

Fisher I agree with Mr. Tell.

Carson None

Jones None

Smith None

Knight Have concerns regarding the Farmer's Market improvements and looking for direction to take back to the Committee from the DDA and City Council.

Michels Have a name from the University of Michigan for building design for First Street Park. Thank you for the audience at tonight's meeting.

**N. NON-ARRANGED PARTICIPATION**

None

**O. ADJOURNMENT**

Motion Smith; support Fisher to adjourn at 9:20 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

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