

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, OCTOBER 24, 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-ab	D. Fisher
	J. Knight	Z. Michels
	J. Smith	R. Tell

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

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – October 10, 2016

Motion Smith; support Knight to approve the minutes of the October 10, 2016, Regular City Council Meeting as presented.

Unanimous voice vote approval with Council Member Carson absent.

D. PRE-ARRANGED PARTICIPATION

1. Jennifer Olmstead – Ann Arbor SPARK

Ms. Olmstead reported on contacting businesses throughout the City. She also reported on hosting business roundtable meetings and attempting to identify services that Ann Arbor SPARK can provide.

2. Dan Kailing – Sidewalk Proposal

Mr. Kailing introduced himself as the owner of the corner lot at Forest and Hudson and that he attended a previous Council meeting to inquire about installing sidewalks on a new build on property in the old City. Mr. Kailing presented Council with some alternatives to the current Sidewalk Plan.

- Question – I see your property is up for sale. Is that because of the sidewalk installation requirement? (No, at first my wife didn't think we should take on a mortgage but she has had a change of heart and we may be building after all.)
- Comment – I commend you for addressing this issue.
- Comment - Explained the philosophy in the newer subs with sidewalks and the feel that new builds should also follow such a policy.

3. First Street Park Project – Sara Pizzo and Yuchen Ding

Ms. Pizzo and Mr. Ding were present to report on the First Street Park Project, the Open House at the Park, and the stakeholder input. The following questions were asked:

Question – How did you identify residents taking the survey? (The respondents were asked if they were City residents.)

Question – What was the breakdown of those attending the Open House? (10 were residents and 5 were Dexter Ringers.)

Question – How many surveys have you received? (Over 40)

Question – What other uses of the Park have you looked at? (We are looking at a possible Dog Park and walking trails.)

Question – How do you prevent near-do-wells from making use of the Park? (The use of proper lighting and checks by the Sheriff's Department could be used.)

Question – Have you talked to the DPW staff about Park maintenance? (We have not as yet talked to them, but will look into the costs involved.)

Question – When will we see the final presentation? (In January)

E. APPROVAL OF THE AGENDA

Motion Fisher; support Smith to approve the agenda as presented.

Unanimous voice vote approval with Council Member Carson absent.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

James Varblow, from Boy Scout Troop 448, introduced himself and stated he was attending the meeting to work on his Citizenship Badge, and he is working on his Eagle Project.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Finance Director/Treasurer – Marie Sherry

Ms. Sherry submits her written report as per packet. Ms. Sherry gave the following updates and answered questions.

- We are over \$1 million in the OPEB (Other Post-Employment Benefits) account.
- Question – How did the property tax collection rate fare? (It was about the same as in the past.)
- Question – Are credit card fees paid by the person charging or the City? (They are paid by the person charging.)
- Question – Is there an update on how the State will be paying the personal property tax? (We should get a check in November, but do not know how much that will be.)

2. Public Services Superintendent – Dan Schlaff

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

- The old ferric tank was removed today.
- Hydrant flushing was completed on Friday (October 21).
- Question – When will the hydrant replacement on Huron River Drive take place? (We will replace four on November 11 and cap one.)
- Question – When will the Shield Road main replacement happen? (We have a construction meeting this week to talk about this.)
- What will the repair cost be for the screw pump? (We did have a representative from the company come but do not have a cost. We do know what needs to be done for repairs.)
- How is the sidewalk contractor doing? (They are doing a pretty good job and they communicate well.)
- How is NUBCo doing? (They are doing well and we think the Cambrian system will be up and running soon.)

3. Community Development Manager – Michelle Aniol

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

- I have a request for a pre-application meeting for 2830 Baker Road and they are looking to do this prior to the Planning Commission meeting. The developers have submitted a variance for a landscape buffer as it does not appear to have enough room. This will go to ZBA.
- I will be at the annual planning conference this week.
- Question – When will the pre-application meeting for the Baker Road property be held? (On November 7.)

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

Washtenaw County Sheriff – September Written Report

- Ms. Nicholls reported on graffiti on the Border to Border Trail near the Troll [statue](#) and at Grand Street. The DPW was able to power wash the areas.
- Today there was a bank robbery at the PNC branch on Jackson Road. I have an update that the robber was caught in Ypsilanti.

5. Subcommittee Reports

None

6. City Manager Report

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

- The City has been working with Tom Covert on the Luminary Project. TCF has set up an account and there is a Go Fund Me page. The goal is to distribute the luminaries into the subs as well as the old part of the City.
- I have spoken with Scott Thomas about renewing the contract at Hotel Hickman.
- The Facilities meeting was going to be November 21, but now there will be a ZBA meeting. We will need to reschedule the Facilities meeting.
- We are looking for another intern for the City Office.

7. Mayor's Report

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

- Mayor Keough spoke about the Grandview Commons Brownfield Redevelopment Plan Committee from the DDA and the direction they are leaning toward for this development.
- I met with Rob Toth of Dexter Research regarding the issuance of manufacturing bonds for new development of his business.
- I spoke to the Senate Finance Committee in opposition to Senate Bill 960.
- Foremost Developers have provided another pro forma for 3045 Broad Street, but we haven't communicated back with them yet.
- There was no new business at the October DDA meeting. Bond payments were made.
- The Dexter Area Fire Board is looking at some changes to the interlocal agreement.
- The Facilities Committee did meet on Friday (October 21). There are additional materials for your Facilities binder on the table.
- Question – Was there any talk at the DAFD meeting about revenue? (No)
- Question – How was your meeting with State Senator Hume? (He was shocked at first to see us on Tuesday, October 18, but more receptive on Wednesday. We talked to various people about Senate Bill 960 and shared our feelings about this bill.)

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$108,743.97
2. Consideration of: Road Closures for Holiday Hustle on December 10, 2016

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

Unanimous voice vote approval with Council Member Carson absent.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Contract with Bio Tech for Sludge Hauling

Motion Fisher; support Smith to approve the 5 year contract with Bio Tech at a rate of \$0.0390 per gallon for years one, two and three and a rate of \$0.0398 for years four and five.

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

Nays: None

Absent: Carson

Motion carries

2. Discussion of: Annexation Request from 8180 Main

Ms. Aniol explained the issues involved with the annexation of the property at 8180 Main Street and the site plan for the project due to it being in two different jurisdictions. She also mentioned the issuance of a liquor license from Webster Township and the possibilities of annexing the entire property into the City.

- Question – In regards to the liquor license, who has the jurisdiction for the license? (It would go with the address. We are still waiting to hear more details from the Liquor Control Commission (LCC). The property owners have no issue with annexation, but need to check into more details from the LCC.)
- Question – Who will make the determination on the zoning of the property? (City Council will determine the proper zoning.)
- Question – What would happen if the LCC does not see the owner’s point of view on annexation and transferring of the license? (That would probably alter our development plan.)

3. Discussion of: Senate Bill 960

We are now in a waiting game with the Senate Finance Committee as they are off until November 9. There is opposition to this bill across the boards. Discussion followed.

M. COUNCIL COMMENTS

Tell None

Fisher None

Jones At the last Council meeting, Council Member Michels asked the question if Dexter has a sister city. Ofterdingen, Germany is our sister city. It is a small town of about 4500 in Germany, not far from the university town of Tubingen which is Ann Arbor’s sister city.

Smith If you have any question about the facility documents please let me know.

Knight I also received an email about the safety concern of the area that has been dug out for the stature placement in Lion's Park.
Michels It is good to have discussion about sidewalks and have someone come to us with ideas. Would anyone be interested in renewing our relationship with Ofterdingen, Germany?
Carson Absent

N. NON-ARRANGED PARTICIPATION

Michelle Aniol, Community Development Manager for Dexter, announced that she and her husband have made an offer on the lot at the corner of Hudson and Third and their offer was accepted. They will be building and will become residents of Dexter.

O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING LABOR NEGOTIATIONS AND PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268

Motion Fisher; support Smith to move into Closed Session for the purpose of discussing labor negotiations and pending litigation in accordance with ML 15.268 at 9:25 PM.

Ayes: Tell, Michels, Smith, Fisher, Knight and Keough
Nays: None
Absent: Carson
Motion carries

Motion Smith; support Fisher to leave closed session at 10:00 PM.

Ayes: Fisher, Michels, Knight, Smith, Tell and Keough
Nays: None
Absent: Carson
Motion carries

Motion Michels; support Fisher to instruct staff to proceed as discussed in closed session relative to the pending litigation.

Ayes: Smith, Michels, Fisher, Tell, Knight and Keough
Nays: None
Absent: Carson
Motion carries

P. ADJOURNMENT

Motion Smith; support Knight to adjourn at 10:01 PM.

Unanimous voice vote approval with Council Member Carson absent.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____