

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, NOVEMBER 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. ROLL CALL: Mayor Keough	J. Carson	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; Carol Jones, Interim City Clerk; Chief Smith; Dexter Area Fire Department; residents and media.

C. APPROVAL OF THE MINUTES

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

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

- Page 6 of the Regular City Council Meeting, the motion to go into closed session should read as follows: *Motion Smith; support Knight to move into Closed Session for the purpose of discussing labor negotiations in accordance with MCL 15.268 at 9:13 PM.*

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

Jamie Guise, Paul Cousins and Julie Schumaker – Dexter Community Fund

Julie Schumaker spoke to Council about the Dexter Community Fund. Ms. Schumaker reported that the Community Fund is dedicated to investing in the Dexter Community. They have an advisory board of 10-20 community members and that funds raised are held by the Ann Arbor Community Foundation. Their goal is to raise \$2,000,000 by 2020 with the first grants to be awarded in 2018.

Paul Cousins spoke of the success that Chelsea's Community Foundation has had in their community since its inception in 1994 by giving over \$1.25 million to non-profits in Chelsea. He stated that Dexter may be starting late and we don't have as many corporate sponsors as Chelsea, but we are looking to individuals in the community for donations.

Jamie Guise spoke about visiting the Dexter Community Fund on Facebook and at the Ann Arbor Community Foundation website as well as an e-newsletter. Ms. Guide invited Council Members to attend the Launch Party of “For Good, For Ever, For Dexter” on November 29 at LaFontaine Chevrolet and that \$100 will be given to the Fund by the Kelly Family for every person attending.

E. APPROVAL OF THE AGENDA

Motion Smith; support Fisher to approve the agenda with the additional information for New Business Item L-2, March 4, 2016 Facility Committee Actions Items Pertaining to Fire Station Site Location.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Government Finance Officers Association Distinguished Budget Award

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

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

- Question – Did we add a hydrant replacement at the Wastewater Treatment Plant? (We did and the work was done internally.)
- Question – What is the average water usage in Dexter? (It is approximately 349,000 gallons per day.)
- Question – How much larger is the new proposed leaf vacuum than the current machine? (The current machine holds between 5-7 cubic yards and the new one would hold 20 cubic yards plus the vacuum tube is on hydraulics for easier pickup.)
- Question - Do you know how much money is spent in the City on leaf collection? (I don't know for sure, but the cost is a part of the monthly \$17.50 residents pay for trash service.)

- Question – Who was the complainant regarding the water at Alpha Coney? (We think it was a customer. Mayor Keough spoke about eating there and thought the water did taste a little off.)
- Question – Is the 5th well working? (Yes, it is working. UIS resolved the problem the next day.)
- Update – With the new water main project on Shield Road, we can run the 5th well to maintain water service. The new main is in and now working on the tie in.

2. Community Development Manager – Michelle Aniol

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

- Question – Will staff have a recommendation on the contribution for tree replacement at Grandview Commons? (There is a difference among Planning Commission members as to what to recommend. We should have full attendance at the December meeting and be able to make a recommendation.)
- At the 2830 Baker Road development site, future parking is being proposed.
- Doors and Drawers is expanding and looking at a 6000 square foot addition. Expect plans to be submitted next week and there will be no need for a pre-application meeting.
- Question – Was the ZBA asked to consider a 6-inch landscape buffer? (Yes. Mayor Keough reported on attending the meeting and thought that the ZBA did a good job by postponing the decision.)
- Ms. Aniol explained why the storage facility at 2830 Baker is located at the back of the structure as the owner and developer are trying to keep some of the original architecture in the design and ceilings are too low in those areas.
- Question – Can you elaborate on ZBA Member Gray’s statement about “kicking the can down the road?” (He felt that ZBA has to get over the buffer issue and thinks that the project at 2830 Baker is good overall.)
- Question – Does the proposed Baker Road plan meet our master plan? (It does eliminate curb cuts but there is a difficulty to re-develop into mixed use.)
- Question – Do we have architectural standards for the Baker Road Corridor? (Yes, it is spelled out in the overlay district.)
- Comment – Discussion was held regarding the comment made that the look of the building (2830 Baker Road) is not very interesting.

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:

- Attached to the report is information about a Public Safety Millage. (Comment – Thank you for this information)
- I have also included information on the request for a stop sign at Edison and Second Street which is not warranted as well as the installation of a Rapid Flashing Beacon on Baker Road that would not be warranted.
- The crosswalk at Hudson and Ann Arbor Street will be repaired again tomorrow. The metal plate covering the cement work shifted and will need to replace the cement to correct the ruined area. A larger cover plate will be used.
- We received a report from Paul Evanoff on the costs for Phase 2 of Mill Creek Park. We are looking to begin on this in 2019.
- Question – Could there be a Phase 3 on the Park? (Yes, it could be further broken down into 2 projects.)
- We are at the point in the year when Waste Management will have completed compost bag pickup. Should we get a dumpster for a few weeks and let residents know that they can bring their bags for pickup? Discussion followed.
- We did receive our Personal Property check from the State today and will be checking to see if the amount is correct.

6. Mayor's Report

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

- Thank you to Ms. Nicholls for preparing the attachment to my report on Senate Bill 960.
- Included in my report was a meeting held with representatives from the Encore Theatre about looking for ways to create more visibility to promote the theatre. Ms Fisher spoke to their signage issue and signage locations.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$150,919.94

Motion Fisher; support Carson to approve item 1 of the Consent Agenda.

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

1. Consideration of: Annexation of 8180 Main from Scio

Motion Carson; support Tell, therefore be it resolved that the City of Dexter, Washtenaw County, Michigan accepts the request from Mill Creek Outdoor Adventures, LLC to annex the Scio Township property located at 8180 Main Street, Dexter with the requirement to connect to the City of Dexter sewer system and pay the tap fees, to allow a second well on the property due to the cost of tying into the City's water system, show the current City boundaries on the map, and correct the legal description.

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

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Annexation of 8180 Main Street from Webster

Motion Michels; support Knight, therefore be it resolved that the City of Dexter, Washtenaw County, Michigan accepts the request from Mill Creek Outdoor Adventures, LLC to annex the Webster Township property located at 8180 Main Street, Dexter with the requirement to connect to the City of Dexter sewer system and pay the tap fees, to allow a second well on the property due to the cost of tying into the City's water system, show the current City boundaries on the map, and correct the legal description.

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

2. Consideration of: March 4, 2016 Facility Committee Action Items Pertaining To Fire Station Site Location

Motion Carson; support Knight to accept the Facility Committee's recommendation that 8140 Main Street no longer be considered as a site for a future Fire Station, and the Dexter City Council hereby adopts such recommendation as the first step toward construction of a new Fire Station at a location other than 8140 Main Street, and the City Council respectfully requests that the Facility Committee examine alternative sites previously reviewed and any new possible locations with the purpose of providing a recommendation of a suitable site no later than the February 27, 2017 City Council Meeting.

Ayes: Smith, Michels, Fisher, Knight and Carson
Nays: Tell and Keough
Motion carries 5 to 2

3. Consideration of: Text Amendments to the Zoning Ordinance, Article 17, RD Research and Development District – Essential Services

Motion Tell; support Smith pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on November 7, 2016, City Council approves amending Article 17, RD Research and Development District, Section 17.02, Permitted Principal Uses, to add Essential Services as a permitted principal use in the RD District, as cited herein.

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

4. Consideration of: Text Amendment to the Zoning Ordinance, Article II, Definitions, Section 2.02 Definitions, Lot Coverage

Motion Smith; support Carson pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing held by the Planning Commission on November 7, 2016, City Council approves amending article II, Section 2.02, Definitions, to amend the definition of lot coverage to include building and structures, accessory structures, such as, but not limited to decks, stairways, porches, breezeways and swimming pools, but excluding sidewalks and access driveways.

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

Nays: Michels

Motion carries 6 to 1

5. Discussion of: Grandview Commons Brownfield

Ms. Nicholls explained the use of a Brownfield by the developer at Grandview Commons. Mayor Keough highlighted the biggest change in the proposed Brownfield on the Grandview Commons property is the return of 75% of the capture to the developer which places some protection for tax capture for the DDA. Discussion followed.

M. COUNCIL COMMENTS

Michels I voted No on the last text amendment because I prefer to do a more comprehensive amendment.

Knight None

Smith None

Jones A reminder that this coming weekend is “Christmas at the Mansion.” Beginning tomorrow (November 29) Dexter Chelsea Road will be closed between Lima Center and Fletcher Roads to replace the culvert.

Carson None

Fisher None

Tell I can’t wait to see the video tomorrow from the Dexter Community Fund with the local celebrities.

N. NON-ARRANGED PARTICIPATION

Paul Cousins of 7648 Forest Street, Dexter mentioned receiving a personal note from the Huron River Watershed Council for his recent address to Council regarding banning coal tar on driveways. Mr. Cousins reported that 40% of Washtenaw County is now covered by a coal tar ban with other considering such an ordinance.

Robert Murphy of 3713 Bristol Drive, Dexter thanked Council and Staff for all of their work. He also mentioned a public meeting (Planning Commission) next Monday regarding lot coverage in Dexter Crossing. Ms Aniol added additional information on the coming meeting.

O. ADJOURNMENT

Motion Smith; support Knight to adjourn at 9:59 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____