

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, JANUARY 23 2017**

**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 Manager; Justin Breyer, Assistant to the City Manager/City Clerk; Carol Jones, City Clerk and Recording Secretary; David Read, Scio Township Trustee; Yuchen Ding and Sara Pizzo, U of M Masters Students; Michelle Deatrick, District 2 Washtenaw County Commissioner; Patrick Droze, Orchard, Hiltz and McCliment; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting –January 9, 2017

Motion Smith; support Knight to approve the minutes of the January 9, 2017, Regular City Council Meeting with the following correction:

Page 3, under Ms. Nicholls report, fourth bullet point, response to the question should read, *It wouldn't have made a difference*, not I wouldn't have made a difference.

Unanimous voice vote approval

**D. PRE-ARRANGED PARTICIPATION**

*Auditor Presentation*

Consideration of: Acceptance of 2015-2016 Audit

Ms. Rana Emmons of PSLZ, LLP reviewed the Fiscal Year Audit of 2015-2016 and gave the following highlights:

- General Fund Balance decreased \$5,400 (had projected it would be more).
- General Fund revenues were up \$262,000.
- State Revenue Sharing took a dip this year.
- Operating Departments held steady except for the Fire Department and Parks & Recreation.

- DDA capture was about the same.
- Two bonds were refunded.
- There was fluctuation in the water and sewer funds, but nothing to be alarmed about.
- GASB (Governmental Accounting Standards Board) – in year 2 of reporting was significant in the changes in pension liability this year. OPEB (Other Post-Employment Benefits) will be reporting on the financial statements in June 2018.
- In previous years the Enterprise funds showed a decrease in revenue, but were back up this year.

Ms. Emmons answered the following questions:

- Question – Where are our weak points? (It is in the legacy costs, such as pension liability and retiree health care.)
- Question – Is there any procedures we should change? (No, I like the new software that you have. You are ahead of the game.)
- Question – Are there any legislation to be aware of? (Most recently the Governor signed the DDA/Library legislation which could definitely affect Dexter.)
- Question – What can we be doing better? (You have already addressed a lot.)
- Question – Did the property tax figures include the Dexter Wellness Center? (No, they did not.)
- Question – Are there any other bonds to be refunded? (No, none are available.)
- Question – What is a good percentage of the Fund Balance to keep in reserve? (It depends on many things. Having under 20% could affect bond ratings.)

Motion Tell; support Michels to accept the Fiscal Year 2015-2016 Audit as presented.

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

Nays: None

Motion carries

### *First Street Park Strategic Plan Presentation*

Discussion of: First Street Park Strategic Plan

Sara Pizzo and Yuchen Ding, Master's candidates from the University of Michigan reviewed the Action Plan they had prepared for First Street Park. This is a strategic plan containing a list of recommended actions to improve First Street Park. They also answered the following question:

- Question – How much vegetation will need to be removed from the park? (There will need to be a lot removed in order to add parking.)
- Question – What will the dog play area be like? (It will be a walking and agility area and include waste disposal.)
- Question – Why the inclusion of horseshoes? (The park land was first cleared by the horseshoe club, thus one of the proposed uses.)

Mr. Breyer mentioned that the Parks and Recreation Commission has recommended the plan prepared by Ms. Pizzo and Mr. Ding for approval. The City is considering applying for a Michigan Department of Natural Resources grant for \$75,000 with a 25% match for the First Street Park. Mr. Breyer also thanked the students for their work in preparing the report.

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

Motion Fisher; support Michels to approve the agenda with the addition of New Business Item, L-9, Discussion of Electronic Billboards.

Unanimous voice vote approval

#### **F. PUBLIC HEARINGS**

None

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

Pat Cousins of 7648 Forest, Dexter and representing the Dexter Garden Club asked for Council to reconsider the ruling regarding the club's banner that was not allowed to go up because of a logo on the banner by a business that supports the Plant Sale. She mentioned that she had done research on other communities in the area that do allow commercial logos on their signs and provided this information to you. The cost to do this Plant Sale, known as Dexter Green Days is \$4000. The club needs to cover these costs in order to earn funds to do all of the projects that the Garden Club does in and for the City of Dexter. Please reconsider our banner in a timely manner.

Jim Haeussler of Peters Building and representing the owners of the Sloan/Kingsley property stated that they would like to work with the City of Dexter and Scio Township to annex the property into the City of Dexter. Their plan is for 300 units on the property. To save some of the natural area, they ~~and~~ could consider the idea of providing additional park land into the township. We would also work with the City to develop water and sewer.

Suzanne Czurylo of 4661 Cornwell Lane, Whitmore Lake spoke about the City of Dexter being surrounded by townships that have already reached capacity in the amount of traffic coming from them into the City. We really need smart development, not high density housing or a super saturated real estate market as traffic congestion comes with increased housing. Ms. Czurylo feels that residents in a subdivision off of Baker Road would not bring residents to Dexter to shop. They would go to Ann Arbor.

Beth Chamberlain of 1701 Baker Road, Dexter spoke about the amount of current traffic on Baker Road, especially at school times, and that the road cannot handle any more traffic. There needs to be a better route to I-94 first before building homes.

Michelle Deatrick, Washtenaw County Board of Commissioners - District 2, introduced herself to Council.

Paul Cousins of 7648 Forest, Dexter spoke about First Street Park. Previously this area was a dumping area for the City and it was cleaned up by the Dexter Ringers when they needed to relocate their horseshoe games. Mr. Cousins asked the question, how does the timing of a project to complete the proposed work on the park fit into the horseshoe playing season? This is a concern of the Ringers. Also the area where a dog area is proposed was a dumping area for oils and other items. The cost to complete First Street Park as proposed would be much larger than expected.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Carlisle/Wortman Annual Donation Letter

## **I. REPORTS**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his report as per packet. Mr. Schlaff was not present at the meeting and Ms. Nicholls answered the following questions:

- Question – Any word on what failed on Well 3? (We haven't heard back yet.)
- Question – When turning off of Ann Arbor Street onto Inverness, why is there a big hole in the roadway? (DTE repaired a gas leak there and will need to finish repairing the road.)
- Question - What was the gas leak at Dexter Crossing? (I don't know.)

2. Community Development Manager – Michelle Aniol

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

- Question – Who is Jared Mauch? (He is a parent in the Dexter School District who has a lot of knowledge on high speed fiber internet.)
- Question – Have you had any contact with Dexter, Webster or Lyndon Townships on high speed fiber internet? (No, but I will contact them.)
- Question – Where is 2870 Baker Road? (It is next door to Loranger Chiropractics and was previously a printing business.)
- We need to consider high speed fiber infrastructure as a needed utility in the City. It has been added for businesses in the Industrial Park, but we also need to be able to supply commercial businesses downtown and home-based businesses. I will be asking Council to re-develop the Economic Development Strategy for the 2017-2018 CIP.
- The Zoning Ordinance update has taken longer than expected. I will be asking the Planning Commission to halt the update and begin on the Master Plan. With Council's approval, I would like to request an RFP from Carlisle Wortman to update the Master Plan.
- MEDC (Michigan Economic Development Corporation) has changed some of the requirements of its Redevelopment Ready Process that were at issue

previously. To qualify for funding we would need to be engaged in the Redevelopment Ready Process by October of 2017. I would like to place this on a future agenda for discussion.

- Comment – We should look at the last two items in goal setting and budget workshops.

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

Washtenaw County Sheriff – December Written Report

4. Subcommittee Reports

Facilities – Reminder of Council Work Session on January 30.

5. City Manager Report

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

- We will need to fill the Council position on the Election Commission and can do so at the Goal Setting meeting.
- We have had a number of inquiries on Medical Marijuana since new laws were been passed by the State. We are telling people that we have not placed this on any agenda at this time.
- The 3045 Broad Street Redevelopment Committee will meet on January 25.

6. Mayor’s Report

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

- I meet with Sheriff Clayton and appreciate his ability to forecast costs for the department.
- I also meet with Scio Supervisor, Jack Knowles regarding the annexation request received by the City.
- I have been spending a lot of time in DAFD contract negotiations.
- Question – What was the other applicant for the Broad Street Project? (It was HRS Communities.)

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$236,724.25

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

Unanimous voice vote approval.

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

None

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

1. Consideration of: Recommendation from Planning Commission to Approve the NUBCo Tasting Room Expansion Special Land Use Extension

Motion Carson; support Tell based on the information by the applicant and staff, the planning and engineering consultants, and DAFD, and pursuant to Section 8.03, Special Land Use review standards, City Council moves to approve AP2016.17-19 Application for Special Land Use Approval for the expansion of the existing tasting room, to include a dining area at 2319 Bishop Circle E, subject to the following conditions:

1. The total area of the tasting room and proposed dining area shall not exceed 15% of the gross floor area of the NUBCo facility; and
2. The applicant may obtain preliminary zoning compliance for the expansion of the tasting room, in accordance with Section 22.03 of the Zoning Ordinance; however, sewer discharge levels must be at or below permitted levels for three consecutive months prior to the issuance of final zoning compliance.

Ayes: Tell, Carson, Michels, Fisher and Keough

Nays: Smith and Knight

Motion carries 5 to 2

2. Consideration of: Recommendation from Planning Commission to Approve the Mill Creek Terrace Site Plan Extension

Motion Tell; support Smith based on the information provided by the applicant and staff, the planning and engineering consultants, and DAFD, and pursuant to Section 21.04(E) 9, Extension of Time Limits, City Council moves to approve AP2016, 17-15 FSP-AE Final Site Plan Approval Extension for Mill Creek Terrace, locate at 8140 Forest Street (150 Jeffords Street), subject to the following conditions:

1. The applicant provides sufficient rationale for the requested extension;
2. Special Land Use approval;
3. The project shall meet OHM recommendations in its November 20, 2014 review letter, and further subject to the following:
  - a. The conditions cited in its November 1, 2007 correspondence, plus:
    - i. References and proposed work shown for the DDA improvements that have since been completed can be eliminated from the plan;
    - ii. Infrastructure elements not completed as a part of the Jeffords/Forest DDA project such as the sanitary sewer, water supply and fire suppression shall be shown with pavement removal limits denoted;
    - iii. Construction schedule information should be updated (sheet G9.12 and G9B.12); and
    - iv. Plan notes referring to MDOT standards/special details shall be updated to reference current details.
4. DAFD has also recommended approval of the extension request in its November 23, 2014 review letter, subject to the comments of its September 24, 2007 review letter, which included the following:
  - a. The incorporation of fire hydrant location and fire department connections, as set forth in the City Engineering Standards, and
  - b. Requirements of the Fire Protection Ordinance, including Knox box, addressing, minimum roadway widths, fire lane signage, portable fire extinguishers, fire suppression, fire alarm systems and kitchen fire

suppression systems.

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

Nays: None

Motion carries

3. Discussion of: Request from Baker Road Land LLC, Dexter Land Holdings LLC and Dick & Maureen Sloan to Annex All or a Portion of Six (6) Parcels of Land Along Baker Road into the City of Dexter

Mayor Keough opened the discussion with a report that he had met with Scio Township Supervisor, Jack Knowles. Mr. Knowles made it clear that the Scio Township Board is not in favor of the annexation. Mayor Keough also reported that he had received numerous emails regarding this issue. He then responded to the following questions and comments:

- Question: How will this annexation impact our water and sewer systems? (Do have some capacity in the system, but we also have planned re-development coming in the City. In order to answer questions such as this, we would need a site plan and project detail. We do need to consider water and sewer capacity.)
- Comment – I do like some aspects of the plan such as an alternate entry to the Industrial Park, 120 acres of park land, and the neighborhood concept.
- Question - How big do we want to be? What can we support?
- Question – What would this look like 50 years from now? I have a hesitation on private sewer systems because water may be a key issue in 50 years. It is going to get developed, why not be able to control the development.
- Comment from the Developer – We would welcome the opportunity to answer your questions on the project.
- Question – What is right for the City of Dexter?
- Comment – I suggest that we put this topic on the agenda under Old Business as we did for Cityhood so that we can continue discussion.

4. Discussion of: 2017 Road Projects

Ms. Nicholls reviewed the cost estimated for potential 2017 road projects, corridor plan for Grand between Broad and Baker and the storm water study for Third and Broad. Her recommendation is to proceed with the reconstruction of Hudson between Forest and Grand, drainage improvements along Hudson, and the reconstruction of Grand Street. The storm water project and Third and Broad will need to wait until more information from the railroad is provided.

5. Consideration of: City Clerk Appointment

Motion Smith; support Fisher to approve the appointment of Justin Breyer as Dexter City Clerk effective January 24, 2017.

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

Nays: None

Motion carries

6. Consideration of: 2016-2017 Budget Amendments

Motion Knight; support Carson to approve the 2016-2017 Budget Amendments as presented.

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

Nays: None

Motion carries

7. Consideration of: Recommendation from Planning Commission to Approve the Amendment to Approved Area Plan – Grandview Commons PUD

Motion Fisher; support Smith based on the information provided by the applicant and staff, the planning and engineering consultants, and DAFD, and pursuant to Section 19.13, Amendment and Revision, City Council moves to approve AP2016.17-18 Application to Amend Approved Area Plan for Grandview Commons Planned Unit Development (PUD) for a change in the use or character of the development, to allow demolition of the existing industrial building, located at 7931 Grand Street, and residential dwelling located at 7961 Grand Street, to occur over three phases, subject to the following conditions:

1. Staff review, dated December 22, 2016;
2. CWA review, dated December 13, 2016;
3. OHM review, dated December 20, 2016; and
4. Council approval of an Amendment to the Development Agreement.

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

Nays: None

Motion carries

8. Consideration of: Recommendation from Planning Commission to Approve the Grandview Commons Final PUD Site Plan

Motion Carson; support Michels based on the information provided by the applicant and staff, the planning and engineering consultants and DAFD, and pursuant to Section 19.13, Amendment and Revision, City Council moves to approve AP2016.17-05 PUD-FSP Grandview Commons Final Site Plan, revision dated December 7, 2016; Elevation and Floor Plans, revision dated, October 10, 2016; Landscape Plan, revision dated, December 14, 2016; and Truck Turning Plan, revision dated, December 14, 2016 in accordance with the provisions set forth in Article 19, PUD Planning and Development Regulations for Planned Unit Development Districts, in the City of Dexter Zoning Ordinance, and subject to the following conditions:

1. Tree Replacement Donation shall be \$250/tree;
2. The revised alternative landscape plan is acceptable;
3. Townhouses shall all be the same color scheme; remainder of the project may be mixed, red and brown;
4. CWA review, dated December 13, 2016 and November 15, 2016;
5. OHM review, dated December 21, 2016;
6. DAFD review, dated December 9, 2016;
7. Staff review dated December 22, 2016, comment 6.g., subject to administrative review and approval by staff, the City Engineer and DAFD;
8. Approval of Amendment to the Approved Area Plan for Grandview Commons;



9. Council review and approval, by staff and the City Attorney, of the Development Agreement; and
10. Council review and approval, by staff and the City Attorney, of the Master Deed, Bylaws and Condominium Subdivision Plan (Exhibit B Drawing).

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

9. Discussion of: Resolution on Electronic Message Billboard on Dexter School Property along Dexter-Ann Arbor Road

Council Member Michels opened the discussion on the proposed electronic message sign on Dexter-Ann Arbor Road by the Dexter Schools and provided a possible resolution regarding the sign. Ms. Aniol reviewed zoning regarding schools and signs from the Revised School Code and urged that Council talk to the School Board and/or the Superintendent. Discussion followed.

Mayor Keough also mentioned under this topic that he was taking another look at the language for Banner Permits and the use of logos on the banners.

#### **M. COUNCIL COMMENTS**

Tell None  
Fisher None  
Carson None  
Jones I have been a part of the Big 400 for a number of years and I would like to resign from that group and suggest that Mr. Breyer and/or representatives from the Park and Recreation Committee become involved with this group.  
Smith None  
Knight None  
Michels We have liaisons for many groups, such as the Big 400; I suggest that we have a liaison with the Dexter Schools.

#### **N. NON-ARRANGED PARTICIPATION**

None

#### **O. ADJOURNMENT**

Motion Carson; support Fisher to adjourn at 11:12 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones  
Recording Secretary

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