

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, MARCH 13, 2017**

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 PM by Mayor Pro-tem Tell at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan. .

B. ROLL CALL: Mayor Keough-arr 7:31PM

J. Carson
J. Knight
J. Smith

D. Fisher-arr 7:35 PM
Z. Michels
R. Tell

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

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting –February 27, 2017

Motion Smith; support Knight to approve the minutes of the February 27, 2017, Regular City Council Meeting with the following corrections:

- Page 2, Public Services Superintendent report, in the second bullet point, change *by* to *in*.
- Page 3, City Manager’s Report, add the word *application* after parade permit in the sixth bullet point.
- Page 6, Ms Fisher’s Comment, add the phrase *the email stated* after the words *and that*.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

Cannabis Legal Group/ The Law Offices of Barton Morris

Barton Morris, the principal attorney for the Cannabis Legal Group spoke to City Council regarding licensing a regulated medical marijuana dispensary.

E. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

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

- Question – What did you learn at the Borchardt Conference? (The conference was about looking into the future of waste water systems and Cambrian systems. It did not cover current systems.)
- Repairs are needed on a filter at the water plant.
- We are running on backup power at the filtration plant.
- The ferric tank is up and running.
- There is a sink hole at Hudson Street and Baker Road from an abandoned sewer line that had collapsed. I would like to include the needed work to this in the Hudson Street project along with work on an old line at Mugg and Bopps.
- The traffic light is now working at Main Street and Baker Road so we do not need to have the generator.

2. Community Development Manager – Michelle Aniol

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

- Question – What is the progress on the liquor license for Mill Creek Outdoor Adventure Center? (The owner is exploring the open market for a Class C license.)
- Question - What did the waiver on the Mill Creek property include? (It was a waiver involving landscape buffers on the west and east property lines and replacement trees for dead, poor and non-native trees.)
- Variety Die and Stamping is going for an expansion and will be submitting plans shortly.

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

4. Subcommittee Reports

Facilities – Council Member and Facilities Chairman Smith reported that on last Thursday, March 9, 2017, Ms. Knight, Mr. Cousins and he met with the Dexter American Legion Home Association to discuss the possibility of purchasing a portion of the American Legion property for a new fire station facility.

5. City Manager Report

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

- Had a meeting with MDOT on Thursday, March 9 and talked about the occupancy permit for the path. The hope is to have it signed off in the next few weeks.
- We will discuss the sod replacement on Central and Ann Arbor Street at the budget meeting.
- The cars relating to the ordinance enforcement case have been removed from the Ann Arbor Street house.

6. Mayor's Report

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

- I met with Scio Township Supervisor, Jack Knowles. He said that the Township is not interested in joining a Regional Fire Department at this time.
- I thought that the second Goal Setting meeting was a good one.
- Question – How are the DAFD negotiations going? (They are going well. We are working on contract language for physicals.)
- Question – What is the target date for the contract? (It was 12 months ago.)

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$437,686.30

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

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

1. Discussion of: Request from Baker Road Land LLC, Dexter Land Holding 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

Jim Hauessler of Peters Building and one of the applicants for the project spoke of a recent meeting with Scio Township officials on the Baker Road project. He answered the following questions from the City Council:

- Question – Will you have a visual of the project for our next meeting? (I will provide this at the April 10 Council meeting.)
- Question – What would be the number of homes on the property if it stays in Scio Township? (We haven't received an answer from Scio as to what they will allow.)
- Question – Can the City have a conversation on this property when it is currently in Scio Township? (I'm not sure, but we have requested annexation and would like to be able to move forward.)

The following comments were provided by Council:

- Comment – What excites me about this project is that we can get a bigger mix of housing for the City. We do need to have numbers on the costs of this project to the City and will the increased tax revenues cover this.
- Comment – I would like to see a commission or committee working with Scio Township to determine the best use of this property.
- Comment – A vast majority of comments that we have seen are for less density rather than more density. There are concerns about traffic congestions with a higher density. I would also like to see increased industrial space included in the project.
- Comment – I think we should have a discussion at our Goal Setting meeting as to what the City would like to see.
- Comment – At some point I would like to see some discussion with the Planning Commission on this project.
- Comment – At some point we have to look at this project with what we would be happy with and whether it would still work for Scio Township.
- Comment – We do need to have a conversation on this project and the proposed land uses.

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Road Closure for Memorial Day Parade on May 29, 2017

Motion Carson; support Knight to approve the request from the Rotary Club of Dexter to create no parking zones along Ann Arbor Street during the Memorial Day Parade on May 29, 2017.

Ayes: Michels, Tell, Fisher, Carson and Keough

Nays: Knight and Smith

Motion carries 5 to 2

2. Consideration of: Contract with Road Commission for Baker/Shield/Dan Hoey

Motion Michels; support Fisher that the Washtenaw County Road Commission (WCRC) will perform the preliminary engineering of the Baker Road Intersection Project in accordance with the Michigan Department of Transportation requirements and that the City shall pay the WCRC for said invoices representing

33% of all actual WCRC cost incurred associated with the preliminary engineering of the project in an amount not to exceed \$50,000.

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

Nays: None

Motion carries

3. Discussion of: Hudson Street Preliminary Design

Ms. Nicholls reported on the Hudson Street project and the increasing costs. We are looking at dividing the project into two phases as there are different treatments to be done from Ann Arbor Street to Forest Street and from Forest Street to Baker Road. The price is currently at \$450,000. Mr. Droze from OHM Advisors gave more details on the project and discussion followed.

4. Discussion of: Broad and Third Storm Water Analysis

Mr. Droze of OHM Advisors detailed an issue with drainage at Third and Broad Streets and stated that City staff and engineers are looking at various options. Discussion followed.

5. Consideration of: Scope of Services from OHM and Ritter GIS for Implementation of SAW Grant

Motion Fisher; support Smith to approve the scope of work from OHM in the amount of \$254,500 and the quote from Ritter GIS in the amount of \$17,551 for the implementation of the SAW Grant.

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

Nays: None

Motion carries

6. Consideration of: Setting Public Hearing to Consider the Northern United Brewing Request for an Industrial Facilities Tax Exemption

Motion Michels; support Knight to approve setting a Public Hearing on April 10, 2017 to hear a request from Northern United Brewing for an Industrial Facilities Tax Exemption.

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

Nays: None

Motion carries

7. Consideration of: Adoption of First Street Park Strategic Plan

Motion Michels; support Knight to adopt the First Street Park Strategic Plan as presented.

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

Nays: None

Motion carries

8. Consideration of: Resolution of Support for the Michigan Department of Natural Resources Recreation Passport Grant Program for the First Street Park Project.

Motion Knight; support Michels to approve the submittal of the grant application to the Michigan Department of Natural Resources and be it further resolved that if the grant is awarded, the City of Dexter will accept the terms of the agreement as received from the Michigan Department of Resources.

Ayes: Knight, Tell, Fisher, Michels and Keough

Nays: Carson and Smith

Motion carries 5 to 2

M. COUNCIL COMMENTS

Tell How did the meeting with Senator Warren and Representative Lasinski go? (Mayor Keough - It went well. Both come from backgrounds of representing non-profits and the meeting was for the purpose of idea sharing.)

Fisher Sometime ago former Council Member Semifero talked about the clothing collection bins at the Dexter Mill and their location. They were moved to the back of the property but now they are back out front. Shouldn't they be placed in the back again?

Carson None

Jones None

Smith None

Knight None

Michels None

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

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

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____