

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, MARCH 27, 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. ROLL CALL:** Mayor Keough

J. Carson	D. Fisher
J. Knight	Z. Michels
J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Dan Schlaff, Public Services Superintendent; Michelle Aniol, Community Development Manager; Justin Breyer, Assistant to the City Manager/City Clerk; Chief Robert Smith, Dexter Area Fire Department; Carol Jones, Recording Secretary; Patrick Droze, OHM Advisors; residents; and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting –March 13, 2017
2. Work Session – March 11, 2017

Motion Smith; support Knight to approve the minutes of the March 13, 2017, Regular City Council Meeting and the March 11, 2017 Work Session with the following corrections:

- Page 7, Work Session, Item D, correct *CONTINURED* to *CONTINUED*.
- Page 8, Work Session, Item G, correct *Grant Street* to *Grand Street*.

Unanimous voice vote approval.

**D. PRE-ARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

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

Unanimous voice vote approval

**F. PUBLIC HEARINGS**

None

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

Fire Chief Robert Smith gave an update on the March 8 wind storms. 16 fulltime and on call firefighters ran calls from 10 AM until 2 AM, mostly for wires and trees down but they did have mutual aid calls to Chelsea and Putnam Township. Chief Smith reported that normally they run about 3 calls per day but on March 8 they ran 30 calls over 15 hours. Chief Smith thanked the firefighters for their hard work.

Chief Smith announced the ISO briefing meeting tomorrow (March 28) at 2 PM and 6 PM at the Dexter Township Fire Station and that on Friday, March 31, W-4 Country will be at the Dexter City Station for Firehouse Friday.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Letter from Comcast

## **I. REPORTS**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his report as per packet. Mr. Schlaff answered a question and gave the following update:

- Question – Since there is a new restaurant opening at the Dexter Crossing Mall, is anything being done regarding the grease trap? (In this space, the trap was updated about a year ago. I would like to see an outdoor interceptor added to trap the grease.)
- Clarifier #3 had a bearing go out on the gear drive and it cannot be re-built again. We will need to replace it. We can meet the demands currently with the other units, but we have no backup.

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 Painted Trout? (It is the business located next to Terry B's.)
- Question – How much do you think an RFP for the Broad Street Development will cost? (I believe we have \$5,000-\$10,000 in our budget for this.)
- Question – Why are you sending out an RFP for Broad St. instead of an RFQ? (Since we previously had a lot of input on the RFQ, we know more about what we want and what will work than we did when we sent out the RFQ.)
- Mr. Schlaff, Mr. Droze and I met with Eaton Court residents regarding their stormwater. Mr. Droze provided a map for the area and explained to them where the stormwater is coming from.

- At 7840 Fourth Street, the homeowner installed a retaining wall that is in alley right-of- way based on a mortgage survey of the property. The homeowners are having another survey done and may come to Council to ask for relief on this issue. Discussion followed among Council Members.

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 answered questions and gave the following updates:

- The County’s Community Service program has an opening later this week and are scheduled to come and work on cleanup at Monument Park and 3045 Broad Street.
- The Comcast franchise agreement is expiring. It will come before Council for renewal in April.
- The City received the final salt delivery for the year. We have enough to start next year. We will now be able to start street sweeping.
- Regarding the Goals and Objectives that Council developed for 2017-2018, does Council want to put them on the Agenda for approval? (No, include them in the Budget document.)
- We have an IB student from Dexter High School working on a cityhood film project.
- Mr. Droze talked to the owners of Parts Peddler regarding the Hudson Street project.
- Question – Do we need to buy backup election equipment? (Yes, we budgeted for the purchase and with the State of Michigan furnishing the equipment for the precincts, we can afford to purchase backup equipment.)
- Question – What is Reed Canary Grass in Mill Creek Park? (It is considered an invasive species.)
- Question - Is Lawrence Clark the same contractor that is doing the sidewalk project? (Lawrence Clark did the Shield Road water main replacement and Lacaria did the sidewalk project.)

6. Mayor’s Report

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

- I spent a day and a half at the Michigan Municipal League Conference and learned about autonomous cars and asset management.

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$129,310.74

2. Consideration of: Tree Board Appointment

Motion Fisher; support Michels to approve items 1 and 2 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 Adopt the Final Site Plan for Mill Creek Outdoor Adventure

Motion Tell; support Carson based on the recommendation of the Planning Commission, as well as information provided by the applicant, staff, planning and engineering consultants and DAFD, at the March 27, 2017 City Council meeting, City Council moves to approve AP2016.17-23 FSP 8180 Main Street, Mill Creek Outdoor Adventure Center Final Site Plan, revision dated March 8, 2017 and Pergola Elevation Plan, dated March 17, 2017, pursuant to Section 21.04, sub-section E.6 of the Zoning Ordinance, and subject to the following conditions:

1. Staff recommendations, as cited herein;
2. CWA review, dated March 14, 2017;
3. OHM review, dated March 22, 2017;
4. DAFD review, dated March 12, 2017;
5. Approval of the Washtenaw County Road Commission and MDEQ;
6. Approval of the new drinking water well by Washtenaw County;
7. The applicant shall connect to the City's sanitary sewer system and pay the required connection fees; and
8. If the existing well fails, another well location cannot be found on the property, and the property owner requests to connect to the City water system, the property owner shall be responsible for all charges related to constructing a new water main and connecting the property to the water system.

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

Nays: None

Motion carries

2. Consideration of: Recommendation from Planning Commission to Adopt the Final Site Plan for 2830 Baker

Motion Carson; support Fisher based on the recommendation of the Planning Commission, as well as information provided by the applicant, staff, planning and engineering consultants and DAFD, at the March 27, 2017 City Council meeting, City Council moves to approve AP2016.17-24 FSP 2830 Baker Road Final Site Plan dated March 9, 2017, and Elevation Plan, revision date February 8, 2017, pursuant to Section 21-04, sub-section E.6, of the Zoning Ordinance, and subject to the following conditions:

1. Staff recommendations, as cited herein;

2. OHM review dated, March 17, 2017; and
3. DAFD review dated, March 18, 2017.

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

Nays: Michels

Motion carries 6 to 1

3. Consideration of: Facility Committee Request for Time Extension to April 10, 2017

Motion Carson; support Knight to accept the request from the Facility Committee to postpone their recommendation until April 10, 2017.

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

Nays: None

Motion carries

4. Consideration of: Purchase of Kubota for Downtown Landscaping

Motion Fisher; support Smith to approve the purchase of a Kubota Utility Vehicle for downtown landscaping in an amount not to exceed \$10,000.

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

Nays: None

Motion carries

5. Consideration of: Additional Work to Repair Filter at Water Treatment Plant

Motion Carson; support Michels to approve and addendum to the contract for Northern Pump and Well and Dixon Engineering for work related to filter tank repair in an amount not to exceed \$2,000.

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

Nays: None

Motion carries

6. Discussion of: Shared Refuse and Recycling Container Fee Schedule

Mr. Breyer presented a proposed fee schedule for shared refuse and recycling containers. Discussion followed on the usage, categories, and fee schedule.

## **M. COUNCIL COMMENTS**

Michels Comments heard at last week's U of M planning session, love Dexter and would like to see better signage for the downtown.

Knight None

Smith None

Jones My Dad was recognized a week ago Thursday by the Washtenaw Agricultural Council with a Distinguished Service Award for all of his years as a farmer.

Carson None

Fisher None  
Tell None

**N. NON-ARRANGED PARTICIPATION**

None

**O. ADJOURNMENT**

Motion Smith; support Fisher to adjourn at 9:02 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer  
Assistant to the City Manager/Clerk

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