

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, MAY 8, 2017**

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:31 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 - ab
J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Marie Sherry, Treasurer/Finance Director; Michelle Aniol, Community Development Manager; Justin Breyer, Assistant to the City Manager/City Clerk; Carol Jones, Recording Secretary; Patrick Droze, OHM; members of Girl Scout Troop 40181 and residents.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting –April 24, 2017

Motion Smith; support Knight to approve the minutes of the April 24, 2017, Regular City Council Meeting with one correction:

- Page 2, in Mr. Schlaff's report, in the first bullet point the response should be *the flags* not *thee flags*.

Council Member Fisher requested to have just updates in the Reports and not all of the comments.

Unanimous voice vote approval with Council Member Michels absent.

D. PRE-ARRANGED PARTICIPATION

MEDC Redevelopment Ready Communities Program – Michelle Parkkonen, Dominic Romano, and Stacy Esbrook

Representatives from Michigan Economic Development Corporation (MEDC) gave a presentation regarding the changes that have been made to the Redevelopment Ready Program since the City ended its participation in the program. They stated that to be eligible for funding, the City needs to be engaged in the program before October 1, 2017. It is still based on six best practices with a slight difference in the engagement process. It was mentioned that the previous issue for not participating in the program was the approval of site plans at the

Planning Commission level; but if communities can demonstrate that approval by the City Council is streamlined and works, this would meet the requirements.

E. APPROVAL OF THE AGENDA

Motion Fisher; support Smith to approve the agenda as presented with the following changes:

- Add New Business Item L-6, Consideration of: 2017-2018 Budget Related Public Hearing.
- Add New Business Items L-7, Consideration of: 2017-2018 Utility Rate Ordinance Public Hearing.
- Move New Business Item L-1 to G-2 on the agenda.

Unanimous voice vote approval with Council Member Michels absent.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

1. Audience Participation – None
2. Consideration of: Donation of Little Library from Girl Scout Troop 40181

Kennedy and Ella from Troop 40181, both 5th Graders, presented the Little Library project that they have been working on to earn their Bronze Award.

Motion Carson; support Fisher to approve the donation from Girl Scout Troop 40181 of a book box to be installed in Lion's Park with the following conditions:

- That the book box is maintained in perpetuity by the Girl Scouts.
- That the book box be painted blue to match the playground.
- That the book box be at a height reachable by children,
- That identifying information be stenciled or painted rather than provided via plaque.
- Confirmation that Dexter Community Schools are OK with its placement.

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

Nays: None

Absent: Michels

Motion carries

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Letter from Washtenaw County Office of Community and Economic Development

4. Letter from Washtenaw County about Town Hall Meeting

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. Nichols responded to questions asked by Council.

2. Community Development Manager – Michelle Aniol

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

- Property at 2870 Baker Road, a former printing business, is being converted to office space for Dr. Loranger. The current work on Baker Road was to connect to the City water system and abandonment of the current well.
- I received an email from Jon Carlson of NUBCo wondering if they could sink a deep well at their location to obtain water for production. I have responded that it is not allowed.

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

None

4. Subcommittee Reports

Facilities – There will be a meeting of the Facility Committee on Wednesday, May 10, 2017.

5. City Manager Report

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

- I am looking into getting information on the old barn removal and disposal at Third and Inverness Streets.
- The new office sign was installed over the weekend.
- The Utility Committee, F&V, and Staff met with NUBCo for a review of the draft proposed sewer ordinance for 2017-2018.
- We will be meeting on the Hudson Street Road Project.
- Staff will be bringing to Council a request to the Michigan Liquor Control Commission to sell wine at the Plein Air Festival.
- We will not be ~~ing~~ paying for the new election Equipment until August, so this expense has been moved to the 2017-2018 budget.
- I will be absent from the next Council meeting.

6. Mayor’s Report

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

- I am currently focusing on appointment and re-appointments to various boards, committees and commissions.
- The next budget review session will be on May 18, 2017 at the Dexter District Library.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$274,891.57

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

Unanimous voice vote approval with Council Member Michels absent.

K. OLD BUSINESS-Consideration and Discussion of:

1. 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

Ms. Nicholls reported on receiving a quote from F&V on the capacity of the sewer treatment plant; and a quote from OHM on the capacity of the sewer collection system, capacity of the water system and a traffic study to determine if the project is feasible. The developer will deposit the funds necessary for these studies in an escrow account. Discussion followed.

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Purchase of HVAC Unit for Wastewater Treatment Plant

Motion Fisher; support Smith to approve the quote from CMR to replace the HVAC Unit for an amount not to exceed \$8,500.

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

Nays: None

Absent: Michels

Motion carries

2. Consideration of: Contract with Breuninger Farms for Compost Site

Motion Carson; support Knight to approve entering into a three year contract with Breuninger Land LLC Trust for the amount of \$4,500 per year.

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

Nays: None

Absent: Michels

Motion carries

3 Consideration of: LED Settlement with Sylvania

Motion Fisher; support Carson to accept the \$30,000 settlement with Sylvania.

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

Nays: None

Absent: Michels

Motion carries

4. Consideration of: Proposal for Appraisal Services for 7050 Dexter-Ann Arbor Road

Motion Tell; support Smith to approve the proposal from Affinity Valuation Group to conduct an appraisal of 7050 Dexter-Ann Arbor Road for an amount not to exceed \$7,500.

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

Nays: None

Absent: Michels

Motion carries

5. Discussion of: Volunteer Policy

Mr. Breyer presented the proposed Volunteer Policy developed by the Parks and Recreation Commission and approved by them at their April 18, 2017 meeting.

Discussion followed with the following comments from Council:

- It seems to be too formal. Why would anyone want to volunteer with all of the regulations?
- This policy would deter me from volunteering.
- How would we use such a policy?
- Scale back the policy to guidelines that would work for the Parks and Recreation Commission.

Comments from Council will be relayed back to the Parks and Recreation Commission.

6. Consideration of: 2017-2018 Budget Related Hearing

Motion Tell; support Fisher to set a Public Hearing for June 12, 2017 for the 2017-2018 Budget.

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

Nays: None

Absent: Michels

Motion carries

7. Consideration of: 2017-2018 Utility Rate Ordinance Public Hearing

Motion Tell; support Fisher to set a Public Hearing on June 12, 2017 for the 2017-2018 Utility Rate Ordinance.

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

M. COUNCIL COMMENTS

Tell None
Fisher None
Carson None
Jones None
Smith None
Knight None
Michels Absent

N. NON-ARRANGED PARTICIPATION

None

O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING POTENTIAL PURCHASE OF PROPERTY IN ACCORDANCE WITH MCL 15.268 Sec 8

Motion Carson; support Smith to move into Closed Session for the purpose of discussing potential purchase of property in accordance with MCL 15.268 Sec 8 at 9:13 PM.

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

Motion Carson; support Knight to leave Closed Session at 10:05 PM

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

Motion Carson; support Knight to direct staff to proceed as discussed in Closed Session.

Ayes: Tell, Carson, and Knight
Nays: Smith, Fisher and Keough
Absent: Michels
Motion fails 3 to 3

P. ADJOURNMENT

Motion Knight; support Fisher to adjourn the meeting at 10:07 PM.

Unanimous voice vote approval with Council Member Michels absent.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____