

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, MAY 22, 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 -ab
J. Knight	Z. Michels
J. Smith	R. Tell

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

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – May 8, 2017
2. City Council Work Session – May 3, 2017

Motion Smith; support Knight to approve the minutes of the May 8, 2017 Regular City Council Meeting and the City Council Work Session minutes of May 3, 2017 with one correction on the Regular City Council minutes:

- Page 3, in Ms. Nicholls' report, in the sixth bullet point, correct *being* to the word *be*.

Unanimous voice vote approval with Council Member Fisher absent.

**D. PRE-ARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Tell; support Smith to approve the agenda as presented with the following additions:

- Add the following information under I-5, City Manager Report – Park Use Permit Request for Metro Detroit Tour de Cure on June 2 and 3, 2017; Liquor License Transfer of Ownership for Chela's Restaurant Dexter, LLC; and Debt Service Schedule scenarios of 2018 Bonds.

- Add New Business Item L-4, Consideration of: Proposal from Partners in Architecture for a Monument Park Building Floor Plan not to exceed \$2,000.
- A request to discuss Personnel in the Closed Session.

Unanimous voice vote approval with Council Member Fisher absent.

## **F. PUBLIC HEARINGS**

None

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

Courtney Fitzpatrick of 8391 Huron River Drive, Dexter and owner of Verapose Yoga Studio at 3115 Broad Street introduced herself and stated that she is looking to purchase a new space for her business due to sound issues in her current space. She is also looking to have her business classified as a professional business which would allow her to relocate to two possible locations. Ms. Fitzpatrick stated that she would like to have a larger space for her clientele and to keep her business in Dexter.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Washtenaw County Solid Waste Plan

## **I. REPORTS**

1. Public Services Superintendent – Dan Schlaff

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

- A storm pipe on Fourth Street between Edison and Dover is in need of repair and this repair will be added to the Hudson Street Project.
- There was a leak in Well 2 at Ryan Drive. We were able to fix it at no cost to the City and are now waiting for test results so that it can go back into service. Discussion followed.

2. Community Development Manager – Michelle Aniol

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

- I received information about the possible use of the building at 7275 Joy Road for a Commercial Medical Marijuana facility. I contacted the owner and stated that such a use is not permitted in Dexter of which the owner was aware.

- Dexter Schools are planning to build a 2700 sq. ft. building as an alternative classroom/lab and safety building. Currently this property is not in the City so it would need to be annexed.
- Included in the upcoming bond proposal is construction of a new elementary school which would be located where the ball fields are off of Dan Hoey Road. The fields will be relocated to the High School property. The school will be 80,000 sq. ft. The bond will also include some improvements at Wylie and Bates and the looping of the water system.

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

Washtenaw County Sheriff – April 2017 – Written Report included in packet

### 4. Subcommittee Reports

Facilities – Mr. Smith distributed a report of business from the Wednesday, May 10, 2017 meeting.

### 5. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls was absent and Ms. Sherry gave the following updates:

- We have a need for a Scope of Services for a traffic study for Main Street and Baker Road and Main Street and Broad Street. It was going to be brought before Council in June, but in order to get accurate results school will need to be in session.
- We received notice from the County about the Special Election in August.
- The City has registered five driveway sealing companies.
- Included in the packet is a report on the trail from Eco Counter.
- Additional information provided tonight is an application from the Tour De Cure for Monument Park use on June 2 and 3, 2017. Last year there was a concern about the spray chalk used for directions which did not come off the roads easily and that the applicant did not ask permission to use the chalk.
- Also in your packet is a letter from the Liquor Control Commission for a transfer of license for Chela’s which will be located at 7065 Dexter-Ann Arbor Road.
- Ms. Sherry gave an explanation of the two different Debt Service scenarios that were provided this evening.
- Ms. Sherry announced that she is now a Michigan Certified Assessing Official – Level 2.

### 6. Mayor’s Report

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

- I am in the process of contacting those persons up for appointments to Boards, Commission and Committees. There are currently two openings – one on the Tree Board and one on the Parks and Recreation Commission. I will have the re-appointments complete in June.
- Thank you to all who went on the tour of the Monument Park building.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$256,920.40
2. Consideration of: Closure of Central Street from Main to Fifth from August 9, 2017 at 9 am to August 13, 2017 once clean up is complete and Jeffords between the alley and Forest from Friday, August 11, 2017 (once the cares are cleared out after the close of the fair) to Saturday, August 12, 2017 after the fireworks for the Annual Dexter Daze Event.
3. Consideration of: Request from the Dexter Area Fire Association to Sell Alcohol During Dexter Daze.

Motion Carson; support Michels to approve items 1, 2 and 3 of the Consent Agenda.

Unanimous voice vote approval with Council Member Fisher absent.

## **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 Preliminary Site Plan for Variety Die.

Motion Carson; support Smith based on the recommendation of the Planning Commission, as well as information provided by the applicant, staff, the planning and engineering consultants, and the DAFD at May 22, 2017 City Council meeting, City Council moves preliminary approval of AP2016.17-28 CSP Variety Die and Stamping Site Plan, dated April 3, 2017, subject to the following conditions:

1. Staff review dated, May 22, 2017 and May 1, 2017;
2. CWA review dated, April 20, 2017;
3. OHM review dated, April 19, 2017;
4. DAFD review dated, April 8, 2017; and
5. The applicant must submit a revised landscape plan.

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

Nays: None

Absent: Fisher

Motion carries

2. Consideration of: Liquor License Request for Paint Dexter Plein Air Festival

Motion Knight; support Michels to approve the Liquor License request for Paint Dexter Plein Air Festival on August 18 and 19, 2017.

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

Nays: None

Absent: Fisher

Motion carries

- 3 Consideration of: Recommendation from Arts, Culture & Heritage Committee to Declare August 2017 as Arts, Culture & Heritage Appreciation Month

Motion Smith; support Michels be it resolved that the Dexter City Council hereby commemorates August 2017 as Art, Culture & Heritage Month in the City of Dexter and changes the word “week” in the second line of the Resolution to “month”.

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

Nays: None

Absent: Fisher

Motion carries

4. Consideration of: Proposal from Partners in Architecture for a Monument Park Building Floor Plan not to exceed \$2,000.

Motion Carson; support Michels to proceed with the Monument Park Building floor plan concept in an amount not to exceed \$2,000 subject to willingness to discuss the sale of the Third Floor with the building’s owner.

Ayes: Smith, Carson, Tell, Michels and Keough

Nays: Knight

Absent: Fisher

Motion carries 5 to 1

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

Michels Mr. Michels related the story of his first meeting with Mr. Schlaff telling him that he lived in a house with a red roof. Mr. Schlaff responded that he could not tell the color of the roof since he was color blind.

Knight None

Smith None

Jones None

Carson None

Tell None

Fisher Absent

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

None

**O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING POTENTIAL PURCHASE OF PROPERTY AND A DISCUSSION OF PERSONNEL IN ACCORDANCE WITH MCL 15.268 Sec. 8**

Motion Tell; support Knight to move into Closed Session for the purpose of discussing potential purchase of property and a discussion of personnel in accordance with MCL 15.268 Sec. 8 at 8:54 PM.

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

Motion Carson; support Smith to leave Closed Session at 8:59 PM

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

Motion Michels; support Tell to move into Closed Session for the purpose of discussing potential purchase of property in accordance with MCL 15.268 Sec. 8 at 9:02 PM.

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

Motion Smith; support Michels to leave Closed Session at 9:30 PM.

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

**P. ADJOURNMENT**

Motion Smith; support Carson to adjourn the meeting at 9:31 PM.

Unanimous voice vote approval with Council Member Fisher absent.

Respectfully submitted,

Justin Breyer  
Assistant to the City Manager/Clerk

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