

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, JUNE 12, 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; Marie Sherry, Treasurer/Finance Director; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Carol Jones, Recording Secretary; Robert Smith, Dexter Area Fire Chief; Patrick Droze, OHM Advisors; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – May 22, 2017
2. City Council Work Session – May 17, 2017

Motion Smith; support Knight to approve the minutes of the May 22, 2017 Regular City Council Meeting and the minutes of the May 17, 2017 City Council Work Session as presented

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

Ganem Marouf from SRSLY

Mr. Marouf introduced SRSLY member, Taylor Sturkie. Ms. Sturkie presented information on the harmful effects of marijuana and the purpose of the SRSLY organization to make healthy choices and stay drug free.

E. APPROVAL OF THE AGENDA

Motion Smith; support Michels to approve the agenda as presented

Unanimous voice vote approval.

F. PUBLIC HEARINGS

1. 2017-2018 Budget and Millage Rate Public Hearing

Mayor Keough opened the Public Hearing on the 2017-2018 Budget and the 2017/2018 Millage Rate at 7:40 PM.

Robert Murphy of 3713 Bristol Drive, Dexter provided comments and asked questions about the City's budget for fire services and complimented members of staff. Mayor Keough closed the Public Hearing at 7:48 PM.

Consideration of: 2017-2018 Millage Rate

Motion Michels; support Carson to adopt the FY 2017-2018 Millage Rates and Administrative Fee Resolution adding the time of 7:30 PM

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

Nays: Knight

Motion carries 6 to 1

The 2017-2018 Budget will be considered at the June 26, 2017 Council Meeting.

2. 2017-2018 Utility Rate Ordinance Public Hearing

Mayor Keough opened the Public Hearing on the 2017-2018 Utility Rate Ordinance at 7:55 PM.

Lorie Friedman of 3327 Central Street, Dexter inquired as to why businesses do not pay more for water/sewer than residents do. She also asked about the annual raising of utility costs, even with more housing coming into Dexter.

Ted Tear of 8090 Huron Street commented that businesses should pay more for water and sewer.

Paul Cousins of 7648 Forest Street, Dexter thanked staff and City Council for keeping the rate increase at 3%. He noted that The City of Ann Arbor is increasing their rate by 10%.

Robert Murphy of 3713 Bristol Drive, Dexter mentioned that Water/Sewer rates have increased 45% over the past years and he also he cannot hear the proceedings.

Mayor Keough closed the Public Hearing at 8:06 PM

Consideration of: 2017-2018 Utility Rate Ordinance

Motion Michels; support Fisher to adopt the Water and Sewer Rate Ordinance as required by Section 15.12 of the City of Dexter Charter.

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

Nays: None

Motion carries

G. NON-ARRANGED PARTICIPATION

Jeremy Hilobuk of 6926 Kingsley Circle, Dexter made a request to City Council to allow him to expand his drive way to accommodate the three car garage attached to his house. He stated that when he originally bought the house he did not use the third garage, but now with his children driving, he wants to use it and not have to drive over grass to back out.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Michigan Municipal League Dues Renewal Letter
4. Washtenaw County Resolution on Immigration

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

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

- We have received the May results from NUBCo and the Cambrian System. Last month it was 309 lbs. of BOD and this month it s 198 lbs. They need to be at 150 lbs. by July 1. It looks like the system is working, but they are not there yet. The City will also do some sampling.
- The crack sealer contractor has been out over the past week and a half. The budget for this project was \$18,000 and we have currently spent \$13,000. We will see if they will stay and do some additional work.

2. Community Development Manager – Michelle Aniol

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

- There has been an inquiry about an automated dog washing station, but the owner is rethinking the concept from automated to a store front business.
- Ms. Aniol gave a report on a request to expand driveway frontage for a property in Dexter Crossing and she sought input from Council. Discussion followed.
- Hudson Mills update – A number of people attended the Huron Clinton Metropolitan Authority Board Meeting last week because of the draft plan to re-purpose the Golf Course. The Board postponed the adoption of the Master Plan for 90 days.

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 gave the following updates:

- The complementary billboard space available to the City will be open in August and we will most likely use it for the Farmer's Market.
- We will be doing an appraisal for the DAPCO tax appeal.
- Ms. Nicholls gave a brief explanation about a proposed millage for a Washtenaw County Police and Mental Health proposal.
- We will need to advertise for summer help as our current help have now gotten permanent jobs.
- We will be paying for more lights with the LED replacement funds.
- Third Street barn – we will be able to get reimbursement from the Washtenaw County Brownfield Authority for the environmental cleanup work if needed on the property.
- Included in this meeting's packet is information on interest rates on potential bond sales.
- The meeting on the MDNR Recreation Passport Grant for First Street Park went well. They also visited Mill Creek Park while they were here.
- Mayor Keough and I met an attorney regarding a request at 7275 Joy Road for a sale to a marijuana growing operation.
- I have included information on a SDM License for the Dexter BP Gas Station.

6. Mayor's Report

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

- There are a number of re-appointments to Boards and Commissions on the consent agenda.
- Update on 3045 Broad Street Committee – We met today to review the four proposals that were received. The Committee felt that three were worthy to explore and the Committee has scheduled interviews with them for June 28.
- I am waiting for the concept drawing from Partners in Architecture on the Monument Park Building

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$302,992.05
2. Consideration of: Appointments to Boards and Commissions

Motion Fisher; support Smith 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 Approve the Final Site Plan for Variety Die.

Motion Fisher; support Carson based on the recommendation of the Planning Commission, as well as information provided by the applicant, staff, the engineering consultants, and the DAFD at June 12, 2017 City Council meeting, City Council moves to approve AP2016.17-28 CSP Variety Die and Stamping Final Site Plan, dated May 1, 2017, subject to the following conditions:

1. Staff review dated, June 5, 2017;
2. OHM review dated, May 23, 2017; and
3. DAFD review dated, April 8, 2017.

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

Nays: None

Motion carries

2. Consideration of: Recommendation from Planning Commission to Approve the Special Land Use for Outdoor Seating for Dexter Creamery

Motion Fisher; support Smith based on the information provided by the applicant and staff at the June 12, 2017 City Council meeting, and pursuant to Section 8.03, Special Land Use review standards, the City Council moves to approve AP2016.17-32 Special Land Use Application for Outdoor Eating at the Dexter Creamery, located at 8106 Main Street.

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

Nays: None

Motion carries

- 3 Consideration of: Resolution to Apply for Federal Help America Vote Act Funds for New Election Equipment

Motion Michels; support Smith to approve the 2017 Election Equipment Grant Resolution with the addition of the time of 7:30 PM.

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

Nays: None

Motion carries

4. Consideration of: Hudson Project Bid Award to Verdeterre Contracting

Motion Tell; support Michels to approve the Hudson Street Bid Award to Verdeterre Contracting in an amount not to exceed \$434,000.

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

Nays: None

Motion carries

5. Consideration of: Scope of Services from OHM for Hudson Street Construction Services

Motion Smith; support Tell to approve the Scope of Services contract from OHM for the Hudson Street project in an amount not to exceed \$64,000.

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

Nays: None

Motion carries

6. Consideration of: Meadowview/Dexter-Ann Arbor Signal Detection Upgrade

Motion Michels; support Knight to approve the signal upgrade at Meadowview and Dexter Ann Arbor Road in an amount not to exceed \$15,000.

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

Nays: None

Motion carries

7. Consideration of: Main Street Signal Timing Study

Motion Michels; support Knight to approve the Scope of Services from OHM for an amount not to exceed \$8,000 for the Main Street Signal Timing Study.

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

Nays: None

Motion carries

8. Discussion of: Urban County Program

Ms. Aniol described the Urban County Program which is a formal partnership between local units of government to receive formula federal Community Development Block Grants (CDBG) and HOME Grants, and could benefit low to moderate income persons. Discussion followed.

M. COUNCIL COMMENTS

Michels Has staff determined an amount the City would charge developers in lieu of providing the appropriate amount of parking spaces in a project?

Knight None

Smith None

Jones This weekend is Gordon Hall Days and I invite you all to attend.

Carson None

Fisher None

Tell None

N. NON-ARRANGED PARTICIPATION

Ted Tear of 8090 Huron Street, Dexter spoke about a concern with bikers running the stop sign near his house, the requirements to place outdoor furniture in front of a business, a grass ordinance violation, and the installation of a roundabout.

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

Motion Smith; support Michels to move into Closed Session for the purpose of discussing potential purchase of property in accordance with MCL 15.268 Sec. 8 at 9:50 PM.

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

Motion Smith; support Michels to leave Closed Session at 10:30 PM

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

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

Ayes: Michels, Smith, Carson and Knight
Nays: Tell, Fisher and Keough
Motion carries 4 to 3

P. ADJOURNMENT

Motion Smith; support Michels to adjourn the meeting at 10:39 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____