

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, JUNE 26, 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; Justin Breyer, Assistant to the City Manager/Clerk; Carol Jones, Recording Secretary; Robert Smith, Dexter Area Fire Chief; Doug Lewan, Carlisle Wortman Associates (CWA); Kim Hill, HWA Analytics; Luke Bonner, Bonner Advisory Group; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – June 12, 2017

Motion Knight; support Smith to approve the minutes of the June 12, 2017 Regular City Council Meeting as presented

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Carson; support Smith to approve the agenda with the following changes:

- Remove New Business item L-6, Proposal from Partners in Architecture for Layout of 8140 Main for Fire Station, from the agenda.
- Change New Business item L-5, Update to Organizational Matters Resolution, to a discussion item.
- Include updated material for J-2, Board and Commission appointments, and I-6, Mayors Report.

Voice vote of 5 to 2 for approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Larry Stalker of 2470 Baker Road, Dexter introduced himself as a life-long Dexter Area resident and that he was present at the meeting to answer any questions regarding the placement of the American Legions signs in the City.

Joy Bucher, owner of a yoga studio at 3219 Broad Street and Pinckney resident spoke about a letter she received on May 1 about increased charges on the use of the dumpster for trash. She has a business that produces very little waste or trash and would like to see the charges left at the current rate of \$45 per month.

Paul Cousins of 7648 Forest, Dexter noticed that in the packet he picked up on Thursday that it stated that the Mayor's Report would be available at the meeting and wondered how he could get a copy of that report. Also he was happy to see New Business item L-5 changed to a discussion item as he would not like to have staff as voting members of a any committee.

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 gave the following updates:

- On June 16, one of the water/sewer operators doing work in the Industrial Park noticed waste coming out of the Cambrian system at NUBCo. On June 20, residents of Dexter Crossing noticed an odor coming from the Cambrian system. By Wednesday, June 21, the waste was not cleaned up per permit requirements.
- The City also sent NUBCo a letter of violation regarding their being over their limit of BOD. I don't feel that they will meet the 150 lbs. of BOD by July 1.
- We have a problem with the high service pump and Raymer has been here to work on repairs.

2. Community Development Manager – Michelle Aniol

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

- The Hudson Mills Master Plan is on hold for 90 days. There is another public meeting scheduled for July 5. The City has offered to host an

additional meeting on July 19 from 6-7:30 PM for those unable to attend the July 5 morning meeting.

- Ms. Aniol updated Council on the Mill Creek Outdoor Adventure Center, 2830 Baker Road (the old Bowling Alley), and Rainbow Rascals Daycare.
- Ms. Aniol reported on the possible sale of St. Joseph's Parish Hall and Parish offices. Discussion followed.

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

Dexter Area Fire Department – Annual Report Presentation by Chief Smith

Chief Smith reviewed the 2016 Annual Report for the Dexter Area Fire Department and answered questions from Council.

Washtenaw County Sheriff – May 2017 – Written Report included in packet.

4. Subcommittee Reports

None

5. City Manager Report

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

- Ms. Sherry gave a review of a report on City Finances and Bonding Capability in regards to Facility Financing.
- Ms. Nicholls reported on a Special Event request from Hotel Hickman for an event to take place at the same time as the Plein Air Festival and how this issue can be resolved.
- There have been some reports of golf carts and RTV's on the non-motorized trail at Mill Creek Park. It will be discussed at the July Parks and Recreation Commission meeting.
- Ms. Nicholls gave an update on the sign request by the Dexter American Legion.

6. Mayor's Report

Mr. Keough submits his report and gave the following updates:

- There are a number of re-appointments to various Boards and Commissions on the consent agenda. I have provided an updated list of those appointments.
- We had a good conference call with DTE and hope to have something to bring back to Council soon.
- I am struggling with what to do with the issue of the fire station. At some point the public will ask about the cost [of rehabilitation of the current station](#).

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$274,398.54

2. Consideration of: Appointments to Boards and Commissions
3. Consideration of: 2017-2018 Contracts with Western Washtenaw Area Value Express (WAVE)

Motion Fisher; support Smith to approve items 1, 2 and 3 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: General Appropriations Act to Adopt the FY 2017-2018 Budget

Motion Fisher; support Michels be it resolved that the City of Dexter Fiscal Year 2017-2018 General Appropriations Act be adopted on June 26, 2017.

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

Nays: None

Motion carries

2. Consideration of: Recommendation from Planning Commission to Approve an Amendment to the Planned Unit Development Agreement for Dexter Crossing for the Property Located at 501 Coventry Circle

Motion Carson; support Smith based on the information provided by the applicant and staff, and based on the recommendation of the Planning Commission, that the City Council moves to approve AP2016.17-31 Application for Major Amendment to Approved Area Plan for Dexter Crossing Residential Planned Unit Development (PUD), submitted by Gordon and Sue Boucher to allow an increase in the maximum lot coverage from 30% to 33.5%, subject to the following condition:

1. The principal structure (i.e. house) shall not exceed 30% lot coverage.

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

Nays: Michels

Motion carries 6 to 1

- 3 Consideration of: Resolution to Join the Washtenaw County – Urban County Program

Motion Tell; support Carson that the Dexter City Council hereby authorizes the Mayor to sign a Cooperation Agreement with the County of Washtenaw to participate in the Washtenaw Urban County Program for federal assistance from the U.S. Department of Housing and Urban Development during the period of July 1, 2018 through June 30, 2021.

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

Nays: None

Motion carries

4. Consideration of: Resolution to Protect Our Communities' Youth from the Marijuana Industry

Motion Fisher; support Smith be it resolved that the City of Dexter supports the work of the SRSLY Coalition to reduce youth access to marijuana and youth exposure to pro-marijuana messaging.

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

Nays: None

Motion carries

5. Discussion of: Update to Organizational Matters Resolution

Discussion followed about the proposed changes to the Organizational Matters list included in the packet and the inclusion of staff on some Council committees.

Motion Michels; support Smith to amend the Organizational Matters to add 3045 Broad Redevelopment Committee to the list of Committees.

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

Nays: None

Motion carries

6. Removed

7. Consideration of: Clarifier Painting and Drive Replacement

Motion Smith; support Michels to approve the purchase of the clarifier drives from WesTech, the installation from Process Piping, and the painting from Fedewa Inc, in an amount not to exceed \$170,000.

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

Nays: None

Motion carries

8. Consideration of: Final FY 2016-2017 Budget Amendments

Motion Smith; support Fisher to approve the final Fiscal Year 2016-2017 Budget Amendments as presented.

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

Nays: None

Motion carries

9. Consideration of: DDA FY 2016-2017 Budget Amendments

Motion Tell; support Fisher to approve the DDA Fiscal Year 2016-2017 Budget Amendments.

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

10. Discussion of: Master Plan Update Proposal from Carlisle Wortman

See Discussion Item 11

11. Discussion of: Economic Development Strategic Plan and Planning Process from HWA Analysis and Bonner Advisory Group for the Economic Development Plan

Both New Business items 10 and 11 were discussed together. Ms. Aniol reviewed the Master Plan Scope of Work from Carlisle Wortman Associates (CWA) at a cost of \$44,065 and HWA/Bonner proposal for an Economic Development Plan at a cost of \$39,000. If approved, both entities will work together as a team so as to not overlap or be redundant. Doug Lewan of CWA gave an overview of how public input will be handled. Kim Hill of HWA Analysis and Luke Bonner of Bonner Advisory Group will work on a strategy to grow the local economy. They will be back in two weeks with work timelines.

12. Discussion of: Offer from Faith in Action to Purchase a Portion of 7651 Dan Hoey

Discussion followed and a committee of Council Members Fisher and Smith, Mayor Keough and City Manager Nicholls will begin the discussion with the Faith in Action board.

13. Discussion of: Scope of Service from Smith Group JJR for Roundabout Landscaping

Discussion followed on the reasons for and against the designing of the interior of the new proposed roundabouts at Baker/Shield Roads and Baker/Dan Hoey Roads. Council would like to view the possible designs of the landscaping.

M. COUNCIL COMMENTS

- Tell None
- Fisher None
- Carson None
- Jones None
- Smith None
- Knight What is happening with Elmo’s Ping Pong Palace? I have heard that he is struggling.
- Michels None

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 Fisher; 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 10:15 PM.

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

Nays: None

Motion carries

Motion Michels; support Fisher to leave Closed Session at 10:24 PM

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

Nays: None

Motion carries

P. ADJOURNMENT

Motion Carson; support Smith to adjourn the meeting at 10:25 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____