

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, JULY 24, 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-arr 7:32
J. Knight	Z. Michels
J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Marie Sherry, Finance Director/Treasurer; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager/Clerk; Carol Jones, Recording Secretary; Kent Martinez-Kratz, Washtenaw County Commissioner District 1; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – July 10, 2017

Motion Smith; support Knight to approve the minutes of the July 10, 2017 Regular City Council Meeting as presented.

Unanimous voice vote approval with Council Member Fisher absent.

D. PRE-ARRANGED PARTICIPATION

Danielle Fergus and Chad Wiebesick – Washtenaw Convention and Visitors Bureau

Chad Wiebesick - Marketing and Communications for the Washtenaw Convention and Visitors Bureau discussed the brochure included in the packet that gives a snap shot of the promotion of Dexter events, activities and businesses by the Bureau. He also reported on what is ahead with on online tourism and traveling survey that will be used in developing a marketing plan for the county.

Danielle Fergus – Director of Businesses Engagement for the Washtenaw Convention and Visitors Bureau spoke about the Community Tourism Action Plan (CTAP) which provides grant money to communities, and training that was provided to over 750 Certified Tourism Ambassadors.

E. APPROVAL OF THE AGENDA

Motion Smith; support Michels to approve the agenda with the addition of the following:

- New Business Item L-1, 150 Jeffords Development Agreement, Letter from Scott Munzel and updated copy of the Development Agreement dated 7/21/17.
- New Business Item L-2, Grandview Commons Development Agreement, updated text for Section 24 of the agreement.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Kent Martinez-Kratz, Washtenaw County Commissioner District 1 gave an update on the proposed County Millage of 1 mill for mental health as well as for police and sheriff enforcement that will appear on the November ballot. Discussion followed.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Terry B's Liquor License Ownership Transfer

I. REPORTS

1. Washtenaw County Sheriff's Office – Sgt. Fox

Sgt. Fox submits his written report as per packet.

2. Finance Director/Treasurer – Marie Sherry

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

- Summer taxes were prepared on June 19, 2017, but were not mailed on that date.
- The budget document will be ready for Council at the August 14, 2017 meeting, not the August 7 meeting.
- Ms. Sherry discussed the MDOT Performance Audit and the issue of who would pay for it.
- We have the year-end report, and audit work will begin in September. Discussion followed.

3. Public Services Superintendent – Dan Schlaff

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

- Water – We have been doing GIS Project markings and been able to do about 45-50 each outing.
- Hudson Street – We ran into a little weather delay and we are about 80% complete on the storm sewer.
- Clarifier drives – The delivery of the new clarifier drives is about 10 weeks out. We are working on sandblasting, priming and painting.
- Mr. Schlaff mentioned issues that NUBCo has been having with the Cambrian System and discussion followed with Council.

4. Community Development Manager – Michelle Aniol

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

- The Food Truck – This may not be a dead deal as the potential tenant of the Broad Street space did provide the requested information and AR Brouwer requested placing this on the Planning Commission agenda for a Section 3.07 review. Ms. Aniol asked for Councils input on this topic.
- The house on Central by the Mast Road Bridge is up for sale at \$350,000. This property is identified in the CIP and Parks and Recreation Master Plan.
- I spoke with the owner of Chelas and he will be coming in to discuss the zoning process.
- I met with a gentleman who has a technology solutions service business he may be interested in locating at the Adair space. He has asked about what may need to be done to the space to house his business.
- Null is re-evaluating their proposed expansion.
- Planning Commission will hold a Public Hearing on text amendments to the Zoning Ordinance on August 7, 2017.
- Carlisle Wortman Associates will not be doing their booth at Dexter Daze, but will do it at Apple Daze instead.

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

None

6. Subcommittee Reports

None

7. City Manager Report

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

- I did include in my report the amount of City generated tax revenue that would be generated by the proposed County Millage of 1 mill.
- There will be a meeting on August 15 about the proposed Baker Road Roundabouts.

- We now know that the water main will need to be lowered at Dongara for the roundabout project.
- The barn on Third Street did receive funding for the testing of the property after removal. The cost for removal is \$4500 and we will need to make a budget amendment for this item.
- Dexter Schools may try to go forward with the Shield Road school property site for the alternative school with the installation of a septic field. If this is not approved then they may want to connect with the City sewer.
- We have received a request from the Dexter Daze Committee for vendors to use the lane adjacent to Monument Park for drop-off and pick-up.
- Included in the packet are two drawings for the build out for City Offices in the Monument Park building. Discussion followed.
- The Village Minutes from 1869-1959 have been scanned and the State of Michigan has offered to store them at the archives.
- Included in my report is information about property usage at 8140 Main Street.

8. Mayor's Report

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

- I have a recommendation for Sanam Arab for the Arts, Culture & Heritage Committee open position.
- Council Member Tell raised the question of whether there should or should not be parking in the downtown area during the Dexter Daze Parade. Discussion followed.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$489,935.95
2. Consideration of: Appointment of Sanam Arab to the Arts, Culture & Heritage Committee

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: 150 Jeffords Development Agreement

Motion Carson; support Knight to allow the applicant to proceed with the PUD Agreement to the final site plan process with the applicant contributing \$85,000 to the City parking fund.

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

Nays: None

Motion carries

2. Consideration of: Grandview Commons Development Agreement

Motion Tell; support Smith to approve the Grandview Commons Development Agreement with the inclusion of the change in Section 24 of the Agreement.

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

Nays: None

Motion carries

3 Consideration of: 2017 Sidewalk Project with Lacaria for Not to Exceed \$62,000

Motion Fisher; support Smith to approve the 2017 Sidewalk Project with Lacaria Concrete Construction in an amount not to exceed \$62,000.

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

Nays: None

Motion carries

4. Consideration of: 2017 Pavement Markings by M&M for Not to Exceed \$18,500

Motion Tell; support Fisher to approve an extension to the 2015 bid to allow M&M Pavement Marking to perform the 2017 pavement marking work in an amount not to exceed \$18,500.

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

Nays: None

Motion carries

5. Consideration of: RAS/WAS Flow Meter Purchase and Installation from UIS and Process Piping for Not to Exceed \$16,300

Motion Tell; support Smith to approve the replacement purchase of two RAS/WAS Flow Meters and their installation at a cost not to exceed \$16,300.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS

Michels If there are partial days, I would like to go to the MML Conference.

Knight I attended the Walking Tour this past Saturday and Carol did a good job. There was a comment made at the previous meeting that the Facilities

Committee should be just bringing forth facts and not making recommendations. Wasn't the committee charged to bring forth recommendations? We need some clarification on this issue.

- Smith Due to the construction on Hudson Street, [Forest Street](#) residents now need to make left turns onto Baker Road. I would like to see the first two parking spaces at the corner of Baker Road and Forest Street blocked off to improve the site line for turning. There are a number of additional spaces down Baker Road and across the street. I also noticed signs on Forest and [Hudson Inverness](#) Streets that say "the crossing street does not stop." I would also like to see such a sign at Grand [and Hudson](#) Streets.
- Jones I have tickets for the \$10,000 Raffle during Dexter Daze and I invite everyone to attend the Annual Ice Cream Social at St. Andrew's on August 3.
- Carson None
- Fisher I would like to thank Justin Breyer for the progress over the last few years with marketing for the City.
- Tell Can anyone give me a progress report on the property at the corner of Grand and Hudson Streets?

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Carson to adjourn the meeting at 10:27 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____