

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, AUGUST 28, 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; Patrick Droze and Jeanette Patterson, Orchard, Hiltz & McCliment; Blair Selover and Elaine Venema, F&V Operations; Chief Robert Smith, Dexter Area Fire Department; Jennifer Olmstead, Ann Arbor SPARK; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – August 14, 2017

Motion Smith; support Knight to approve the minutes of the August 14, 2017 Regular City Council Meeting with the following corrections:

Page 3, Committee Reports – Facilities, add the phrase “*cost comparisons between B1 and B2*” before the word *concepts*.

Page 5 – Council Comments – correct Mr. Tell’s comment of *without the City* to *without the Dexter Daze Committee*.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

Jennifer Olmstead of Ann Arbor SPARK

Ms. Olmstead thanked Dexter for being a good partner with Ann Arbor SPARK and reviewed SPARK’S business interactions in Dexter from January to June.

E. APPROVAL OF THE AGENDA

Motion Tell; support Fisher to approve the agenda as presented.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Mary-Ellen Miller of 7654 Forest Street, Dexter spoke about the new sidewalks, ramps and curbing at the corner of Hudson and Forest Streets. ~~She mentioned that there was previously a sensible sidewalk committee that was used when sidewalks were installed on Dover and Edison Streets, now the sidewalks seem to have been installed without much planning. She asked if there are any plans for the maintenance of these new areas especially the pull off area for the cluster mailboxes. She suggested that the City be more proactive and have an ongoing committee on sidewalks to enhance the character of the community. She also stated that she would be interested in serving on such a committee.~~

Paul Cousins of 7648 Forest Street, Dexter stated that he agreed with the comments given by Ms. Miller. ~~He stated that he understood the original plans for the Hudson Street sidewalks were not planned. Now because of the placement of sidewalks on resident's properties, people who haven't previously had sidewalks will have to do the maintenance on these sidewalks according to the City's ordinances. He also stated that he had heard that the mailboxes at Hudson and Grand Streets will be moved to the Forest and Hudson Street location. He stated that he believes that there is currently a problem with pulling off the road to access the existing mailboxes at the Forest and Hudson Street location. He commented that there has not been citizen input on the sidewalk and mailbox installation.~~

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

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

-) Hudson Street – A few things are not finished yet with the project, including the sidewalks in front of the mailboxes and the moving of the boxes at Hudson and Grand Streets, residents' driveways, the water line under Baker Road, and grass seeding. Discussion followed on issues with the Hudson Street project.
-) K&B will honor their crack sealing from May. Will also have T&M provide a quote.

- J The macerator is not working and could cost from \$11,000 to \$30,000 to repair. The headworks project would take care of this issue.

2. Community Development Manager – Michelle Aniol

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

- J I will be reaching out to the owners of the new home at the corner of Hudson and Forest Street or their contractor on the placement of the sidewalk.
- J I met with Paul Evanoff regarding tree replacement in the downtown business area. We will come up with a plan for the replacement.
- J There will be a special meeting of the Planning Commission on September 18, 2017 regarding the 150 Jeffords project.
- J I met with Jack Campbell and Jim Marhofer regarding the property on Grand Street, West of Grandview Commons and their possible redevelopment of this area.

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

None

4. Subcommittee Reports

None

5. City Manager Report

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

- J Ms. Nicholls inquired as to Council’s thoughts of keeping the two parking spaces at the corner of Baker and Forest blocked as they have been during the Hudson Street project. Discussion followed.
- J Ms. Nicholls also inquired if Council was agreeable to the Baker Road paving project as proposed.
- J The Thirds Street barn is scheduled to come down tomorrow (August 29, 2017) weather permitting.

6. Mayor’s Report

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

- J The Utility Committee did have a meeting last Monday about the Industrial Recovery Charge and they should have language for the ordinance by the end of the year.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$148,559.27
2. Consideration of: Homecoming Parade

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: Planning Commission Recommendation to Approve the Combined Site Plan Submitted by 814 Development on Behalf of Rainbow Rascals

Motion Tell; Support Smith based on the recommendation of the Planning Commission and information provided by the applicant, staff, planning and engineering consultants, and DAFD, the City Council moves to approve AP2016.17-25 CSP Rainbow Child Care Center Combined Preliminary and Final Site Plan, dated July 7, 2017, in accordance with the requirements of Section 21.04, sub-section E, subject to the following conditions:

1. A 59.5 foot building setback meets the uniform setback requirement in Section 15(B).02.
2. The applicant shall submit the following:
 - a. A cross access ingress/egress easement for review and approval by staff and OHM.
 - b. An executed and recorded Retention Pond Easement Agreement.
 - c. An executed and recorded Temporary Access Easement Agreement.
3. Staff review dated, August 22, 2017.
4. CWA review dated, July 18, 2017, but not including the relocation of the sidewalk, due to ADA compliance issues.
5. OHM review dated, July 26, 2017.
6. DAFD review dated, July 14, 2017.

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

Nays: Michels

Motion carries 6 to 1

2. Consideration of: Planning Commission Recommendation to Approve the Amended Special Land use for Aubree's Outdoor Seating

Motion Fisher; support Knight based on the recommendation of the Planning Commission, along with the information provided by the applicant, staff and DAFD at the August 28, 2017 City Council meeting and pursuant to 8.08, Amendments to Special Land Use permits, the City Council moves to approve AP2017.18-01 Amendment to Approved Special Land Use for Outdoor Seating at 8031 Main Street, Aubree's Pizzeria and Grill.

The Special Land Use permit is granted with the following condition:

1. A clear and unobstructed path from all egress doors to the chains be maintained.

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

Nays: None

Motion carries

3. Discussion of: Headworks/Tertiary Treatment Study

Ms. Nicholls explained the issues and reasons for the study and that the headworks project is a high priority. Discussion followed.

4. Discussion of: Annexation Reports

The F&V portion of the study is projected out over a 20 year period. The OHM Study covered water obligations, water systems analysis, and sanitary system analysis. Discussion followed.

5. Consideration of: Resolution to Approve Refunding of the 2008 DDA Bond

Motion Michels; support Fisher to approve the Resolution authorizing the issuance of 2017 Downtown Development Refunding Bonds to refund the 2008 Non-Taxable DDA Bond.

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

Nays: None

Motion carries

6. Consideration of: Acceptance of 2017-2018 Budget Document

Motion Tell; support Smith to accept the City of Dexter's Fiscal Year 2017-2018 budget document as presented.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS

Michels I would like to explain my no vote on New Business item L-1. My concern is that once this is built, the structure will be there forever.

Knight None

Smith None

Jones None

Carson I would like to give a brief WAVE report. The WAVE expanded their service along Jackson Road today. Service will start at Thornton Farms and run every hour, seven days a week for 12 hours a day.

Fisher None

Tell Please thank our intern Sarah for her work with the City since tomorrow is her last day.

N. NON-ARRANGED PARTICIPATION

Paul Cousins of 7648 Forest Street, Dexter stated that during the meeting he measured the parking space for the mailbox on Hudson Street. It is 5 feet wide by 28 feet long. The size would have a car partially out in the street.

Mary-Ellen Miller of 7654 Forest Street, Dexter suggested that because no one came to a meeting on the sidewalks, this is not the way to involve people. We need to get the people involved first. However, it would not have mattered with this project as the sidewalk decision was done on the job. Sidewalk issues may be small, but I would ask that the City involve the citizens.

O. ADJOURNMENT

Motion Smith; support Knight to adjourn the meeting at 10:01 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____