

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, SEPTEMBER 11, 2017**

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

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-arr 7:39 |
| 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, Orchard, Hiltz & McCliment (OHM); Chief Robert Smith, Dexter Area Fire Department; Jerry Clayton, Washtenaw County Sheriff; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – August 28, 2017

Motion Smith; support Knight to approve the minutes of the August 28, 2017 Regular City Council Meeting with the following corrections:

Page 2, Non-Arranged Participation, shorten comments to the first sentence for both Mary-Ellen Miller and Paul Cousins.

Page 3 – City Manager Report, third bullet point, correct *Thirds Street* to read *Third Street*.

Unanimous voice vote approval with Council Member Michels absent.

D. PRE-ARRANGED PARTICIPATION

Washtenaw County Sheriff Clayton

Sheriff Clayton gave an overview of the County Mental Health Millage proposal to be voted on at the November election. He stated that it would be 1 mill for 8 years and would raise \$15,400,000 per year with 38% going to mental health, 38% toward Washtenaw County Sheriff's Department and 24% to municipalities with police departments.

E. APPROVAL OF THE AGENDA

Motion Smith; support Fisher to approve the agenda with the revision of J-1, Bills and Payroll, and the addition of J-3 Reappointment of Patricia Cousins to the Dexter District Library Board.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

1. Ordinance Recodification

Consideration of: Ordinance Adopting and Enacting a New Code for the City of Dexter, Michigan, Providing for the Repeal of Certain Ordinances Not Included Therein; Providing for the Manner of Amending Such Code; and Providing When Such Code and This Ordinance Shall Become Effective

Mayor Keough opened the Public Hearing of the Ordinance Recodification at 8:05 PM. There was no one in the audience that spoke. Mayor Keough closed the Public Hearing at 8:06 PM.

Motion Fisher; support Smith to approve an ordinance adopting and enacting a new code for the City of Dexter, Michigan; providing for the repeal of certain ordinances not included therein; providing for the manner of amending such code; and providing that the code and this ordinance shall become effective upon publication.

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

Nays: None

Motion carries

2. Doors and Drawers Industrial Tax Exemption Request

Consideration of: Resolution Approving a Request from Doors and Drawers of Ann Arbor, D/B/A Rose Corporation, for Industrial Facilities Exemption Certificate for Real Property Investments Located at 2467 Bishop Circle East, Dexter, Michigan

Mayor Keough opened the Public Hearing for Doors and Drawers Industrial Tax Exemption request at 8:09 PM. Chuck Manitz, owner of doors and Drawers, spoke of being in Dexter for 28 years and thanked City Council for their consideration. The Public Hearing was closed at 8:10 PM.

Motion Fisher; support Carson to adopt the Resolution Approving a Request from Doors and Drawers for an Industrial Facilities Tax Exemption Certificate for investments in Real Property improvements, at 2467 Bishop Circle East, Dexter, Michigan, for a period of four years, subject to the execution of an Industrial Facilities Exemption Certificate Agreement, by the City and Doors and Drawers.

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

Nays: None

Motion carries

G. NON-ARRANGED PARTICIPATION

Dennis Gilbert of 7610 Third Street, Dexter said that he has received a lot of praise from neighbors for the removal the old barn eyesore next to his property and inquired about the purchase of some of the City's property to complete the fence line now that the barn is gone.

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:

- I met with K&B on Thursday to go over the crack sealing street list.
- I am very proud that we now have 100% electronic meter reading in the City.
- NUBCo has a new operator for the Cambrian System and we are working with him through the processing factors and when to call us with a problem. Discussion followed.

2. Community Development Manager – Michelle Aniol

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

- Nate Pound, owner of 8180 Main Street, has talked to Smith Group JJR and has questions as to why we are asking for some landscaping to be installed if he is not moving forward with the project.
- Ms. Aniol handed out the Economic Development Survey questionnaire from HWA Analytics/The Bonner Group for businesses in the City. She stated that she has concerns about question wording.
- The Gilbert's have also asked about having a meeting about vacating some of the land around their property.
- At the next Business Summit, I would like to discuss "crowd funding" where local people invest in their local community. Ann Arbor SPARK is not willing to host such a meeting, so I will look to Washtenaw County as a resource.

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:

- The RFP for the DDA Bond sale will be released tomorrow.
- I received an email from Joe Semifero regarding street parking in Westridge during Halloween and suggested to him that maybe the homeowner's association should look into this.
- I received an update on the Homecoming Parade and the use of Shield Road. As the road will not be open at the time of the parade, the participants will end at Creekside and be bused back to the High School.
- Ms. Nicholls gave an update on the contested NPDES ruling. After many years, the ruling is that the communities must conform to the phosphorus limits in the permit.
- The DTE Agreement for the substation removal is getting close to being completed.
- Council Member Smith requested re-evaluation on the two parking spaces at the corner of Baker Road and Forest Street. Discussion followed.

6. Mayor's Report

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

- I ~~meete~~ met with Mr. Schlaff and OHM on August 31, 2017 at the intersection of Hudson and Forest Streets as well as a resident regarding the sidewalk construction.
- I had thought that the appointment of Pat Cousins to the Dexter District Library Board was covered under Organizational Matters, however, Paul McCann reminded me that this appointment needs to be done under a separate motion.
- I was not aware of the Gilbert's request until tonight's meeting.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$699,848.99
2. Consideration of: Closure of Central Street for Apple Daze on October 7, 2017 from 7 am to 6 pm
3. Consideration of: Re-Appointment of Patricia Cousins to the Dexter District Library Board

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. Discussion of: Hudson Street Reconstruction Project

Mr. Droze of OHM reviewed the issues on the Hudson Street Reconstruction Project that were brought up at the August 28, 2017 meeting; including the mailbox placement and the sidewalk ramps. He offered solutions to these issues.

Motion Michels; support Smith to approve up to \$8,000 to install two loading and unloading spaces for mailbox access.

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

2. Discussion of: Funding of Wastewater Treatment Plant Improvements

Ms. Nicholls explained the scenarios of funding of the headworks and tertiary treatment projects, including the open market and the State Revolving Fund (SRF).

3. Consideration of: Resolution Authorizing the City of Dexter to Participate in the Michigan Economic Development Corporation Redevelopment Ready Communities Program

Motion Carson; support Knight to adopt the Resolution Authorizing the City of Dexter to Participate in the Michigan Economic Development Corporation Redevelopment Ready Communities Program with the following addition, *WHEREAS, municipalities with traditional downtowns, such as the City of Dexter, must be engaged in the Redevelopment Ready Communities Program to be eligible for MEDC and MSHDA community development funding.*

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

M. COUNCIL COMMENTS

Tell None
Fisher None
Carson None
Jones None
Smith None
Knight None
Michels Gave an explanation for his late arrival to the meeting.

N. NON-ARRANGED PARTICIPATION

Paul Cousins of 7648 Forest Street, Dexter thanked Mayor Keough for reaching out to Forest Street residents via email and would like to see the Streets Committee reinstated for projects. He also commented on Council taking a vote on a discussion item.

Chief Robert Smith, Dexter Area Fire Department thanked Council for taking a Moment of Silence for September 11 and he updated Council on Hurricane Irma and that Michigan Task Force 1 was deployed on September 10 to Florida with Dexter Firefighter, Tim Andrew, on the force.

O. ADJOURNMENT

Motion Smith; support Carson to adjourn the meeting at 10:06 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____