

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, OCTOBER 23, 2017**

A. CALL TO ORDER, 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-Absent	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; Sgt. Geoff Fox, Washtenaw County Sheriff's Department; Patrick Droze, Orchard, Hiltz & McCliment (OHM); Blair Selover, Elaine Venema and David Harvey, Fleis & Vandenbrink (F&V); Laura Kreps, Carlisle Wortman Associates (CWA); Steve Estey, City Attorney; Scott Munzel, DDA and City Attorney; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – October 9, 2017

Motion Smith; support Fisher to approve the minutes of the October 9, 2017 Regular City Council Meeting with the following correction:

- Page 3, City Manager's Report, change the first bullet point to read as follows: *The City has received an annexation request from the Dexter Community Schools about property along Shield Road. The City has also requested annexation of~~Also received was a request for~~ the park land along Mill Creek from Scio Township. This will come before Council at the next meeting.*

Unanimous voice vote approval with Council Member Carson absent.

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Knight to approve the agenda as presented.

Unanimous voice vote approval with Council Member Carson absent.

F. PUBLIC HEARINGS

1. Industrial Facilities Tax Exemption Request from QED

Mayor Keough opened the Public Hearing on the Tax Exemption Request from QED at 7:36 PM. Tim White, the President of QED, spoke about the company which began in Ann Arbor in the 1980's and moved to Dexter in 2011. He explained that QED is expanding its business due to new product lines it will be offering and looking for a five-year tax abatement. Mayor Keough closed the Public Hearing at 7:38 PM.

Motion Fisher; support Knight to adopt the Resolution Approving a Request from QED Environmental Systems, Inc. for an Industrial Facilities Tax Exemption Certificate for Investments in Real Property Improvements, at 2355 Bishop Circle West, Dexter, Michigan, subject to the execution of an Industrial Facilities Exemption Certificate Agreement, by the City and QED.

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

Nays: None

Absent: Carson

Motion carries

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Washtenaw County Sheriff – Sgt. Geoff Fox

Sgt. Fox submits his written report as per packet. In addition he addressed the large increase in larcenies from his September report stating that the reason was due to a 1-2 night period of activity by one person. Sgt. Fox also reported that the summer events went well with only one issue during Dexter Daze, and he stated that Deputies will continue to deal with the traffic issue at Westridge.

2. Treasurer/Finance Director – Marie Sherry

Ms. Sherry submits her written report as per packet. Ms. Sherry reported on working with the City Assessor regarding the creation of new parcels at the Dexter Wellness Center and they are looking at a way to mitigate negative tax capture.

3. Public Services Superintendent – Dan Schlaff

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

- The plan is to do crack sealing on either Wednesday or Thursday of this week.
- The Cedars and Westridge are the only areas in the City that need hydrant flushing.
- One clarifier is installed and sometime this week we will get the other one up and running.

4. Community Development Manager – Michelle Aniol

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

- Whitetail Farms is a new business coming to 3238 Broad Street and they will be doing interior changes and have requested an awning.
- The Business Summit held last week was well attended.
- I meet with Larry Zahn and Karl Fink on behalf of the Encore Theatre and their request for temporary housing for actors at 3479 Central Street. We will be meeting with the Planning Commission and City Council for a Special Use for this property.
- I met with Jack Campbell of Marhoffer/Campbell Building Co. regarding property directly across from Grandview Commons on Grand Street. They are looking at placing a 2-3 story building on the site.

5. Board, Commission & Other Reports

No Reports

6. Subcommittee Reports

No Reports

7. City Manager Report – Courtney Nicholls

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

- I would like to schedule a Utility Committee meeting in the next two weeks.
- At the Dexter Crossings Shopping Center, Oxford Company put down proper asphalt from Food Zone to the Dr.'s Offices. However in the remaining smaller section coal tar was used to re-surface. We will have this area tested to determine its content.
- Patrick Droze from OHM spoke about the Baker Road roundabouts. At first the Washtenaw County Road Commission was okay with using the decorative light fixtures but now we are seeing some push back from them.
- Mr. Droze also gave an update on the Hudson Street project, that the contractor is trying to get in the corrections that need to be done but there is concerns with the weather and the work may need to be done in the spring.

8. Mayor's Report – Shawn Keough

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

- An agreement has been reached with the Dexter Area Fire Department union on a contract.
- The Chief's performance review was completed last Thursday and he is now working on a budget for the department. Discussion followed.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$351,639.56

Motion Fisher; support Smith to approve item 1 of the Consent Agenda.

Unanimous voice vote approval with Council Member Carson absent.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Contract with F&V for Design of Wastewater Treatment Plant Improvements

Motion Michels; support Fisher to approve the Professional Services Agreement with Fleis & Vandenbrink (F&V) Engineering for an amount not to exceed \$420,900.

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

Nays: None

Absent: Carson

Motion carries

2. Consideration of: Pre-Development Agreement with Norfolk

Motion Tell; support Smith to approve the Pre-Development Agreement with Norfolk Homes for the redevelopment of 3045 Broad Street as recommended by the Dexter Downtown Development Authority.

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

Nays: None

Absent: Carson

Motion carries

3. Consideration of: Zoning Ordinance Amendments

Motion Smith; support Michels pursuant to Section 23.07, Criteria for Amendment to the Zoning Ordinance Text and based on the recommendation of the Planning Commission, City Council moves to approve AP2016.17-30 Text Amendments to the following Articles of the Zoning Ordinance, as cited herein:

1. Article 1, Enacting Clause
2. Article 4, Non-Conformities
3. Article 8, Special Land Uses
4. Article 19, PUD Planning and Development Regulations for Planned Unit Development Districts
5. Article 21, Site Plan Review
6. Article 22, Administration and Enforcement
7. Article 23, Amendment Procedures
8. Article 24, Zoning Board of Appeals

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

Nays: None

Absent: Carson

Motion carries

4. Consideration of: Next Steps in Dexter Wellness Center Tax Litigation

Motion Michels, support Knight to support the decision of the Dexter Downtown Development Authority to appeal Dexter Wellness Center Tax Litigation to the Michigan Supreme Court.

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

Nays: None

Absent: Carson

Motion carries

5. Consideration of: Scope of Services for Paving of Baker from Grand to Dan Hoey

Motion Michels; support Smith to approve the Scope of Services from OHM for Baker Road Paving in an amount not to exceed \$10,000.

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

Nays: None

Absent: Carson

Motion carries

6. Consideration of: Resolution in Support of the Transportation Alternatives Program Grant Application for Mill Creek Park Phase II

Motion Knight; support Michels to adopt the Resolution in Support of the Transportation Alternatives Program Grant Application for Mill Creek Park Phase II adding "Whereas the Trail will make it easier to get to the Dexter Community School Campus."

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

Nays: None

Absent: Carson

Motion carries

7. Consideration of: Annexation of 8100 Shield Road

Motion Smith; support Fisher that the City of Dexter, Washtenaw County, Michigan accepts the request from the property owner to annex the land from Scio Township located at 8100 Shield Road.

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

Nays: None

Absent: Carson

Motion carries

8. Consideration of: Annexation of Mill Creek Parkland

Motion Smith; support Knight that the City of Dexter, Washtenaw County, Michigan, does hereby annex Mill Creek Parkland from Scio Township.

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

Nays: None

Absent: Carson

Motion carries

9. Consideration of: FY 2017-2018 Budget Amendments

Motion Smith; support Fisher to approve the Fiscal Year 2017-2018 Budget Amendments as presented.

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

Nays: None

Absent: Carson

Motion carries

M. COUNCIL COMMENTS

Michels It seems that all of the requests for Industrial Facilities Tax Exemptions are higher than what is allowable. Ms. Aniol explained that there is a scoring process that is used to determine what is acceptable.

Knight None

Smith There will be a Cemetery Tour on Saturday, October 28, 2017 sponsored by the Dexter Area Historical Society and the Dexter District Library.

Jones I will be at the Cemetery Tour as Millicent Dexter.

Fisher None

Tell I watched Under the Radar and want to thank Paul Cousins for reporting on the Border to Border Trail. The program seemed to bring a lot of people and traffic to Dexter on Saturday.

Carson Absent

Keough I would like to wish all who are running in the November 7, 2017 election good luck.

N. NON-ARRANGED PARTICIPATION

Michelle Aniol, Community Development Manager, reminded Council of the upcoming walking tours.

O. ADJOURNMENT

Motion Carson; support Knight to adjourn the meeting at 9:46 PM.

Unanimous voice vote approval with Council Member Carson absent.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____