

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, NOVEMBER 13, 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	D. Fisher
J. Knight	Z. Michels-arr 7:57
J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Justin Breyer, Assistant to the City Manager/Clerk; Carol Jones, Recording Secretary; Chief Robert Smith, Dexter Area Fire Department; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – October 23, 2017

Motion Smith; support Knight to approve the minutes of the October 23, 2017 Regular City Council Meeting with the following:

- Page 1, Correction of the 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 the annexation of 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 Michels absent.

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Fisher to approve the agenda with the addition of a Subcommittee Report from Facilities under I-4.

Unanimous voice vote approval with Council Member Michels absent.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Ted Tear of 8090 Huron Street, Dexter recognized Mr. Carson for his service to City Council. He also is concerned about parking in the downtown with the new proposed development and he feels that the parking study shows a lack of parking downtown.

Valerie Potsos of 3630 Meadow View, Dexter has concerns as a business owner regarding the parking and safety of children coming to her dance studio from the big equipment, the noise of construction, and the placement of 150 Jeffords dumpster.

Pete Potsos of 3630 Meadow View, Dexter stated that he would like to see a plan from the City regarding parking before another development occurs in the City.

Cole Miller of 7654 Forest, Dexter thanked everyone for being supportive and available during his run for a City Council position.

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. Ms. Nicholls gave the following updates in Mr. Schlaff's absence:

- There is a void on Second Street that we think it is an old cistern, and it will need to be repaired.
- Discussion held on the use of high PAH surfacing in the Dexter Crossing parking lot.

2. Community Development Manager – Michelle Aniol

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

- There will be a Community Engagement Workshop with the Norfolk Team on December 6, 2017 from 6-8 PM on the 3045 Broad Street Development.
- On Monday, November 27, 2017 there will be a Walking Tour of the neighborhood with Norfolk.
- We have an educational opportunity with a National Charrette Institute Boot Camp on December 13, 2017.

- Northern United Brewing has changed their plans for expansion and will now be proposing to make interior changes to their existing tap room.
- Tomorrow – November 14, 2017 – Dexter will be recognized as one of four communities for its community and economic development efforts at the e-Cities event.
- Dexter Schools have begun the kickoff for their new school building and improvements program. Discussion followed.

3. Board, Commission & Other Reports

No Reports

4. Subcommittee Reports

Facilities – Mr. Smith gave an overview of the November 13, 2017 meeting of the Facilities Committee.

5. City Manager Report – Courtney Nicholls

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

- I will be attending the Scio Township meeting as the park land annexation is on their agenda.
- We will be appealing the Dexter Wellness case to the Michigan Supreme Court but the State of Michigan will not be filing as this was an unpublished case. Our attorney, Scott Munzel is requesting the hiring of John Bursch, who is recognized as one of the top appellate lawyers in the state.
- I am looking at November 27, 28, or 29, 2017 to meet to discuss Organizational Matters for the Council.
- We are trying to wrap up ~~and~~ the City Handbook and Snow Flyer this week.
- We modified the TAP grant for Mill Creek Park Phase 2 Trail and received a letter of support from Dexter Schools.

6. Mayor's Report – Shawn Keough

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

- Mayor Keough recognized City Council member Jim Carson for his service on the Dexter Village/City Council and presented him with a plaque.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$351,639.56
2. Consideration of: Setting a Public Hearing for December 11, 2017 for an Industrial Facilities Tax Exemption Request from Variety Die and Stamping

Motion Fisher; support Smith to approve item 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: Recommendation from Planning Commission to the Major Amendment to the Approved Area Plan for Dexter Crossing Residential PUD for 3652 South Downs

Motion Carson; support Smith based on the recommendation of the Planning Commission, along with information provided by the applicant and staff, the City Council moves to approve AP2017.18-09 Application for Major Amendment to Approved Area Plan for Dexter Crossing Residential Planned Unit Development (PUD), received September 21, 2017, in accordance with the requirements of Section 19.13, subject to the following condition:

1. The principal dwelling at 3652 South Downs shall not exceed 30% lot coverage.

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

Nays: Michels

Motion carries

2. Consideration of: Recommendation from Planning Commission to Approve Final Site Plan for 150 Jeffords

Motion Smith; support Fisher based on the information provided by the applicant, staff, the planning and engineering consultants and DAFD, the City Council moves to postpone action on the AP2017.18-06 PUD-FSP 150 Jeffords Planned Unit Development Final Site Plan, received November 3, 2017, until November 27, 2017, to allow the applicant more time to address issues cited herein.

Ayes: Michels, Smith and Fisher

Nays: Tell, Knight, Carson and Keough

Motion fails

Motion Tell; support Carson based on the information provided by the applicant, staff, the planning and engineering consultants and DAFD, the City Council moves to approve AP2107.18-06 PUD-FSP 150 Jeffords Planned Unit Development Final Site Plan, received November 3, 2017, in accordance with the provisions set forth in Articles 19 and 21 of the City of Dexter Zoning Ordinance, and subject to the following conditions:

1. Review and approval of the Master Deed, Bylaws and Exhibit Drawing by City Council;
2. The PUD agreement must be revised and brought back to City Council for review and approval;

3. The proposed Traffic and Parking Plan during Construction must be reviewed and approved by the Dexter Downtown Development Authority, and then brought back to City Council for final approval;
4. Staff Report dated, November 8, 2017
5. CWA review dated, October 17, 2017;
6. OHM review dated, October 27, 2017;
7. DAFD review dated, August 31, 2017;
8. Installation of sidewalk for the alternative parking site; and
- 9 Better documentation of Traffic/Parking/Staging as discussed.

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

Nays: Michels

Motion carries

3. Consideration of: Contract with the Washtenaw County Sheriff for Police Services Through 2018

Motion Smith; support Knight to approve the extension Washtenaw County Sheriff's contract for police services for the calendar year of 2018.

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

Nays: None

Motion carries

4. Consideration of: Baker Road Roundabout Street Light Proposal from DTE

Motion Michels, support Fisher to approve the contract with DTE at a cost of \$25,255.98 of which all but \$4,191.60 is to be reimbursed to the City through CMAQ funding and the expenditure of up to \$5,600 for teardrop fixtures at Shield and Baker Roads.

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

Nays: None

Motion carries

5. Consideration of: Acceptance of the Dedication of Public Utilities and Right of Way for 7225 Dan Hoey

Motion Smith; support Michels to adopt the Resolution for the Dedication of Public Right-of-Way and Water Main at 7225 Dan Hoey Road.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS

Fisher Mr. Tell and I attended the American Legion Dinner on November 10 and they are looking to improve their relationship with the community.

Tell It was a nice dinner

- Michels I apologize for being late this evening. I would like to have an explanation on the Industrial Facilities Tax Exemption from Variety Die. I feel that we should be looking at zoning charitable uses in certain areas. I voted no on New Business Item L-1 as I have in the past as I feel that this should not be done on a case to case basis and no on New Business Item L-2 because there is a lot to be done and would like to see this done first before approval. I would also like to see how other communities handle building in the downtown area.
- Knight I would like to personally thank Mr. Carson for his service.
- Smith I also would like to thank Mr. Carson for his service.
- Jones I will miss Mr. Carson on Council.
- Carson I would like to congratulate Ms. Fisher, Ms. Knight and Mr. Cousins on their election to City Council. I recognize that when five people run for three slots some are going to lose. I regret that it was not until the last few days before the election that I started to get to know Cole Miller. I was impressed by how younger residents communicated with him.

N. NON-ARRANGED PARTICIPATION

Pete Potsos of 3630 Meadow View, Dexter stated that he wants to be a good neighbor and is not opposed to the 150 Jeffords project, but that he does have concerns about safety and traffic and hopes that these issues can be worked out.

Cole Miller of 7654 Forest, Dexter thanked Mr. Carson for his kind words, and advocated for videotaping and/or live streaming of City Council meetings.

O. ADJOURNMENT

Motion Smith; support Carson 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: _____