

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, NOVEMBER 27, 2017**

Prior to the start of the meeting, Justin Breyer, Assistant to the City Manager/Clerk swore in the newly elected Council Members – Paul Cousins, Donna Fisher and Julie Knight, and newly elected Mayor Shawn Keough.

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:31 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: Mayor Keough

P. Cousins	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, Orchard, Hiltz & McCliment (OHM); Blair Selover and Elaine Venema, Fleis & Vandenbrink (F&V) residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – November 13, 2017

Motion Smith; support Knight to approve the minutes of the November 13, 2017 Regular City Council Meeting with the following correction:

- Page 3, City Manager’s Report, fourth bullet point, remove the “and” between *wrap up and the City Handbook*.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Fisher; support Smith to approve the agenda with the addition of New Business Item L-5, Consideration of: Filling Public Utility Operator Position.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Pete Potsos of 3630 Meadow View, Dexter spoke about the Parking Study, that some of the parking reported is private, but could be developed, which will reduce the availability of parking. He also asked that those who did the study come on a weekend and review the parking at that time. Mr. Potsos also felt the need to work with Norfolk Development on 3045 Broad and the parking with that project.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Comcast Letter

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

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

- Council Member Michels asked to meet and go over projects the City has done and future projects for the City.
- I received an email from Rhett Gronevelt of OHM regarding the Forest and Hudson Streets project and that I was not happy with what has happened with this project. Mr. Gronevelt will be looking into this.

2. Community Development Manager – Michelle Aniol

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

- I followed up with the City Attorney on the temporary use of a house for the Encore Theatre. We will not be doing the temporary use but will proceed with a Section 3.07 Special Use.
- I received a call from Dan Cooney from the Encore and he would like to enclose the back area of the Broad Street building under the overhang and put a lean-to on the back to give the Theatre more space to work on sets. He was asked to provide a rendering and I gave him the steps he will need to go through for this change.

3. Board, Commission & Other Reports

Washtenaw County Sheriff – October 2017 Written Report

4. Subcommittee Reports

No Reports

5. City Manager Report – Courtney Nicholls

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

- On the next agenda will be the Notice of Intent for the Sewer Bond.
- I received an email from Paul McCann of the Dexter District Library about adding some sidewalk and some additional on-street parking at the Library.
- I included in this meeting's packet information for the 2017 Recreation Passport Grant for First Street Park.
- Discussion was held on the Mill Creek Trail Phase 2.

6. Mayor's Report – Shawn Keough

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

- I met young people from Roots & Shoots who asked why the City does not have recycling bins downtown along with the trash cans.
- Ms. Nicholls and I had a meeting with Adrian from Chela's on the progress of the restaurant for Dexter.
- We had a very good walking tour of the Broad Street property today.
- Thursday, November 30, 2017 at 6 PM will be the Organizational Matters Meeting.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$150,211.69
2. Consideration of: Board of Review Appointment

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: 150 Jeffords – Review of Parking, Road Closure and Staging Plan

Motion Tell; support Fisher to accept the Dexter Downtown Development Authority's recommendations with the addition of the removal of the temporary parking lot at the end of the project if instructed by the City.

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

Nays: None

Motion carries

2. Discussion of: Baker Road Property Annexation

Bill Higgins and Dave Wilkie of Baker Road LLC introduced themselves and listed the previous work they have done in the City.

Tom Covert of Midwestern Consulting stated that the goal for the Baker Road property is to develop and annex this property into the City. He distributed material on the breakdown of the land use, water and sanitary sewer systems.

Jim Haeussler of Peters Building Company said that their goal is to start a dialog on the project regarding the numbers and what is fair for all. He has had several conversations with Scio Township and the Township does have the property master planned. However, Mr. Haeussler feels that the City has better zoning for the use of the property. If developed through the Township, most likely there would be an onsite sewer system used for the development.

Discussion followed and will continue with meetings between both parties.

3. Consideration of: Dexter Community School District Project Comment Submission

There was not a vote taken and this item became a discussion item. Ms. Aniol and Mr. Droze presented their comments on the new school building construction. Discussion followed on the school landscaping along Dan Hoey Road and the school entrance and an access route from Mill Creek Middle School to the new school.

4. Consideration of: Main Street Signal Timing Study Implementation

Motion Michels, support Fisher to approve the implementation of Phase 1, modifications to the signal timing at a cost of \$400.

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

Nays: None

Motion carries

5. Consideration of: Filling Public Utility Operator Position

Motion Cousins; support Fisher to authorize the hiring of Brad Dexter to the position of Public Utility Operator.

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

Nays: None

Abstain: Michels

Motion carries

M. COUNCIL COMMENTS

- Cousins I am frustrated with the sidewalk issue on Hudson and Forest Streets especially at the new home construction site. I would like to have a moratorium on new sidewalks in the older part of Dexter until it is known where all sidewalks will be placed.
- Tell We Love Dexter had a recent article about water quality in the area and that the best samples were collected from the Huron River at Zeeb Road. My concerns are about onsite sewer systems what they could do to the City's water supply.
- Fisher None
- Jones None
- Smith None
- Knight None
- Michels The Dexter Water Treatment Plant was written up in the Michigan Water Environmental Association's publication. I did notice on my tour that staff does not have a place to take a break. I think we need to provide an area for our employees.

N. NON-ARRANGED PARTICIPATION

Mary-Ellen Miller of 7654 Forest, Dexter supports Mr. Cousins' comment on the Hudson and Forest Street Sidewalks and would volunteer to be on a sidewalk committee. She also resents the remark made by the Baker Road Property group that Dexter became a City so that we could grow.

Cole Miller of 7654 Forest, Dexter was recording this meeting for the first time and it will be placed on You Tube. He would like to connect the recording device to the Senior Center WIFI in the future.

O. ADJOURNMENT

Motion Smith; support Fisher to adjourn the meeting at 10:32 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____