

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, DECEMBER 11, 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

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); Robert Smith, Dexter Area Fire Chief; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – November 27, 2017
2. City Council Workshop Meeting – November 27, 2017
3. City Council Workshop Meeting – November 30, 2017

Motion Smith; support Knight to approve the minutes of the November 27, 2017 Regular City Council Meeting, the November 27, 2017 City Council Workshop Meeting, and the November 30, 2017 City Council Workshop Meeting with the following corrections:

- Page 7 and Page 9 - Remove the word *Budget* in the heading of each set of Workshop minutes.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Fisher; support Knight to approve the agenda as presented

Unanimous voice vote approval.

F. PUBLIC HEARINGS

Variety Die Industrial Facilities Tax Exemption Request

Consideration of: Resolution to Approve an Industrial Facilities Tax Exemption for Variety Die

Mayor Keough opened the Public Hearing at 7:33 PM. Ms. Aniol reviewed the application from Variety Die & Stamping Co. of 2221 Bishop Circle West, Dexter, Michigan. Jonathon Wood from Variety Die & Stamping Co. answered questions raised by Council members. Mayor Keough closed the Public Hearing at 7:42 PM.

Motion Fisher; support Cousins to adopt the Resolution approving a request from Variety Die & Stamping Co. for an Industrial Facilities Tax Exemption Certificate, for investments in real property improvements, at 2221 Bishop Circle West, Dexter, Michigan, subject to the execution of an Industrial Facilities Exemption Certificate Agreement by the City and Variety Die & Stamping Co. for a term of 11 years.

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

Nays: None

Motion carries

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Letter from Former Charter Commissioners re: City Election Date Change
4. 2017 Community Garden Report

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

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

- We hope to have the Ice Rink up on Wednesday.
- After the first of the year, we will be pulling the Fourth Well. Hopefully we will not find a problem, and it is hard to put out a bid on well maintenance until after it is pulled.
- I visited Loch Alpine's grit removal and will be going to Chelsea to look at different types of systems in the area.

- Last month I reported that the sludge was high in arsenic as we did not have much time to mix the sludge before sampling. We will be doing our own sample testing going forward.
- I attended a hydrant workshop at DAFD Station 2 put on by East Jordan Iron Works (EJ). I will be working on flows with the fire department.

2. Community Development Manager – Michelle Aniol

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

- A Special Use application has been completed by Mugg & Bopps to have a seafood truck on site once every four week from January through November to sell frozen fish items.
- The Encore Theatre was looking to close the loading area for building sets. The County Building Department would require a full set of construction plans for this project so it is on hold.
- The 3045 Broad Street Redevelopment Team met with Norfolk to go through the information from the Community Engagement Workshop of December 6, 2017. Comments will be posted on the City's website.
- Nearly 20 people attended the Consensus Building Workshop on December 7, 2017.
- I will be on vacation from December 26, 2017 to January 1, 2018.

3. Board, Commission & Other Reports

No Reports

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:

- The City has received a draft of the audit and it will be filed at the end of the week. Rana will give her report to Council in January.
- I met with Sheriff Clayton regarding the Washtenaw County Sheriff's Department contract extension through 2022.
- I also met the new Director of Emergency Management for Washtenaw County.
- Dexter will be getting a new Dexter Schools liaison, former Canine Officer Gerrod Visel.
- I will be bringing a request for an appraisal for the DAPCO property as part of the Tax Tribunal case.
- I am trying to find a way to put out the recent videos of Dexter to the public - right now we are looking at You'Tube.
- We are in the process of working on an agreement for the roundabouts with Dexter Schools and the Avery's.

6. Mayor's Report – Shawn Keough

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

- The Finance Committee will meet on Tuesday, December 12, 2017 at 5 PM at City Offices.
- The Luminary Workshop on December 9, 2017 was very quick and efficient.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$206,525.54
2. Consideration of: Organizational Matters Resolution
3. Consideration of: Council Rules
4. Consideration of: 2018 Meeting Calendar
5. Consideration of: Re-Appointment to the Economic Development Corporation

Motion Fisher; support Smith to approve items 1, 2, 3, 4 and 5 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: Notice of Intent Resolution to Issue Capital Improvement Bonds

Motion Michels; support Fisher to adopt the Notice of Intent Resolution to issue Capital Improvement Bonds to fund the sewer project in an amount not to exceed \$5,500,000.

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

Nays: None

Motion carries

2. Consideration of: Personal Property Tax Check Distribution

Motion Smith; support Michels to approve the distribution of the personal property reimbursement funds as follows:

- \$193,500 2017-2018 Revenue
- \$100,000 Restrict for Bond Payment after DTE Land Swap
- \$185,000 Restrict for Mill Creek Park Phase II

- \$ 30,000 Distribute to OPEB Account
 - \$ 67,039.87 Distribute to MERS Account
- This includes the un-assignment of \$100,000 from the 2016-2017 payment.

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

3. Consideration of: Setting of City Polling Locations

Motion Cousins; support Fisher to establish the following permanent polling locations:

- Precinct 1 & Precinct 3 – Dexter Senior Center, 7714 Ann Arbor Street, Dexter
- Precinct 2 – St. Andrew’s Church – 7610 Ann Arbor Street, Dexter, and to reimburse each facility in an amount not to exceed \$300 per precinct per election.

Ayes: Smith, Michels, Fisher, Tell, Knight and Cousins
 Nays: Keough
 Motion carries

4. Consideration of: Scope of Services from OHM to Complete a Water Asset Management Plan

Motion Smith; support Michels to approve the scope of work from OHM for the creation of a water asset management plan for an amount not to exceed \$8,600.

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

5. Consideration of: Final Hudson Street Project Change Order

Motion Smith; support Fisher to approve the change order for Verdeterre Construction for the Hudson Street Project.

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

M. COUNCIL COMMENTS

Smith I would like to have the City Election Date Change (odd versus even years) on the agenda as a discussion item in January.

Knight I attended a Dexter Daze meeting. They were wrapping up last year’s event and excited about starting up again for next year. They are also looking to bring back the Holiday Light Parade next year. Merry Christmas.

- Michels When we have large events like the Holiday Hustle, we should discourage those participants from parking on Main Street as they stay too long; I was reading Council Minutes from 1944 and they were also concerned at that time about not enough parking and the millage rates in Dexter; I will be working on ideas for a Youth Council and Housing; and I won't be at the December 27, 2017 meeting.
- Cousins Happy Holidays and Merry Christmas. We have had wonderful events in the community such as Christmas at the Mansion at Gordon Hall and the Community Band Concert.
- Tell None
- Fisher Happy Holidays and I will not be at the December 27, 2017 meeting.
- Jones When road closures and information are printed for the Holiday Hustle, there has not been the mention of the runners coming down the dead end section of Third Street. This should be included as it closed our road for at least an hour for the race.

N. NON-ARRANGED PARTICIPATION

O. ADJOURNMENT

Motion Smith; support Fisher to adjourn the meeting at 9:07 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____