

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, JANUARY 22, 2018**

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:01 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: Mayor Keough

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| 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; Justin Breyer, Assistant to the City Manager/Clerk; Dan Schlaff, Public Services Superintendent; Carol Jones, Recording Secretary; Patrick Droze, Orchard, Hiltz and McCliment; Greg Brand, Granger Construction; students and staff of Wylie Elementary's 4th Grade class; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – January 8, 2018

Motion Knight; support Smith to approve the minutes of the January 8, 2018 meeting as presented.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

Auditor Presentation – Rana Emmons of PSLZ, LLP

Consideration of: Acceptance of Audit for Year Ending June 30, 2017

Ms. Emmons reported that the City of Dexter received a clean audit. She also reported on revenues, expenditures, and fund balance over the last Fiscal Year on various funds.

Motion Fisher; support Michels to accept the FY 2016-2017 Audit as presented.

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

Nays: None

Motion carries

E. APPROVAL OF THE AGENDA

Motion Smith; support Fisher to approve the agenda with the following changes:

- Add the updated J-3 Resolution Approving the Hardship Guidelines in the Consent Agenda, and move this item to New Business after L-2.
- Move New Business Item L-1, Installation of Sign Honoring Frederick Pelham after Item G, Non-Arranged Participation.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

None

L. New Business – Consideration and Discussion of

(Item L-1) - Consideration of: Recommendation from Parks & Recreation Commission and Arts, Culture & Heritage Committee to Approve the Installation of a Sign Honoring Frederick Pelham

Members of the 4th Grade class at Wylie Elementary School presented a report of the importance of Frederick Pelham to the Dexter Community for his work on the building of the viaduct and Mill Creek railroad bridge.

Motion Fisher; support Knight to approve the installation of an interpretive sign honoring Frederick Pelham as recommended by the Parks and Recreation Commission and the Arts, Culture and Heritage Committee.

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

Nays: None

Motion carries

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Finance Director/Treasurer – Marie Sherry

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

- I did complete the new Pension OBEP requirement for the State of Michigan and had Ms. Emmons review it.

- The State of Michigan is streamlining its reports and forms. They are listening to local governments.
- I met with a representative from Meeder Investment Management. Interest rates have been moving upwards and I feel that the City could benefit from investment consulting.

2. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet and had no new updates.

3. Community Development Manager – Michelle Aniol

Ms. Aniol submits her written report as per packet.

- The Encore Theatre will be submitting an application for a Special Land Use for the March meeting of the Planning Commission. This will also initiate a text amendment. Discussion followed.
- I will be meeting with OHM on Wednesday and the Department of Public Utilities staff on Thursday regarding the CIP.
- Grandview Commons is in the process of acquiring financing and a letter will need to be sent to MSHDA.
- Discussion was held on how to recognize a recent achievement of Jolly Pumpkin.

4. Board, Commission & Other Reports

Washtenaw County Sheriff – December Written Report

5. Subcommittee Reports

No Reports

6. City Manager Report – Courtney Nicholls

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

- The City received a check for \$1,100 to cover expenses related to an illegal dumping incident.
- The City has received a letter from St. James Church requesting additional handicap parking. Mr. Droze spoke about what would need to be done to add additional spaces.
- The paving on Baker Road this year will stop short of Grand Street.
- The County will be paving Dexter-Ann Arbor Road from Zeeb Road to Dan Hoey Road.
- The Utility Committee will meet on Thursday.
- I received a call from Alex Wallace regarding sewer and water for the property next to the A&W. It would need to come into the City to receive services.
- I also received a call from Cornman Farms about tying into the sewer system.
- The Border 2 Border Trail will be having a public meeting on February 1, 2018 at the Dexter District Library regarding construction of the trail from Zeeb Road to Wagner Road.

- Mr. Breyer reported that he had met with srepresentatives of the Dexter Schools and Waste Management regarding recycling services to Dexter Schools from Washtenaw County. Waste Management would still handle cardboard recycling.

7. Mayor's Report – Shawn Keough

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

- Included in my report is information on the opportunity for Dexter to be included in an upcoming publication from Dale Fisher. He inquired if Council was interested in pursuing inclusion in the project and the response was favorable.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$244,812.29
2. Consideration of: Re-Appointment to Board of Review
3. (Moved to New Business)
4. Consideration of: Setting a Public Hearing for the Michigan Natural Resources Trust Fund Grant Submittal for March 12, 2018

Motion Fisher; support Smith to approve items 1, 2 and 4 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: Dexter Community School Project (formerly L-2)

Greg Brand of Granger Construction gave an update on the upcoming construction of the new elementary school and other improvement projects from the recent school bond passage. Discussion followed.

2. Consideration of: Resolution Approving the Hardship Guidelines for the 2018 Board of Review (Formerly J-3)

Motion Michels; support Fisher to approve the Resolution for Hardship Guideline for the 2018 Board of Review.

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

Motion carries

3. Discussion of: Letter from Former Charter Commissioners re: City Election Date Change

Discussion was held on the changing of City election dates from odd years to even years. Staff was directed to contact other communities who have made such a change.

4. Consideration of: Late Property Transfer Affidavit Filing Fee

Motion Michels; support Knight to pass the resolution opting the City of Dexter out of the collection of the State-allowed property transfer affidavit late filing fees for all property transfers within the City.

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

Nays: Keough

Motion carries

5. Consideration of: Acceptance of Quote from Raymer to Provide Preventative Maintenance on Well #1 in an amount not to exceed \$26,200

Motion Cousins; support Smith to approve the quote from Raymer to provide preventative maintenance on Well #1 for an amount not to exceed \$26,200.

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

Nays: None

Motion carries

6. Consideration of: Purchase and Installation of Replacement LED Streetlights for an amount not to exceed \$22,575

Motion Cousins; support Michels to approve the quotes from McNaughton-McKay and Hopp Electric for the purchase and installation of replacement LED streetlights for an amount not to exceed \$22,575.

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

Nays: None

Motion carries

7. Consideration of: Quote from Verdin to Replace Internal Mechanism of Downtown Clock for an amount not to exceed \$7,000

Motion Cousins; support Smith to approve the quote from Verdin for the replacement of the internal mechanism on the downtown clock in an amount not to exceed \$7,000.

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

Nays: None

Motion carries

8. Consideration of: Planning Commission Recommendation to Adopt Zoning

Ordinance Text Amendments to Article 5 Parking & Loading

Motion Smith; support Michels pursuant to Section 23.06, Criteria for Amendment to the Zoning Ordinance Text based on the recommendation of the Planning Commission, City Council moves to approve text amendments to Article V, Parking and Loading, as cited herein.

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

Nays: None

Motion carries

9. Consideration of: Resolution to Adopt Payment in Lieu of Parking Fee for the Village Commercial District

Motion Michels; support Knight that a resolution to adopt payment in lieu of parking fee for the Village Commercial District be established and that fee shall be \$9,000 per required off-street parking space.

Ayes: Fisher, Knight, Michels and Tell

Nays: Smith, Cousins and Keough

Motion carries

10. Consideration of: FY 2017-2018 Budget Amendments

Motion Fisher; support Smith to approve the budget amendments for FY 2017-2018 as proposed.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS

Cousins Former Council Member Carson had a medical scare but he is OK.

Tell None

Fisher My daughter and her husband went to a beer tasting event in Mt. Pleasant and she could proudly say that she came from Dexter because of the representation of Jolly Pumpkin at the event.

Jones A little history lesson – the downtown clock was placed in its current location during the Streetscape project, but it was first installed in 1995 across the street. It was moved because of the fear that trucks would knock it down when turning.

Smith Thank you for posting the Comcast [office](#) move information online.

Knight None

Michels It was good to see a couple of votes that were not unanimous. I attended the MML Committee Meeting on Transportation & Infrastructure and reported on numerous bills that have been presented in the Michigan legislature.

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Cousins to adjourn the meeting at 9:45 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____