

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, FEBRUARY 12, 2018**

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:06 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 - AB	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; Scott Munzel, City Attorney; Robert Smith, Dexter Area Fire Department Chief; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – January 22, 2018

Motion Smith; support Tell to approve the minutes of the January 22, 2018 meeting with one correction under Council Comments, Mr. Smith's remark, add the word *office* following Comcast.

Unanimous voice vote approval with Council Member Knight absent.

D. PRE-ARRANGED PARTICIPATION

1. Jeff Hardcastle – Huron Waterloo Pathways Initiative

Jeff Hardcastle, Board Chairman of the Huron Waterloo Pathway Initiative gave an overview of the projects for the regional non-motorized trail system. He offered that the Initiative would pay for a feasibility study to connect Mill Creek Park – Phase 2 to Dexter Chelsea Road.

E. APPROVAL OF THE AGENDA

Motion Fisher; support Smith to approve the agenda as presented

Unanimous voice vote approval with Council Member Knight absent.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Comcast Press Release on Internet Speed
4. Michigan Government Finance Officers Association Budget Award Letter

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

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

- It has snowed 8 days over the last 12 days, and employees have put in a lot of hours. We did have one of the snow trucks go down on Friday.
- We have been working on Well #1 for the last week and a half. We put in new PVC and hope to have it up by Friday.
- Rick Chabot will be retiring on Friday. It has been an easy transition to the new hire, Brad Dexter.
- GO2 bags were used instead of the digester during construction and we were told that removal of the bags would be \$25,000. We were able to budget this over two years at a cost of \$6,000.

2. Community Development Manager – Michelle Aniol

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

- The 3045 Redevelopment Committee met prior to the Council Work Session and discussed the first Community Workshop and the next Community Forum which will be on February 27, 2018 or February 28, 2018. The topic of this meeting will be massing and density. During the week of March 12, 2018, the last meeting will be held and it will be a project concept meeting.
- The Encore Theatre would like to come and talk to City Council on the Encore's plan. Discussion followed
- Don Darnell has sold his office building on Ann Arbor Street and will be moving his office to his Grand Street property. The Kolb building has also been sold.
- Discussion followed on a request for feedback on snow removal in the City by residents and businesses.

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:

- Jim Haeussler will be drilling some test wells on the Baker Road property.
- The Governor has proposed raising the fees on trash which would result in an increase to the City of \$17,000 to \$20,000 annually.
- Waste Management has proposed changing trash pickup from Friday to Monday beginning on March 12, 2018.

6. Mayor's Report – Shawn Keough

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

- The Goals Setting Workshop will be on February 24 beginning at 9 AM.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$449,957.24
2. Consideration of: Appointments to the Parks & Recreation Commission and Arts, Culture & Heritage Committee

Motion Fisher; support Smith to approve items 1 and 2 of the Consent Agenda.

Unanimous voice vote approval with Council Member Knight absent.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: 150 Jeffords Planned Unit Development Agreement, Condominium Documents, And Encroachment/Termination Agreements

Motion Michels; support Cousins based on the information provided by the applicant, staff, and the City Attorneys, the Dexter City Council moves to approve AP2017.18-06 PUD-FSP 150 Jeffords PUD Agreement, Condominium Documents, and Encroachment Agreement for 150 Jeffords and Affidavit of

Termination of Encroachment Agreement for Mill Creek Terrace, as cited herein, subject to the following conditions:

1. Staff review dated, February 8, 2018;
2. City Attorneys reviews dated, February 7, 2018; and
3. Review and Approval of the Assignment of Rights under the PUD Agreement, Declaration of Restrictive Covenant, Right-of-Way Vacation and Conveyance and Deeds for Property Transfer, by City Council.

Ayes: Tell, Cousins, Fisher and Michels

Nays: Smith and Keough

Absent: Knight

Motion carries

2. Consideration of: Assignment of Rights Under the 150 Jeffords PUD Agreement

Motion Cousins; support Michels based on the information provided by the applicant, staff, and City Attorney, the City Council moves to approve the proposed Assignment of Rights under the PUD Agreement for 150 Jeffords Planned Unit Development Project, as cited herein, subject to the following conditions:

1. Staff review dated, February 8, 2018; and
2. City Attorney review dated, February 7, 2018.

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

Nays: None

Absent: Knight

Motion carries

3. Discussion of: Declaration of Restrictive Covenants for 150 Jeffords PUD

Ms Aniol explained the purpose of the declaration of the restrictive covenant and the amendment to the declaration. Discussion followed

4. Consideration of: Resolution to Vacate Certain Public Right-of-Ways and Convey Said Property to Mill Creek Terrace LLC

Motion Smith; support Fisher based on the information provided by the applicant, staff, and the City Attorney, the Dexter City Council moves to adopt the Resolution to vacate certain public right-of-ways and convey said property to Mill Creek Terrace, LLC.

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

Nays: None

Absent: Knight

Motion carries

5. Consideration of: Memorandum of Understanding for Redevelopment Ready Communities Program

Motion Cousins; support Tell to adopt and authorize the Mayor to sign the Memorandum of Understanding for the City of Dexter's participation in the Redevelopment Ready Communities Program.

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

6. Consideration of: Proposal from SmithGroupJJR for Grant Assistance for the Michigan Natural Resources Trust Fund Grant

Motion Fishers; support Michels to approve the proposal from SmithGroupJJR for Mill Creek Park Phase 2 – Grant Assistance in an amount not to exceed \$7,800.

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

M. COUNCIL COMMENTS

Cousins I would like to emphasize what Jeff Hardcastle said that Dexter will be the hub of hiking and walking in the area. This is both a blessing and a curse because of the parking for activities. This needs to be worked on and I would like a committee formed to work on this. One idea is to have additional parking at the Hudson Mills Golf Course. On another note, I will be leaving for California in Thursday morning.

Tell None

Fisher None

Jones None

Smith None

Michels I am reminded of the Chinese curse, “May you live in interesting times,” and we sure are.

Knight - Absent

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Fisher to adjourn the meeting at 9:26 PM.

Unanimous voice vote approval with Council Member Knight absent.

Respectfully submitted,

Justin Breyer

Assistant to the City Manager/Clerk

Approved for Filing: _____