

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, MARCH 26, 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 - AB
J. Knight	Z. Michels
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; Blair Selover and David Harvey, F&V; Robert Smith, Dexter Area Fire Department Chief; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – March 12, 2018

Motion Smith; support Knight to approve the minutes of the March 12, 2018 meeting with the following corrections:

- Page 4, first bullet point under City Manager’s Report PASR should be PASER.
- Page 4, third bullet point under Mayor’s Report the date should be March 24th not March 26th.
- Page 6, Council Member Michels remarks in Council Comments, CAP/DART should be CAPT/DART.

Unanimous voice vote approval with Council Member Fisher absent.

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Tell to approve the agenda as presented

Unanimous voice vote approval with Council Member Fisher absent.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

None

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.

2. Community Development Manager – Michelle Aniol

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

- Planning Commission and City Council will have a joint meeting at 5:30 PM on Monday, April 2, 2018 for an update on the City's Master Plan.
- The next Community Engagement meeting on 3045 Broad Street will take place on April 18, 2018 at Mill Creek School from 6-8 PM.
- The Oakland County Water Resource Commission has updated their REU Schedule. Dexter's tap fees were derived from the fees that Oakland County set up, which is where Dexter based its City water fees. The City received questions on tap fees from Oxford, and I will follow ~~on them~~ up with Oxford with the help from our consultants.

3. Board, Commission & Other Reports

Washtenaw County Sheriff – February Report
Written report included in the packet

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 update:

- I included in your packet information on the increase in recycling costs. Discussion followed on refuse and recycling costs.

6. Mayor's Report – Shawn Keough

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

- In my report are the upcoming workshop dates. Please check your calendars for these dates.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$234,826.49
2. Consideration of: Appointment of Art Selection Committee Members
3. Consideration of: Road Closures on Sunday, June 3, 2018 for the Dexter Ann Arbor Run
4. Consideration of: Road Closures and Parking Restrictions on Monday, May 28, 2018 for the Memorial Day Parade
5. Consideration of: Road Closure on Saturday, May 19, 2018 for the Garden Club Plant Sale

Motion Cousins; support Smith to approve items 1, 2, 3, 4 and 5 of the Consent Agenda.

Unanimous voice vote approval with Council Member Fisher absent.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Planning Commission Recommendation to Approve the Special Land Use Request from Northern United Brewing for Expansion of their Tasting Room at 2319 Bishop Circle East

Motion Michels; support Knight based on the recommendation of the Planning Commission, information provided by the applicant and staff, and pursuant to Section 8.03, Special Land Use review standards, the City Council moves to approve AP2017.18-19 SLU Special Land Use Application for NULL Taphouse meets the requirements of Section 8.03, and recommends approval subject to the following conditions:

1. The NULL Taphouse must be accessory to the Northern United Brewing Company facility, and licensed as such by the State of Michigan;
2. The total area of NULL Taphouse shall not exceed 15% of the gross floor area of the NUBCo facility; and
3. The parking lot must be repaired and maintained to comply with zoning ordinance requirements.

Ayes: Tell, Cousins, Michels, Knight and Keough

Nays: Smith

Absent: Fisher

Motion carries

2. Consideration of: Planning Commission Recommendation to Approve the Special Land Use Application from Encore Theatre for Temporary Employment Housing at 3479 Central

Motion Tell; support Cousins based on the recommendation from the Planning Commission, information provided by the applicant and staff at the March 26, 2018 City Council meeting, and pursuant to Section 8.03, Special Land Use review standards, the City Council moves to approve AP2017.18-18 SLU Special Land Use Application for Temporary Employment Housing at 3479 Central Street, subject to the following conditions:

1. Staff review dated, February 28, 2018;
2. CWA review dated, February 21, 2018;
3. OHM email dated, February 11, 2018;
4. Adoption of text amendments to Articles II and XI of the Zoning Ordinance to define temporary employment housing and to allow temporary employment housing as a special land use in the VR, Village Residential Zoning District;
5. The maximum number of sleeping rooms shall not exceed 3 and shall be limited to the second floor;
6. Maximum sleeping room occupancy shall not exceed 7 persons;
7. The exterior of the structure shall maintain the appearance of a single-family residence; and
8. The use of the structure shall be compatible to that of a single-family residence, in terms of operation, including parking, traffic, noise, etc.

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

Nays: None

Absent: Fisher

Motion carries

3. Consideration of: F & V Construction Management Contract for Wastewater Treatment Plant Project

Motion Michels; support Smith to approve the F & V Construction contract for Construction Management services for the Dexter Wastewater Treatment Project with construction management overhead and profit at 8.25% of the total trades plus general conditions.

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

Nays: None

Absent: Fisher

Motion carries

4. Consideration of: Health Care Saving Plan Amendment

Motion Smith; support Michels to approve the Amendment to the Participation Agreement for Division 301302.

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

5. Consideration of: Modification to Tap Fee Payment Schedule

Motion Smith; support Michels to adopt the amendment to allow businesses moving into existing space to pay any tap fees over \$8,000 over a five year period with the charges included in the bi-monthly water bill.

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

6. Consideration of: JJR Scope for the Design of Landscaping in the Roundabouts for an amount not to exceed \$2,900

Motion Cousins; support Knight to approve an amount not to exceed \$2,900 for design work for the roundabout landscaping from Smith Group JJR.

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

7. Consideration of: Recommendation from the Parks & Recreation Commission to Accept Donation of a Bicycle Repair Station

Motion Smith; support Michels to accept a bicycle repair stand donation from the Friends of the Border to Border Trail with the following conditions:

1. That the bicycle repair stand be installed near the bottom of the stairs to the Farmer's Market;
2. That the bicycle repair stand be dark green in color; and
3. That the installation takes place in conjunction with the Library patio sidewalk project.

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

M. COUNCIL COMMENTS

Michels None
Knight Happy Easter
Smith None
Keough I would like to announce that our City Manager passed the fourth of her CPA exams and she passed all of them on the first try.

Jones Did you know that the City of Chelsea no longer accepts glass containers
in their recycling program?
Tell None
Cousins None
Fisher - Absent

N. NON-ARRANGED PARTICIPATION

Chief Robert Smith of the Dexter Area Fire Department announced that Friday,
March 30, 2018 will be W-4 Country's Firehouse Friday at Dexter's Station 1.

O. ADJOURNMENT

Motion Smith; support Knight to adjourn the meeting at 8:40 PM.

Unanimous voice vote approval with Council Member Fisher absent.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____