

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, JULY 23 2018**

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:13 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; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager/Clerk; Carol Jones, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief; Blair Selover, Dave Harvey, Mark Bratschi of F&V Construction; Patrick Droze, Orchard, Hiltz & McCliment; and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – July 9, 2018
2. City Council Work Session – July 9, 2018

Motion Smith; support Knight to approve the minutes of the July 9, 2018 Regular City Council Meeting and the minutes of the July 9, 2018 City Council Work Session with the following correction on the Regular City Council Meeting minutes:

- Page 1, the Correction on the June 25, 2018 minutes, the City Manager’s report, “ides” should be “ideas”.
- Page 4, L-4 “Motion caries” should be “Motion carries”.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Fisher; support Smith to approve the agenda as presented.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

None

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:

- Everything was in budget through the Fourth Quarter.
- I have worked out a Brownfield sheet on Grandview Commons.

2. Public Services Superintendent – Dan Schlaff

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

- I had concerns about the curbing on Grand Street by Grandview Commons. It needed to be removed and replaced which was done today (Monday).
- On Hudson and Forest, some areas of sidewalk and curbing needed to be replaced.
- I have some good news - with all of the articles in the news and emails, water usage was down to 600,000 gallons.
- Work on sewer and water lines under the roundabouts has been completed.
- At the next project meeting we will be talking about the next steps for work on the entrance to the Industrial Park.
- We are doing well and moving faster than expected on the Saw Grant work.

3. Community Development Manager – Michelle Aniol

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

- There will be a meeting tomorrow (Tuesday) regarding the temporary parking area for the 150 Jeffords Project.
- I have directed the City Attorney to go forward with prosecution of the owner of 2865 Baker Road. I should know in the next few days as to when the formal hearing will be.
- The 150 Jeffords Project has made a contribution of \$85,000 to the parking fund.
- I will be coming to Planning Commission and Council with a request for outdoor seating at Null Taphouse.

4. Board, Commission & Other Reports

None

5. Subcommittee Reports

None

6. City Manager Report – Courtney Nicholls

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

- The draft of the next newsletter has been completed.
- The City has mailed out the new one page utility bill.
- I am reaching out for feedback from businesses at the Industrial Park on entrance way finding signage.

7. Mayor’s Report – Shawn Keough

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

- About a week ago, staff and I met with Pat Greve from Waste Management regarding their contract with the City. There are likely to be changes coming in trash pickup to keep up with trends and economical pickup of trash as well as more efficient service.
- Ms. Aniol and I were supposed to have a conference call and meeting on Redevelopment Ready Communities, but it was cancelled.
- I did meet with Bev Hill and Ina Germain of the Dexter Area Historical Society regarding the future of Gordon Hall.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$206,372.41

Motion Fisher; support Smith to approve item 1 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: Bond Authorizing Resolution for Wastewater Treatment Plant Project

Motion Cousins; support Michels to approve the Bond Authorizing Resolution for the Wastewater Treatment Plant Project in the amount of \$5,500,000.00.

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

Nays: None

Motion carries

2. Consideration of: Bid Award for Wastewater Treatment Plant Project

Motion Michels; support Cousins to approve the bid awards as outlined in Exhibit A from the packet in the amount of \$5,660,000.

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

Nays: None

Motion carries

3. Consideration of: Proposal from F&V Engineering for Construction Engineering Services

Motion Fisher; support Smith to approve the amendment from F&V Engineering for services not to exceed \$186,500.

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

Nays: None

Motion carries

4. Consideration of: Trail Blazer sign for Encore Musical Theatre

Motion Fisher; support Michels to allow the placement of a Trailblazer sign, by Michigan Logos, Inc, in the public road right-of-way, for The Encore Theatre Company, subject to the placement of the directional arrow on the 24 inch by 18 inch sign rather than on a separate sign.

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

Nays: None

Motion carries

5. Discussion of: Prioritization of Street Fund Program

Ms. Nicholls presented potential sidewalk and road construction items for beyond 2019. She stated that the City is looking to do a sidewalk project every other year with the overall preference to have sidewalks on at least one side of a street. Discussion followed.

6. Discussion of: Tap Fee Reduction Request from Schools

Dexter Community Schools sent a letter asking for the reduction of tap fees in their current building project. Although the City and the Schools have worked together on many projects, it was felt that reducing fees would set a bad precedent. Discussion followed.

Motion Michels; support Tell to direct the City Manager to respond to the letter from Dexter Community Schools stating that the City will not reduce the tap fee rate.

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

Nays: None

Motion carries

7. Discussion of: Board/Committee Salaries

Ms. Nicholls presented additional information regarding payment to members of Boards and Commissions and the ex-officio member. Discussion followed.

M. COUNCIL COMMENTS

Fisher None

Tell None

Cousins There should be an ordinance about construction equipment backing up as there are too many “beeps”.

Jones Mr. Schlaff, my grandson Liam would like to know if Dexter has any Teenage Mutant Ninja Turtles living in the sewers and if you have seen them? (Response from Mr. Schlaff – I haven’t seen any.)

Michels CAPT/DART will be having a meeting and talk about the perspective of building from the builder/developer. I am looking to have something soon about a youth representative and affordable housing. The fire station situation is confusing.

Knight None

Smith None

N. NON-ARRANGED PARTICIPATION

Patrick Droze of 37684 Ladywood, Livonia stated that in reference to the trail cam at the roundabouts, the Washtenaw County Road Commission does have their drone up and pictures can be seen online.

Dan Schlaff of 7939 Fourth Street reported that there was testing done at the Grandview project to test the cement poured for the curb.

O. CLOSED SESSION TO DISCUSS POTENTIAL PURCHASE OF PROPERTY IN ACCORDANCE WITH MCL 15.268 Sec.8

Motion Michels; support Fisher to move into Closed Session to discuss potential purchase of property in accordance with MCL 15.268 Sec. 8. at 9:23 PM

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

Nays: None

Motion carries

Motion Smith; support Knight to leave Closed Session at 9:46 PM.

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

Nays: None

Motion carries

P. ADJOURNMENT

Motion Smith; support Fisher to adjourn the meeting at 9:47 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____