

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, AUGUST 13, 2018**

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:06 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	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; Carol Jones, Recording Secretary and Jeff Harshe, MAVD.

CLOSED SESSION FOR THE PURPOSE OF DISCUSSING POTENTIAL PURCHASE OF PROPERTY AND PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268 Sec.8.

Motion Michels; support Knight to go into Closed Session for the purpose of discussing potential purchase of property and pending litigation in accordance with MCL 15.268 Sec. 8 at 6:08 PM.

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

Motion Cousins; support Smith to leave the Closed Session at 6:58 PM.

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

A break was taken starting at 6:58 PM and the Regular Council Meeting resumed at 7:03 PM

Additional present: Dan Schlaff, Public Services Superintendent; Robert Smith, Dexter Area Fire Department Chief; Patrick Droze, Orchard, Hiltz & McCliment; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – July 23, 2018

2. City Council Work Session – July 23, 2018

Motion Smith; support Knight to approve the minutes of the July 23, 2018 Regular City Council Meeting and the minutes of the July 23, 2018 City Council Work Session as presented.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

Sheriff's Office Presentation – Lt. King
No one was present to present a report.

E. APPROVAL OF THE AGENDA

Motion Fisher; support Michels to approve the agenda with the following changes in New Business:
L-5, change from a Consideration Item to a Discussion Item.
L-10, add a Consideration Item, To Proceed as Discussed in the Closed Session regarding Pending Litigation.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Boy Scout Dante Demerath introduced himself and stated he was attending in order to earn his Communication Badge.

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. Mr. Schlaff gave the following updates:

-) The roundabouts on Baker Road look nice but they may be a little tight. They are looking to asphalt them on Thursday. Baker Road to Grand Street will be milled next week.
-) Dexter Schools have started moving the large pile of dirt to Creekside and should be done by next Saturday if not sooner.
-) 250 feet of curbing had to be pulled out at Grandview Commons and replaced. The problem is an old existing roadway.

2. Community Development Manager – Michelle Aniol

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

-) The pre-construction meeting was held today on the temporary parking lot for the 150 Jeffords project and they start work on the lot tomorrow.
-) Northern United Brewing Company has submitted a request to change their sign to Jolly Pumpkin Artisan Ales. I will need to ask about parking lot improvements as they have not been done yet.
-) Ms. Aniol reported on the tree replacement at DexTech and this will be on the agenda for the next meeting.

3. Board, Commission & Other Reports

Washtenaw County Sheriff – June Report included in the packet.

4. Subcommittee Reports

None

5. City Manager Report – Courtney Nicholls

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

-) The funds for the recent bond sale for the Wastewater Treatment Plant will come on August 28, 2018. The interest rate came in less than expected.
-) The lease with Hotel Hickman on 8050 Main Street comes up for renewal in November and I will talk to them about extending their lease.
-) We received a Right-of-Way application today from Verizon to run fiber from downtown to the Industrial Park.
-) The City recently received a request from Dexter Schools to install rapid flashing beacons at four intersections. OHM has concerns about the warranting of the beacons.

6. Mayor's Report – Shawn Keough

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

-) Great job with Dexter Daze and the Dexter Daze Parade.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$171,229.97

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: Recommendation from Planning Commission to Approve the Combined Site Plan for 3075 Baker

Motion Fisher; support Michels based on the recommendation of the Planning Commission and the information provided by the applicant, staff, CWA, OHM, and DAFD, at the August 13, 2018 City Council Meeting, the City Council moves to approve AP2017.18-28 CSPR Combined Site Plan Review for 3075 Baker Road, revision dated, July 13, 2018, in accordance with the provisions set forth in Article 21 of the City of Dexter Zoning Ordinance, and subject to the following conditions:

1. Staff review dated, August 1, 2018;
2. CWA review dated, July 24, 2018;
3. OHM review dated, July 27, 2018;
4. DAFD review dated, July 26, 2018; and
5. The plan must be revised to show the alley having an 18-foot wide gravel surface from the western edge of the first driveway to the western boundary of the subject site, unless DAFD and the City Engineer determines the gravel surface should be 20-feet wide.

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

2. Consideration of: Recommendation from Planning Commission to Approve the Special Land Use for 7091 Dexter Ann Arbor

Motion Fisher; support Smith based on the recommendation of the Planning Commission, and information provided by the applicant and staff at the August 13, 2018 City Council meeting, and pursuant to Article VIII of the Zoning Ordinance, the City Council moves to approve AP2018.19-01 SLU MI Animal Clinic, subject to the following conditions:

1. Staff review dated, August 7, 2018
2. Administrative review and approval of the following:
 - Additional sound-proofing;
 - Solid ~~care~~-core doors;
 - Forced air ventilation designed to reduce odiferous effects on residential neighbors and adjacent businesses; and
 - Caretaker quarters, if applicable.

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

3. Consideration of: Action on Fire Station/City Office

~~No motion was made~~ There was no discussion and no action.

4. Consideration of: Pavement Marking Bid Award to JV Contracting for an Amount not to exceed \$17,000

Motion Michels; support Tell to approve the bid for 2018 Pavement Markings from JV Contracting for an amount not to exceed \$17,000.

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

Nays: None

Motion carries

5. Discussion of: Appointment of City Assessor

Ms. Nicholls reported that the last day for Renius & Renius as City Assessors was August 8, 2018. As no bids for the Assessor position were received, Ms. Nicholls contacted WCA Assessing who had previously bid on the position; however their costs were much higher. The City is looking at other options. Discussion followed.

6. Consideration of: Appointment of PSLZ LLC as City Auditor for 2017-2018

Motion Fisher; support Smith to approve the one-year contract extension with PSLZ LLC for auditing services for the Fiscal Year 2017-2018.

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

Nays: None

Motion carries

7. Consideration of: Resolution Authorizing Compensation of Zoning Board of Appeals

Motion Michels; support Knight to approve the resolution to pay ZBA members \$40 per meeting with the exception of the Planning and Council representatives.

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

Nays: None

Motion carries

8. Consideration of: Support to Apply for a Michigan Council of Arts and Cultural Affairs Grant for the Paint Dexter Plein Air Festival

Motion Fisher; support Cousins to approve the request from the Arts, Culture and Heritage Committee to submit a mini-grant application to the Michigan Council for Arts and Cultural Affairs (MCACA) for up to \$4,000 for the Paint Dexter Plein Air Festival.

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

Nays: None

Motion carries

9. Discussion of: Central Street Project

Mr. Droze of OHM Advisors presented information regarding the 2019 Central Street Project and explained that residents will learn about the project on September 5, 2018 at the Dexter District Library in an effort to educate the residents early on in the project. He stated that some of the issues faced in the project are stormwater improvements and management, midblock crossing at Monument Park, porous pavers, traffic calming and the possibility of water relocation if feasible.

10. Consideration of: To Proceed as Discussed in the Closed Session regarding Pending Litigation

Motion Smith; support Michels to proceed as discussed in the Closed Session regarding pending litigation.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS

Michels None

Knight None

Smith None

Jones Recently at the Museum, we had a picture that was of Dexter Maine and not Dexter Michigan. It was sent to them and we received an interesting note back that Dexter Maine was founded in 1816 by our Judge Dexter's father. I am now researching the numerous Dexters in the country to see if there is any connection to the Dexter Family, but have already found two Dexters that were named for horses.

Fisher None

Tell I want to thank our Boy Scout for staying for the whole meeting.

Cousins I would like clarification on those who can attend a Closed Session. I will not be at the August 27, 2018 meeting.

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Knight to adjourn the meeting at 9:00 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____