

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

**A. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:00 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/Assessor; 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; Patrick Droze, OHM Advisors; Paul Evanoff, SmithGroup; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – October 8, 2018
2. City Council Work Session – October 8, 2018

Motion Smith; support Knight to approve the minutes of the October 8, 2018 Regular City Council Meeting and the minutes of the October 8, 2018 City Council Work Session as presented.

Unanimous voice vote approval.

**D. PRE-ARRANGED PARTICIPATION**

1. Recognition of City Council Member Ray Tell

Mayor Keough read a proclamation honoring the service of Ray Tell to the Village and City Council, and the Board and Commission positions he has held over the past years.

**E. APPROVAL OF THE AGENDA**

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

Unanimous voice vote approval.

## **F. PUBLIC HEARINGS**

1. Ordinance to Lease Property Located at 8050 Main to Hotel Hickman for a period of two years.

Mayor Keough opened the Public Hearing at 7:06 PM.

Mayor Keough gave an explanation of the requirements of a City Ordinance for leasing City property.

Mayor Keough closed the Public Hearing at 7:07 PM.

Consideration of: Ordinance to Lease Property Located at 8050 Main to Hotel Hickman for a period of two years and Lease Agreement with Hotel Hickman

Motion Fisher; support Smith to approve the ordinance approving the lease of property located at 8050 Main Street, and the lease agreement with Hotel Hickman Chuckwagon BBQ for a two-year period of time from November 13, 2018 to November 12, 2020.

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

Nays: None

Motion carries

2. Updates to Water and Sewer Ordinances

Mayor Keough opened the Public Hearing at 7:08 PM.

Ms. Nicholls explained the significant changes to the water and sewer ordinances.

Discussion followed.

The Public Hearing was closed at 7:15 PM.

Action will be requested at a future Council meeting.

## **G. NON-ARRANGED PARTICIPATION**

Bob Murphy, 3713 Bristol Drive thanked Mr. Tell for his dedication to the City and shared his concern that the Dexter does not have a working ladder truck.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar

## **I. REPORTS**

1. Finance Director/Treasurer/Assessor – Marie Sherry

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

- I am having some difficulty setting up the investment account. I am taking time to have them set up properly and move the funds over.
- I have passed the most recent tests for assessing training and have received a couple offers from area municipalities to help with the assessing process. I now understand what needs to be done; however, we are behind with re-appraisals.

## 2. Public Services Superintendent – Dan Schlaff

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

- Asphaltting is starting at Grandview Commons with the hope to get Grand Street finished this week.
- The leaf machine began operations last week and leaf pick up is going well.
- Demolition at the Wastewater Treatment Plant is going great, but there is still quite a bit to go.

## 3. Community Development Manager – Michelle Aniol

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

- SEMCOG held their General Assembly Meeting last week and I was a part of the program.
- There was a pre-application meeting for the Central Park project (3269 Central/7890 Ann Arbor) on October 15, 2018. The developers have revised the plan to use two properties rather than three properties. There were questions raised about the entrance to the space and the closeness to Monument Park.
- The owners of 2865 Baker Road did submit an application to demolish the garage on the property.
- There was a minor incident at 150 Jeffords. When a small area of the foundation was removed close to the existing building it caused some of the surrounding dirt to fall from the adjacent property. The developers will be looking into remediation.
- The Special Planning Commission Meeting will be October 29, 2018 at the Dexter District Library beginning at 7 PM.

## 4. Board, Commission & Other Reports

Washtenaw County Sheriff – September Report  
Report included in the packet.

## 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:

- Residents should have received the newsletter in the mail.
- The crack sealer is supposed to come on Wednesday but the weather does not look promising.
- I have brought to the meeting a sample 2-in-1 computer/tablet for electronic packets.
- The 2006 Facility Bond payment will be included in the next Bills and Payroll Report.

#### 7. Mayor's Report – Shawn Keough

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

- Over the last week, the City has been advertising for the City Council vacancy. I have received two applications and have spoken with both of them. The deadline to submit applications is November 2, 2018.
- The Fire Board meeting was last Thursday, October 18, 2018 and the next will be November 15, 2018. Mr. Tell will likely not be able to attend and I will also not be able to attend. I would like to have a discussion on a temporary replacement to vote on items regarding budget and replacement of apparatus.

Motion Tell; support Cousins to amend the City Council Organizational Matters to appoint Council Member Jim Smith as a replacement to the Fire Board due to the retirement of Council Member Ray Tell.

Unanimous voice vote approval.

- The website kick-off meeting will take place tomorrow.
- WATS voted to approve the Transportation Improvement Plan (TIP) for 2020 through 2023.

#### **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$295,232.04
2. Consideration of: Appointment of Amy Shell to the Arts, Culture, and Heritage Committee

Motion Fisher; support Smith to approve items 1 and 2 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: JJR Scope for Mill Creek Park Phase II for not to exceed \$157,000

Motion Michels; support Smith to approve the contract with the SmithGroup to provide design, engineering, and bidding assistance services for the Mill Creek Trail Phase 2 project in an amount not to exceed \$157,000, with \$15,670 paid by the Huron-Waterloo Pathways Initiative.

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

Nays: None

Motion carries

2. Consideration of: Contract Extension with Waste Management to June 30, 2019

Motion Fisher; support Knight to approve the contract extension with Waste Management until June 30, 2019.

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

Nays: None

Motion carries

3. Consideration of: Upgrade of Downtown Traffic Signals for Not to Exceed \$6,500

Motion Cousins; support Fisher to approve the quotes from Dapprich Enterprises to procure and install the new equipment for Main/Baker and Main/Broad traffic signals for an amount not to exceed \$6,500.

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

Nays: None

Motion carries

4. Discussion of: Central Street Project

Ms. Nicholls gave an update on the Central Street project for 2019 with a budget of \$1,053,000 for the project. Mr. Droze answered questions and highlighted the stormwater work and budget factors with the project. Discussion followed.

5. Consideration of: Dedication of Right of Way from 2830 Baker Road

Motion Smith; support Fisher to accept the dedication or the Right of Way at 2830 Baker Road.

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

Nays: None

Motion carries

6. Consideration of: Dedication of Right of Way from Dexter Town Center

Motion Smith; support Fisher to accept the dedication of the Right of Way at 2720 and 2810 Baker Rd., the Dexter Town Center.

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

7. Consideration of: 2018-2019 Budget Amendments

Motion Knight; support Michels to approve the 2018-2019 budget amendments as presented.

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

**M. COUNCIL COMMENTS**

Cousins At a past meeting there was a comment from Mayor Keough that a book was being put together by Dale Fisher about Washtenaw County. At a recent Rotary meeting information was given that this book will be published but Dexter will not be included in it due to lack of financial support.

Tell Thank you all for a wonderful time. I never pictured donating 25 years to the City. We have weathered the storms, funds are good and staff is great. I will remember all of you and hope to see you around town.

Fisher Mr. Tell, I appreciate being able to sit beside you at Council meetings and I appreciate all you have done.

Jones Thank you Ray for getting involved with Dexter, such as being a part of the Dexter Daze Committee. What about those Dreadnaughts? – Go Dreads.

Smith Thank you Ray.

Knight Thank you Ray for your service.

Michels None

**N. NON-ARRANGED PARTICIPATION**

None

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

Motion Smith; support Knight to remove the Closed Session from the Agenda.

Unanimous voice vote approval

**P. ADJOURNMENT**

Motion Cousins; support Smith to adjourn the meeting at 8:53 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer  
Assistant to the City Manager/Clerk

Approved for Filing: \_\_\_\_\_