

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, NOVEMBER 12, 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	

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; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief; residents and media.

**APPOINTMENT OF NEW COUNCIL PERSON TO FILL SEAT VACATED
BY RAY TELL (TERM ENDING NOVEMBER 2020)**

Motion Cousins; support Fisher to accept the recommendation of Scott Bell to fill the vacancy on the City Council for the term ending November 2020.

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

Following the vote by City Council, Mr. Breyer swore in Scott Bell as a Council Member, and Mr. Bell joined the Council for the balance of the meeting.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – October 22, 2018
2. City Council Work Session – October 22, 2018

Motion Smith; support Knight to approve the minutes of the October 22, 2018 Regular City Council Meeting and the October 22, 2018 City Council Work Session as presented.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

1. Avalon Housing and Faith in Action re: Potential Housing Development at 7651 Dan Hoey Road

Nancy Paul, Executive Director of Faith in Action, spoke of the history of the organization and the need in the community for affordable housing.

Wendy Carty-Saxon Director of Real Estate Development with Avalon Housing addressed the possible use of 7651 Dan Hoey Road to construct affordable housing for the City. Ms. Carty-Saxon explained the background of Avalon Housing, qualifiers for renters of affordable housing through Avalon, and the process for the development of the property. Discussion followed.

E. APPROVAL OF THE AGENDA

Motion Smith; support Michels to approve the agenda with the following additions or changes:

- Add Consent Agenda Item J-3, Road Closure for Small Town Holiday Parade on December 8, 2018
- Change New Business Item L-3 to a discussion item
- Change the Closed Session from Potential Purchase of Property to Pending Litigation

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Amy Heydlauff, Executive Director of 5 Healthy Towns, addressed City Council by reading a statement about a settlement offer for the ongoing property tax litigation between the City and 5 Healthy Towns.

Boy Scout Troop 448 and their Scout Leader introduced themselves and noted that the Scouts were present at the meeting to earn their Communication Badge.

Kyle Marsh of 7820 Fourth Street thanked Mayor Keough for speaking with him regarding his application for the City Council position.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. 2017 Water Fluoridation Award

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

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

- A few weeks ago, we noticed that the bio gas system was not working the way it should be. I would like to have Bio Tech come and perform a cleaning and have F&V do a confined space entry to evaluate the tank. I should have the costs to do this shortly.

2. Community Development Manager – Michelle Aniol

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

- Construction at Victoria Condos is winding down. OHM has looked over the site to determine what still needs to be done to complete existing projects.
- The long awaited Chelas had a soft opening on Friday, November 9, 2018. It is a full-sized restaurant and will have normal operating hours soon.
- The Special Planning Meeting on October 29, 2018 went well.
- There was a pre-application meeting this evening prior to the Council meeting regarding 8180 Main Street. The committee had concerns about traffic and density on the site.

3. Board, Commission & Other Reports

None

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:

- I did receive a quote back from Signs in 1 Day regarding signage at the Industrial Park. Discussion followed.
- Council Members are asked to select a tablet to use for future distribution of the Council packets.
- On the agenda at the next meeting will be the renewal of the Middle Huron Partnership.
- The City received final scoring on the MDNR Trust Fund Grant and it has moved to over 300, and likely in the scoring range for the grant.
- A joint meeting is being planned with the DDA and City Council regarding Dexter Wellness.
- Council needs to re-look at Organizational Matters due to the change on Council. A possible date would be November 28, 2018.

6. Mayor's Report – Shawn Keough

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

- The Election on November 7 went well and had good participation.
- There was a kick-off meeting of the City's Website Committee. We have a vendor and now choosing a designer.
- I met last Thursday with Sheriff Clayton and we are looking to have another meeting in Dexter after the first of the year. I also spoke to the Sheriff regarding cross walks and rapid flashing beacons and how they would be handled by County Deputies.
- Recently I was told of a communication from 5 Healthy Towns in the School Board's packet. I wrote a response to this communication to explain the City's position.
- On November 2, 2018 I spoke to Dale Fisher regarding the Washtenaw County picture book that Mr. Fisher is planning to create. It is not planned to go to print until August 1, 2019, so there is time for Dexter to participate but there is the need for financial support from the community. Discussion followed with a recommendation to contact the Chamber of Commerce to pursue the support.
- I am still trying to get a meeting together with Norfolk on 3045 Broad Street.
- I will be leaving town on this Thursday and will be gone until our next meeting.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$855,182.22
2. Consideration of: Road Closures for Holiday Hustle on Saturday, December 8, 2018
3. Consideration of: Road Closure for Small Town Holiday Parade on December 8, 2018

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

Unanimous voice vote approval with Council Member Cousins absent

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K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Authorization for Mayor to sign Notice of Rescission Related to the Restrictive Covenant for the Mill Creek Park Property.

Motion Michels; support Smith authorize Mayor Keough and City Manager Nicholls to sign the Notice of Rescission to the Restrictive Covenant for the Mill Creek Park Property and for staff to have it recorded.

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

2. Consideration of: Creation of a Housing Task Force

Motion Smith; support Knight to create the Dexter Housing Task Force, as outlined, direct staff to advertise openings with an application deadline of November 30, 2018, and to consider appointments to the Task Force in December.

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

3. Discussion of: Purchase of Property for Construction of a New Fire Station

Council Member Michels introduced the Resolution to Purchase Property for the Construction of a New, Modern Fire Station in order to begin the discussion on the topic. Council Member Smith provided an additional document to help better understand Council Member Michels' resolution. Discussion followed with plans to hold a work shop in January on the Fire Station.

4. Discussion of: Tap Fee Payment Arrangement with Dexter Community Schools

Ms. Nicholls reported on the financial aspects of the Dexter Schools proposal of a modified three year payment schedule for tap fees for the new elementary school. Discussion followed.

M. COUNCIL COMMENTS

Michels CAPT/DART will meet on November 28, 2018 to discuss Regional Transportation. I would like staff to communicate with the Holiday Hustle personnel to relay a message to their runners to not take up parking places on Main Street, but find other locations for their vehicles.

Knight Welcome Scott to our team and I look forward working with you.

Smith Welcome Scott.

Jones None

Fisher I too am looking forward working with you.

Bell Thank you for your support.

Cousins I also look forward working with you.

N. NON-ARRANGED PARTICIPATION

None

O. CLOSED SESSION TO DISCUSS PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268 Sec. 8

Motion Fisher; support Michels to go into Closed Session to discuss pending litigation in Accordance with MCL 15.268 Sec. 8 with the following non-Council Members present at the meeting: Carol Jones, Recording Secretary; Courtney Nicholls, City Manager; Justin Breyer, Assistant to the City Manager/City Clerk; Marie Sherry, Treasurer/Finance Director/Assessor; and Michelle Aniol, Community Development Manager at 9:20 PM.

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

Motion Smith; support Fisher to leave Closed Session at 9:49 PM

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

Motion Fisher; support Smith to proceed as discussed in the Closed Session.

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

P. ADJOURNMENT

Mayor Keough adjourned the meeting at 9:50 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____