

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, MARCH 25, 2019**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council 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

S. Bell	P. Cousins
D. Fisher	J. Knight
Z. Michels	J. Smith

Also present at Council Meeting: Courtney Nicholls, City Manager; 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.

C. APPROVAL OF THE MINUTES

1. City Council Work Session – March 11, 2019
2. Regular City Council Meeting – March 11, 2019

Motion Smith; support Knight to approve the minutes of the March 11, 2019 City Council Work Session and the minutes of the March 11, 2019 Regular City Council Meeting as presented.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Fisher to approve the agenda with the addition of run data for 2018 from the Dexter Area Fire Department; moving New Business Item L-3, Recommendation from Planning Commission to Approve the Special Land Use for Erratic Ales Located at 8080 Central, to L-1; and moving Item L-1, Signing a Letter of Intent to Enter into a Purchase Agreement for the Purchase of Property Located on Dexter Ann Arbor Road at Meadowview, to L-3.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Brian and Deb Schroeder, owners of Erratic Ales, introduced themselves to Council and indicated that they were present to answer any questions regarding their request for a Special Land Use.

Joe Semifero of 3214 Boulder Court came to the meeting to request that Council reconsider moving forward on the purchase of property until after the Town Hall Meeting in April and to take another look at moving out of the downtown.

Seth Kinker introduced himself as the new reporter from The Sun Times News.

John Cattell introduced himself as an observer for a Political Science class.

Amy Smith of 7910 Ridgeway Court asked questions on the timeline for the walking study. Mayor Keough responded that there is a plan, and that the City will be doing work in the summer of this year.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Public Hearing Notice on Rezoning of Baker Road Properties in Scio Township
4. Letter Regarding the Fire Station Location

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

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

- The Street Sweeper was able to get out today and begin cleaning of the streets.
- DTE will be in town on Wednesday to move the gas main for the Central Street Project.
- The high service pump has been out for a few weeks, but will back on Wednesday.
- Included in my report are before and after pictures of the Waste Water Treatment Plant project and they show the painting that is being done.
- The Wastewater Treatment Plant project is on schedule with the Tertiary Filter Room.
- The power outage a week ago Saturday was a good exercise in emergency planning for the City.
- Industrial Painting Contractors are moving in their equipment at the Water Tower this week and will be starting April 1, 2019. There will be no outside watering during the project and the City will be testing the fire hydrants with the Dexter Fire Department to insure there is enough water for fire usage.

2. Community Development Manager – Michelle Aniol

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

- I met with the Waitz's regarding the request for relocation of existing poles at Broad and Third Streets.
- I will be sitting down with DTE to talk about pole changes along Grand Street in conjunction with the substation decommissioning.
- Thomson Shore has been purchased and the new owners will be bringing in their own staff. Mayor Keough provided additional information on the purchaser.
- I have communicated with Norfolk regarding the 3045 Broad Street Project and they are still interested in the project and working through the issue of how to make the project successful.
- The Washtenaw Economic Forum will be meeting this Thursday and I can arrange for any Council Member to have a place at the table for the meeting.

3. Board, Commission & Other Reports

Dexter Area Chamber/Dexter Daze

Council Member Cousins reported on attempting to attend this morning's meeting, but he was unable to participate as he was not a voting member of the board.

Washtenaw County Sheriff – February Written Report included in Packet

Western Washtenaw Area Value Express Representative (WAVE)

Council Member Cousins reported that the Chelsea Senior Center received a grant of \$150,000 from the Washtenaw Community Fund for transportation programs. WAVE has put together a package to present to the Chelsea Seniors to illustrate that WAVE can meet the transportation issues that they have.

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 Student Representatives will be starting at the next meeting.
- There is a plastic bag drop-off container at the City Office.
- At the next meeting we will need to pass a resolution for the MDOT warranty program for road projects greater than 2 million.
- I will be attending a traffic safety program through SEMCOG.
- The City has received the final invoice for the roundabouts project.
- The Walking Maps update is more difficult than expected. They will include the Avalon property.
- Mr. Breyer attended his third year of the Michigan Clerk's Institute.

6. Mayor's Report – Shawn Keough

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

- I am proposing that the Manager's Review be held on April 17, 2019 at 6 PM.
- There will be a meeting with the Dexter Schools on Thursday to review Phase 2 of the Mill Creek Park Project and asked for some Council Members to be a part of the meeting.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$349,090.46
2. Consideration of: Road Closure for Garden Club Plant Sale on Saturday May 18, 2019
3. Consideration of: Road Closure for Dexter Ann Arbor Run on Sunday, June 2, 2019
4. Consideration of: Arbor Day Proclamation

Motion Fisher; support Bell to approve items 1, 2, 3 and 4 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 Special Land Use for Erratic Ales Located at 8080 Grand

Motion Michels; support Bell based on the recommendation of the Planning Commission, and information provided by the applicant and staff at the March 25, 2019 City Council meeting, and pursuant to Article VIII of the Zoning Ordinance, City Council moves to approve AP2018-10-06 SLU Special Land Use for Erratic Ales Co., LLC, subject to the following conditions:

1. Determination regarding the payment-in-lieu or parking space fee;
2. Staff Memorandum dated, March 26, 2019;
3. CWA review dated, February 26, 2019;
4. F&V review dated, February 22, 2019;
5. DAFD review dated, February 27, 2019;
6. Administrative site plan approval;
7. Granting of a Liquor License from the State of Michigan;
8. Loading area as proposed;
9. Outdoor seating is permitted, as proposed; and
10. An Annual outdoor seating permit.

Motion Fisher; support Bell to amend condition 1 of the original motion to read, payment-in-lieu of parking for six spaces at a fee of \$2,500 per space and payable over five years.

Ayes: Smith, Fisher, Bell, Knight, Cousins and Keough

Nays: Michels

Motion carries

Vote on the Original Motion with the Amendment:

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8. Loading area as proposed;
9. Outdoor seating is permitted, as proposed; and
10. An Annual outdoor seating permit.

Ayes: Cousins, Knight, Bell, Fisher, Smith and Keough

Nays: Michels

Motion carries

2. Consideration of: Changing Project in 2021 Transportation Improvement Plan from Baker to Third

Motion Smith; support Michels to approve making a request for a TIP amendment to make Third Street between Broad Street and Central Street the 2021 project.

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

Nays: None

Motion carries

3. Consideration of: Signing a Letter of Intent to Enter into a Purchase Agreement for the Purchase of Property Located on Dexter Ann Arbor at Meadowview

Motion Michels; support Cousins to sign a Letter of Intent to enter into a purchase Agreement for the purchase of property located on Dexter Ann Arbor Road at Meadowview.

Motion Smith; support Fisher to postpone action on the Letter of Intent until the May 13, 2019 meeting.

Ayes: Bell, Smith, Fisher and Keough

Nays: Michels, Knight and Cousins
Motion carries

4. Discussion of: Town Hall Meeting on Facilities

Ms. Nicholls indicated that no additional information has been received from Partners in Architecture, but there will be information for the April 8, 2019 meeting. There was run date information provided tonight that includes the 2018 runs.

M. COUNCIL COMMENTS

Cousins When I visited my son in Pasadena, California, there was a property across the street from him that was around 2000 square feet probably bought by a property flipper for \$600,000 and it sold for \$1.2 million.

Bell None

Fisher None

Jones Last Thursday, I did a presentation to a group of Third graders on the Platting of Dexter and the Railroad in Dexter. They were a delight and very interested in Dexter History.

Smith None

Knight None

Michels Please communicate to the Ann Arbor Run people about not parking in Dexter during the run. The CAPT/DART March meeting will be held on April 3, 2019 on transportation. When meeting with the schools please make them aware of the timing for grants for the Mill Creek Park project. It was a propane tank that landed on my arm (not a bag of sand) and it was less than 80 pounds.

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N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Fisher to adjourn the meeting at 9:04 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
Assistant to the City Manager/Clerk

Approved for Filing: _____