

**THE CITY OF DEXTER
CITY COUNCIL MEETING
TUESDAY, MAY 28, 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-dep10:02pm	J. Knight
Z. Michels	J. Smith

Student Representatives:

A. Covert-ab	I. Malik-ab
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Also present at Council Meeting: Courtney Nicholls, City Manager; Marie Sherry, Finance Director/Treasurer/Assessor; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Justin Breyer, City Clerk and Assistant to the City Manager; Carol Jones, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief; Patrick Droze, OHM Advisors; Neil Billetdeaux, SmithGroup; Brett Hanlon, Michelle Parkkonen and Paula Holtz, Michigan Economic Development Corporation (MEDC); residents and media.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – May 13, 2019

Motion Smith; support Knight to approve the minutes of the May 13, 2019 Regular City Council Meeting as presented.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION:

1. Redevelopment Ready Communities

Brett Hanlon, Michelle Parkkonen and Paula Holtz from MEDC presented information on Redevelopment Ready Communities and where Dexter stands based on the recent Baseline Report.

2. Western-Washtenaw Area Value Express (WAVE)

Jim Carson presented the following information on WAVE: the ridership program, staffing, budgeting and cost allocation for Dexter.

E. APPROVAL OF THE AGENDA:

Motion Smith; support Bell to approve the agenda with additional provided information.

Unanimous voice vote approval.

F. PUBLIC HEARINGS;

None

G. NON-ARRANGED PARTICIPATION:

Amy Smith of 7910 Ridgeway Court, Dexter thanked Council for considering the importance of pedestrian safety in the community. She questioned whether the City would be passing an ordinance on enforcement due to the placing of RRFBs (Rectangular Rapid Flashing Beacons) on Dan Hoey Road and Baker Road. Mr. Droze of OHM Advisors explained the use of the HAWK signal to be installed on Ann Arbor Street and offered to help educate students on the use of the recommended crossings and suggested a change of the crossing on Baker Road.

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 provided the following updates:

- The Waste Water Treatment Project is on schedule and on budget.
- The Water Tower is back in service.

2. Community Development Manager – Michelle Aniol

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

- A sale is pending of the Beer Grotto contingent of approval of the Liquor Control Commission.
- I will be meeting with a person on Thursday regarding opening a small deli in downtown Dexter.
- I will be meeting with DTE's Government Relations group regarding the DexTech's power outages. Evaluations have been going-on for months to determine the improvements needed on both ends.
- Fred Model came into the City office today and he looks great following his health scare.
- I have a request from AR Brouwer to run water and sewer to 2865 Baker Road.

- A resident close to the 3045 Broad Street property has given a price to the City for his property but is higher than what the developers would be looking to pay.
- The property at the corner of Huron River Drive and Mast Road is for sale for \$419,000. Council Member Cousin spoke of reaching out to the Urban County organization regarding possible purchase of this property.

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:

- In my report is an updated page from the April Sheriff's Report.
- The OPEB Actuarial report is also attached to my report.
- I have been working with Jeff Harshe on a purchase agreement for the MAVD property on Dexter-Ann Arbor Road and I am looking for feedback on the purchase date options.
- Staff will be meeting with Waste Management to finalize the contract and prepare a newsletter item to explain the program changes.
- There has been no start date set for the Central Street Project as of yet.
- At the June 10, 2019 meeting, there will be several Public Hearings on the agenda.
- In the packet is information on the flood plain analysis for the Iron-Belle Trail. The analysis will need to be approved by FEMA.
- The City has received some give-aways from SEMCOG.

6. Mayor's Report – Shawn Keough

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

- At the May 16, 2019 DDA Meeting, the DDA voted on their 2019-2020 Draft Budget, which included paying back \$44,000 on the two Broad Street properties, paying back the \$78,000 for the first DTE/Dan Hoey Road payment and taking over the remaining DTE/Dan Hoey Road payments.
- The DDA forecast looks much healthier going forward.
- The easement agreement with the Schools for Baker Road has gone to the Attorneys, and we are looking at an appraisal to determine the cost for the easement.
- When asked for priorities in pedestrian improvements, the schools responded with crosswalks.

7. Council Member Reports

None

J. CONSENT AGENDA:

1. Consideration of: Bills and Payroll in the amount of \$297,456.59
2. Consideration of: Renewal of Copy Machine Lease with Ricoh
3. Consideration of: Purchase of Water/Sewer Vehicle in FY 19-20 from Lafontaine Chevrolet in an amount not to exceed \$44,200
4. Consideration of: Setting a Public Hearing on June 10, 2019 to Consider Amendments to the General Code of Ordinances Regarding Fireworks

Motion Fisher; support Smith 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:

Motion Cousins; support Smith to re-arrange the agenda and move New Business Item #3 up to the first item.

Unanimous voice vote approval.

3. Consideration of: Pedestrian Safety Project

Motion Michels; support Bell to approve the Pedestrian Safety Policy and include in this policy guidelines for stopping at the crosswalk.

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

Nays: None

Motion carries

Motion Michels; support Bell to adopt the Pedestrian School Routes Map and set school crossing locations with the understanding that there may be changes that may need to be made.

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

Nays: None

Motion carries

1. Consideration of: Motion Regarding Fire Station Location

Motion Cousins; support Smith to build a new fire station within the City limits of Dexter at a location other than the current fire station and further to cease any

efforts or expenditures to remodel, modify or update the current fire station at 8140 Main Street unless subject to the maintenance requirements per the Interlocal Agreement with the Dexter Area Fire Department.

Ayes: Michels, Knight, Cousins and Smith

Nays: Fisher, Bell and Keough

Motion carries

2. Consideration of: Motion Regarding Future Use of 8140 Main St.

Motion Cousins; support Knight to identify 8140 Main Street as the site for a new City Hall after the present fire hall is no longer used as such.

Motion Michels; support Smith to postpone the motion on the future use of 8140 Main Street until the June 24, 2019 meeting.

Ayes: Smith, Michels, Fisher, Bell and Keough

Nays: Knight and Cousins

Motion carries

4. Consideration of: Redevelopment Ready Communities Resolution

Motion Michels; support Bell to adopt the Resolution Authorizing the City of Dexter to Proceed with the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities (RRC) Program and add “**WHEREAS**, municipalities with traditional downtowns, such as the City of Dexter, must be engaged in the Redevelopment Ready Communities Program to be eligible for MEDC and MSHDA community development funding;” and place the addition between the first and second whereas in the resolution.

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

Nays: None

Absent: Fisher

Motion carries

5. Discussion of: Draft Arts, Culture & Heritage Master Plan Update

Mr. Breyer explained the Arts, Culture & Heritage Master Plan revisions. Discussion followed.

M. COUNCIL COMMENTS:

Knight Although I wasn't at the Memorial Day ceremonies, I understand that Mr. Cousins did a fine job.

Smith None

Jones None

Fisher None

Bell None

Cousins I will have a motion at the next Council meeting to pay Mr. Michels at the Chicago Conference. On M-Live was an item that says that the City of

Kalamazoo will build a new fire hall of 18,000 square feet at a cost of \$6,000,000.

Michels

- I would abstain from such a motion as proposed by Mr. Cousins.
- The ZBA did have such an issue on two recent cases at their meeting with members living in close proximity to the resident in question. One of the cases involved lot coverage and decks.
- This Friday there will be a MML land use meeting on rentals. If anyone has any thoughts let me know.
- CAPT/DART is working on transportation issues in the area.
- If possible I would like to see how Mr. Gassen came up with his figures on 8140 Main Street.
- I heard at the Chicago Conference that it is common to have two architects on a fire station project.
- The first part of the conference was called, "So you want to build a fire station?" I think we should invite the speaker to our next public meeting.
- Housing Task Force had a presentation and it is moving forward on collecting data.

N. NON-ARRANGED PARTICIPATION:

None

O. ADJOURNMENT

Motion Bell; support Smith to adjourn the meeting at 10:19 PM.

Unanimous voice vote approval with Council Member Fisher absent.

Respectfully submitted,

Justin Breyer

City Clerk and Assistant to the City Manager Approved for Filing: _____