

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, JULY 8, 2019**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:03 PM by Mayor Pro-Tem Cousins at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: Mayor Keough-ab

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

Student Representatives:

A. Covert-ab	I. Malek
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Also present at Council Meeting: Courtney Nicholls, City Manager; Marie Sherry, Treasurer/Finance Director/Assessor; Michelle Aniol, Community Development Manager; Justin Breyer, City Clerk and Assistant to the City Manager; Mike Auerbach, Assistant Planner; Patrick Droze, OHM Advisors; Carol Jones, Recording Secretary; residents and media.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – June 24, 2019

Motion Smith; support Bell to approve the minutes of the June 24, 2019 Regular City Council Meeting as presented.

Unanimous voice vote approval with Council Member Knight and Mayor Keough absent.

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

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

Unanimous voice vote approval with Council Member Knight and Mayor Keough absent.

F. PUBLIC HEARINGS;

None

G. NON-ARRANGED PARTICIPATION:

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Letter from DTE

Corrections to the Upcoming Meeting List: CAPT/DART meeting will be this Wednesday (July 10, 2019); the July Planning Commission meeting is cancelled; and the Chamber of Commerce meeting will be the fourth Monday of the month at the Dexter District Library.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet. Ms. Nicholls gave the following updates due to the absence of Mr. Schlaff:

- Issues with the electrical conduit were resolved on the Waste Water Treatment Plant Project.
- All of the machinery has been delivered for the headworks.
- There was an issue with the digester lid, but it is now moving as it should.

2. Community Development Manager – Michelle Aniol

Ms. Aniol gave the following verbal updates:

- At 3441 Broad Street, the contractor will need to put in a new lateral for the sewer to connect to the main. They will be boring under the road to accomplish this rather than digging up the road.
- Avalon is proceeding with the preliminary zoning application for September. We will need to set a public hearing for the land sale.
- At 7555 Ann Arbor Street I have an enforcement situation and will be going to court on July 29, 2019 as the homeowner is not following up with maintenance and blight issues.
- I received an application for updating the sign and logo for Mugg and Bopps. In doing the research, it was discovered that they are a PUD. We will be working with them.
- The Urban County Executive Committee has developed a letter to send to HUD on the topic of housing facilities that house both documented and undocumented families.
- The Master Plan for the City of Dexter was sent out with the 60-day comment period beginning June 29, 2019.

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:

- The Washtenaw County Road Commission is starting to prepare for the renewal of the countywide road millage and the City is preparing a list of possible projects.
- Washtenaw County Brownfield Authority is covering Phase 1 of the Dexter Ann Arbor Road (MAVD) property at a cost of \$2,000.
- Mr. Breyer reported that ACH is interested in the mural request for the Beer Grotto, and will be looking to get a rendering of the mural.
- Included in the packet is the MERS report with an actuarial valuation.
- We are looking to include ReCollect software on our website.
- New trash and recycle cans will begin to be delivered starting tomorrow.
- Construction on Central Street is scheduled to start July 15, 2019.

6. Mayor's Report – Shawn Keough

Mr. Keough submits his written report as per packet.

7. Council Member Reports

a. Information Provided by Council Member Michels

J. CONSENT AGENDA:

1. Consideration of: Bills and Payroll in the amount of \$498,957.86
2. Consideration of: Plein Air Liquor License
3. Consideration of: Setting Public Hearing for August 12, 2019 for PILOT Ordinance
4. Consideration of: Purchase of International Truck and Chassis for an amount not to exceed \$175,000

Motion Fisher; support Bell to approve items 1, 2, 3 and 4 of the Consent Agenda.

Ayes: Cousins, Bell, Fisher, Michels and Smith

Nays: None

Absent Knight and Keough

Motion carries

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 Planned Unit Development Preliminary Site Plan for Millennium Place Located at 7956/7960 Grand

Motion Fisher; support Bell based on the recommendation of the Planning Commission and information provided by the applicant, staff, CWA, OHM and DAFD, and reflected in the minutes of this meeting, the City Council moves to approve AP2018.19-08 PUD PSPR Millennium Place Preliminary Site Plan, dated April 15, 2019, in accordance with the requirements of Article XIX of the City of Dexter Zoning Ordinance, subject to the following conditions:

1. Concurrence with the Planning Commission's determinations that;
 - a. density, as proposed, is acceptable;
 - b. parking, as proposed, is acceptable;
 - c. long-term protection and preservation of natural resources, as proposed, is acceptable;
 - d. open space, as proposed, is acceptable;
 - e. utilities, as proposed, are acceptable provided the applicant;
 - i. demonstrated infiltration of the soils; and
 - ii. removes and replaces existing water and sanitary sewer lines on his property and the adjacent property to the south (7954 Grand);
 - f. for the public alley, the applicant must provide an 18-foot wide gravel surface from the western edge of his property's frontage along the public alley to Baker Road (e.g. the concrete approach at Baker Road);
 - g. the deviation of yard setbacks and height requirements, as proposed, are acceptable;
 - h. recognizable and material benefits, as proposed and further based on the determination made by the Planning Commission, are acceptable;
2. Staff review dated May 28, 2019;
3. CWA review, dated May 29, 2019;
4. OHM review, dated May 20, 2019; and
5. DAFD review, dated May 11, 2019.

Ayes: Fisher, Bell, Michels, Smith and Cousins

Nays: None

Absent: Knight and Keough

Motion carries

2. Consideration of: Bid Award to Contractor for Pedestrian Safety Project

Motion Smith; support Michels to approve the bid from Doan Construction Company on Category 1 for the Pedestrian Safety Project in an amount not to exceed ~~\$233,021.25~~ 234,000.00.

Ayes: Smith, Michels, Fisher, Bell and Cousins

Nays: None

Absent: Knight and Keough

Motion carries

3. Consideration of: Scope of Services from OHM for Construction Services for the Central Street Project for an amount not to exceed \$154,900.

Motion Michels; support Bell to approve the Scope of Services from OHM for construction services for the Central Street Project in an amount not to exceed \$154,900.

Ayes: Fisher, Michels, Cousins, Smith and Bell

Nays: None

Absent: Knight and Keough

Motion carries

4. Consideration of: Meeting(s) with Fire Station Consultant Ken Newell

Motion Michels; support Smith to hold a virtual meeting with Ken Newell on Monday, July 29, 2019 from 6-8 PM.

Ayes: Bell, Cousins, Michels, Smith and Fisher

Nays: None

Absent: Knight and Keough

Motion carries

M. COUNCIL COMMENTS:

Fisher I would like to know from staff as where they feel City Offices should be located? Also where does the Washtenaw County Sheriff's Department prefer to be located? (The following responded to Ms. Fisher's question – Ms. Aniol, Ms. Sherry, Mr. Auerbach, and Mr. Breyer)

Michels I recommend that we check with the City of Royal Oak on their current City Hall project.

Bell Sorry I missed the Work Session.

Smith I hope that all appreciated our discussion on funding both facility projects.

Jones None

Malek None

Cousins None

Knight Absent

Keough Absent

Covert Absent

N. NON-ARRANGED PARTICIPATION:

None

O. ADJOURNMENT

Motion Smith; support Bell to adjourn the meeting at 8:03 PM.

Unanimous voice vote approval with Council Member Knight and Mayor Keough absent.

Respectfully submitted,

Justin Breyer
City Clerk and Assistant to the City Manager

Approved for Filing: