

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

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; Dan Schlaff, Public Services Superintendent; Justin Breyer, City Clerk and Assistant to the City Manager; Mike Auerbach, Assistant Planner; Robert Smith, Dexter Area Fire Department Chief; Mike Kloak, Meeder Investments; Carol Jones, Recording Secretary; residents and media.

C. APPROVAL OF THE MINUTES:

1. City Council/DDA Work Session – July 22, 2019
2. Regular City Council Meeting – July 22, 2019
3. City Council Work Session – July 29, 2019

Motion Smith; support Knight to approve the minutes of the July 22, 2019 City Council/DDA Work Session, the July 22, 2019 Regular City Council Meeting, and the July 29, 2019 City Council Work Session with the following correction:

- Page 3; delete the word “absent” at the end of the sentence, “Unanimous voice vote approval”.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION:

1. Mike Kloak, Meeder Investments

Mr. Kloak gave a projection of the financial market from an economic standpoint over the next few years and he also spoke about return on investments for operating and project funds for the City of Dexter.

E. APPROVAL OF THE AGENDA:

Motion Fisher; support Michels to approve the agenda as presented.

Unanimous voice vote approval with Council Member Cousins absent.

F. PUBLIC HEARINGS:

1. Tax Exemption Ordinance for Hilltop View Apartments

Mayor Keough opened the Public Hearing at 7:15 PM. The following persons spoke at the Public Hearing:

Wendy Carty-Saxon of 2926 Marshall Street, Ann Arbor and Director of Real Estate at Avalon Housing explained the concept of the project and the need for the project to be tax exempt.

Jamie Griffin of 463 Preston Circle feels that there is not a need for this project in Dexter, especially supportive housing and asked City Council to reconsider this development.

Sarah Shugart of 9866 Huron Creek Drive in Dexter Township works with Faith in Action and has seen the need for affordable housing in this area. She also spoke of the partnership with Avalon Housing and the support that they can give to families.

Dave Lutton of 253 N. Zeeb Road, Dexter who comes from a background in real estate does see an affordable housing issue in Washtenaw County. Avalon Housing and Faith in Action have a great partnership and recognize the importance of stable housing for those in need.

Roxann Keating of 7810 Kookaburra Court identified herself as a single Mom with a successful daughter attending Dexter Schools and is trying to be able to remain in Dexter in order for her daughter to graduate, but it is difficult financially.

Josh Zissler of 13351 Island Lake Road in Chelsea spoke about supportive housing for veterans stating the solution that this is a solution looking for a problem.

Phil Mekas of 7203 Ulrich would like the City to study a more comprehensive look at affordability and tax increase.

Dick Ulrich of 3760 Delhi Court, Ann Arbor spoke of a friend, Stan Chapman, who could have benefitted from this type of housing as a veteran.

Jessica Ceccolini of 3517 Noble Drive shared thoughts on why Avalon should not be tax exempt; she does not see how public transportation would be available in that location on Dan Hoey; the project should not be placed across from the schools; and the City will still need to collect tax money for emergency services.

Mayor Keough closed the Public Hearing at 7:46 PM.

Consideration of: Tax Exemption Ordinance for Hilltop View Apartments

Motion Michels; support Cousins to approve the Tax Exemption Ordinance for Hilltop View Apartments.

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

Nays: None

Motion carries

G. NON-ARRANGED PARTICIPATION:

Abby Briggs, President of the Dexter Community Players, spoke of Copeland Auditorium that has been the home of the Dexter Community Players since 1981 and that is now being sold to the Encore Theatre. The Community Players are looking for a space in the Dexter Area and are asking for City Council to consider a community theater in Dexter.

Dick Ulrich of 3760 Delhi Court, Ann Arbor commented on the outstanding fireworks at Dexter Daze. He also mentioned the relocation of the Bell Road Bridge over Mill Creek and would like to see it honor the Boy Scouts and Girl Scouts of Dexter and their leaders such as Jack Brigham, Dave Steptoe and a long time Girl Scout leader.

Joe Semifero of 3214 Boulder Court, spoke about facilities that they should be affordable and what the City needs, and cited the Dexter District Library vote and building. He asked the following: what do we need with the Fire Department – a new building or remodeling? If the Encore Theatre does not close on Copeland and if there is an opportunity, the City should look at this space for City offices, the Senior Center and a theater.

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:

- Central Street is about 50% complete with regard to the storm drain and 80% of the base replacement. The removal of the asphalt on Fifth Street has started.
- An unknown sewer main on Fourth Street was found going toward Central Street which caused the removal of additional asphalt.
- Three water service leads between Third and Fourth Streets needed to be lowered. We are also looking at leads between Fourth and Fifth Streets to check on the condition.
- On Wednesday, the water main on Broad Street will be shut down from 9 AM to 3 PM in order to lower the main.
- Hopefully grading will start on Wednesday for the Forest Street sidewalk.
- At the Waste Water Treatment Plant, demolition can now be started on the screw pump, pit and grit chambers, and the diversion chamber

2. Community Development Manager – Michelle Aniol

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

- I have not heard back from the City Attorney regarding if the vacation of the alley's from the 1990's if it is still valid.
- The Housing Task Force has been working over the past eight months and would like to hear public input. They also feel that they will not likely complete their task by the end of the year and would like to extend the time frame of the Task Force until March of 2020. Discussion followed.
- Avalon Housing submitted their Preliminary Site Plan Review last Friday. Planning Commission will conduct a Public Hearing at their September meeting.
- I walked the older part of Dexter City with Kurt Augustine and Bob Burcholz to look at the maple trees. We thought the trees had a fungus, but not all are damaged, soome are over 100 years old and some root systems are compromised. The City will be looking to do some management of distressed trees.
- I will be meeting on Wednesday with Dexter Schools to discuss two options for a pole barn building on Shield Road or the north east corner of Creekside near the Lions tree lot.
- I will be out of the office on Wednesday, Thursday and Friday.
- Guenther Homes did a really good job of cleanup on Jeffords for Dexter Daze.

3. Board, Commission & Other Reports

Council Member Cousins reported on the following:

- Dexter Area Chamber of Commerce – Executive Director, Betsy Sallade-Farina has resigned and the Chamber will be meeting on the last Monday of August.
- Huron River Watershed Council Executive Director Laura Rubin has resigned and Rebecca Esselman, who lives in Dexter, is the new Director.

4. Subcommittee Reports

None

5. City Manager Report – Courtney Nicholls

Ms. Nicholls submits her written report as per packet. Ms. Nicholls provided the following updates:

- The traffic signals at Broad and Main Streets will be able to work with the newly purchased signals, but the Baker and Main Streets signal will need an upgrade to the technology of the system and this signal will be put on hold for now.
- The City is looking for people interested in becoming crossing guards in the City.
- The City is talking to Dexter Schools about making a video on the safe crossing of streets in Dexter.
- We survived the August election, and now the Plein Air Festival is this week.
- Mr. Breyer has received his Level 2 Assessing certificate.

6. Mayor's Report – Shawn Keough

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

- Paul Wiklanski spoke at the July 22, 2019 meeting about having a smaller recycle trash can (32 gallon). I met with Pat Greve and staff, and Waste Management is looking to see how many residents request a change in the size and how they can manage this for now. Discussion followed.
- In the Consent Agenda, I have made a recommendation to appoint Phil Mekas to the DDA to replace Fred Model.

7. Council Member Reports

None

J. CONSENT AGENDA:

1. Consideration of: Bills and Payroll in the amount of \$457,462.57
2. Consideration of: Appointment of Phil Mekas to the Downtown Development Authority
3. Consideration of: Setting a Public Hearing for September 9, 2019 on the Sale of a Portion of 7651 Dan Hoey to Avalon Housing

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

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

Nays: Cousins

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Waiver of Conditions in the Purchase Agreement for the Dexter Ann Arbor Road Property

Motion Michels; support Smith to direct staff to send a letter to MAVD indicating that the conditions are satisfied; request moving the closing date to August 20, 2019, and have Ms. Nicholls be the signer on the document.

Ayes: Smith, Cousins, Michels, and Knight

Nays: Bell, Fisher, Keough

Motion carries

2. Consideration of: Release of Funds for Purchase of Dexter Ann Arbor Road Property

Motion Smith; support Michels to accept staff's recommendation for release of funds for the purchase of the Dexter Ann Arbor Road property.

Ayes: Smith, Cousins, Knight and Michels

Nays: Fisher, Bell and Keough

Motion carries

3. Consideration of: Fire Station/Police Station and City Hall/Police Station
Concept Design

Motion Michels; support Smith to establish a design committee consisting of the DAFD Fire Chief, a junior member of the DAFD, David Gasson of Partners in Architecture, and the City Manager to refine and give value engineering on the concept drawings at a cost not to exceed \$5,000 and direct staff to bring back a proposal at the next meeting.

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

Nays: Keough

Motion carries

A five minute break was taken at 10:10 PM

Motion Michels; support Cousins to establish a design committee to work on plans for City Hall.

Motion Smith; support Cousins to postpone establishing a design committee and have a work session at the August 26, 2019 meeting.

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

Nays: None

Motion carries

4. Consideration of: Resolution to Place a Ballot Question/s on the November 6,
2019 Ballot

Motion Cousins; support Smith to postpone action on the ballot language until the first meeting in January 2020.

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

Nays: None

Motion carries

5. Consideration of: Purchase of Remote Terminal Unit and Installation of
Transducers for the Westridge Lift Station and Purchase of a
Remote Terminal Unit for the Water Tower from UIS in an
Amount not to exceed \$14,400

Motion Cousins, support Bell to approve the purchase of a remote terminal unit and installation of transducers for the Westridge Lift Station and purchase of a remote terminal unit for the Water Tower from UIS in an amount not to exceed \$14,400.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS:

Cousins Mr. Semifero commented earlier about the building and site for the new Library which I have an issue with.

Bell I work in Ann Arbor and two co-workers approached me today saying such good things about Dexter, and in particular, Dexter Daze.

Fisher None

Jones In 1907 the current fire station which was on Alpine Street was moved to a new location near the electric light plant on Broad Street near the cemetery. It was placed on skids, Porter Pulling's tractor engine hitched on and moved it to the new site. It was destroyed by a fire in 1926.

Smith None

Knight None

Michels CAPT/DART is looking to put together a transportation forum in November at the Chelsea Senior Center with the help of Rep. Donna Lasinski. Please read Rule 6 from the Council Rules.

Malek Left the meeting at 10 PM

Covert Absent

N. NON-ARRANGED PARTICIPATION:

None

O. ADJOURNMENT

Motion Smith; support Bell to adjourn the meeting at 10:41 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
City Clerk and Assistant to the City Manager

Approved for Filing:
