

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, SEPTEMBER 9, 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-arr. at 7:29 PM

I. Malek-dep. at 8:45 PM

Also present at Council Meeting: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Justin Breyer, City Clerk and Assistant to the City Manager; Dan Schlaff, Public Services Superintendent; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Robert Smith, DAFD Fire Chief; residents and media.

C. APPROVAL OF THE MINUTES:

1. City Council Work Session – August 26, 2019
2. Regular City Council Meeting – August 26, 2019

Motion Smith; support Knight to approve the minutes of the August 26, 2019 City Council Work Session and the August 26, 2019 Regular City Council Meeting as presented.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

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

Unanimous voice vote approval.

F. PUBLIC HEARINGS:

Sale of a portion of 7651 Dan Hoey to Avalon Housing

Mayor Keough opened the Public Hearing on the sale of a portion of Dan Hoey Road to Avalon Housing and the removal of the Public Hearing condition from the purchase agreement at 7:03 PM.

Those that spoke are as follows:

Wendy Carty – Saxon, Director of Real Estate Development for Avalon Housing gave a brief overview of the Hilltop View project and explained the reason for removing the Public Hearing condition from the purchase agreement.

Jamie Griffin of 463 Preston Circle asked Council to consider the need for affordable housing when only 40% of the units in Hilltop View are designated affordable housing. The rest of the units are for supportive housing, and she feels that no Dexter residents will fit that category from information she has received from Avalon Housing. Ms. Griffin cited law enforcement and other issues with supportive housing and asked Council to not approve the project.

Melissa Tippens of 3550 Cushing Court works with Faith in Action in the pantry and sees the need for affordable housing is growing and continues to grow. She stated she has met people from the Dexter area who need both affordable and supportive housing.

Richard McHugh of 9360 Hidden Lake Circle talked about the costs of housing and the need for affordable housing in this community. Without Hilltop View those who need these services are not able to live in Dexter. Addressing the issue of safety to children, we are operating under the illusion that that there is currently no risk to children. Mr. McHugh spoke of a friend who lives next door to an Avalon housing project, and the friend stated that they are good neighbors.

Sandee Koski of 3662 View Drive stated that she is in favor of supportive and affordable housing. She has a son who is 25 and has a developmental disability and is worried that after she and her husband are gone, there will be no place for her son to live. She also stated that there are 20 Dexter students at the WISD between the ages of 18-26 being trained for employment. She also stated that she and her husband could financially afford to get an apartment for her son but that no landlord will lease one to them.

Sarah Shugart of 9866 Huron Creek Drive is a member of Faith in Action and discussed supportive housing that supportive services is a listening ear for help and that there will be a social worker on site through Faith in Action.

Chris Lemon of 230 N. Dancer Road works with Ann Arbor Community Foundation and stated that if Avalon Housing and Faith in Action are working hard for such a project, then there is a need. We shouldn't victimize those in need but work with them.

Scott Phillips of 3535 Dover works for Ozone House and stated that yes he does work with children from Dexter. I hear there is a fear of the situation, but it is a fear of the unknown.

Gary Bruder of 8278 Granite Court is on the boards of Avalon Housing and Food Gatherers. He attended the meeting to speak on behalf of his son, Ryan Bruder, who is the principal at Beacon Elementary, who had previously worked in Ann Arbor at a

school next to an Avalon Housing project. Ryan looks forward to working with students coming from Hilltop View.

Lynn Cody of 519 Coventry Circle inquired about property being developed behind her location, especially with regard to water and traffic.

Mary Laughlin of 4135 Miller Road is a member of RAAH (Religious Action for Affordable Housing) and works to keep residents in housing that helps with problems. She wants to reassure people that issues are addressed and resolved in providing supportive services.

Brent Griffin of 463 Preston Circle spoke about mostly hearing from people who support Avalon Housing and Faith in Action. Brent discussed the supportive housing lists from Washtenaw County and his concerns with these types of residents.

Stacia McConnell of 8608 Fox Hill Court spoke of her daughter who is significantly impaired and supports this project coming to Dexter.

Paula Healy of 7048 Ulrich addressed mental disability issues and drug addiction in her family. A member of her family was not able to get straight until he got permanent housing such as that provided by Avalon and Hilltop.

Mayor Keough closed the Public Hearing at 7:55 PM.

Consideration of: Removing Public Hearing Condition from Purchase Agreement with Avalon Housing for Property at 7651 Dan Hoey

Motion Fisher; Support Cousins to remove the Public Hearing contingency from the purchase agreement with Avalon Housing for property at 7651 Dan Hoey Road.

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

Nays: None

Motion carries

G. NON-ARRANGED PARTICIPATION:

Sarah Meinhart of 7538 Marshall Road and representing the Daughters of the American Revolution (DAR) spoke of September 17-23, 2019 being Constitution Week. Mayor Keough read a proclamation that proclaimed September 17-23, 2019 as Constitution Week in Dexter.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

Council Member Smith inquired about the Russian Festival signs and that they are not shown in the sign calendar.

Council Member Cousins reported that the Dexter Area Chamber of Commerce will be meeting on the last Monday of the month at 9 ~~PM~~AM at the Dexter District Library.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- Curb work on Central Street was supposed to start today, but it has been delayed until Wednesday. The stormwater portion is done.
- The Wastewater project is coming to an end and should be done in about 30 days and within budget.
- We would like to hold an Open House at the Wastewater Treatment Plant on September 28, 2019.
- Corey Turner from F&V gave an explanation on the tertiary filters and how they are designed for the phosphorus levels. He also explained what may need to be done if and when a ruling comes down on lowering phosphorus levels.

2. Community Development Manager – Michelle Aniol

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

- The Right-of-Way on the MAVD site next to KinderCare has been mowed.
- A minor amendment was made to the development at 3075 Baker. A pre-construction meeting was held last Friday and they will be going for permits soon. They would like to be eligible for a payment plan for tap fees although they currently do not meet the qualifications. This will be discussed at the next Council meeting.
- Mike Auerbach and Tom Phillips will be attending the MAP Conference.

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 provided the following updates:

- The closing did take place on the MAVD property.
- The Grand Street design meeting was postponed.
- The City received an email from Recycle Ann Arbor and they are looking to re-start operations at the Ann Arbor MRF, and, if the MRF re-opens, our materials could go there.
- We have a Crossing Guard at Baker Road but we are looking for another person.
- The committee on Fires Station Design met today.
- Adjustments to trash toter roll-outs will take place on September 23, 2019 and September 30, 2019.

- The traffic signal at Broad and Main will be changed tomorrow.
- JV Contracting has been working on pavement markings in the City.

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

- The DDA meeting and the Dexter Area Fire Department meeting will take place on September 19, 2019 and not on September 16, 2019 as listed on my report.
- On October 4, 2019, Ms. Nichols and I have been asked by MML to participate in a discussion on Cityhood and how it worked for Dexter.

7. Council Member Reports

None

J. CONSENT AGENDA:

1. Consideration of: Bills and Payroll in the amount of \$678,327.42
2. Consideration of: Road closures for Homecoming Parade on September 27, 2019

Motion Fisher; support Michels to approve items 1 & 2 of the Consent Agenda.

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

Nays: None

Motion carries

A three minute break was taken at 8:40 PM. The meeting resumed at 8:43 PM.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Local Government Approval for On-Premises Tasting Room for Erratic Ales – 8080 Grand

Motion Cousins; support Fisher to recommend approval of Erratic Ales Co, LLC applications for an On-Premise Tasting Room Permit, to the Michigan Liquor Control Commission.

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

Nays: None

Motion carries

2. Consideration of: Planning Commission Recommendation to Adopt the Combined Site Plan for k-Space – 2218 Bishop Circle

Motion Cousins; 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 AP2019.20-02 CSP k-Space Combined Preliminary and Final Site Plan, dated August 27, 2019, received August 27, 2019, in accordance with the requirements of Article XXI of the Zoning Ordinance, subject to the following conditions:

1. Administrative review and approval of the New Existing Conditions and demolition Plan, Sheet EX, dated August 27, 2019, received August 27, 2019 and Revised Landscape Plan, Sheet L-1, revision dated August 27, 2019 and received August 27, 2019;
2. CWA review, dated August 22, 2019, excluding recommendation #1;
3. OHM review, dated August 21, 2019; and
4. DAFD review, dated August 20, 2019.

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

Nays: None

Motion carries

3. Consideration of: Planning Commission Recommendation to Adopt the Preliminary Site Plan from Avalon Housing for a portion of 7651 Dan Hoey

Motion

Fisher; support Cousins 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 AP2019.20-03 PUD PSPR Hilltop View Apartments Preliminary Site Plan, dated August 9, 2019, in accordance with the provisions of Article XIX, subject to the following conditions:

1. Land division approval;
2. The applicant has satisfactorily clarified 1)the footprint of the 8-unit building facing Dan Hoey Road, 2)the type of equipment and surfacing to be installed in the playground area, and 3)the purpose of the open space between the 8-unit building facing Dan Hoey and the parking lot;
3. Concurrence with the Planning Commission's determination that:
 - a. the proposed density is acceptable;
 - b. recognizable and material benefits, as proposed are acceptable, with the exception of the removal of the non-conforming driveways and proposed road improvements;
 - c. the applicant shall improve the design, architecture, layout, and type of materials and better trim detail, and providing more windows, including double hung with structures by providing more variation in the architecture, including the use of better mullions;
 - d. open space, as proposed, is acceptable;
 - e. off street parking, as proposed, is acceptable; and
 - f. the requested tree reduction and tree preservation credit shall be determined by the Planning Commission during Final Site Plan Review, when the applicant must provide the required tree inventory and detailed landscape plan;
4. CWA review, dated August 23, 2019;
5. OHM review, dated August 21, 2019;
6. DAFD review, dated September 1, 2019;
7. Letter from Avalon Housing dated, September 3, 2019 and
8. Letter from Macon Engineering to DAFD dated, September 3, 2019.

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

Nays: None

Motion carries

4. Consideration of: Recommendation from DDA to Extend Pre-Development Agreement with Norfolk for 3045 Broad

Motion Fisher; support Smith to approve the First Amendment to the Pre-Development Agreement with Norfolk Homes, as recommended by the DDA but waive the additional escrow deposit.

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

Nays: None

Motion carries

5. Consideration of: Acceptance of Quotes from DTE for Additional Crosswalk Lighting for an Amount Not to Exceed \$8,200

Motion Smith; support Bell to approve the quote from DTE for additional crosswalk lighting for an amount not to exceed \$8,200 and to authorize releasing the check so that the work can be scheduled as soon as possible.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS:

Covert I apologize for my tardiness this evening as I was at football practice.

Knight None

Smith None

Jones I would like to remind all of the Support of Gordon Hall dinner next Saturday and St. Andrew's will be serving cabbage rolls on Thursday evening.

Fisher None

Bell Reminder that Suds on the River is also this Thursday night. Also our company has been retained by Ann Arbor to do a review of the phosphate issue.

Cousins I also want to remind everyone about Suds on the River.

Michels CAPT/DART is working on the Transportation Forum to be held on October 19, 2019 from 10 AM-Noon at the Chelsea Senior Center.

Malek Left the meeting at 8:45 PM

N. NON-ARRANGED PARTICIPATION:

None

O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING LABOR NEGOTIATIONS IN ACCORDANCE WITH MCL 15.268

Motion Smith; support Knight to go into Closed Session to discuss labor negotiations in accordance with MCL 15.268 with the following non-Council Members present at

the meeting: Carol Jones, Recording Secretary; Courtney Nicholls, City Manager; and Justin Breyer, City Clerk and Assistant to the City Manager at 9:17 PM.

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

Nays: None

Motion carries

Motion Smith; support Bell to leave Closed Session at 9:26 PM.

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

Nays: None

Motion carries

P. ADJOURNMENT

Motion Fisher; support Smith to adjourn the meeting at 9:27 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
City Clerk and Assistant to the City Manager

Approved for Filing:
