

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, FEBRUARY 10, 2020**

**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 - AB (excused)	P. Cousins
D. Fisher	J. Knight
Z. Michels	J. Smith

Student Representatives:

A. Covert  
I. Malek

Also present at Council Meeting: Courtney Nicholls, City Manager; Justin Breyer, City Clerk and Assistant to the Manager; Dan Schlaff, Public Services Superintendent; Mike Auerbach, Assistant Planner; Robert Smith, Dexter Area Fire Department Chief; residents and media.

**C. APPROVAL OF THE MINUTES:**

1. City Council Work Session – January 25, 2020
2. City Council Work Session – January 27, 2020
3. Regular City Council Meeting – January 27, 2020
4. City Council Work Session – January 29, 2020

Motion Smith; support Knight to approve the minutes of the January 25, 2020 City Council Work Session, January 27, 2020 City Council Work Session, January 27, 2020 Regular City Council Meeting, and the January 29, 2020 City Council Work Session with the following corrections:

- Page 2, Section D, change “there” to “their”
- Page 11, Section C, change “power point” to “PowerPoint”

Unanimous voice vote approval with Council Member Bell absent.

**D. PRE-ARRANGED PARTICIPATION:**

None

**E. APPROVAL OF THE AGENDA:**

Motion Fisher; support Smith to approve the agenda with the following changes:

- Addition of supplemental material for item L-7;
- Change bills and payroll amount to \$444,272.73.

Unanimous voice vote approval with Council Member Bell absent.

**F. PUBLIC HEARINGS:**

None

**G. NON-ARRANGED PARTICIPATION:**

None

**H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Letter from State Representative Lasinski

**I. REPORTS:**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submitted his written report as per packet.

- Walkabout Creek is replacing shut-off valves before and after their meter, and it should take about one month.
- Mr. Schlaff thanked everyone for their support during his recovery.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet. In Ms. Aniol's absence, Mike Auerbach and Courtney Nicholls provided the following update:

- The Planning Commission will see two site plans in March – Avalon and UIS. UIS is expanding in the Industrial Park. There is also a chance for Grandview Phase 2 to come to Planning Commission in March or April.

3. Board, Commission & Other Reports

None

4. Subcommittee Reports

None

5. City Manager Report – Courtney Nicholls

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

- There will be a work session with the Huron Waterloo Pathways Initiative and County Parks before the next meeting
- The City Offices will be open on March 7<sup>th</sup> for absentee ballots. So, it would be best to not hold a work session on that day. The next possible day for a Saturday work session would then be March 21<sup>st</sup>.
- The Grand Street Bids came in under the estimate. We received three bids with TLS Construction as the apparent low bidder. This will be on Council's

next agenda. If Council wants to keep millage where it is, we may be able to include Hudson at approximately \$180,000.

- The pre-construction meeting for Mill Creek Park Phase 2 is set for February 26th. OHM started surveying the site.
- Staff talked to Sgt. Hunt about signs being hit near roundabout, and three signs were hit by one car. Sign collisions are not causing enough damage to force the cars to stop. We are looking into breakaway signs.
- We received an email from a resident about Dexter Wrestling Club winning their first showdown.
- We received seven applications from candidates for the Plein Air Coordinator position. We will be scheduling interviews.
- We will be accepting applications for the open DPW position. It is now published in various places.
- Pedestrian safety project is complete. DTE has installed the new lighting, which seems to be working well. We are planning to work with the Schools on an educational video in the spring. The crossing guards have also been working well.
- ASTI has started environmental work on the Dan Hoey property.
- Staff met with a potential developer of 8180 Main. They are interested in developing a microbrewery, but would only be brewing a small amount of beer. Parking may be a challenge due to the number of spaces required.
- The bond proposal ballot language was submitted to the County.

#### 6. Mayor Report – Shawn Keough

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

- Appointment recommendations have been provided under the consent agenda.
- I attended the Avalon/Faith In Action public informational meeting. There were approximately 40 people in attendance. The presentation was very well done – they presented for about 45 minutes and held a question and answer session. No one at the presentation seemed negative. There were some questions about the number of other sites that were considered. The Sheriff's Department representative, Derek Jackson, did a good job with his presentation.
- City Council expressed an interest in having a discussion on City Offices included as part of the agenda for the second meeting in February.
- There has been no meeting involving City staff or myself regarding future facilities for the Senior Center.

#### 7. Council Member Reports

*Item Submitted by Council Member Cousins* – Council Member Cousins submitted his item per packet.

**J. CONSENT AGENDA:**

1. Consideration of: Bills and Payroll in the amount of \$444,272.73
2. Consideration of: Setting Board of Review Dates for March, July, and December
3. Consideration of: Commission/Committee Appointments
4. Consideration of: Sale of Items via Auction

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

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

Nays: None

Absent: Bell

Motion carries

**K. OLD BUSINESS-Consideration and Discussion of:**

None

**L. NEW BUSINESS-Consideration and Discussion of:**

1. Consideration of: Recommendation from Board of Review on Hardship Guidelines

Motion Smith; support Knight to adopt the Resolution to Set the 2020 Hardship Exemption Guidelines

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

Nays: None

Absent: Bell

Motion carries

2. Consideration of: Denial of Metro Act Permit Submitted by Zayo Group

Motion Fisher; support Smith to deny the Metro Act Permit Application, submitted by The Zayo Group, pursuant to PA 48 of 2002 (the "METRO ACT"), as amended.

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

Nays: None

Absent: Bell

Motion carries

3. Discussion of: Partners in Architecture Contract for Design and Construction Services for Fire Station Project

Courtney Nicholls introduced the contract for design and construction services received from Partners in Architecture. She indicated that the contract would be forward to the City Attorney. Partners in Architecture has indicated that they have used the construction manager process. Partners provided a draft timeline in the documents provided. Discussion followed on potential contract costs, evaluation of the contract, and section details.

4. Discussion of: Scope of Services from OHM for Site Survey for the Dexter Ann Arbor Rd. Property

City Council discussed the scope of services presented, including the timing for approval of the scope of services and the order of operations for this work with geotechnical work.

5. Discussion of: Scope of Services for Geotechnical Services and Infiltration Testing from Materials Testing Consultants for the Dexter Ann Arbor Rd. Property

City Council discussed the scope of services for geotechnical work from Materials Testing Consultants. Discussion topics included the proposed vendor's relationship to OHM, infiltration testing and excavation services, and timetable for the work.

6. Discussion of: Creation of Fire Station Design Committee

Mayor Keough reported that his recommendation for a Fire Station Design Committee will include the City's two Dexter Area Fire Department Board members, Chief Smith, and City Manager Nicholls. City Council discussed:

- When the Committee would be active;
- The makeup of the Committee;
- The purpose of the Committee;
- The Committee's potential responsibilities;
- The construction manager process;
- Bid preparation;
- Holding an additional training session on the topic of the Committee.

7. Discussion of: Quote from Signs in One Day for Signage at Dexter Ann Arbor Rd. Property

Courtney Nicholls introduced the quote from Signs in One Day for signage. City Council discussed:

- The cost of the proposal;
- Responsibility for installing the sign;
- Sign construction materials.

**M. COUNCIL COMMENTS:**

Knight     None  
Smith     On MLive there is a nice article about the existing Fire Hall.  
Fisher     None

Bell None  
Cousins To the students: has there been any discussion at the Schools about the issues in Saline?  
Malek I have heard discussion, but outside of school. Not much discussion in Dexter. I have heard discussion in Brighton and other areas.  
Covert Since the report, students at my School have started a club about diversity.  
Michels None

**N. NON-ARRANGED PARTICIPATION:**

None

**O. ADJOURNMENT**

Motion Smith; support Fisher to adjourn the meeting at 8:21 PM.

Unanimous voice vote approval with Council Member Bell absent.

Respectfully submitted,

Justin Breyer  
City Clerk and Assistant to the City Manager

Approved for Filing: \_\_\_\_\_