

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, FEBRUARY 24, 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-AB (excused)  
I. Malek-AB (excused)

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 Manager; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief; Marcus McNamara, OHM Advisors; residents and media.

**C. APPROVAL OF THE MINUTES:**

1. Regular City Council Meeting – February 10, 2020

Motion Smith; support Knight to approve the minutes of the February 10, 2020 Regular City Council Meeting with the following correction:

) Page 4, New Business Item 2, Denial of Metro Act Permit Application, add Council Member Smith as the support for the motion.

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 as printed.

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

**I. REPORTS:**

1. Public Services Superintendent – Dan Schlaff

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

- ) The Water & Sewer Department is currently working on inspections of Grand Street and Hudson Street to prepare for the summer construction projects.
- ) Also the Water & Sewer Department is working with OHM on reviews for the expansion of UIS in the Industrial Park, the Hilltop View development, and Third Street re-construction.

2. Community Development Manager – Michelle Aniol

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

- ) Our consultant on the Small Cell/5G topic is ready to make a presentation. He needs two hours. Discussion followed on scheduling a stand-alone meeting, which would also include Planning Commission members.
- ) The owners of 8180 Main Street, formerly Mill Creek Sports, and their partners, are looking at placing a restaurant and nano brewery on the property. They need to look at funding, managing parking, and ingress/egress, and may also be looking at a Commercial Tax Abatement for the property.
- ) Tomorrow, February 25, 2020, DTE will start the de-commissioning of the Sub-station on Broad Street.

3. Board, Commission & Other Reports

*Chelsea Area Planning Team / Dexter Area Regional Team – Minutes from the January 9, 2020 meeting – included in packet*

*Washtenaw County Sheriff – January 2020 Report – included in packet*

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:

- J On March 30, 2020 the Joint Council/Commissioner/Committee Meeting will begin at 5:30 PM at the Senior Center.
- J The City has been handing out a lot of absentee ballots for the March election, many more than were given out for the 2016 March election. I am requesting Council's help following the next meeting to set up the Senior Center for the election.
- J I recently spoke to Avalon regarding the Community Garden and their construction timeline. They plan on construction starting in the fall and the Garden could be used into the fall. At that time the City would need to abandon the well and take down the building.

#### 6. Mayor Report – Shawn Keough

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

- J I met on Friday, February 21, 2020 with Richard Hess of Quinn Evans; and representatives from the Senior Center Board Jim Carson, Donna Fisher, and Rich Henes regarding how the Senior Center is used.
- J The February 20, 2020 DDA Meeting was cancelled.
- J The Fire Board met on Thursday, February 20, 2020. At that meeting, Harley Rider asked to step down from his position as Chairman of the Board, but remain on the Board. Jim Seta was appointed as Chairman.

#### 7. Council Member Reports

- a. Council Member Cousins – Council Member Cousins submitted his report as per packet.
- b. Council Member Michels – Council Member Michels submitted his report as per packet.
- c. Council Member Smith – Council Member Smith submitted his report as per packet. Mr. Smith provided the following updates:
  - J Council Member Smith reviewed his thoughts on the Fire Station project schedule. Ms. Nicholls reported on the dates for the bond sales and when payments would be made if the bond passes.

#### **J. CONSENT AGENDA:**

1. Consideration of: Bills and Payroll in the amount of \$398,890.63
2. Consideration of: Setting a Public Hearing for Land Sales on March 23, 2020

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

Ayes: Cousins, Knight, Michels, Smith, Fisher 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: Bid Award to TLS Construction for the Grand Street/Hudson Street Reconstruction Project for Not to Exceed \$850,000

Motion Smith; support Michels to approve the bid award to TLS Construction for the Grand Street/Hudson Street Reconstruction Project for an amount not to exceed \$850,000.

Ayes: Smith, Cousins, Fisher, Knight, Michels and Keough  
Nays: None  
Absent: Bell  
Motion carries

2. Consideration of: Scope of Services from OHM for Construction Services for Grand Street Project for Not to Exceed \$123,600

Motion Fisher; support Knight to approve the Scope of Services from OHM for the Grand Street Project for an amount not to exceed \$123,600.

Ayes: Fisher, Smith, Cousins, Knight, Michels and Keough  
Nays: None  
Absent: Bell  
Motion carries

3. Consideration of: Scope of Services from OHM for Design for Third Street Project for Not to Exceed \$89,800

Motion Fisher; support Smith to approve the Scope of Services from OHM for the design of the Third Street Project for an amount not to exceed \$89,800.

Ayes: Michels, Knight, Cousins, Smith, Fisher and Keough  
Nays: None  
Absent: Bell  
Motion carries

4. Consideration of: Scope of Services from OHM for Site Survey for the Dexter Ann Arbor Road Property for Not to Exceed \$5,600

Motion Michels; support Knight to approve the Scope of Services from OHM for a site survey for the Dexter Ann Arbor Road property for an amount not to exceed \$5,600.

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

Absent: Bell  
Motion carries

5. Consideration of: Scope of Services from MTC for Geotechnical Services for Dexter Ann Arbor Road Property for Not to Exceed \$8,800

Motion Smith; support Michels to approve the Scope of Services from MTC for geotechnical services for the Dexter Ann Arbor Road property for an amount not to exceed \$8,800.

Ayes: Cousins, Knight, Michels and Cousins  
Nays: Fisher and Keough  
Absent: Bell  
Motion carries

6. Consideration of: Fire Station Educational Session

Motion Michels; support Smith to postpone action on Fire Station Educational Session from Ken Newell of Stewart-Cooper-Newell Architects in order to receive more information on the session.

Ayes: Knight, Fisher, Michels, Smith, Cousins and Keough  
Nays: None  
Absent: Bell  
Motion carries

7. Discussion of: Fire Station Signage

Comments and discussion followed on a possible sign and additional pricing options for the proposed Fire Station location on Dexter Ann Arbor Road. It was requested that this item be placed on the next meeting agenda.

8. Discussion of City Offices

Comments and discussion followed on the proposed development of 3045 Broad Street property – Building 3 for City Hall/Community space and/or commercial space. It was recommended that Council hold a work session on March 9, 2020 on Facilities.

#### **M. COUNCIL COMMENTS:**

Michels I will be registering for the Fire Design Conference in Chicago. I have heard about some issues with Hilltop View Apartments, which may be able to be handled with deed restrictions with the property reverting back to the City if it closes. I have been recently hired to work with Carlisle-Wortman Associates.

Knight None  
Smith The Planning Commission will be discussing final site plan for Hilltop View Apartments at their March 2, 2020 meeting.

Jones I have a picture from the 1940s of the flour mill/Fire Station which show a building at the top of the hill on Alpine Street. This was public restroom.

Fisher	Mr. Michels, congratulations on your new job.
Cousins	None
Bell	Absent
Covert	Absent
Malek	Absent

**N. NON-ARRANGED PARTICIPATION:**

Conor Pyle of 5720 W. Liberty, Ann Arbor and a Junior at Skyline High School introduced himself and explained that he was attending tonight's meeting for a Government Class assignment.

**O. ADJOURNMENT**

Motion Smith; support Fisher to adjourn the meeting at 8:55 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: \_\_\_\_\_