

THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, SEPTEMBER 28, 2015

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: Mayor Keough	J. Carson	D. Fisher
	J. Knight	J. Semifero
	J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Carol Jones, Interim City Clerk; Patrick Droze, Orchard, Hiltz & McCliment; Blair Selover, F&V; Kent Martinez-Kratz, Washtenaw County Commissioner-District 1; Sgt. Geoff Fox, Washtenaw County Sheriff's Department; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – September 14 2015

Motion Smith; support Fisher to approve the minutes of the Regular City Council Meeting of September 14, 2015 with the following corrections:

- Page 2 – Approval of the Agenda – delete the last sentence.
- Page 4 – Last bullet point in Mr. Schlaff's report, car should be school bus.
- Page 5 – Fifth bullet point insert *for zoning compliance* after re-inspected.
- Page 5 – Sixth bullet point...Correct Mr. Smith's sentence to read *He recalled that when the Council approved the original application for the tasting room, there seemed to be a sentiment among some Council Members that they did not want to see a restaurant in the Industrial Park.*
- Page 9 – Council Comments...Mr. Smith did not have a comment, the remarks attributed to him were Mr. Carson's remarks.

Unanimous voice vote approval.

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Carson to approve the agenda with the addition of the following items:

I-6 City Manager's Report - Status of 2015 Road Program from Mr. Droze.

L-4 New Business Item – additional information regarding the blower project.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

Purchasing Ordinance

This will be a Public Hearing only. The item will be voted on at a future meeting.

Mayor Keough opened the Public Hearing at 7:36 PM. He reported that the draft for the Purchasing Ordinance was compiled by the City Manager based on City Charter articles 7.04 and 13 and reflects the City's policy. Mayor Keough offered a few changes to the policy. The Public Hearing was closed at 7:39 PM.

G. NON-ARRANGED PARTICIPATION

Washtenaw County Commissioner, Kent Martinez-Kratz from Chelsea reported that the County Board of Commissioners has again approved the tax for road repairs; the Board is considering consolidating the Ann Arbor Convention And Visitors Bureau and the Ypsilanti Convention and Visitors Bureau with discussion following; and responded to a question regarding the appointment of a new County Administrator. (A firm will be hired and have a decision by March 2016. The current administrator will remain until that time.)

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Washtenaw County Sheriff's Office – Geoff Fox

Written report submitted in the packet by Sgt. Gieske.

Sgt. Fox introduced himself to Council explaining that he has been with the Sheriff's Department for 20 years and recently in Ypsilanti. He stated that he was happy to be in Dexter and to have the opportunity to investigate crimes which doesn't happen in all jurisdictions. Sgt. Fox gave the following updates:

- On September 22, wheels and rims were stolen off a vehicle at LaFontaine's as well as Suburban on Jackson Road.

- On September 25, a suspected drunk driver hit a house at the corner of Hudson and Ann Arbor Street.

2. Public Services Superintendent – Dan Schlaff

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

- Question – Who is Gino? (The tree arborist for the City.)
- Question – What was the storm water complaint in Baker Heights? (Owner has placed outbuildings in the City easement and this situation needs to be resolved.)
- Received the new bobcat yesterday and the site distance is a lot better than the previous piece of equipment.
- Question – What about the sanitary sewer inspection at Dexter Crossings and the sewer back-up? (Mr. Schlaff explained the circumstances that led up to the situation. Discussion followed.)
- Ms. Fisher gave kudos to the Public Services Department for the railing on Grand Street.
- Mr. Carson commented on a recent incident of water coming into the St. Joe Clinic at Dexter Crossing and inquired who is responsible for handling this incident.

3. Community Development Manager – Michelle Aniol

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

- Congratulations to Dexter. The City has been awarded a 4 out of 5 star ranking by the UM – Dearborn eCities program.
- A new business will be coming to the Wallace Building – Nogginz Hair Salon.
- There is a new MEDC (Michigan Economic Development Corporation) business development manager. David Kurtycz has been reassigned to MSHDA (Michigan State Housing Development Authority).
- Broad Street developer’s interviews will be held on Tuesday, September 29 at the Dexter District Library. One of the developers has pulled their application as they only develop low income tax credit housing.
- The Target Market Analysis will be on Wednesday, October 7 at 5 PM at the Dexter District Library.
- Working with the City Attorney to identify options for dealing with complaints regarding sidewalk obstructions such as basketball hoops.
- Question – What is the status of the easement for storm water on Baker and Grand? (Nothing has been found regarding an easement that has [been](#) registered. Will need to work with the developer.) Discussion followed.
- Question raised regarding the letter received from Mr. Haeussler and what will be the follow-up. Discussion followed regarding such a development even though it is outside the city limits. A workshop was requested to further discuss this issue and to invite Scio Township to such a meeting. The date of November 9 at 6 PM was proposed.

4. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

5. Subcommittee Reports

Facilities – Jim Smith

Mr. Smith reported that the Facilities Committee will meet on Friday, October 2 to talk about the next steps and bring this back to the City Council. He asked Council members as to what their expectations are from the Facilities Committee: Tell – Bring back recommendations as to which is the most efficient way to run the City...rent or buy; Fire Department...tear down the existing building and build a new facility and at the same time have the opportunity to turn the board into an authority with capability to bond.

Fisher – Bring back recommendations for both facilities with the Fire Department the first facility to be resolved.

Carson – Fire Department is the top priority.

Semifero – Rationale should be what is best for the City. Collect the data and bring it back to the Council.

6. City Manager Report

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

- Bicycle Signage – How do we approach the issue of people not riding bicycles on City sidewalks and post the appropriate signage?
- Question – What is the status of the Lion’s Club sculpture? (It will go back to the committee.) Discussion followed.
- Mr. Droze gave the following update on the 2015 Road Project.
 - a. Turn over the asphalt repairs at the end of Third Street to Concord and have Cadillac do the paving at Hudson and Grand and on Parkridge. Question asked if we could do Hudson/Grand and Huron Farms instead. (Will ask.)
 - b. Cape Seal – there is a concern over weather conditions and timing. Looking at options to complete the project possibly in the spring.
 - c. Concord is planning on coming on the 12th for the Border to Border Trail and the DPW driveway and will do Third Street at that time.

7. Mayor’s Report

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

- Recommending the appointment of Martha Gregg to the Arts, Culture & Heritage Committee.
- A date has been set for the Tax Tribunal trial. It is to start January 4, 2016 and is scheduled for two weeks.
- Robert Smith has been [recommended](#) to the Fire Board to be the new fire chief. Currently doing back ground checks on the candidate.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$150,760.88
2. Consideration of: Road Closures for the Holiday Hustle 5K & 1 Mile Run on December 12, 2015

3. Consideration of: Appointment of Qualia Pant as the Chamber Representative to the Farmers Market & Community Garden Oversight Committee
4. Consideration of: Appointment of Martha Gregg to the Arts, Culture & Heritage Committee
5. Consideration of: Setting Trick or Treat hours – Saturday, October 31, 2015
From 5:30 p.m. – 7:30 p.m.

Motion Fisher; support Smith to approve items 1, 2, 3, 4 and 5 of the Consent Agenda.

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Request for Charitable Gaming License from the Athletic Booster Club of Dexter

Motion Fisher; support Semifero to approve the request for a charitable gaming license from the Athletic Booster Club of Dexter.

Ayes: Carson, Fisher, Knight, Semifero, Smith, Tell, and Keough

Nays: None

Motion carries

2. Consideration of: Recommendation from the Planning Commission for Final Site Plan Approval for a Medical Office Building at the Southwest corner of Dan Hoey and Lexington Drive

Motion Fisher; support Tell based on the recommendation by the Planning Commission, information provided at the September 28, 2015 City Council meeting and pursuant to Section 21.04, sub-section E6 City Council Action, City Council moves to approve the Final Site Plan for a medical office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive.

Motion by Semifero based on the recommendation by the Planning Commission, information provided at the September 28, 2015 City Council meeting and pursuant to Section 21.04, sub-section E6 City Council Action, City Council moves to approve the Final Site Plan for a medical office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive, on the condition that the generator shall not exceed a level of 60 decibels at the property line with adjacent residential property in Dexter Crossing. The motion dies without support.

Vote on the original motion.

Ayes: Fisher, Knight, Smith, Tell, Carson, and Keough

Nays: Semifero

Motion carries 6 to 1

3. Consideration of: Recommendation from the Planning Commission to Approve the Special Land Use Application for Outdoor Seating at the Beer Grotto, 8059 Main St.

Motion Semifero; support Tell based on the Planning Commission's recommendation, information provided by the applicant, staff's review standards, the Dexter City Council moves to approve the Special Land Use application for outdoor seating at 8059 Main Street (a/k/a the Beer Grotto). This Special Land Use permit is granted with the following conditions:

1. Applicant must obtain an outdoor Service Permit from the Michigan Liquor Control Commission.
2. Install up to five tables in an orientation that does not obstruct ADA ramp and substituting a three-seat table at the choke point.

Ayes: Knight, Semifero, Smith, Tell, Carson, Fisher and Keough

Nays: None

Motion carries

4. Discussion of: Wastewater Treatment Plant Blower Project

Mr. Schlaff explained the need for the Blower Project and related improvements needed at the Wastewater Treatment Plant. Discussion followed.

Motion Fisher; support Smith to accept the proposal from F&V Construction for blower and related improvements at the Wastewater treatment plant in an amount not to exceed \$290,258.10.

Ayes: Semifero, Smith, Tell, Carson, Fisher, Knight and Keough

Nays: None

Motion carries

5. Consideration of: Demolition Bid Award for 7651 Dan Hoey and 8258 Huron to H.E. Excavating Inc.

Motion Semifero; support Tell to award the demolition bid for 7651 Dan Hoey and 8258 Huron to H.E. Excavating Inc in an amount not to exceed \$29,000.

Ayes: Smith, Tell, Carson, Fisher, Knight, Semifero and Keough

Nays: None

Motion carries

6. Consideration of: City Manager Employment Contract Renewal Through June 30, 2016

Motion Fisher; support Smith to approve the City Manager's employment agreement through June 30, 2016 as presented.

Ayes: Tell, Carson, Fisher, Knight, Semifero, Smith and Keough

Nays: None

Motion carries

M. COUNCIL COMMENTS

Carson None

Knight None

Smith None

Jones None

Semifero None

Fisher None

Tell None

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Tell to adjourn at 10:20 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____