

THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, DECEMBER 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	Z. Michels
	J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Dan Schlaff, Public Services Superintendent; Carol Jones, Interim City Clerk; Terry Bailey, Foremost Development Company; John Heiss, O'Brien Construction, James Lippins, Dexter Area Chamber of Commerce; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – December 14, 2015

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

- Page 5-Council Comments – Mr. Tell's comment should be *None*.

Unanimous voice vote approval.

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Knight to approve the agenda as presented.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Robert Murphy, 3713 Bristol Drive, Dexter expressed his gratitude for the patience shown him over the last eight years. He thanked Council Member Jim Carson for representing Dexter Crossing and being very helpful.

Terry Bailey, Foremost Development Company, announced that he was proud this evening for being selected as the developer for the Broad Street project and very happy being part of the team to move forward with this project.

James Lippins, President of the Dexter Area Chamber of Commerce, introduced himself to Council and stated that it is his intention of having a Chamber Board member attending Council meetings and welcomed Council to attend Chamber meetings.

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 answered questions and gave the following updates

- Question – Is the City aware that there are 10 street lights out in the area of Lexington/Dan Hoey/Dexter-Ann Arbor Road? (DTE is aware but it is not an easy fix to repair the situation.)
- Question – Does the City pay a flat rate or metered rate for the electricity? (The City pays both depending on the area. At the Lexington/Dan Hoey/Dexter-Ann Arbor it is a flat rate.)
- Question – Will there be a map of the road Pasar ratings? (Yes)
- Question – Received an email regarding fluoride. Does the City have fluoride in its water? (Yes, we have some naturally occurring fluoride and add enough to come up to the recommended level.)

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet.

- Question – How does the City regulate drones? (In Ms Aniol’s absence, Ms. Nicholls replied that they do need to be registered but will consider if we also need to pass an ordinance.)

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

None

4. Subcommittee Reports

None

5. City Manager Report

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

- Question raised about pending state legislation regarding ballot issues. Discussion followed.
- Question – Does the City use coal tar in asphalt projects? (Most companies use an asphalt based sealant but we may need to educate the public about coal tar.)
- Question – Will the bike sculpture come before Council? (Yes)
- Ms. Nicholls reviewed the Transportation Project requests for Dexter.
- Looking to re-bid the cape seal and add Dexter-Ann Arbor Road to get a more consistent price.
- Question – When will we have an update on the 2015 Road Projects? (At the January ~~14~~ 11 meeting.)
- Question – What is HMA? (Hot mix asphalt)
- Question – Do we still have a Road Committee? (Yes, and will be looking at making any changes when Council meets regarding Organizational Matters in January.)
- Question – Can we include the Safe Routes to School in Phase 2 of the Mill Creek Park Plan? (Yes, that has been mentioned and will contact the schools to see if they still want to proceed with it.)
- Question – On the East B2B Trail Connector, looking to enhance safety for cyclists but wouldn't it also enhance safety for pedestrians? (Yes)
- Ms. Nicholls spoke about walking around Dexter on Christmas Eve and was very impressed with the Luminary display. The goal of the project for next year is to be able to do the entire city but will need funding to do so.

6. Mayor's Report

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

- Met with AR Brouwer (MMB Equities) for a pre-application meeting on the Baker/Grand Street property. They are proposing a neat mix of new housing types that differ from what we have now.
- Excited about the DDA recommendation to move forward with a pre-development agreement with Foremost Development Company.
- The Dexter Area Fire Department Board approved a very robust budget for 2016. They did add some funding areas which includes the unfunded liability.
- Question – How much did the City's share for the Fire Department go up? (About \$120,000.)
- Question – Do all municipalities pay monthly? (Currently Dexter Township does and the City pays at the beginning of each quarter.)
- Judge Marmon did issue an Order dismissing [Chelsea Wellness Foundation's claim on](#) one section of the tax law but requires a trial to clarify various

question of fact before making a ruling. The trial will begin on January 4, 2016.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$227,559.45

Motion Fisher; support Smith to approve item 1 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: Recommendation from the Downtown Development Authority to Enter into Negotiations to Draft a Pre-Development Agreement with Foremost Development Company

Motion Fisher; support Knight based on the findings of the RFQ Committee and the Dexter Downtown Development Authority, as well as their respective recommendations, City Council moves to authorize the RFQ Committee to pursue a Pre-Development Agreement with Foremost Development Company. The RFQ Committee is Shawn Keough, Donna Fisher, Jim Carson, Don Darnell and Tom Covert, with assistance from Community Development Manager Michelle Aniol, City Manager Courtney Nicholls and City/DDA Attorney Scott Munzel.

This approval is subject to the following condition:

1. The Downtown Development Authority will review the Pre-Development Agreement and make a recommendation to City Council. City Council shall have final authority to approve or deny the Agreement.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS

Tell Happy New Year

Fisher Happy New Year

Carson Happy New Year

Jones Happy New Year

Smith Happy New Year

Knight Happy New Year

Michels Happy Quick Bowl Lane Day. On the day after Christmas while watching Game of Thrones, noticed the Waste Management truck picking up trash

and throwing both the trash and re-cyclables into the same truck. Do they usually do this or go through the trash? (Ms. Nicholls will inquire about this.) Would like the City to look into broadcasting meetings either live or on video. The Russian tradition is to celebrate the first 12 days of the New Year so Happy New Year.

N. NON-ARRANGED PARTICIPATION

Robert Murphy, 3713 Bristol Drive, Dexter inquired about the new fire station in Dexter Township and mentioned the problems that have been reported with getting the building open. He also inquired about the increased costs needed to operate the department.

O. ADJOURNMENT

Motion Smith; support Fisher to adjourn at 8:27 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____