

THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 11, 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; Marie Sherry, Finance Director/Treasurer; Michelle Aniol, Community Development Director; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim City Clerk; Kurt Augustine, Streets Foreman; Chief Robert Smith, Dexter Area Fire Department; Patrick Droze, Orchard, Hiltz & McCliment; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – December 28, 2015

Motion Smith; support Carson to approve the minutes of the December 28, 2015 Regular City Council Meeting with the following corrections:

- Page 3 – Ms. Nicholls report, the date should be *January 11 not January 14* in the answer to the question regarding updates on the 2015 Road Project.
- Page 4, Mayor Keough’s comment should read as follows - *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.*

Unanimous voice vote approval.

D. PREARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

Motion Smith; support Fisher to approve the agenda with the addition of a Letter of Interest under communications.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Barb Fuller of 17750 Sharon Valley Road, Manchester introduced herself to Council and announced her candidacy for Michigan House District 52, Gretchen Driskell's seat.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Letter from Michigan Public Service Commission
4. Scio Township Planning Commission Public Hearing Notice
5. Letter of Interest regarding 8180 Main Street

I. REPORTS

1. Finance Director/Treasurer – Marie Sherry

Ms. Sherry submits her written report as per packet. Ms. Sherry gave the following update and answered questions.

- The annual audit this year will include GASB68 reporting which affects the look of the financial statement.
- Question – Does the City offer a 457 Plan for employees? (Yes)

2. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet. Mr. Schlaff answered questions and gave the following updates:

- Question – What is a curb box repair kit? (Mr. Schlaff explained its use.)
- Received a call on January 4 from Alpha Metal regarding a nickel spill. We were able to divert the spill to the EQ basin and did testing on the discharge.
- Thursday's Huron Condo Fire – received a call about 7:30 PM that the fire department would be using a lot of water. I was very impressed on how they were able to contain the fire.
- The new blower is supposed to show up in two weeks.
- Mayor Keough praised the extra efforts of the Public Services Department for putting down salt and keeping the water available during the fire at the Huron Condos.
- Chief Smith also thanked Mr. Schlaff for the efforts during the Huron Condos fire and he reviewed the response of all involved in extinguishing the fire.

2. Community Development Manager – Michelle Aniol

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

- Grand Street/Baker Road redevelopment – will be meeting with AR Brouwer and Nathan Voght regarding the Brownfield TIF and Revitalization Project possibilities.
- Council was asked for their opinion on listening to a presentation from LEHI Inspections and Services. Discussion followed. Council declined presentation offer.
- The Adair Printing building on Second Street is under contract to a company from New Jersey, Wingits, and plans for its use will be coming to Planning Commission. There are concerns with the roadway and parking. Council directed City Manager and Engineer to prepare a cost estimate for improvements, and then bring back to Council.
 - Question – Why did Wingits, pick Dexter? (One of the principals lives in the Pinckney area and wanted to spend less time traveling to New Jersey.)
- Question – Why did the Grand/Baker developer choose not to do a mixed use with commercial? (They did not feel that there was a need for additional commercial development in Dexter.)
- Tom Wackerman of ASTI Environmental has asked if the City needs his assistance anymore with the Broad Street property. If not he would like to work with Foremost Development. It was suggested to refer this item to the Broad Street Redevelopment Committee.
- Reviewed a preliminary agreement from Foremost Development and have referred this to the RFQ Committee.
- Met with Council Member Michels regarding draft zoning amendments and with the MEDC representative regarding Block Grant funding.
- The Dextech expansion and 8080 Grand Street proposal to be coming to the predevelopment committee.

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 and answered questions:

- The Organizational Matters meeting will be at Creekside on January 23.
- Did make some changes for the signage on the DPW Building and will be getting cost estimates for the sign.
- Question – Will Council get copies of the Park and Recreation Commission’s Master Plan? (Will have them for the next Council meeting.)

6. Mayor's Report

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

- Spent the past week at the Tax Tribunal hearing. Chelsea Wellness Foundation spent the first six days with witnesses. Dexter's portion will begin on Tuesday with hopes to wrap up on Wednesday.
- Question – Does MML (Michigan Municipal League) have a legal fund to assist municipalities with cases such as Dexter is involved in? (Not aware of any.)
- Question – How much has Dexter invested in the Tax Tribunal process? (\$146,000 divided between the City and the DDA over the past two and a half years.)
- Thanked Ms Baird for her recent article in The Sun Times News regarding the Tax Tribunal case.
- Received a call from Nancy Paul from Faith in "Action requesting to be on the Pre-Arranged Participation at the next Council meeting.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$298,377.85

Motion Fisher; support Smith to approve item 1 of the Consent Agenda.

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

1. Consideration of: Mobile Food Vending Ordinance and Policy

Motion Tell; support Carson to adopt the Mobile Food Ordinance and Policy

Motion Michels; support Knight to amend the Mobile Food Ordinance and Policy with the following corrections:

- Application Review, Section B - allow 2 pushcart vendors to be licensed by the City at any one point.
- Requirements – Pushcart Vendors, Section A, number 8 remove *while on a public street, highway or public parking space*.
- Requirements – Pushcart Vendors, Section a, number 14 remove *unless authorized by the City* in both sentence one and sentence two.

Ayes: Knight, Michels, Tell and Keough

Nays: Carson, Fisher and Smith

Motion carries 4 to 3

Vote on the Original Motion Amended:

Motion Tell; support Carson to adopt the amended motion for the Mobile Food Ordinance and Policy which includes the following corrections:

- Application Review, Section B - allow 2 pushcart vendors to be licensed by the City at any one point.
- Requirements – Pushcart Vendors, Section A, number 8 remove while on a public street, highway or public parking space.
- Requirements – Pushcart Vendors, Section a, number 14 remove unless authorized by the City in both sentence one and sentence two.

Ayes: Knight, Michels, Tell and Keough

Nays: Fisher, Smith and Carson

Motion carries 4 to 3

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Promotion of Eric Hartman to Lead Operator – Sewer and Tim Stewart to Lead Operator – Water

Motion Fisher; support Knight to promote Eric Hartman to Lead Operator for Sewer and Tim Stewart to Lead Operator for Water.

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

Nays: Michels

Motion carries 6 to 1

2. Discussion of: Road Projects

Ms. Nicholls and Mr. Droze reported on the Road Projects submitted to the Federal Aid Committee. The Baker/Shield/Dan Hoey intersection was the highest ranking project in Washtenaw County. The amount of funding is \$400,000 for work in 2017 but the changes in the intersection are to be determined. Central Street improvements are slated for 2019 with \$520,000 in funding.

The Road Projects in the City were reviewed. We will be looking to keep the costs around \$300,000. Will be looking at the timing of the various projects.

Question – Dexter Crossings streets need to be done, could that work be done this fall? (It could.)

Question – I don't see anything listed on the roads in the Cedars? (These are private roads along with those in Walkabout Creek, Victoria Condos and Cottonwood.)

3. Consideration of: Scope of Services from Orchard, Hiltz & McCliment for Completion of a Water Reliability Study

Motion Fisher; support Smith to approve a Scope of Services from Orchard, Hiltz & McCliment for the completion of a Water Reliability Study not to exceed \$20,500.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS

Michels Reported on mixing lingonberry juice with carbonated water in a Soda Stream machine and the results. The reason for my no vote on the promotion of two employees is not because they are not good workers, but as I read the City Charter, the City Manager can do this promotion without a vote.

Knight None

Smith None

Jones None

Carson Clemson is up on Alabama 14 to 7.

Fisher None

Tell None

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

Motion Smith; support Carson to adjourn at 9:18 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____