

THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, FEBRUARY 22, 2016

**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>B. ROLL CALL:</b> Mayor Keough | J. Carson | D. Fisher           |
|                                   | J. Knight | Z. Michels-arr 7:33 |
|                                   | 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; Terry Bailey and Elias Xenos, Foremost Development; John Heiss, O'Brien Construction; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – February 8, 2016

Motion Smith; support Knight to approve the minutes of the February 8, 2016 Regular City Council Meeting with the following corrections:

- Page 1 – Correct the spelling of Mr. Carson's name in the approval of the Minutes from Caron to Carson.
- Page 6 – Ms. Fisher's name is listed twice in Council Comments and Mr. Smith's name is omitted. Remove the second listing of Ms. Fisher and add Mr. Smith to comments indicating he had nothing to report.

Unanimous voice vote approval with Council Member Michels absent.

**D. PRE-ARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

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

- Remove New Business item L-3 Adoption of Master Plan Amendments on Oil and Gas Drilling. Re-name item L-4 as L-3, item L-5 as L-4 and item L-6 as L-5.
- Add item J-4, Appointment of Toni Henkemeyer to Art Selection Committee.
- Add Supplemental documents for L-2, Adoption of 2016-2021 Parks and Recreation Master Plan.
- Move item J-3, Rezoning of First Street Park Land from Consent Agenda to Old Business item K-1. Re-name item J-4 as J-3

Unanimous voice vote approval with Council Member Michels absent.

## **F. PUBLIC HEARINGS**

None

## **G. NON-ARRANGED PARTICIPATION**

Paul Cousins, 7648 Forest Street, spoke on behalf of the Dexter Ringers regarding the First Street Park discussion item. Mr. Cousins spoke about the history of horseshoes, the formation of the Dexter Ringers Club, the development of First Street Park that was previously a dumping area for the Village, and the recent improvements of this space. Mr. Cousins also described the yearly events held at the park and he listed the reasons for the cleanup of the area, the storage of chairs and supplies, and the need for a permanent shelter. He also mentioned that this park area is used by community residents as well. Many members of the Dexter Ringers have volunteered their services to construct the shelter and storage unit, and the club will add to the funds provided by the City. Over 10 years, the Dexter Ringers have raised over \$20,000 for the Cancer facility at Chelsea Hospital. He asked that Council approve the \$5000 from the City for materials for this unit at First Street Park.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar

Updates - The Goal Setting session on March 2 will start at 6:30 PM, not 6:00 PM and The Dexter Business Summit will take place on March 3 beginning at 7:30 AM..

## **I. REPORTS**

1. Washtenaw County Sheriff – Sgt. Fox

Sgt. Fox was not present at the meeting and no report was submitted.

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 happened to the new traffic island on Baker Road? (It was damaged by a DPW truck trying to avoid another vehicle and another motorist who drove over it. It will be repaired.)
- Question – How does the City stand on levels of copper and lead in the water? (We are below the recommended safe levels in both. There are some mains with lead joints but no lead service lines.)
- Met with NUBCo regarding their request for a reduction of surcharges from September and October. This request was denied. We also reviewed changes to be made on the 90 day permit and will sit down with them to figure out what is the appropriate testing that needs to be done.
- Question – What does the City have to enforce the grease trap issue? (The City ordinance and the plumbing code from the state. Oxford Company has been very cooperative to work with on this issue.)
- Question – What type of enforcement penalty is there for the grease trap issue? (Not sure.)
- Question – Is A&W hooked up to the sanitary service? (Yes, it happened about three weeks ago.)

## 2. Community Development Manager – Michelle Aniol

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

- Will have a ZBA case for sign setback for 7225 Dan Hoey Rd., Dr. Kolb's building for March.
- The suspension of lighting for Grand and Baker needs to be reconsidered.
- Following up with a discussion with NUBCo on their treatment system.
- Question – Does the Community Revitalization Program mentioned in your report apply to Grandview Commons? (It could. I have talked to both Grandview Commons and Foremost Development about this.)

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

Gateway Initiative (Big 400) – Carol Jones

Ms. Jones gave a brief explanation of the Maple Syrup event on March 12 and 13 hosted by the Big 400 of which Dexter is a member.

## 4. Subcommittee Reports

Updates: Road Committee will meet March 3 and Facilities will meet March 4.

## 5. City Manager Report

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

- The Public Accuracy Test for the March 8 election will be Wednesday, March 2 at 2 PM.
- Included in the packet was information regarding a request for a left turn lane at Meadowview and Dexter-Ann Arbor Road. From the numbers reported, this intersection does not warrant such a signal.

- 8180 Main Street Update – the new owners are looking to stay in the townships (Scio and Webster) and will be contacting the County about providing septic service.
- Regarding the request to replace lighting at the Fire Station with LEDs, there are meters in some of the areas but not sure what the long term savings would be.
- Included in the packet is Liquor License Compliance information in case the City would ever contest the renewal of a license.
- Question – Any idea as to how long the process to contest a license would take? (Not sure – a lot of this is done by reports either from the City or the Washtenaw County Sheriff’s Department and this does give the opportunity for the community to be a part of the process.)
- Have been soliciting funds for the Lions Play Park Structure and will be receiving \$1000 from the 2015 Holiday Hustle. They will present the check on February 23.
- Received a call from SPARK looking for a large office space in Dexter. We do have industrial land in Webster Township under a 425 agreement that could be looked into rezoning to commercial.
- Question – Could we see a map of these properties mentioned above? (Yes)
- Question – What are the ratios and multipliers in the City Assessors Report? What are AMAR and ECF? (Will have Mr. Renius come to a meeting to explain.)

## 6. Mayor’s Report

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

- Had a request to meet with Rene Papo regarding the Mill Creek Terrace Building. They are proposing a slightly smaller building with a somewhat different façade. They are looking to have 12 residential condos on the two upper floors (6 on each). They have asked if the City is interested in the first floor which would be about 6400 square feet.
- Spent an hour and twenty minutes with Planning Commission Chairman, Matt Kowalski, discussing the Pre-Development agreement with Foremost Development. Also discussed the Grandview Condos and Mill Creek Terrace.
- Invited by Becky Murillo and Jeff Hardcastle to meet and discuss the Huron Waterloo Pathways Initiative.
- Have completed a draft of the State of the City report and will be adding information on lead and copper.
- Last week Fire Chief Smith sent a 74 page document about what the Dexter Fire Station should be and also issued a report on the needs in Webster Township. I was asked for this information for the Saturday Morning discussion group but have a concern about sharing this information before Council has had a chance to see it.

## J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$ 197,814.06

2. Consideration of: Knights of Columbus Tootsie Roll Sale on Downtown Dexter sidewalks March 18 to March 20, 2016.
3. Consideration of: The Appointment of Toni Henkemeyer as Representative from the Parks & Recreation Commission to the Art Selection Committee.

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

Unanimous voice vote approval.

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

1. Consideration of: Rezoning of First Street Park Land

Motion Knight; support Michels based on the Planning Commission's recommendation, information provided by staff and reflected in the minutes of its February 22, 2016 City Council meeting, and pursuant to Section 23.05, Criteria for Amendment of the Official Zoning Map, City Council approves the request to rezone a portion of First Street Park (08-08-05-235-006), located at the intersection of Edison and First Streets, from R-3 Multiple Family Residential and I-1 Limited Industrial to PP Public Park.

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

Nays: None

Motion carries

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

1. Consideration of: Pre-Development Agreement with Foremost (Recommendation to be discussed by the Downtown Development Authority on February 19, 2016)

Motion Fisher; support Carson based on the recommendation and approval by the Dexter Downtown Development Authority on February 19, 2016 to approve the Pre-Development Agreement with Foremost Development Company.

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

Nays: None

Motion carries

2. Consideration of: Recommendation from the Parks and Recreation Commission to adopt the 2016-2021 Parks and Recreation Master Plan

Motion Carson; support Fisher therefore be it resolved, the Dexter City Council adopts the 2016-2021 Parks and Recreation Master Plan with the following changes to the presented documents:

- Update the language in the soils section.
- Map of ~~First Street~~ Lions Park edited to include new playground.

- Add items to appendix:  
Notice of Public Hearing  
Parks and Recreation Commission Minutes (2/16/2016)  
City Council Minutes (2/22/2016)  
Notice of 30-Day Public Comment Period  
Website information related to public hearing and public comment period
- Update maps with correct City boundaries.
- Public Hearing Section (page 55) updated with information from Parks and Recreation Commission Public Hearing (2/16/2016).

Ayes: Knight, Michels, Smith, Tell, Carson, Fisher and Keough  
Nays: None  
Motion carries

3. Consideration of: Adoption of the 2016 Poverty Standards and Hardship Guidelines

Motion Smith; support Fisher be it resolved that policies and guidelines be adopted on February 22, 2016 for the application for and granting of hardship exemptions in the City of Dexter in 2016.

Ayes: Michels, Smith, Tell, Carson, Fisher, Knight and Keough  
Nays: None  
Motion carries

4. Consideration of: Setting a Public Hearing on March 28, 2016 for the Michigan Natural Resources Trust Fund Application

Motion Smith; support Fisher to set a Public Hearing for March 28, 2016 for the purpose of hearing public comment on the Michigan Department of the Natural Resources Trust Fund Grant Application for the Mill Creek Park Trail – Phase 2.

Ayes: Smith, Tell, Carson, Fisher, Knight, Michels and Keough  
Nays: None  
Motion carries

5. Discussion of: Recommendation from the Parks and Recreation Commission to Fund Permitting, Inspection and \$10,180 Worth of Materials to Construct the First Street Park Shelter

Ms. Nicholls explained the history and previous recommendation for a shelter and storage area at First Street Park beginning in 2013. The project was not placed in the 2015-2016 budget and would require a budget amendment to fund. The recommendation was to place this item on the agenda for the upcoming goal setting session.

**M. COUNCIL COMMENTS**

Tell None  
Fisher None

Carson None  
Jones Inquired of Mr. Schlaff about placing fallen branches that have come down during recent winds at the curbside for DPW pickup. (Mr. Schlaff reported that the DPW will come around on Wednesday to pickup branches.)  
Smith None  
Knight None  
Michels Suggested that the City publish the Poverty Standards and Hardship Guidelines in the City's newsletter; apologized for being late for the meeting as there were more red lights than expected; and if you have put away your snow removal equipment, you may want to get it back out.

#### **N. NON-ARRANGED PARTICIPATION**

Paul Cousins, 7648 Forest Street thanked City Council for the consideration and time spent on the proposed shelter at First Street Park. He also mentioned that the Dexter Ringers could wait until July to build if necessary.

#### **O. ADJOURNMENT**

Motion Smith; support Fisher to adjourn at 9:34 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

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