

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, JULY 25, 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
	J. Smith	R. Tell - ab

Also present: Courtney Nicholls, City Manager; Marie Sherry, Finance Director/Treasurer; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim City Clerk; Patrick Droze, Orchard, Hiltz & McCliment; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – July 11, 2016

Motion Smith; support Fisher to approve the minutes of the July 11, 2016, Regular City Council Meeting as presented.

Unanimous voice vote approval with Council Member Tell absent.

**D. PRE-ARRANGED PARTICIPATION**

Wage Study Results – Mandy Reed, Michigan Municipal League

Ms. Reed introduced herself and talked about the Michigan Municipal League, a non-profit and non-partisan organization that has assisted municipalities in Michigan for over 100 years. She explained the methodology of the wage comparison study that was done for the City of Dexter. Conclusions of the study show that all but one employee is paid in the appropriate range of pay and some benefits are less generous than others for employees. Provided in the study was a suggested pay schedule.

Mr. Schlaff also provided a comparative sheet for Public Works Superintendents/Directors from various local communities.

## **E. APPROVAL OF THE AGENDA**

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

Unanimous voice vote approval with Council Member Tell absent.

## **F. PUBLIC HEARINGS**

Ordinance Regulating the Use of Coal Tar Based Sealer Products

Consideration of: Ordinance Regulating the Use of Coal Tar Based Sealer Products

Mayor Keough opened the Public Hearing at 8:05 PM. Paul Cousins of 7648 Forest, Dexter spoke as a citizen of Dexter as well as a representative of the Huron River Watershed Council. Mr. Cousins mentioned that there have been a lot of studies on the dangers of the application of products with high levels of PAH's which are known to be harmful to humans, fish and other aquatic life. He asked Dexter to join other communities in the area that have or will pass such an ordinance. He also suggested that Dexter raise the fine to commercial applicators from \$1,000 to \$10,000. Mr. Cousins also mentioned that local stores, such as Lowe's, Home Depot, Menard's, and Hackney Hardware do not sell coal tar products for the do-it-yourself homeowner. Mayor Keough closed the Public Hearing at 8:10 PM.

Motion Fisher; support Michels to approve an ordinance to enforce the statutory prohibition on the use and sale of coal tar and other high PAH content sealant products within the City of Dexter, including an increase to the penalty of an ordinance violation to \$10,000 and include all costs in prosecution including but not limited to staff and attorney time.

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

Nays: None

Absent: Tell

Motion carries

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

Jason Maciejewski of 8982 Starfield, Dexter Township introduced himself as a Democratic candidate for County Commissioner – District 1. He commented that when going door-to-door campaigning, he found that a lot of the residents of Dexter have a great pride in the Border-to-Border Trail.

Julie Stevens of 295 Victoria Drive, Dexter introduced herself as the Republican candidate for County Commissioner – District 1. She gave her reasons for running for the position.

Paul Cousins of 7648 Forest, Dexter spoke in support of the Dexter Lion's Club and their proposed art project. He stated that he sees no reason not to install the sculpture as proposed by the Lion's Club.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar

## **I. REPORTS**

1. Finance Director/Treasurer – Marie Sherry

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

- In regards to Fund 303, \$800 was borrowed from the General Fund until the City receives outstanding taxes from the County as we do not want to have a negative cash flow.
- Question – Since you have certification as an Assessing Technician, does that mean you can assess property? (No, but can assist and help to answer questions.)
- It was noted that the City Charter states that taxes become delinquent after September 15 for Summer Taxes and February 15 for Winter Taxes, thus refunds were made last year for Summer Taxes and it did not affect the Winter Taxes to due to the weekend and holiday.

2. Public Services Superintendent – Dan Schlaff

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

- The DPW received an inquiry from Bob and Mary Hafner regarding parking on the grass near their home and down their drive. We will post signage to identify this as private property.
- We have included the schools for water main inspections down Parker Road.
- Comment – Great news about the DTE Reimbursement from electric savings at the Waste Water Treatment Plant.

3. Community Development Manager – Michelle Aniol

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

- Maggie's Organics has leased a portion of the space at Adair Printing for storage. They will get most of their deliveries from the Post Office or UPS and only have one semi delivery per week.
- Question – What building is 8060 Main Street with a new store, 3bird? (The former Huron Camera Building.)

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

*Washtenaw County Sheriff – June 2016 Written Report included in packet*

5. Subcommittee Reports

None

## 6. City Manager Report

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

- Released the bid for hydrants on Huron River Drive as well as the bids for sidewalks and they are due back by August 10.
- Will be leaving on vacation on Friday and return by next Saturday.
- We have begun the punch list for the roads and hope to have it ready by August 1. It does include having the contractor to come back and sweep and continue with cleanup. The City will also follow up with its own sweeping.
- The new playground is waiting for a few more border timber pieces and then the wood chips will be added. Tentative opening to be Friday, July 29.
- Council Member Carson reported having two Pokemon on his backyard pavers.
- Question – How much wetland is there in Mill Creek Park? (Much less than we thought.)
- Mayor Keough mentioned that the Bicycle Sculpture was supposed to be placed along the Border-to-Border Trail. The Arts, Culture & Heritage Committee have not met since the Art Selection Committee made their recommendation.

## 7. Mayor's Report

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

- Did have a meeting with the petroleum industry people. It was a non-threatening meeting and we expressed our concerns about our closeness to the City water source.
- DTE walked the Dan Hoey site this morning.
- Last Wednesday met with Bob Guenther along with Ms. Aniol about the possibility of Mr. Guenther's company buying and developing the Schulz property.
- Dexter Daze is coming up and in the past Council has walked in the parade. Would you want to do this again?
- Do not have a date as of yet for the fourth meeting with Foremost Development.
- Two potential workshops to be thinking about – 1) meeting with Peters Building regarding the Baker Road project in September and 2) Council workshop on facilities.
- There will be a site walk on August 17 for the wetlands at 10 AM and asking for Council Members and staff to attend.
- Question – At the July 13 meeting with Foremost, was it the Committee or just you? (Just me with the knowledge of the Committee.)
- Mayor Keough mentioned the meeting with the schools regarding the High Schools Agreement and fire runs, and explained the rationale for the cost to them.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$470,551.97

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

Unanimous voice vote approval with Council Member Tell absent

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

None

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

1. Consideration of: Recommendation from Planning Commission to Approve the Special Land Use Request from 7541 Ann Arbor Street for a Group Day Care Home

Motion Fisher; support Knight that based upon the recommendation of the Planning Commission, along with information provided by the applicant and staff, and reflected in the minutes of the July 25, 2016 City Council meeting, City Council approves the Special Land Use application for a group day care home at 7541 Ann Arbor Street, pursuant to Section 8.03, Special Land Use review standards, subject to the following conditions:

1. The alley shall not be used for business purposes,
2. The driveway shall not be used for business purposes, and
3. If use is discontinued for one year, then the Special Land Use expires and any new owner has to reapply for a Special Land Use.

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

Nays: None

Absent: Tell

Motion carries

2. Consideration of: Recommendation from Planning Commission to Approve the Combined Site Plan for 8080 Grand

Motion Carson; support Smith based on the information provided by the applicant and reflected in the minutes of this meeting, and pursuant to Section 21.04, subsection E6 City Council Action, City Council approves CSPR 2016-02 8080 Grand, LLC Combined Preliminary and Final Site Plan, dated June 27, 2016, for the redevelopment of 8080 Grand Street, for business and professional offices and retail uses, subject to the following condition:

1. Five additional parking spaces must be provided on a revised site plan or the applicant shall make a contribution to the voluntary Public Parking Fund in the amount of \$12,500.00

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

Nays: None

Absent: Tell

Motion carries

3. Consideration of: Recommendation from the Art Selection Committee to Accept the Donation of “The Sound of the Wind” Sculpture from the Dexter Lion’s Club

Motion Knight; support Carson to accept the recommendation from the Art Selection Committee to accept “The Sound of the Wind” sculpture donation from the Dexter Lions Club with the following condition:

1. That the sculpture be placed in Lion’s Park without modification at the preferred location of the Lion’s Club.

Ayes: Carson and Knight

Nays: Michels, Smith, Fisher and Keough

Absent: Tell

Motion fails 4 to 2

Motion Fisher; support Michels to accept the recommendation from the Art Selection Committee to accept “The Sound of the Wind” sculpture donation from the Dexter Lions Club with the following condition:

1. That the sculpture be placed in the Lion’s Park triangle between the bench closest to the new playground, the gazebo, and the sidewalk.

Ayes: Smith, Fisher, Michels and Keough

Nays: Carson and Knight

Absent: Tell

Motion carries

4. Consideration of: Resignation of City Assessor Laurie Pettinaro and Appointment of Renius & Renius as City Assessor

Motion Knight; support Smith to accept the resignation of City Assessor, Laurie Pettinaro effective July 12, 2016.

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

Nays: None

Absent: Tell

Motion carries

Motion Fisher; support Smith to approve the three year contract with Renius & Renius as City Assessor effective July 18, 2016 for the amount of \$29,952 in the first year and \$31,440 for the second and third year.

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

Nays: None

Absent: Tell

Motion carries

5. Consideration of: Resolution Supporting a Countywide Ballot Initiative to Fund Road & Non-Motorized Transportation Improvements

Motion Smith; support Fisher to approve the Resolution of support to place a countywide 0.5 mill road and non-motorized transportation improvements millage ballot initiative on the November 8, 2016 ballot. supporting a countywide ballot

Ayes: Michels, Smith, Carson, Fisher and Keough

Nays: Knight

Absent: Tell

Motion carries 5 to 1

6. Consideration of: Scope of Services from OHM in an amount not to exceed \$11,300 for Design Services for the Water Main Replacement Due to the Shield Road Bridge Project

Motion Smith; support Michels to approve the scope of services for the design services for the water main replacement due to the Shield Road Bridge Project from Orchard, Hiltz & McCliment in an amount not to exceed \$11,300.

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

Nays: None

Absent: Tell

Motion carries

7. Consideration of: Purchase of Handheld Meter Reader from Etna Supply for \$8,500

Motion Fisher; support Smith to purchase a handheld meter reader from Etna Supply for an amount of \$8,500.

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

Nays: None

Absent: Tell

Motion carries

8. Consideration of: Recommendation from the Art Selection Committee to Purchase the Balancing Act (Dragonfly) Sculpture

Motion Fisher; support Michels to purchase of the "Balancing Act" Sculpture from Pamela Reithmeier in an amount not to exceed \$5,600, and for the sculpture to remain in its current location in Mill Creek Park.

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

Nays: None

Absent: Tell

Motion carries

9. Consideration of: City Manager Employment Agreement

Motion Smith; support Fisher to approve the City Manager Employment agreement effective July 23, 2016 until June 30, 2017 with a 2.5% salary increase.

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

Nays: None

Absent: Tell  
Motion carries

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

Fisher My first vote on the Lion's Club sculpture had nothing to do with the recognition of the work of the Lion's Club in the community, but it had to do with the location of the sculpture.

Carson I think we need to use a better choice of words in our discussion, in particular the use of "blackmail" in the discussion of the Lion's Club sculpture. Yes, I am angry because we want the Lion's Club members attending this meeting not to go out of here with a bad feeling.

Jones St. Andrew's Church will hold their Annual Ice Cream Social on August 4 serving from 4:30-7:30. Please attend.

Smith I concur with Ms. Fisher's remarks.

Knight None

Michels I apologize to the Lion's Club for my use of language. I have 12 days until I pick up my German exchange student.

Tell Absent

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

None

#### **O. ADJOURNMENT**

Motion Knight; support Fisher to adjourn at 10:17 PM.

Unanimous voice vote approval with Council Member Tell absent.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

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