

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, SEPTEMBER 26, 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 - ab	Z. Michels
	J. Smith	R. Tell - ab

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager; Carol Jones, Interim City Clerk; Dan Smith, Washtenaw County Commissioner District 2; Patrick Droze, Orchard, Hiltz & McCliment; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – September 12, 2016
2. Work Session Meeting – September 12, 2016

Motion Smith; support Michels to approve the minutes of the September 12, 2016, Regular City Council Meeting and the September 12, 2016 Work Session as presented.

Unanimous voice vote approval with Council Members Knight and Tell absent.

**D. PRE-ARRANGED PARTICIPATION**

The presentation of the First Street Park Plan stakeholder input by interns Yuchen Ding and Sara Pizzo was postponed until a future date.

**E. APPROVAL OF THE AGENDA**

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

Unanimous voice vote approval with Council Members Knight and Tell absent.

## **F. PUBLIC HEARINGS**

None

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

None

## **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 gave the following updates:

- We have an issue with the bearings on the outdoor screw pump. Last week the bearings went out and we are looking for a quote to replace them. We do have a submergible pump to use as a backup.

2. Community Development Manager – Michelle Aniol

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

- Question - Is the PUD amendment proposed on the second ZBA case in September the same as previously granted amendments on Coventry? (No, as the Coventry amendments were due to small yards. The ZBA felt that this should be looked at as a PUD amendment rather than come to the ZBA on a case by case basis. The next step is a minor amendment to the PUD by Mr. Haeussler.
- Last year Dexter participated in eCities, a program that tracks economic efforts by communities to promote development. Dexter will be recognized at the October 24 luncheon as a 4 or 5 Star Community.

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

None

4. Subcommittee Reports

Facilities – Mr. Smith reported that he will have his report on Facilities completed by the end of the week and would like to schedule a Facilities Committee meeting for October 7.

5. City Manager Report

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

- There is an issue with drainage at Third and Broad Streets. AR Brouwer is considering the purchase of the corner lot and has had questions about the storm water. Right now it is difficult to provide the information needed. The SAW Grant should help out with a drainage study in the future. Mr. Droze and OHM did a design study back in 2009 for that area. Discussion followed.
- The City will install roundabout signage in Huron Farms on October 3 and we will notify the residents.
- Mr. Breyer reported on a public meeting scheduled for October 9 regarding First Street Park. The presentation by the interns will be rescheduled after this meeting. There will also be a booth set up during Apple Daze to let residents know about the First Street Park meeting as well as inform them about voter registration.
- Staff is looking for feedback on the redevelopment request for Mill Creek Sport Center. Discussion followed on the property and the liquor licensing for the location.
- Question – Will you be going to the SEMCOG meeting? (Yes, I will.)
- Comment from Mr. Carson – The Dexter Lions will not have a Ferris Wheel at Apple Daze.

#### 6. Mayor's Report

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

- As of last Wednesday, the 3045 Redevelopment Team has not received a formal response back from Foremost Development regarding the City/DDA's perspective on the site plan and the pro-forma. We did receive an email communication from them. The team will need to meet.
- On September 20, the City met with representatives from LaFontaine regarding the tax tribunal filing.

### **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$418,720.70
2. Consideration of: Closure of Central Street on Saturday, October 1, 2016 from 7 am to 6 pm for Apple Daze

Motion Fisher; support Michels to approve items 1 and 2 of the Consent Agenda.

Unanimous voice vote approval with Council Members Knight and Tell absent.

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

None

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

1. Consideration of: Bid Award to Lawrence Clarke for the Shield Road Water Main Relocation in an amount not to exceed \$108,000

Motion Fisher; support Smith to approve the bid award of the Shield Road Water Main relocation to Lawrence Clarke in an amount not to exceed \$108,000.

Ayes: Michels, Smith, Fisher, Carson and Keough

Nays: None

Absent: Knight and Tell

Motion carries

2. Consideration of: Appraisal Services for 7120 Dexter Ann Arbor Road in an amount not to exceed \$6,000 (will be used by staff if necessary)

Motion Michels; support Smith to approve appraisal services, to be used by staff if needed, by Affinity Valuation Group in an amount not to exceed \$6,000 for 7120 Dexter Ann Arbor Road.

Ayes: Carson, Michels, Smith, Fisher and Keough

Nays: None

Absent: Knight and Tell

Motion carries

## **M. COUNCIL COMMENTS**

Fisher None

Carson None

Jones Another history note – Does anyone know when the Village received electricity? It was in 1913 and that was when the sub-station on Broad Street was built. There is a plaque on the building and the Dexter Area Museum would like to have it when the sub-station comes down.

Smith The minutes from the August 22 meeting have not yet been posted to the website.

Michels Suggest that there be a per diem included in next year's budget for ZBA members. There are three areas required by state standards in making ZBA decisions, however in Dexter's ordinances it states that only one of the three needs to be attained. This is something to look into with the review of the ordinances.

Tell Absent

Knight Absent

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

None

**O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING LABOR NEGOTIATIONS AND PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268**

Motion Smith; support Fisher to move into closed session to discuss labor negotiations and pending litigation in accordance with MCL 15.268 at 8:25 PM.

Ayes: Fisher, Michels, Carson, Smith and Keough

Nays: None

Absent: Knight and Tell

Motion carries

Motion Smith; support Carson to leave closed session at 9:06 PM.

Ayes: Carson, Fisher, Michels, Smith and Keough

Nays: None

Absent: Knight and Tell

Motion carries

**P. ADJOURNMENT**

Motion Smith; support Carson to adjourn at 9:07 PM.

Unanimous voice vote approval with Council Members Knight and Tell absent.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

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