

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, FEBRUARY 13 2017**

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, Treasurer/Finance Director; Dan Schlaff, Public Services Superintendent; Michelle Aniol, Community Development Manager; Justin Breyer, Assistant to the City Manager/City Clerk; Carol Jones, Recording Secretary; Patrick Droze, Orchard, Hiltz and McCliment; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting –January 23, 2017
2. Council Work Session – January 30, 2017

Motion Smith; support Knight to approve the minutes of the January 23, 2017, Regular City Council Meeting and the January 30, 2017, Council Work Session with the following corrections:

- Page 3, Regular Meeting, under Mr. Haeussler’s comments, delete the word *and* in the sentence: *To save some of the natural area, they could consider the idea...*
- Page 12, Work Session, Section G, should be *COMMITTEE* instead of *COMMITT* and add address of *150 Jeffords to Mill Creek Terrace*.
- Page 12, Section H add *Mr. Smith* before *Facilities Committee Chairman*.
- Page 12, Section I, remove the words – *of determining a location of a fire station* and change *Next Step* to *Next Steps*.
- Page 13, under Ms Sherry’s comments, identify the quote beginning with *I would like to see to Council Member Michels*.
- Page 13, under Council Member Smith’s comments, add the address of *8140 Main Street* after the words *office space*.
- Page 13, add the following line at the end of - – *Mayor Keough - I would like to see a phasing discussion*.

Unanimous voice vote approval

D. PRE-ARRANGED PARTICIPATION

None

E. APPROVAL OF THE AGENDA

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

Unanimous voice vote approval

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Finance Director/Treasurer – Marie Sherry

Ms. Sherry submits her report as per packet. Ms. Sherry answered a question and gave the following update:

- Ms. Sherry explained the debt limitation for the City and how it applies to the maximum amount available for bonding and the restricted funds for the Fire Department.
- Question – Are residents of Huron Condos paying taxes for 2016 despite the fire in January of 2016? (Yes, as property was assessed on December 31, 2015 for the 2016 taxes.)

2. Public Services Superintendent – Dan Schlaff

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

- Question – How did the spot inspection from the MDEQ go? (It went very well.)
- Question – Did you find the source of the mystery grease build up on Alpine sewer main? (Yes, we know where it is coming from and are working with them.)
- Question – Is the 5th well down? (No, it is not.)
- Question – Do you have an update on the cracked pipe at Ryan Drive well? (We have heard nothing back yet from the manufacturer but we may know why it cracked.)
- The Ferric tank arrived on Friday. It is secured and they are working to install it. The company has until March 1, 2017 to complete installation.

- Mr. Schlaff spoke about an upcoming program at the Lansing Expo Center for sewer and water and his intention to have staff attend.
- I am looking at two quotes for replacing filters. Also I will be bringing to Council information on repairing or replacing for selector valves.

3. Community Development Manager – Michelle Aniol

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

- Question – I noticed that some things were not listed in the years 12/13 and 13/14 in your Activity Report, did nothing happen or was it not tracked? (It was tracked in a different manner.)
- Question – Was there any communication with Dexter Crossing residents on amending lot coverage? (There has not been interest at present.)
- Question – Is the fee schedule adequate? (I am working on this and we will discuss it at a future work session.)
- Update on the two nuisance court orders the City has with two residents, one will be executed tomorrow (February 14, 2017) by a licensed contractor and the other be executed in a month if the property owner has not completed the cleanup.

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

Washtenaw County Sheriff – January Written Report

Ms. Nicholls reported that there was a call to a house in Webster Township for a fight and in the process deputies arrested a person who had committed a number of larcenies in the area.

5. Subcommittee Reports

Facilities – Mayor Keough reported that the committee had met on February 3 along with a representative from MAV Development. They will meet again on Friday, February 17.

6. City Manager Report

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

- We are working on the Mast arm pole at Main and Baker. It gets hit often due to trucks turning from Baker. OHM is exploring placement options to avoid the contact.
- Signs will be going up at Dexter Crossing. We will be sending out information regarding the signage as well as upcoming tree trimming.
- We will have a big agenda for the February 27 meeting.
- Question – Which member of staff attended the MDNR Workshop? (Mr. Breyer attended.)
- Council Member Michels reported that Dexter Schools recently sent an email message regarding their proposed billboard signage and that at present the schools will not be pursuing these signs.

- Mayor Keough also mentioned that the Schools desired to use the money coming from these signs to install rapid flashing beacons and that they would need to meet the warrant to have beacons installed.

7. Mayor's Report

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

- I have called Paul Ganz of DTE to re-energize the DTE sub-station removal.
- I met with the DAFD regarding the final run report for the City for 2016.
- I also met with the Dexter District Library Board regarding the possible changes in the DDA boundary and the need to look at TIF capture.
- There may be mutual interest in having a meeting with Dexter Township, Scio Township, Webster Township and the City of Dexter regarding a Regional Fire Department and looking at changing of the cost sharing formula.
- Question – If the DDA does not change its boundaries, will that mean Mill Creek Outdoor Adventure Center will not get a tavern license? (They could get a license by buying one on the open market which currently only has Class C licenses available.)
- Mayor Keough explained possible scenarios for TIF capture issues from the Mill Creek Outdoor Adventure Center that the DDA will discuss at their February 16 meeting.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$414,116.00

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

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

1. Consideration of: Adoption of Union Contract with Teamsters Local 214

Motion Michels; support Fisher to approve the adoption of the Union Contract with Teamsters Local 214 dated from March 1, 2017 until February 29, 2020.

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

Nays: None

Motion carries

2. Consideration of Health Care Savings Plans

Action from January 9, 2017 meeting:

Motion Tell; support Carson to adopt the Uniform Resolution and Participation Agreements.

Motion Fisher; support Michels to postpone action on the Uniform Resolution and Participation Agreement until the next meeting on January 23, 2017 in order to obtain more information.

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

Nays: Tell

Motion carries 5 to 1

Vote on Original Motion made by Tell and supported by Carson:

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

Nays: None

Motion carries

3. Discussion of: Request from Baker Road Land LLC, Dexter Land Holding LLC and Dick & Maureen Sloan to Annex All or a Portion of Six (6) Parcels of Land along Baker Road into the City of Dexter

Mayor Keough reported that in the meeting packet were questions regarding the project. Mr. Haeussler was asked if this request should be a discussion item for each meeting and he responded maybe once a month rather than each meeting. He did state that he will be responding to the above mentioned questions. It was asked if Scio Township would like to meet in a small committee, and Mayor Keough responded that he did not sense that there was interest from Township representatives. Mr. Haeussler stated that he would be interested in meeting with both parties to share information.

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Planning Commission Recommendation to Approve the Special Land Use for Mill Creek Outdoor Adventure Center Special Land Use

Motion Fisher; support Carson based upon the information provided by the applicant, staff, the planning and engineering consultants and DAFD, at the February 13, 2017 City Council meeting, and pursuant to Section 8.03, Special Land Use review standards, City Council moves to approve AP2016.17-10a Application for Special Land Use for a tavern, outdoor eating area and commercial outdoor recreation use, submitted by Mill Creek Outdoor Recreation Center, LLC, for property located at 8180 Main Street, subject to the following conditions:

1. Seasonal ice skating rink and rock climbing wall shall be removed;
2. Proposed uses are compatible with the existing residential neighborhood to the northwest of the subject site;
3. Proposed uses are compatible with the intent of the Master Plan and intent of the VC zoning district;
4. Potential off-site impacts will be mitigated;
5. Approval of the Washtenaw County Road Commission and MDEQ;
6. Approval of the new drinking water well by Washtenaw County;
7. Staff SLU review dated, February 6, 2017;
8. CWA SLU review dated, December 5, 2016;

9. The applicant shall connect to the City's sanitary system and pay the required connection fees;
10. If the existing well fails, another well location cannot be found on the property, and the property owner is required to connect to the City water system, the property owner shall be responsible for all charges related to constructing new water main and connecting the property to the water system;
11. Preliminary and final site plan approval; and
12. Approval of the annexation to the City by the Office of the Great Seal of the State of Michigan.

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

Nays: None

Motion carries

2. Consideration of: Planning Commission Recommendation to Approve the Preliminary Site Plan for Mill Creek Outdoor Adventure Center

Motion Tell; support Carson based on the information provided by the applicant, staff, the planning and engineering consultants, and DAFD at the February 13, 2017 City Council meeting, and pursuant to Section 21.04.D.5 of the Zoning Ordinance, City Council moves to approve AP2016.17-10b PSP 8180 Main Street, Mill Creek Outdoor Adventure Center Preliminary Site Plan, revised plan received January 27, 2017, subject to the following conditions:

1. Staff review dated, February 7, 2017;
2. CWA review dated, February 2, 2017;
3. OHM review dated, February 3, 2017;
4. DAFD review dated, February 7, 2017;
5. Approval of the Washtenaw County Road Commission and MDEQ;
6. Approval of the new drinking water well by Washtenaw County;
7. The applicant shall connect to the City's sanitary system and pay the required connection fees;
8. If the existing well fails, another well location cannot be found on the property, and the property owner is required to connect to the City water system, the property owner shall be responsible for all charges related to constructing new water main and connecting the property to the water system;
9. Special Land Use approval; and
10. Approval of the annexation to the City by the Office of the Great Seal of the State of Michigan.

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

Nays: None

Motion carries

3. Consideration of: Planning Commission Recommendation to Approve the Combined Site Plan for Doors and Drawers

Motion Fisher; support Knight based on the recommendation of the Planning Commission, and the information provided by the applicant, staff, planning and engineering consultants and DAFD, the City Council moves to approve AP2016.17-17 CSP Doors and Drawers Combined Site Plan, dated January 9,

2017, pursuant to the requirements of Section 21.04, sub-section E.6, subject to the following conditions:

1. Staff review dated, February 6, 2017;
2. CWA review dated, January 16, 2017;
3. OHM review dated, January 20, 2017; and
4. DAFD review dated, January 14, 2017.

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

Nays: None

Motion carries

4. Discussion of: Commercial Sponsorship Signage on Main Street Banners

A discussion was held by Council regarding signage and does Council want to change the current practice. Comments follow:

- I recommend modeling our policy after those of Saline and Northville.
- This could be easy to permit with our current regulations as the permit is approved by the discretion of the City Manager.
- We cannot regulate content.
- Allow one sponsor to a banner, either with their name or logo.
- Apply the same regulations to ground signs as well as banner.
- I do have concerns about allowing commercial site messaging.
- Can we separate ground signs from banners in the regulations? (They have two different application forms.)
- I would like to ask the DDA for their opinion also.
- We should work on the banner signage first.

5. Consideration of: Use of Personal Property Tax Funds

Motion Carson; support Michels to approve the distribution of the personal property reimbursement funds as outlined, along with the necessary budget amendments. The funds for the possible 2017-2018 shortfall and the DTE substation will appear as restricted cash in future Treasurer/Finance Director reports.

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

Nays: None

Motion carries

6. Consideration of: Scope of Services for Design and Bidding of Road Work on Hudson from Baker to Ann Arbor Street

Motion Michels; support Smith to approve the Scope of Services from OHM for the design and bidding of road work on Hudson from Baker to Ann Arbor Street in an amount not to exceed \$25,000.

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

Nays: None

Motion carries

7. Discussion of: Sign Development

Discussion was held regarding three sign proposals and the following motion was presented:

Motion Fisher; support Michels to proceed with the following signage for the City of Dexter a) development and installation of sign choice 3 at the Department of Public Works by Signs in 1 Day for \$580; b) development and installation of the City Office sign, including phone number and website by CMYK Imperial Printing for \$75; and development and installation of the Entryway Monument sign by Huron Sign for \$1,500.

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

Nays: None

Motion carries

8. Consideration of: Republication of the Dexter Visitor's Guide

Motion Smith; support Carson to proceed with the reprinting of the Dexter Visitor's Guide using grant money of \$4,432 from the Washtenaw Convention and Visitors Bureau and \$1,108 from the City.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS

Tell None

Fisher The Arts, Culture & Heritage Committee complained that City Council Minutes are not on line. Could we put draft minutes on line to have them available sooner?

Carson None

Jones None

Smith None

Knight None

Michels In the Michigan Capitol Building, half of the Great Seal is on the chandeliers.

N. NON-ARRANGED PARTICIPATION

None

O. ADJOURNMENT

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

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: _____