

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, FEBRUARY 27, 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>B. ROLL CALL:</b> 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; residents; and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting –February 13, 2017
2. Council Work Session – February 18, 2017

Motion Smith; support Knight to approve the minutes of the February 13, 2017, Regular City Council Meeting and the February 18, 2017, Council Work Session with the following corrections:

- Page 12, Council Work Session, under Community Development Manager item, #3, should read as follows:

Ms. Aniol also requested 2017-2018 budget funding to update the Master Plan. She proposed delaying the zoning ordinance revision until after the Master Plan is completed. The question was asked if we could focus on property outside of the community for planning purposes and Ms. Aniol stated *as a city we are allowed to master plan property surrounding our community, and this update would be the time to do so. In this way the city could be proactive versus reactive, when it comes to property potentially being brought into the City. A comment was made that public input should be encouraged, not just from the citizen of the City, but also from those property owners who could be potentially affected.*

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. Public Services Superintendent – Dan Schlaff

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

- Question – What does putting chains on Cottage Inn dumpster area mean? (We put the chains on to lock the dumpster enclosure.)
- Question - I noticed 9000 gallons of water used [byin](#) Scio Township. Did we charge them for this? (No, this was for two mutual aid fire calls, one in Dexter Township and one in Scio Township.)
- Question – Is the water level down in the wells? (Actually it is up. The lower the number reported, the higher the water level.)
- Question – Where is the sink hole in Baker Road? (It is at Baker and Hudson. It is either from water or sewer lines. We have Metro Sewer coming in tomorrow, February 28, 2017, to check it out.)
- Question – The cul-de-sacs are full of dirt and debris after the snow melt. Can they be cleaned? (We are going to be taking care of this. We were waiting for the snow to melt.)
- Comment – Thank you for all of your information in your report.
- The Ferric tank installation is to be completed this week. We should be able to save enough from bulk ordering in the next five years to pay for the tank.

2. Community Development Manager – Michelle Aniol

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

- Question – Is this the same request to the ZBA about signage on Dan Hoey Road? (It is the same property but a different location. There is a mock sign there now to show the location.)
- Ms. Aniol reviewed the Library Terrace project highlighting some of the details of the project and the purpose of the project. She asked Council about

how they would prefer to handle the work in the park for this project – by granting an easement or by a park permit. The consensus was to issue a park permit.

- Question – How long will the work on the Library Terrace take? (The entire project should take a few weeks.)
- NUBCo has submitted an Industrial Tax Exemption for improvements to their sewer line.

### 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 answered questions and gave the following updates:

- Goose Issue – The goose family that nests in Mill Creek Park attacked a few people last year. We would like to address it before they return this year. I am inclined to use noise to chase them away.
- There were no issues with the Liquor License review of Dexter businesses.
- The Parks and Recreation Commission will have a special meeting on March 6 to review the First Street Park grant and have it ready to present to Council.
- Question – How much does the Parks and Recreation want to spend? (They have narrowed it down to \$75,000 plus the match.)
- The City will be tracking events in the parks.
- There has been a parade permit [application](#) turned in by the Rotary Club requesting no parking on Ann Arbor Street from Kensington to Baker for the Memorial Day Parade. This will be an agenda item.
- The DDA Public Hearing on the Brownfield Agreement for Grandview Commons has been cancelled
- The Washtenaw County Sheriff’s Department would like to hold a canine training.
- We did receive another request regarding medical marijuana and they have requested to be on the pre-arranged portion of the agenda.
- I am planning on putting out a newsletter in mid March.
- There will be a lot of engineering items on the agenda for the next meeting.
- Question - What is the MERS average for the City? (It is 74%.)
- The next Goal Setting will be March 11 at 9 AM at the Dexter Library.

### 6. Mayor’s Report

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

- The DAFD Union Contract meeting will be held tomorrow, February 28. We are close to having a contract.
- Question – Where will the meeting with Senator Warren and Representative Lasinski be held? (It will be in Ann Arbor at Senator Warren’s office.)

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$254,983.97
2. Consideration of: Road Closures from 8 am to 9:30 am for the Dexter Ann Arbor Run to be held on June 4, 2017
3. Consideration of: Closure of Central from Main to Fifth from 7 am to 1 am for Relay for Life to be held on June 24, 2017
4. Consideration of: Closure of Central from Main to Fifth from 5 am to 4 pm for Dexter Green Day to be held on May 20, 2017
5. Consideration of: Organizational Matters Resolution Update

Motion Fisher; support Smith to approve items 1, 2, 3, 4 and 5 of the Consent Agenda.

Unanimous voice vote approval.

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

None

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

1. Consideration of: Development Agreement and Master Deed/Bylaws for Grandview Commons

Motion Fisher; support Tell based on the information provided by the applicant, staff and the City Attorney, City Council moves to approve the Grandview Commons Development Agreement, Master Deed and Condominium Subdivision Plan (Exhibit B Drawing), subject to the following condition:

1. The Condominium Subdivision Plan (Exhibit B Drawing) shall be revised per the recommendations cited in the Staff Review, dated February 27, 2017 and City Attorney review, dated February 22, 2017.

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

Nays: None

Motion carries

2. Consideration of: Commercial Sponsorship on Main Street Banner

Motion Tell; support Carson to approve the proposed changes to the Main Street Banner Application.

Ayes: Carson, Tell and Knight

Nays: Fisher, Smith, Michels and Keough

Motion fails 4 to 3

3. Consideration of: Facility Committee Request to Postpone Recommendations Until March 27, 2017

Motion Michels; support Fisher to approve the Facility Committee request to postpone recommendations until March 27, 2017

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

Nays: None

Motion carries

4. Consideration of: 2017 Hardship Guidelines

Motion Tell; support Michels to adopt the 2017 Hardship Guidelines Resolution on February 27, 2017 with updated federal poverty rates.

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

Nays: None

Motion carries

5. Consideration of: Recommendation from the Arts, Culture & Heritage Committee to Adopt the 2017-2022 Arts, Culture and Heritage Master Plan

Motion Carson; support Fisher to adopt the 2017-2022 Arts, Culture and Heritage Master Plan as recommended by the Arts, Culture and Heritage Committee subject to the following edits:

1. Page 3 of the document, bottom of the page – change City Council to Village Council.
2. Page 9 of the document, item 5 – change the word Bicycle to Recreation.

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

Nays: None

Motion carries

6. Consideration of: Purchase of Handheld Radios for the Department of Public Works in an amount not to exceed \$14,300

Motion Smith; support Knight to approve the purchase of handheld radios from Washtenaw Communications in an amount not to exceed \$14,300; 50% from 203-463-740.000 and 50% from 202-445-740.000.

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

Nays: None

Motion carries

7. Consideration of: Recommendation from the Parks & Recreation Commission and Arts, Culture and Heritage Committee to Adopt the Donation Policy

Motion Fisher; support Michels to accept the recommendation from the Parks & Recreation Commission and the Arts, Culture and Heritage Committee to adopt the Donation Policy for the City of Dexter.

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

8. Consideration of: Replacement of the Safety Selector Valve at the Wastewater Treatment Plant for an amount not to exceed \$12,400

Motion Tell; support Carson to approve staff’s recommendation to purchase a new Safety Selector Valve for an amount not to exceed \$12,400.

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

9. Consideration of: Filter Media Replacement at the Water Treatment Plant by Northern Pump and Well and Dixon Engineering in an amount Not to exceed \$43,000

Motion Fisher; support Smith to approve the replacement of the filter media at the Water Treatment Plant by Northern Pump and Well and Dixon Engineering in an amount not to exceed \$43,000.

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

**M. COUNCIL COMMENTS**

Michels The more I have been thinking about it, I enjoyed the process on the First Street Park project. I would encourage looking into this for 3045 Broad Street. I have Cedar Mulch chips available. It doesn’t break down and last year I had Morrell spores in mine. Council Member Carson and I are on the Michigan Municipal League’s Transport and Infrastructure Committee.

Knight None

Smith None

Jones On Thursday, St. Andrew’s will be serving a Corned Beef and Cabbage Dinner.

Carson None

Fisher I received a bogus email regarding the Dexter District Library and that [the email stated](#) they are overstaffed. Be careful about opening this email if you also get it.

Tell None

**N. NON-ARRANGED PARTICIPATION**

None

**O. ADJOURNMENT**

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

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer  
Assistant to the City Manager/Clerk

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