

**THE CITY OF DEXTER  
CITY COUNCIL MEETING  
MONDAY, JULY 10, 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; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager/Clerk; Carol Jones, Recording Secretary; Fred Schmid and Paul Cousins, Facilities Committee members; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – June 26, 2017

Motion Smith; support Carson to approve the minutes of the June 26, 2017 Regular City Council Meeting with the following corrections:

- Page 2, Non-Arranged Participation, in Mr. Cousins' comments *correct the word Rport to Report and remove the "a" in the last line.*
- Page 3, under the Mayor's Report, add the following to the end of the third bullet point - *of rehabilitation of the current station.*
- Page 5, New Business item 7, *motion made by Smith not Smiths.*

Unanimous voice vote approval.

**D. PRE-ARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Smith; support Carson to approve the agenda with the removal of New Business item L-5, Consideration of Proposal from Partners in Architecture for Layout of 8140 Main for Fire Station, from the agenda.

Ayes: Knight, Smith and Carson  
Nays: Michels, Tell, Fisher and Keough  
Motion fails 3 to 4

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

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

Nays: None

Motion carries

## **F. PUBLIC HEARINGS**

None

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

Scott Krull of 7758 Forest, Dexter addressed City Council regarding his concerns about policing of the City. He said that he hasn't felt threatened in this community until this past weekend. While he was not criticizing the police, he sees the need for an increase in the police force. He feels that the police do not have enough staffing to do more follow-up. Mr. Krull spoke in particular about an assault over the weekend on his son, being taunted by the alleged perpetrator, and that he would like to see more action from law enforcement on this incident.

Fred Schmid of the Dexter DDA and the Facilities Committee addressed New Business item L-5 regarding a proposal from Partners in Architecture for the Fire Station. He spoke of the Facilities Committee's previous vote on this issue as well as their recommendation to remove 8140 Main Street as a potential site for a Fire Station. He felt that spending over \$2000 to look at plans is not necessary and asked City Council to vote against this New Business item.

Paul Cousins of 7648 Forest, Dexter supported Mr. Schmid's analysis of the previous vote of the Facilities Committee. He also stated that it would set a precedent by having a voting staff member on a committee. He spoke of previous issues with community needs versus wants. He asked City Council to consider not approving New Business item L-5 and that the new fire hall is a need not just want.

Ray Tell of 3539 Hudson, Dexter speaking as a citizen of Dexter and not a Council Member, stated that the citizens of the City should have all of the facts to decide the best option for a fire hall.

## **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:

- Hudson Street – the majority of the asphalt is out and three sewer lines have been redirected. Even with the rain today, things held together and are on schedule.
- Clarifier – the painters are setting up and sand blasting should start next week.
- There will be an item in the next Council packet regarding the replacement of two meters.

## 2. Community Development Manager – Michelle Aniol

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

- The City received a request for consideration of a food truck business and indoor seating on Broad Street. Discussion followed on the proposed concept.
- The second meeting regarding the Hudson Mills Master Plan will be held at Creekside School on July 19, 2017 at 6:30 PM.
- I met with the owner of Jet’s Pizza and he had questions regarding an expansion of his business into the next space at Dexter Crossing. He is also looking into getting a liquor license for his business.
- I will be meeting with a businessman who is interested in bringing his business to the Adair building space.
- It appears that Mill Creek Outdoor Adventure Center is on hold again, and I will be looking into the reason why.
- I will be meeting with Don Darnell regarding the non-compliance with outdoor seating at 8114 Main Street.
- Mayor Keough inquired on behalf of an individual about the possible use of the old Dexter Pharmacy space at Dexter Crossing for a light manufacturing business.

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

None

## 4. Subcommittee Reports

None

## 5. City Manager Report

Ms. Nicholls submits her written report as per packet. Ms. Nicholls gave the following updates:

- The City has received a draft of the updated General Code which includes Village to City changes. We will need to have a Public Hearing for re-codification.
- The Public Meeting on the proposed roundabout will likely be held on August 15, 2017 at one of the schools.
- I would like to thank Paul Evanoff for all of the work he did on Mill Creek Park over the weekend.
- On the next agenda there will be consideration items on the sidewalk project for 2017 and for pavement marking.

- The MERS actuarial was positive.
- In my report I have information regarding approval of Closed Session minutes.
- There will be a Brownfield meeting regarding the Third Street barn next week.
- 
- Council Member Carson reported on recent emails that he and other Council Members have received on the County Public Safety and Mental Health Tax proposal.

## 6. Mayor's Report

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

- I have received four applications for the Arts, Culture & Heritage Committee's open position. I will contact them and will bring back a recommendation to Council.
- On the Consent Agenda is the re-appointment of Cheryl Willoughby to the Arts, Culture & Heritage Committee.
- I will be submitting my petition for Mayor for the November election.
- The committee of Council Members Smith and Fisher, Ms. Nicholls and myself will be meeting with Faith In Action on Tuesday, July 11 at the City Office.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$126,764.90
2. Consideration of: Re-Appointment to the Arts, Culture & Heritage Committee

Motion Fisher; support Carson to approve items 1 and 2 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: Planning Commission Recommendation to Adopt the Planned Unit Development and Area Plan for 150 Jeffords

Motion Carson; support Fisher based on the recommendation of the Planning Commission, and information provided by the applicant, staff, the planning and engineering consultants and the DAFD, the Dexter City Council moves to approve the Adoption of the Planned Unit Development Application and Area Plan for 150 Jeffords, revised plan dated May 10, 2017; Elevation Plan received

April 5, 2017; Proposed Boundary Line Adjustment Sketch, dated May 9, 2017, received May 16, 2017; ALTA/NSPS Land Title Survey, revision dated April 3, 2017, received May 16, 2017; Planned Unit Development Agreement, revision dated June 30, 2017; and 6<sup>th</sup> Amendment to the Development Agreement for the Mill Creek Building Project reviewed by DDA on June 15, 2017, in accordance with the provisions set forth in Article 19, PUD Planning and Development Regulation for Planned Unit Development Districts, in the City of Dexter Zoning Ordinance, and subject to the following conditions:

1. Staff Report dated, July 10, 2017;
2. OHM review dated, May 23, 2017;
3. CWA review dated, May 30, 2017;
4. DAFD review dated, April 8, 2017;
5. Review and approval of a revised Planned Unit Development Agreement by staff, the City Attorney and City Council.

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

Nays: Michels

Motion carries 6 to 1

2. Consideration of: Master Plan Update Proposal from Carlisle Wortman Associates (CWA)

Motion Fisher; support Smith based on the information presented by CWA and staff, City Council moves to approve the Scope of Work for an Update to the Master Plan for the City of Dexter, in an amount not to exceed \$44,065, subject to the following condition:

1. Community Engagement Schedule, dated July 3, 2017

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

Nays: None

Motion carries

- 3 Consideration of: Economic Development Strategic Plan and Planning Process Proposal from HWA Analytics and Bonner Advisory Group

Motion Michels; support Carson based on the recommendation from the Economic Preparedness Committee, along with the information presented by HWA Analytics/Bonner Advisory Group and staff, City Council moves to approve the proposal to the City of Dexter for Economic Development Strategic Plan and Planning Process, submitted by HWA Analytics/Bonner Advisory Group, in an amount not to exceed \$39,000, subject to the following condition:

1. Community Engagement Schedule, dated July 3, 2017

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

Nays: None

Motion carries

4. Consideration of: Update to Organizational Matters Resolution

Motion Smith; support Knight to approve the update to the Organizational Matters Resolution with one change, the removal of Courtney Nicholls from the Facilities Committee.

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

Nays: Tell

Motion carries 6 to 1

5. Consideration of: Proposal from Partners in Architecture for Layout of 8140 Main for Fire Station

Motion Tell; support Fisher to approve the Scope of Work from Partners in Architecture for an amount not to exceed \$2,800 to provide a plan for spending \$2 million to renovate 8140 Main Street.

Ayes: Fisher, Tell, Michels and Keough

Nays: Knight, Smith and Carson

Motion carries 4 to 3

6. Consideration of: City Manager Employment Agreement

Motion Fisher; support Tell to approve the City Manager Employment Agreement effective July 10, 2017 through June 30, 2018.

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

Nays: None

Motion carries

## **M. COUNCIL COMMENTS**

Tell None

Fisher None

Carson When I saw that New Business item L-5 regarding a proposal from Partners in Architecture was back on the agenda, I spoke with Fire Chief Smith. He has a list of nine points as to why 8140 Main Street does not work as a fire station. I will have him provide City Council and the architect with these points.

Jones I will be conducting a Historical Tour of Dexter on Saturday, July 22 beginning at 10 AM focusing on Broad Street. Also yesterday (July 9) was the 170<sup>th</sup> Anniversary of my Great-Great Grandfather, Gottlob Mast, arriving in Ann Arbor from Germany.

Smith None

Knight None

Michels I would like to explain my “No” vote on L-1, PUD and Area Plan for 150 Jeffords. I like the four-story building, but I don’t feel that it meets the benefits criteria. Can staff prepare something for the Economic Development Planning people on the current fire station at 8140 Main Street? Also, when I was in Pentwater recently, I noticed that historic homes there have plaques denoting the date they were built.

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

Paul Cousins of 7648 Forest, Dexter stated that he heard that the City would be looking at purchasing new equipment during the discussion of the fire department facilities. He inquired if this should be a part of the task of the Facilities Committee.

**O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING POTENTIAL PURCHASE OF PROPERTY AND PENDING LITIGATION (Dexter Shoppes LLC, Petitioner vs. City of Dexter, Respondent) IN ACCORDANCE WITH MCL 15.268 Sec. 8**

Motion Smith; support Carson to move into Closed Session for the purpose of discussing potential purchase of property and pending litigation (Dexter Shoppes LLC, Petitioner vs. City of Dexter, Respondent) in accordance with MCL 15.268 Sec. 8 at 10:15 PM.

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

Motion Carson; support Smith to leave Closed Session at 11:13 PM

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

**P. ADJOURNMENT**

Motion Carson; support Smith to adjourn the meeting at 11:14 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer  
Assistant to the City Manager/Clerk

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