

THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 26, 2015

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:32 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	J. Semifero
	J. Smith	R. Tell

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/Treasurer Carol Jones, Interim City Clerk; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager; Scott Maurer, Assistant Public Services Superintendent; Rana Emmons, PSLZ, LLP; residents and media.

C. APPROVAL OF THE MINUTES

1. Regular City Council Meeting – January 12, 2015

Motion Smith; support Knight to approve the minutes of the Regular City Council Meeting of January 12, 2015 with one correction at the top of Page 4, under the Road Plan Report, to include Forest in the listing of streets with drainage issues.

Unanimous voice vote approval.

D. PREARRANGED PARTICIPATION

Rana Emmons City Auditor

Ms. Emmons addressed Council regarding the last audit of financial statements for the Village of Dexter. She reported on the following highlights:

- There was \$232,000 added to the General Fund balance due to property tax revenue increases and a slight state shared revenue increase.
- Expenditures were down, and the Village has been keeping operating expenses in line over the past few years.
- Major and Local Streets saw a slight increase in state funding.
- The DDA captured \$55,000 less in property tax.
- Collected more than budgeted in water and sewer tap fees due to development.
- Added \$1.2 million of Federal funds into the sewer fund.
- Pension showed a slight dip in the funding percentage. Should see an improvement in the following year's audit.

- Pension liability will be changed June 30, 2015, and with a change to the GASB Pronouncements, the liability will be brought onto the books.
- Responded to the question as to whether the financials change now that we are a city (no change).

Consideration of: Acceptance of Fiscal Year 13-14 Audit

Motion Smith; support Fisher to accept the Audit for Fiscal Year 2013-2014 for the Village of Dexter.

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

E. APPROVAL OF THE AGENDA

Motion Fisher; support Smith to approve the agenda with the addition of one item - J-2, Application of Pete Potsos to the Board of Review.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Paul Cousins of 7648 Forest, Dexter spoke to Council regarding the following:

- Huron River Watershed Council (HRWC) held a meeting on Thursday, January 18 recognizing the 50th Anniversary of the HRWC. They will be looking at new goals, objectives, and mission statement.
- The Huron River Water Trail is now the 18th trail in the National Water Trail system with Dexter as one of the five Trail Towns on the trail.
- Board of Review – The three new members of the Board of Review will be going to a training workshop in February and will try to attend a session with the Scio Township Board of Review. The Board will officially begin with meetings in July and December.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. DTE Rate Public Hearing

Councilmember Smith noted that on the meeting calendar, the Dexter Historical Society meeting was changed from February 5 to February 12.

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his progress report of the DPW and Water/Sewer per packet.
Mr. Schlaff gave the following updates:

- Question – Is the methane burner working? Working on getting the burner thawed and getting a heat blanket. Have a pressure switch problem in converting from methane gas. Now burning natural gas.
- Had a problem with the ferric chloride tank. Got a delivery and it was leaking again. Able to move the contents out but now need to have the contractor look at the tank to see what can be done.
- Question – When will the Christmas lights come down? They have been turned off and will come soon.

2. Finance Director/Treasurer – Marie Sherry

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

- Will be implementing a Comprehensive Financial Report in future reporting.
- Dexter has received the Distinguished Budget Award again.
- Will be assuming more work in Human Resources for the City.
- Most expenditures are pretty much at benchmark with the exception of insurance being higher but expect that will catch up.

3. Community Development Manager – Michelle Aniol

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

- NUBCo – have received an email verifying that they are looking to do product development and have a production kitchen at their facility. This would include a dining area. Will need to clarify what food service means in relationship to tasting room definition. Would like to work with Planning Commission to set guidelines. Discussion followed.
- The Dexter Crossings Commercial ZBA Zoning Request was withdrawn.
- Local investor training will be on February 28. Have sent information to Boards, Commissions and potential stakeholders.
- Mill Creek Sport Center – have had an inquiry about listing site for a residential development. Consensus of Council was that Scio and Webster Townships also be included in any discussion.
- Two new businesses have located at 2135 Bishop Circle East in the Industrial Park purchasing Unit 3 and Units 7 and 8.
- Huron River Watershed Council Trail Towns will meet January 27 in Dexter.
- Question asked in regards to 3441 Broad Street pre-app meeting. (Comments from that meeting included parking and architecture of buildings in that area.)
- Mayor Keough commented on Peter Allen’s presentation and that it is necessary that more of the DDA members and other Boards and Commission members need to hear Mr. Allen’s presentation. Discussion followed.

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

Dexter Area Fire Department – Shawn Keough

- Mayor Keough reported that the Board met and primarily discussed a process for advertising for a new fire chief. They will come back to the Board with a proposal to advertise in March with selection of a chief in April.
- Mayor Keough also reported being selected as the Secretary for the DAFD.

Washtenaw Area Transportation Study (WATS) Policy Rep. – Jim Carson

- Written report included in the packet.
- Mr. Carson reported on the January 13 meeting regarding federally funded roads and that WATS does have money for the 2015 and 2016 projects.
- In 2017 we will need to have a place maker for Baker Road and the Mill Creek trail south. Need to have ideas in place.
- Will want WATS to determine how federal monies are spent and a task force will be established. They want to eliminate substituting projects.

5. Subcommittee Reports

Facilities – Verbal Update from January 14th Meeting

- A presentation by Mr. Gassen took place at a Special Meeting prior to tonight's Council Meeting.

Road Plan – Joe Semifero

Information included in the packet. Councilmember Semifero gave the following updates:

- A large portion of the January 20 Roads meeting was spent on a discussion of cape sealing. The plan is to make a presentation to City Council and then hold public meetings about the proposed treatments.
- Bid for road work – will bring to this to Council in February and the bids will be broken out per treatment.
- Question regarding drainage work – (this will come with a proposal).

6. City Manager Report

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

- Have received two proposals for assessing. Both applicants do work in Washtenaw County and both proposals came in under \$40,000. Will be conducting interviews.
- Is there any conflict for holding the Border to Border Trail Race on May 2?
- Interviews to be scheduled for the DPW position.
- Looking to find a new health care agent.
- Received a call from a representative from the Dexter Knights of Columbus regarding the City installing additional poles for street banners.

- Question as to when the bidding will take place for finishing the Border to Border Trail and stormwater projects.

7. Mayor's Report

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

- Will bring back the workshop dates at the February 9 meeting for discussion.
- Had an opportunity to attend the State of State address in Lansing on January 20. It was a very ceremonial and a unique event.

A five minute break was taken at 9:10 PM with the meeting resuming at 9:15 PM.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$163,168.64
2. Consideration of: Appointment of Paul Cousins, Pete Potsos and Carl Sperling to Board of Review

Motion Fisher; support Knight to approve items 1 & 2 of the Consent Agenda.

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of Modification of Federal Aid Eligible Roadways

Motion Carson: support Semifero to request that Third Street from Broad to Central and Broad Street from Third to Main be reclassified as major collectors and have staff move forward with the required traffic counts.

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

Nays: None

Motion carries

2. Consideration of: Approval of Quote from Raymer to Repair a High Service Pump Not to Exceed \$7,717

Motion Fisher; support Carson to approve the quote from Raymer to repair a high service pump in an amount not to exceed \$7,717.

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

Nays: None
Motion carries

3. Consideration of: Fiscal Year 14-15 Second Quarter Budget Amendments

Motion Tell; support Smith to approve the 2014-2015 Second Quarter Budget amendments including changing the wording on 202-000-695-248 to Contribution from DDA and change from expenditures to revenue on 351-000-695-204.

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

4. Discussion of: Title VI Plan

Ms. Sherry explained the reason for adopting the Title VI Non-Discrimination Policy. It will require being submitted to MDOT approval before being passed by City Council.

M. COUNCIL COMMENTS

Carson	None
Knight	None
Smith	None
Jones	None
Semifero	At 7:30 PM Wednesday night (January 28) there will be an informative meeting at Mill Creek School on the Whitmore Lake annexation. For the Mill Creek Park Trust agreement, we began work two or more years in advance and are we on tract for Phase 2? When we went through OPEB, do we have a plan on the actuarial costs?
Fisher	None
Tell	None

N. NON-ARRANGED PARTICIPATION

None

O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION AND POTENTIAL PURCHASE OF PROPERTY IN ACCORDANCE WITH MCL 15.268

Motion Fisher; support Smith to move into Closed Session for the purpose of discussing pending litigation and potential purchase of property in accordance with MCL 15.268 at 9:33 PM.

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

Motion Smith; support Knight to leave Closed Session at 9:56 PM.

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

Nays: None

Motion carries

P. ADJOURNMENT

Motion Knight; support Smith to adjourn at 9:57 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____