

**THE CITY OF DEXTER
CITY COUNCIL MEETING
MONDAY, MARCH 9, 2020**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:05 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: Mayor Keough

S. Bell	P. Cousins
D. Fisher	J. Knight
Z. Michels	J. Smith

Student Representatives:
A. Covert
I. Malek

Also present at Council Meeting: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Justin Breyer, City Clerk and Assistant to the Manager; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief; Megan Masson-Minock, CWA; residents and media.

C. APPROVAL OF THE MINUTES:

1. City Council Work Session – February 24, 2020
2. Regular City Council Meeting – February 24, 2020

Motion Smith; support Knight to approve the minutes of the February 24, 2020 City Council Work Session and the February 24, 2020 Regular City Council Meeting as presented.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Smith support Fisher to approve the agenda as printed.

Unanimous voice vote approval.

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

Sue Sherrill of 3534 Edison Street stated that she had spoken to over 100 voters over the last three months and that the petitions that were submitted from voters indicates that they would like to be able to say yes or no regarding Hilltop View Apartments.

Jamie Griffin of 463 Preston Circle and Treasurer for Citizens for Responsible Government feels there is a lack of need for low income housing and expressed concerns of the development's location near the schools. She also cited various comments regarding Faith in Action and Avalon Housing.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Washtenaw County Health Dept. Information on the Coronavirus

The following changes, additions or corrections were reported:

- The Dexter Fire Board will meet on March 19, 2020.
- There will be a workshop separate from the City Council Work Session at the Dexter District Library on 5G Technology on March 27, 2020 at 6:30 PM.
- The Dexter Area Chamber of Commerce will meet on the last Monday in March at 9 AM at LaFontaine.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet. Mr. Schlaff provided the following updates:

- The City received our inspection from EGLE at the Wastewater Treatment Plant and we are happy with the report.
- There have been two interviews for the vacancy at the DPW.
- I am working on a punch list to close out the Central Street project.
- I had a meeting with Mr. Cousins regarding residents on Forest Street with ditches.
- The State of Michigan is looking into lead and copper waterlines. The City will be sending letters to those who have galvanized and they will be taken care of over time.

2. Community Development Manager – Michelle Aniol

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

- The Council Work Session meeting and report on Small Cell 5G will be held on Wednesday, March 18, 2020 at the Dexter District Library.
- The Substation at 3045 Broad Street is gone. Thank you to Cole Miller and his father for taking pictures of the demolition process.
- Encore Theatre has submitted a request for conditional rezoning of the Copeland building.

- The Certified Business Park Program is being discontinued as of December 31, 2020.
- LaFontaine and the proposed no parking signage on Ryan Drive will be coming to Council for a decision.
- Chelas is struggling, and I have connected them with the State of Michigan to examine a trailblazer sign at Zeeb and Dexter-Ann Arbor Roads.

3. Board, Commission & Other Reports

Chelsea Area Planning Team / Dexter Area Regional Team – Draft of the February 6, 2020 Minutes are included in the packet.

4. Subcommittee Reports

None

5. City Manager Report – Courtney Nicholls

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

- The main focus in the City Office this last week has been the upcoming election.
- The City did receive a grant for a sewer camera to help with investigations.
- Beginning on March 9, 2020 the Viaduct will close at night for repairs.
- The State of Michigan has finally reviewed our Sewer Ordinance.
- The Plein Air Coordinator started work on Friday.

6. Mayor Report – Shawn Keough

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

- Under the Consent Agenda, I have a recommendation for an appointment to the Arts, Culture and Heritage Committee.
- On my report, I have proposed April 29, 2020 and May 13, 2020 for the Budget Review Workshops.
- I had the opportunity to work with Chief Smith and Webster Township Trustee Dan Munzel on a grant for the Dexter Area Fire Department.
- I am working on responses for an article by Lonnie Huhman on the Avalon Housing Project.
- Next Saturday, March 21, 2020 at 9:30 AM will be the Goal Setting Session.

7. Council Member Reports

- a. Council Member Cousins – Council Member Cousins submitted his report as per packet.

J. CONSENT AGENDA:

1. Consideration of: Bills and Payroll in the amount of \$234,290.36

2. Consideration of: Partial Road Closure for Ann Arbor Velo Club Bike Event in the Dexter Business & Research Park – Various Dates
3. Consideration of: Closure of Central Street for Garden Club Plant Sale on Saturday, May 16, 2020
4. Consideration of: Road Closure for Memorial Day Parade on Monday, May 25, 2020
5. Consideration of: Bid Award for Pavement Markings to JV Contracting for Not to Exceed \$19,000
6. Consideration of: Appointments to the Art Selection Committee & Arts, Culture & Heritage Committee

Motion Fisher; support Bell to approve items 1, 2, 3, 4, 5 and 6 of the Consent Agenda.

Ayes: Knight, Smith, Bell, Fisher, Cousins and Keough

Nays: None

Abstain: Michels

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

1. Consideration of: Fire Station Design Education
 - a. Postponed from February 24, 2020 Meeting

Motion Michels; support Cousins to hold a Remote Construction Management Training session with Ken Newell of Stewart – Cooper - Newell for a fee not to exceed \$500.

Ayes: Bell, Cousins, Michels, Smith, Fisher, Knight and Keough

Nays: None

Motion carries

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Recommendation from Planning Commission on Grandview Master Deed Amendment

Motion Smith; support Fisher based on the recommendation of the Planning Commission, along with information provided by the applicant, staff, the City Attorney and OHM, and reflected in the minutes of its March 9, 2020 meeting, City Council approves the Third Amendment to the Master Deed of Grandview Commons and replat No.3 to the Subdivision Plan (Exhibit B Drawing) to the Master Deed of Grandview Commons, submitted February 14, 2020 to City Council, subject to the following conditions:

1. Applicant shall submit, for administrative review and approval, a revised Third (3rd) Amendment to the Master Deed that satisfactorily addresses the discrepancies cited in the OHM review dated, February 26, 2020, prior to recording the document with the Washtenaw County Register of Deeds.

Ayes: Smith, Michels, Fisher, Bell, Knight, Cousins and Keough
Nays: None
Motion carries

Council Member Michels stepped away from the Council Meeting table.

2. Consideration of: Recommendation from Planning Commission on Scope of Services from Carlisle-Wortman for Zoning Ordinance Update

Motion Smith; support Fisher to approve the CWA Zoning Ordinance Update Proposal dated February 24, 2020 in an amount not to exceed \$49,000

Ayes: Knight, Fisher, Bell, Smith, Cousins and Keough
Nays: None
Abstain: Michels
Motion carries

Council Member Michels rejoined the Council Meeting table.

3. Consideration of: Resolution to Create Station Construction Committee

Motion Smith; support Bell to change the Resolution to Create a Station Construction Committee item to a discussion item.

Ayes: Cousins, Knight, Bell, Fisher, Michels, Smith and Keough
Nays: None
Motion carries

Discussion followed on the potential functions of this committee.

4. Consideration of: Designation of Current Fire Station Concept Plan from Partners in Architecture as the Basis for Our Future Fire Station to Be Built on Property Owned by the City on Dexter Ann Arbor Road

Motion Michels; support Smith to designate the current fire station concept plan from Partners in Architecture as the bases basis for our future fire station with the flexibility of adding the Washtenaw County Sheriff substation on property owned by the City of Dexter on Dexter-Ann Arbor Road.

Ayes: Knight, Smith, Cousins and Michels
Nays: Fisher, Bell and Keough
Motion carries

5. Consideration of: Process for the Review and Selection of Construction Management Firm for Fire Station Project

Motion Smith; support Michels to begin the process of review and selection of a Construction Management Firm for the Fire Station Project.

Ayes: Bell, Michels, Knight, Cousins, Smith, Fisher, Keough

Nays: None
Motion carries

6. Discussion of: Designation of the Dexter-Ann Arbor Road Property Owned by the City as the Location for the Sheriff's Substation to be Built in Conjunction with the New Fire Station

Discussion followed on whether the City should keep the Sheriff's Department and Fire Departments together or should the Sheriff's Department stay downtown. No decision was made.

7. Consideration of: Resolution to Authorize Placement of a Sign on City Property

Motion Michels; support Knight to place two 4 foot x 8 foot vinyl signs in a V shape on the City owned Dexter-Ann Arbor property for a cost not to exceed \$900.

Ayes: Fisher, Smith, Cousins, Knight and Michels
Nays: Bell and Keough
Motion carries

8. Consideration of: Millage Public Meeting/Information

The date of April 4, 2020 at 10 AM was mentioned as a proposed date for the meeting. No vote was taken.

9. Discussion of: 2020 Community Garden

Discussion followed regarding the approval of a proposed plan with Avalon Housing on the use of the Dan Hoey property into the fall for the Dexter Community Garden. It was requested that the abandonment of the well be included in the plan.

M. COUNCIL COMMENTS:

Michels In regards to the petition for a charter amendment, it needs to be determined if it is an administrative or legislative amendment. No one in the past was concerned when the City leased property to Hotel Hickman or sold property to DTE. I am concerned about parochial nationalism.

Cousins Yesterday I was honored by the Huron River Watershed Council for 50 years of service. Little did I know years ago that I would have a classroom next to Mill Creek or live in a house on Huron River Drive. I am happy that I was able to represent the Village/City of Dexter for those 50 years.

Bell None

Fisher None

Jones Please congratulate my dad, Bob Mast, as he turns 99 today.

Smith None

Knight None

Covert None

Malek Spring sports start today and Clue begins at the CPA.

N. NON-ARRANGED PARTICIPATION:

None

O. ADJOURNMENT

Motion Smith; support Bell to adjourn the meeting at 9:23 PM.

Unanimous voice vote approval.

Respectfully submitted,
Justin Breyer

City Clerk and Assistant to the City Manager

Approved for Filing: _____