

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, APRIL 27, 2020**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 6:01 PM by Mayor Keough held via an online Zoom conference call permitted by executive order of Michigan Governor Whitmer.

B. ROLL CALL: Mayor Keough

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

Student Representatives:
A. Covert -AB
I. Malek

Also present at Council Meeting: Courtney Nicholls, City Manager; Marie Sherry, Treasurer/Assessor/Finance Director; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Justin Breyer, City Clerk and Assistant to the Manager; Mike Auerbach, Assistant Planner; Scott Munzel, City Attorney; Robert Smith, Dexter Area Fire Department Chief; Carol Jones, Recording Secretary; residents and media.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – April 13, 2020

Motion Knight; support Smith to approve the minutes of the April 13, 2020 Regular City Council Meeting with the following corrections:

-) Page 5, New Business, Discussion of Coronavirus, last paragraph, add the name Michels following Council Member, and
-) Page 5 under Non-Arranged Participation, correct Mr. McCargar's address to Hudson Street from Second Street.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Cousins; support Knight to approve the agenda with the additional updated information on the UIS agreement.

Unanimous voice vote approval.

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

Shepherd Thompson, Charlie (Charlotte) Konuszewki, and Erin Nieman, students from Wylie Elementary School, each spoke about a project they have developed to encourage community spirit and environmental awareness during the pandemic. They asked for Council to pass a Resolution for the tying of ribbons around trees to support their project.

Bethany Young, 201 W. Williams Street, Apt. 1 in Ann Arbor, spoke on behalf of Avalon Housing as a tenant of Avalon Housing and now an employee of Avalon. She shared her story as a onetime resident of the supportive housing part of Avalon and how she was helped.

Sheri Montoye, Director of Faith in Action, spoke of working on the Hilltop View project for a couple of years and she referenced the current Covid-19 crisis as how Faith in Action is able to work with their clients.

James McCargar of 3580 Hudson Street spoke as a resident and former teacher. He supports the Faith in Action/Avalon Housing project. He also addressed the opposition group in the community as being misleading and prejudicial against those less fortunate.

Cole Miller of 7654 Forest Street thanked City Council for doing virtual meetings.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Letter from St. James Episcopal Church

I. REPORTS:

1. Treasurer/Assessor/Finance Director – Marie Sherry

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

-) Covid-19 update: looking to the State and Federal governments to approve monies to fill in sales, use and tax revenues returned to local governments. The next check will be for the full amount, but after that the next check that comes in two months will be different.
-) Following the Board of Review, there may be two business and two residential properties going to the Tax Tribunal.

2. Public Services Superintendent – Dan Schlaff

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

- J I met with the DPW last week regarding the storm ditch leading to a detention pond near the Industrial Park which is overgrown and needs to be cleaned up.
- J Met with OHM regarding Central Street. I have put together a punch list and the contractor will start work possibly Wednesday with Monday as the rain date.
- J Ms. Nicholls spoke of a tree which fell near the Mill Creek Park Trail and took down a communication wire. A replacement pole needs to be installed.

3. Community Development Manager – Michelle Aniol

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

- J Another update from Michigan Research will be coming out in May.
- J I am working on a survey of local businesses to find out what they may need going forward.
- J I have reached out to DTE regarding the duplicate poles on Grand Street for the de-commission of the substation and work has not been completed due to Covid-19.
- J Dexter Bakery opened on Sunday and I understand that it has been busy. The Dairy Queen will be opening on Friday.
- J I received a call from Jim Harless from Norfolk. They may be able to utilize a program from the State of Michigan for non-environmental cost which could move the project forward.

4. Board, Commission & Other Reports

Dexter Area Chamber of Commerce – Paul Cousins

- J The Chamber met this morning and made a decision not to cancel the Summer Series until they know what happens with the state of emergency after May 15, 2020. However the Dexter Orchestra has cancelled their performance.
- J The Chamber did discuss using support ribbons at the last month's meeting. They do support the Wylie Elementary project and are willing to help out.
- J There has not been a decision yet on holding or not holding Dexter Daze.

5. Subcommittee Reports

None

6. City Manager Report – Courtney Nicholls

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

- J There is a link for those who want to be on the absentee ballot list. Ballots will be mailed out in mid June for the August election.
- J The Grand Street/Hudson Street project will begin at the end of May and be completed by the end of July.
- J Council will look at the ballot language for the Facilities Bond at the next meeting.

- J Mr. Breyer spoke of the Charter Amendment proposal. The City has submitted the paperwork to the Governor's and Attorney General's Offices, who requested a copy of the petition.
- J TEDF funding deadline has been changed from May 1, 2020 to June 1, 2020.

7. Mayor Report – Shawn Keough

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

- J DDA and DAFD held their first Virtual Zoom meetings on April 16, 2020.
- J DDA saw the first draft of the 2020-2021 budget and will approve it at the May meeting.
- J The DAFD meeting went well and included a detailed report on coming in contact with someone with Covid-19.
- J Harley Rider has resigned as chairman of the DAFD and Jim Seta has been selected as the new chairperson.
- J On Wednesday, we will hold our first Budget Review meeting on Zoom.
- J I did spend some time talking to Chris Knight from UIS following our last Council meeting.

8. 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 \$370,242.45
2. Consideration of: Setting Public Hearings for Sale of Property to Avalon and to DTE on May 26, 2020
3. Consideration of: Third Quarter Budget Amendments
4. Consideration of: Trout Unlimited Planting Project

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

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

1. Consideration of: Recommendations from Planning Commission to Approve the Final Combined Site Plan for UIS

Motion Smith; support Fisher based on the recommendation of the Planning Commission and information provided by the applicant, staff, CWA, OHM and DAFD, and reflected in the minutes of the meeting, the City Council moves to

approve AP2019.20-07 CSP UIS Combined Preliminary and Final Site Plan, revision dated March 11m 2020 and Architecture/Elevations Sheets A101, A200, and A201, revision dated March 30, 2020, in accordance with the requirements of Article XXI of the Zoning Ordinance, subject to the following conditions:

1. Applicant shall terminate the public utility easements;
2. The following waivers and modifications granted by the Planning Commission:
 - a. Waiver from Section 6.02.B to allow more than 10% of species as sea green juniper, sue to the limited availability of evergreen species to be used for screening.
 - b. Waiver from the requirements for 5 ornamental trees and 67 shrubs in Section 6.06 Buffer Zone A for the Southern Property Line, due to topography and building replacement.
 - c. Waiver from the requirement for 65 shrubs in Section 6.06 Buffer Zone D for Eastern Property Line due to topography, existing vegetation and building placement.
 - d. Modification to the requirements in Section 6.14 to allow evergreen trees, measuring at least 6 feet in height to be substituted for deciduous trees.
3. Staff reviews, dated April 22, 2020 and April 1, 2020;
4. CWA review, dated March 17, 2020;
5. OHM review, dated March 13, 2020;
6. DAFD review, dated March 17, 2020; and
7. Council determines the proposed architecture/elevation changes are minor and do not adversely impact the quality of the building materials or the quality of the design;
8. The applicant shall obtain and record a partial release from the Joint Underground Residential Distribution Right of Way Agreement, recorded in Washtenaw County Register of Deeds at Liber 2250, Page 041, and provide the City with a recorded copy, prior to the City issuing a final zoning compliance permit;
9. The utility easement created by the Amended Consent Judgment, dated April 27, 2005 in Case No. 04-505-CZ in the Washtenaw County Circuit Court, and recorded in the Washtenaw County Register of Deeds at Liber 4474, Page 788 shall be confirmed by the Court to be terminated and/or null and void and a modified plat in form and substance acceptable to the City shall be recorded and accepted by the State, prior to the 1) City issuing a final zoning compliance permit and 2) the Washtenaw County Building Department issuing a Certificate of Occupancy; and
10. Review and approval by City staff and the City Attorney of an agreement between the applicant and the City to hold the City Harmless, indemnify the City and to ensure the applicant will reimburse the City for costs and fees incurred related to the resolution of this matter.

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

Nays: None

Motion carries

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Resolution from DCS Regarding Coronavirus Support

Motion Cousins; support Fisher to adopt the Resolution to Support the Showing of Unity as proposed by Wylie Elementary School students.

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

Nays: None

Motion carries

2. Consideration of: Recommendation from Planning Commission to Approve the Final PUD Site Plan for Hilltop View Apartments

Motion Smith; support Fisher based on the recommendation of the Planning Commission and information provided by the applicant, staff, CWA, OHM and DAFD, and reflected in the minutes of this meeting, the City Council moves to approve AP2019.20-06 PUD FSPR Hilltop View Apartments REVISED Final PUD Site Plan, dated March 13, 2020, in accordance with the requirements of Article XXI of the Zoning Ordinance, subject to the following conditions:

1. Review and approval of the Development Agreement by City staff and the City Attorney;
2. Staff review, dated April 1, 2020;
3. CWA review, dated March 19, 2020, with the exception of recommendation #1;
4. OHM review, dated March 24, 2020; and
5. DAFD review, dated March 17, 2020.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS:

Knight	None
Fisher	None
Smith	None
Cousins	Regarding the Community Garden, will we be waiting until May 15, 2020 to see what the Governor says? (Ms. Nicholls reported that applications have been sent for the Garden, but are waiting for a work day. It will open sometime in May.)
Bell	Good to see everybody virtually, all look healthy. I hope to really see you all soon.
Michels	PUD developments are daunting but not uncommon. There have been 12 PUD developments in the City.
Keough	Dexter Schools have contacted the City about support of some ways to recognize graduating seniors. We are currently allowing temporary signs in front of graduate's homes.
Malek	None
Covert	Absent

N. NON-ARRANGED PARTICIPATION:

Cole Miller of 7654 Forest Street asked about absentee ballot applications for the upcoming elections.

Robert Smith, Dexter Area Fire Department Chief, announced the FEMA Public Assistance grant for costs of Coronavirus activity has opened up. Also the briefing given at the past DAFD meeting was a very in depth report.

O. ADJOURNMENT

Motion Smith; support Cousins to adjourn the meeting at 7:40 PM.

Unanimous voice vote approval.

Respectfully submitted,
Justin Breyer

City Clerk and Assistant to the City Manager

Approved for Filing: _____