

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
TUESDAY, MAY 26, 2020**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 6:00 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-AB	P. Cousins
D. Fisher	J. Knight-AB
Z. Michels	J. Smith

Student Representatives:

A. Covert - AB
I. Malek - AB

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; Patrick Droze and Marcus McNamara, OHM Advisors; 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 – May 11, 2020
2. City Council Work Session – May 13, 2020

Motion Smith; support Fisher to approve the minutes of the May 11, 2020 Regular City Council Meeting and the minutes of the May 13, 2020 City Council Work Session with the following corrections:

- Page 3, City Manager’s Report, in the first bullet point change the word *on* to *and* between Washtenaw County Sheriff’s Office and Washtenaw County Health Department,
- Page 4, realign the print in the motions under New Business L-2, and
- Page 7, remove *AB (for absent)* from Scott Bell’s name in attendance.

Unanimous voice vote approval with Council Members Bell and Knight absent.

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Smith support Fisher to approve the agenda with the additions of item L-4, Consideration of High School Seniors Procession.

Unanimous voice vote approval with Council Members Bell and Knight absent.

F. PUBLIC HEARINGS:

1. Sale of Property to DTE

Consideration of: Land Sale Ordinance – DTE Energy

Mayor Keough opened the Public Hearing on the Land Sale Ordinance for a portion of 7651 Dan Hoey Road to DTE Energy at 6:06 PM. Tom Jenkins of 9448 Horseshoe Bend inquired if this sale of property was connected to the sale of property to Avalon Housing. Mayor Keough responded to Mr. Jenkins that it was not. Mayor Keough closed the Public Hearing at 6:09 PM

Motion Cousins; support Smith to approve the Land Sale Ordinance for the sale of a portion of the land at 7651 Dan Hoey to DTE Energy.

Ayes: Michels, Smith, Fisher, Cousins and Keough

Nays: None

Absent: Bell and Knight

Motion carries

2. Sale of Property Avalon Housing

Consideration of: Land Sale Ordinance – 7651 Dan Hoey

Mayor Keough opened the Public Hearing on the Land Sale Ordinance for a portion of 7651 Dan Hoey Road to Avalon Housing at 6:12 PM. The following people spoke at the hearing:

Taryn Scherer of 7231 York Street spoke of being a new resident of Dexter and inquired about the need for this type of housing provided by Avalon, whether this action should be taken during a pandemic, and feels that there should be more input from residents.

Wendy Carty-Saxon, Director of Real Estate Development for Avalon Housing, stated that she is pleased with the action being taken by the Dexter City Council.

Will Meurer of 3544 Central Street is also a newer resident of Dexter and a physician at the University of Michigan believes that the zip code of 48130 does not provide immunity to drug and alcohol issues and would hope that this community would support the Avalon project.

Sheri Montoye, Director of Faith in Action thanked the City Council and the community for the support on this project and stated that the Dexter Faith in Action is temporarily closed and staff is working out of Chelsea but services are still accessible to Dexter residents

Sue Sherrill of 3435 Edison Street spoke of the petition that was signed by City voters with the intent to put the issue of the sale of property on the ballot and asking Council to postpone the vote on this ordinance or place it on the ballot.

Jamie Griffin of 463 Preston Circle and Treasurer of the Dexter Citizens for Responsible Government spoke about the type of housing being proposed by Avalon and she does not believe that Dexter needs this type of housing in such a close proximity with the Dexter Schools. She also raised issues with the process and handling of this project.

In the middle of Ms. Griffin's remarks, a power outage at 6:30 PM occurred and the meeting resumed at 6:45 PM with the balance of her remarks.

Ryan Henyard of 3577 Shaw Court indicated the he disagrees with many of the comments from others that there was a lack of transparency with this project and feels that residents have received a great deal of information and opportunity to participate. He feels that Dexter is a compassionate community and because of the pandemic, Dexter will need this type of housing even more and he likes having Avalon working with Faith in Action.

Tom Jenkins of 94348 Horseshoe Bend and lives in Dexter Township doesn't completely agree on the transparency of the project and that it would not only be Dexter residents housed in the supportive housing units. Mr. Jenkins inquired about the impact of these units will have on the Sheriff's Department and response times in the City and Township.

Jim McCargar of 3580 Hudson Street believes that with the controversy on this project there is common ground. He feels that Dexter is a compassionate community, but he is also angry about the harm done by opposition groups as he has seen the loss of dignity of less fortunate children when teaching at Dexter. He hopes that the Council will proceed tonight with this project.

Colleen Pierce of 7681 Forest Street stated that she was 100% opposed to the sale.

An Email from Susan Glowski of 8160 Huron Street was read by Ms. Nicholls and stated that Ms. Glowski supports this sale of property to Faith in Action/Avalon.

Mayor Keough closed the Public Hearing at 7:17 PM

Motion Smith; support Cousins to approve the Land Sale Ordinance for the sale of a portion of the land at 7651 Dan Hoey to Avalon Housing.

Ayes: Cousins, Michels, Smith, Fisher and Keough

Nays: None

Absent: Bell and Knight

Motion carries

G. NON-ARRANGED PARTICIPATION:

Jill Boydston of 6951 Wellington Drive thanked those who helped Dexter Senior parents to arrange a Senior Procession like those that have occurred around the country to honor the Class of 2020.

Sandy Goetz of 8125 Ginkgo Way spoke of having a graduating senior and is looking to do something for them, since so much has been taken away from them.

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Letter from Dexter Senior Center
3. Letter from Dexter Area Historical Society

It was noted by Council Member Smith that the Zoom notice on the Upcoming Meeting list needs to be changed from April to June.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- The asphalt on Grand Street has been pulverized and sewer work will begin this week.
- There was supposed to be restoration work done on Forest, but not much has been done yet.
- A lot of restoration work has been done on Central, but more still needs to be done.
- Staff is healthy and happy. We go through a health checklist each day with employees.

2. Community Development Manager – Michelle Aniol

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

- I have been looking into ways that we can help businesses, such as limited temporary outdoor seating or a proposed House Bill for a gathering location for those serving liquor. The DDA did discuss enlarging the outdoor seating area as a way to assist restaurant businesses.
- Instead of a fall tree planting as previously mentioned, the planting may be arranged for the spring on request of the landscaper.

3. Board, Commission & Other Reports

Washtenaw County Sheriff – April Report – included in the packet

Dexter Area Chamber of Commerce – Paul Cousins

- The Chamber is waiting on a decision regarding Music in the Park for the Governor’s decision as to when things will open up. There may be an opportunity to have concerts in July and August.

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:

- Borings were done on the Dexter Ann Arbor Road property and they found the soil was all clay. We will not be going forward with infiltration testing at this time.
- The City has been working with Dexter Schools on the replacement of the fiber pole. The new one has been erected and the cost will be split with the School.
- The Community Garden is open.
- Staff is working on the upcoming newsletter.
- Absentee ballot applications were mailed on Friday. The State of Michigan will be mailing applications to those who do not appear on the permanent absentee voter list.

6. Mayor Report – Shawn Keough

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

- I am still working on the contacting the students for appointments to the Boards and Committees and hope to have the recommendations ready for the next meeting.
- The Budget Workshop went well.
- Avalon Housing and its lenders have a little concern about an end date on the buyback clause. This will be discussed further with Avalon.
- Happy belated Memorial Day. Council Member Cousins mentioned that on Memorial Day, Memorial Park was decorated with the bunting; thanks to the DPW, Wreaths; thanks to Dee Dee Willis; and God Bless America was sung at 10AM.

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 \$205,546.63
2. Consideration of: Traffic Control Order – Ryan Drive

3. Consideration of: Resolution of Support for Countywide Road Millage Renewal and Restoration

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

Ayes: Fisher, Michels, Cousins, Smith and Keough

Nays: None

Absent: Bell and Knight

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Discussion of: Credit Card Processing Company

Ms. Sherry spoke of the memo included in the packet on Credit Card processing and the cost comparisons of the products and services offered. Discussion followed

2. Discussion of: Third and Broad Reconstruction Project Design

Marcus McNamara from OHM reported on questions received at the previous meeting on the road construction project. He is looking for clear direction and expectations for bicycle lanes, on street parking, sidewalks or retaining walls and decorative lighting. Discussion followed.

3. Discussion of: Allowing Dexter Businesses to use Outdoor Spaces to Safely Open and Operate During the Ongoing Global Pandemic.

Discussion followed on the use of outdoor space for restaurants and how the City could help the businesses.

4. Consideration of: High School Seniors Procession

Motion Smith; support Michels to approve the application for the Dexter High School Senior Procession on May 31, 2020 with the following conditions:

- Parents or guardians must drive the vehicle,
- All vehicles should be marked in some way to indicate they are part of the procession,
- Standing along the route should be actively discouraged, and
- Seniors in the parking lot awaiting the start of the procession should remain in their vehicles and not congregate in groups.

Ayes: Smith, Cousins, Fisher, Michels and Keough

Nays: None

Absent: Bell and Knight

Motion carries

M. COUNCIL COMMENTS:

- Michels As the Farmer Market begins to open, maybe Alpine could be closed and the Library parking lot used; and for Friday Concerts, close Central Street for more distancing.
- Smith As president of the Dexter High School Alumni Association, I want to thank those who put together the Senior Processional and to the staff for their work on this item.
- ~~Fischer~~Fisher I am proud of the parents for putting this Senior parade.
- Cousins I am happy that things in the community are going along well.
- Bell Absent
- Knight Absent
- Malek Absent
- Covert Absent

N. NON-ARRANGED PARTICIPATION:

Cole Miller of 7654 Forest Street reported that he did receive an absentee ballot form in the mail.

Sandy Goetz, Angie and Jill Boydston thanked those who supported and helped to put together the Senior Processional with hope that it will continue in the future.

O. ADJOURNMENT

Motion Smith; support Fisher to adjourn the meeting at 9:06 PM.

Unanimous voice vote approval with Council Members Bell and Knight absent.

Respectfully submitted,
Justin Breyer

City Clerk and Assistant to the City Manager

Approved for Filing: _____