

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, JUNE 8, 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	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; 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 26, 2020

Motion Knight; support Smith to approve the minutes of the May 26, 2020 Regular City Council Meeting with the following correction:

- Page 7, Item M, Council Comments, Ms. Fisher’s name was misspelled and corrected.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Smith support Bell to approve the agenda with the following additions:

- Email from Stephen Miller as supplemental material of Item F, Public Hearing #2, Water and Sewer Rates;
- Email from Jamie Griffin, under Item H, Communications;
- Email from Jill Boydston, under Item H, Communications; and

- Email of minor changes as supplemental material to Item L-3, Emergency Ordinance.

Unanimous voice vote approval.

F. PUBLIC HEARINGS:

1. 2020-2021 Millage Rate and Budget

Consideration of: Resolution Setting the 2020-2021 Millage Rate and Administration Fee

Mayor Keough opened the Public Hearing on the 2020-2021 Millage Rate and Budget at 6:08 PM. The Mayor reported on the millage rates and stated that the rates will be staying the same as they were last year.

Mayor Keough closed the Public Hearing at 6:11 PM.

Motion Smith; support Bell to approve the Resolution of Adoption of the FY 2020-2021 Millage Rates and Administrative Fee.

Ayes: Knight, Bell, Fisher, Smith and Keough

Nays: Cousins and Michels

Motion carries

2. 2020-2021 Water and Sewer Rate Ordinance

Consideration of: Adoption of the 2020-2021 Water and Sewer Rate Ordinance

Mayor Keough opened the Public Hearing on the Adoption of the 2020-2021 Water and Sewer Rate Ordinance at 6:17 PM. The following person spoke at the hearing:

Stephen Miller of 6991 Wilson Drive submitted an email and also spoke at the meeting regarding the sewer rate increase of 10% which he felt was high. He would rather see an increase of 3-4% which would be more reasonable.

Mayor Keough closed the Public Hearing at 6:20 PM.

Motion Knight; support Smith to approve the adoption of the 2020-2021 Water and Sewer Rate Ordinance.

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

Nays: None

Motion carries

G. NON-ARRANGED PARTICIPATION:

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Email from Jamie Griffin
3. Email from Jill Boydston

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- On Central Street reconstruction, there are some areas that need fixing, and contractor will be back on site to finish the project by June 26, 2020.
- Forest Street reconstruction was done last week and it looks pretty good.
- Work on Dan Hoey Road also looks good.
- On Grand and Hudson Streets, the sewer work is done and next will be work on the curbs and driveways.
- There will be some shut downs on Hudson Street at Ann Arbor Street and on Grand Street for hydrant repairs.
- The hydrant flushing has been completed for this spring.

2. Community Development Manager – Michelle Aniol

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

- The City will be doing a small street tree planting this month.
- Red Brick restaurant did announce today that they are permanently closing.

3. Board, Commission & Other Reports

WAVE

- Paul Cousins reported that WAVE will hold a meeting this Saturday to talk about plans to safely start up again.

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:

- City Offices will re-open on Monday, June 15, 2020. Plexi-glass is being installed around the front counter, but we are asking people to use the drop box for their payments.
- I did ask about usage of the Senior Center for our meetings and the Senior Center Board will be discussing this at their meeting on Wednesday. We could go back to live meetings when Stage 5 is announced.
- The Proposed Fire Station sign should be up on Wednesday.

- The City may need to contract for mowing on the Dexter-Ann Arbor Road property due to the rough terrain.
- The Farmers Market opened last Saturday and Dana Queen did a great job of preparing for the opening.
- The City received an email regarding a demonstration on Friday at 2 PM in Monument Park with a sidewalk parade.
- The new art installations in the City are starting to go up.
- Waste Management has scheduled their spring cleanup for July 6, 2020.
- The Avalon Property was closed on Friday and the City received the funds today.
- The City has received a modified plan for Dexter Daze as to how it would be handled. Currently there are too many questions as to how this event could take place. Mayor Keough inquired about ways of holding a smaller event. Discussion followed on the difficulty of holding the event with distancing restrictions.
- Motion Cousins; support Fisher to place the Dexter Daze Application on the agenda as New Business Item L-5.
Ayes: Smith, Michels, Fisher, Bell, Cousins and Keough
Nays: Knight
Motion carries
- Council Member Smith requested a Work Session on Facilities-City Offices at the first meeting in July.

6. Mayor Report – Shawn Keough

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

- I have completed the Board, Commission and Committee Appointments as well at the Student Appointments.
- I have reached out to Sheriff Clayton during this troubling time.
- The closing on the Avalon Property came together on Friday afternoon.
- I will schedule a Work Session on Monday, July 13, 2020 as requested.

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 \$272,222.97
2. Consideration of: Quote from Excavators II for \$15,500 for Additional Work Related to the Forest Street Sidewalk Project
3. Consideration of: Fee Schedule Resolution
4. Consideration of: Commission/Committee Re-Appointments
5. Consideration of: Student Representative Appointments

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

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Planning Commission Recommendation to Approve the Request from Encore Theatre for Conditional Rezoning of 7714 Ann Arbor Street and a Vacant Parcel on Edison

Motion Cousins; support Fisher based on information of the Planning Commission, along with the information provided by the applicant, staff, CWA, OHM, the City Attorney, and DAFD reflected in the minutes of this meeting, the City Council moves to approve The Encore Theatre's Conditional Rezoning Application (AP2019.20-09a CRZ) and approves a zoning map amendment from R-1B, One Family Residential – Small Lot to VC, Village Commercial for 7714 Ann Arbor St., parcel ID # 08-08-06-178-007 and vacant property on Edison St., parcel ID # 08-08-06-178-005.

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

Nays: None

Motion carries

2. Consideration of: Planning Commission Recommendation to Approve the Special Land Use Application from Encore Theatre for 7714 Ann Arbor Street and a Vacant parcel on Edison

Motion Cousins; support Fisher based on the recommendation of the Planning Commission, and information provided by the applicant and staff at the June 8, 2020 City Council meeting, and pursuant to Article VII of the Zoning Ordinance, the City Council move to approve The Encore Theatre's Special Land Use Application (AP2019.20-09b SLU), subject to the following conditions:

1. Approval of the applicant's Conditional Rezoning request;
2. The applicant shall obtain approval for a shared parking arrangement with St. Andrew's Church and submit a copy of the executed agreement to the City;
3. The minimum height of Little Quick Fire Hydrangea shall be 2 feet;
4. Staff review, dated May 27, 2020;
5. PSED (Attorney) review letters, dated May 19, 2020;
6. CWA review letter, dated May 21, 2020;
7. OHM review letter, dated May 27, 2020;
8. DAFD review letter, dated May 19, 2020;
9. The café/bar shall close by 10:40 pm and patrons shall leave the Theatre by 11:00 pm, following evening performances Sunday through Thursday and the café/bar shall close by 11:40 pm and patrons shall leave the Theatre by midnight

following the evening performances on Friday and Saturday, to maintain neighborhood harmony; and

10. Applicant shall obtain a liquor license from the Michigan Liquor Control Commission, in order to serve alcoholic beverages, as proposed.

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

Nays: None

Motion carries

3. Consideration of: Resolution to Adopt an Emergency Ordinance to Mitigate the Impacts of the SARS COV-2 Pandemic

Motion Michels; support Bell to approve the Resolution to Adopt an Emergency Ordinance to mitigate impacts of the SARS COV-2 Pandemic.

Ayes: Knight, Cousins and Michels

Nays: Fisher, Smith, Bell and Keough

Motion fails

Motion Smith; support Fisher to hold a Special Virtual Meeting on Monday, June 15, 2020 at 6 PM to consider the Emergency Ordinance to mitigate the impacts of the SARS COV-2 Pandemic.

Ayes: Bell Michels, Smith, Fisher and Keough

Nays: Knight and Cousins

Motion carries

4. Discussion of: Possibility of Submitting a Facilities Bond Proposal for the November 2020 Election

Council Member Smith would like City Council to reconsider a Facilities Bond vote in November of 2020 rather than May of 2021 and to discuss at a future meeting. ~~It was noted that originally the resolution stated to remove the vote from the August 2020 ballot and discuss it in the spring of 2021.~~ Discussion followed as to the procedure to follow and if a new resolution could supersede the previous resolution.

5. Consideration of: Dexter Daze Application

Motion Smith; support Bell to not approve the Dexter Daze application with the current conditions of the Covid-19 pandemic.

Ayes: Fisher, Smith, Cousins, Bell and Keough

Nays: Knight and Michels

Motion carries

M. COUNCIL COMMENTS:

Fisher I am requesting that we remove the Council Rules sheet from the packet.

Michels None

Knight None

Smith	None
Cousins	Stay Safe and Healthy
Bell	None
Malek	None
Covert	Absent

N. NON-ARRANGED PARTICIPATION:

Chris Jones of 3323 Boulder Court and owner of The Creamery spoke about the downtown businesses and that they are really struggling. He feels that anything that the City can do would be appreciated and needed. In some cities pedestrians have been moved out into the streets and customers up by buildings.

O. ADJOURNMENT

Motion Smith; support Bell to adjourn the meeting at 9:02 PM.

Unanimous voice vote approval.

Respectfully submitted,
Justin Breyer

City Clerk and Assistant to the City Manager

Approved for Filing: _____