

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, JULY 13, 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. Gilbert
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; David Gassen, Partners in Architecture; Carol Jones, Recording Secretary; and residents.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – June 22, 2020

Motion Smith; support Knight to approve the minutes of the June 22, 2020 Regular City Council Meeting with the following correction:

) Page 4, New Business Item L-1, the motion was supported by Council Member Fisher and not Council Member Smith.

Unanimous voice vote approval.

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Smith; support Fisher to approve the agenda with the following changes:

) Remove New Business Item L-4, Resolution to Affirm City Manager as Chief Administrative Officer;
) Change the following New Business Items to Discussion Items: L-5, Resolution to Accept Dexter Area Fire Department Needs Assessment; L-6, Resolution to Accept Police/Sheriff Needs Assessment; and L-10, Resolution to Accept the City Office Needs Assessment;

) Add New Business Item L-14, Consideration of Paper of Record.

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

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

None

H. COMMUNICATIONS:

1. Upcoming Meeting List

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

-) Sewer manhole inspection has begun. One manhole near Cribley Drilling has water infiltration into the manhole. I am getting quotes from three companies to make the needed repairs. I consider this an emergency situation.
-) On Hudson Street, the contractor started pouring the curb on Friday, and will be finishing up today.
-) On Grand Street, the contractor is doing the curb today, and tomorrow they will be working on the sidewalks and driveways. They are about two weeks out before spreading asphalt.
-) On Forest Street, DeWolfe Excavators will be in on Wednesday or Thursday to work on the stormwater issues.
-) Everything on the summer road projects is on schedule and we have gotten a lot of compliments on the contractor.
-) There was a hydrant out of service for a while at Creekside School, and it was replaced last week.

2. Community Development Manager – Michelle Aniol

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

-) Planning Commission will consider an amendment for a site plan for UIS that will change the proposed addition to a standalone building.
-) I do not have a formal presentation on the Metro Act permit request, but I have a better understanding of their plans and will be talking to DTE about possible aerial installations.
-) Encore Theatre is planning an outdoor concert series outside on their property.

3. Board, Commission & Other Reports

None

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 Michigan Tax Tribunal has a filing from Dexter Shops, but we do not have the paperwork yet.
-) The City has received 50 copies of Dale Fisher's book and I am asking what we should do with them.
-) Pavement markings are ongoing. They are behind due to the weather.
-) We have had more comments about traffic speed and not stopping at stop signs. It is hard to do anything other than placing the electronic speed sign in the area of complaints.
-) We did receive the MERS actuarial. Our required payment did go up some.
-) I am still working on locating a meeting space for Council and Planning Commission. Virtual meetings will continue at least until the end of July.
-) Petitions for City Council elections are due by July 21, 2020, at 4 PM.
-) We have been working a lot on absentee ballots. Today we reached a count of 1400.
-) Mr. Breyer reported that the Attorney General's Office did not agree with the submitted language for the Charter Amendment. City Council may need to pass a resolution on the language and be certified to the County Clerk by August 11, 2020.

6. Mayor Report – Shawn Keough

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

-) Regarding the MERS Report, I remember what the balance used to be and we have built-up a good balance since then.
-) I met with a homeowner on Central Street which recently had a fire in one of three apartments, and conditions currently are not good. I am reaching out to this homeowner about repair issues with the property.
-) On June 10, 2020 there was a power outage which caused a lot of flickering downtown. We were told that a switch failed at the Diamond Station and needed to be replaced. The outage was not due to the removal of the Broad Street sub-station.
-) Karate classes are being held in Monument Park.
-) I spoke with a young lady, Georgia Frost, who submitted an application for a fund raiser for Black Lives Matter and I erred in not reading through it carefully. After giving her permission to hold this event thinking it was like previous Black Lives Matter protests, I have had to cancel her event.

7. Council Member Reports

- a. Paul Cousins – Council Member Cousins submits his report as per packet.
- b. Zach Michels - Council Member Michels submits his report as per packet

J. CONSENT AGENDA:

- 1. Consideration of: Bills and Payroll in the amount of \$633,983.17
- 2. Consideration of: Composting Agreement with Breuninger Land

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

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

Nays: None

Abstain: Michels

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 Text Amendments to Section 17.13 (Special Land Uses in the RD Research and Development District) of the Zoning Ordinance

Motion Cousins; support Bell pursuant to Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing, conducted by the Planning Commission on July 6, 2020, City Council moves to approve AP2019.20-12 Application for Zoning Ordinance Amendment, submitted by Northern United Brewing Company, LLC, for an amendment Section 17.03, Special Land Uses in the RD Research and Development District, sub-section F, Tasting Room, to add an outdoor eating area, as an accessory use to a tasting room, as recommended by the Planning Commission and cited herein.

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

Nays: None

Motion carries

2. Consideration of: Planning Commission Recommendation on Encore Theatre Conditional Rezoning Application – Request for Changes to Approved Conditional Rezoning Agreement

Motion Fisher; support Smith City Council moves to approve AP2019.20-09a CRZ Encore Theatre Conditional Rezoning Application – Request for Changes to Approved Conditional Rezoning (CRZ) Agreement, as recommended by the Planning Commission.

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

Nays: None

Motion carries

3. Consideration of: Tap Fee Clarification for 8099 Main and 8093 Main

Motion Smith; support Knight to accept staff’s interpretation of tap fees for 8193 Main Street and 8199 Main Street.

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

Nays: None

Motion carries

4. Item removed from the agenda.

5. Discussion of: Resolution to Accept Dexter Area Fire Department Needs Assessment as the Minimum Basis for Facility Needs

Council Member Michels brought this item to the attention of City Council that the Needs Assessment was not accepted by Council. Discussion followed with a request to bring this item back on the July 27, 2020 agenda.

6. Discussion of: Resolution to Accept Police/Sheriff Needs Assessment as the Minimum Basis for Facility Needs

Discussion followed with a request to bring this item back on the July 27, 2020 agenda.

7. Consideration of: Resolution to Designate Dexter Ann Arbor/Meadowview as the Location for the Police/Sheriff Facility

Motion Michels; support Knight to accept the Resolution to establish the location of the Police/Sheriff Facility at the intersection of Dexter-Ann Arbor Road and Meadowview with the addition of the word “property” following City-Owned in line 140.

Ayes: Cousins and Knight

Nays: Bell, Fisher, Michels, Smith and Keough

Motion fails

8. Consideration of: Approval of the Contract with Partners in Architecture for Architectural Design Services for the Fire/Police Facility

Motion Smith; support Michels to approve the contract with Partners in Architecture for Architectural Design Services for the Fire/Police Facility.

Council Member Smith withdrew the motion with the agreement of Council Member Michels. Council Member Smith requested that this item be placed on the July 27, 2020 agenda.

9. Discussion of: Resolution to Put a Millage Request on the November Ballot for Fire/Police Facility

In discussion the question was asked if there was any additional information needed for the ballot. City Manager Nicholls will check into project costs.

10. Discussion of: Resolution to accept the City Office Needs Assessment as the Minimum Basis for Facility Needs

Discussion revolved around the need for a minimum starting basis for the facility as needs have changed since becoming a City. This item was asked to be placed on the July 27, 2020 agenda.

11. Consideration of: Resolution to Designate 8140 Main as the Location for City Hall

Motion Michels; support Knight to accept the Resolution to designate 8140 Main as the location for City Hall.

Motion Michels; support Cousins to postpone the vote on the Resolution until the July 27, 2020 meeting.

Ayes: Bell, Michels and Fisher

Nays: Knight, Cousins, Smith and Keough

Motion fails

Original Motion: Motion Michels; support Knight to accept the Resolution to designate 8140 Main as the location for City Hall.

Ayes: Cousins, Knight and Michels

Nays: Fisher, Smith, Bell and Keough

Motion fails

12. Discussion of: Drafting of a Resolution for Submitting a Bond Proposal for City Facilities to be Place on the Ballot for November 3, 2020

This item is similar to New Business item L-9. ~~It was noted that previously Council voted not to combine all three facilities into a single vote.~~ Discussion followed.

13. Consideration of: Review and Approval of Distribution of RFQ for Construction Management Firms to be Part of the Fire Station Project

Motion Michels; support Smith to postpone the distribution of a RFQ for Construction Management Firms to be part of the Fire Station Project until the July 27, 2020 meeting.

Ayes: Smith, Cousins, Knight, Michels and Keough

Nays: Bell and Fisher

Motion carries

14. Consideration of: Change in the City's Paper of Record

Motion Michels; support Cousins to use M LIVE (Ann Arbor News) for the Paper of Record for publishing public information items.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS:

Smith	This evening when we were talking about a newspaper, I thought of New England and the Town Crier.
Knight	None.
Michels	I would like to request a copy from staff of those items that were requested to be carried over to the next meeting. In looking back, when some decisions were made, Council Members left the Council to campaign against issues. A reminder that when a decision has been made, we as Council Members should work together to support it.
Fisher	None.
Cousins	Sometimes when decisions are made they come back to haunt us. Previously when the Education Building at Dexter Methodist Church on Fourth Street was available, the City (Village at that time) could have had office facilities with twice the amount of space at a cost of \$400,000
Bell	None.
Gilbert	I am very grateful to serve as a student representative and look forward to future discussions.
Malek	None.

N. NON-ARRANGED PARTICIPATION:

Michelle Aniol, Community Development Manager, reported that Scio Township was supposed to have a public hearing on the zoning of property just outside of the City limits. However, they did not send notices and information to those residents that would be affected and will have to re-schedule the public hearing.

O. ADJOURNMENT

Motion Smith; support Fisher to adjourn the meeting at 8:41 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
City Clerk and Assistant to the City Manager

Approved for Filing: _____