

**THE CITY OF DEXTER  
REGULAR VIRTUAL CITY COUNCIL MEETING  
MONDAY, JULY 27, 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; Scott Munzel, City Attorney; Robert Smith, Dexter Area Fire Department Chief; David Gassen, Partners in Architecture; Carol Jones, Recording Secretary; residents and media.

**C. APPROVAL OF THE MINUTES:**

1. City Council Work Session – July 13, 2020
2. Regular City Council Meeting – July 13, 2020

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

- Page 1, *Add the Student Representatives to the Roll Call List* with I. Malek marked as absent.
- Page 1, Discussion of City Offices, Paragraph 1, make the following changes: delete the following sentence: *“Also mentioned was what assistance would be needed to move the Broad Street project along and preparing for Phase 3 with local landowners;”* and add the following to that paragraph:
  - *After discussion, staff was asked to assist with the following:*
    - What is the timeline and steps for Norfolk going forward?*
    - Is there a Brownfield Plan and how will it work?*
    - Could tax capture pay for remediation?*
    - What is the update on the purchase of adjoining property?*
    - Provide a quote regarding asbestos, phase 1, at 8140 Main Street.*
- Page 5, the last bullet item in the City Manager’s Report add the phrase *“and be certified by the County Clerk by”* following the word language (deleting the word “on”).

- Page 8, New Business item L-12, remove the following sentence: "It was noted that previously Council voted not to combine all three facilities into a single vote."

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

Nays: None

Motion carries

#### **D. PRE-ARRANGED PARTICIPATION:**

##### 1. Washtenaw County Sheriff Jerry Clayton

Sheriff Clayton addressed four initiatives of the Washtenaw County Sheriff's Department:

- 21<sup>st</sup> Century Policing Compliance Initiative and Commission
- Police Reform Academy
- WCSO Hiring Committee
- Director of Diversity, Equity and Inclusion

These initiatives focus not just on policing but also community health and focus on the culture of the organization; protocol on how we respond as an organization; and accountability and acknowledgement about behavior. Sheriff Clayton discussed the #8CantWait initiative. Discussion followed.

#### **E. APPROVAL OF THE AGENDA:**

Motion Cousins; support Bell to approve the agenda with the following change:

- Change the word *Facility* in Old Business Items K-4 to *Station Project*.

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

Nays: None

Motion carries

#### **F. PUBLIC HEARINGS:**

None

#### **G. NON-ARRANGED PARTICIPATION:**

Ryan Henyard of 3577 Shaw Court thanked Sheriff Clayton for his input especially having citizen input on hiring. Mr. Henyard gave a clarification on calls to defund the police. He stated that many who are protesting talk about defunding in concert with redirecting and reinvesting funds into other areas such as community health, supportive housing, and preventive health. He encouraged Council to take time to learn more about what is happening.

Jim McCargar of 3580 Hudson Street spoke of the Memorial Service on television today honoring Congressman John Lewis and Mr. McCargar repeated a quote of his. Mr. McCargar also thanked Sheriff Clayton for his presentation and discussion. He would like to see someone from #8CantWait participate in the Police Reform Academy. He stated that he does not favor defunding police to zero, but to redirecting funding.

Cole Miller of 7654 Forest Street stated that he appreciated Sheriff Clayton's initiative to be proactive. Mr. Miller commented on the proposed Conflict of Interest Ordinance and questioned the randomness of Council Member's votes. Mr. Miller also noted that in the Partners in Architecture Design, the word sheriff is misspelled.

Wendy Carty-Saxon of 2926 Marshall Street and Avalon Housing was present in the audience to answer any questions from Council regarding the agenda item on Avalon's request to amend the option agreement.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Press Release from Washtenaw County Regarding Possible November Millage Request

## **I. REPORTS:**

1. Finance Director/Treasurer/Assessor – Marie Sherry

Ms. Sherry submits her written report as per packet. Ms. Sherry gave the following update:

- Our part-time Assessing Assistant, MingChen Zhao, is doing a fabulous job and we will have Dexter Crossing completely done in the next several weeks.

2. Public Services Superintendent – Dan Schlaff

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

- Grand and Hudson projects received their base and wearing coat. Today the manholes were brought up to grade and the final paving will be put down on Wednesday.
- Steve DeWolfe was on site on Forest at the end of last week and will be back to complete. Residents are pleased with the work so far.
- We met with three companies regarding the sewer manhole on Dexter Chelsea Road, but only one submitted a bid. Originally it was to be a two day project, but turned into a three day project. The work is now done and the manhole is sealed.

3. Community Development Manager – Michelle Aniol

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

- The owner of 3075 Baker Road reported that she is still going ahead with the project for that location. Covid-19 has impacted both her and her husband's businesses.
- I have heard that a letter of intent has been signed by Dollar Tree on the old Redline space.
- Earlier this year there was an application for a Metro Act permit and the request was denied due to the lack of information in the application. They

have reached out again but have not officially applied for a permit. They do know what it will take to have the plan approved.

- Last year we signed an agreement with Doug Weber on a work session about 5G. I am working out a time and date for a virtual session.
- Staff did send out a request for information from Norfolk Housing on the Brownfield and purchasing additional properties. We did receive communications back that they are still interested in the project.

#### 4. Board, Commission & Other Reports

Washtenaw County Sheriff – June Written Report provided in Packet

Western Washtenaw Area Value Express - WAVE Representative Paul Cousins  
Mr. Cousins reported that the meeting scheduled for tomorrow has been cancelled.

Huron River Watershed Council – Paul Cousins  
Mr. Cousins reported that the Watershed Council will be going ahead with Suds on the River in a modified way.

#### 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:

- The allowance for online meetings order has been extended through the Governor's State of Emergency orders.
- I will be doing a webinar on water bill assistance in communities.
- Next week is the election. The Counting Board will be in the office all day on Tuesday and staff will be working from home. So far we have received 700 of 1500 absentee ballots.
- DTE will be doing tree trimming in the area.
- We have 50 copies of the Dale Fisher book in the office. Retail cost is \$65 and we need to decide what to do with these books.
- The sidewalk project on the Consent Agenda will take place in August and September.
- We have the opportunity to host [in a document shredding event](#) in the community and could check with Dexter Schools as a partner for this project.
- The Community Garden area has been mowed and it looks good.
- I met with DTE virtually regarding MI Green Power. Dexter does not have a space to build a solar field but we could buy into the DTE carbon neutrality project.

#### 7. Mayor Report – Shawn Keough

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

- I included communications about a Park Use Permit for the Dexter Lions in my report.
- There was a small agenda at the DDA meeting this month which included the re-election of officers – Doug Finn, Chairman; Don Darnell, Vice Chairman; Mike Fitzpatrick, Treasurer; and Carol Jones, Secretary. Lately attendance at the meetings is often light and I may need to make some changes.
- Wear your masks.
- I was excited to have Sheriff Clayton attend our meeting tonight.

## 8. 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  
Mr. Michels noted that the large signs on Dexter-Ann Arbor Road are 33% smaller than allowed.

## **J. CONSENT AGENDA:**

1. Consideration of: Bills and Payroll in the amount of \$639,114.33
2. Consideration of: Sidewalk Project Bid Award to JB Contracting for an Amount Not to Exceed \$60,000
3. Consideration of: Additional Work on Grand Street for Not to Exceed \$10,000
4. Consideration of: Commission Appointment  
[Parks and Recreation Commission – Jake Young](#)

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

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

Nays: None

Abstain: Michels

Motion carries

## **K. OLD BUSINESS-Consideration and Discussion of:**

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

Motion Michels; support Knight to approve the Resolution to accept the Fire Station Needs Assessment as the minimum basis for facility needs.

Ayes: Cousins, Michels and Knight

Nays: Bell, Fisher, Smith and Keough

Motion fails

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

Motion Michels; support Cousins to approve the Resolution to accept the Police/Sheriff Needs Assessment as the minimum basis for facility needs.

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

3. Consideration of: Resolution to Accept the City Office Needs Assessment as the Minimum Basis for Facility Needs.

Motion Michels; support Knight to approve the Resolution to accept the City Office Needs Assessment as the minimum basis for facility needs.

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

4. Consideration of: Approval of the Contract with Partners in Architecture for Architectural Design Services for the Fire Station Project

Motion Michels; support Cousins to postpone action indefinitely on contract approval with Partners in Architecture.

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

5. 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 consider a motion carried over from the July 13, 2020 meeting and postpone action until the first meeting in September after the educator's seminar.

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

#### **L. NEW BUSINESS-Consideration and Discussion of:**

1. Consideration of: Avalon Request to Amend Option Agreement

Motion Smith; support Fisher to approve the Avalon Option Agreement Modification.

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

2. Consideration of: Resolution to Adopt Charter Amendment Language

Motion Michels; support Smith to approve the Resolution to adopt Charter Amendment Language, with ballot language reading as follows:

A proposal to amend the Dexter City Charter Section 13.05 Restrictions on powers to sell or lease property.

Should Section 13.05 of the Dexter City Charter be amended such that 1) the requirement for approval by 2/3 of City Council and a Majority of City electors apply to the sale of any public property (including all real or personal property and equipment); 2) which approval must occur before closing on the sale of that property; and 3) any leasing of public property for more than 3 years is subject to referendum?

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

Nays: None

Motion carries

3. Consideration of: November 2020 Facility Millage Options

There was no motion made and no vote was taken.

4. Discussion of: Conflict of Interest Ordinance

Ms. Nicholls reviewed the steps for a Conflict of Interest Ordinance of holding a public hearing prior to adoption. This ordinance is required by the City Charter and there was not such an ordinance when Dexter was a Village. It was suggested that Committees, Boards and Commissions in Dexter review the ordinance prior to setting the public hearing.

5. Discussion of: Park Use Permits

Discussion followed on how Park Use Permits will be reviewed and handled. Moving forward it was suggested that a written policy on park use be put in place.

**M. COUNCIL COMMENTS:**

- Fisher None.
- Bell None.
- Michels Has there been any conversations about Covid testing on the sewer/wastewater? This is something to look into as I feel it will continue to get worse this winter. (Mr. Bell spoke of having some information on the topic.) An idea on how to continue outdoor seating into the fall is to use plastic pods with heaters.
- Smith None.
- Knight None.
- Cousins Thank you to the DPW for taking down the dead tree. The Huron River Watershed Council has discussed and is looking at studies on potential liability from sludge spread on land. (Currently Dexter does not have a high level of PFAS in the sludge.) I met with Alex Gilbert over breakfast to discuss City Council and arranged a tour of the Fire Station.

Gilbert Thank you Mr. Cousins for meeting with me. I was shocked to see what condition the Fire Station was in. (Question asked of Alex about school in the fall). School would be online if it does not open. An announcement will be coming soon.

Malek This meeting was extremely interesting, especially Sheriff Clayton's presentation. (Question asked of Ms. Malek about school in the fall) I don't think we will be going back yet.

**N. NON-ARRANGED PARTICIPATION:**

Cole Miller of 7654 Forest Street stated that he feels that in the Conflict of Interest Ordinance, the voting process in meetings should be mentioned.

**O. ADJOURNMENT**

Motion Smith; support Knight 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: \_\_\_\_\_