

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, AUGUST 24, 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 - ab	J. Knight - ab
Z. Michels	J. Smith

Student Representatives:

A. Gilbert
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; [Carol Jones, Recording Secretary](#); Scott Munzel, City Attorney; Marcus McNamara, OHM; residents and media.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – August 10, 2020

Motion Smith; support Cousins to approve the minutes of the August 10, 2020 Regular City Council Meeting as presented.

Ayes: Smith, Cousins, Bell, Michels and Keough

Nays: None

Absent: Knight and Fisher

Motion carries

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Smith; support Bell to approve the agenda as presented.

Ayes: Bell, Michels, Cousins, Smith and Keough

Nays: None

Absent: Knight and Fisher

Motion carries

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

Jamie Griffin of 463 Preston Circle and Treasurer of the Dexter Citizens for Responsible Government spoke of the petition submitted to City Council regarding the sale of a portion of 7651 Dan Hoey Road and to request a referendum vote on this sale by the voters. Ms. Griffin addressed the resolution to take no action on the Ordinance #2020-04 petition. Ms. Griffin also spoke of the limited time frame between the approval of the ordinance and the deadline period for referendum action.

Ryan Henyard of 3577 Shaw Court spoke regarding the proposed resolution and the actions against Avalon Housing. Mr. Henyard states that he does support the sale of property and feels that the City has been upfront in their work with Avalon. He also feels that the proposed referendum would be tying up the City's hands in the future. Mr. Henyard stated that this project has gone through numerous hearings and discussions and he has not found any of his neighbors that oppose the Avalon development.

Mike Penn of 3389 Broad and Jordan Sorkin of 3365 Broad spoke of the vacant land and alley behind their properties on Broad Street which Ms. Aniol, Community Development Manager, addressed in her report to Council. Both Mr. Penn and Mr. Sorkin felt that they would like to see this property put to its best use.

Wendy Carty-Saxon, Director of Real Estate Development for Avalon Housing spoke about the legal sale of the Dan Hoey Road property, and after the sale was closed and recorded with the County, the City cannot take the property back.

Todd Austin of 3594 Ryan Drive supports comments and thoughts of his neighbor Ryan Henyard and feels that the City has done a good job of informing residents of the Avalon development.

H. COMMUNICATIONS:

1. Upcoming Meeting List

Council Member Cousins reported that the Dexter Area Chamber of Commerce meeting will always be held on the last Monday of the month.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- Our new DPW hire, Jacob Donner, started work today.
- Streets Foreman, Kurt Augustine, and I will be meeting with the contractor on Wednesday for the 2020 Sidewalk Replacement Project.

- I am putting together a preliminary punch list for the Grand Street/Hudson Street project.
- The Forest Street Project was completed by DeWolfe today with the laying of stone. There are some issues of water running down the street that need to be looked at.
- Last week Thursday, asphalt was laid on the Mill Creek Path. The contractor will be back this week on Thursday to finish the asphalt.

2. Community Development Manager – Michelle Aniol

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

- In my report there are three options listed for the development of a Social District in the Downtown and I am looking for Council's feedback. Discussion followed, which included getting business's comments, the timeline for this district, and the locations.
- There will be a Public Hearing on Short-term Rentals (STR) at the September 8, 2020 Planning Commission Meeting.
- If you have any questions on the Broad Street Road and alley vacation request, please let me know.
- Staff has received a request for an accessory dwelling unit land use on property located on Broad Street. This will go to Planning Commission for decision on whether to fast track the request or proceed with the accessory dwelling issue along with the zoning ordinance process.

3. Board, Commission & Other Reports

Washtenaw County Sheriff – July Written Report included in packet

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:

- I have a request from Ron Raiford from the Dexter Lions Club if the City would allow scarecrows to be displayed (but not made) in Monument Park.
- The Plein Air Festival occurred last week and the paintings for online sale should be up in the next week or two.
- The City has a couple of items up for auction sale – a truck and 16 tear drop light fixtures.
- I recently [as a shared with](#) Council an educational video on chipping and I am excited to use this means of communication to residents.
- I am happy to see residents coming in for voter registration and absentee ballots.
- Currently there have been a total of 84 cases of Covid in the Dexter zip code area with many reported recently.

- Information on the Third Street Project is included in the packet. The design plans will be submitted shortly, and we are looking to bid this in February or March of 2021 with the project starting in July of 2021.
- I hope to have the final review of the DTE property so that the land swap can be completed.

6. Mayor Report – Shawn Keough

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

- I would like to wish everybody a Happy Labor Day.

7. Council Member Reports

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

J. CONSENT AGENDA:

1. Consideration of: Bills and Payroll in the amount of \$732,671.54

Motion Bell; support Smith to approve item 1 of the Consent Agenda.

Ayes: Smith, Cousins, Bell and Keough

Nays: None

Absent: Fisher and Knight

Abstain: Michels

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Resolution Regarding Submitted Petitions Seeking Repeal or Referendum of Ordinance #2020-04, Land Ordinance – 7651 Dan Hoey Rd.

Motion Cousins; support Bell to adopt the Resolution regarding submitted petitions seeking repeal of referendum of Ordinance #2020-04, Land Ordinance – 7651 Dan Hoey Road with the addition of the wording in the first WHEREAS following Avalon (the Sales Agreement) “*and its affiliated assignees*”.

Motion Michels; support Cousins to amend the Resolution and add the following before the last WHEREAS:

“WHEREAS, Ordinance #2020-04 was administrative in nature; and WHEREAS, administrative ordinances are not eligible for repeal by a referendum; and”

Ayes: Smith, Bell, Cousins, Michels and Keough

Nays: None

Absent: Fisher and Knight

Motion carries

Amended original motion:

Motion Cousins; support Bell to adopt the Resolution regarding submitted petitions seeking repeal of referendum of Ordinance #2020-04, Land Ordinance – 7651 Dan Hoey Road with the addition of the wording in the first WHEREAS following Avalon (the Sales Agreement) “*and its affiliated assignees*”; and the addition of the following before the last WHEREAS:

“WHEREAS, Ordinance #2020-04 was administrative in nature; and WHEREAS, administrative ordinances are not eligible for repeal by a referendum; and”.

Ayes: Bell, Cousins, Smith, Michels and Keough

Nays: None

Absent: Fisher and Knight

Motion carries

M. COUNCIL COMMENTS:

Smith	None.
Cousins	On September 1, 2020 I will be another year older and on September 3, 2020, Pat and I will celebrate 60 years of marriage.
Bell	None.
Gilbert	None.
Michels	Our City Charter does not have an amendment as to the length of time that items can be appealed. My recent calculations show that we will probably not have a City Office for 4-5 years. Dexter Crossing mall has space available and we may want to look into this for temporary office and meeting space.
Fisher	Absent
Knight	Absent
Malek	Absent

N. NON-ARRANGED PARTICIPATION:

Brent Griffin of 463 Preston Circle spoke of the modified resolution that the ordinance referenced is administrative in nature. He stated that Council has violated the City Charter and that all ordinances are legislative and eligible for referendum.

Robert Murphy of 3713 Bristol Drive, gave a reminder for those running for Council Elections, that it has been 18 years that he has been here, and has not seen any progress on Bristol Drive or Kingsley Circle. Both are getting bad. Have a good evening.

O. ADJOURNMENT

Motion Cousins; support Bell to adjourn the meeting at 7:14 PM.

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

Respectfully submitted,

Justin Breyer

City Clerk and Assistant to the City Manager

Approved for Filing: _____