

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, SEPTEMBER 14, 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 City Planner; Carol Jones, Recording Secretary; residents; and media.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – August 24, 2020

Motion Smith; support Knight to approve the minutes of the August 24, 2020 Regular City Council Meeting with the following correction:

Page 3, I-5, Community Manager Report, Bullet Point 4, replace “*as a*” with “*shared with*”.

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

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

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

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

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

None

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Letter from Former Charter Commissioners re: Charter Amendment Ballot Proposal

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- The grass is growing and the asphalt has been repaired at the Hudson Street/Grand Street project. I have given the contractor a punch list, but I haven't heard when they will be back to work on the list.
- The concrete contractor may have all of their work done by the end of this week or the beginning of next week. There still is restoration and a walk through to do on the concrete project.
- On the Forest Street project, the grass is showing good growth. I have heard positive comments from the residents on the work done by DeWolfe.
- OHM received a call from Granger regarding the Dexter School utilities project on Dan Hoey Road and finishing the punch list.
- Summer's over and we will be flushing the hydrants in the next few weeks.
- I have a number of preventative maintenance projects to bring before Council in the next month that were budgeted for – the high service pumps at the filter plant, pull a well at Ryan Drive for inspection and cleaning, changing a transfer switch at the Ryan Drive Well House and preventative maintenance of the sludge pumps at the Wastewater Treatment Plant.

2. Community Development Manager – Michelle Aniol

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

- Every tree taken down on Grand Street will be replaced over the next few weeks.
- I have been able to refine and clarify information on social districts for the City of Dexter. There are two possible arrangements for the districts which will help businesses develop these areas. I am looking for direction from City Council. Discussion followed.

- Planning Commission has been working on Zoning Ordinance Text Amendments for Short-Term Rentals, Vacation Rental Housing and Bed & Breakfast Inns and they have recommended approval to City Council.

3. Board, Commission & Other Reports

Dexter Area Chamber of Commerce – Paul Cousins

The Dexter Area Chamber of Commerce and the Dexter Rotary will hold a Golf Outing this coming Thursday at Hudson Mills and it does conflict with the Open House at the Industrial Park.

WAVE – Paul Cousins

The WAVE Board has hired Julia Roberts as their new Executive Director.

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 closing on the DTE properties is moving forward.
- We are working on developing an on-call landscaping bid for next year that will help the City to keep up with landscaping needs.
- There will need to be a Budget Amendment to pay the bills on the Central Street project as many are from last fiscal year.
- Staff is working on parking lot signage for the Mill Creek Park Trail at Creekside.
- Over 1800 voters in the City have requested absentee ballots.
- We are proposing Hotel Hickman's lease be renewed at its current rate.
- The new signal has been installed at Baker and Main Streets.
- A newsletter will be going out soon.

6. Mayor Report – Shawn Keough

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

- I found out that Scott Stewart will be stepping down from the Planning Commission, and I will be looking for a replacement for Mr. Stewart.
- The next date for contract negotiations for the Dexter Area Fire Department will take place tomorrow.

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 \$802,319.20
2. Consideration of: Setting a Public Hearing for the Conflict of Interest Ordinance

on October 12, 2020

3. Consideration of: Acceptance of High Bids for Sale of Truck and Lights
4. Consideration of: Purchase of RTV from Bouillon Sales for not to exceed \$32,200

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

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Request for Tap Fee Payment Deferral from Chela's Restaurant - 7065 Dexter-Ann Arbor Road

Motion Smith; support Bell to approve the request from Chela's Restaurant, located at 7065 Dexter-Ann Arbor Road, to defer the incremental tap fee payment for a 6 month period with the option of extending the deferral for another six months.

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

Nays: None

Motion carries

2. Consideration of: Metro Act Permit Application from Zayo Group LLC

Motion Michels; support Bell based on the information provided by the applicant, staff and the city attorney, and reflected in the minutes of this meeting, the City Council moves to approve the Zayo Group, LLC METRO Act Permit Application, dated August 6, 2020, received August 11, 2020, METRO Act Bilateral Form Right-of-Way Telecommunications Permit, dated August 6, 2020, received August 11, 2020, Engineering Plans, revision dated August 18, 2020 and received August 25, 2020, pursuant to PA 48 of 2002 (the "METRO Act"), as amended, and subject to the following conditions:

1. Applicant shall submit a revised Certificate of Liability that provides Railroad Protection coverage.
2. Applicant shall provide Liability insurance for sudden and accidental environmental contamination with minimum limits of Five Hundred Thousand Dollars (\$500,000) and providing coverage for claims discovered within three (3) years after the term of the policy.
3. Applicant shall submit an Irrevocable Standby Letter of Credit, in an amount equal to 50% of the cost of installing fiber optic cable in those portions of the City of Dexter public right-of-way, as identified on Exhibit A, received September 10,

2020. The amount of the Irrevocable Standby Letter of Credit shall be based on a sealed engineer's itemized estimate.

4. Applicant shall revise the Bilateral Permit Form, Section 12.1 Notices, subsection 12.1 to identify that a copy of all Notices shall be sent to the City Attorney:

Dykema
Attn: Stephen R. Estey
39577 Woodward Avenue, Suite 300
Bloomfield Hills, Michigan 48304

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

3. Consideration of: Resolution Regarding Dexter City Charter Amendment Ballot Proposal

Motion Smith; support Bell to adopt a resolution that the Dexter City Council does not support the passage of the proposed City Charter Amendment to be submitted to the electors of the City of Dexter at the November 3, 2020 General Election.

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

M. COUNCIL COMMENTS:

Gilbert	None.
Malek	None.
Fisher	None.
Knight	I walked the new Park Trail and it is absolutely fabulous. There was a pretty serious sewer back-up at 150 Jeffords that came into the garage area and it is getting resolved; my neighbors who live at each end of the building have street lights that shine into their residences; and the condo residents at 150 Jeffords are talking about forming their own HOA and will be asking assistance from the City to do so.
Smith	None.
Cousins	I am happy to report that my pool repairs are finished and that God has seen to bring cold weather so that we can't use it this year.
Michels	In the future when the City replaces street lights, we need to have them directed down instead of upward. I would like to explain my position with CWA. Their participation with the City was before my living in the City and my job with them was facilitated by a third party who did the hiring.
Bell	None.

N. NON-ARRANGED PARTICIPATION:

None

O. ADJOURNMENT

Motion Cousins; support Knight to adjourn the meeting at 7:28 PM.

Unanimous voice vote approval

Respectfully submitted,

Justin Breyer

City Clerk and Assistant to the City Manager

Approved for Filing: _____