

**THE CITY OF DEXTER
SPECIAL VIRTUAL CITY COUNCIL MEETING
MONDAY, OCTOBER 19, 2020**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 6:03 PM by Mayor Keough held via an online Zoom conference call permitted by State of Michigan law.

B. ROLL CALL:

Scott Bell – Present remotely in the City of Dexter, Michigan.
Paul Cousins – Present remotely in the City of Dexter, Michigan.
Donna Fisher – Present remotely in the City of Dexter, Michigan.
Julie Knight – Present remotely in the City of Dexter, Michigan.
Zach Michels – Present remotely in the City of Dexter, Michigan.
James Smith – Present remotely in the City of Dexter, Michigan.
Student Representatives:

Alex Gilbert – Present remotely in ~~Dexter~~ Webster Township, Michigan.
Isabella Malek – Present (Arrived remotely at 6:30 PM.)
Shawn Keough – Present remotely in the City of Auburn, New York.

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; Scott Munzell, City Attorney; Patrick Droze, OHM; Robert Smith, Dexter Area Fire Chief; residents; and media.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – September 28, 2020

Motion Smith; support Knight to approve the minutes of the September 28, 2020 Regular City Council Meeting as presented.

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

D. PRE-ARRANGED PARTICIPATION:

Ann Arbor SPARK - Jennifer Olmstead Postponed

E. APPROVAL OF THE AGENDA:

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

- Amend item I-7 moving Council Member Michels report to Communications and removing Council Member Cousins report.
- Add item J-5, Setting a Public Hearing for the Conflict of Interest Ordinance, to the Consent Agenda.

- Remove New Business Items L-1, Resolution to Continue to Provide a Space for the Dexter Area Fire Department, and L-2, Setting a Public Hearing for October 26, 2020 to Consider an Ordinance to Convey Property to the Dexter Downtown Authority.
- Move New Business Item L-6, Resolution to establish Social Districts to the October 26, 2020 Council Meeting.

Ayes: Bell, Smith, Fisher and Keough

Nays: Cousins, Michels and Knight

Motion carries

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

Jamie Griffin of 463 Preston Circle spoke about the Public Hearing that was proposed for the canceled October 12, 2020 City Council meeting. Ms. Griffin read a letter that was sent to Council Members from her about a perceived conflict of interest matter involving City Manager Courtney Nicholls and Faith in Action.

Stephanie Henyard of 3577 Shaw Court spoke of living in Dexter for seven years and that she has been impressed by the professionalism of the staff and City Council. Ms. Henyard also requested that the City continue with Zoom meetings when public meetings are able to resume.

Cole Miller of 7654 Forest Street thanked Ms. Nicholls for her work in the City. Mr. Miller stated that he felt that those against the land deal with Avalon and Faith in Action impugn the City. He also felt that there are some issues with parking and residency that may not make Short Term Rentals a possibility.

H. COMMUNICATIONS:

1. Upcoming Meeting List
Council Member Smith updated the Meeting Calendar reporting that the DAFD Board will meet on October 22, 2020; the ACH Virtual Storytelling Event is cancelled, and the October City Council meeting will be at 6 PM and not 7 PM.
2. Council Member Report – Zach Michels
Council Member Michels reviewed his visits to Fire Stations in Hartland Township, Brighton, and Brandon.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- Hydrant flushing will take place in Westridge and The Cedars this week and this will complete the winterizing of hydrants.
- There was a water main break around 5 pm at Grand Street & Baker Road coming from a 2-inch galvanized pipe from an abandoned line. It was fixed the next day.
- Last week we started sewer cleaning and there is one more day left for the preventive maintenance on sewer mains.

2. Community Development Manager – Michelle Aniol

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

- The Med Hub building at 3515 Broad Street is being marketed for sale or lease by Swisher Commercial.
- Erratic Ale has submitted expanded outdoor seating and food truck permits. These permits have been approved.
- White Tail Farms has had two locations: one on Broad Street and the other on Grand Street. They will be consolidating to the Grand Street location and Rogue Studio 22 out of Ann Arbor will take over the Broad Street space.
- The Red Brick building has been purchased by Main Street Equities with commercial on the first floor and residential on the second floor. Commercial businesses mentioned for the first floor are Howard Hanna and Dexter Embroidery.
- There has been an application submitted for 3268 Central Street for demolition, but no plans for construction.
- Planning Commission is working on the update of the Zoning Ordinance. There will be a joint meeting with Council along with the ZBA and possibly the Housing Task Force.

3. Board, Commission & Other Reports

Chelsea Area Planning Team/Dexter Area Regional Team

Meeting Minutes were included in the packet. Council Member Michels reported on the September 17, 2020 meeting.

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 health care renewal came in at a rate increase of 4.4% and it should not impact the budget.
- The City will purchase a trailer to house the election equipment at a cost of \$3500.
- The Michigan Court of Appeals decided that ballots need to be into the City Office by 8 PM election night and not by postmark date.
- Received invoices from Dexter Schools to reconnect the sewer lines.

- We continue to work on the property closing on Broad Street with DTE. This property will be put into the name of the DDA.
- Mr. Breyer has been appearing regularly on the Lucy Ann Lance Show.
- 2021 Calendars from the Huron River Watershed Council have been mailed.
- The Dexter District Library is back open.
- There will be additional crack sealing on streets depending on the weather.
- We are working on the relocation of the Community Garden on Dan Hoey Road.
- The City has received a demand letter regarding a hydraulic fluid spill from Waste Management on their grounds and a request for payment for repairs.
- Sheriff Clayton has reported that Deputies will be going back to 8-hour shifts from the 12-hour shifts they were on. Sheriff Clayton also stated that following this year's election he will not be seeking another term and will be working with him on a contract extension.

6. Mayor Report – Shawn Keough

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

- In the packet there is a Proclamation for Fire Prevention Week from October 4-10, 2020.
- On the Consent Agenda, I have recommended that Chet Hill fill the open Planning Commission position.
- Neither the DDA nor DAFD were able to meet last week. DAFD will be meeting this Thursday and Chief Smith has prepared a draft budget for the meeting.
- I am going to miss having Ms. Nicholls as our City Manager. She and the staff are dedicated to this community. She took on the role as Manager in 2014. I thank her for all of her hard work.

7. Council Member Reports

J. CONSENT AGENDA:

1. Consideration of: Bills and Payroll in the amount of \$144,226.55
2. Consideration of: Appointment of Chet Hill to Planning Commission
3. Consideration of: Quote from Raymer for Preventative Maintenance on Well 2 for not to exceed \$11,000
4. Consideration of: Setting a Public Hearing on November 9, 2020 for the Renewal of the Lease with Hotel Hickman for 8050 Main
5. Consideration of: Setting a Public Hearing for November 23, 2020 for the Conflict of Interest Ordinance

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. Removed
2. Removed
3. Consideration of: 2020/2021 Ice Rink

Motion Fisher; support Smith to not erect the Ice Rink in 2020/2021 due to Covid-19 concerns.

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

4. Consideration of: Resolution to Dedicate Roadway

Motion Smith; support Bell to approve the Resolution to Accept the Road Certification of Dexter Ann Arbor Road from Dan Hoey Road to the City Limits as amended.

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

5. Consideration of: Planning Commission Recommendation to Approve Text Amendments to the Zoning Ordinance regarding Short Term Rentals and Bed and Breakfasts

Motion Smith; support Fisher pursuant to Section 23.06 of the City of Dexter Zoning Ordinance, the Planning Commission's recommendations, and input received during the public hearing conducted by the Planning Commission on September 8, 2020, City Council moves to approve AP2020.21-02 Short Term Rental and Bed and Breakfast Zoning Ordinance Text Amendments as provided in the October 19, 2020 City Council meeting packet.

Motion Michels; support Fisher to postpone action on amendments to the Zoning Ordinance regarding Short Term Rentals and Bed and Breakfasts until the November 9, 2020 meeting to allow staff to check all references in the document.

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

7. Consideration of: City Office/Meeting Room Space

Motion Michels; support Smith to postpone action on City Office/Meeting Room Space until the October 26, 2020 meeting.

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

Nays: None

Motion carries

8. Consideration of: Resignation Letter from City Manager Courtney Nicholls

Motion Smith; support Fisher with sincere regret and best wishes for her future endeavor in municipal government, motion to accept the resignation of Courtney Nicholls, our Village and City Manager for the past 13 years. We appreciate your service as Manager and all the ways you have contributed to our community.

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

Nays: None

Motion carries

9. Discussion of: City Manager Next Steps

Discussion proceeded around process to follow for filling the City Manager position and which included an exit interview, job description, contacting the Michigan Municipal League, and planning for an Interim Manager.

M. COUNCIL COMMENTS:

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| Malek | On October 22, 23, 24 and 25 of 2020, the Dexter Drama Club will present their online production of Sherwood – The Adventures of Robin Hood. |
| Gilbert | None. |
| Knight | Ms. Nicholls will be greatly missed and I think the entire community will miss her. |
| Cousins | Reflecting back on the discussion regarding Council Member Reports, do we now wait until the end of the meeting when people have left the meeting. The intent of the reports should be just a report and not an opinion. |
| Fisher | Maybe the title should be changed to Mayor’s Letter from mayor’s Report. I commend Mr. Michels for his reporting on his visits to fire stations. |
| Michels | Was the posting of this meeting at the City Office done more than 18 hours prior to the meeting? (Yes) From a Fire Webinar I attended, it is recommended to have one acre for every 5000 feet of station space. Costs are escalating for building a fire station. In 2017 costs rose 22% over the previous year, in 2018 they rose 20%, in 2019 they rose 8% and costs are unsure for 2020. Do we have safety procedures in place for our polling places? (Yes) I will be submitting a resolution to continue to provide a space for DAFD in the City. |
| Smith | The motion to remove reports was for tonight’s meeting, but does not prevent other reports. I would like to have a further discussion on this topic at an Organizational Meeting. |

Bell None.

N. NON-ARRANGED PARTICIPATION:

Marie Sherry, Treasurer/Assessor/Finance Director; Justin Breyer, City Clerk and Assistant to the City Manager; Michelle Aniol, Community Development Manager; and Dan Schlaff, Public Services Superintendent all spoke about working with Ms. Nicholls and felt that she was a hard worker, a team builder and they could have not worked for a better City Manager.

O. ADJOURNMENT

Motion Smith; support Knight to adjourn the meeting at 8:36 PM.

Unanimous voice vote approval

Respectfully submitted,

Justin Breyer

City Clerk and Assistant to the City Manager

Approved for Filing: _____