

**THE CITY OF DEXTER  
REGULAR VIRTUAL CITY COUNCIL MEETING  
MONDAY, OCTOBER 26, 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 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 Webster Township, Michigan.  
Isabella Malek – Present remotely in the City of Dexter, Michigan at 6:10 PM.  
Shawn Keough – Present remotely in the City of Dexter, Michigan.

Also attending remotely 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 Munzel, City Attorney; Robert Smith, Dexter Area Fire Chief; residents; and media.

**C. APPROVAL OF THE MINUTES:**

None

**D. PRE-ARRANGED PARTICIPATION:**

1. Norfolk Development – Sean Lefere  
Mr. Lefere announced that Norfolk Development will be going forward on planning of Building 3 and are currently working on the drawings with the architect and engineers. They hope to have the site plan ready for approval in February of 2021. They are working on finalizing the purchase of 2 adjoining properties. The building will have the first floor as retail and the second as commercial/office/residential. Mr. Lefere also mentioned that Norfolk can move forward with the building whether the City has an interest in the office space or not. Discussion followed.
2. Ann Arbor SPARK - Jennifer Olmstead  
Ms. Olmstead provided information on how Ann Arbor SPARK has been helping local businesses during the COVID Pandemic with three different grant programs and disbursing 4.6 million dollars. Twenty businesses in Dexter received grants from \$2,000 to \$10,000 and over 40 businesses received funds in the PPP (Payroll Protection Program). Ms. Olmstead also

mentioned that she had participated in the ground breaking of the new building for UIS.

**E. APPROVAL OF THE AGENDA:**

Motion Smith; support Bell to approve the agenda as presented

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

Nays: None

Motion carries

**F. PUBLIC HEARINGS:**

Water and Sewer Ordinance Amendments

Mayor Keough opened the Public Hearing on the Water and Sewer Ordinance Amendments at 6:30 PM.

James McCargar of 3580 Hudson Street spoke about having two water meters one of which is for watering the garden. He would like to find a way to “hibernate” the second meter when it is not in use during the winter months but he realizes that this would probably add more cost across the board.

Ms. Nichols reviewed the major changes that occurred when the phosphorus level was lowered and the need to coordinate language in the ordinances.

Mayor Keough closed the Public Hearing at 6:35 PM. Final Adoption will be considered in November 2020

**G. NON-ARRANGED PARTICIPATION:**

James McCargar of 3580 Hudson Street spoke of a letter included in the meeting packet from a neighbor. He commented on the need for affordable housing in Dexter and the reference to signing the petition for the Charter Amendment vote that was mentioned by the letter writer. Mr. McCargar also remarked on the comments made by Ms. Griffin against the City Manager Nicholls at the October 19, 2020 Special Council Meeting. Mr. McCargar recognized Ms. Nicholls for her work in and for the City of Dexter.

Paul Cousins of 7648 Forest Street recited a story from his teaching days about starfish and how they are able to regenerate themselves referring back to the previous Council meeting and removal and change of placement of Council Member items on the agenda. He noted that are various points in the agenda that oral as well as written reports could be presented.

**H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Letter from Louis Ceriani

**I. REPORTS:**

1. Treasurer/Finance Director/Assessor – Marie Sherry

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

- I am proud to announce that we are almost 73% funded in OPEB.
- The City will be going live with Invoice Cloud on November 9, 2020.

2. Public Services Superintendent – Dan Schlaff

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

- Leaf pickup is going well and the leaves have been falling due to the rain and frost.
- The winterizing of the hydrants was completed last week.
- Winterizing on the sewers and lift station was also completed last week.

3. Community Development Manager – Michelle Aniol

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

- In my report, those items in blue are links to online resources.
- Shear Bliss Salon which is currently on the second floor over Artistica will be relocating to 3219 Broad Street formerly the space occupied by Nogginz.
- We will have a 14 foot Christmas tree in Monument Park this year.

4. Board, Commission & Other Reports

None

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:

- 2149 ballots have been issued to date for the November election with 1707 being returned for a 61% return rate. City Offices will be open on Saturday from 9 AM - 5 PM and Monday until 4 PM to obtain an absentee ballot or turn one in.
- For people who have a ballot but want to vote at the precinct, we are asking that they surrender their ballot at the City Office before going to the precinct.
- WATS placed a counter on the new trail from October 12, 2020 to October 23, 2020. The count averaged 412 during the week and 729 on the weekend.
- The City did receive a park permit request from the Dexter Chamber of Commerce for the Ice Sculpture event in January. They did mention having carving demonstrations, but they will be steered away from such demonstrations in the park.
- I have included in the packet a five year map for tree trimming that will be an organized schedule for the future.

## 7. Mayor Report – Shawn Keough

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

- A special DDA meeting was held on Thursday, October 22, 2020 where they passed a resolution to accept the assignment of the DTE property on Broad Street.
- The DAFD meeting was held in the evening of October 22, 2020. The Fire Chief's budget was discussed; and included a fourth firefighter with the hope of getting a grant and hiring when the Webster Fire Station opens in the spring.
- The Fire Chief's contract with the DAFD was extended for the next two years.
- Fire Union negotiations meeting is scheduled for Thursday, October 29, 2020.
- Be safe on Halloween. Read the guidelines. Be smart – stay apart – wear a mask.

## 8. Council Member Reports

### **J. CONSENT AGENDA:**

1. Consideration of: Bills and Payroll in the amount of \$1,081,692.99
2. Consideration of: Award of Quote from O'Donnell Electric for Ryan Drive Wellhouse Electrical Work for Not to Exceed &10,100
3. Consideration of: 1<sup>st</sup> Quarter FY 2020-2021 Budget Amendments
4. Consideration of: 2020-2021 Budget Document
5. Consideration of: Virtual Meeting Policy
6. Consideration of: Payment of Invoices Related to Sewer Line Reconnection on Grand Street

Motion Fisher; support Smith to approve items 1, 2, 3, 4, 5 and 6 of the Consent Agenda.

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

Nays: None

Motion carries

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

1. Consideration of: City Office/Meeting Space  
(Postponed at October 19, 2020 meeting)

Motion Smith; support Knight to rent space at the current Senior Center at the Copeland site (7720 Ann Arbor Street) for meetings starting in January 2021 at the rate of \$80 per meeting.

Motion Michels; support Cousins to postpone a vote on City Office/Meeting Space until the new City Council is seated.

Ayes: Cousins, Knight and Michels

Nays: Smith, Bell, Fisher and Keough

Motion fails

Amended Original Motion: Motion Smith; support Knight to rent space at the current Senior Center at the Copeland site (7720 Ann Arbor Street) for meetings starting in January 2021 at the rate of \$80 per meeting and to request that Staff get more information on options for renting space at the Senior Center beginning in January of 2021.

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

Nays: None

Motion carries

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

1. Consideration of: Resolution Regarding Conveyance of Dan Hoey Parcel to DTE and Assignment of Interest in Agreement for Former DTE Substation

Motion Cousins; support Michels to approve the Resolution regarding the conveyance of The Dan Hoey Road parcel at 7651 Dan Hoey Road to DTE and the assignment of interest in the agreement for the former DTE Substation.

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

Nays: None

Motion carries

2. Consideration of: Resolution to Establish Social Districts

Motion Bell; support Michels to approve the creation of the City of Dexter Social District for consideration by the Michigan Liquor Control Commission.

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

Nays: None

Motion carries

3. Consideration of: Interim City Manager and Next Steps in City Manager Search

Motion Smith; support Bell to approve the following motion:

1. To appoint Justin Breyer to the position of Interim City Manager starting November 10, 2020 with a 20% increase in salary to account for the additional responsibilities that Mr. Breyer will be performing;

2. To approve the Position Description, with changes as discussed by Council for City Manager; and
3. To direct our City Manager and Finance Director to work together to create and post an advertisement for the open position of City Manager in MML, ICMA, and with other professional organizations, starting on November 2, 2020 with an initial application review date of December 18, 2020. The City Manager and Finance Director are authorized to use the position description that has been approved by Council. The position would remain open until filled, which would allow for additional applications to be received. All Applications would be submitted to Marie Sherry, who would act as the lead City staff person in this process.

Motion Michels; support Cousins to amend the motion by removing item 3.

Ayes: Cousins and Michels

Nays: Knight, Bell, Fisher, Smith and Keough

Motion fails

Original motion: Motion Smith; support Bell to approve the following motion:

1. To appoint Justin Breyer to the position of Interim City Manager starting November 10, 2020 with a 20% increase in salary to account for the additional responsibilities that Mr. Breyer will be performing;
2. To approve the Position Description, with changes as discussed by Council for City Manager; and
3. To direct our City Manager and Finance Director to work together to create and post an advertisement for the open position of City Manager in MML, ICMA, and with other professional organizations, starting on November 2, 2020 with an initial application review date of December 18, 2020. The City Manager and Finance Director are authorized to use the position description that has been approved by Council. The position would remain open until filled, which would allow for additional applications to be received. All Applications would be submitted to Marie Sherry, who would act as the lead City staff person in this process.

Ayes: Knight, Fisher, Bell, Smith and Keough

Nays: Michels and Cousins

Motion carries

#### **M. COUNCIL COMMENTS:**

Michels	None.
Smith	None.
Cousins	None.
Gilbert	None.
Malek	None.
Knight	I wish everyone a safe Halloween.
Bell	None.
Fisher	None.

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

James McCargar of 3580 Hudson Street praised Mr. Breyer on how he has handled the election process. He has answered my questions and has handled things calmly. When I was teaching I always regretted not having an exit interview. I would offer to Ms. Nicholls to list the things that she feels are “golden nuggets” during her time in Dexter. In hiring Ms. Nicholls replacement, does the City have a strategy in place for hiring? Mr. McCargar also offered thoughts regarding the upcoming elections and the problems he sees with making substantive decisions such as the fire station issue. His thought is to work with a facilitator to come to a resolution and solution.

Michelle Aniol, Community Development Manager spoke of the Mayor of Northville visiting Dexter two weeks ago to look at the Mill Creek Park and the pathways. Northville is looking to make a linear park and are looking at how Dexter has done this.

**O. ADJOURNMENT**

Motion Smith; support Knight to adjourn the meeting at 8:43 PM.

Unanimous voice vote approval

Respectfully submitted,

Justin Breyer

City Clerk and Assistant to the City Manager

Approved for Filing: \_\_\_\_\_