

**THE CITY OF DEXTER  
REGULAR VIRTUAL CITY COUNCIL MEETING  
MONDAY, NOVEMBER 9, 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.  
Shawn Keough – 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 6:20 PM.

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; Robert Smith, Dexter Area Fire Chief; residents; and media.

**C. APPROVAL OF THE MINUTES:**

1. Special City Council Meeting – October 19, 2020
2. Regular City Council Meeting – October 26, 2020

Motion Smith; support Knight to approve the minutes of the Special City Council Meeting of October 19, 2020 and the Regular City Council Meeting of October 26, 2020 with the following corrections:

- Page 1, Roll Call, change Alex Gilbert's response from *Dexter to Webster Township* and correct the spelling of Scott Munzel from *Munzell to Munzel*.
- Page 1, Item E, motion was made by *Smith* and not *Bell*.
- Page 13, Old Business Item K-1, Consideration of City Office/Meeting Space, correct the motion to reflect the Amended Original Motion; *Motion Smith; support Knight to request that Staff get more information on options for renting space at the Senior Center beginning in January of 2021.*

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

Nays: None

Motion carries

**D. PRE-ARRANGED PARTICIPATION:**

None

**E. APPROVAL OF THE AGENDA:**

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

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

Nays: None

Motion carries

**F. PUBLIC HEARINGS:**

1. 8050 Main Lease Agreement Ordinance

Consideration of: Ordinance Leasing Property Located at 8050 Main to Hotel Hickman for a Period of Two Years and the Lease Agreement with Hotel Hickman

Mayor Keough opened the public hearing at 6:10 PM. Mayor Keough discussed the purpose of the public hearing, passing an ordinance to approve the lease agreement with Hotel Hickman. Mayor Keough closed the public hearing was closed at 6:11 PM.

Motion Cousins; support Bell to approve the City of Dexter Ordinance to approve the lease agreement with Hotel Hickman at 8050 Main Street for a period of two years (November 13, 2020 to November 12, 2022).

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

Nays: None

Motion carries

**G. NON-ARRANGED PARTICIPATION:**

None

**H. COMMUNICATIONS:**

1. Upcoming Meeting List

- Council Member Smith noted that the time for the Council meetings still state 7:00 PM and not 6:00 PM.
- Council Member Bell reported that the Parks & Recreation Commission will hold a Special Meeting on November 10, 2020.

2. E-Mail from Joe Semifero

**I. REPORTS:**

1. Public Services Superintendent – Dan Schlaff

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

- The crosswalk at Ann Arbor Street and Edison Street that runs across Ann Arbor Street has two bands that have dropped one inch. A neighbor to the crosswalk has concerns that when trucks drive over it, vibrations are felt in her home. Previous repairs that were tried did not work and a complete repair including the shutdown of the street would cost in the neighborhood of \$12,000. Right now we are looking at some temporary repairs.
- The methane gas boiler at the Waste Water Treatment Plant has water leaking from the bottom. When examined it was found that one of the water tubes was cracked. There are two boilers, so the methane one was switched to a gas one and we are looking to get cost estimates on repairs.

## 2. Community Development Manager – Michelle Aniol

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

- Planning Commission is beginning work on the Zoning Ordinance update with the organization of a sub-committee to work on the ordinances and would like representation from the City Council and/or ZBA. A joint meeting with the three groups is tentatively planned for December 21, 2020.
- I am trying to reschedule a joint educational workshop with Doug Weber on 5G if possible before January.
- Planning Commission will have two public hearings: removing outdoor seating from Special Land Uses and changing the codes on commercial kennels.
- Main Street does look different with the tents in place and the beautiful weather. Erratic Ales also has a tent in place.
- I have received an email request from Mike Penn regarding 7520 Fourth Street. He is looking for access to the property from the alley as this property has a shared driveway with no approach. There would be costs involved to make the alley usable.
- I received an inquiry about having mini-storage in the Adair property on Second Street. Currently there is no ordinance for storage units, but this could go through the Section 3.07 review process.
- Mr. Augustine and I have picked out a Christmas Tree for Monument Park.
- Student Representative Alex Gilbert had inquired at a previous meeting about displaying symbols that represent diversity and that could be displayed in Monument Park during the holidays. Mr. Gilbert spoke of reaching out to eight groups and is waiting for responses back.

## 3. Board, Commission & Other Reports

Chelsea Area Planning Team (CAPT) / Dexter Area Regional Team (DART)

Council Member Michels spoke of the CAPT/DART meeting and with the use of Zoom, the committee hopes to bring in other communities from the area who have not been attending to join the group.

## 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 City of Dexter had an 85% turnout for the election and things went smoothly. There were a number of people who voted in person.
- Included in the packet is an update on the PASER ratings as well as a report of road work starting back in 2016.
- Invoice Cloud went live today.
- On the next agenda there will be the design scope for the Second Street Sidewalk and Water Main Project. This was scheduled for 2021, but may be delayed for a year or so because of finances.
- OHM has provided a quit claim deed for right-of-way on Meadowview to clear up issues and move forward.
- There have been conversations with the Luminary coordinators as how to handle the preparation of the kits and distribution due to the pandemic.
- Mayor Keough thanked Ms. Nicholls for her 13 years with the Village/City of Dexter.

## 6. Mayor Report – Shawn Keough

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

- In the last couple of weeks there has been success in the talks with the Fire Union and it looks like we have a contract.
- Council Members Bell and Smith were recognized for their contributions to the City of Dexter through proclamations read by Mayor Keough.

## 7. Council Member Reports

a. Zach Michels – Reported on more of his visits with area fire stations and stated that he is getting better about asking the right questions. Council Member Michels also reported on information he included on the search for a City Manager.

## **J. CONSENT AGENDA:**

1. Consideration of: Bills and Payroll in the amount of \$137,912.82
2. Consideration of: Appointment of Public Services Superintendent Dan Schlaff to the WATS Technical Committee
3. Consideration of: Amendment to the MERS Health Care Savings Program Participation Agreement

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

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

Nays: None

Motion carries

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

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

(Item postponed from October 19, 2020 meeting: Original Motion to Approve was made by Smith and seconded by Fisher)

Motion Smith; support Michels pursuant to Section 23.06 of the City of Dexter Zoning Ordinance, the Planning Commission's recommendations, and the input received during the public hearing conducted by the Planning Commission on September 8, 2020 and October 5, 2020, City Council moves to approve AP2020.21-02 Short-Term Rental and Bed and Breakfast Zoning Ordinance Text Amendments as provided in the November 9, 2020 City Council meeting packet.

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

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

1. Consideration of: Lease Agreement with Encore Theatre for Meeting Space

Motion Smith; support Fisher to approve the lease agreement with Encore Theatre for the use of the meeting room space at the current Dexter Senior Center and have staff clarify the responsibility of snow and ice removal at the site.

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

2. Discussion of: City Manager Hiring Process

Mayor Keough led the discussion on the hiring process for a City Manager and the appointment of a committee from Council and Staff. Mayor Keough is also looking into more getting information on process.

**M. COUNCIL COMMENTS:**

Gilbert	I wish Ms. Nicholls, Mr. Bell and Mr. Smith the best in their future ventures and I have gotten to know each of them through Planning Commission and City Council.
Malek	I have gotten to know Ms. Nicholls and Mr. Smith from working with them on City Council and I wish them the best.
Fisher	Ms. Nicholls you are wonderful. Thank you for all you have done for us.
Michels	Congratulations to Dexter High School for their first play-off win and Dexter Field Hockey for winning back-to-back State

Championships. I would like to see Council recognize accomplishments at the schools.

Knight I will miss you Ms. Nicholls.

Cousins At the beginning of the meeting, Mr. Cousins reflected on Ms. Nicholls accomplishments: The Community Garden, Faith in Action and Avalon Housing. During Council Comments, Mr. Cousins thanked Jim Smith for his contribution to City Council and his long time City resiliency and Scott Bell for his contribution to City Council for attending the many meetings and for his wisdom.

Bell Thank you for allowing me to be with you on City Council over the past couple of years and I will still be looking for other opportunities to help out in Dexter. Thank you Ms. Nicholls for all that you have done for Dexter.

Smith I am wondering who my mystery fan is who took my election sign. If they would let me know, I will autograph it. It means a lot to me for all of you on Council and the support received from the Council and Planning Commission.

**N. NON-ARRANGED PARTICIPATION:**

Carol Jones of 7545 Third Street and member of the Dexter Area Historical Society would not be in favor of selling the building that Hotel Hickman occupies to them as that is a significant historic building in Dexter as a trading post, post office, library and police stations among other businesses.

Sanam Arab of 6896 Wellington Drive thanked Ms. Nicholls for all she has done for the Plein Air event and hoping that next year Ms. Nicholls will contribute as a volunteer

**O. ADJOURNMENT**

Motion Smith; support Bell to adjourn the meeting at 7:21 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

City Clerk and Assistant to the City Manager

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