

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, FEBRUARY 22, 2021**

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:

Paul Cousins – Present remotely in the City of Dexter, Michigan.

Donna Fisher – Absent.

Jamie Griffin – Present remotely in the City of Dexter, Michigan.

Wa-Louisa Hubbard – Present remotely in the City of Dexter, Michigan (arrived at 6:08 PM.)

Julie Knight – Present remotely in the City of Dexter, Michigan.

Zach Michels – Present remotely in the City of Dexter, Michigan (arrived at 7:00 PM.)

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.

Also attending remotely at Council Meeting: Justin Breyer, Interim City Manager and City Clerk; Marie Sherry, Treasurer/Assessor/Finance Director; Dan Schlaff, Public Services Superintendent; Michelle Aniol, Community Development Manager; Michael Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Patrick Droze and Marcus McNamara, OHM; Scott Munzel, City Attorney; residents; and media.

C. APPROVAL OF THE MINUTES:

1. City Council Goal Setting Work Session – February 6, 2021
2. City Council Work Session – February 8, 2021
3. Regular City Council Meeting – February 8, 2021

Motion Knight; support Griffin to approve the minutes of the City Council Goal Setting Work Session of February 6, 2021, the City Council Work Session of February 8, 2021, and the Regular City Council Meeting of February 8, 2021, with the following corrections:

- Page 3, Call to Order, time should be *5:30 PM not 9 AM*.
- Page 8, Old Business Item K-1 Hardship Guidelines, add the following to the end of the motion, *“and change the applicant’s household transfer of assets from 60 months to 12 months.”*

Ayes: Cousins, Knight, Griffin, and Keough

Nays: None

Absent: Hubbard, Michels and Fisher

Motion carries

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Knight; support Griffin to approve the agenda as presented.

Ayes: Knight, Griffin, Hubbard, Cousins and Keough

Nays: None

Absent: Michels and Fisher

Motion carries

F. PUBLIC HEARINGS:

1. Request to Vacate a Public Alley

Consideration of: Postponement of Vacation Request for a Public Alley Adjacent to 3389 Broad Street

The public hearing was opened by Mayor Keough at 6:12 PM. There was no one in the audience that spoke at the hearing. Mayor Keough closed the public hearing at 6:13 PM.

Motion Cousins; support Griffin to postpone the vacation request for a public alley adjacent to 3389 Broad Street.

Ayes: Hubbard, Cousins, Griffin, Knight and Keough

Nays: None

Absent: Michels and Fisher

Motion carries

G. NON-ARRANGED PARTICIPATION:

Cole Miller of 7654 Forest Street inquired about the Closed Session at the end of the agenda whether there would be any action following the Closed Session, and indicated that the word "property" was misspelled.

Jim McCargar of 3580 Hudson Street spoke of the limited amount of Covid vaccine allocation to Washtenaw County due to factors of higher income levels and education for the county. Mr. McCargar asked City Council to advocate for those areas of the county where the need for vaccinations are critical to have a pipeline of vaccine; to advocate for equality by reaching out to residents in Ypsilanti where the Black population is 15% and where they experience twice the number of Covid cases and twice the number of Covid deaths; and coordination with the School Boards as there is a great deal of fear among teachers for resuming in person learning due to Covid.

H. COMMUNICATIONS:

1. Upcoming Meeting List

Council Member Griffin reported that the Zoning Ordinance Sub-Committee will be meeting on March 1, 2021 prior to the Planning Commission meeting.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- We met with a representative from Michigan Rural Water on Friday and we are hoping to meet again this week to add information to a report template, and produce a risk assessment report for the EPA.
- We have had communications with a homeowner on Parkridge regarding the landscaping they had done near the lift station. When the snow melts we will work with the residents to determine boundaries and any issues there may be with the landscaping.
- The DPW is working hard to keep the streets cleared and keep the equipment maintained.
- Discussion followed on the Social District Area.

2. Community Development Manager – Michelle Aniol/Mike Auerbach

Ms. Aniol submits her written report as per packet. There were no additional updates at this time.

3. Board, Commission & Other Reports

Washtenaw County Sheriff – Written report included in the Packet.

4. Subcommittee Reports

None

5. City Manager Report – Justin Breyer

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

- Since we needed to schedule a Closed Session for this evening, it was necessary to reschedule a Closed Session with the attorney from Varnum and representatives from F&V regarding TMDL to March 8, 2021.
- At the March 22, 2021 meeting there will be a short presentation at the beginning of the meeting from the Michigan Redistricting Committee.

6. Mayor Report – Shawn Keough

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

- On the Consent Agenda is the recommendation of Mike Penn for the DDA Board to replace Steve Brouwer.
- The last two weeks have been a lot of fun with the tour of 3515 Broad Street. The energy of Council and staff members has been high.

- Next Saturday, March 6, 2021 we will hold a Goal Setting Session from 9 AM to 11 AM

7. Council Member Reports

None

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$260,419.44
2. Consideration of: Committee Appointment
Mike Penn – Downtown Development Authority Board

Motion ~~Fisher~~ Knight; support ~~Hubbard~~ Griffin to approve items 1 and 2 of the Consent Agenda.

Ayes: Griffin, Cousins, Knight, and Keough

Nays: None

Offline: Hubbard

Absent: Michels and Fisher

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

Item postponed from a previous meeting

1. Consideration of: City Offices

Motion Griffin; support Cousins to move item K-1, Consideration of City Offices, on the agenda to follow New Business Item L-6.

Ayes: Griffin, Cousins, Knight and Keough

Nays: None

Offline: Hubbard

Absent: Michels and Fisher

Motion carries

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Dexter Daze Park Use/Road Closure Permit Request

Motion Griffin; support Michels to postpone action on the Dexter Daze Park Use/Road Closure Permit Request until the March 8, 2021 meeting.

Ayes: Hubbard, Michels, Knight, Cousins, Griffin and Keough

Nays: None

Absent: Fisher

Motion carries

2. Consideration of: The Watermoo Park Use/Road Closure Permit Request

Motion Cousins; support Michels to postpone action on the Watermoo Park Use/Road Closure Permit Request to obtain more information.

Ayes: Knight, Griffin, Cousins, Hubbard, Michels and Keough

Nays: None

Absent: Fisher

Motion carries

3. Discussion of: Second Street Design and Dexter Crossing Road Work

Mr. Breyer gave a description of the two upcoming street projects on Second Street and in Dexter Crossing. Patrick Droze and Marcus McNamara from OHM reviewed the options ~~to consider on~~for Second Street, ~~to consider~~which includes future uses of the street, where to place the water main, possible on street parking, bike lanes, sidewalks, curbs, lighting and decorative cross walks all of which will determine cost and work to be done. Mr. Droze explained the proposed work at Dexter Crossing.

4. Consideration of: Medical Marijuana Recommendation from Planning Commission

Motion Michels; support Griffin pursuant to Section 23.06, Criteria for Amendment to the Zoning Ordinance Text and the Public Hearing, conducted by the Planning Commission on February 1, 2021, City Council moves to approve AP2020.21-12 Text Amendment to the Zoning Ordinance to allow Medical Use of Marijuana as a Home Occupation, as recommended by the Planning Commission and as cited herein.

Ayes: Cousins, Knight, Hubbard, Michels, Griffin and Keough

Nays: None

Absent: Fisher

Motion carries

5. Consideration of: Extension of Social District

No action was taken on the extension of the Social District.

6. Discussion of: City Council Work Session Dates for Conflict of Interest Training and All Committee meeting

Mr. Breyer reviewed the schedule for meetings and reported that the Conflict of Interest meeting will be held on Wednesday, March 10, 2021 and the All Committee Meeting will take place on Monday, March 29, 2021.

K-1 Consideration of: City Offices

Discussion followed on locating City Offices at 3515 Broad Street.

Motion Knight Support Hubbard to move up the Closed Session discussion on the potential purchase of property at 9:54 PM.

Ayes: Knight, Hubbard and Keough

Nays: Michels, Griffin and Cousins

Absent: Fisher

Motion fails

7. Consideration of: Proposal from Partners in Architecture for Evaluation and Conceptual Design of 3515 Broad Street for City Offices for an Amount not to Exceed \$7,800

Motion Michels; support Knight to have Partners in Architecture prepare an evaluation and conceptual design of 3515 Broad Street for City Offices for an amount not to exceed \$7,800.

Ayes: Griffin, Michels, Hubbard, Knight, Cousins and Keough

Nays: None

Absent: Fisher

Motion carries

M. COUNCIL COMMENTS:

- | | |
|---------|---|
| Cousins | Due to tragedy in the Cousins family, my time for future workshops may be limited. My wife has had a major issue which is life threatening and she is hospitalized. The family will need to make some decisions. Please keep us in your prayers and in your mind. |
| Michels | I was late this evening due to a work commitment. My wife's cousin was visiting from Russia a few years ago and in traveling through Ann Arbor, she said that the streets look worse than Bosnia Grozny . |
| Knight | I will remember Pat in my prayers and we need to keep these meetings shorter. |
| Griffin | None |
| Hubbard | None |
| Fisher | Absent |
| Malek | Mr. Cousins, I will keep your family in my prayers. |
| Gilbert | Mr. Cousins, I am keeping you, your wife and family in my prayers. |

N. NON-ARRANGED PARTICIPATION:

Abby Briggs of 9077 Sundance Trail spoke of the opportunities that she sees in the building at 3515 Broad Street. She reminded Council that the Performing Arts in Dexter are without a place to perform which includes the Community Orchestra, the Community Band, and the new Community Choir. She would like to see what could be available in that space.

Marie Sherry, Finance Director/Treasurer/Assessor relayed to Mr. Cousins that he, Pat and family are in her thoughts.

O. CLOSED SESSION TO DISCUSS THE POTENTIAL PURCHASE OF PROPERTY IN ACCORDANCE WITH MCL 15.268 Sec. 8

Motion Michels; support Knight to move the Closed Session ahead of adjournment on the agenda and to go into Closed Session to discuss the potential purchase of property in accordance with MCL 15.268 Sec. 8 with the following non-Council Members present at the meeting: Justin Breyer, Interim City Manager and City Clerk; Marie Sherry, Finance Director/Treasurer/Assessor; Michelle Aniol, Community Development Manager; Daniel Schlaff, Public Services Superintendent; Carol Jones, Recording Secretary; and Scott Munzel, City Attorney at 10:08 PM.

Ayes: Michels, Knight, Cousins, Griffin, Hubbard and Keough

Nays: None

Absent: Fisher

Motion carries

Motion Michels; support Knight to leave the Closed Session at 10:54 PM

Ayes: Hubbard, Cousins, Michels, Griffin, Knight and Keough

Nays: None

Absent: Fisher

Motion carries

Motion Hubbard; support Michels to proceed with the offer as discussed in Closed Session.

Ayes: Michels, Knight, Griffin, Hubbard, Cousins and Keough

Nays: None

Absent: Fisher

Motion carries

P. ADJOURNMENT

Motion Knight; support Cousins to adjourn the meeting at 10:57 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

Interim City Manager and City Clerk

Approved for Filing: _____