

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, APRIL 12, 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 – Present remotely in the City of Alma, Michigan.
Jamie Griffin – Present remotely in the City of Dexter, Michigan.
Wa-Louisa Hubbard – Present remotely in the City of Dexter, Michigan.
Zach Michels – 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.

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

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – March 22, 2021
2. City Council Work Session – March 29, 2021

Motion ~~Knigh~~ Griffin; support Griffin Cousins to approve the minutes of the Regular City Council Meeting of March 22, 2021, and the minutes of the City Council Work Session of March 29, 2021 with the following corrections:

- Page 2, under Pre-Arranged Participation from Rebecca Szetela, place a comma between the word “House” and the word “and”.
- Page 5, New Business Item L-4, capitalize the word “Exceed” in the consideration title and correct the vote to read “Ayes: Fisher Cousins, Knight Hubbard and Keough – Nays: Griffin and Michels”.
- Page 6; re-align the word “our” in Council Comments.
- Page 11, change the fourth bullet point under Planning Commission remarks to read as follows – “They include Bed and Breakfasts, Short-Term Rentals, Outdoor Service Areas, and Affordable Housing. Planning Commission is currently working on an amendment on Accessory Dwelling Units. Also re-align the word “to” under comments regarding the Economic Development Corporation.

Ayes: Hubbard, Cousins, Michels, Griffin, Fisher and Keough
Nays: None

Motion carries

D. PRE-ARRANGED PARTICIPATION:

1. Julia Roberts, Western Washtenaw Area Value Express (WAVE)

Ms. Roberts introduced herself as the new Executive Director of WAVE and presented updates with the WAVE program.

2. James and Lori Sprague Regarding the Installation of Ping Pong Tables in Dexter Parks

Mr. and Mrs. Sprague presented information regarding adding ping pong tables to one of the City parks such as Monument Park, Peace Park or Mill Creek Park feeling that this could fit into the activities currently held in these parks. They also stated that the Rotary Club and the Parks and Recreation Commission are interested in this project.

E. APPROVAL OF THE AGENDA:

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

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

Nays: None

Motion carries

Council Member Michels indicated that he would abstain on the Consent Agenda due to Conflict of Interest [from employer listed in Bills and Payroll](#).

F. PUBLIC HEARINGS:

1. Request for Industrial Facilities Exemption (IFE), Submitted by Utilities Instrumentation Services (UIS) for Property Located at 2290 Bishop Circle East

Consideration of: Request for Industrial Facilities Exemption (IFE),
Submitted by Utilities Instrumentation Services (UIS) for
Property Located at 2290 Bishop Circle East

Mayor Keough opened the public hearing for the Industrial Facilities Exemption by UIS for 2290 Bishop Circle East at 6:36 PM.

Chris Knight of UIS thanked the City for consideration of the IFE and gave an update on the company; which moved to Dexter 13 years ago. As they are growing there is a need for a new building; which will soon be occupied.

Council Member Griffin and Community Development Manager, Michelle Aniol reported that UIS is eligible for a ten year IFE due to correcting their time in the community.

Jennifer Olmstead, a representative of SPARK is in support of UIS for an IFE for a new building, and discussed the reuse of their old building.

Mayor Keough closed the public hearing at 6:42 PM.

Motion Fisher; support Cousins to adopt a Resolution approving a request from United Instrumentation Services, Inc for an Industrial Facilities Tax Exemption Certificate, for investments in Real Property located at 2290 Bishop Circle East in the City of Dexter, Michigan for a period not to exceed ten (10) years.

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

Nays: None

Motion carries

2. Text Amendments to the General Code of Ordinances Chapter 30 – Parks and Recreation, and Chapter 62 – Trees.

Consideration of: Text Amendments to the General Code of Ordinances
Chapter 30 – Parks and Recreation, and Chapter 62 -
Trees

Mayor Keough opened the public hearing on Text Amendments to the General Code of Ordinances Chapters 30 and 62 at 6:53 PM.

Mr. Breyer introduced ~~to~~ need for the Text Amendments in order to make the change by the combination of the Tree Committee with the Parks & Recreation Commission which will lead to a more consistent program.

Mayor Keough closed the public hearing at 6:56 PM.

Motion Fisher; support Griffin to adopt the Text Amendments to the General Code of Ordinances Chapter 30 – Parks and Recreation, and Chapter 62 – Trees as provided.

Ayes: Griffin, Michels, Fisher, Hubbard and Keough

Nays: None

Not available for vote: Cousins

Motion carries

G. NON-ARRANGED PARTICIPATION:

Cole Miller of 7654 Forest Street spoke about the Old Business Item on the vacation of the public alley and asked the question if the City Charter would have any impact on the transfer of this property.

H. COMMUNICATIONS:

1. Upcoming Meeting List

Council Member Michels reported that at the May 6, 2021 meeting of CAPT/DART there will be a speaker from the Regional Transportation Authority.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- This week the DPW ~~is~~ is trying to get the culvert and driveway in at the Community Garden and put down millings for parking, and next week they will be running the water line.
- Mr. Augustine needs to have arthroscopic surgery at the end of April and be out of work for four weeks. We do have someone in the water department who has considerable experience with the DPW. He and I will help out until Mr. Augustine returns.
- The flushing of the hydrants began last week, and this week we plan on being in old Dexter to continue flushing.
- We have been working on an emergency response plan for Water and Wastewater, and also a plan if chemical pollution were to happen at the water or wastewater plants.

2. Community Development Manager – Michelle Aniol

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

- Posted on Friends of Dexter’s Facebook page was an item on the People sculpture on Baker Road which has been removed due to deterioration.
- The DDA voted at the last meeting to pick up half of the cost of barricades for this summer for the Outdoor Service Area.

Motion Cousins; support Fisher to contribute half of the cost for the barricades for the Outdoor Service Area at a cost not to exceed \$4,000.

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

Nays: None

Motion carries

- There have been a number of enforcement issues in the City – a contractor working in the right-of-way on Edison Street without a permit; a stop work order was posted at 8118 Main Street for doing interior work without a permit; and a stop work order at 8093-8099 Main Street for work in the right-of-way with unsafe conditions.
- We have issued two outdoor seating permits, one in front of Beer Grotto /Painted Trout and another for Erratic Ales. We are also working on one for Dexter’s Pub.

3. Board, Commission & Other Reports

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:

- The Spring Newsletter was taken to the Post Office on Friday.
- There was a walk through at 3515 Broad Street today with the City's IT vendor and Partners in Architecture.
- We are working on uploading our meetings recordings to YouTube and then to the website.
- Our office intern Rebecca will be leaving at the end of the month. She will be missed.
- We will be interviewing for a Farmers Market Manager.
- I met with Verizon and regarding adding security cameras in parks as we have had damage to one of the sculptures and graffiti in the park.
- We have now received three applications for the vacant City Council seat.
- The Easter Egg hunt has now ended and residents like the new style of the hunt.
- Dates proposed for the Budget Session for City Council are April 21, 2021, April 28, 2021, and May 12, 2021

6. Mayor Report – Shawn Keough

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

- The City Manager Search Committee has met three times over the past few weeks and narrowed down the field to six persons. They will be meeting this Wednesday to narrow the number of candidates to two or three.
- The State of the City Address will be in the coming newsletter.
- The protective fencing in the park was needed to protect the vegetation from beavers.
- This Thursday at the Fire Board meeting there will be the appointment of the rotating board member. Each entity is asked to bring forth a candidate for consideration for the position. I am recommending that Jim Seta remain on the Board in this position.

7. Council Member Reports

None

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$797,416.96
2. Consideration of: Publication of Notice of Delinquent Utility Bills
3. Consideration of: TEDF – Category B Grant Application for Dexter Crossing

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

Ayes: Cousins, Hubbard, Fisher, Griffin and Keough
Nays: None
Abstain: Michels
Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

Item postponed from a previous meeting

1. Consideration of: Request to Vacate a Public Street & Portion of a Public Alley submitted by Mike Penn of 3389 Broad St.

Motion Griffin; support Cousins based on the information provided by the Petitioner, staff's review, and the input received during the public hearing conducted by City Council on February 22, 2021, City Council moves to approve the vacation of the remaining portion of the 4th Street ROW and a portion of the public alley, located between Lots 1 and 5 in Block 11, as requested by the Petitioner, Mike Penn. Approval of the Petitioner's request shall be subject to the following conditions as cited herein:

1. A written statement of support of the vacation request from Ms. Finley, to the City.
2. The Petitioner shall provide Ms. Finley with an access easement and submit proof of recording by the Washtenaw County Register of Deeds, to the City.
3. The Petitioner shall provide AT&T and DTE easements for the existing overhead utilities and submit proof of recording by the Washtenaw County Register of Deeds, to the City.
4. The Petitioner shall provide the City with a public utilities' easement and submit proof of recording by the Washtenaw County Register of Deeds, to the City.
5. Once the Petitioner has satisfied the conditions of the approval, as cited herein, staff shall present a Resolution for Abandonment and Vacation of the Remaining Portion of the Fourth Street Right-of-Way and Abandonment and Vacation of a Portion of the Public Alley Located Between Lots 1 and 5 in Block 11, for City Council's consideration.

Motion Fisher; support Michels to postpone action on the vacation of a portion of a public alley until easement issues are reviewed and handled.

Ayes: Fisher, Griffin, Cousins, Hubbard, Michels and Keough
Nays: None
Motion carries

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Park Use Permit Request from the Dexter Chamber of Commerce for the Friday Summer Concert Series

Motion Cousins; support Griffin to approve the Park Use Permit request submitted by the Dexter Chamber of Commerce for the Friday Concert Series.

Motion Cousins; support Fisher to postpone the Park Use Permit Request from the Dexter Chamber of Commerce until the April 26, 2021 meeting.

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

Nays: None

Motion carries

2. Consideration of: Proposal for Due Diligence Services for the Purchase of 3515 Broad Street, Totaling an Amount not to Exceed \$32,850

Motion Michels; support Griffin the services requested for due diligence for the purchase of 3515 Broad Street as follows:

a. Surveyor services by OHM Advisors in an amount not to exceed \$7,500; and

b. Phase 1 Environmental Site Assessment Services by ASTI Environmental in an amount not to exceed \$2,200; and

c. Appraisal services by Gerald Alcock Company, LLC in an amount not to exceed \$2,250; and

d. Bond advisory services by Baker Tilly in an amount not to exceed \$20,900 only if the City decides to purchase the property.

Ayes: Fisher, Griffin, Michels, Hubbard and Keough

Nays: None

Not available for vote: Cousins

Motion carries

3. Consideration of: 3515 Broad Street Excess Use Space

Motion Michels; support Griffin for staff to create and promulgate a request for proposals for the excess space at 3515 Broad (unit 300) to include the information described in this agenda item and as discussed at the Council meeting, and to promulgate the document as described in this agenda item as discussed at the Council meeting.

Ayes: Griffin, Hubbard, Michels and Keough

Nays: Cousins and Fisher

Motion carries

M. COUNCIL COMMENTS:

Malek	Spring sports have started this week and they have a lot of restrictions because of COVID. I would like to invite to our Pinckney Soccer game this week.
Gilbert	We have had some nice weather. Enjoy.
Griffin	None
Cousins	It is nice to hear Ms. Fisher's voice again.
Fisher	I think this has been a good meeting.
Michels	A questions for our student representatives – Do you think there would be an interest a skate park in Dexter? (Both Ms. Malek and Mr. Gilbert expressed interest.) My wife and I are hosting an exchange student who wants to play soccer and football, which she cannot play football in the Netherlands.

Hubbard None

N. NON-ARRANGED PARTICIPATION:

None

O. ADJOURNMENT

Motion Cousins; support Fisher to adjourn the meeting at 9:39 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

Interim City Manager and City Clerk

Approved for Filing: _____