

**THE CITY OF DEXTER  
REGULAR VIRTUAL CITY COUNCIL MEETING  
MONDAY, APRIL 26, 2021**

**A. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

The City Council Meeting was called to order at 6:00 PM by Mayor Keough and was 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; Scott Munzel, City Attorney; residents; and media.

**C. APPROVAL OF THE MINUTES:**

1. Regular City Council Meeting – April 12, 2021

Motion Fisher; support Griffin to approve the minutes of the Regular City Council Meeting of April 12, 2021 with the following corrections:

- Page 1, Approval of the Minutes, it should read that the motion was made by Griffin and supported by Cousins.
- Page 2, Approval of the Agenda, add “Council Member Michels indicated that he would abstain on the Consent Agenda due to a Conflict of Interest as his employer is listed in Bills and Payroll”.
- Page 3, Public Hearing #2, Text Amendments for Parks and Recreation and Trees, remove the word “to” in Mr. Breyer’s remarks.
- Page 4, Public Services Superintendent Report, correct the word “it” in the first bullet point to “is”.
- Page 5, City Manager Report, correct the word “meetings” to “meeting” in the third bullet point; and remove the “and” after Verizon in the sixth bullet point.
- Page 5, Mayor Report, insert the word “be” between “will” and “the” in the fourth bullet point.

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

Nays: None

Motion carries

**D. PRE-ARRANGED PARTICIPATION:**

1. Mike Kloack, Meeder Investment Management

Mr. Kloack was introduced by Ms. Sherry. Mr. Kloack provided updates on the City's investment strategy, forecast and outlook, and the portfolio review.

**E. APPROVAL OF THE AGENDA:**

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

Council Member Michels indicated that he would abstain on the Consent Agenda due to a Conflict of Interest as his employer, [Carlisle Wortman Associates](#), is listed in Bills and Payroll.

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

Nays: None

Motion carries

**F. PUBLIC HEARINGS:**

None

**G. NON-ARRANGED PARTICIPATION:**

Ryan Henyard of 3577 Shaw Court spoke about the destruction of some of the art pieces in the City and the use of security cameras from Verizon. He asked the Council to be mindful of having security devices used as a temporary solution to a temporary problem rather than a permanent solution to a temporary problem unless they are needed.

**H. COMMUNICATIONS:**

1. Upcoming Meeting List

Ms. Aniol reported on the rescheduling of the Zoning Ordinance Committee from May 1, 2021 to May 17, 2021.

Council Member Cousins mentioned that it appears that his wife, Pat, will be resigning as the City Representative to the Dexter District Library Board.

**I. REPORTS:**

1. Finance Director/Treasurer/Assessor – Marie Sherry

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

- I do have the City Manager candidates scheduled for meetings with City Council on May 8, 2021 from 1-5:30 PM. The candidates will be meeting with City Staff this week.

## 2. Public Services Superintendent – Dan Schlaff

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

- The DPW is working on hooking up the water line for water service at the Community Garden.
- We had to move the dirt pile back at the Community Garden. A local farmer is interested in assisting with some disc plowing on the garden. We will be moving the boundaries of the garden more to the south.
- We have finished flushing fire hydrants late last week and did find four hydrants that will need preventative maintenance. Also, the valves were checked as we do each year.
- Every year we inspect the City's 340 sewer manholes, looking for any problems or issues that will need repairs.

## 3. Community Development Manager – Michelle Aniol

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

- There is a new grant program with the SBA that could help with support for restaurant businesses. I have sent information out to local businesses.
- I had the opportunity to step in for Mr. Breyer for an interview with Lucy Ann Lance on her radio program. We discussed the new businesses coming to Dexter, the Master Plan that has been completed, and the updating of the Zoning Ordinance.
- I will probably not be in attendance for the first meeting in May as I will be returning from vacation.

## 4. Board, Commission & Other Reports

Washtenaw County Sheriff 's written report was included in the Packet

## 5. Subcommittee Reports

None

## 6. City Manager Report – Justin Breyer

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

- Council member Griffin is interested in attending the MML training program this coming weekend.
- We have hired a new Farmers Market Manager, Samantha Rofloc. The Market will open on May 1, 2021.
- We are looking to put out the waterwell barricades this coming Wednesday so that they will be in place for the weekend.
- At the next City Council meeting there will be a Closed Session regarding litigation with the TMDL case.

## 7. Mayor Report – Shawn Keough

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

- We have initiated a search process for the replacement of Ms. Knight on City Council. Enclosed in your packet are the applying candidates' information and I will have a recommendation for the May 10, 2021 meeting.
- I am also planning on conducting Student Representative interviews to fill the various positions. Discussion followed.

#### 8. Council Member Reports

None

### **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$306,769.65
2. Consideration of: Third Quarter Budget Amendments

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

Ayes: Griffin, Fisher, Hubbard, Cousins and Keough

Nays: None

Abstain: Michels

Motion carries

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

*Item postponed from a previous meeting*

1. Consideration of: Mike Penn Alley Vacation

Motion Griffin; support Michels based on the information provided by the petitioner, staff reviews, and the input received during the public hearing conducted by City Council on February 22, 2021, City Council determines it would be in the best interest of the City of Dexter to vacate the westerly half of Fourth Street and a portion of the public alley, located between Lots 1 and 5 in Block 2 of the Original Plat of the Village of Dexter, as requested by the petitioner, subject to the following conditions:

1. The petitioner must submit a written statement from Ms. Finley, in support for the petitioner's street and alley vacation request.
2. The petitioner shall grant Ms. Finley with an access easement and the petitioner shall submit proof of recording by the Washtenaw County Register of Deeds, to the City.
3. The petitioner shall grant easements to AT&T and DTE for the existing overhead utilities and the petitioner shall submit proof of recording by the Washtenaw County Register of Deeds, to the City.
4. The petitioner shall grant a public utility easement to the City of Dexter over the westerly half of Fourth Street and the portion of the public alley between Lot 1 and 5 in Block 2 as cited herein, and the petitioner shall submit proof of recording by the Washtenaw County Register of Deeds, to the City.

5. Once the Petitioner has satisfied the conditions of approval, as cited above, staff shall present a Resolution for Vacation of the Westerly Half of Fourth Street and Vacation of a portion of the Public Alley Located Between Lots 1 and 5 in Block 2, for final action by City Council.

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

2. Consideration of: Dexter Chamber of Commerce Friday Night Music Series

Motion Cousins; support Michels to approve the Park Use Permit submitted by the Dexter Chamber of Commerce for the Friday Night Summer Concert Series without the closing of Central Street and blocking of the sidewalks.

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

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

1. Consideration of: ACH Master Plan

Motion Fisher; support Griffin to adopt the 2021-2026 Arts, Culture, and Heritage Master Plan as recommended by the Arts, Culture, and Heritage Committee with the correction of et al. to etc. under the Framework for Collaboration on page 7 of the document, and the addition of Dexter Community Foundation under Potential Funding Methods on page 15 of the document.

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

2. Discussion of: 3515 Broad Street Potential Purchase (Due Diligence Updates)

Mr. Breyer stated that there has been a flurry of activity and meetings regarding the 3515 Broad Street property. He shared information on a facility condition assessment that ranks needed repairs and improvements. He also shared a Request for Information on potential rentable space in the building. Discussion followed.

**M. COUNCIL COMMENTS:**

Michels	None
Griffin	I am looking forward to attending the MML training this weekend and to share information with Council.
Fisher	None
Cousins	None
Hubbard	None
Gilbert	None
Malek	None

**N. NON-ARRANGED PARTICIPATION:**

None

**O. CLOSED SESSION TO DISCUSS PENDING LITIGATION IN ACCORDANCE WITH MCL 15.268 Sec. 8**

Motion Fisher; support Cousins to go into Closed Session to discuss pending litigation 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; Alex Gilbert and Isabella Malek, Student Representatives; and Scott Munzel, City Attorney at 7:59 PM.

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

Motion Griffin; support Fisher to leave Closed Session at 8:22 PM.

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

Motion Griffin; support Hubbard to instruct City Attorney, Scott Munzel, to proceed as discussed in Closed Session.

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

**P. ADJOURNMENT**

Motion Fisher; support Cousins to adjourn the meeting at 8:24 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer  
Interim City Manager and City Clerk

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