

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, MAY 10, 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 arrived at 7:45 PM.

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, OHM Advisors; Tom Colis, Miller Canfield; Robert Smith, Dexter Area Fire Department Chief; residents; and media.

APPOINTMENT OF JOSEPH SEMIFERO TO FILL SEAT VACATED BY JULIE KNIGHT (TERM ENDING NOVEMBER 2022) – RECOMMENDATION FROM THE MAYOR AND A DESCRIPTION OF THE PROCESS IS INCLUDED IN THE PACKET

No Action Taken – Referred to Council to allow for discussion at the May 12, 2021 Work Session.

C. APPROVAL OF THE MINUTES:

1. City Council Work Session – April 21, 2021
2. Regular City Council Meeting – April 26, 2021
3. City Council Work Session – April 28, 2021

Motion Fisher; support Griffin to approve the minutes of the City Council Work Session of April 21, 2021, the Regular City Council Meeting of April 26, 2021, and the City Council Work Session of April 28, 2021 with the following correction:

- Page 10, Regular City Council Meeting, Approval of the Agenda, identify Council Member Michels' employer as Carlisle Wortman Associates.

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

Nays: None

Motion carries

D. PRE-ARRANGED PARTICIPATION:

1. Tom Colis, Miller Canfield – Discussion of Bond Authorizing Resolution for 3515 Broad Street

Mr. Colis reviewed the purpose of the bond authorizing resolution for an amount up to \$2,500,000 in order to purchase the property at 3515 Broad Street and make the necessary renovations. The exact amount of the bond will be finalized as part of the bond authorizing resolution. Discussion followed, including the procedures of bond selling and the uses of the bond.

E. APPROVAL OF THE AGENDA:

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

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

Nays: None

Motion carries

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

Sanam Arab of 6896 Wellington Drive spoke to City Council as a citizen regarding the filling of the City Council vacancy position, the survey released by Council Member Griffin, and her concern about making changes to the selection process in the middle of filling the vacancy. She expressed concern that the selection process to fill the Council vacancy could now be starting over. Also she had concerns regarding the questions presented in the survey, and that it proposed a specific method to a vacant Council seat.

H. COMMUNICATIONS:

1. Upcoming Meeting List

Ms. Griffin requested that the Zoning Ordinance Update Sub-Committee meeting on May 17, 2021 be added to the list of meetings.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- We are working with OHM on the Second Street water main and sidewalk project.
- On May 14, 2021, we will be doing a walkthrough of the Dexter Crossing resurfacing project.

- Just as the Council is preparing their budget, Public Services is also working on the budget preparations for the end of the fiscal year and the next fiscal year.
- Sewer manhole inspections began this morning. One of the areas inspected was at Mill Creek School and it was noticed that water was building up. We were able to prevent a flood because of that inspection.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her written report as per packet.

3. Board, Commission & Other Reports

None

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:

- I am still working on the budget materials and will have it out tonight or tomorrow morning.
- The DPW went to the Community Garden to install water lines and all four members of the staff contracted poison ivy. We have reached out to several vendors to find a way to fix the issue, which involves removing the plant roots or removing the top soil and putting new top soil down. At present, we are not sure when the Community Garden can be opened.
- The Farmers Market opening went well, and we have COVID procedures in place. The new Market Manager is doing a great job.

6. Mayor Report – Shawn Keough

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

- For the Wednesday Budget Work Session, I will add a discussion item regarding Council vacancy.
- A survey has been mentioned at tonight's meeting. I want to make sure that it is clearly stated in future surveys that are being done by one member of Council and not by the City.
- The May 8, 2021 meeting for the City Manager candidate interviews went well.
- I have just started reaching out to the Student Representative candidates and hope to have recommendations shortly.

7. Council Member Reports

None

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$261,962.19
2. Consideration of: Setting Public Hearing for Millage Rate and Budget on June 14, 2021
3. Consideration of: Setting Public Hearing for Water and Sewer Rate Ordinance on June 14, 2021

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

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

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

Item postponed from a previous meeting

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

Mr. Breyer discussed items included in the packet – bond information, meeting with Baker Tilly, Partners in Architecture, and the appraisal on the property. Discussion followed.

Motion Fisher; support Cousins to direct staff to work with the seller's broker at 3515 Broad Street to request an extension of the due diligence period by 60-days in return for an additional amount up to \$10,000 in earnest money deposit.

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

Nays: None

Motion carries

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Proposal from OHM Advisors for Design and Construction Engineering for Dexter Crossing Road Work in an Amount not to Exceed \$124,300

Motion Fisher; support Cousins to approve the proposal from OHM Advisors for design and construction engineering for Dexter Crossing road work in an amount not to exceed \$124,300.

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

Nays: None

Motion carries

2. Consideration of: Settlement and Mutual Release Agreement with EGLE Regarding the City's National Pollutant Discharge Elimination System (NPDES) Permit

Motion Michels; support Fisher to approve the proposed Settlement and Mutual Release Agreement with EGLE regarding the City's National Pollutant Discharge Elimination System (NPDES) permit and authorized the Mayor to sign the agreement.

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

Nays: None

Motion carries

3. Consideration of: Road Closure Permit for the Dexter-Ann Arbor Run

Motion Cousins; support Griffin to approve the road closure permit for the Dexter Ann Arbor Run to be held on August 15, 2021.

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

Nays: None

Motion carries

4. Consideration of: Park Use Permit for Yoga in the Park

Motion Fisher; support Cousins to issue a Park Use Permit for Mill Creek Park South every Saturday in 2021 from June through August for Yoga in the Park.

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

Nays: None

Motion carries

M. COUNCIL COMMENTS: (Paraphrased or summarized by City Clerk)

Gilbert	None
Malek	Sorry I was late as I had a soccer game and it was a rough one.
Cousins	None
Fisher	Ms. Griffin, how do you determine where you send you survey as I did not receive one and people have asked me about the survey. (Ms. Griffin explained how they are distributed and that it is for her use.)
Griffin	In the Consent Agenda, there was action on Millage Rates and Water and Sewer rates. Will these be included in materials for the Budget meeting? I shared an email from Ann Arbor with Mr. Keough and Mr. Breyer that featured a targeted message to residents, and I will submit it for the next meeting packet. I appreciate Ms. Arab's comments regarding the survey that I put out and that it comes from me and not from Council.
Hubbard	None
Michels	This has been a rough week in regards to the action on the agenda. Will someone knock on Mr. Murphy's door and advise him of the Dexter Crossing road work planned for this year.

N. NON-ARRANGED PARTICIPATION:

Cole Miller of 7654 Forest stated that he didn't realize that there was a hesitation on

Council with the vacancy selection and is looking forward to a discussion on Wednesday on the process of choosing a Council replacement. Was the current process the proper one?

Joe Semifero of 3214 Boulder Court spoke about the Council Rules and making a change so that those parties who come to meetings requesting Council approvals that these requests could be moved up on the Agenda so that people do not have to wait so long. As far as the process for filling the vacancy, I look forward to seeing how things turn out on Wednesday.

Sanam Arab of 6896 Wellington Drive thanked Council on behalf of Dexter Crossing residents for the upcoming road project. We have our Annual Meeting on June 10, 2021 and I could add the information to the agenda as well as to the monthly newsletter.

O. ADJOURNMENT

Motion Fisher; support Cousins to adjourn the meeting at 8:20 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

Interim City Manager and City Clerk

Approved for Filing: _____