

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, MAY 24, 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; Patrick Droze, OHM Advisors; Tom Colis, Miller Canfield; Scott Munzel, City Attorney; Robert Smith, Dexter Area Fire Department Chief; residents; and media.

C. APPROVAL OF THE MINUTES:

1. City Council Work Session – May 8, 2021
2. Regular City Council Meeting – May 10, 2021
3. City Council Work Session – May 12, 2021

Motion Cousins; support Fisher to approve the minutes of the City Council Work Session of May 8, 2021, the Regular City Council Meeting of May 10, 2021, and the City Council Work Session of May 12, 2021 with the following corrections:

- Page 1, City Council Work Session, identify the location of the in person meeting as 3515 Broad Street; and identify the candidates interviewed – William Gambill, Justin Breyer, and Michelle O’Connell.
- Page 3, after the words “No Action Taken” regarding the appointment of Mr. Semifero, add the following, “Referred to Council to allow for discussion at the May 12, 2021 Work Session.”
- Page 4, Under Non-Arranged Participation, Ms. Arab’s remarks, insert “the” between “that” and “selection”.
- Page 7, Add the following to Council Comments, “(Paraphrased or summarized by City Clerk)”.

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

Nays: None

Motion carries

D. PRE-ARRANGED PARTICIPATION:

1. Theo Eggermont, Public Works Director Washtenaw County Regarding the Washtenaw Regional Resource Management Authority's (WRRMA) Quality Improvement Grant Program

Mr. Eggermont spoke of the \$243,605 grant from EGLE awarded to WRRMA, the goal of which is the decontamination of recycling materials by 40%. Mr. Eggermont explained the steps, including informing the public by mailers prior to the project beginning and after it ends. Discussion followed.

2. Jim McCargar Regarding Text Amendments to the City Zoning Ordinance Addressing Self-Storage Units.

Mr. McCargar of 3580 Hudson Street spoke of being an interested party at the meeting tonight and that he has been a resident for nearly 30 years. He gave a slide show presentation regarding the location of the I-1 district and asked Council to step back from approving the text amendment at this time and make use of the zoning ordinance review committee to address the situation.

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

Nays: None

Motion carries

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

Todd Austin of 3594 Ryan Drive expressed his thanks to the DPW for recognizing the problem with the poison ivy at the Community Garden site. He also likes the idea that the City is moving forward on a location for City Hall but he does feel bad that the City currently is not moving forward with a new Fire Station.

Robert Smith, Dexter Area Fire Department Chief, addressed Council regarding New Business item L-6 stating that this item was meant to be a discussion item about temporary facilities and not an item about remodeling and he was looking

for a possible solution to the housing problem that the department currently has at the Dexter City location.

Frank Grohnert, attorney located at 8077 Main Street indicated that he is an advocate for the Adair family and the subject property. Mr. Grohnert feels that there is a need for these storage units in this area.

APPOINTMENT TO FILL SEAT VACATED BY JULIE KNIGHT (TERM ENDING NOVEMBER 2022) A DESCRIPTION OF THE PROCESS IS INCLUDED IN THE PACKET

RECOMMENDATION FROM THE MAYOR TO APPOINT JOE SEMIFERO TO FILL THE CITY COUNCIL SEAT VACATED BY JULIE KNIGHT (TERM ENDING NOVEMBER 2022)..

Ayes: Hubbard, Fisher and Keough
Nays: Griffin, Cousins and Michels
Motion fails

RECOMMENDATION FROM THE MAYOR TO APPOINT RICH BELLAS TO FILL THE CITY COUNCIL SEAT VACATED BY JULIE KNIGHT (TERM ENDING NOVEMBER 2022).

Ayes: Fisher, Hubbard and Keough
Nays: Griffin, Cousins and Michels
Motion fails

H. COMMUNICATIONS:

1. Upcoming Meeting List

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- He made calls to TruGreen and Poison Ivy Control of Michigan regarding a course of action for the poison ivy in the Community Garden, and hopes to have an answer back by next meeting.
- They are inspecting the water and sewer leads on Second Street for copper or galvanized pipe in order to make needed changes prior to construction.
- He will be participating in a Zoom meeting tomorrow along with Mr. Breyer and Mr. Augustine on the Dexter Crossing Road project.
- One of the summer DPW staff members started work today, and the other one will start in June.

2. Community Development Manager – Michelle Aniol

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

- Mayor Keough, Council Member Cousins and Interim City Manager Breyer did a terrific job on the Mill Creek Park Tour on Saturday for the contingent from Northville.

3. Board, Commission & Other Reports

Washtenaw County Sheriff's written report was included in the packet.
Discussion followed on speed and traffic in the City.

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:

- Ms. Sherry reported on the excess stabilization funds of \$364,670.92. It will be divided between the General Fund (\$259,662) and Municipal Street Fund (\$105,008). We do not know what will happen with next year's payment.
- The City has received quotes for doing work at the Community Garden and they have not been cheap. The feedback that we have received is that the gardeners are alright with the Community Garden not opening this year in order to remediate the poison ivy issue on the property.
- Included in the packet is an updated draft Park Use Permit.

6. Mayor Report – Shawn Keough

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

- On Friday of last week, Mr. Schlaff, Mr. Hartman, Mr. Breyer and Mayor Keough met with the representatives from St. James Church regarding a very old sewer lead which needed to be repaired last fall. They have requested all or partial reimbursement for the work. The Mayor is looking for a way to help the church and have come up with a possible solution of extending a new sewer lead off of Broad Street instead of the old one located in the alley when work is done on Broad Street at sometime.
- There were 18 people from Northville who attended the tour on Saturday.
- In regards to the City Council Search Committee for City Manager, he asked how Council would like to proceed with the process or if they are ready to move forward? Should we set a special meeting? Discussion followed.
- He indicated that he is at a loss and disappointed with the vote on the Council vacancy this evening.

7. Council Member Reports

a. Jamie Griffin

Ms. Griffin provided a communication regarding public meetings in Ann Arbor and state laws related to Conflict of Interest and Ethics referenced in the MML training she attended.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$261,962.19

Motion Fisher; support Griffin to approve item 1 of the Consent Agenda.

Ayes: Hubbard, Cousins, Griffin, Fisher and Keough

Nays: None

Abstain: Michels

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

Items postponed from a previous meeting

None

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Bond Authorizing Resolution Issuance of 2021 Capital Improvement Bonds for the Purchase of 3515 Broad Street

Motion Fisher; support Hubbard to adopt the Resolution authorizing issuance of 2021 Capital Improvement Bonds (Limited Tax General Obligation).

Ayes: Fisher, Cousins, Hubbard, Michels and Keough

Nays: Griffin

Motion carries

2. Consideration of: Bond Issuance and Underwriting Costs in an Amount not to Exceed \$65,000

Motion Cousins; support Fisher to approve the bond issuance and underwriting costs (not already approved) in an amount not to exceed \$65,000.

Ayes: Cousins, Hubbard, Fisher, Michels and Keough

Nays: Griffin

Motion carries

3. Consideration of: Adoption of the City of Dexter 2021-2026 Capital Improvements Plan Resolution

Motion Hubbard; support Michels to approve the Resolution of Adoption for the 2021-2026 Capital Improvements Plan.

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

Nays: None

Motion carries

4. Consideration of: Self-Storage Facility Zoning Ordinance Text Amendments

Motion Griffin; support Cousins 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 May 3, 2021, City Council moves to approve AP2020.21-14 Self-Storage Facility Zoning Ordinance Text Amendment as provided in the May 24, 2021 City Council meeting packet.

Ayes: Griffin
Nays: Fisher, Michels, Cousins, Hubbard and Keough
Motion fails

5. Discussion of: Conflict of Interest Ordinance

Mr. Breyer explained the steps that were involved in drafting the updated Conflict of Interest Ordinance per Section 5.06 Conflict of Interest in the City Charter. Discussion followed. Ms. Griffin will provide City Council with her suggested changes at a future meeting.

6. Consideration of: Dexter Area Fire Department Request Regarding Fire Station Temporary Facilities

There was no action taken on the request regarding the Fire Station temporary facilities. Discussion followed by Council Members on the Fire Station facilities.

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

Cousins	“Good Night at 10:35 PM”
Fisher	None
Michels	Good luck to the Lady Dread Soccer team at Districts. If anyone is interested in housing a Foreign Exchange Student there is a need this coming year. Ms. Sherry, sorry about the ice on Sunday. Regarding the Council vacancy, at the last meeting I did suggest that we contact the first runner-up from the election to see if that person would be interested in the Council position. Wa’s dog likes to tease my puppy.
Griffin	This was a stacked agenda and I appreciated the conversation. I hope everybody gets a good night sleep.
Hubbard	“What can I say, my dog is a jerk.”
Malek	Happy Birthday Alex. It is his birthday today.
Gilbert	Thank you for the kind wishes.

N. NON-ARRANGED PARTICIPATION:

- Joe Semifero of 3214 Boulder Court addressed Council on the following:
- On the City Manager discussion - He believes 100% that Council should support Mr. Breyer for this position. You have someone that is qualified and doing a good job.
 - On City Hall – Ten years ago you had the chance to put City Hall into the building on Jeffords Street but didn’t want it to be a condominium. Now you have the opportunity to own the building.

- On the Fire Station – For those of you that want a new building, you are passionate but you need to get the people behind you. Remember what happened with the Library vote which went down at first because they did not get the public behind them. There are ways to address the issues without using a temporary structure.
- On Conflict of Interest – Go Big. This community has integrity. You would have a hard time finding a law that would trip up anyone.
- On Council Rules – City Council has got to go through them. He noted that City Council broke at least two of them tonight.
- He has expressed his disappointment with the outcome of filling the Council vacancy.
- He stated that he could not tell you how optimistic that Mayor Keough feels about this Council and that it can do great things. If you want to get the new Fire Station, you need to get Mayor Keough on board.
- He thanked Council for their consideration for the Council vacancy and he will continue to do what he can for the City.

O. ADJOURNMENT

Motion Cousins; support Griffin to adjourn the meeting at 10:49 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

Interim City Manager and City Clerk

Approved for Filing: _____