

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, JUNE 14, 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 Auburn, New York.
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; Michelle Aniol, Community Development Manager; Michael Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Patrick Droze, OHM Advisors; Scott Munzel, City Attorney; David Gassen, Partners in Architecture; Robert Smith, Dexter Area Fire Department Chief; residents; and media.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – May 24, 2021

Motion Fisher; support Griffin to approve the minutes of the Regular City Council Meeting of May 24, 2021 as presented.

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

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Griffin; support Fisher to move Consent Agenda item J-4 to New Business item L-6 and approve the agenda with the change.

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.

Mayor Keough asked Council whether there would be an issue with he and Paul Cousins voting on the Consent Agenda as they were receiving refunds for the Community Garden. Non one responded.

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

F. PUBLIC HEARINGS:

1. 2021-2022 Millage Rate and Budget

Consideration of: Resolution Setting the 2021-2022 Millage Rate and Administration Fee

Mayor Keough opened the public hearing to approve the 2021-2022 Millage Rate and Administration Fee at 6:07 PM.

Council Member Cousins commented that there is always excess money left even with setting at least 15% aside and that the Millage Rate is proposed to stay the same as it was last year.

Mayor Keough closed the public hearing at 6:09 PM.

Motion Fisher; support Hubbard to approve the Resolution of Adoption of the 2021-2022 Millage Rate and Administration Fee.

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

2. 2021-2022 Water and Sewer Rate Ordinance

Consideration of: Adoption of the 2021-2022 Water and Sewer Rate Ordinance

Mayor Keough opened the public hearing at 6:16 PM.

There was one email sent to the City Office from resident James Sherrill regarding wastewater charges on water that does not go into the sewer and a method to correct the perceived overcharge. Discussion followed.

Mayor Keough closed the public hearing at 6:22 PM.

Motion Cousins; support Michels to adopt the Ordinance to set the Water and Sewer Rates effective July 1, 2021.

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

G. NON-ARRANGED PARTICIPATION:

Theo Eggermont, Public Works Director for Washtenaw County provided an update from the May 24, 2021 meeting, stating that the MRF is not accepting pizza boxes to be recycled.

Jack Huren of 438 Cambridge Drive shared his frustration with Dexter's Comcast service during the past sixty days and the severe loss of service. He did not know what recourse the City may have, but would like the City's support in trying to solve the problem.

H. COMMUNICATIONS:

1. Upcoming Meeting List

Council Member Michels reported that CAPT/DART met in June, will not meet in July, and the next meeting is scheduled for August.

Council Member Cousins reported that the Dexter Chamber of Commerce has had many extra meetings to discuss Dexter Daze.

~~Council Member Griffin~~ Interim City Manager Breyer reported that there will be an in person meeting on ~~July~~ June 17, 2021 at 6 PM for the Dexter Crossing road project.

~~and Council Member Griffin reported that~~ -the Zoning Ordinance Sub-Committee will meet on June 21, 2021 at 6 PM.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet.

2. Community Development Manager – Michelle Aniol

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

- Staff did contact Comcast regarding the outages and provided addresses and a map of the area affected.
- Staff is working with Justin on Metro Act service agreements and reaching out to AT&T regarding higher speed internet services.
- There is substantial information regarding the zoning ordinance update and form based code is a lot to digest. Discussion followed.
- Received an email from Wylie students that they will be doing a presentation at Peace Park at 9:30 AM on June 15, 2021.
- Four banners have been ordered to be hung on the barricades downtown. They feature Plein Air, Farmers Market, the Michigan Travel Magazine ad on the Mill Creek Trail and Summer Concert Series.

- The Beer Grotto has requested an amendment to the Outdoor Service Area for lighting and planters.
- With the barricade and sight distance issues, it may be time to revisit the plan to change the intersection at Central Street and the Dairy Queen to right turn only. Discussion followed.
- Boxwood Cottage at 3126 Alpine Street has closed and Sarah Jones will be moving there with her barbershop.

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 update:

- Working on a newsletter to go out by the end of the week that will be about the Washtenaw Regional Resource Management Authority recyclable materials evaluation. They will be tagging recycle containers beginning next Monday.

6. Mayor Report – Shawn Keough

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

- Council Member Cousins and myself are listed in the Bills and Payroll for reimbursement for our Community Garden plots. Council did not indicate that this was a Conflict of Interest.
- Another student representative application was received from Will O’Haver for the Parks and Recreation Commission. Mayor Keough asked that his name be included with the others on the Consent Agenda.
- There will be a DAFD meeting on Thursday and work is being done on the DAFD By-laws.
- Regarding the Comcast issue, AT&T would be an alternative but we need to get them to invest in the community.
- Working on the re-appointments to Boards, Committees and Commissions.

7. Council Member Reports

None

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$305,330.49
2. Consideration of: Student Representative Appointments

City Council – Alex Gilbert and Eren Buyukbozkirli

Planning Commission – Isabella Malek and Stuart Bovich

Parks Commission – Kyle Butrum, Caitlyn Donnelly and Will O’Haver

Arts, Culture & Heritage – Morgan Marsh and Connor Koch

3. Consideration of: Ann Arbor Velo Club Summer Training Clinic Races

Motion Fisher; support Griffin to approve item 1, 2 and 3 of the Consent Agenda with the addition of Will O’Haver to the Parks and Recreation Commission.

Ayes: Fisher, Hubbard, Griffin, Cousins and Keough

Nays: None

Abstain: Michels

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

Items postponed from a previous meeting

1. Consideration of: Resolution to Authorize the Execution of Closing Documentation on the Purchase of 3515 Broad Street and to Designate Signatories

From the June 9, 2021 meeting.

Motion Fisher; support Hubbard to adopt the Resolution Authorizing the Execution of Closing Documentation on the Purchase of 3515 Broad Street and to Designate Signatories.

Motion Griffin; support Cousins to postpone New Business Item 3 and 4 until the Monday June 14, 2021 City Council Meeting.

Ayes: Hubbard, Michels, Griffin, Cousins and Keough

Nays: Fisher

Motion carries

Motion returned from the June 9, 2021 meeting.

Motion Fisher; support Hubbard to adopt the Resolution Authorizing the Execution of Closing Documentation on the Purchase of 3515 Broad Street and to Designate Signatories.

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

Nays: None

Motion carries

2. Discussion of: 3515 Broad Street Next Steps

Mr. Breyer reviewed the next steps of the renovation to 3515 Broad Street and the use of Partners in Architecture as the administrator of construction for the

project. Discussion followed with choosing a user group to confer and bring back information for the June 28, 2021 meeting.

3. Discussion/Consideration of: City Council Vacancy

Questions were raised by Mayor Keough regarding the next steps in filling the City Council vacancy. He asked for feedback from Council Members and will continue the process of filling the vacancy at the June 28, 2021 meeting. Discussion followed.

4. Discussion of: Conflict of Interest Ordinance

Council Member Griffin reviewed and explained what she has proposed for the Conflict of Interest Ordinance in particular under the topic of private gain. City Attorney Scott Munzel discussed the issue of ethics versus conflicts of interest. Discussion followed regarding language in the draft ordinance.

A five minute break was taken at 8:40 PM with the meeting resuming at 8:45 PM.

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Text Amendments to the Zoning Ordinance for Accessory Dwelling Units

Motion Michels; support Griffin pursuant to Section 23.06 of the City of Dexter Zoning Ordinance, and the input received during the public hearing conducted by the Planning Commission on June 7, 2021, City Council approves AP2020.21-17 Text Amendment to the Zoning Ordinance to allow and regulate accessory dwelling units, as recommended by the Planning Commission, with Section 3.30.C.8, Utilities changed to state, "All ADUs must be served by municipal water and municipal sanitary sewer through connection with existing service for the principal building or, if that is determined infeasible by the Superintendent of Public Services, a separate service connection."

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

Nays: None

Motion carries

2. Consideration of: Authorization to Request Consultation Assistance from MIOSHA

Motion Michels; support Cousins to postpone New Business items L-2 and L-3 until the July 12, 2021 City Council meeting.

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

Nays: None

Motion carries

3. Consideration of: Authorization for NFPA 1500 Inspection

Item also postponed until the July 12, 2021 meeting.

4. Consideration of: Dexter Daze Park Use Permit

Motion Michels; support Fisher to approve the Park Use Permit request from the Dexter Daze Committee with the required signatures on the application, a copy of the insurance liability, and use consistent with Health Department orders.

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

Nays: None

Motion carries

5. Consideration of: Dexter Area Firefighters Association Park Use Permit Request

Motion Cousins: support Fisher to approve the Park Use Permit request from the Dexter Area Firefighters for the Dexter Daze event.

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

Nays: None

Motion carries

6. Consideration of: Black Belt Academy Classes Park Use Permit

Motion Griffin; support Michels to approve the park Use Permit from the Black Belt Academy excluding August 14, 2021 due to Dexter Daze activities.

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

Nays: None

Motion carries

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

Gilbert None

Malek None

Cousins Ms. Malek, thank you for your participation on Dexter's soccer team. It was good to see your name in the paper for scoring some goals.

Michels My reason for abstaining on the Consent Agenda vote was that my employer was listed under Bills and Payroll. What do the Student Representatives think about the Senior Parade through Town? (Mr. Gilbert and Ms. Malek both responded that they felt it is something more for the parents than for the students.) I would like to clarify my comments from the last meeting regarding the fire station, and there wasn't the needed communication between the Fire Department and the City. None of us want more than we need for a department and we need to research what we want and what we need for the City.

Fisher At the last meeting my thought was that Mr. Gilbert and Ms. Malek were Seniors and I felt bad that I didn't get to say good-bye to them. Tonight I have found out that they will be back for next year.

Griffin Ms. Griffin read a statement regarding the possible reasons for the division among Council Members on the issue of the Fire Station

Hubbard and the need for a facilitator to help Council work through the issue and move towards a decision on the issue. It is great that Council worked together tonight for a City Hall for Dexter and hope that we can do the same on the Fire Hall. I want to praise the work that Mr. Breyer has done over the past seven months, doing two jobs. The way the previous City Manager was treated was bad and she is owed an apology.

N. NON-ARRANGED PARTICIPATION:

Michelle Aniol, Community Development Manager, thanked Council for making a decision on City offices this evening. Although I previously said that City offices should be downtown, you have chosen is a reasonable compromise.

Joe Semifero of 3214 Boulder Court thanked City Council for passing the ADU Ordinance. Areas that could really make use of ADU's are Westridge, Huron Farms, and Dexter Crossing. However, in all three subs, by-laws may not allow a second residence on the property, but maybe that could be changed by looking at an ordinance to supercede the by-laws. Mr. Semifero also addressed the temporary structure for the Fire Station and does believe that the number one goal of the department is the safety of the firefighters. He spoke of the letter from the Chief regarding a future visit from MIOSHA and he hopes that anyone on City Council thinks that anything other than 24/7 coverage in the City is an option. There is an option to solve the housing arrangements. Take a look at all of the fire facilities available to us to come up with a solution.

Robert Smith, Dexter Area Fire Chief spoke of an educational program that he could provide to Council regarding fire services and what it takes to deliver these services. He stated that there is duplication in the three facilities (Dexter City, Dexter Township and Webster Township), but the duplicate services are needed. Regarding the MIOSHA inspection in 2012, there was only one station in the City and MIOSHA agreed to some temporary fixes; which may not go that way today. I would like Mr. Semifero to come and talk to me about these issues and work with me, and I urge Council also to work with me so that we can move this project along.

O. ADJOURNMENT

Motion Fisher; support Cousins to adjourn the meeting at 9:51 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

Interim City Manager and City Clerk

Approved for Filing: _____