

**THE CITY OF DEXTER
REGULAR VIRTUAL CITY COUNCIL MEETING
MONDAY, JUNE 28, 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; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Michael Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Scott Munzel, City Attorney; Robert Smith, Dexter Area Fire Department Chief; residents; and media.

C. APPROVAL OF THE MINUTES:

1. Special City Council Meeting – June 9, 2021
2. Regular City Council Meeting – June 14, 2021

Motion Fisher; support Griffin to approve the minutes of the Special City Council Meeting of June 9, 2021 and the Regular City Council Meeting of June 14, 2021 with the following correction:

Page 7, Under Item H – Communications, change the last two sentences to read as follows:

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

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

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

Nays: None

Motion carries

D. PRE-ARRANGED PARTICIPATION:

1. Julie Wilkinson, Dexter Daze Committee

None

E. APPROVAL OF THE AGENDA:

Motion Fisher; support Griffin to approve the agenda with the following:

- The addition of a report from Council Member Hubbard under item I-7, Council Member Reports;
- The addition of New Business Item L-6, Consideration of a Proposal from ASTI Environmental to perform a Phase 2 Environmental Assessment and to Create and File Baseline Environmental Assessment for 3515 Broad Street for an Amount not to Exceed \$13,190, and Extension of Purchase Agreement Due Diligence Period; and
- 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:

None

H. COMMUNICATIONS:

1. Upcoming Meeting List

Council Member Griffin reported that City Council would hold a Work Session on Wednesday, June 30, 2021 at 6 PM.

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

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

- A meeting was held on-site on June 17, 2021 for the Dexter Crossing Project with 27 people attending, which is a record.
- This past Friday, Saturday and Sunday, weather conditions produced a lot of rain. Dexter was lucky with a recorded amount of only 2.6 inches and the City was able to handle that rainfall with the use of the DQ Basin.

2. Community Development Manager – Michelle Aniol

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

- Have you seen the planters and banners on the barricades on Main Street? They are looking good, especially the planters with all of the rain. There still is some money in the budget, and we may look to place additional banners on the barricades.
- Please keep up-to-date on the Zoning Ordinance Sub-Committee meetings. If you need the links let me know.
- The City is starting to accept applications for fall tree planting. The tree supply is limited and if we receive more requests than the supply, those requests will be put on the spring planting list.
- Millennium Place (Grand Street) has submitted for their final site plan review and will be on the Planning Commission's agenda for the August meeting.

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:

- The City has just recently received the WAVE Contract, and it will be on the next meeting agenda.
- Today was the first day of the Recycle Door-to-Door program with not accepting improperly filled recycling bins. This will continue for two more weeks with those receiving a second tag not being picked up. The City will have a newsletter going out before the next collection to explain the process.
- Included in your packet is a survey that the Parks and Recreation Commission have requested for use to help determine the location for ping pong tables in the parks.
- At the last Council meeting there was talk of returning to in-person meetings. The Arts, Culture, and Heritage Commission has recommended returning to in person meetings in September. Discussion followed with Council tentatively agreeing to a September return to in person meetings.

6. Mayor Report – Shawn Keough

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

- City Council will hold a workshop on Wednesday, June 30, 2021 at 6:00 PM to discuss the City Manager position.
- On the Consent Agenda are my recommendations for appointments to Boards and Commissions.
- I have been asked to serve on the Host Committee for the Huron River Watershed Council's Fund Raising event that will be held on the second Thursday in September.
- There were no major issues discussed at the June DDA meeting, but there was some concern about the blue covering over some of the barricades.

- At the June DAFD meeting there were no action items and the July meeting may be cancelled. Currently the DAFD is waiting for the Certificate of Occupancy for the Webster Township fire station.
- I had lunch recently with Mike Penn, newest member of the DDA, and we talked about the history of the DDA.
- I participated in the Dexter Chamber Golf Outing last Tuesday.

7. Council Member Reports

a. Zach Michels

Council Member Michels submitted a written report in the packet.

b. Wa-Louise Hubbard

Reported on attending the First Annual Dexter Pride Event and was one of the speakers. She stated that her remarks were her personal remarks and that she related how some things have changed for the better in the last 20 years, but it was heartbreaking to hear that youth are still facing issues such as bullying.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$227,580.75
2. Consideration of: Appointments to Boards and Commissions
 - Arts, Culture, and Heritage – Lynn Babcock, Rich Bellas and Beverly Hill
 - Downtown Development Authority – Doug Finn, Fred Schmid and Mike Penn
 - Parks and Recreation Commission –Becky Murillo and Toni Henkemeyer
 - Planning Commission – Matt Kowalski, Chet Hill and Alison Heatley
 - Zoning Board of Appeals – Lisa Smerek and Robin Cohen (both alternates)
3. Consideration of: FY 2020-2021 Budget Amendments
4. Consideration of: FY 2020-2021 Downtown Development Authority Budget Amendments
5. Consideration of: HART Verity Equipment Maintenance Contract for Election Equipment Maintenance Years 6-10 for an Amount not to Exceed \$11,083.80
6. Consideration of: Amendment to WRRMA Articles of Incorporation to Permit the City of Ann Arbor to Join WRRMA
7. Consideration of: FY 2021-2022 Fee Schedule Resolution

Motion Fisher; support Griffin to approve item 1, 2, 3, 4, 5, 6 and 7 of the Consent Agenda.

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

K. OLD BUSINESS-Consideration and Discussion of:

Items postponed from a previous meeting

1. Discussion of: City Council Vacancy

Mayor Keough recommended the appointment of Sanam Arab to fill the vacant City Council position the remainder of the term ending in November 2022.

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

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: General Appropriations Act to Adopt the FY 2021-2022 Budget

Motion Griffin; support Fisher to approve the Preamble and Resolution for the City of Dexter Fiscal Year 2021-2022 General Appropriations Act.

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

2. Consideration of: Setting a Public Hearing on July 26, 2021 for the Conflict of Interest Ordinance.

Motion Fisher; support Michels to set a Public Hearing for the Conflict of Interest Ordinance.

Motion Cousins; support Fisher to postpone action on the Public Hearing for the Conflict of Interest Ordinance until the next Council Meeting

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

3. Consideration of: Setting a Public Hearing on July 26, 2021 to Consider an Amendment to the General Code of Ordinances for Small Cell Wireless Infrastructure Regulation

Motion Cousins; support Griffin to set a public hearing on July 26, 2021 to consider an amendment to the General Code Ordinance for small cell wireless infrastructure regulation.

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

Nays: None

Motion carries

4. Consideration of: Proposal from OHM Advisors for Retainer-Based As-Needed Staff Assistance for an Amount not to Exceed \$18,400

Motion Fisher; support Hubbard to approve the proposal from OHM Advisors for Retainer-Based As-Needed Staff Assistance for an amount not to exceed \$18,400.

Ayes: Fisher, Hubbard, Griffin and Keough

Nays: Michels and Cousins

Motion carries

5. Discussion of: Seeking the Support of an External Facilitator

Council Member Griffin explained her thoughts on hiring a facilitator to help the Council work on issues with the Fire Station. She presented two examples for facilitators one from MML and one from MSU, and she feels that it may be worth a try in order to move forward. It was suggested bringing this topic back at the next Council Meeting when there is a full slate of members and decide steps going forward. Discussion followed.

6. Consideration of: Proposal from ASTI Environmental to perform a Phase 2 Environmental Assessment and to Create and a File Baseline Environmental Assessment for 3515 Broad Street for an Amount not to Exceed \$13,190, and Extension of Purchase Agreement Due Diligence Period

Motion Fisher; support Griffin to approve the proposal from ASTI Environmental to perform a Phase 2 Environmental Assessment and to Create and a File Baseline Environmental Assessment for 3515 Broad Street for an amount not to exceed \$13,190, and Extension of the Purchase Agreement Due Diligence Period until July 27, 2021.

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

Nays: None

Motion carries

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

Cousins None

Griffin In regards to my vote on the Council vacancy, I have no illusion that I received 100% of the City Council Members' votes in November for my election to Council. There is no requirement that elected or appointed officials receive 100 % of the votes. I look forward to welcoming Ms. Arab as the seventh member of City Council.

Fisher None

Michels Regarding my vote tonight for support staffing from OHM for the City it is not that I didn't want it, but that I would want to

have more support. I would like to see the City continue with OHM's support to staff for the near future.

Hubbard

None

Gilbert

I am grateful to be able to spend another year on Council and tackle the issues. Welcome to ~~Sanam~~ Ms. Arab to Council.

Malek

I had a great time on Council for the past two years and now I am moving on to Planning Commission.

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; Student Representatives, Alex Gilbert and Isabella Malek; and Scott Munzel, City Attorney at 8:03 PM.

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

Nays: None

Motion carries

Motion Cousins; support Fisher to move out of Closed Session at 8:23 PM.

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

Nays: None

Motion carries

Motion Cousins; support Fisher to proceed as discussed in Closed Session on the tax issue with Dexter Shoppes.

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

Nays: None

Motion carries

P. ADJOURNMENT

Motion Fisher; support Griffin to adjourn the meeting at 8:25 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

Interim City Manager and City Clerk

Approved for Filing: _____