

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

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

The City Council Meeting was called to order at 6:01 PM by Mayor Keough and was held via an online Zoom conference call permitted by State of Michigan Law.

**B. ROLL CALL:**

Sanam Arab – Present remotely in the City of Dexter, Michigan.  
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.  
Eren Buyukbozkirli – 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; Robert Smith, Dexter Area Fire Department Chief; Patrick Droze, OHM Advisors; Douglas Weber, Urban Wireless Solutions; residents; and media.

**C. APPROVAL OF THE MINUTES:**

1. Regular City Council Meeting – July 12, 2021

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

- Page 2, under Ms. Olmstead’s remarks correct the word “business” to “businesses”
- Page 7, Council Comments, under Ms. Griffin’s comments, change the word “against” to “brought before” and correct the word “place” at the end of her comments to “placed”.
- Page 7, Council Comments, under Ms. Fisher’s comments, change the last part of her comment to read “she is working on it or already has it done”.

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

**D. PRE-ARRANGED PARTICIPATION:**

None

## **E. APPROVAL OF THE AGENDA:**

Motion Fisher; support Griffin 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, Arab and Keough

Nays: None

Motion carries

## **F. PUBLIC HEARINGS:**

1. Amendment to General Code of Ordinances for Small Cell Wireless Infrastructure Regulation

Mayor Keough opened the public hearing at 6:08 PM. There were no public comments offered. Mayor Keough closed the public hearing at 6:09 PM.

Following the public hearing, Ms Aniol discussed a possible Conflict of Interest with Douglas Weber who has served as the City's Small Cell Wireless Consultant. Mr. Weber has also preformed consulting work for a potential permit applicant on an unrelated project. Discussion followed.

Consideration of: Amendment to General Code of Ordinances for Small Cell Wireless Infrastructure Regulation

Motion Michels; support Griffin to adopt the proposed amendment to the General Code of Ordinances for the City of Dexter with information included regarding the escrow of funds, grammatical changes, and capitalization and punctuation edits.

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

Nays: None

Motion carries

## **G. NON-ARRANGED PARTICIPATION:**

None

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List

It was noted by Council Member Griffin that ZBA will meet at 6:00 PM on July 27, 2021, not 7:00 PM, and Council meetings are listed on the calendar at a starting time of 7:00 PM when 6:00 PM is the actual starting time.

2. Letter and NFPA 1500 Report from Dexter Area Fire Department Chief Robert Smith

Ms. Griffin thanked Chief Smith for his letter.

## **I. REPORTS:**

### 1. Finance Director/Treasurer/Assessor – Marie Sherry

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

- The Board of Review did approve one hardship exemption for 50% and heard a Veterans exemption.
- The Dexter Shoppes Tax Tribunal case for 2020 has been dismissed.
- At 8440 Parkridge, I did find out information regarding the taxable value on a property by the rate of inflation. Discussion followed.
- I have withdrawn from the Michigan Master Assessing Officer Certification program.
- Since 2006, I have held Certification as a Public Finance Administrator and I have now qualified for advanced certification by giving back to the organization.

### 2. Public Services Superintendent – Dan Schlaff

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

- Regarding mowing on the Border-to-Border path, if the City were to purchase an attachment for the mowing, it would cost \$9,000 - \$10,000. I also contacted the Washtenaw County Road Commission who has machinery that could handle the mowing, but it is too large for the area. Mr. Breyer added that the flowering plants may be invasive and should be removed.

### 3. Community Development Manager – Michelle Aniol

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

- Ms. Aniol began her report with a discussion regarding the contractual and advisory work for the Small Cell Wireless program and possible Conflict of Interest held by Doug Weber.
- Ms. Aniol showed how downtown sidewalks could be identified with stencils to show that bikes, skateboards, and roller skates are not permitted on the sidewalks downtown.
- Regarding the Open Meetings Act, in person meetings can be attended remotely for hybrid meetings if one is in the military, has a medical issue, or if the local or state governments are operating under a state of emergency, ending December 31, 2021. Dexter would need to establish procedures to participate in this matter. Discussion followed.
- Regarding the Zoning Ordinance Update, I would like to come up with a time for a joint meeting with Council and Planning Commission. This would preferably be on August 30, 2021 or in September.

### 4. Board, Commission & Other Reports

*Washtenaw County Sheriff* – Included in the packet was the June Washtenaw County Sheriff Report.

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:

- The City was contacted by the Dexter Daze Committee with an update. They are looking to have a small motorized train for children to ride on the Boardwalk which was not included in the original application. Discussion followed and Dexter Daze was asked to find another route as the Boardwalk is a non-motorized path.
- Dexter Daze is also asking to place a putt-putt course on the grassy area such as in front of 3-Bird. Discussion followed on this request with more information to be provided.
- The City did receive the results of the Phase 2 testing from 3515 Broad Street and the items that they were looking for were not there. TCE was found close to Alpha Metal and higher levels of arsenic and mercury were found near the storage shed. These findings fall into an area of concern from EGLE and will require additional sampling over the next six months to one year. We will be looking for the sellers to contribute toward testing and escrow funding for mediation.

7. Mayor Report – Shawn Keough

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

- The meeting with Scio Township on their Master Plan was a good one and Dexter was able to provide comments regarding their Plan. The goal is to have another meeting soon.

8. Council Member Reports

None

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$146,920.77
2. Consideration of: Contract Extension with K&B Asphalt for Crack Seal Services for an Amount not to Exceed \$18,000
3. Consideration of: Contract Extension with JV Contracting for Pavement Marking Services for an Amount not to Exceed \$19,000

4. Consideration of: Terminal Server Replacement for an Amount not to Exceed \$6,618.50

Motion Fisher; support Arab to approve items 1, 2, 3 and 4 of the Consent Agenda.

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

Nays: None

Abstain: Michels

Motion carries

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

*Items postponed from a previous meeting*

1. Consideration of: City Manager Contract

From the July 12, 2021 meeting:

Motion Fisher; support Arab to approve the City Manager Contract with an official starting date of July 12, 2021.

Motion Cousins; support Michels to postpone the approval of the City Manager contract in order to edit some of the contract wording with a retroactive hire date of July 12, 2021.

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

Nays: None

Motion carries

July 26, 2021 meeting:

Amended Original Motion by Fisher; support Arab to approve the updated City Manager Contract with an official starting date of July 12, 2021.

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

Nays: Griffin

Motion carries

2. Discussion of: Conflict of Interest Ordinance

Discussion followed on the three Conflict of Interest options included in the packet, have these options narrowed down to a single option, and to set a public hearing on the Conflict of Interest Ordinance at the August 9, 2021 meeting.

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

1. Discussion of: Second Street Water Main and Sidewalk Project Update

Patrick Droze from OHM Advisors presented a PowerPoint presentation on the Second Street water main replacement and sidewalk installation project for the spring of 2022. Discussion followed.

2. Discussion of: Traffic Control Order Policy

Mr. Breyer explained the need the City has to have a Traffic Control Order Policy. Discussion followed.

3. Consideration of: Proposal from Partners in Architecture for Architectural/Engineering Services for 3515 Broad Street for an Amount not to exceed \$60,000

Motion Michels; support Griffin to approve the proposal from Partners in Architecture for Architectural/Engineering Service for an amount not to exceed \$60,000.

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

Nays: None

Motion carries

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

- |               |  |
|---------------|--|
| Buyukbozkirli | I enjoyed the meeting. I am taking my time to get used to Council and what is going on.  |
| Gilbert       | None   |
| Cousins       | None   |
| Hubbard       | I said something earlier about the Conflict of Interest discussion and some of the conversations are taking a tone that makes me feel that my back is up against the wall. That is making me uncomfortable. We have rules and are held to a higher standard, but we also have to be acting with humanity as we make our decisions. |
| Michels       | I have a passion for road design. We shape our environment and our environment shapes us. Since the last meeting my phone has given up on me and I was not able to transfer any contact information so I haven't been able to get back to anyone.  |
| Griffin       | Congratulations to Mr. Breyer, and I look forward to continue working with him. <del>Regarding the Conflict of Interest choices, look at it as how it works with our ordinances.</del> <a href="#">If there are concerns about what is or is not Conflict of Interest, refer to the draft ordinances.</a>                          |
| Arab          | Congratulation to Mr. Breyer, and I too look forward to working with him.  |
| Fisher        | I also look forward to working with Mr. Breyer. In the past we did not bicker as we have now. We need to get things together and work together.  |

**N. NON-ARRANGED PARTICIPATION:**

None.

**O. ADJOURNMENT**

Motion Fisher; support Arab to adjourn the meeting at 9:15 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

Interim City Manager and City Clerk

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