

- Additional information – Meeting notes from the March 4, 2016 Facility Committee Meeting prepared by Council Member Smith.

Unanimous voice vote approval.

F. PUBLIC HEARINGS

None

G. NON-ARRANGED PARTICIPATION

Mayor Keough read into the record a written statement from Paul Cousins, 7648 Forest Street, Dexter, regarding the Facilities Committee meeting of March 4, 2016. Remarks are attached

H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar

I. REPORTS

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet. Mr. Schlaff answered questions and gave the following updates:

- Question – What is MXU? (A device attached to the outside of a building to read the water meter.)
- Question – Where did the rocks come from that were placed at the farm house? (From the DPW yard.)
- Working with DTE as we will be reducing the amount of electricity we use when the new blower is up and running. I haven't got an exact date when the blower will arrive. It is coming from Germany.
- Question – How often do you back wash the filters? (Once a week.)
- Question – Did you find a pressure leak in the boiler? (Yes)
- Question – How are things going with the issue of the grease traps? (Going well)
- Question – Did you have failures at the waste-water treatment plant? (Yes, power outages.)
- Does the City keep a card with the location of each home's water service? (Do have a map for Westridge.)

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates and answered questions:

- Question – Have you gotten further direction from the Planning Commission from the postponement of the Grandview project? (Did get comments back from Commissioners.)
- Huron Camera building has been sold. The new owner will be doing some work on the exterior, air conditioning, and painting of interior to get it ready to lease.
- Question – Any word from Foremost Development as to when they will hold a public meeting? (Plans are for a four hour meeting on April 16 at the Dexter District Library, and also on May 1 and June 8.)
- Received a request from Rene Papo for contact information for Beckett and Raeder regarding the Mill Creek Terrace Building.
- There will be a ZBA meeting in April as NUBCo will need a variance from the required front yard setback.
- Received a letter regarding a marijuana dispensary and whether the City allows them in Dexter.
- Will be doing a webinar on Thursday with SEMCOG regarding a program with Munetrix for CIP reporting.
- The purpose of the rock on the Dan Hoey farm property was in response to a request from MC3 to help prevent people cutting through their parking lot to get to Dan Hoey Road and vice versa.
- Council Member Carson praised Ms. Aniol for organizing the recent Business Summit and the great turnout.

3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

Washtenaw County Sheriff - February 2016 Written Report

4. Subcommittee Reports

None

5. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following updates and answered questions:

- The build date for Lions Park will be Saturday, June 18.
- The City did receive a letter of resignation from the newest employee and will be posting the position soon.
- The Mill Creek Park Tour will be April 7 and invite anyone who can make it to come and meet the group.
- The Washtenaw County Road Commission, WATS and Dexter City met regarding road funding. Central Street funding to occur in 2019, Shield Road intersection to occur in 2018 and the \$180,000 for the non-motorized pathway in Mill Creek Park has been removed. There have been concerns that Dexter had received more than their allocation based on population. Not sure if there will be enough of a project in the park to apply to the Michigan Department of Natural Resources Trust Fund but we will still hold a public hearing regarding the park next month. The delay will give an opportunity to complete the wet land delineation.

6. Mayor’s Report

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

- Included in my report are two maps regarding the Huron Waterloo Pathway.
- Also thought that the Business Summit went well.
- Union negotiations with the firefighters are going well.
- The next Goal Setting Session will be Saturday (March 19) at 9 am.

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$ 469,691.61
2. Consideration of: Closure of Central Street from Main to Fifth on Saturday, May 21, 2016 from 5 am to 4 pm for the Dexter Garden Club Plant Sale
3. Consideration of: Temporary Road Closures for the Memorial Day Parade on May 30, 2016

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

Unanimous voice vote approval.

K. OLD BUSINESS-Consideration and Discussion of:

None

L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Planning Commission Recommendation to Adopt the Dexter Fastener Site Plan for Expansion of their Existing Manufacturing Facility Located at 2110 Bishop Circle East

Motion based on the information provided by the applicant and reflected in the minutes of this meeting, and pursuant to Section 21.04, sub-section E6 City Council Action, the Council moves to approve CSPR 2016-01 Dexter Fastener Technologies Phase 2 Building Addition Combined Preliminary and Final Site Plan, dated February 2, 2016, for a 41,073 square foot building addition to the existing 322,625 square foot manufacturing facility, located at 2110 Bishop Circle East.

In making this determination, the following conditions shall apply:

1. Applicant shall submit a revised landscape plan with nine additional trees and other concerns noted in the CWA review letter dated February 11, 2016;
2. Concerns noted in the OHM review dated February 24, 2016; and
3. Concerns noted in the DAFD review dated, February 8, 2016.

Ayes: Carson, Fisher, Knight, Michels, Smith, Tell and Keough

Nays: None

Motion carries

2. Consideration of: Recommendation from Planning Commission to Adopt the Master Plan Amendments for Oil and Gas Drilling

Motion Knight; support Fisher therefore let it be resolved, the Dexter City Council, as authorized in MCL 125.3843(3), part of said Act 33, hereby asserts that it shall have the authority to approve or reject the Master Plan. Let it be further resolved that the City Council has reviewed the Amendments to the Master Plan and Approved the Amendment to the Master Plan.

Ayes: Fisher, Knight, Michels, Smith, Tell, Carson and Keough

Nays: None

Motion carries

3. Consideration of: F & V Proposal to Update and Finalize the Maximum Allowable Headworks Loading Study (MAHL) for an amount not to exceed \$3400.

Motion Fisher; support Carson to approve the proposal from F & V to update and finalize the Maximum Allowable Headworks Loading Study for an amount not to exceed \$3400.

Ayes: Knight, Michels, Smith, Tell, Carson, Fisher and Keough

Nays: None

Motion carries

4. Consideration of: Update to Council Rules

Motion Carson; support Smith to approve the Council Rules as amended.

Ayes: Michels, Smith, Tell, Carson, Fisher, Knight and Keough

Nays: None

Motion carries

5. Discussion of: Facilities Committee Report and Facilities

Council Member Smith spoke of the previous Facility Committee meetings and the rationale for a fire hall study - to remodel the existing station or build a new station. The committee considered two motions made at the March 4 meeting to reconsider the current site as the location of the future site for a station and to evaluate other potential sites. These motions were approved by the committee. Discussion followed by Council on the Facility Committee's report.

M. COUNCIL COMMENTS

Michels M-Live blog recently spoke about the concern in Ann Arbor of tapping the trees for maple syrup. It will be more exciting to walk downtown and have people enjoying wine and cheese with the possible patio permits.

Knight None
Smith None
Jones There is a picture of Dexter at the corner of Broad and Main in the recent issue of the MML Review although it is not identified. Did anyone see the Friday night Chelsea activities reported by Jeff Daniels on the Stephen Colbert show?. The Big 400's Pancake Breakfast at the Ale House was the first item mentioned.
Carson None
Fisher None
Tell Thank you to all who expressed condolences in the recent death of my father.

N. NON-ARRANGED PARTICIPATION

Paul Cousins, 7648 Forest Street, Dexter thanked Mayor Keough for reading his comments into the record at the beginning of this meeting. He stated that he has been against 8140 Main Street as the location for the fire hall as it is not expandable and would it be usable for another 50 years? Yes it will change response time. The decision to wait and vote on the location is fine if more information is needed, but we have been talking about a new station since 2004.

Fred Schmid, 120 Cavanaugh Lake Road, Chelsea stated that though he is not a resident of Dexter, he does own three buildings in Dexter. He feels that response time is important as well as the safety of the firefighters. He mentioned Austin, Texas who will need a number of new stations in that city at a cost of \$10,000,000 each just to decrease response time to eight minutes. We need a new fire hall. Have worked in the past with the DDA and the Council and they have always made the right decision.

O. ADJOURNMENT

Motion Smith; support Carson to adjourn at 9:52 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____

DEXTER CITY COUNCIL
WORK SESSION
SATURDAY, MARCH 19, 2016

A. CALL TO ORDER

The meeting was called to order at 9:08 AM by Mayor Keough at the Dexter District Library at 3255 Alpine Street in Dexter, Michigan.

B. ROLL CALL: Mayor Keough

J. Carson	D. Fisher
J. Knight	Z. Michels
J. Smith	R. Tell-9:18 am

Also attending: Courtney Nicholls, City Manager; Marie Sherry, Finance Director/Treasurer; Michelle Aniol, Community Development Manager; Dan Schlaff, Public Services Superintendent; Justin Breyer, Assistant to the City Manager; and Carol Jones, Interim Clerk.

C. REVIEW OF RESERVE BALANCES AND POTENTIAL USES FOR THOSE RESERVES.

- **Update on 2017-2020 Transportation Alternatives Program (TIP)**
- **DDA Forecast**

Ms. Nicholls gave a report of the changes since the previous meeting. She reported on the \$180,000 coming off the TIP related to Mill Creek Park Phase 2. Looking to wait and apply to the Michigan Natural Resources Trust Fund for Phase 2 of the Trail. This will give the City time to complete the wet lands delineation study.

The DDA forecast was presented with two scenarios – with and without the funds from the Dexter Wellness Tax Tribunal case. The DDA in 2015-2016 will continue to make payments back to the City for property purchases and intends to contribute \$50,000 toward the DTE substation relocation.

Discussion followed.

D. REVIEW OF 425 AGREEMENT WITH WEBSTER TOWNSHIP

Discussion took place on the written 425 Agreement and the maps of the area provided in the packet. Also discussed was the Grandview Commons Development at the corner of Grand Street and Baker Road, the Haeussler property and possible development on Baker Road, capacity at the wastewater treatment plant and the upcoming MAHL Study, expansion of the industrial park and road access to the park, and the upcoming visioning session for 3045 Broad Street on April 16 from 12-4 PM and the Dexter District Library.

E. DISCUSSION OF FACILITY FUNDING MEMO

Discussed setting aside money for facilities and for capital improvements for the fire department.

F. REVIEW OF UPDATED GOALS AND OBJECTIVES

Reviewed the changes identified at the previous meeting.

G. COMMENTS

Ms. Knight inquired about the painting of the sign portion of the Farmer’s Market as the Farmer’s Market Committee had recommended this improvement and also asked if the bricks from the DTE sub-station could be re-used or sold when the structure comes down.

Ms. Nicholls reported on receiving a call from Cindy Glahn regarding the Dan Hoey property asking the cost of the property for the relocation of Faith in Action.

Mayor Keough reported on receiving a call from Rene Papo regarding the Mill Creek Terrace Building and will refer this to the Facility Committee.

Ms. Sherry reported that the Michigan Municipal League is looking at funding mechanisms for municipalities and asking governing agencies to discuss with their legislatures how they are handling finances. This could be an opportunity to discuss public safety millages and the personal property tax issue.

H. ADJOURNMENT

Adjourned at 12:03 PM

Respectfully submitted,

Carol J. Jones
Interim Clerk, City of Dexter

Approved for Filing: _____

CITY OF DEXTER MICHIGAN

DOWNTOWN RETAIL MARKET STUDY

MARCH 2016



Prepared for the:

**Office of Community Development
City of Dexter
8140 Main Street
Dexter
Michigan, 48130-1092**

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FANNING HOWEY

March 1, 2016

Michelle Aniol
Community Development Manager
City of Dexter
8140 Main Street
Dexter, MI 48130-1092

Dear Ms. Aniol:

We are pleased to present the report entitled, **CITY OF DEXTER, MICHIGAN DOWNTOWN RETAIL MARKET STUDY**. This report has been prepared pursuant to the scope of services dated June 30, 2015. It describes the methods used in the analysis and contains the data gathered in the investigations, resulting in the estimates of retail spending potential within the trade area as of the date of this report, March 1, 2016.

Additionally, this report includes our recommended plans for certain aspects for the physical redevelopment of the downtown, prepared pursuant to our completion of the scope of services.

Our analysis is subject to the limiting conditions, assumptions and methodologies employed as referenced in specific sections of the report. The results are our personal, unbiased professional analysis, opinions, and conclusions. Further, we have no personal interest or bias with respect to the outcome or the parties involved.

You may reproduce this report for general circulation with appropriate reference to the firm, conditions and date of the report. We will be available to answer any questions you may have.

Sincerely,

Sincerely,



Charles Eckenstahler



Carl Baxmeyer, Director
Solutions Group
Fanning/Howey Associates, Inc.

EXECUTIVE SUMMARY

The objective of the Dexter Downtown Retail Market Study and its recommendations is to identify the additional retail spending potential that will result in the location of new businesses in the downtown.

The additional retail spending potential is directly tied to population growth and the number of households in the study area. The overall population in the study area is projected to increase from its current level of 21,297 to over 25,000 persons during the next ten years. The number of households is projected to increase from just less than 8,000 currently to 8,800 in five years.

KEY FINDINGS

1. The increased number of households and household incomes will result in an additional spending for retail goods and services in excess of \$50,000,000 in 2021.
2. Currently slightly less than 50% of household shopping for goods and services is done external to the retail market area, a proportion that will increase to 55% during the 5-year analysis term.
3. While unfilled demand can support approximately 500,000 square feet of building space, the approximate 50% “leakage” indicates market area support for approximately one-half of this building space or 250,000 square feet.
4. High downtown building occupancy limits the ability to accommodate new building space.
5. Recommended downtown store types focus on “specialty retailers”; including furniture, home furnishings, clothing, etc., with the most probable being unique multi-offering general merchandise stores.

KEY RECOMMENDATIONS

1. **Downtown Land Use Planning** – Planning for additional retail building space in the future is needed to expand and complement the current inventory of retail establishments within the downtown.
2. **Concentrated Resident Marketing Program** – Engage a retail marketing analyst to study and identify advertising and other customer communication programs to increase customer patronage frequency to reduce the current spending leakage and to prevent increased leakage in the future.
3. **Downtown PlaceMaking and Walkability** - Households and their incomes are the “key” to downtown economic suitability. Downtown residential living increases customer patronage and is promoted by State of Michigan through financial support for city installation of “PlaceMaking” and walkability infrastructure projects. The City of Dexter should study actions to increase the desirability for downtown residential dwelling units especially projects that expand PlaceMaking and further enhance walkability.

SECTION ONE

INTRODUCTION

BACKGROUND

The City of Dexter enjoys an historic “small town” picturesque and economically vibrant downtown. Blessed with its physical location in growing Washtenaw County, the City of Dexter, since 2000, has experienced rapid population growth which is expected to continue into the future.

There are several reasons for this population growth. They include proximity to the University of Michigan, strong employment growth throughout the region and a highly desired “livability” of the City as a small-town, tight-knit, family orientated community.

The Dexter Community Schools also contribute significantly to this family orientated community desirability with outstanding educational credentials providing education for over ninety percent of the school age population. That represents a public education enrollment rate near the top enrollment rate for all Michigan school districts.

While the foundation for economic and social community development is well established and positioned to advance positive economic and social sustainability in the future, it is recognized that active community leadership is required to maximize these advantages for the betterment of citizens and visitors.

To this end, governmental, business and civic leaders have committed to the realization of a community betterment strategy designed to maximize future opportunities by implementation of the City Master Plan and Downtown Development Authority, Strategy Development and Tax Increment Financing Plan. These plans call for the creation of a vibrant, diverse, mixed-use downtown regional cultural, recreational, entertainment and shopping experience.

To aid in this pursuit, City and business leaders seek to quantify the amount of household consumer spending available in the downtown retail trade area to help identify new retail and service providers who can locate in the downtown and enjoy business success.

STUDY OBJECTIVE

The objective of this study and its recommendations is to identify the additional retail spending potential that will result in the location of new businesses in the downtown.

SCOPE OF THE ASSIGNMENT

The consulting team was chosen to prepare the ***Downtown Retail Market Study*** according to the scope of services dated June 30, 2015. The goal of the study process is to:

1. To identify, and map, the retail trade area serviced by downtown businesses.
2. To identify the current amount of retail spending occurring within the trade area and estimate the spending currently captured by downtown businesses.
3. Survey merchants concerning complementary and undesired downtown businesses, other needed improvements, building size and rent data including gross sales information.
4. To estimate the growth of the spending potential available within the trade area in the next five-years due to growth in the number of households and expected increases in current and future household incomes.
5. To identify specific store types for goods and services demanded in excess of goods and services currently provided by downtown businesses.
6. To calculate, by store type, the square footage of business spaces which can be economically supported by unfulfilled demand.
7. Prepare conclusions, recommendations and an implementation strategy designed to attract additional spending in the downtown for both existing and prospective new businesses that can be recruited to locate in the downtown.

LIMITATIONS OF ANALYSIS

The consulting team does not warrant future projected retail spending estimates, as the accuracy of information received from various secondary sources concerning market data for the study area cannot be guaranteed. Moreover, the ultimate success of redevelopment efforts in the City of Dexter is dependent on a variety of factors beyond the control of the consulting team.

However, the assessment and recommendations contained in this report represent the best judgment of the consulting team based on information gathered within the scope of this assignment. The consulting team cannot overemphasize the importance of public/private sector cooperation in carrying out the recommended strategies focused toward the economic development and commercial revitalization efforts of the City of Dexter.

IDENTIFICATION OF THE RETAIL MARKET AREA

INTRODUCTION

In reality, the identification of a retail market area is as much mathematical science as it is human perception gathered via survey and interviews. For the purposes of this analysis, a mathematical model is first used to identify the geographic territory of the downtown market area. The mathematical defined downtown market area is then subject to rigorous review by downtown business owners who assist in shaping the geographic territory where a majority of their customers reside.

RILEY’S LAW OF RETAIL GRAVITATION

Riley’s Law is a formula used to identify the mid-point between two shopping experiences – the mid-point being the dividing line or boundary between two equal shopping experiences.

$$BP = \frac{\text{distance between city a and b}}{1 + \sqrt{\frac{\text{pop. b}}{\text{pop. a}}}}$$

BP is distance from city a to breaking point

In the Dexter example the distance between the principal shopping destinations offering equal shopping experiences is divided by one plus the result of dividing the population of city b by the population of city a.

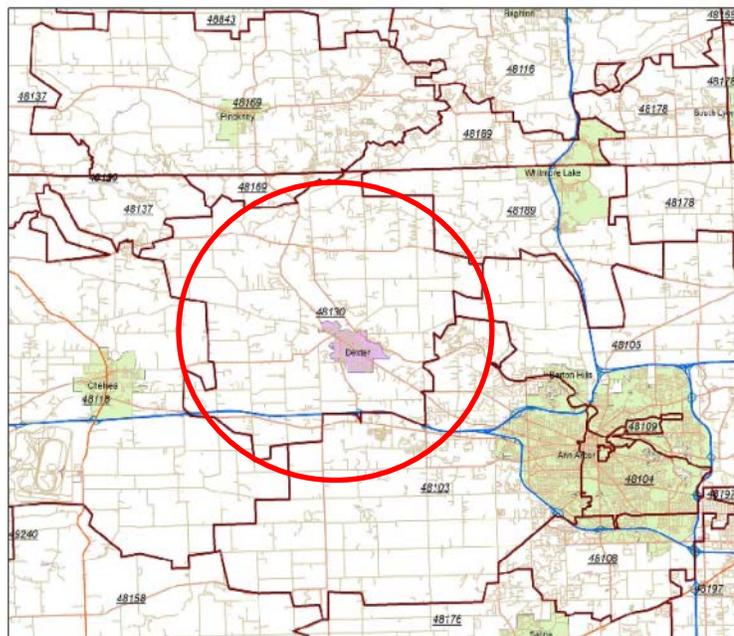
The resulting BP is the distance from city a to the 50% boundary of the trade area.

RETAIL TRADE AREA

The result of the mathematical model shows the retail market area encompassing the City of Dexter US Postal Zip Code area (48130).

SURVEY AND INTERVIEW PROCESS

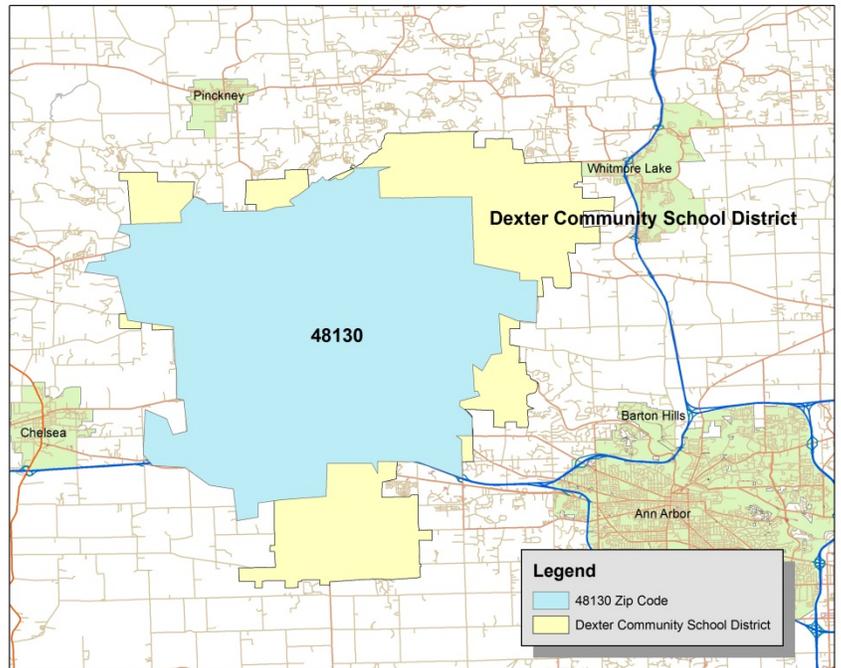
In December 2015 interviews were held with proprietors of selected businesses to validate the geographic boundary.



Based on the result of these discussions, the Zip Code boundary expanded to include the Dexter School District boundary was determined the best descriptor of the downtown retail market area.

SCHOOL DISTRICT – POSTAL ZIP CODE GEOGRAPHY

The adjoining map illustrates the school district and zip code geography.



SUMMARY AND CONCLUSIONS

1. Riley’s Law illustrates the mid-point boundary of competing, but equal, shopping experiences available in surrounding communities defining the downtown retail market area being the geography of the Dexter US Postal Zip Code.
2. The survey and interview validation conducted with downtown business proprietors identified a strong opinion that the geographic boundary exceeded the US Postal Zip Code geography leading to the conclusion that a truer expression of the downtown retail market area can best be described as the Dexter School District geographic boundary.
3. Due to the distance between competing, but equal, shopping experiences, there is very limited secondary downtown market area, with the secondary trade area effect having minimal impact on the total household income shopping potential credited to the downtown retail market area.
4. Discussion with downtown business proprietors, except for specialty businesses that service customer originating outside of the downtown retail market area, non-market area customer trade currently provides a smaller portion of total sales and likely contributes marginally to the business profitability, and thus do not substantiate a true secondary downtown retail market.
5. Discussion with downtown business proprietors indicate a desire to establish a secondary downtown retail market area that could aid in increased business sales and profitability in the future.

SOCIO-ECONOMIC ANALYSIS

INTRODUCTION

A key element to analyzing the retail market of the City of Dexter is an understanding of the current and projected socio-economic characteristics of the population. This section presents a “most likely” projection of the total population within the study area. The driving factors are detailed as substantiation of the projection. In the last part of this section the characteristics of the projected population in terms of the number of households and their associated profile is shown.

DEMOGRAPHIC PROJECTIONS

Population projections are based on a straightforward equation.

$$\text{Number of People} = \text{Births} - \text{Deaths} + \text{Migration In} - \text{Migration Out}$$

The cohort survival method is the term for the typical method for developing population projections. It uses that equation to project the number of persons likely to reside in a particular area in the future. Data on births and deaths and persons moving into and out of an area affects the number of persons in each age group or cohort. The average change in the number of persons in each age cohort in the past is used to project the number of persons in the future.

Demographic projections are often referred to as “part science and part art”. Certainly, if the factors affecting the population are known and are stable projections become a relatively simple mathematical exercise, hence the “part science” term.

Unfortunately, the factors driving changes in the population are not static. Birth and death rates change over time. The number of people migrating into or out of an area changes as well. The gain or loss of a major employer to an area may accelerate the number of people moving into or out of that area to take advantage of new employment opportunities. An aging population may see empty nesters and seniors relocate to alternative, easier to maintain housing. Those persons may be replaced in their original homes by younger people with children. Accounting for the potential impact of these and other changes is the “part art” factor of demographic projections.

The larger the population being projected the less susceptible the projection is to changes. The gain or loss of employers on a statewide level tends to balance out in favor of long-term trends. Those changes become more significant when the projection is on a county level. When projecting population on a local community level, accounting for the impact of changes becomes essential.

Therefore, demographers often rely on extracting local projections from projections done for larger demographic areas. The theory being that the factors affecting the larger population will also affect the

population in a smaller geographic area.

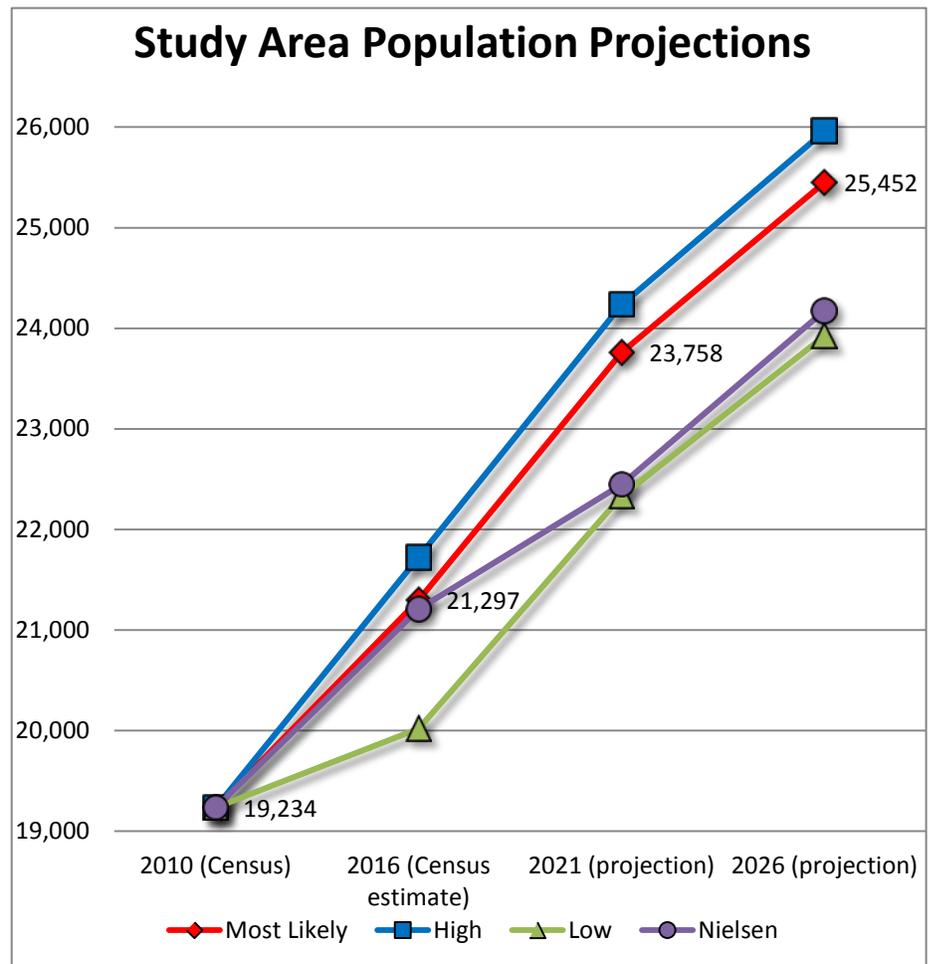
There is certainly merit to that theory especially when demographers are being asked to generate multiple projections. They are often not afforded the opportunity to “drill down” into the factors that affect changes in the population. For the City of Dexter Downtown Retail Market Analysis that opportunity exists.

Demographic projections for the state, county and sub-county areas have been developed by the U.S. Census Bureau, the State Data Center and other sources. In addition, private companies such as the Nielsen Company collect socio-economic information and generate reports and projections. This study relies on such information.

As part of this study demographic projections from these sources have been and analyzed. Three different scenarios were developed with a population projection for each generated specifically for this study along with the Nielsen projection. The following graph shows the anticipated population within the study area from these projections.

Four projections were developed or used as follows:

- **“Most Likely”** – based on continuation of current housing development (450 units annually in county)
- **“High”** – return to 50% of pre-recession development levels (1,000 units annually in county)
- **“Low”** – decline to 50% of current development levels (225 units annually in county)
- **“Nielsen”** – projections to 2021 extrapolated to 2026



Source: Fanning Howey projections and the Nielsen Company

As stated, the first three projections are driven by changes in housing development in Washtenaw County and applied to the study area which is the Dexter Community School District boundary. The fourth projection is the Nielsen projection. The Nielsen Company provides a projection until 2012. That projection was extended by the study team to 2026 to provide a ten-year projection.

The “Most Likely” and “High” projections developed as part of this study show more growth of approximately 1,500 and 2,000 persons respectively over the next ten years than the Nielsen projection. The “Low” scenario projection is more closely aligned with the Nielsen projection.

Again, that is not a questioning of the Nielsen data. Rather it is a result of being able to “drill down” into the underlying factors to generate alternative projections. The impact of that analysis is detailed in the next sub-section.

The table on the next page provides details of the “Most Likely”, “High” and “Low” projections by age cohort. At the bottom of the table the information is presented by age groups.

Overall, the projections developed for this study; the Nielsen projection; and, other federal, state and regional projections for the county all indicate that the population is anticipated to continue to grow during the next ten years. The projection for the study area deemed “Most Likely” shows an increase in population to 25, 452 persons in ten years.

Study Area Population Projections

By Scenario to Year 2026

Age Cohorts	Most Likely				High				Low			
	2010	2016	2021	2026	2010	2016	2021	2026	2010	2016	2021	2026
Age 0 – 4	1,019	1,164	1,252	1,340	1,019	1,187	1,277	1,367	1,019	1,094	1,177	1,260
Age 5 – 9	1,462	1,539	1,658	1,777	1,462	1,570	1,691	1,813	1,462	1,447	1,559	1,670
Age 10 – 14	1,693	1,731	1,974	2,118	1,693	1,766	2,013	2,160	1,693	1,627	1,856	1,991
Age 15 – 17	831	806	878	943	831	822	896	962	831	757	826	887
Age 18 – 20	692	725	780	838	692	739	796	855	692	681	734	788
Age 21 – 24	554	750	779	837	554	765	795	854	554	705	732	787
Age 25 – 34	1,519	1,985	1,976	2,129	1,519	2,025	2,016	2,172	1,519	1,866	1,857	2,001
Age 35 – 44	2,943	3,256	3,283	3,651	2,943	3,321	3,349	3,724	2,943	3,061	3,086	3,432
Age 45 – 54	3,731	3,457	4,630	4,690	3,731	3,526	4,723	4,784	3,731	3,250	4,352	4,409
Age 55 – 64	2,827	3,038	3,619	3,705	2,827	3,099	3,691	3,779	2,827	2,856	3,402	3,483
Age 65 – 74	1,193	1,629	1,736	1,947	1,193	1,662	1,771	1,986	1,193	1,531	1,632	1,830
Age 75 – 84	539	857	793	1,044	539	874	809	1,065	539	806	745	981
Age 85 and over	231	360	399	433	231	367	407	442	231	338	375	407
Total Population	19,234	21,297	23,758	25,452	19,234	21,723	24,233	25,961	19,234	20,019	22,333	23,925
<i>Demographic Groups</i>	<i>2010</i>	<i>2016</i>	<i>2021</i>	<i>2026</i>	<i>2010</i>	<i>2016</i>	<i>2021</i>	<i>2026</i>	<i>2010</i>	<i>2016</i>	<i>2021</i>	<i>2026</i>
Pre-school	1,019	1,164	1,252	1,340	1,019	1,187	1,277	1,367	1,019	1,094	1,177	1,260
School Age Children	3,985	4,076	4,510	4,838	3,985	4,157	4,601	4,935	3,985	3,831	4,240	4,548
Young Adults	1,246	1,475	1,560	1,675	1,246	1,505	1,591	1,708	1,246	1,387	1,466	1,574
Parents (25-44)	4,462	5,241	5,259	5,780	4,462	5,346	5,364	5,896	4,462	4,927	4,943	5,433
Empty Nesters	6,559	6,495	8,249	8,395	6,559	6,625	8,414	8,563	6,559	6,105	7,754	7,891
Seniors	1,962	2,846	2,928	3,424	1,962	2,903	2,987	3,492	1,962	2,675	2,752	3,219
Total	19,234	21,297	23,758	25,452	19,234	21,723	24,233	25,961	19,234	20,019	22,333	23,925

Source: Fanning Howey projections and U.S. Census Bureau – American FactFinder

FACTORS AFFECTING DEMOGRAPHIC PROJECTIONS

There are five (5) key factors that were used to augment the cohort survival method which produced the projections presented in this report. This section provides information on each factor and the impact on the projections.

Natality

Natality, or the fertility rate, is an essential factor in developing a population projection. The fertility rate is expressed as the number of births per 1,000 women age 15 to 44. Demographers often use the birth rate in projections. The birth rate is the number of births per 1,000 persons in the population.

Natality is a more exact factor and was used in this study. The more commonly used related birth rate does not account for differences in the number of women of childbearing age. This is especially true for the study area. As shown in the following table between 2000 and 2010 the number of women of childbearing age in the study area increased from 3,278 to 3,355. During the same period the number of women in that age group in Washtenaw County declined.

	Study Area	Washtenaw County	Study Area	Washtenaw County
Female population		<u>2000</u>	<u>2010</u>	
15 to 19 years	525	13,994	703	15,072
20 to 24 years	263	19,222	300	19,771
25 to 29 years	351	13,853	363	13,346
30 to 34 years	532	12,954	473	11,063
35 to 39 years	798	12,652	628	10,699
40 to 44 years	810	12,362	888	11,387
Totals	3,278	85,036	3,355	81,338
Pct (%) of County	3.9%		4.1%	

Source: U.S. Census Bureau – American FactFinder

This is a key factor. Applying the natality rate of 48.0 births per 1,000 women of childbearing age in the study area more accurately reflects the projected number of births that will occur. While nationwide and within Washtenaw County the overall rates are declining having a growing number of women in the study area offsets, in large measure, changes in natality.

The affect of having more women of childbearing age was factored into the population projection. It resulted in a slightly greater number of future births projected to occur within the boundaries of the Dexter Community Schools which has been defined as the study area.

Mortality

As with births the number of deaths within a given population is affected by the distribution of persons in each age group. Obviously, an older population can be expected to experience more deaths than a younger population.

The overall mortality rate in Washtenaw County has been holding fairly steady at 4.2 deaths per 1,000 persons. However, the population within the study area is older than the overall county population. The median ages are 35.4 and 29.2 for the study area and the county respectively.

Typically, an adjustment would be made to reflect an older population. However, due to the fact that the age distribution for the county is weighted somewhat disproportionately to younger persons due to the student population at the University of Michigan, no adjustment was made.

Housing Development

Housing starts are a prime indicator of population growth. The following table shows the number of housing units constructed within the study area as compared to Washtenaw County as a whole since records were started in 1939.

	Study Area			Washtenaw County	
	Built	Cumulative	% of County	Built	Cumulative
Built 2000 to 2014	1,664	8,071	5.4%	17,037	148,106
Built 1990 to 1999	1,808	6,407	4.9%	20,295	131,069
Built 1980 to 1989	1,098	4,599	4.2%	17,488	110,774
Built 1970 to 1979	1,141	3,501	3.8%	26,125	93,286
Built 1960 to 1969	618	2,360	3.5%	24,648	67,161
Built 1950 to 1959	473	1,742	4.1%	16,310	42,513
Built 1940 to 1949	232	1,269	4.8%	7,519	26,203
Built 1939 or earlier	1,037		5.6%	18,684	

Source: U.S. Census Bureau

Since the 1960’s the percentage of homes in the county that are located in the study area has steadily increased. This indicates steady growth in the study area.

Digging deeper into the data shows that pre-recession (1998 to 2007) there was an average of 2,019 units constructed annually in the county. During the recession (2008 to 2012) construction fell to an average of 344 new units annually. That has begun to rebound to some degree. Post-recession (since 2013) there has been an average of 450 units constructed annually. That has been fairly steady for the past three years; however, 2015 numbers are not yet fully available.

Using housing starts as an adjustment factor in the projections was done. In addition, the change in housing starts was used in the development of the “Most Likely”, “High” and “Low” scenarios. How the area rebounds from the Great Recession will be the single greatest factor influencing population growth.

The three projection scenarios used are:

- “Most Likely” – based on continuation of current housing development (450 units annually in county)
- “High” – return to 50% of pre-recession development levels (1,000 units annually in county)
- “Low” – decline to approximately 50% of current development levels (225 units annually in county)

As previously stated a fourth projection based on the Nielsen Company projection was included for comparison purposes. It cannot be determined from available data exactly what parameters the Nielsen Company uses in their projection.

Economics

Changes in the area economics drives the housing starts and affects population growth or decline.

Economic Activity		Employees		Establishments		
Washtenaw County	Employees	Establishments	Change	Pct	Change	Pct
1998	150,034	8,071				
1999	154,719	8,188	4,685	3.1%	117	1.4%
2000	157,464	8,252	2,745	1.8%	64	0.8%
2001	157,248	8,270	-216	-0.1%	18	0.2%
2002	150,487	8,296	-6,761	-4.3%	26	0.3%
2003	150,135	8,349	-352	-0.2%	53	0.6%
2004	153,330	8,283	3,195	2.1%	-66	-0.8%
2005	151,721	8,337	-1,609	-1.0%	54	0.7%
2006	149,581	8,286	-2,140	-1.4%	-51	-0.6%
2007	145,096	8,247	-4,485	-3.0%	-39	-0.5%
2008	140,524	8,132	-4,572	-3.2%	-115	-1.4%
2009	135,600	7,932	-4,924	-3.5%	-200	-2.5%
2010	132,543	7,905	-3,057	-2.3%	-27	-0.3%
2011	134,317	7,889	1,774	1.3%	-16	-0.2%
2012	138,860	7,957	4,543	3.4%	68	0.9%
2013	143,487	7,971	4,627	3.3%	14	0.2%

Source: U.S. Census Bureau – County Business Patterns

In the second and third columns from the left, the number of employees and number of establishments in Washtenaw County are shown. The change by number and percent of employees and establishments is shown to the right.

Data is only available on a county-wide basis. This information, the U.S. Census Bureau is only current through 2013. Later data have not yet been released.

During the 1998 to 2007 period there had been an overall slight decline in the number of employees working in Washtenaw County. During the same period the overall number of establishments employing workers had increased.

Clearly, the county economy felt the effects of the Great Recession. There was a significant loss of both employees and establishments during the years 2008 to 2011. With the nationwide recovery from the recession the Washtenaw County economy has also begun to rebound. While the 2014-2015 data are not yet available, during the first two years of the recovery the local economy reclaimed over 9,000 jobs and almost 100 employers.

While no adjustment directly was made on the basis of this information it does support the “Most Likely” demographic projection. That projection is based on a continuation of the factors, particularly housing starts, that has occurred post-recession.

Migration

According to data from the Internal Revenue Service, Washtenaw County has generally experienced an out-migration of persons. The IRS tracks the location of where tax returns are filed based on the address of the primary filer. From this tables are generated on a county-by-county basis showing the number of persons moving into or out of a county and the county of origin or destination.

The average net change pre-Great Recession was less than 1,000 more people moving out of the county than the number of people moving into the county. Initially, this seems contrary to other indicators. Overall, the total population has increased. Good employment opportunities and more housing all support a growth in population.

In general the greater number of persons moving out rather than moving in appears to be driven by younger persons initially moving into the area; starting and family; then moving out of the area. This is most likely college and particularly graduate students moving into and out of the county. The data supplied by the IRS shows the number of persons (exemptions) filed with each return. There are fewer exemptions per return from those persons moving into the county than on those moving out of the county.

The following table contrasts migration in the years 2004 and 2012. It also shows the top ten counties of origin and destination for persons migrating in and out of the county.

Migration	2004 Inflow	2004 Outflow	2012 Inflow	2012 Outflow
	17,813	18,615	18,096	19,880
Net Change	-802		-1,784	
1	Wayne Co.	Wayne Co.	Wayne Co.	Wayne Co.
2	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
3	Livingston	Livingston	Livingston	Livingston
4	Jackson	Cook (IL)	Cook (IL)	Cook (IL)
5	Cook (IL)	Jackson	Lenawee	Jackson
6	Lenawee	Lenawee	Monroe	Monroe
7	Monroe	Monroe	Jackson	Lenawee
8	Macomb	Ingham	Macomb	Foreign – Overseas
9	Ingham	Los Angeles (CA)	Ingham	Ingham
10	Genesee	New York (NY)	Los Angeles (CA)	Macomb

Source: U.S. Internal Revenue Service

In 2004 there was a net out-migration of 802 persons. In 2008 that had increased to over 3,000 persons. By 2012 that rate of out-migration had dropped to below 2000 persons. The 2013 data from the IRS has not been released. However, the trend is towards a return to the more stable pattern seen prior to the recession.

SOCIO-ECONOMIC PROJECTION

Coupled with the change in overall population is the change in the number and characteristics of the households. As stated throughout this report, change in households is the primary driver affecting the retail market in any area.

Households	Most Likely	High	Low	Nielsen
2026	9,504	9,694	8,934	9,182
2021	8,871	9,049	8,339	8,080
2016	7,952	8,111	7,475	7,668
2010	7,182	7,182	7,182	7,182

Sources: Fanning Howey Projection, U.S. Census Bureau, the Nielsen Company

Reviewing data from past decennial census and estimates from the U.S. Census Bureau through their American Fact Finder program, overall the number of persons per household has remained at 2.68. Therefore, applying that factor to the projected population developed as part of this study based on the “Most Likely”, “High” and “Low” scenarios that table above shows growth in the number of households. The same information is also shown based on the Nielsen population projection.

DEMOGRAPHIC SUMMARY

The demographic projections either developed for the region by outside sources or for the study area as part of this analysis point to continued population growth. The primary reasons supporting that projection in the Dexter Retail Trade Area include:

- Number of women of childbearing age in study area is increasing offsetting declining birth rate
- Out-migration rate is declining
- Births offset deaths and out-migration
- Percent of new housing construction in the study area as compared to the county is increasing
- Area economy in terms of number of employees and establishments is rebounding

As with all demographic projections they represent the best estimate based on the knowledge of the driving factors at the time. As stated, the “Most Likely” projection shows the number of persons increasing to over 25,000 over the next ten years. This is a solid increase from the last Census in 2010 which showed a population of 19,234. The most recent estimate of the current population extrapolated from the data provided by American Fact Finder puts the population of the study area at 21,297.

If the underlying factors including continued housing development in the study area and a rebounding area economy hold, solid population growth should continue over the next ten year period.

DOWNTOWN HOUSEHOLD RETAIL SPENDING ANALYSIS

INTRODUCTION

The principal objective of a downtown retail market analysis is to determine the amount of household income available within the market area and the proportion of this household income that is spent for good and services by the various households.

For the purposes of analysis, a household is a group of people, living together, in which their combined annual incomes (including, wages, retirement and government benefits) is spent for goods and services necessary for daily life.

These households vary in many ways, including the age of the head of householder, number (and age) of persons, income, and lifestyle.

In the first portion of this section total household income is determined for the current population and an estimate of the increase in household income available in 2021 is made; the increase reflecting the growth in the number of households and income during the five-year analysis period.

This information is then analyzed to determine how much of this household income is capture by downtown businesses and the amount of spending that can be used to expand existing businesses or support a new business in the downtown. The goal of this portion of the downtown market analysis is to determine the total annual household income and the consumer speeding trends present in the retail market area for the period of 2016-2021.

TRADE AREA HOUSEHOLD INCOME AND ESTIMATE OF REAIL SPENDING

Using the estimated 2016 retail market area population and household estimate and projections for 2021, coupled with the estimate of current average household income and its projected increase for the year 2021, provides an estimate of the total household income available for purchase of retail goods and services.

The process to estimate the amount of spending that will occur the downtown retail market area is a mathematical function based on the survey data prepared by the US Department of Labor, Bureau of Labor Statistics (BLS). BLS conducts a survey of household expenditures to inventory their monthly purchases and spending.

Since the survey start in the 1930's the average household has spent between 28 and 33% of their annual income for retail goods and services.

Economist and academic researchers have established the formula for estimating the trade area as the number of households, multiplied by the average household income for the market area with 33% being the estimate of retail spending in within the retail market area.

Applying this formula estimates a total retail spending in the retail market area of \$301,497,615 for the year 2016 which will increase by 17.3% in 2021 adding an additional \$52,059,816 of household income expenditure for retail goods and services.

Trade Area Household, Income & Spending Trends				
Year	HH's	Avg. HH Income	Total Income	Retail Goods
2016				
High	8,111	\$114,893	\$931,897,123	\$307,526,051
Most Likely	7,952	\$114,893	\$913,629,136	\$301,497,615
2021				
High	9,049	\$120,774	\$1,092,883,926	\$360,651,696
Most Likely	8,871	\$120,774	\$1,071,386,154	\$353,557,431
Retail Goods Increase 2016 - 2021				
High				\$53,125,645
Most Likely				\$52,059,816

Sources: Fanning Howey Projection, U.S. Census Bureau, the Nielsen Company, consultant calculations

ZIP CODE AREA HOUSEHOLD INCOME AND ESTIMATE OF REAIL SPENDING

Applying the same formula to the current household count information for the zip code area estimates that household income expenditures for retail goods and services will increase by 10.8% adding \$23,555,133.

This analysis shows the importance of the geographic area lying beyond the border of the zip code which currently contributes a little less than 50% of the household income spent for retail goods and services, a proportion that is expected to increase in the future.

Zip Code Area Household Income & Spending Trends				
Year	HH's	Avg. HH Income	Total Income	Retail Goods
2016	5,771	\$114,893	\$663,047,503	\$218,805,676
2021	6,081	\$120,774	\$734,426,694	\$242,360,809
Retail Goods Increase 2016 – 2021				\$23,555,133

Sources: Fanning Howey Projection, U.S. Census Bureau, The Nielsen Company, consultant calculations

RETAIL MARKET AREA “LEAKAGE” OF HOUSEHOLD SPENDING

It is easily recognized that a portion of the household shopping is done outside of the downtown and surrounding merchants. Comparing the retail spending data to estimates of retail sales captured allows the estimation of the amount of spending that is “leaked” to non-local business and internet and other on-line sales; being approximately 50%.

Trade Area Retail Spending “Leakage”			
Spending	Capture	\$ Leakage	% Leakage
2016			
\$301,497,615	\$159,205,575	\$142,292,040	47.2%
2021			
\$353,557,431	\$159,205,575	\$194,351,856	55.0%

Sources: Fanning Howey Projection, U.S. Census Bureau, the Nielsen Company, consultant calculations

SUMMARY AND FINDINGS

6. Government sourced socio-economic data most likely demonstrates a localized “limited population growth scenario” due to reliance on population projection models that continue to place over emphasis on negative state demographic trends.
7. Dexter, representing a small town mid to upper-income characteristics with 83% being married households, with 75% having 2, or more vehicles, an active workforce with an unemployment rate slightly more than 4%, and with proximity to the Ann Arbor metropolitan demonstrates growth trends unique to the state of Michigan as a whole, suffers from the Michigan trend resulting in overly underestimated future growth projections.
8. Dexter Community Schools serving almost 90% of the K-12 school aged population is a significant contributor to desirability of the area for population growth, especially families with children to educate and aids the faster than Michigan growth scenario.
9. These factors lead to the conclusion that household growth will exceed state of Michigan growth rates, with the retail market area adding over 900 households between 2016 and 2021.
10. Wage growth within the trade area follows a similar upward trend with average household incomes increasing in excess of 5% during the period of 2016 to 2021.
11. The increased number of households and increased household incomes will result in an increase in household income spending for retail goods and services in excess of \$50,000,000 in 2021.
12. “Leakage”; household retail spending in to non-local businesses, internet and other on-line sales is estimated to be approximately 47% and will increase to over 50% during the analysis term.

DOWNTOWN MARKET OPPORTUNITY ANALYSIS

INTRODUCTION

The purpose of this section of analysis is to identify the types of retail stores and businesses that can prosper within the identified projection of current and future household income retail spending potential available in the retail market area.

The process of identification of specific “store types” which can optimize available household spending potential begins with analysis of retail demand and supply data sources available from one of several commercial sources. The data used in this analysis is sourced from the Nielsen Company who publishes data summarizing household purchase information for various households and compares this information with data gathered from retail and service businesses.

The data is published using the North American Industrial Classification System (NAICS) which assigns a specific code defining every type of business operation.

Identification of businesses that can enjoy success is based on the projected availability of retail goods and service expenditures not now being captured by existing business within the retail trade area by use of a two-step process.

The first step is to identify business types by three digit NAICS code having an increase in demand of 15%, or more.

These three digit codes are then further analyzed to identify, by their four digit NAICS codes, specific businesses that could capitalize on the identified retail market opportunities.

Because some of these specific businesses may not be likely candidates for location within the retail market area, the analysts renders an opinion of those that have the most probable likelihood of location success.

The process concludes with the analysts’ recommendation of goods and services which, based on the data are unfilled household goods and services expenditures available for capture by existing or new businesses with the retail market area.

STORE TYPE OPPORUNITIES – THREE DIGIT NAICS CODES

The following table identifies, by three digit NAICS codes, the nine store types that have greater than 15% opportunity for the Dexter retail market area.

General Retail Store Type Opportunity	HH		Opportunity
	Expenditures	Retail Supply	
Motor Vehicle & Parts Dealers-441	\$60,416,228	\$14,116,202	\$46,300,026
Furniture & Home Furnishings Stores-442	\$6,618,428	\$1,637,972	\$4,980,456
Building Material, Garden Equipment Stores -444	\$34,851,820	\$24,661,772	\$10,190,048
Food & Beverage Stores-445	\$39,755,018	\$10,176,837	\$29,578,181
Clothing & Clothing Accessories Stores-448	\$14,624,183	\$630,583	\$13,993,600
Sporting Goods, Hobby, Book, Music Stores-451	\$5,822,422	\$1,361,978	\$4,460,444
General Merchandise Stores-452	\$36,192,462	\$4,699,550	\$31,492,912
Non-Store Retailers-454	\$27,890,067	\$1,039,947	\$26,850,120
Foodservice & Drinking Places-722	\$35,742,166	\$20,997,080	\$14,745,086

Source: the Nielsen Company

STORE TYPE OPPORUNITIES - FOUR DIGIT NAICS CODES

The table on the following page identifies, by four digit NAICS codes, forty-one specific store types demonstrating the greatest opportunity for economic success based on unfilled market opportunities demonstrated within the retail market area.

BUILDING SAPACE ANALYSIS

The survey of downtown business owners indicated the average square foot of sales captured by business equaled \$368 per square foot of building area.

Applying this sales capture rate to the unfilled market opportunity indicates that unfilled market opportunity justifies an additional 496,171 square feet of building space within the retail market area.

Recognizing the current “leakage” of 47.2%, expected to increase to 55.0% of this unfilled opportunity, it is concluded the demand for building space ranges from 223,000 to 262,000 square feet.

Supportable Building Space	
	Sq. Ft.
Motor Vehicle & Parts Dealers-441	125,815
Furniture & Home Furnishings Stores-442	13,534
Building Material, Garden Equipment Stores -444	27,690
Food & Beverage Stores-445	80,375
Clothing & Clothing Accessories Stores-448	38,026
Sporting Goods, Hobby, Book, Music Stores-451	12,121
General Merchandise Stores-452	85,579
Non-Store Retailers-454	72,962
Foodservice & Drinking Places-722	40,068
Total	496,171
Based on \$368 sales per square foot by business owners	

Source: the Nielsen Company, consultant calculations

SUMMARY AND CONCLUSIONS

1. Household consumer demand identifies forty-one specific store types that can enjoy economic success based on unfilled customer demand during the analysis term.
2. Based on this analysis, several categories such as 1) motor vehicle purchases, 2) electronics & appliances, 3) building materials & supplies, 5) home centers, and 6) office supply stores, traditionally housed in “big box” or neighborhood/regional shopping centers are deemed inconsistent with the pattern of building space available in a downtown shopping environment, and are unlikely candidates for siting in the current downtown pattern of land use.
3. Recommended downtown store types focus on “specialty retailers”; furniture, home furnishings, (indoor & outdoor) clothing, clothing accessories, jewelry, luggage, general merchandise, food service, reading materials, hobby/sewing, with the most probable being unique multi-offering general merchandise stores.
4. Based on the current sales per square foot of retail building space reported by exiting business proprietors of \$368, unfilled retail spending could support 223,000 to 262,000 square feet of additional retail building space.

SPECIFIC STORE TYPES WITH 15% OR MORE FUTURE GROWTH

Automotive		Clothing & Clothing Accessories	
Other Motor Vehicle Dealers-4412	19.20%	Clothing Stores-4481	10.00%
Automotive Parts/Accessories, Tire Stores-4413	17.20%	Men's Clothing Stores-44811	10.20%
		Women's Clothing Stores-44812	10.40%
Furniture & Home Furnishings		Family Clothing Stores-44814	10.00%
Furniture Stores-4421	12.20%	Clothing Accessories Stores-44815	10.60%
Home Furnishing Stores-4422	13.30%	Jewelry, Luggage, Leather Goods Stores-4483	17.50%
Electronics & Appliances Stores-443	28.40%	Jewelry Stores-44831	18.10%
Electronics & Appliances		Luggage & Leather Goods Stores-44832	12.50%
Household Appliances Stores-443141	21.30%	Sporting Goods, Hobby, Book, & Music	
		Sporting Goods, Hobby, Musical Instrument Stores-4511	16.50%
Electronics Stores-443142	29.50%	Sporting Goods Stores-45111	13.80%
Building Material, Garden Equipment		Hobby, Toy & Game Stores-45112	17.10%
Building Material & Supply Dealers-4441	14.30%	Sewing, Needlework & Piece Goods Stores-45113	11.30%
Home Centers-44411	14.80%	Musical Instrument & Supplies Stores-45114	31.20%
Paint & Wallpaper Stores-44412	11.40%	Book, Periodical & Music Stores-4512	17.60%
Hardware Stores-44413	13.60%	Book Stores & News Dealers-45121	16.10%
Other Building Materials Dealers-44419	14.10%	Book Stores-451211	16.70%
Building Materials, Lumberyards-444191	14.60%	News Dealers & Newsstands-451212	10.80%
		Prerecorded Tape, CD, Record Stores-45122	26.70%
Lawn/Garden Equipment/Supplies		Miscellaneous Stores	
Outdoor Power Equipment Stores-44421	14.70%	Florists-4531	12.10%
Nursery & Garden Centers-44422	16.20%	Office Supplies, Stationery, Gift Stores-4532	15.50%
Health & Personal Care		Office Supplies & Stationery Stores-45321	19.20%
Optical Goods Stores-44613	18.40%	Gift, Novelty & Souvenir Stores-45322	12.20%
		Used Merchandise Stores-4533	12.50%
		Other Miscellaneous Store Retailers-4539	15.10%
		Non-Store Retailers-454	10.60%

Source: the Nielsen Company

STUDY FINDINGS AND RECOMMENDATIONS

INTRODUCTION

The objective of this section is to synthesize the data and analysis conducted previously, and produces specific recommendations for implementation. The findings are factual statements documented by the research completed by the consulting team. Recommendations are rendered by the consulting team based on their understanding of the findings and experience in promotion and redevelopment of downtown retail market areas. The goal is to meld together facts and experience to design an implementation program to capture additional retail spending in sufficient quantity resulting in the expansion of existing businesses and location of new businesses.

STUDY FINDINGS

Significant findings of the study include:

1. The retail market area is coterminous with the boundary of the Dexter Community Schools district.
2. Future projections of population and household growth within the retail market area is most likely negatively skewed due to State of Michigan slow growth trends employed in government and commercial socio-economic projection models.
3. Dexter's location within the Ann Arbor metropolitan area, the proximity to the University of Michigan, and the Dexter Community Schools superior K-12 educational system contributes to a faster than state average future growth scenario.
4. Socio-economic analysis projects a growth of about 900 households within the retail trade area in the 5-year analysis term.
5. Household and income growth during the 5-year analysis term indicates an increase in household income used for retail goods and services in excess of \$50,000,000.
6. Currently slightly less than 50% of household shopping for goods and services is done external to the retail market area, a proportion that will increase to 55% during the 5-year analysis term.
7. While unfilled demand can support approximately 500,000 square feet of building space, the approximate 50% "leakage" indicates market area support for approximately one-half of this building space.
8. High downtown building occupancy limits ability to accommodate new building space.
9. The Dexter Downtown Development Authority and Chamber of Commerce conduct a full complement of traditional and contemporary customer recruitment activities.
10. The Dexter Downtown Development Authority and Chamber of Commerce promote visitor attractions, social events, cultural entertainment which aids expansion of external trade area customer sales and increases resident customer patronage.

STUDY RECOMMENDATIONS

Based on the forgoing analysis, the consulting team offered the following recommendations:

1. **Downtown Land Use Planning**

It is the opinion of the consulting team that additional retail building space in the future is needed to expand and complement the current inventory of retail establishments within the downtown.

As such, it is recommended a study of current building space, its utilization and conformity to current space requirements be conducted to identify potential building redeployment needs and special expansion possibility for the downtown retail pattern of land use.

2. **Concentrated Resident Marketing Program**

Continued economic success of the downtown is inseparable with patronage from households within the retail market area.

As such, it is recommended engagement of a retail marketing analyst to study and identify advertising and other customer communication programs to increase customer patronage frequency to reduce the current spending leakage and to prevent increased leakage in the future.

3. **Downtown PlaceMaking and Walkability**

Households and household incomes undoubtedly are the “key” to downtown economic suitability.

Downtown residential living is a “key” to increasing customer patronage and is promoted by State of Michigan financial support for city installation of “PlaceMaking” and walkability infrastructure projects.

As such, it is recommended that study of city action to increase desirability for location of downtown residential dwelling units be considered, especially projects expanding PlaceMaking and further walkability.

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OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and Council Members

From: Courtney Nicholls, City Manager
Justin Breyer, Assistant to the City Manager

Re: Consideration of: Public Hearing on the Michigan Department of Natural Resources Trust Fund Grant Application for Mill Creek Park

Date: March 21, 2016

On February 22, 2016, City Council voted to set a public hearing for the March 28, 2016 meeting in anticipation of applying for a Michigan Department of Natural Resources Trust Fund Grant for the Mill Creek Park Trail Phase 2 project. At that meeting Council also approved a contract with Paul Evanoff of SmithGroupJJR to assist staff with writing the grant application. The impetus behind applying in the 2016 fiscal year was that the City expected to receive \$180,000 in Transportation Improvements Program (TIP) grant funding for the project in 2017 from the Washtenaw Area Transportation Study (WATS).

Several weeks ago, staff learned that WATS would be removing the Mill Creek Park Trail Phase 2 project from their TIP plan. Conversations at both Parks and Recreation Commission and City Council meetings regarding the lack of TIP funding and the project timeline have indicated a willingness to wait on applying for the grant until the City can 1) complete the wetland delineation project that will be taking place through the summer; and 2) find additional grant sources to supplement the project.

Because a public hearing was set for the March 28, 2016 City Council meeting, Council may wish to hear public comment on the topic; but if Council does not wish to move forward with this project at this time, then no action is required.

January 26, 2016

Transmitted – Via Email

Mr. Justin Breyer
Assistant to City Manager
City of Dexter
8140 Main Street
Dexter, MI 48130

Re: Proposal of Professional Services
Mill Creek Park Phase 2

Dear Justin:

On behalf of SmithGroupJJR, Inc., (“SmithGroupJJR”) we are pleased to submit this proposal to the City of Dexter (City) for the next phase of work at Mill Creek Park. The following is our understanding of the services which are to be provided.

UNDERSTANDING OF THE PROJECT

The City of Dexter, Parks and Recreation Commission is interested in advancing Phase 2 of the Master Plan and SmithGroupJJR met with said Commission on January 19, 2016 to outline an approach. At this meeting, we discussed preliminary budget, grant submittals, trail geometry, environmental permitting, development at the corner of Grand and Baker (7931 Grand), supplemental phasing (cost driven) and two habitat zones that would occur within this area of study.

Conclusions drawn at the meeting included:

- Budget constraints: The Commission felt that the project would not gain support from the City Council if the entire trail shown on the Master Plan was brought forward. Project costs for the remainder of the trail (Phase 1 to the High School trail) could exceed \$2 million if most of the walk was required to be boardwalk which was not an assumption identified in the Master Plan cost appendix.
- The extent of regulated wetlands to be impacted is currently unknown since there has been no formal delineation performed since the dam removal. While most of the Phase 2 occurs within the Mill Creek 100-year floodplain, the extent of original wetlands may now be much smaller due to the lowering of the water table since dam removal. Knowing this limits would help refine project costs and increase options to trail design and soil disposal over the current more costly boardwalk scenario.
- The proposed development at 7931 Grand would grant an easement on this property to allow the City to construct a trail connecting Grand/Baker to the Park adding an additional +/- 1 mile loop not currently shown on the Master Plan. SmithGroupJJR prepared an opinion of probable construction costs for this loop and issued to the City the following day and will become the basis for advancing the next phase of work (Phase 2).
- The two proposed habitat enhancement areas would require minor earthwork and water control structures to increase the depths of standing water that more closely follows pre-dam removal hydrology. This has benefits to the park which would provide lost habitat for water fowl, migratory birds and herpetofauna, could be constructed in association with the Phase 2 trail and would be relatively easy to permit through MDEQ.

SCOPE OF SERVICES

The following tasks are brought forward to assist the city under this next phase of work.

City of Dexter

Mill Creek Park – Phase 2 Recreation Enhancements
Dexter, MI

SmithGroupJJR

- Task 1: Grant Assistance
- Task 2: Wetland Determination for Phase 2
- Task 3: Planting Plans for Restoration of Slope Below Farmers Market

Task 1: Grant Assistance

Under this task, SmithGroupJJR will assist the City in the development a Trust Fund grant application to be submitted to the State of Michigan under the next grant cycle. Our assistance under this task include:

- Update Master Plan Graphic
- Update Opinion of Probable Construction Costs
- Provide writing assistance to the City
- Meet with Parks and Recreation Commission at two evening workshop to strategize and discuss/review completed documentation being prepared for the submittal
- Attend a City Council meeting to assist in gaining support for advancing the application and budget

Task 2: Wetland Determination

Under this task, SmithGroupJJR proposes to identify the extent of existing wetlands in the Phase 2 Project area by monitoring groundwater levels during the growing season. The purpose of this task is to determine more accurately the limits of potential wetland impacts, cost considerations and preferred alignment of trail. Utilizing the services of King and MacGregor Environmental, Inc. (wetland consultants specializing in complex delineations) the site will be monitored for a period of no more than three months during the growing season in spring 2016 then meet with MDEQ to agree to the established boundaries based on these findings. The Work under this task will include the following:

- Meet on site in mid-April and install up to 6 shallow monitoring wells at critical locations where existing wetland boundaries are in question
- Record groundwater elevations twice/month and compile information into a spread sheet format
- Delineate preliminary wetland boundaries based on the analysis of data
- Submit a request to MDEQ Wetland Identification Program for a Level 3 Wetland Assessment and pay application fee
- Meet with MDEQ on site to review and finalize wetland boundaries

Task 3: Planting Plan for Restoration of Slope below Farmers Market

The hillside along the edge of Mill Creek Park – North between the Library and fire station is overgrown, contains invasive species, was previously used as a dumping area for household products (bottles and cans) and does not compliment the adjacent park in an aesthetic manner. Under this Task, SmithGroupJJR will prepare a slope restoration plan that can be used by the City to; self-perform the work, recruit volunteers or competitively bid the work to local contractors. The work under this task will included the following:

- Site Clearing Plan: Identifies trees and understory to be removed to reduce plant competition, open up the slope to more sunlight, remove invasive species and clean-up old debris. Large specimen trees will not be impacted
- Prepare a planting plan, planting details and planting specification to include a full spectrum of ground plain perennials, shrubs and flowering tree species with emphasis on using native plants where ever possible Emphasis on four-season color along the wood steps connecting the library to the park and at the proposed outdoor seating area at the library will be emphasized

- Opinion of probable construction costs
- Phasing strategy if necessary
- Meeting with Parks and Recreation Commission to present the plans

OWNER RESPONSIBILITIES

City's responsibility during the planning process will include the following:

- Serve as applicant for the Trust Fund grant submittal
- Assume responsibility for obtaining letters of support for critical stakeholders
- Attendance at review meetings

SCHEDULE

Task 1: City has indicated that they intend to submit to the Trust Fund grant program prior to the April 1, 2106 submittal deadline

Task 2: To be completed by mid-July, 2016 due to the duration of monitoring

Task 3: The Plans and specifications will be complete by May 1, 2016

COMPENSATION

City shall compensate SmithGroupJJR for the Scope of Services outlined above a fixed fee lump sum per task (inclusive of reimbursable expenses) as outlined below:

- Task 1: Grant Assistance.....\$ 5,300.00
- Task 2: Wetland Determination for Phase 2.....\$ 14,800.00
- Task 3: Planting Plans for Restoration of Slope Below Farmers Market.....\$ 6,600.00
- Total Project Costs:.....\$ 26,700.00

ADDITIONAL SERVICES

Requests for additional services or staff will be documented by SmithGroupJJR (if given verbally), and the work will commence upon City's approval of an estimated fee for that effort or, if not agreed otherwise, City shall reimburse SmithGroupJJR on an hourly basis of SmithGroupJJR's project staff actively engaged for all man hours worked on the project. Extra Services may include, but are not limited to, the following:

- Perform site surveys including; topography, tree inventories, T&E species.
- Geotechnical Investigations
- Presentation graphics
- Revise drawings or other documents when the revisions are inconsistent with written approvals or instructions previously given; required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents; and/or due to other causes not solely within SmithGroupJJR's control.
- Attend meetings or making presentations to interested groups or agencies other than those specifically provided herein.

PAYMENTS

City of Dexter	Mill Creek Park – Phase 2 Recreation Enhancements Dexter, MI	SmithGroupJJR
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Invoices will be prepared monthly on the basis of services rendered.

All payments due to SmithGroupJJR shall be made monthly upon presentation of the statement of services rendered. All payments due SmithGroupJJR under this agreement shall bear interest at one-and one-half (1½%) percent per month commencing thirty (30) days after the date of billing.

DELIVERY OF CADD GRAPHIC FILES

Any electronic/data/digital files (Files) from SmithGroupJJR shall be deemed Instruments of Service, and/or Work Product, as the case may be, for the Project identified above. City's covenants and agrees that: 1) the Files are Instruments of Service of SmithGroupJJR, the author, and/or Work Product of SmithGroupJJR, as the case may be; 2) in providing the Files, SmithGroupJJR does not transfer common law, statutory law, or other rights, including copyrights; 3) the Files are not Contract Documents, in whole or in part; and 4) the Files are not As-Built files. City agrees to report any defects in the Files to SmithGroupJJR, within 45 days of the initial Files transmittal date (Acceptance Period). It is understood that SmithGroupJJR will correct such defects, in a timely manner, and retransmit the Files. City further agrees to compensate SmithGroupJJR, as Additional Services, for the cost of correcting defects reported to SmithGroupJJR after the Acceptance Period. City understands that the Files have been prepared to SmithGroupJJR's criteria and may not conform to City's drafting or other documentation standards. City understands that, due to the translation process of certain CADD formats, and the transmission of such Files to City that SmithGroupJJR does not guarantee the accuracy, completeness or integrity of the data, and that City will hold SmithGroupJJR harmless for any data or file clean-up required to make these Files usable. City understands that even though SmithGroupJJR may have computer virus scanning software to detect the presence of computer viruses, there is no guarantee that computer viruses are not present in the Files, and that City will hold SmithGroupJJR harmless for such viruses and their consequences, as well as any and all liability or damage caused by the presence of a computer virus in the Files. City agrees, to the fullest extent permitted by law, to indemnify and hold SmithGroupJJR harmless from any and all damage, liability, or cost (including protection from loss due to attorney's fees and costs of defense), arising from or in any way connected with and changes made to the Files by City.

Under no circumstances shall transfer of Files to City be deemed a sale by SmithGroupJJR. SmithGroupJJR makes no warranties, express or implied, of merchantability or fitness for any particular purpose.

LIMITATION OF LIABILITY

NOTWITHSTANDING ANYTHING TO THE CONTRARY AND TO THE FULLEST EXTENT PERMITTED BY LAW, CITY AGREES THAT THE TOTAL LIABILITY OF SMITHGROUPJJR IN CONNECTION WITH THIS AGREEMENT, WHETHER IN CONTRACT, TORT, NEGLIGENCE, BREACH OR OTHERWISE, SHALL NOT EXCEED AND SHALL BE LIMITED TO THE TOTAL COMPENSATION RECEIVED BY SMITHGROUPJJR UNDER THIS AGREEMENT.

MISCELLANEOUS PROVISIONS

SmithGroupJJR will use reasonable professional efforts and judgment in responding in the design to applicable federal, state and local laws, rules, codes, ordinances and regulations. City acknowledges that certain state and local laws, rules, codes, ordinances and regulations may reference standards that are outdated and/or contrary with today's industry requirements. SmithGroupJJR cannot and does not warrant or guarantee that the Project will comply with all such outdated and/or contrary federal, state and local laws, rules, codes, ordinances and regulations

Notwithstanding anything to the contrary, nothing contained herein shall be construed: i) to constitute a guarantee, warranty or assurance, either express or implied, that the SmithGroupJJR's Services will yield or accomplish a

perfect outcome for this Project; or ii) to obligate the SmithGroupJJR to exercise professional skill or judgment greater than the standard of care exercised by other similarly situated design professionals currently practicing in the same locale as this Project, under the same requirements of this Agreement; or iii) as an assumption by the SmithGroupJJR of liability of any other party.

SmithGroupJJR will use reasonable professional efforts and judgment to interpret applicable ADA requirements and other federal, state and local laws, rules, codes, ordinances and regulations as applicable to this Project. City acknowledges that requirements of ADA, as well as other federal, state and local laws, rules, codes, ordinances and regulations, will be subject to various and possibly contradictory interpretations. SmithGroupJJR cannot and does not warrant or guarantee that the Project will comply with all interpretations of the ADA requirements and/or the requirements of other federal, state and local laws, rules, codes, ordinances and regulations.

Thank you for contacting SmithGroupJJR. We look forward to working with you on this project.

Sincerely,



Senior Landscape Architect

This document will serve as an agreement between us, and you may indicate your acceptance by signing in the space provided below and returning one (1) signed copy for our files.



SmithGroupJJR (Signature)

City of Dexter (Signature)

Patrick M. Doher, Senior Vice President

(Printed name and title)

(Printed name and title)

January 26, 2016

Date

Date

Attachment 'A' – Standard Fee and Reimbursement Schedule
Attachment 'B' – Overall Trail Plan with Phase 2 Highlighted in Blue



**Standard Fee and Reimbursement Schedule
Ann Arbor, Michigan
January 1, 2015**

PROFESSIONAL AND TECHNICAL STAFF

Principal/ Level 5	\$215.00/hour
Principal/ Level 4	\$210.00/hour
Principal/ Level 3	\$195.00/hour
Principal/ Level 2	\$175.00/hour
Principal/ Level 1	\$165.00/hour
Professional Staff/ Level 10	\$155.00/hour
Professional Staff/ Level 9	\$140.00/hour
Professional Staff/ Level 8	\$130.00/hour
Professional Staff/ Level 7	\$120.00/hour
Professional Staff/ Level 6	\$110.00/hour
Professional Staff/ Level 5	\$100.00/hour
Professional Staff/ Level 4	\$95.00/hour
Professional Staff/ Level 3	\$90.00/hour
Professional Staff/ Level 2	\$85.00/hour
Professional Staff/ Level 1	\$80.00/hour
Technical Staff/ Level 2	\$85.00/hour
Technical Staff/ Level 1	\$70.00/hour

These billing rates are subject to semi-annual review and revision.

A surcharge of fifty percent (50%) will be added to hourly rates for expert witness testimony and/or for participation at hearings, depositions, etc.

REIMBURSABLE EXPENSES

Mileage	\$.575/mile
Travel and Subsistence	Cost
FedEx, Postage, etc.	Cost
Copies (8-1/2" x 11")	\$0.10/copy
Color Copies (8-1/2" x 11")	Cost + 10%
Color Copies (11" x 17")	Cost + 10%
Plotting	Cost + 10%
Reproduction and Printing	Cost + 10%
Materials	Cost + 10%
Equipment Rental	Cost
Subcontract Services	Cost + 10%

INVOICES

Progress invoices shall be issued monthly and payment is due upon receipt. Balances remaining unpaid after thirty (30) days are subject to a monthly finance charge of 1% (12% annually) until paid.

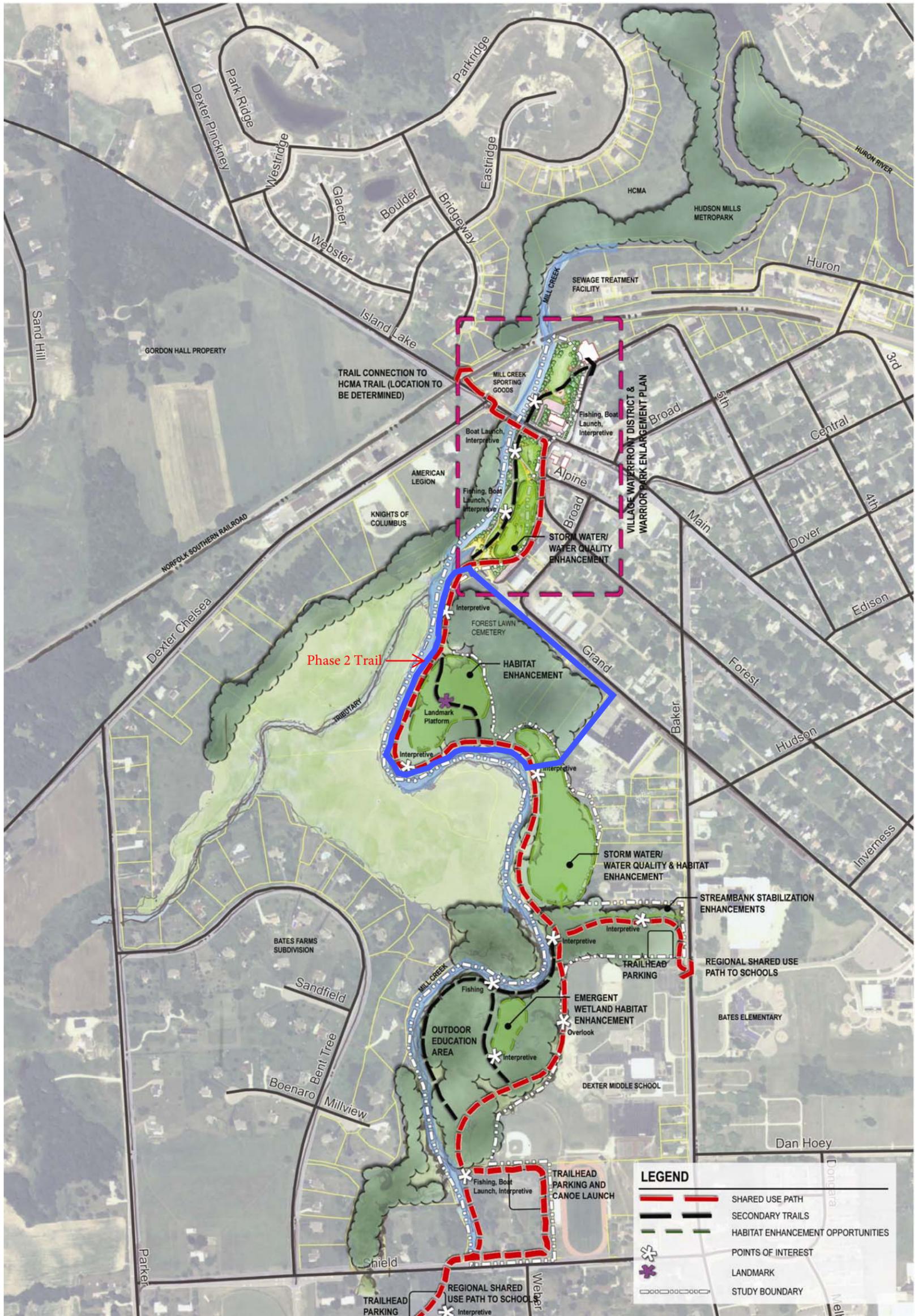


Figure 6: Overall Trail System

	A	B	C	D	E
1	Mill Creek Park Recreation Master Plan				
2	Phase 2 Opinion of Probable Construction Costs				
3	Prepared By: SmithGroupJJR				
4	2/1/2016				
5					
6					
7			Option 1	Option 2	
8	Description	Quantity	Total Cost	Total Cost	Remarks
9					
10	Phase 2 - 0.90 Mile Loop and Habitat Amenities				
11	Non-Motorized Path				
12	Floodplain Boardwalk w/out Rail	2,400 LFT	\$840,000	\$0	10' wide with timber piles, \$35/SFT
13	Floodplain Boardwalk w/out Rail	480 LFT	\$0	\$168,000	10' wide with timber piles, \$35/SFT
14	Change 80% of Floodplain Boardwalkw/out Rail to Asphalt Path on Agg. Base	1,920 LFT	\$0	\$192,000	18" Agg Base with geogrid stabilization fabric, \$10/SFT
15	Earth Excavation for Path (18" Deep)	1,000 CYD	\$0	\$25,000	15" deep, off-site disposal, \$25/CYD
16	Asphalt Path on Agg. Base - Property Under Development	400 LFT	\$20,000	\$20,000	10' wide/4" Asphalt, \$5/SFT
17	Asphalt Path on Agg. Base - Grand	1,500 LFT	\$75,000	\$75,000	10' wide/4" Asphalt, \$5/SFT
18	Earthwork - excavate to subbase	1,500 CY	\$12,000	\$12,000	Off-site disposal, \$8/CYD
19	Restoration	Allowance	\$4,000	\$4,000	Seed and Mulch in upland areas
20	Subtotal		\$951,000	\$496,000	
21					
22	Contingency (15%)		\$142,600	\$74,700	
23	Survey		\$12,000	\$12,000	
24	Geotechnical		\$10,000	\$10,000	
25	Permitting (MDEQ)		\$15,000	\$15,000	
26	Design and Construction Administration		\$150,000	\$115,000	
27	Subtotal		\$329,600	\$226,400	
28					
29	Total Phase 2 Non-Motorized Path		\$1,280,600	\$722,400	High/Low Range
30					
31					
32	Grants:				
33	Washtenaw Area Transportation Study - TIP		\$180,000	\$180,000	
34	MDNR - Trust Fund		\$300,000	\$300,000	
35	MDOT/SEMCOG - TAP		\$0	\$0	
36					
37					
38					
39					
40	Phase 2 Habitat Feature - @ Landmark Platform - 2 Acres				
41	Earthwork cut and fill (balance on-site)	2,000 CYD	\$24,000	\$24,000	Construct open water and nesting islands, \$12/CYD
42	Water Control Structure	1	\$10,000	\$10,000	Stop log structure
43	Habitat Features	Allowance	\$5,000	\$5,000	Woody Debris and bird boxes
44	Invasive Species Control (2 years)	2	\$6,000	\$6,000	
45	Restoration Seeding	2 ACRES	\$6,000	\$6,000	
46	Interpretive Platform	625 SFT	\$156,000	\$156,000	Timber, ADA Accessible with 2 or 3 levels, \$250/SFT
47	Connecting Boardwalk	400 LFT	\$70,000	\$70,000	5' wide with timber piles, \$35/SFT
48	Boardwalk Railing	400 LFT	\$20,000	\$20,000	To match existing, \$50/LFT
49	Interpretive Panels	6 EACH	\$15,000	\$15,000	to match existing, \$2,500 EA
50	Subtotal		\$312,000	\$312,000	
51					
52	Contingency (15%)		\$46,800	\$46,800	
53	Geotechnical		\$2,000	\$2,000	
54	Survey		\$5,000	\$5,000	
55	Permitting (MDEQ)		\$0	\$0	Included above
56	Design and Construction Administration		\$75,000	\$75,000	
57	Subtotal		\$128,800	\$128,800	
58					
59	Total Phase 2 Habitat Features		\$440,800	\$440,800	
60					

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Meeting Calendar

Board	Date	Time	Location	Website	City Representative
Southeast Michigan Council of Governments	3/24/2016	2:00 p.m.	Blue Water Convention Center	http://www.semCog.org	Shawn Keough
Huron River Watershed Council	3/24/2016	5:30 p.m.	1100 N. Main, Suite 210, Ann Arbor	http://www.hrwc.org/	Paul Cousins
Dexter Area Fire Board	3/24/2016	6:00 p.m.	Dexter Township Hall		
Dexter Community Schools Board of Education	3/28/2016	7:00 p.m.	Creekside Intermediate School	http://dexterschools.org/	
Dexter City Council	3/28/2016	7:30 p.m.	Dexter Senior Center	http://www.dextermi.gov	
Facilities Committee Meeting	4/1/2016	9:00 p.m.	City Offices	http://www.dextermi.gov	
Dexter District Library Board	4/4/2016	7:00 p.m.	Dexter District Library	http://www.dexter.lib.mi.us/	Pat Cousins
Planning Commission	4/4/2016	7:00 p.m.	Dexter Senior Center	http://www.dextermi.gov	Jim Smith
Farmers Market Vendor Meeting	4/5/2016	6:00 p.m.	Dexter District Library	http://www.dextermi.gov	
Arts, Culture, and Heritage Committee	4/5/2016	6:30 p.m.	Dexter Senior Center	http://www.dextermi.gov	Donna Fisher
Washtenaw Area Transportation Study - Technical	4/6/2016	9:30 a.m.	200 N Main St., Basement	http://www.miwats.org/	Rhett Gronevelt
Election Commission	4/7/2016	3:00 p.m.	City Offices	http://www.dextermi.gov	
Dexter Area Historical Society Board	4/7/2016	7:00 p.m.	Dexter Area Historical Museum	http://dexterhistory.org	
Gateway Initiative (Big 400)	4/8/2016	9:30 a.m.	Waterloo Recreation Area		Paul Cousins, Carol Jones
Dexter Community Schools Board of Education	4/11/2016	7:00 p.m.	Creekside Intermediate School	http://dexterschools.org/	
Dexter City Council	4/11/2016	7:30 p.m.	Dexter Senior Center	http://www.dextermi.gov	
City Manager Review	4/13/2016	6:00 p.m.	Creekside School Cafeteria	http://www.dextermi.gov	
3045 Broad St. Visioning Session	4/16/2016	12:00 p.m.	Dexter District Library	http://www.dextermi.gov	

Due to the possibility of cancellations, please verify the meeting date with the listed website or City representative

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DPW

- Took banner down
- Fixed light pole on Eastridge Dr.
- Fixed timing on lights in Farmers Market
- Checked weir plate on Cambridge
- Put Radar Sign out on Lexington
- Meeting on Alpine with resident, builder, OHM, and DPW to discuss sidewalk.
- Attended Road Committee meeting
- Drove roads to evaluate for maintenance
- Put out Ped Crossing signs on Main
- Fixed oil leak on chipper truck
- Made map for soil borings
- Set time on clock downtown
- Picked up compost
- Cut down tree on Cambridge
- Measured signs for Dornbos
- Election set up and take down
- Installed light behind Fire Hall
- Replaced flag at Monument Park
- Closed and removed ice rink
- Worked on removing post on Baker
- Evaluated culvert on Inverness
- Met Huron Metro about plow
- Performed Miss Digs
- Worked on underbody washer
- Cleaned drains
- Cold patched
- Replaced street name signs
- Fixed sign on art sculpture
- Obtained signature from Breuninger's on compost report and sent it in
- Sent in light pole repair requests
- Repairing road edge damage due to snow plowing
- Did sign survey for Baker and Dan Hoey
- Put out barricades due to power outage
- Cleaned leaves from downtown
- Fixed door on doggie pot dispenser

WATER

- Morning rounds
- Reads (final, beginning, NUBCO)
- Depth at well 5: 3/7/2016 - 26.0, 3/14/2016 - 25.5
- Backwashed 45,000 GALS
- Raised water shut off

- Meter install
- MXU install
- Checked high use
- Filled chlorine at the filter building
- Took water sample to test for arsenic and fluoride from the Filter Building and Well house
- Cross connections inspections
- Miss Digs
- Right-of-way inspections
- Changed ortho tube at the Filter Building
- Filled the fluoride at the Filter Building
- Consumer confidence report on going (Peer review)
- Developed script and presentation for Lions meeting
- Continued reliability study
- Received new water monitoring schedule for 2016
- Dixon visit Tower maintenance
 - Remote Vehicle Inspection and mud valve operation scheduled for 3-24
- Changed fluoride pressure gauge at well 5
- Water service leak at 8428 Parkridge, ongoing repair
- Sent out notice that hydrant flushing would start on 4-4

Andrea and Dan did a Water Presentation to the Dexter Lions Club on Thursday March 17th. Talking points attached.

WASTE WATER

- Spring Digester Lid inspection
- Bio tech sludge sample
- Found boiler leak
- Chlorine pump failure
- Received chlorine delivery
- Pump EQ basin Filter Building Back washed twice
- Built wood box for diffusers as they get cleaned
- Return sludge pump clog
- OHM site visit digester warranty claim
 - 3 leaks & 1 piece of roof flashing
- Industrial park generator issue during power fail
- 2015-16 Metro Environmental sewer televising/cleaning summary
- Spring clean-up utility sites
- Repaired exit light and clean out cap 8050 Main St
- Metro Televiser sewers – downtown area
- Decant 43,800 gal
- Monthly chemical feed pump service
- WWTP monthly operating report MI Waters
- Industrial pollution prevention survey on-going
- Lab equipment replacement cost / age evaluation
- NUBC / Alpha reports

Where does my water come from?

Dexter's water comes from two well fields: one in Dexter Community Park, behind Lafontaine Chevrolet; the other behind the new Dexter High School, off Parker Road. There are four wells in Dexter Community Park. These feed the filtration plant on Central Street. The water is filtered, fluoridated, iron is removed, orthophosphate is added for corrosion control, and disinfected. Then it is pumped into the City water tower for use by the public. Water from the single well by Dexter High School is treated on-site. It is fluoridated, treated with polyphosphate for iron sequestration and corrosion control, disinfected, and pumped to the water tower for public use.

Protected Sources

In 2003, the State of Michigan conducted tritium testing to determine the relative potential for contamination of our wells by surface pollutants. The Dexter aquifer was classified by the State as "not vulnerable" to casual contamination, and the Dexter Wellhead Program was instituted to help protect against other threats to our water supply.

Water Filtration Plant

The water filtration plant was built in 1964 as a package plant from the general filter company of Ames Iowa. In 2000, the plant was refurbished and upgraded for extra capacity from 600gpm to 900gpm. Water from the wells is pumped to the top of the aerator. The water falls through the aeration tower, and is divided and mixed with a rising air flow from the blower. The oxygen in the air oxidizes the soluble iron compounds in the water to an insoluble state. The water is also purged of all undesirable dissolved gases such as hydrogen sulfide. From the aerator the water goes to the clear well, where the oxidation process continues to completion. The water is then pumped through the filters. The insoluble iron compounds are strained out in the filter. Finished water is chlorinated and sent to the water tower. The filters are cleaned by backwashing. The backwash water is sent to the waste water treatment plant.

Ryan Well field

Well field park contains 4 wells that was established in 1999, after it was discovered that the former well field off of Central street was contaminated with dry cleaning solvents. The well depths are between 180 ft. and 222 ft. deep. The 4 wells have a combined pump capacity of 1100 gpm. The well house for the well field is behind Busch's by the basketball court.

Well 5

Well 5 was developed in 2010, and is behind the high school. It is a standalone water treatment plant, made to if necessary operate alone to provide water for Dexter. The well is 80 ft. deep, with a vertical turbine pump that can pump up to 340gpm. The water is treated with polyphosphate for iron sequestration and corrosion control, fluoridated, then disinfected with bleach. Then it is pumped to the water distribution system and the water tower.

Water Tower

Dexter has one elevated storage tank, in the industrial park. It is 110 ft. tall, and has a 500,000 gallon capacity. It provides water for the residents of Dexter, and provides enough water storage for fire protection.

Water Distribution System

The water pipe system is made up of cast iron and ductile iron pipe. Dexter has been carrying out a main replacement program since 2000 to remove old pipe from the system. This is almost complete, the last stretch on Second Street will be replaced in a couple of years. The main benefit of this program is we have eliminated water main breaks downtown, which once were a frequent occurrence. It has also improved water quality as well.

Dexter does regular maintenance on the water system, to keep it functioning correctly. The mains are flushed twice a year to remove iron and other contaminants that have settled into the bottom of the pipes. The valves are exercised yearly to keep them functioning. Before winter closes in, the fire hydrants are maintained and pumped down for winter so they do not freeze and burst.

Command and Control

The water system is controlled by a SCADA system, which is a computer that can operate the entire water system and, sound the alarm and tell us where there are problems. The scada system directs the production of water based on usage in the system, providing efficient operations over all. The water system can also be operated manually when necessary. After the 2003 power outage, Dexter put generators or battery backup power for all units, so the Dexter water system would continue to operate in a power outage.

Laboratory testing

Dexter has a lab at the wastewater treatment plant that does all the routine testing for the water and wastewater system. Daily tests are performed at the water filtration plant, Ryan drive well field, and the 5th well, as well as in the distribution system. Tests that are done on a occasional basis are sent to a state certified lab. Monthly reports are sent to the State of Michigan who has oversight over all drinking water in the State. The EPA requires Dexter to publish a yearly summary of the drinking water tests in the annual drinking water report, along with a short explanation of what they are.

Lead and copper testing

Dexter does lead and copper testing throughout the City using resident volunteers who collect samples for the City to be analyzed. Dexter has always been below the action limit in lead, in all the years of testing. Dexter experienced a surge of copper concentrations in 2009 in the City water after the building boom in the nineties added new copper pipe to the water distribution system. Dexter was required by the MDEQ to design a corrosion control system that was approved by the MDEQ, and then installed in 2011. The orthophosphate system reduced the copper levels in the water system within 6 months of beginning operations. Dexter has been below the action limit for lead and copper for all samples for several years.

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STAFF REPORT

To: Mayor Keough and City Council
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Date: March 28, 2016

Planning Commission Updates:

- Zoning Ordinance Update – As you know, the Planning Commission is in the process of updating the zoning ordinance. The following updates are required by statute:
 - Public Notification Procedures: Currently, pre-2006 public notification guidelines are provided in Section 8.02b. These will be updated as a general provision that can be referenced in the appropriate sections of the document: special land use; PUD, amendments, etc. Public notification procedures were updated in the Michigan Zoning Enabling Act enacted in 2006.
 - Adult / Child Group and Foster Homes: Similarly, adult foster care facilities and family or group child care homes are also regulated by the Michigan Zoning Enabling Act. These uses will need to be defined, and provided as permitted and special land uses based upon the number of people they serve as required.
 - Wireless Communication Facilities: Statutory requirements regarding Wireless Communication Facilities were updated in 2012. These regulations will also need to be reflected in Ordinance language.

The Planning Commission is also in the process of reviewing amendments to the following sections/parts of the zoning ordinance:

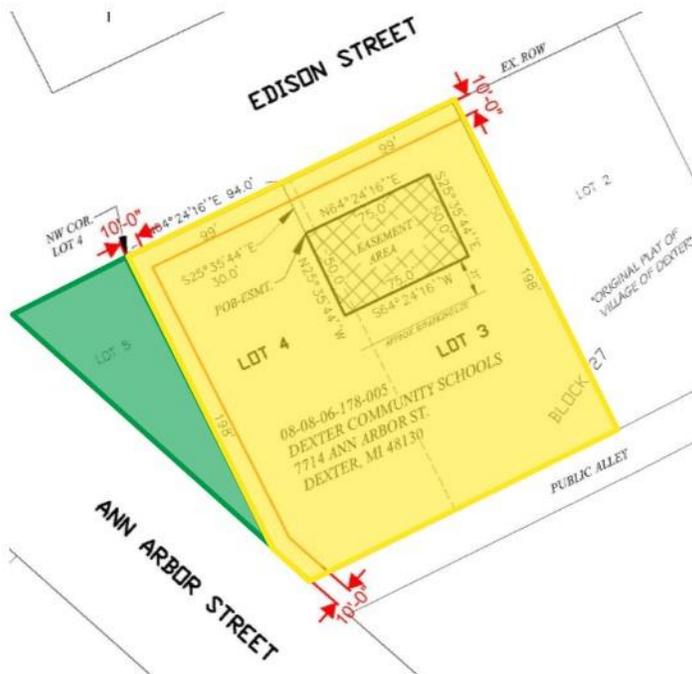
- Zoning District Use Table – This is an on-going discussion, which the Planning Commission will revisit during its worksession in April.
- Article 4, Non-conformities – Additional discussion is needed related to providing a percentage of damage to rebuild a non-conforming structure ((Section 4.04), and to rebuilding a structure with a non-conforming use (Section 4.05), as well as additional language CWA has provided for consideration (4.06).
- Article 8, Special Land Uses Provisions – Specific use regulations have been removed and will be reorganized into a new article. Other proposed changes, include:
 - Application (form) requirements have been removed. Application documents can and should be modified from time to time, and general required information does not need to be listed the ordinance standards.
 - The notification process will reference a new section outlining public hearing procedures.
 - The Planning Commission and City Council review and approval process have been updated to streamline and further explain the approval process.
 - Special land use review standards have been modified and updated as necessary to further modernize and streamline. Additional findings the Planning Commission and City Council may consider in the review of a special land use have been added, these include: hours of operation, outdoor activities, public safety, etc.

- The conditions of approval have been updated to outline the City Council's authority/discretion in determining conditions of approval. Further, the intent of any conditions imposed is defined.
- Validity of Permit heading has been changed to Effectiveness. All provisions related to special land use permits effectiveness have been reorganized into this section and updated accordingly.
- A new section has been added to accommodate all provisions related to an amendment, expansion, or change in use to an approved special land use.
- Article 21, Site Plan Review – This article has been mainly reorganized for ease of use. Changes include the following:
 - Revision of the Intent.
 - Outlining buildings, structures, and uses that require site plan review (eliminating items that do not require site plan review).
 - Data required for preliminary and final site plan review has been formatted into a table.
 - Site plan review criteria specific to underground storage tanks and secondary containment, etc. (9 provisions in all) have been eliminated. These items generally will not apply, and are covered under new provision J.
 - Staff will also be recommending provisions for amending or revising an approved site plan, similar to the standards in currently in Section 19.13 of Article 19, Planned Unit Development District.
- Article 22, Administration and Enforcement – The following changes have been proposed:
 - Purpose and intent has been added
 - Zoning compliance standards have been reorganized and updated.
 - A section nothing public notice procedures has been added.
 - The performance guarantee section has been moved to this section. It was previously provided in Article 21, Site Plan Review.
 - New section on Development Agreements.
 - Other minor corrections have been identified.
- Article 23, Amendment Procedure – The majority of modifications are reflected in the Conditional Rezoning section. Specifically, review procedures and expiration of approval have been added, in addition to a reorganization of the section. The Planning Commission will be defining the approval timeframe for conditional rezoning approvals.
- Article 24, Zoning Board of Appeals - Planning Commission will consider clarifying a timeframe for bringing an appeal to the ZBA (after a denial has been made), at the recommendation of the City Attorney.
- New Article, Site Condominium Procedures – The zoning ordinance currently does not contain provisions for site condominium developments. The draft ordinance references both the State's Condominium Act and the City's Land Development and Subdivision Ordinance. It also provides site plan requirements, required improvements, and provisions related to revising, amending, and relocating boundaries, and/or subdivision of the approved condominium development and/or lot.

The City Attorney has reviewed the proposed amendments and his comments have been incorporated. A copy of the above cited ordinance amendments will be provided separate from this report, in your packet envelop.

- The Planning Commission will conduct a public hearing to consider the Capital Improvements Plan for FY 2016-2021 at its April 4, 2016 meeting. Staff anticipates the Commission will adopt the plan, and then Council could consider the Plan at its second meeting in April (4-25).
- Staff met with Allison Bishop to review conceptual changes to the layout for Grandview Commons. Since the applicant will not have completed its revisions to the plan in time for the April 4th PC meeting, staff recommended the applicant request an extension of the postponement to the Commission's May 2, 2016 meeting. This will give the applicant time to fully complete its revisions. In the meantime, the Planning Commission will have an opportunity to review and discuss the conceptual changes presented to staff.
- The Planning Commission will conduct a public hearing to consider a text amendment to the zoning ordinance to allow noncommercial parks and recreational facilities, commonly referred to as public parks, as a principal permitted use in all zoning districts, with the exception of the RD, Research and Development and I-1, Limited Industrial zoning districts. The purpose of the city initiated text amendment is to facilitate the installation of playground equipment at the expanded Lion's Park. Currently, Lion's Park is the small triangular property at the corner of Edison and Ann Arbor Streets. As you know, the City, Dexter Community Schools and the Lion's Club have been executing a plan to expand Lion's Park and to install new playground equipment. The City owns Lion's Park, and Dexter Community Schools owns the property where the Park would be expanded and the playground equipment would be installed.

Currently, Lion's Park (in green) is zoned PP, Public Park. The property adjacent to the east (in yellow), which is owned by Dexter Community School, is zoned R-1B, One Family Residential District. Noncommercial parks and recreational facilities (i.e. public parks and playground equipment) are not permitted as principal or special land uses in the R-1B District.



As you know, the Planning Commission is working on an update to the zoning ordinance. As it so happens, the Planning Commission discussed the proposed District Use Table during its worksession on March 7, 2016. The direction given to the Planning Consultant was to add noncommercial parks and recreational facilities as a principal permitted use in all zoning districts, with the exception of the RD, Research and Development and I-1, Limited Industrial zoning districts.

With plans to install the new playground equipment scheduled in full swing, it's time to address this last detail, rather than waiting for the zoning ordinance update to be completed. Following the public hearing to consider the text amendment, the Planning Commission will also consider a site plan for the playground.

Tree Board Updates

- The Tree Board has selected eight species for planting this spring: Accolade elm, Bald cypress, Red maple, Sugar maple, Tulip tree, Yellowwood, Magyar gingko, and Thornless Honey Locust. Additionally, information regarding the Resident Cost-Sharing Program has been distributed and is available on the City's website, and orders have started coming in.
- Accompanying this report you will find a copy of correspondence received from the Arbor Day Foundation. The letter congratulates the City of Dexter on earning recognition as a 2015 Tree City USA community. Dexter has been participated in the Tree City USA program for seven (7) consecutive years.

ZBA Update

The ZBA held a public hearing on Monday, March 21, 2016 to consider a variance request submitted by, Dr. Brent Kolb, for property located at 7225 Dan Hoey (08-08-08-200-024). Dr. Kolb requested the following variances from Section 7.03(1) for a ground sign:

1. 10-foot variance from the required 10-foot setback from the road right-of-way;
2. 15-foot variance from the required 15-foot setback from all property lines; and
3. 6-foot variance from the required 15-foot setback from the primary entranceway drive.

If the request is granted, it would allow a 0-foot setback from the road right-of-way and (front) property line and a 9-foot setback from the primary entranceway drive. The applicant is citing practical difficulties associated with the property, including lack of visibility and legibility of the sign. After staff report and a presentation by the applicant, the public hearing was opened. There were no members of the public present and no comments offered.

After lengthy discussion regarding the criteria for granting a variance, the Board voted unanimously to postpone action until its April 18, 2016 meeting, in order to give the applicant time to revise his request, as follows:

- To consider increasing the setback from the planned ROW and decreasing the setback from the primary entranceway drive.

Miscellaneous

- Staff, the City's engineering consultant, and DPS staff met with the homeowner of 3266 Alpine Street on March 15, 2016. The purpose of the meeting was to discuss the location of a new sidewalk. As you will recall, this is the property across the street from the library, where the existing home will be demolished and a new home will be constructed. During the Preliminary Zoning Compliance review process, staff let the owner know a sidewalk would need to be constructed before final zoning compliance would be issued. The on-site meeting provided the homeowner, staff, DPS and the engineer an opportunity to evaluate site conditions and topography in the area, as well as access to the existing mailbox. The grade is not level and the property owner's wife has mobility issues. The engineer will follow up on alternatives for locating the sidewalk, as well as ways to improve access to the mailbox.
- The Michigan Economic Developers Association (MEDA) is planning its annual meeting for August 23-26. It's in Detroit this year and the theme is:

RETOOLED

Changing Economic Development to Address Future Needs

One of the sessions is called: **Repurposing Your Water Resources.**

The session description is as follows:

To be in Michigan is to be near water. To know how to use that beloved natural resource to the advantage of the area economy is to be a creative developer. These three distinct communities will talk about how projects involving water have caused a wave of local economic activity for them.

As a member of the Annual Meeting Committee, staff recommended Dexter, what with our Mill Creek Park and participation with Trail Towns, it seemed appropriate. The committee accepted this suggestion. Therefore staff will make a 15-minute presentation. Staff has invited Huron River Watershed Council reps Elizabeth Riggs and Anita Twardesky, to coordinate with me on the presentation.

Spring 2016

DEXTER STREET TREES

Resident Cost-Share Program



Trees in the street right-of-way (lawn extension) in front of your home qualify for this program.

This is an opportunity for residents to have a new tree planted in their lawn extensions. **Your cost to participate in this program is \$150.** This \$150, plus approximately \$150 per tree from the City's restricted tree fund, covers the purchase and installation of a 2-2½ inch caliper tree and includes a one-year warranty. Once the tree has been planted, it is the buyer's responsibility to maintain and care for that tree, including watering it diligently during the first three years, especially during droughts. The City provides tree watering bags to help you with irrigation. Additional tree care information is available from the City.

If a tree does not survive its first year, it is the responsibility of the purchaser to notify the City prior to expiration of the warranty period. A selection of different tree species will be offered for sale each year through this program. The choices will vary from year to year. Eight (8) different species are available this year.

The following species are available for planting in spring 2016:

- | | |
|--|---|
| 1. Accolade Elm
<i>Ulmus 'Morton' Accolade</i> | 5. Tulip Tree
<i>Liriodendron tulipifera</i> |
| 2. Baldcypress
<i>Taxodium distichum</i> | 6. Yellowwood
<i>Cladrastis kentukea</i> |
| 3. Red Maple
<i>Acer Rubrum</i> | 7. Magyar Ginkgo
<i>Ginkgo biloba</i> |
| 4. Sugar Maple (Green Mountain)
<i>Acer saccharum</i> | 8. Thornless Honey Locust
<i>Gleditsia triacanthos</i> |

If there are overhead wires where your new tree will be planted, contact the City for species selection information. It is important that there be a variety of species in the City tree population so that disease or insect infestation such as the Emerald Ash Borer does not kill all the trees within one neighborhood.

Pictures of the trees and information on their characteristics are available on the internet at www.arborday.org. Choice of species will be on a first-come, first-served basis. The City reserves the right to make the final selections of trees for specific locations, based on the purchaser's preferences, availability and site conditions.

To participate, just follow these steps:

1. Determine the location for your new tree.
2. Choose your preferred species (3 choices per tree).
3. Calculate the price of the tree order (\$150 per tree) then fill out the order form.
4. Submit the completed form and payment for your new tree to the City by **Monday, March 28, 2016.**

Earliest orders have the widest choice in trees.

Spring Planting

Trees will be planted in April or May, depending on the weather. You will be notified of the planting and given a flag to place at the location you wish to have the tree planted and/or removed.

Mail your order to:

City of Dexter – Street Tree Replacement
8140 Main Street
Dexter, Michigan 48130

Or drop it off at:

City Offices
8123 Main Street
PNC Bank – 2nd Floor

If you have questions, please contact the Community Development Department at 734-426-8303 ext. 15

ORDER FORM

Name _____ Address _____ Phone _____

Email Address _____

Select three alternate species for each tree. If you are ordering more than one tree, choose alternates for each.

TREE #1	TREE #2	
Alt 1 _____	_____	Price/tree: \$150.00
Alt 2 _____	_____	Order: _____ trees x \$150 = _____
Alt 3 _____	_____	Payment enclosed: _____

Do you have trees that need to be removed? _____ How Many? _____ Trunk Diameter: _____

Thank you!

City Manager Courtney Nicholls
8140 Main St
Dexter, MI 48130-1092

Dear Tree City USA Supporter,

On behalf of the Arbor Day Foundation, I write to congratulate Dexter on earning recognition as a 2015 Tree City USA. Residents of Dexter should be proud to live in a community that makes the planting and care of trees a priority.

Dexter is one of more than 3,400 Tree City USAs, with a combined population of 140 million. Started in 1976, The Tree City USA program, sponsored by the Arbor Day Foundation in partnership with the U.S. Forest Service and the National Association of State Foresters, is celebrating its 40th Anniversary this year. In honor of this milestone a national public awareness campaign is being executed across the country including a strong emphasis on media relations and a social media contest which are referenced in the tool kit received by your state coordinators.

As a result of your commitment to effective urban forest management, you already know that trees are vital to the public infrastructure of cities and towns throughout the country, providing numerous environmental, social and economic benefits. In fact, trees are the one piece of community infrastructure that actually increases in value over time.

We hope you are excited to share this accomplishment. Enclosed in this packet is a press release for your convenience as you prepare to contact local media and the public.

State foresters are responsible for the presentation of the Tree City USA flag and other materials. We will forward information about your awards to your state forester's office to coordinate presentation. It would be especially appropriate to make the Tree City USA award a part of your community's Arbor Day ceremony.

Again, we celebrate your commitment to the people and trees of Dexter and thank you for helping to create a healthier planet for all of us.

Best Regards,



Dan Lambe
President

cc: Michelle Aniol

enclosure

FOR IMMEDIATE RELEASE:

Arbor Day Foundation Names Dexter Tree City USA

Dexter, MI was named a 2015 Tree City USA by the Arbor Day Foundation in honor of its commitment to effective urban forest management.

Started in 1976, the Tree City USA program, sponsored by the Arbor Day Foundation, in partnership with the U.S. Forest Service and the National Association of State Foresters is celebrating its 40th Anniversary this year.

Dexter achieved Tree City USA recognition by meeting the program's four requirements: a tree board or department, a tree-care ordinance, an annual community forestry budget of at least \$2 per capita and an Arbor Day observance and proclamation.

“Tree City USA communities see the impact an urban forest has in a community first hand,” said Dan Lambe, President of the Arbor Day Foundation. “Additionally, recognition brings residents together and creates a sense of community pride, whether it’s through volunteer engagement or public education.”

Trees provide multiple benefits to a community when properly planted and maintained. They help to improve the visual appeal of a neighborhood, increase property values, reduce home cooling costs, remove air pollutants and provide wildlife habitat, among many other benefits.

More information on the program is available at arborday.org/TreeCityUSA.

About the Arbor Day Foundation: The Arbor Day Foundation is a million member nonprofit conservation and education organization with the mission to inspire people to plant, nurture, and celebrate trees. More information is available at arborday.org.

The Road Committee met on Wednesday, March 16, 2016 at 6:30 pm in the City Office Conference Room. In attendance were Shawn Keough, Jim Carson, Ray Tell, Dan Schlaff, Kurt Augustine, Tim Stewart, Patrick Droze and Courtney Nicholls.

Presented below are notes from the meeting:

The following documents were distributed or available for review:

- map of the streets with the current PASER rating
- PASER rating map from 2013
- street fund summary spreadsheet
- list of roads eligible for County millage funding
- cost estimate for 2016 cape seal work

The street fund summary was updated from the January 2016 version to show the match for the Dan Hoey/Shield/Baker project in 2017-2018, due to the funding allocation change in the Transportation Improvement Plan (TIP). \$520,000 in funding is still expected for Central Street in 2019.

The cape seal work estimate was updated using numbers verified by Highway Maintenance and OHM. The estimate increased from \$300,000 to \$340,000. Instead of continuing to reduce the streets that will be worked on, the Committee was supportive of using funds from 2015-2016 and 2016-2017 to complete the work. The work will be starting in mid-June so it is unlikely it would be completed by July 1.

The City will receive \$108,000 in funding from the Countywide road millage. This needs to be spent on a street that was provided to the County when the resolution to add the millage was adopted by the Board of County Commissioners. Staff and OHM will work to create a project to be completed after July 1 involving one or more of those streets. The total estimate of funds available for that project is approximately \$250,000. The first focus will be on Dexter Crossing streets where a majority of the homes have been built. OHM and staff will take cores from the roads to help determine what the appropriate fix is.

The Committee also discussed budgeting for a larger sidewalk project that will start to solve the non-ADA compliant/crumbling sidewalk ramps in the neighborhoods. This will be in addition to our normal replacement work. Staff will work on a list and cost estimate using approximately \$60,000 as a target budget.

Once the data is collected and cost estimates are created, a meeting will be held to determine a recommendation to Council.

Respectfully Submitted,
Courtney Nicholls, City Manager

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CITY OF DEXTER

cnicholls@dextermi.gov

8140 Main Street Dexter, MI 48130-1092 Phone (734)426-8303 ext. 11 Fax (734)426-5614

MEMO

To: Mayor Keough and Council Members

From: Courtney Nicholls, City Manager

Date: March 23, 2016

**Re: City Manager/Assistant to the Manager Report - Meeting of
March 28, 2016**

1. Meeting Review:
 - March 15th – Parks & Recreation Commission
 - March 16th – Road Committee
 - March 17th – Downtown Development Authority
 - March 19th – City Council Goal Setting Work Session

2. Upcoming Meetings:
 - March 26th – Easter Eggstravaganza
 - April 1st – Michigan Municipal Risk Management Authority
 - April 5th – Farmers Market Vendor Meeting
 - April 7th – Michigan Parks Tour of Mill Creek Park

3. **Easter Eggstravaganza.** The Parks and Recreation Commission will be hosting the 6th annual Easter Eggstravaganza on Saturday, March 26th at 10:00am. The egg scrambles will begin at 10:30pm. Advance tickets are \$2 per child or \$4 for two or more children. Tickets at the event will be \$3 per child or \$5 for two or more children. Tickets will be on sale at the City Office.

4. **Mill Creek Park Tour.** The Michigan Recreation and Parks Association has been organizing tours that take approximately 40 Parks & Rec professionals to a state park, county park, regional park and local park. They did their first one in Oakland County and are now planning one for Washtenaw. They have made Mill Creek Park a stop on the tour, which will be on April 7, 2016. They plan to be here around 10:30 am and we will have about 45 minutes to show them around. Before coming to the City they will visit the Pinckney State Rec Area and Hudson Mills. Following Dexter they will head to east to county parks around Ann Arbor. Anyone who is available is welcome to meet the group at Mill Creek Park.

5. **Ann Arbor SPARK.** SPARK will hold its annual meeting on Monday, May 16, 2016 from 10:30 am to 1 pm at the Marriott in Ypsilanti. The keynote speaker will be Dr. Mark Schlissel, President of the University of Michigan. If anyone is interested in attending, please let me know.

6. **Tax Tribunal.** The City received a Tax Tribunal filing on March 23, 2016 from the Silver Petroleum Corporation – 7177 Dexter Ann Arbor Rd (Dexter Mobile). They are contesting their 2015 valuation. A copy of the filing is attached.
7. **Ferric Tank Bid.** One bid for the replacement of the ferric chloride bulk storage tank at the Wastewater Treatment Plant was received on Friday, March 18, 2016. Unfortunately it was higher than the engineer’s estimate by \$30,000. OHM is going to speak with the bidder to try and determine why the bid was so much higher than the estimate. Once we have this information we will figure out how to proceed.
8. **Parks and Recreation Master Plan.** The Parks and Recreation Master Plan was submitted to the State of Michigan Department of Natural Resources. The City’s representative has indicated that they have reviewed the Plan and that “the plan looks great.” They requested that the City follow-up by submitting signed minutes from the Parks and Recreation Commission and City Council meetings (this has been completed).
9. **Community Tourism Action Plan.** On Thursday, March 17th, staff met with representatives of the Washtenaw Area Convention and Visitors Bureau (CVB) regarding the Community Tourism Action Plan (CTAP) grant. Staff presented potential projects that could be funded through the CTAP grant to Washtenaw CVB staff. These projects included \$2,000 for Paint Dexter Plein Air advertisements in Plein Air Magazine; \$2000 for a re-printing of the Dexter Visitor’s Guide; and \$6,000 for City wayfinding signage. Each of these projects would require a minimum 20% match (\$2,000). On March 23rd, staff received notification that these projects were approved for funding by the Washtenaw CVB.



GREATER WASHTENAW COUNTY AREA PARK "SYSTEM" TOUR FOR PARKS & RECREATION STAFF

April 7, 2016
8am-3pm



Pinckney State Recreation Area



Hudson Mills Metropark



Mill Creek Park



Rolling Hills Park



Argo Canoe Livery

Parks and recreation staff in the greater Washtenaw County region are invited to connect with other professionals and learn about some of the region's unique amenities. Network, share best practices, and gain ideas for your community or department. Participants will experience some of the best parks and recreation offerings in the region, from local, county, regional and state agencies.

Lunch is included in the cost of registration.

Tour begins at 8 a.m. at Pinckney Recreation Area and will conclude by 3:00 p.m.

FEATURED DESTINATIONS:

- Pinckney State Recreation Area (Michigan DNR)
- Hudson Mills Metropark (Huron Clinton Metroparks)
- Mill Creek Park (City of Dexter)
- Rolling Hills Park (Washtenaw County Parks and Recreation Commission)
- Argo Canoe Livery (Ann Arbor Parks and Recreation)

EVENT PARTNERS:

- Huron-Clinton Metroparks
- Michigan Department of Natural Resources
- mParks - Michigan Recreation and Park Association
- Washtenaw County Parks and Recreation Commission
- City of Dexter
- City of Ann Arbor Parks and Recreation

REGISTRATION

This event is open to any interested parks & recreation staff members.

Event registration fee is \$25 for mParks members, \$35 for non-members.

Register online at mparks.org/parktour

QUESTIONS?

Contact mParks at 517.485.9888 or info@mParks.org.

Hosted by



Fred Gordon
fred@fredgordonlaw.com

Peter Ellenson
peter@fredgordonlaw.com

Law Offices of
Fred Gordon, P.C.

Justin A. Gray
justin@fredgordonlaw.com

Howard S. Rosenberg
howard@fredgordonlaw.com

March 21, 2016

Clerk of the Tribunal
Michigan Tax Tribunal
P.O. Box 30232
Lansing, MI 48909

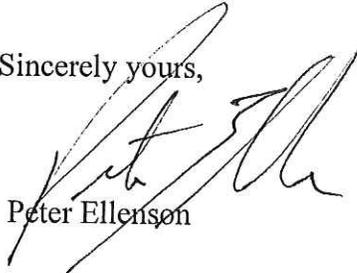
Re: *Silver Petroleum Corporation v. City of Dexter*
MTT Docket No. 15-001661
Parcel No. HD-08-05-300-054

7177
Dexter Am Arbor
Dexter mobile

Dear Clerk:

Enclosed for filing is Petitioner's Motion to Set Aside Default and Amended Petition in the above matter, along with our check in the amount of \$50 and Proof of Service.

Sincerely yours,


Peter Ellenson

PE:nmn
Enclosures

**STATE OF MICHIGAN
DEPARTMENT OF LICENSING & REGULATORY AFFAIRS
MICHIGAN ADMINISTRATIVE HEARING SYSTEMS
MICHIGAN TAX TRIBUNAL**

SILVER PETROLEUM CORPORATION,

Petitioner,

v

MTT Docket No. 15-001661

CITY OF DEXTER,

Respondent.

LAW OFFICES OF FRED GORDON, P.C.
FRED GORDON (P14193)
PETER ELLENSON (P47383)
Attorneys for Petitioner
74 W. Long Lake Rd., Suite 101
Bloomfield Hills, MI 48304
(248) 546-7600

CITY OF DEXTER
ASSESSOR
Representative for Respondent
8140 Main Street
Dexter, MI 48130
(734) 426-8303

PETITIONER'S MOTION TO SET ASIDE DEFAULT

NOW COMES, Petitioner, **SILVER PETROLEUM CORPORATION**, by and through its attorneys, **LAW OFFICES OF FRED GORDON, P.C.**, and submits their Motion to Set Aside Default and states as follows:

1. On May 19, 2015, Petitioner timely filed its 2015 Petition, citing Scio Township as Respondent. The assessment notice was prepared by Scio Township.

2. On January 19, 2016, this Honorable Tribunal found the Petitioner to be in Default for failing to name the correct Respondent on its Petition.

3. Petitioner is now aware that the assessing entity was – or should have been – City of Dexter. This correction has been made to the enclosed Amended Petition.

4. Petitioner has also corrected Paragraph 16 as to the TCV.

5. Enclosed with this Motion to Set Aside Default are Petitioner’s Amended Petition and a check in the amount of \$50. The amount of \$50 shall cover the cost of the filing fee for Petitioner’s Motion to Set Aside Default.

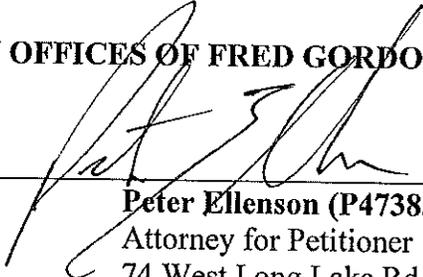
6. Also enclosed, is a Proof of Service and the Notice of Docket Number requested by this Tribunal.

WHEREFORE, Petitioner, respectfully requests that this Honorable Tribunal grant its Motion to Set Aside Default.

Respectfully submitted,

LAW OFFICES OF FRED GORDON, P.C.,

By: _____



Peter Ellenson (P47383)
Attorney for Petitioner
74 West Long Lake Rd., Suite 101
Bloomfield Hills, Michigan 48304-2770
(248) 546-7600

Dated: March 21, 2016

STATE OF MICHIGAN
DEPARTMENT OF LICENSING & REGULATORY AFFAIRS
MICHIGAN ADMINISTRATIVE HEARING SYSTEM
MICHIGAN TAX TRIBUNAL

SILVER PETROLEUM CORPORATION,
Petitioner,

MTT Docket #15-001661

v

CITY OF DEXTER,
Respondent.

ENTIRE TRIBUNAL PROPERTY TAX PETITION

1. Property Parcel No: HD-08-05-300-054.
(If more than one parcel is at issue, attach a completed Multiple Parcel Petition Form addressing all other parcels at issue.)
2. The property identified above is real ___ personal.
3. If more than one parcel of real property is under appeal, are the properties contiguous? ___ Yes ___ No. (If no, separate Petitions are required for each non-contiguous parcel.)
4. Are all of the parcels of personal property located on a parcel of real property under appeal? ___ Yes ___ No. (If no, separate Petitions are required for each parcel of personal property not located on a parcel of real property under appeal.)
5. If parcels of personal property are under appeal, when were the personal property statements filed by parcel number (attach additional page if necessary): _____

6. The property identified above is classified as: 201
7. If the assessment or assessments at issue were protested, the protest was made to Respondent's ___ March ___ July ___ December Board of Review.

8. If a protest was required and no protest was made, list the separate and specific facts upon which Petitioner relies to invoke the Tribunal's authority over the assessment or assessments at issue (attach additional page if necessary):

9. If the appeal was not submitted by the deadline for the filing of an appeal for the classification or classifications of the properties at issue (i.e., May 31 or July 31 of the tax year involved), list the separate and specific facts upon which Petitioner relies to invoke the Tribunal's authority over the assessment or assessments at issue (attach additional page if necessary):

10. The property or properties at issue are located in Washtenaw County. The property or properties' address is:
7177 Dexter-Ann Arbor Rd., Dexter, MI 48130

11. The assessment or assessments at issue were established by the (applicable local governmental unit): City Of Dexter

12. Petitioner's legal residence or principal office address is:
7177 Dexter-Ann Arbor Rd., Dexter, MI 48130

13. This appeal involves issues relating to the (check all that are applicable):
 the property or properties' true cash and taxable values
 the property or properties' taxable value only
If the property or properties' taxable value is at issue, is there a dispute as to the value of an addition or loss? Yes No
 uniformity of the property or properties' assessment
 the property or the properties' exemption from ad valorem taxation
Under MCL

14. The tax year(s) at issue are: 2015

15. If more than the current tax year is being appealed, list the separate and specific facts upon which Petitioner relies to invoke the Tribunal's authority over the prior tax year or years (attach additional page if necessary):

16. The values for the property identified above as established by Respondent's Board of Review are:

Tax Year	True Cash Value	Assessed Value	Taxable Value
2015	\$986,400	\$493,200	\$489,289

17. Petitioner contends that the values for the property identified above are:

Tax Year	True Cash Value	State Equalized Value	Taxable Value
2015	\$790,000	\$395,000	\$395,000

18. The values in dispute for the property identified above are:

Tax Year	True Cash Value	State Equalized Value	Taxable Value
2015	\$196,400	\$98,200	\$94,289

19. Petitioner requests the following relief (attach additional page if necessary):

Reduction of TCV, SEV and AV as indicated in paragraph 17.

20. List the separate and specific facts upon which Petitioner relies to support the relief requested (attach additional page if necessary):

Comparable sales and/or income capitalization analysis. Valuation disclosure to be provided pursuant to Tribunal's calendar.

Signature of Petitioner's Authorized Representative or, *if none*, Petitioner:

A handwritten signature in cursive script, appearing to read "Fred Gordon", is written over a horizontal line.

Address: Law Offices of Fred Gordon, P.C.
74 West Long Lake Rd., Suite 101
Bloomfield Hills, MI 48304-2770

Telephone Number: (248) 546-7600

E-Mail Address: fred@fredgordonlaw.com

Date: 3/21/16

STATE OF MICHIGAN
DEPARTMENT OF LICENSING & REGULATORY AFFAIRS
MICHIGAN ADMINISTRATIVE HEARING SYSTEM
MICHIGAN TAX TRIBUNAL

Silver Petroleum Corporation,
Petitioner,

v

MTT Docket No. 15-001661

~~Township Of Scio,~~ *City of Dexter*
Respondent.

NOTICE OF DOCKET NUMBER

TAKE NOTICE that an Entire Tribunal petition has been filed and the above-noted docket number has been assigned to that petition. This docket number **shall be noted** on the petition and the petition **shall** be served **within 45 days** of the issuance of this Notice, as required by TTR 221(5) and MCL 205.735a. Failure to **serve** the petition within that 45-day period **will** result in the dismissal of this case, as provided by TTR 221(4).

A proof of service **shall also** be filed with the Tribunal **within 45 days** of the issuance of this Notice evidencing the service of the petition. Failure to **file** a proof of service within that 45-day period **may** result in the dismissal of this case.

The docket number **also needs to be noted** on all other documents submitted in this case. Further, the assignment of the docket number does **not** mean that the Tribunal has authority over the petition or that the petition complies with statutory requirements or the Tribunal's rules.

If you have any questions regarding this, please call the Tribunal at (517) 373-4400.

By: /s/Ginny Desgranges, Tribunal Clerk

Entered: May 28, 2015

**STATE OF MICHIGAN
DEPARTMENT OF LABOR AND ECONOMIC GROWTH
MICHIGAN TAX TRIBUNAL**

SILVER PETROLEUM CORPORATION,

Petitioner,

v

MTT Docket No. 15-001661

CITY OF DEXTER,

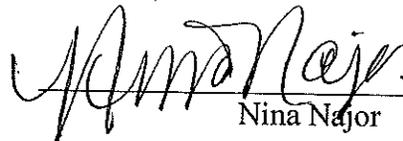
Respondent.

LAW OFFICES OF FRED GORDON, P.C.
FRED GORDON (P14193)
PETER ELLENSON (P47383)
Attorneys for Petitioner
74 W. Long Lake Rd., Suite 101
Bloomfield Hills, MI 48304
(248) 546-7600

CITY OF DEXTER
ASSESSOR
Representative for Respondent
8140 Main Street
Dexter, MI 48130
(734) 426-8303

PROOF OF SERVICE

The undersigned states that on March 21, 2016, she filed with the Michigan Tax Tribunal the Petitioner's Motion to Set Aside Default along with the appropriate fee and served upon the City of Dexter Assessor, City of Dexter Clerk, City of Dexter School District, Washtenaw County Clerk, Washtenaw County Equalization Director and the State of Michigan Treasurer by affixing proper postage and mailing from a U.S. mailbox in Bloomfield Hills, MI.



Nina Najor

STATE OF MICHIGAN
MICHIGAN TAX TRIBUNAL

SILVER PETROLEUM CORPORATION
Petitioner

MTT Docket No. #15-001661

v.

CITY OF DEXTER
Respondent

LAW OFFICES OF FRED GORDON, P.C.
FRED GORDON (P14193)
Attorney for Petitioner
74 W. Long Lake Rd., Suite 101
Bloomfield Hills, MI 48304
(248) 546-7600
fred@fredgordonlaw.com

PROOF OF SERVICE

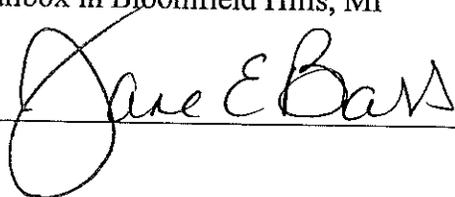
The undersigned states that on March 21st, 2016, she mailed a copy of the Entire Tribunal Property Tax Petition in the above matter by certified mail to:

City of Dexter Assessor, 8140 Main Street, Dexter, MI 48130
City of Dexter Clerk, 8140 Main Street, Dexter, MI 48130

and by first-class mail to:

Dexter School District, 7714 Ann Arbor Street, Dexter, MI 48130
Washtenaw County Clerk, P.O. Box 8645, Ann Arbor, MI 48107
Washtenaw County Equalization Director, P.O. Box 8645, Ann Arbor, MI 48107
Treasurer, State of Michigan, c/o State Tax Commission, P.O. Box 30471, Lansing, MI 48909

by affixing proper postage and mailing from a U.S. mailbox in Bloomfield Hills, MI





Justin Breyer <jbreyer@dextermi.gov>

City of Dexter - 5-Year Rec Plan

1 message

Kosloski, Chip (DNR) <KosloskiC3@michigan.gov>

Tue, Mar 15, 2016 at 11:41 AM

To: Justin Breyer <jbreyer@dextermi.gov>

Hello,

I have completed my review of the City of Dexter's 5-Year Recreation Plan. Overall, the plan looks great. Nice job on following our guidelines so closely. You guys really knocked it out of the park. I hope that this plan serves as a valuable tool for your community. There are a few items that need to be completed before we can approve the plan. See below:

1) The minutes from the public meetings held on 2/16/16 and 2/22/16 are in draft form; please provide final/certified minutes

Feel free to upload these as separate attachments, or if you would like to revise your entire plan and re-upload the revised version, you can do that also.

I am going to "not approve" the plan in MiRecGrants, which will open it back up and allow you to upload and save the additional information. Once you have everything in there, go ahead and resubmit the plan.

If you intend on applying for a grant this year, this needs to be completed as soon as possible. We need to have your 5-year rec plan approved in the system in order to allow you to submit applications by April 1st.

Let me know if you have any questions.

Thanks,

Chip Kosloski

Grant Coordinator (Regions: 8, 9, & 10)

Grants Management Section

Finance and Operations Division

Michigan Department of Natural Resources

Phone: [517-284-5965](tel:517-284-5965)

Email: kosloskic3@michigan.gov



The Michigan Natural Resources Trust Fund is celebrating *40 years* of funding high quality public outdoor recreation projects for Michigan citizens and visitors!

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**Mayor Report
Shawn Keough
Prepared on March 23, 2016**

Agenda: 3/28/2016
Item: I-6

Hello Residents and Council members,

Here is a report of my activities over the past couple weeks and my calendar of activities looking ahead:

Recent Activities

March 14 through 17, 2016 – Tax Tribunal Brief – I reviewed the City/DDA Final Brief to the Tax Tribunal related to the Chelsea Wellness Foundations tax appeal and provided comments to Attorney Scott Munzel.

March 16, 2016 – Road Committee meeting

March 17, 2016 – Downtown Development Authority meeting – the DDA heard the final presentation on the Retail Market Study and reviewed a financial forecast as part of our preparation for the next DDA Budget for Fiscal Year 2016-2017.

March 17, 2016 – Breakfast with Zach Michels – I provided new council member Michels with background on our Facility Improvement efforts dating back to Council’s decision to build a new DPW Facility in 2006.

March 19, 2016 - Council Goal Setting Session #2 – the goal setting session was well attended by Council and staff. We reviewed our goals and had very good discussions about diversity of housing types, future redevelopment opportunities, the upcoming Transportation Improvement Plan, the DDA Budget Forecast and use of our reserve balance.

March 22, 2016 – Michigan Municipal League (MML) Conference – I attended a portion of the first day of this conference as an employee of Wade Trim. While I was there, I was able to attend the opening welcome session. Anthony Minghine (MML Executive Director and COO) spoke about the broken system Michigan has for sharing revenue with local governments and the MML’s efforts to try to make recommendations to fix it.

Appointment Recommendations - I have interviewed two applicants for the vacant Parks and Recreation Commission positions. A recommendation has been included on the Consent Agenda.

Upcoming Activities

March 24, 2016 – Dexter Area Fire Department Board meeting – this meeting was rescheduled to avoid the St. Patrick’s Day holiday and to accommodate a health care options presentation that DAFD was trying to schedule.

March 28, 2016 – City Council meeting

April 1, 2016 – Facility Committee Meeting – I will be sharing a Proposal that I received from Rene Papo for a City Hall option at the Mill Creek Terrace Building. I will be emailing the option to the Facility Committee in advance of the meeting and will copy Council on the email so that everyone has the same information.

April 13, 2016 – City Manager Review Workshop – we are allowed to go into closed session for the purpose of the Annual City Manager review. This meeting will be held at the Creekside Cafeteria.

April 18, 2016 – Ann Arbor Downtown Kiwanis Club – I have been invited to speak at the Ann Arbor Kiwanis Club to promote our new Dexter Michigan Visitor Guide.

Please feel free to contact me at any time with questions or suggestions.

I look forward to seeing you around our town.

Shawn Keough

Mayor, City of Dexter
skeough@DexterMI.gov (313) 363-1434 (cell)

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SUMMARY OF BILLS AND PAYROLL			3/28/2016
Payroll Check Register	03/16/16	\$39,265.55	Regular Payroll
Patroll Check Register	03/16/16	\$2,530.00	Election Wrokers
Employer Costs (FICA/MERS/ICMA) paid via electronic transfer	03/16/16	\$3,575.95	Regular Payroll
Employer Costs (FICA/MERS/ICMA) paid via electronic transfer	03/16/16	\$0.00	Election Workers
Account Payable Check Register		\$94,351.21	
		\$139,722.71	TOTAL BILLS & PAYROLL EXPENDED ALL FUNDS
The due date column on the accounts payable worksheets represents the date of the Council meeting			
ALL PAYABLES ARE WITHIN ACCEPTABLE BUDGET LIMITS EXCEPT AS NOTED BELOW DETAIL VENDOR LIST AND ACCOUNT SUMMARY PROVIDED			
<i>"This is the summary report that will be provided with each packet. Approval of the total bills and payroll expended, all funds will be necessary."</i>			

BANK CODE: POOL

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. ALLIED EAGLE SUPPLY CO	155.63		
2. ARBOR SPRINGS WATER CO.INC	19.50		
3. ASTI ENVIRONMENTAL SERVICES	320.00		
4. AT&T	57.29		
5. CARLISLE-WORTMAN ASSOCIATES	1,675.00		
6. CITY OF DEXTER	1,417.22		
7. COMCAST - DPW	147.51		
8. COMCAST	740.24		
9. CORRIGAN OIL COMPANY	1,092.11		
10. CRIBLEY WELL DRILLING CO INC	4.75		
11. CULLIGAN WATER CONDITIONING	20.00		
12. DEPT. OF ENVIRN. QUALITY	1,345.54		
13. DETROIT PUMP & MANUFACTURING	415.50		
14. DETROIT SALT COMPANY	5,332.90		
15. DTE ENERGY	758.26		
16. ELHORN ENGINEERING CO	911.50		
17. F&V OPERATIONS	1,682.87		
18. GRAINGER	63.24		
19. HARPER ELECTRIC, INC	4,555.00		
20. KENCO, INC.	109.42		
21. LESSORS WELDING SUPPLY	159.00		
22. MARK'S AUTO SERVICE, INC.	252.46		
23. METRO ENVIRONMENTAL SERVICES	2,045.00		
24. MICH DEPT OF AGRICULTURE & RURAL DE	145.00		
25. MICHIGAN ASSOC OF PLANNING	125.00		
26. MICHIGAN DOWNTOWN ASSN	85.00		
27. MICHIGAN ECONOMIC DEVELOPERS	95.00		
28. NORTH CENTRAL LABORATORIES	1,481.61		
29. PITNEY BOWES GLOBAL	166.92		
30. PNC BANK	45.00		
31. PNC	447.16		
32. PRINT-TECH, INC.	35.20		
33. QUALITY FIRST AID & SAFETY, INC	44.96		
34. RESERVE ACCOUNT	1,000.00		
35. SMALL BUSINESS ASSOC OF MICH	22,340.95		
36. THE SUN TIMES	125.55		
37. UNUM LIFE INSURANCE	508.55		
38. USA BLUE BOOK	160.87		
39. UTILITIES INSTRUMENTATION SERV	960.00		
40. VERIZON WIRELESS	499.59		
41. WASHTENAW COUNTY TREASURER	1,534.50		
42. WASTE MANAGEMENT OF MICHIGAN	41,270.41		
TOTAL ALL CLAIMS	94,351.21		

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 101 GENERAL FUND							
Dept 101 CITY COUNCIL							
101-101-959.000	ARTS, CULTURE & HERITAGE	PNC	ARTS & CULTURE	03/14/16	03/28/16	13.53	
						Total For Dept 101 CITY COUNCIL	13.53
Dept 172 CITY MANAGER							
101-172-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	6,014.28	
101-172-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	121.56	
101-172-960.000	EDUCATION & TRAINING	PNC	SPARK ANNUAL MEETING	03/23/16	03/28/16	50.00	
						Total For Dept 172 CITY MANAGER	6,185.84
Dept 201 FINANCE DEPARTMENT							
101-201-840.000	BANK SERVICE CHARGES	PNC BANK	SAFE DEPOSIT BOX ANNUAL	070-00696-00498	03/28/16	45.00	
						Total For Dept 201 FINANCE DEPARTMENT	45.00
Dept 215 CITY CLERK							
101-215-901.000	PRINTING & PUBLISHING	THE SUN TIMES	PUBLIC NOTICES	48194	03/28/16	93.15	
						Total For Dept 215 CITY CLERK	93.15
Dept 253 TREASURER							
101-253-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	1,565.36	
101-253-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	36.50	
						Total For Dept 253 TREASURER	1,601.86
Dept 262 ELECTIONS							
101-262-901.000	PRINTING & PUBLISHING	THE SUN TIMES	PUBLIC NOTICES	48194	03/28/16	32.40	
101-262-955.000	MISCELLANEOUS	PNC	ELECTION	03/14/16	03/28/16	159.66	
						Total For Dept 262 ELECTIONS	192.06
Dept 265 BUILDINGS & GROUNDS							
101-265-727.000		ARBOR SPRINGS WATER CO	OFFICE	1603320	03/28/16	19.50	
101-265-728.000	POSTAGE	PNC	CREDIT CARD	3-22-16	03/28/16	4.90	
101-265-728.000	POSTAGE	RESERVE ACCOUNT	POSTAGE	03/15/16	03/28/16	1,000.00	
101-265-920.000	UTILITIES	DTE ENERGY	FEBRUARY BILLS	3-21-16	03/28/16	62.13	
101-265-920.001		AT&T	734 424 1790	03/15/16	03/28/16	57.29	
101-265-920.001	UTILITIES - TELEPHONES	COMCAST	COMCAST	41231336	03/28/16	515.03	
101-265-935.000	BUILDING MAINTENANCE & REPAIR	PNC	MAINTENANCE	9933AA	03/28/16	12.71	
101-265-936.000	EQUIPMENT SERVICE CONTRACT	PITNEY BOWES GLOBAL	COPIER LEASE	1503400-MR16	03/28/16	166.92	
						Total For Dept 265 BUILDINGS & GROUNDS	1,838.48
Dept 285 CITY TREE PROGRAM							
101-285-731.000	LANDSCAPE SUPPLIES	PNC	2016 SPRING TREE ORDER	3/21/16	03/28/16	126.14	
						Total For Dept 285 CITY TREE PROGRAM	126.14
Dept 301 LAW ENFORCEMENT							
101-301-807.000		WASHTENAW COUNTY TREAS	SHERIFF OT REPORT	28055	03/28/16	1,534.50	
101-301-920.000	UTILITIES	CITY OF DEXTER	WATER BILLS	03/23/16	03/28/16	158.20	
101-301-935.000	BUILDING MAINTENANCE & REPAIR	MICH DEPT OF AGRICULTU	CALIBRATION	791-62400	03/28/16	145.00	
						Total For Dept 301 LAW ENFORCEMENT	1,837.70
Dept 336 FIRE DEPARTMENT							
101-336-920.000	UTILITIES	CITY OF DEXTER	WATER BILLS	03/23/16	03/28/16	197.75	
						Total For Dept 336 FIRE DEPARTMENT	197.75
Dept 400 PLANNING DEPARTMENT							
101-400-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	1,563.55	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 101 GENERAL FUND							
Dept 400 PLANNING DEPARTMENT							
101-400-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	30.99	
101-400-802.000	PROFESSIONAL SERVICES	ASTI ENVIRONMENTAL SER	ENVIROMENTAL CONSULTING	28151H	03/28/16	320.00	
101-400-802.000	PROFESSIONAL SERVICES	CARLISLE-WORTMAN ASSOC	INVOICES	3/17/16	03/28/16	562.50	
101-400-802.000	PROFESSIONAL SERVICES	CARLISLE-WORTMAN ASSOC	INVOICES	3/17/16	03/28/16	412.50	
101-400-958.000	MEMBERSHIPS & DUES	MICHIGAN ASSOC OF PLAN	SEMINAR	24272	03/28/16	125.00	
Total For Dept 400 PLANNING DEPARTMENT						3,014.54	
Dept 441 DEPARTMENT OF PUBLIC WORKS							
101-441-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	1,962.91	
101-441-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	36.12	
101-441-740.000	OPERATING SUPPLIES	ALLIED EAGLE SUPPLY CO	SUPPLIES	842754	03/28/16	155.63	
101-441-740.000	OPERATING SUPPLIES	CRIBLEY WELL DRILLING	WATER	3-11-16	03/28/16	4.75	
101-441-740.000	OPERATING SUPPLIES	LESSORS WELDING SUPPLY	SUPPLIES	302149/588711	03/28/16	159.00	
101-441-751.000		CORRIGAN OIL COMPANY	GAS	6209626 & 7	03/28/16	172.07	
101-441-920.000	UTILITIES	CITY OF DEXTER	WATER BILLS	03/23/16	03/28/16	104.57	
101-441-920.000		COMCAST - DPW	CABLE	DEXTER DPW	03/28/16	147.51	
101-441-920.001	UTILITIES - TELEPHONES	COMCAST	COMCAST	41231336	03/28/16	103.75	
101-441-920.001	UTILITIES - TELEPHONES	VERIZON WIRELESS	CELLULAR	03/23/16	03/28/16	207.29	
Total For Dept 441 DEPARTMENT OF PUBLIC WORKS						3,053.60	
Dept 528 SOLID WASTE							
101-528-901.000	PRINTING & PUBLISHING	PRINT-TECH, INC.	UB BILLS	231136	03/28/16	11.74	
Total For Dept 528 SOLID WASTE						11.74	
Dept 728 ECONOMIC DEVELOPMENT							
101-728-960.000	EDUCATION & TRAINING	MICHIGAN DOWNTOWN ASSN	SEMINAR	E1220	03/28/16	85.00	
101-728-960.000	EDUCATION & TRAINING	MICHIGAN ECONOMIC DEVE	2016 CAPITOL DAY EVENT	10580	03/28/16	95.00	
Total For Dept 728 ECONOMIC DEVELOPMENT						180.00	
Dept 751 PARKS & RECREATION							
101-751-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	316.60	
101-751-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	5.83	
101-751-802.000	PROFESSIONAL SERVICES	CARLISLE-WORTMAN ASSOC	INVOICES	3/17/16	03/28/16	700.00	
101-751-955.000	MISCELLANEOUS	PNC	CREDIT CARD	3-22-16	03/28/16	36.20	
Total For Dept 751 PARKS & RECREATION						1,058.63	
Dept 851 INSURANCE & BONDS							
101-851-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	732.87	
Total For Dept 851 INSURANCE & BONDS						732.87	
Total For Fund 101 GENERAL FUND						20,182.89	
Fund 202 MAJOR STREETS FUND							
Dept 463 ROUTINE MAINTENANCE							
202-463-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	1,646.31	
202-463-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	30.30	
Total For Dept 463 ROUTINE MAINTENANCE						1,676.61	
Dept 474 TRAFFIC SERVICES							
202-474-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	506.56	
202-474-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	9.32	
Total For Dept 474 TRAFFIC SERVICES						515.88	
Dept 478 WINTER MAINTENANCE							

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 202 MAJOR STREETS FUND							
Dept 478 WINTER MAINTENANCE							
202-478-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O APRIL -16	03/15/16	03/28/16	1,013.11	
202-478-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	18.64	
202-478-740.000	OPERATING SUPPLIES	DETROIT SALT COMPANY	SALT	55322 & 55397	03/28/16	2,652.22	
Total For Dept 478 WINTER MAINTENANCE						3,683.97	
Total For Fund 202 MAJOR STREETS FUND						5,876.46	
Fund 203 LOCAL STREETS FUND							
Dept 463 ROUTINE MAINTENANCE							
203-463-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O APRIL -16	03/15/16	03/28/16	506.55	
203-463-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	9.32	
Total For Dept 463 ROUTINE MAINTENANCE						515.87	
Dept 474 TRAFFIC SERVICES							
203-474-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O APRIL -16	03/15/16	03/28/16	126.64	
203-474-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	2.33	
Total For Dept 474 TRAFFIC SERVICES						128.97	
Dept 478 WINTER MAINTENANCE							
203-478-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O APRIL -16	03/15/16	03/28/16	253.28	
203-478-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	4.66	
203-478-740.000	OPERATING SUPPLIES	DETROIT SALT COMPANY	SALT	55322 & 55397	03/28/16	2,680.68	
Total For Dept 478 WINTER MAINTENANCE						2,938.62	
Total For Fund 203 LOCAL STREETS FUND						3,583.46	
Fund 204 MUNICIPAL STREETS							
Dept 248 ADMINISTRATION							
204-248-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC	O APRIL -16	03/15/16	03/28/16	776.21	
Total For Dept 248 ADMINISTRATION						776.21	
Total For Fund 204 MUNICIPAL STREETS						776.21	
Fund 226 SOLID WASTE COLLECTION FUND							
Dept 528 SOLID WASTE							
226-528-805.000	CONTRACTED SOLID WASTE SEFWASTE MANAGEMENT OF MI	RESIDENTIAL AND COMMERCIAL		8378521	03/28/16	41,270.41	
Total For Dept 528 SOLID WASTE						41,270.41	
Total For Fund 226 SOLID WASTE COLLECTION FUND						41,270.41	
Fund 590 SEWER ENTERPRISE FUND							
Dept 548 SEWER UTILITIES DEPARTMENT							
590-548-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	O APRIL -16	03/15/16	03/28/16	1,866.64	
590-548-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC	O APRIL -16	03/15/16	03/28/16	1,453.33	
590-548-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	121.79	
590-548-740.000	OPERATING SUPPLIES	GRAINGER	SUPPLIES	9056326078	03/28/16	40.90	
590-548-740.000	OPERATING SUPPLIES	QUALITY FIRST AID & SA	SUPPLIES	446	03/28/16	22.48	
590-548-743.000	CHEMICAL SUPPLIES - LAB	CULLIGAN WATER CONDITI	WWTP	03/14/16	03/28/16	20.00	
590-548-743.000	CHEMICAL SUPPLIES - LAB	NORTH CENTRAL LABORATO	WWTP	369332	03/28/16	645.84	
590-548-743.000		NORTH CENTRAL LABORATO	WWTP	369524	03/28/16	324.38	
590-548-743.000		NORTH CENTRAL LABORATO	CHEMICALS	370059	03/28/16	180.39	
590-548-751.000		CORRIGAN OIL COMPANY	WWTP	6206455	03/28/16	316.09	
590-548-751.000		CORRIGAN OIL COMPANY	GAS	6211874	03/28/16	273.86	
590-548-802.000	PROFESSIONAL SERVICES	F&V OPERATIONS	PROF SERVICES	1433	03/28/16	1,682.87	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 590 SEWER ENTERPRISE FUND							
Dept 548 SEWER UTILITIES DEPARTMENT							
590-548-803.003	SLUDGE HAULING	DEPT. OF ENVIRN. QUALI	WWTP	957305	03/28/16	1,345.54	
590-548-803.004	SEWER INVESTIGATION & REPA	METRO ENVIRONMENTAL SE	PROF SERVICES	56225	03/28/16	2,045.00	
590-548-824.000	TESTING & ANALYSIS	KENCO, INC.	SUPPLIES	3-21-16	03/28/16	70.36	
590-548-920.000	UTILITIES	CITY OF DEXTER	WATER BILLS	03/23/16	03/28/16	956.70	
590-548-920.000	UTILITIES	DTE ENERGY	FEBRUARY BILLS	3-21-16	03/28/16	639.13	
590-548-920.000	UTILITIES	PRINT-TECH, INC.	UB BILLS	231136	03/28/16	11.73	
590-548-920.001	UTILITIES - TELEPHONES	COMCAST	COMCAST	41231336	03/28/16	60.73	
590-548-920.001	UTILITIES - TELEPHONES	VERIZON WIRELESS	CELLULAR	03/23/16	03/28/16	210.47	
590-548-920.000	LAB EQUIPMENT MAINTENANCE	UTILITIES INSTRUMENTAT	WWTP	530347701	03/28/16	320.00	
590-548-938.001	SCADA MAINTENANCE	UTILITIES INSTRUMENTAT	PROF SERVICES	530347779	03/28/16	640.00	
590-548-939.000	VEHICLE MAINTENANCE & REPA	MARK'S AUTO SERVICE, I	REPAIRS	51109	03/28/16	252.46	
590-548-939.000	VEHICLE MAINTENANCE & REPA	PNC	PARTS	3/17/16	03/28/16	44.02	
Total For Dept 548 SEWER UTILITIES DEPARTMENT						13,544.71	
Total For Fund 590 SEWER ENTERPRISE FUND						13,544.71	
Fund 591 WATER ENTERPRISE FUND							
Dept 556 WATER UTILITIES DEPARTMENT							
591-556-703.000	SALARIES - NON UNION	COMCAST	COMCAST	41231336	03/28/16	60.73	
591-556-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	1,422.29	
591-556-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC O	APRIL -16	03/15/16	03/28/16	614.46	
591-556-722.000	LIFE & DISABILITY INSURANC	UNUM LIFE INSURANCE	LIFE INSURANCE	0398198-001 3	03/28/16	81.19	
591-556-740.000	OPERATING SUPPLIES	GRAINGER	WWTP	9045077436	03/28/16	22.34	
591-556-740.000	OPERATING SUPPLIES	QUALITY FIRST AID & SA	SUPPLIES	446	03/28/16	22.48	
591-556-740.000	OPERATING SUPPLIES	USA BLUE BOOK	WWTP	886704	03/28/16	160.87	
591-556-743.000	CHEMICAL SUPPLIES - LAB	ELHORN ENGINEERING CO	SUPPLIES	263997	03/28/16	911.50	
591-556-743.000	CHEMICAL SUPPLIES - LAB	KENCO, INC.	SUPPLIES	3-21-16	03/28/16	39.06	
591-556-743.000	CHEMICAL SUPPLIES - LAB	NORTH CENTRAL LABORATO	SUPPLIES	369650	03/28/16	331.00	
591-556-751.000		CORRIGAN OIL COMPANY	GAS	6209626 & 7	03/28/16	330.09	
591-556-802.000	PROFESSIONAL SERVICES	HARPER ELECTRIC, INC	WWTP	17459	03/28/16	3,480.00	
591-556-802.000	PROFESSIONAL SERVICES	HARPER ELECTRIC, INC	WWTP	17459	03/28/16	1,075.00	
591-556-920.000	UTILITIES	DTE ENERGY	FEBRUARY BILLS	3-21-16	03/28/16	57.00	
591-556-920.000	UTILITIES	PRINT-TECH, INC.	UB BILLS	231136	03/28/16	11.73	
591-556-920.001	UTILITIES - TELEPHONES	VERIZON WIRELESS	CELLULAR	03/23/16	03/28/16	81.83	
591-556-977.000	EQUIPMENT	DETROIT PUMP & MANUFAC	WWTP	1039250	03/28/16	415.50	
Total For Dept 556 WATER UTILITIES DEPARTMENT						9,117.07	
Total For Fund 591 WATER ENTERPRISE FUND						9,117.07	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund Totals:							
			Fund 101 GENERAL FUND			20,182.89	
			Fund 202 MAJOR STREETS FUND			5,876.46	
			Fund 203 LOCAL STREETS FUND			3,583.46	
			Fund 204 MUNICIPAL STREETS			776.21	
			Fund 226 SOLID WASTE COLLECTION FUND			41,270.41	
			Fund 590 SEWER ENTERPRISE FUND			13,544.71	
			Fund 591 WATER ENTERPRISE FUND			9,117.07	
Total For All Funds:						<hr/>	94,351.21

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CITY OF DEXTER

8140 Main Street Dexter, MI 48130-1092

Phone (734) 426-8303

Fax (734) 426-5614

MEMO

To: Council
From: Mayor Keough
Date: March 23, 2016
Re: Appointment

I would like to recommend the following appointment:

Parks & Recreation Commission

- Appointment of Joy Gee to a term ending June 2017 (fills vacancy created by Katie Koch)



CITY OF DEXTER

8140 Main Street · Dexter, Michigan 48130-1092 · (734) 426-8303 · Fax (734) 426-5614

APPLICATION FOR APPOINTMENT AS COMMISSION OR COMMITTEE MEMBER

Name: _____ Date: _____

Address: _____

Email: _____

Phone: _____ Best time to call: _____

Which Commission/Committee are you applying for?

Zoning Board of Appeals

Downtown Development Authority

Planning Commission

Parks Commission

Arts, Culture & Heritage Committee

Tree Board

Farmers Market Oversight Committee

Election Commission

Board of Review

Other (Specify) _____

Why are you interested in serving on this Commission/Committee? Are there current events that have spurred your interest? _____

What particular skills and/or background do you feel that you could bring to this appointment? What other, if any, commissions or committees have you served on? _____

Please list/attach any other information that you would like to have considered. _____



Arbor Day Proclamation



Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our communities, and

Whereas, trees wherever they are planted, are a source of joy and spiritual renewal,

Now, therefore, the City of Dexter Council, in conjunction with the State of Michigan, does hereby proclaim the last Friday in April (April 29, 2016) as Arbor Day in the City of Dexter, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 28th day of March 2016

Shawn W. Keough, Mayor

Carol J. Jones, City Clerk

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OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council
From: Courtney Nicholls, City Manager
Re: Countywide Road Millage
Date: March 22, 2016

The Washtenaw County Road Commission has requested that the City send a resolution of support to the Washtenaw County Board of Commissioners to place a 0.5 mill increase for roads and non-motorized improvements on the August 2, 2016 ballot.

The millage will be structured in a similar manner to the 0.5 increase that the Board of Commissioners placed on the taxes in 2014 and 2015. The funds will come back to the local jurisdictions based on taxable value. The one major difference, however, is that 20% of the funds will be redirected to Washtenaw County Parks for Border to Border Trail and Connecting Communities projects. This will reduce the amount of funding the City will receive from the millage from approximately \$108,000 to \$92,000.

Attached is a draft resolution of support for placing the millage request on the ballot. The resolution is modeled after the one that was adopted in support of the 2014 and 2015 Countywide road millage.

**A RESOLUTION SUPPORTING A COUNTY WIDE BALLOT INITIATIVE
TO FUND ROAD & NON-MOTORIZED TRANSPORTATION
IMPROVEMENTS**

Whereas, the local roads in the City of Dexter as well as those throughout Washtenaw County do not meet the expectations of residents; and

Whereas, the Dexter City Council adopted a "Road Improvement Plan" to improve all local roads to at least a 5 PASER rating; and

Whereas, it is unlikely that the City of Dexter will receive sufficient additional road funding from the State of Michigan to support our local road improvement plan in the near future; and

Whereas, the Washtenaw County Road Commission has recommended that the Washtenaw County Board of Commissioners place a four year 0.5 mill increase for road maintenance on the August 2, 2016 ballot; and

Whereas, 20% of the millage would be directed to the Washtenaw County Parks & Recreation Commission for use on Border to Border Trail and Connecting Communities projects; and

Whereas, the levying of such a millage would provide the City of Dexter with an additional \$92,000 per year to implement the City of Dexter Road Improvement Plan; and

Whereas, the City of Dexter believes it has the capacity to utilize the additional \$92,000 that would be generated by the millage to perform road maintenance on local streets; and

Whereas, additional road maintenance on local streets will improve the quality of life for the residents of the City of Dexter, and all of those that travel on the roads in Washtenaw County;

BE IT THEREFORE RESOLVED, that the Dexter City Council respectfully requests that the Washtenaw County Board of Commissioners exercise its authority to put the 0.5 millage increase on the August 2, 2016 ballot, and

BE IT FURTHER RESOLVED, that the City Manager be requested to submit this resolution to the members of the Washtenaw County Board of Commissioners.

MOVED BY:

SECONDED BY:

YEAS:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED THIS 28th DAY OF MARCH 2016.

Shawn W. Keough, Mayor

CERTIFIED BY:

Carol J. Jones, Interim City Clerk

Ⓜ

Countywide Road and Non-motorized Ballot Funding Proposal:

Potential Improvements: B2B, Non-motorized pathways and trails, Connecting Communities projects, constructing and maintaining roads, pathways, culverts and bridges.

Countywide Millage 0.50 mils x \$14.9B = \$ **\$7.45**

Funding Distribution:

	Percentage	Annual Revenue
County Parks for B2B & Connecting Communities:	20%	\$1,490,000
Cities & Road Commission	80%	\$5,960,000
Totals	100%	\$7,450,000

Note: City and Road Commission distribution based on taxable valuations

Road Commission Share:	\$3.3M/yr
City of Ann Arbor Share:	\$2.0M/yr
City of Saline Share:	\$170k/yr
City of Ypsilanti Share:	\$122k/yr
City of Chelsea Share:	\$95k/yr
City of Dexter Share:	\$92k/yr
City of Milan Share:	\$38k/yr
Village of Manchester Share:	\$26k/yr
Village of Barton Hills Share:	\$22k/yr

WASHTENAW COUNTY ROAD COMMISSION
RESOLUTION CERTIFICATION

Road Funding County Wide Ballot Initiative
Resolution No. RC16-097

Moved ...

that upon the recommendation of the County Highway Engineer and the concurrence of the Managing Director, the Board of Road Commissioners requests the Washtenaw County Board of Commissioners to place a 4-yr. 0.5 mill ballot question before the voters on August 2, 2016. The Board of Road Commissioners authorizes the Managing Director and County Highway Engineer to present this Road Funding Initiative plan to the Washtenaw County Board of Commissioners for their approval.

I hereby certify that the foregoing is a true copy of a resolution duly adopted at a meeting of the Board of Washtenaw County Road Commissioners held on March 1, 2016, and is on file at the Office of the Washtenaw County Road Commission, 555 North Zeeb Road, Ann Arbor, Michigan 48103.



Roy D. Townsend, Deputy Clerk

Dated: 3/1/16



Washtenaw County Parks and Recreation Commission

A RESOLUTION SUPPORTING A COUNTY WIDE BALLOT INITIATIVE TO FUND ROAD & NON-MOTORIZED TRANSPORTATION IMPROVEMENTS

March 8, 2016

WHEREAS, on March 1, 2016 the Washtenaw County Board of Road Commissioners approved Resolution No. RC16-097 requesting that the Washtenaw County Board of Commissioners place a 4-year, 0.5 mill, road funding county-wide ballot question before the voters on August 2, 2016; and

WHEREAS, the proposed ballot initiative will target 80% of the funds for road improvements and 20% of the funds for improvements to the county-wide non-motorized transportation network including the Border-to-Border trail, the Connecting Communities Program, and construction and maintenance of other trails and pathways; and

WHEREAS, the current Washtenaw County Parks and Recreation Master Plan 2015-2019 calls for a continued effort to "...develop an interconnected network of bikeways/pathways and nature trails, where appropriate, to enhance quality of life, increase health benefits, and provide non-motorized transportation alternatives"; and

WHEREAS, the development of a county-wide trail network will provide greater access to recreational opportunities and promote healthier lifestyles for the Washtenaw County residents; and

WHEREAS, if the ballot initiative were to be approved, the Washtenaw County Parks and Recreation Commission may play an integral role in administering the funds that are allocated for non-motorized improvements.

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Parks and Recreation Commission hereby supports the Road Funding County Wide Ballot Initiative as presented by the Washtenaw County Road Commission.

Robert W. Marans, President
Washtenaw County Parks and Recreation Commission

Robert L. Tetens, Director
Washtenaw County Parks and Recreation Commission

OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council
From: Courtney Nicholls, City Manager
Re: 2006 Facility Bond Refinancing
Date: March 21, 2016

The 2006 Facility Bond will have been outstanding for 10 years in May 2016 and is now callable. Due to the low interest rates currently available in the market, it is a good time to refund the bond.

The original bond issue was for \$1,700,000. The majority of the proceeds were used to fund the Department of Public Works building and salt storage shed. \$285,000 of the proceeds were used to purchase the property on Dan Hoey and the remaining funds were used to investigate options for renovating 8140 Main.

The current intent for the Dan Hoey property is to swap approximately half of the buildable area to DTE in exchange for the DTE property at 3045 Broad. DTE is a taxable entity so we will not be able to have a non-taxable bond outstanding on property that is transferred to them. We are also not sure what we will end up doing with the remainder of the property. Once we refund the bonds we will not be able to refund them again.

After consultation with our Bond Counsel Tom Colis of Miller Canfield, the current refunding is structured to remove the cost of the Dan Hoey property from the refunding. These bonds will stay callable at any point in the future. Once the property swap is completed, the bonds in the amount of the associated value of the swapped property will need to be called and paid. If the rest of the property remains owned by the City, we will continue to make a bond payment for the outstanding, non-refunded principal.

The page labeled City of Dexter Refunding Analysis shows how the outstanding principal will be apportioned. \$1,195,000 is remaining on the principal. The bonds were issued in \$5,000 increments. The original \$285,000 was 16.9% of the original bond issue. To be compliant with tax regulations, once the 16.9% of each remaining principal amount is calculated, that amount has to be rounded up to the nearest \$5,000. The \$75,000 shown in 2016 is our May bond payment that will be made prior to the refunding. The remaining principal that will not be refunded is \$220,000 (\$295,000-\$75,000). The amount that will be refunded is \$900,000.

The total value of the savings for the refunding is 6.81%, which will be approximately \$68,604 over the remaining life of the bond. Industry standard to warrant refunding is 2% to 3% savings. Interest savings will also be realized once additional principal is paid down as part of the DTE land swap. Mayor Keough requested an additional scenario that shows an increased amount of principal being paid in earlier years. That updated cost estimate should be provided at Monday's meeting. A breakdown of the costs related to the issuance of the bonds is attached.

To proceed with the refunding the attached resolution should be adopted.

**RESOLUTION AUTHORIZING ISSUANCE OF
2016 LIMITED TAX GENERAL OBLIGATION
REFUNDING BONDS**

City of Dexter
County of Washtenaw, State of Michigan

Minutes of a regular meeting of the City Council of the City of Dexter, County of Washtenaw, State of Michigan, held on March 28, 2016, at 7:30 p.m., Eastern Daylight Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Dexter, County of Washtenaw, State of Michigan (the "City") has previously issued its Limited Tax General Obligation Bonds, Series 2006 (the "Prior Bonds") to pay the cost of acquiring, constructing, furnishing and equipping certain capital improvements consisting of a public works facility and a public safety and City office facility, together with all necessary and related appurtenances and attachments therefor and the cost of issuance of the Prior Bonds; and

WHEREAS, the Revised Municipal Finance Act, Act 34, Public Acts of Michigan, 2001, as amended ("Act 34"), permits the City to refund all or part of the outstanding securities of the City; and

WHEREAS, the City has been advised that it may achieve interest costs savings through the refunding of the Prior Bonds; and

WHEREAS, it is the determination of the City Council that the City should issue its 2016 Limited Tax General Obligation Refunding Bonds, in the principal amount of not to exceed Nine Hundred Seventy-Five Thousand Dollars (\$975,000) to refund a portion of the Prior Bonds maturing or subject to mandatory redemption in the years 2017 through 2027 (the portion of the Prior Bonds to be refunded are hereinafter referred to as the "Prior Bonds to be Refunded") to achieve interest cost savings for the benefit of the taxpayers of the City.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Authorization of Refunding Bonds; Bond Terms. Bonds of the City designated 2016 Limited Tax General Obligation Refunding Bonds (the "Bonds") are authorized to be issued in the aggregate principal sum of not to exceed Nine Hundred Seventy-Five Thousand Dollars (\$975,000) for the purpose of paying the costs of refunding the Prior Bonds to be Refunded, including the costs incidental to the issuance, sale and delivery of the Bonds.

The issue shall consist of bonds in fully-registered form of the denomination of \$1,000, or

multiples thereof not exceeding for each maturity the maximum principal amount of that maturity, numbered consecutively in order of registration. The Bonds will be dated as of the date of delivery (or such other date as determined at the time of sale thereof), be payable on May 1 (or such other date as determined at the time of sale thereof) in the years 2017 to 2027, inclusive, in the annual amounts determined at the time of sale and be subject to redemption in the manner and at the times and prices to be determined at the time of sale.

The Bonds shall bear interest at a rate or rates not to exceed four percent (4.00%) per annum, payable on May 1 and November 1 in the years as determined by an Authorized Officer (as hereinafter defined) at the time of sale. Interest on the Bonds shall be paid by check or draft mailed by the Transfer Agent (as hereinafter defined) to the registered owner of record as of the 15th day of the month prior to the payment date for each interest payment. The record date of determination of registered owner for purposes of payment of interest as provided in this paragraph may be changed by the City to conform to market practice in the future.

2. Execution of Bonds; Book-Entry-Only Form. The Bonds of this issue shall be executed in the name of the City with the facsimile signatures of the Mayor and Clerk of the City and shall have the seal of the City, or a facsimile thereof, printed or impressed on the Bonds. No Bond shall be valid until authenticated by an authorized officer or representative of the Transfer Agent (as hereinafter defined). The principal of the Bonds shall be payable at the designated corporate trust office of a bank or trust company to be selected by the City Treasurer as registrar and transfer agent for the Bonds (the "Transfer Agent"); provided, that if acceptable to the Purchaser (as hereinafter defined), the City Treasurer may serve as Transfer Agent.

The Bonds may be issued in book-entry-only form through the Depository Trust Company in New York, New York ("DTC") and any officer of the City is authorized to execute such custodial or other agreement with DTC as may be necessary to accomplish the issuance of the Bonds in book-entry-only form and to make such changes in the Bond form within the parameters of this resolution as may be required to accomplish the foregoing.

3. Transfer of Bonds. The Transfer Agent shall keep the books of registration for this issue on behalf of the City. Any Bond may be transferred upon such registration books by the registered owner of record, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Transfer Agent. Whenever any Bond or Bonds shall be surrendered for transfer, the City shall execute and the Transfer Agent shall authenticate and deliver a new Bond or Bonds, for like aggregate principal amount. The Transfer Agent shall require the payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer.

4. Limited Tax Pledge; Debt Retirement Fund. The City hereby pledges its limited tax full faith and credit for the prompt payment of the principal and interest on the Bonds. The City shall, each year, budget the amount of the debt service coming due in the next fiscal year on the principal of and interest on the Bonds and shall advance as a first budget obligation from its general funds available therefor, or, if necessary levy taxes upon all taxable property in the City subject to applicable constitutional, statutory and charter tax rate limitations, such sums as may be necessary to pay such debt service in said fiscal year. The City Treasurer is authorized and directed to open a separate fund with a bank or trust company designated by the City Council to be known as the 2016 LIMITED TAX

GENERAL OBLIGATION REFUNDING BONDS DEBT RETIREMENT FUND (the "Debt Retirement Fund"), the moneys to be deposited into the Debt Retirement Fund to be specifically earmarked and used solely for the purpose of paying principal of and interest on the Bonds as they mature. Into said fund there shall be placed the accrued interest, if any, received at the time of delivery of the Bonds.

In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay the principal of and interest on the Bonds when due, shall be deposited in trust, this Resolution shall be defeased and the owners of the Bonds shall have no further rights under this Resolution except to receive payment of the principal of and interest on the Bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange Bonds as provided herein.

5. Use of Proceeds; Issuance Fund; Escrow Fund. The proceeds of the Bonds shall be used to pay the costs of issuance of the Bonds and to secure payment of the Prior Bonds as provided in this paragraph. Upon receipt of the proceeds of sale of the Bonds, the accrued interest, if any, shall be deposited in the Debt Retirement Fund for the Bonds. From the proceeds of the Bonds there shall next be set aside a sum sufficient to pay the costs of issuance of the Bonds in a fund designated 2016 LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS ISSUANCE FUND (the "Issuance Fund"), which may be established by the City or by the Escrow Agent (hereinafter defined). Moneys in the Issuance Fund shall be used solely to pay expenses of issuance of the Bonds. Any amounts remaining in the Issuance Fund after payment of issuance expenses shall be transferred to the Debt Retirement Fund for the Bonds.

The balance of the proceeds of the Bonds together with any moneys transferred by the City at the time of sale of the Bonds from the debt retirement funds for the Prior Bonds to be Refunded and any other available funds of the City, shall be held as cash or invested in direct obligations of or obligations the principal of and interest on which are unconditionally guaranteed by the United States of America or other obligations the principal of and interest on which are fully secured by the foregoing (the "Escrow Fund") and used to pay principal of and interest on the Prior Bonds to be Refunded. The Escrow Fund shall be held by a bank or trust company to be selected by the City Manager or Treasurer/Finance Director (each an "Authorized Officer"), as escrow agent (the "Escrow Agent") pursuant to an escrow agreement (the "Escrow Agreement") which shall irrevocably direct the Escrow Agent to take all necessary steps to call for redemption the Prior Bonds to be Refunded as specified by the City upon sale of the Bonds, including publication and mailing of redemption notices, on any call date, as specified by the City. The investments held in the Escrow Fund shall be such that the principal and interest payments received thereon will be sufficient, without reinvestment, to pay the principal of and interest on the Prior Bonds to be Refunded as they become due pursuant to maturity or the call for redemption required by this paragraph. Following establishment of the Escrow Fund, any amounts remaining in the debt retirement funds for the Prior Bonds to be Refunded shall be transferred to the Debt Retirement Fund for the Bonds.

6. The Bonds shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF WASHTENAW

CITY OF DEXTER
2016 LIMITED TAX GENERAL OBLIGATION REFUNDING BOND

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
	May 1, 20__	_____, 2016	

Registered Owner:

Principal Amount: _____ Dollars

The City of Dexter, County of Washtenaw, State of Michigan (the "City"), acknowledges itself to owe and for value received hereby promises to pay to the Registered Owner specified above, or registered assigns, the Principal Amount specified above, in lawful money of the United States of America, on the Maturity Date specified above, unless prepaid prior thereto as hereinafter provided, with interest thereon (computed on the basis of a 360-day year comprised of twelve 30-day months) until paid from the Date of Original Issue specified above or such later date to which interest has been paid, at the Interest Rate per annum specified above, first payable on _____, 20__ and semiannually thereafter. Principal of this bond is payable at the designated corporate trust office of _____, _____, Michigan, or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner not less than sixty (60) days prior to any interest payment date (the "Transfer Agent"). Interest on this bond is payable to the registered owner of record as of the 15th day of the month preceding the interest payment date as shown on the registration books of the City kept by the Transfer Agent by check or draft mailed by the Transfer Agent to the registered owner of record at the registered address. For prompt payment of this bond, both principal and interest, the full faith, credit and resources of the City are hereby irrevocably pledged.

This bond, including the interest thereon, is payable as a first budget obligation from the general funds of the City, and the City is required, if necessary, to levy ad valorem taxes on all taxable property in the City for the payment thereof, subject to applicable constitutional, statutory and charter tax rate limitations.

This bond is one of a series of bonds aggregating the principal sum of \$_____, issued for the purpose of refunding part of the City's outstanding Limited Tax General Obligation Bonds, Series 2006.

Bonds of this issue maturing in the years 2017 to 2026, inclusive, shall not be subject to redemption prior to maturity. Bonds or portions of bonds of this issue in multiples of \$5,000 maturing in the year 2027 and thereafter shall be subject to redemption prior to maturity, at the option of the City, in any order of maturity and by lot within any maturity, on any date on or after May 1, 2026, at par and accrued interest to the date fixed for redemption.

[Insert Term Bond Provisions, if applicable.]

In case less than the full amount of an outstanding bond is called for redemption, the Transfer Agent, upon presentation of the bond called in part for redemption, shall register, authenticate and deliver to the registered owner of record a new bond in the principal amount of the portion of the original bond not called for redemption.

Notice of redemption shall be given to the registered owner of any bond or portion thereof called for redemption by mailing of such notice not less than thirty (30) days prior to the date fixed for redemption to the

registered address of the registered owner of record. A bond or portion thereof so called for redemption shall not bear interest after the date fixed for redemption, whether presented for redemption or not, provided funds are on hand with the Transfer Agent to redeem said bond or portion thereof.

This bond is transferable only upon the registration books of the City kept by the Transfer Agent by the registered owner of record in person, or by the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the Transfer Agent duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new registered bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the resolution authorizing this bond and upon the payment of the charges, if any, therein prescribed.

It is hereby certified and recited that all acts, conditions and things required by law to be done, precedent to and in the issuance of this bond and the series of bonds of which this is one, exist and have been done and performed in regular and due form and time as required by law, and that the total indebtedness of the City, including this bond and the series of bonds of which this is one, does not exceed any constitutional, statutory or charter debt limitation.

This bond is not valid or obligatory for any purpose until the Transfer Agent's Certificate of Authentication on this bond has been executed by the Transfer Agent.

IN WITNESS WHEREOF, the City, by its City Council, has caused this bond to be signed in the name of the City by the facsimile signatures of its Mayor and City Clerk and a facsimile of its corporate seal to be printed hereon, all as of the Date of Original Issue.

CITY OF DEXTER
County of Washtenaw
State of Michigan

By: _____
Its: Mayor

(SEAL)

By: _____
Its: City Clerk

(Form of Transfer Agent's Certificate of Authentication)

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds described in the within-mentioned resolution.

Transfer Agent

By: _____

Authorized: _____

DATE OF REGISTRATION:

7. Tax Covenant. The City shall, to the extent permitted by law, take all actions within its control necessary to maintain the exemption of the interest on the Bonds from general federal income taxation (as opposed to any alternative minimum or other indirect taxation) under the Internal Revenue Code of 1986, as amended (the “Code”), including, but not limited to, actions relating to any required rebate of arbitrage earnings and the expenditure and investment of Bond proceeds and moneys deemed to be Bond proceeds.

8. Qualified Tax-Exempt Obligations. The Bonds are hereby authorized as “qualified tax-exempt obligations” for purposes of deduction of interest expense by financial institutions.

9. Negotiated Sale. The City Council has considered the option of selling the Bonds through a competitive sale and a negotiated sale and, pursuant to the requirements of Act 34, determines that a negotiated sale of the Bonds will result in the most efficient and expeditious means of selling the Bonds and will result in the lowest interest cost to the City.

10. Sale of Bonds; Adjustment of Bond Details. Each Authorized Officer is hereby authorized to approve the sale of the Bonds to an underwriter (the “Underwriter”) pursuant to a bond purchase agreement. Alternatively, if deemed appropriate by an Authorized Officer upon the advice of the City’s financial advisor, the City is authorized to privately place the Bonds with a qualified bank or other sophisticated institutional investor as purchaser thereof (the “Purchaser”). Each Authorized Officer is individually authorized to negotiate and execute a purchase agreement with the Purchaser, if necessary, and to award the sale of the Bonds to the Purchaser, subject to the parameters set forth in this Resolution.

In pursuance of either of the foregoing alternatives, either Authorized Officer is individually authorized, without further direction from the City Council, to execute a sale order establishing the final terms of the Bonds, adjust the final bond details set forth herein to the extent necessary or convenient to complete the transaction authorized herein, and in pursuance of the foregoing is authorized to exercise the authority and make the determinations authorized pursuant to Section 315(1)(d) of Act 34, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, designation of series, the portion or portions of the Prior Bonds to be refunded, and other matters, within the parameters established by this resolution; *provided*, that the net present value savings to be realized by the City shall not be less than 2.00% of the principal amount of the Prior Bonds to be Refunded and the Underwriter’s or Purchaser’s discount on the Bonds shall not exceed 1.00% of the principal amount of the Bonds.

11. Authorization of other Actions. The Mayor, City Manager, Clerk, and Treasurer/Finance Director are each hereby authorized and directed to cause the preparation and circulation of a preliminary and final official statement with respect to the Bonds; to procure a policy of municipal bond insurance with respect to the Bonds or cause the qualification of the Bonds therefor if, upon the advice of the financial advisor to the City, the acquisition of such insurance would be of economic benefit to the City; to obtain ratings on the Bonds; and to take all other actions necessary or advisable, and make such other filings with the Michigan Department of Treasury or with other parties, to enable the issuance, sale and delivery of the Bonds as contemplated herein.

12. Bond Counsel. Miller, Canfield, Paddock and Stone, P.L.C. is hereby approved as bond counsel for the Bonds, notwithstanding periodic representation in unrelated matters of parties or

potential parties to the transaction contemplated by this resolution, including the Underwriter, placement agent, or Purchaser.

13. Financial Advisor. The City hereby appoints H.J. Umbaugh & Associates as financial adviser with respect to the Bonds.

14. Underwriter; Placement Agent. Fifth Third Securities, Inc. is hereby appointed to serve as Underwriter for the Bonds, or in the alternative, in the event the Bonds are placed with a Purchaser, Fifth Third Securities, Inc. shall serve as placement agent for the Bonds.

15. Rescission. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Carol Jones
City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on March 28, 2016, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Carol Jones
City Clerk

26262280.2\022911-00031

MILLER, CANFIELD, PADDOCK AND STONE, P.L.L.C.

City of Dexter Refunding Analysis

Year	Original Issued Amount Outstanding	16.9% of Outstanding Principal	83.1% of Outstanding Principal	Debt Service Refunded	Unrefunded Debt Service
2016	\$ 75,000.00	\$ 12,675.00	\$ 62,325.00	\$ -	\$ 75,000.00
2017	80,000.00	13,520.00	66,480.00	65,000.00	15,000.00
2018	85,000.00	14,365.00	70,635.00	70,000.00	15,000.00
2019	90,000.00	15,210.00	74,790.00	70,000.00	20,000.00
2020	90,000.00	15,210.00	74,790.00	70,000.00	20,000.00
2021	95,000.00	16,055.00	78,945.00	75,000.00	20,000.00
2022	100,000.00	16,900.00	83,100.00	80,000.00	20,000.00
2023	105,000.00	17,745.00	87,255.00	85,000.00	20,000.00
2024	110,000.00	18,590.00	91,410.00	90,000.00	20,000.00
2025	115,000.00	19,435.00	95,565.00	95,000.00	20,000.00
2026	120,000.00	20,280.00	99,720.00	95,000.00	25,000.00
2027	130,000.00	21,970.00	108,030.00	105,000.00	25,000.00
	\$ 1,195,000.00	\$ 201,955.00	\$ 993,045.00	\$ 900,000.00	\$ 295,000.00

\$900,000
City of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Refunding Bonds, Series 2016

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\$900,000
City of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Refunding Bonds, Series 2016

Refunding Summary

Dated 05/01/2016 | Delivered 05/01/2016

Sources Of Funds

Par Amount of Bonds.....	\$900,000.00
Reoffering Premium.....	62,021.60
Total Sources.....	\$962,021.60

Uses Of Funds

Total Underwriter's Discount (1.000%).....	9,000.00
Costs of Issuance.....	45,000.00
Deposit to Net Cash Escrow Fund.....	903,069.97
Rounding Amount.....	4,951.63
Total Uses.....	\$962,021.60

Flow of Funds Detail

State and Local Government Series (SLGS) rates for.....	3/08/2016
Date of OMP Candidates.....	
Net Cash Escrow Fund Solution Method.....	Net Funded
Total Cost of Investments.....	\$903,069.97
Interest Earnings @ 0.265%.....	199.41
Total Draws.....	\$903,269.38

Issues Refunded And Call Dates

Series 2006 Cap Imp 83.1 Strip.....	6/01/2016
-------------------------------------	-----------

PV Analysis Summary (Net to Net)

Net PV Cashflow Savings @ 2.126%(Bond Yield).....	56,338.55
Contingency or Rounding Amount.....	4,951.63
Net Present Value Benefit.....	\$61,290.18
Net PV Benefit / \$900,000 Refunded Principal.....	6.810%
Net PV Benefit / \$900,000 Refunding Principal.....	6.810%

Bond Statistics

Average Life.....	6.339 Years
Average Coupon.....	3.3505697%
Net Interest Cost (NIC).....	2.4211814%
Bond Yield for Arbitrage Purposes.....	2.1260536%
True Interest Cost (TIC).....	2.3181330%
All Inclusive Cost (AIC).....	3.1767155%

Series 2016 Rfdg Cap Imp | SINGLE PURPOSE | 3/9/2016 | 1:28 PM

\$900,000
City of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Refunding Bonds, Series 2016

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
05/01/2017	Serial Coupon	3.000%	0.810%	70,000.00	102.176%	-	-	-	71,523.20
05/01/2018	Serial Coupon	3.000%	1.060%	75,000.00	103.829%	-	-	-	77,871.75
05/01/2019	Serial Coupon	3.000%	1.250%	75,000.00	105.137%	-	-	-	78,852.75
05/01/2020	Serial Coupon	3.000%	1.450%	70,000.00	106.002%	-	-	-	74,201.40
05/01/2021	Serial Coupon	3.000%	1.680%	75,000.00	106.305%	-	-	-	79,728.75
05/01/2022	Serial Coupon	3.000%	1.900%	80,000.00	106.209%	-	-	-	84,967.20
05/01/2023	Serial Coupon	3.000%	2.050%	85,000.00	106.165%	-	-	-	90,240.25
05/01/2024	Serial Coupon	3.000%	2.210%	90,000.00	105.763%	-	-	-	95,186.70
05/01/2025	Serial Coupon	3.000%	2.330%	90,000.00	105.411%	-	-	-	94,869.90
05/01/2026	Serial Coupon	4.000%	2.470%	90,000.00	113.483%	-	-	-	102,134.70
05/01/2027	Serial Coupon	4.000%	2.580%	100,000.00	112.445%	c 2.686%	05/01/2026	100.000%	112,445.00
Total	-	-	-	\$900,000.00	-	-	-	-	\$962,021.60

Bid Information

Par Amount of Bonds.....	\$900,000.00
Reoffering Premium or (Discount).....	62,021.60
Gross Production.....	\$962,021.60
Total Underwriter's Discount (1.000%).....	\$(9,000.00)
Bid (105.891%).....	953,021.60
Total Purchase Price.....	\$953,021.60
Bond Year Dollars.....	\$5,705.00
Average Life.....	6.339 Years
Average Coupon.....	3.3505697%
Net Interest Cost (NIC).....	2.4211814%
True Interest Cost (TIC).....	2.3181330%

\$900,000
City of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Refunding Bonds, Series 2016

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/01/2016	-	-	-	-	-
11/01/2016	-	-	14,450.00	14,450.00	-
05/01/2017	70,000.00	3.000%	14,450.00	84,450.00	-
06/30/2017	-	-	-	-	98,900.00
11/01/2017	-	-	13,400.00	13,400.00	-
05/01/2018	75,000.00	3.000%	13,400.00	88,400.00	-
06/30/2018	-	-	-	-	101,800.00
11/01/2018	-	-	12,275.00	12,275.00	-
05/01/2019	75,000.00	3.000%	12,275.00	87,275.00	-
06/30/2019	-	-	-	-	99,550.00
11/01/2019	-	-	11,150.00	11,150.00	-
05/01/2020	70,000.00	3.000%	11,150.00	81,150.00	-
06/30/2020	-	-	-	-	92,300.00
11/01/2020	-	-	10,100.00	10,100.00	-
05/01/2021	75,000.00	3.000%	10,100.00	85,100.00	-
06/30/2021	-	-	-	-	95,200.00
11/01/2021	-	-	8,975.00	8,975.00	-
05/01/2022	80,000.00	3.000%	8,975.00	88,975.00	-
06/30/2022	-	-	-	-	97,950.00
11/01/2022	-	-	7,775.00	7,775.00	-
05/01/2023	85,000.00	3.000%	7,775.00	92,775.00	-
06/30/2023	-	-	-	-	100,550.00
11/01/2023	-	-	6,500.00	6,500.00	-
05/01/2024	90,000.00	3.000%	6,500.00	96,500.00	-
06/30/2024	-	-	-	-	103,000.00
11/01/2024	-	-	5,150.00	5,150.00	-
05/01/2025	90,000.00	3.000%	5,150.00	95,150.00	-
06/30/2025	-	-	-	-	100,300.00
11/01/2025	-	-	3,800.00	3,800.00	-
05/01/2026	90,000.00	4.000%	3,800.00	93,800.00	-
06/30/2026	-	-	-	-	97,600.00
11/01/2026	-	-	2,000.00	2,000.00	-
05/01/2027	100,000.00	4.000%	2,000.00	102,000.00	-
06/30/2027	-	-	-	-	104,000.00
Total	\$900,000.00	-	\$191,150.00	\$1,091,150.00	-

Yield Statistics

Bond Year Dollars.....	\$5,705.00
Average Life.....	6.339 Years
Average Coupon.....	3.3505697%
Net Interest Cost (NIC).....	2.4211814%
True Interest Cost (TIC).....	2.3181330%
Bond Yield for Arbitrage Purposes.....	2.1260536%
All Inclusive Cost (AIC).....	3.1767155%

IRS Form 8038

Net Interest Cost.....	2.0913771%
Weighted Average Maturity.....	6.418 Years

Series 2016 Rdg Cap Imp | SINGLE PURPOSE | 3/9/2016 | 1:28 PM

\$900,000
City of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Refunding Bonds, Series 2016

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings	Fiscal Total
05/01/2016	-	(4,951.63)	-	4,951.63	-
06/30/2016	-	-	-	-	4,951.63
11/01/2016	14,450.00	14,450.00	19,616.25	5,166.25	-
05/01/2017	84,450.00	84,450.00	84,616.25	166.25	-
06/30/2017	-	-	-	-	5,332.50
11/01/2017	13,400.00	13,400.00	18,235.00	4,835.00	-
05/01/2018	88,400.00	88,400.00	88,235.00	(165.00)	-
06/30/2018	-	-	-	-	4,670.00
11/01/2018	12,275.00	12,275.00	16,712.50	4,437.50	-
05/01/2019	87,275.00	87,275.00	86,712.50	(562.50)	-
06/30/2019	-	-	-	-	3,875.00
11/01/2019	11,150.00	11,150.00	15,190.00	4,040.00	-
05/01/2020	81,150.00	81,150.00	85,190.00	4,040.00	-
06/30/2020	-	-	-	-	8,080.00
11/01/2020	10,100.00	10,100.00	13,667.50	3,567.50	-
05/01/2021	85,100.00	85,100.00	88,667.50	3,567.50	-
06/30/2021	-	-	-	-	7,135.00
11/01/2021	8,975.00	8,975.00	12,036.25	3,061.25	-
05/01/2022	88,975.00	88,975.00	92,036.25	3,061.25	-
06/30/2022	-	-	-	-	6,122.50
11/01/2022	7,775.00	7,775.00	10,296.25	2,521.25	-
05/01/2023	92,775.00	92,775.00	95,296.25	2,521.25	-
06/30/2023	-	-	-	-	5,042.50
11/01/2023	6,500.00	6,500.00	8,447.50	1,947.50	-
05/01/2024	96,500.00	96,500.00	98,447.50	1,947.50	-
06/30/2024	-	-	-	-	3,895.00
11/01/2024	5,150.00	5,150.00	6,490.00	1,340.00	-
05/01/2025	95,150.00	95,150.00	101,490.00	6,340.00	-
06/30/2025	-	-	-	-	7,680.00
11/01/2025	3,800.00	3,800.00	4,400.00	600.00	-
05/01/2026	93,800.00	93,800.00	99,400.00	5,600.00	-
06/30/2026	-	-	-	-	6,200.00
11/01/2026	2,000.00	2,000.00	2,310.00	310.00	-
05/01/2027	102,000.00	102,000.00	107,310.00	5,310.00	-
06/30/2027	-	-	-	-	5,620.00
Total	\$1,091,150.00	\$1,086,198.37	\$1,154,802.50	\$68,604.13	-

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	56,338.55
Net PV Cashflow Savings @ 2.126%(Bond Yield).....	56,338.55
Contingency or Rounding Amount.....	4,951.63
Net Present Value Benefit.....	\$61,290.18
Net PV Benefit / \$900,000 Refunded Principal.....	6.810%
Net PV Benefit / \$900,000 Refunding Principal.....	6.810%

Refunding Bond Information

Refunding Dated Date.....	5/01/2016
Refunding Delivery Date.....	5/01/2016

Series 2016 Ridg Cap Imp | SINGLE PURPOSE | 3/9/2016 | 1:28 PM

\$900,000
City of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Refunding Bonds, Series 2016

Summary Of Bonds Refunded

Issue	Maturity	Type	of Bond	Coupon	Maturity Value	Call Date	Call Price
Dated 11/01/2006 Delivered 11/01/2006							
Series 2006 Cap Imp 83.1 Strip	05/01/2017	Term 1	Coupon	4.250%	65,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2018	Term 2	Coupon	4.350%	70,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2019	Term 2	Coupon	4.350%	70,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2020	Term 2	Coupon	4.350%	70,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2021	Term 2	Coupon	4.350%	75,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2022	Term 2	Coupon	4.350%	80,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2023	Term 2	Coupon	4.350%	85,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2024	Term 2	Coupon	4.350%	90,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2025	Term 3	Coupon	4.400%	95,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2026	Term 3	Coupon	4.400%	95,000	06/01/2016	100.000%
Series 2006 Cap Imp 83.1 Strip	05/01/2027	Term 3	Coupon	4.400%	105,000	06/01/2016	100.000%
Subtotal	-	-	-	-	\$900,000	-	-
Total	-	-	-	-	\$900,000	-	-

\$900,000
Village of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Bonds, Series 2006

Debt Service To Maturity And To Call

Date	Refunded Bonds	Refunded Interest	D/S To Call	Principal	Coupon	Interest	Refunded D/S	Fiscal Total
06/01/2016	900,000.00	3,269.38	903,269.38	-	-	-	-	-
11/01/2016	-	-	-	-	-	19,616.25	19,616.25	-
05/01/2017	-	-	-	65,000.00	4.250%	19,616.25	84,616.25	-
06/30/2017	-	-	-	-	-	-	-	104,232.50
11/01/2017	-	-	-	-	-	18,235.00	18,235.00	-
05/01/2018	-	-	-	70,000.00	4.350%	18,235.00	88,235.00	-
06/30/2018	-	-	-	-	-	-	-	106,470.00
11/01/2018	-	-	-	-	-	16,712.50	16,712.50	-
05/01/2019	-	-	-	70,000.00	4.350%	16,712.50	86,712.50	-
06/30/2019	-	-	-	-	-	-	-	103,425.00
11/01/2019	-	-	-	-	-	15,190.00	15,190.00	-
05/01/2020	-	-	-	70,000.00	4.350%	15,190.00	85,190.00	-
06/30/2020	-	-	-	-	-	-	-	100,380.00
11/01/2020	-	-	-	-	-	13,667.50	13,667.50	-
05/01/2021	-	-	-	75,000.00	4.350%	13,667.50	88,667.50	-
06/30/2021	-	-	-	-	-	-	-	102,335.00
11/01/2021	-	-	-	-	-	12,036.25	12,036.25	-
05/01/2022	-	-	-	80,000.00	4.350%	12,036.25	92,036.25	-
06/30/2022	-	-	-	-	-	-	-	104,072.50
11/01/2022	-	-	-	-	-	10,296.25	10,296.25	-
05/01/2023	-	-	-	85,000.00	4.350%	10,296.25	95,296.25	-
06/30/2023	-	-	-	-	-	-	-	105,592.50
11/01/2023	-	-	-	-	-	8,447.50	8,447.50	-
05/01/2024	-	-	-	90,000.00	4.350%	8,447.50	98,447.50	-
06/30/2024	-	-	-	-	-	-	-	106,895.00
11/01/2024	-	-	-	-	-	6,490.00	6,490.00	-
05/01/2025	-	-	-	95,000.00	4.400%	6,490.00	101,490.00	-
06/30/2025	-	-	-	-	-	-	-	107,980.00
11/01/2025	-	-	-	-	-	4,400.00	4,400.00	-
05/01/2026	-	-	-	95,000.00	4.400%	4,400.00	99,400.00	-
06/30/2026	-	-	-	-	-	-	-	103,800.00
11/01/2026	-	-	-	-	-	2,310.00	2,310.00	-
05/01/2027	-	-	-	105,000.00	4.400%	2,310.00	107,310.00	-
06/30/2027	-	-	-	-	-	-	-	109,620.00
Total	\$900,000.00	\$3,269.38	\$903,269.38	\$900,000.00	-	\$254,802.50	\$1,154,802.50	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation.....	5/01/2016
Average Life.....	6.472 Years
Average Coupon.....	4.3742918%
Weighted Average Maturity (Par Basis).....	6.472 Years
Weighted Average Maturity (Original Price Basis).....	6.472 Years

Refunding Bond Information

Refunding Dated Date.....	5/01/2016
Refunding Delivery Date.....	5/01/2016

Series 2006 Cap Imp 83.1 | SINGLE PURPOSE | 3/9/2016 | 1:28 PM

\$900,000
City of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Refunding Bonds, Series 2016

Escrow Summary Cost

Maturity	Type	Coupon	Yield	\$ Price	Par Amount	Principal Cost	+Accrued Interest	= Total Cost
Escrow								
06/01/2016	SLGS-CI	0.260%	0.260%	100.000000%	903,069	903,069.00	-	903,069.00
Subtotal		-	-	-	\$903,069	\$903,069.00	-	\$903,069.00
Total		-	-	-	\$903,069	\$903,069.00	-	\$903,069.00

Escrow

Cash Deposit.....	0.97
Cost of Investments Purchased with Bond Proceeds.....	903,069.00
Total Cost of Investments.....	\$903,069.97
 Delivery Date.....	 5/01/2016

\$900,000
City of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Refunding Bonds, Series 2016

Escrow Fund Cashflow

Date	Principal	Rate	Interest	Receipts	Disbursements	Cash Balance
05/01/2016	-	-	-	0.97	-	0.97
05/01/2017	903,069.00	0.260%	199.41	903,268.41	903,269.38	-
Total	\$903,069.00	-	\$199.41	\$903,269.38	\$903,269.38	-

Investment Parameters

Investment Model [PV, GIC, or Securities].....	Securities
Default investment yield target.....	Bond Yield
Cash Deposit.....	0.97
Cost of Investments Purchased with Bond Proceeds.....	903,069.00
Total Cost of Investments.....	\$903,069.97
Target Cost of Investments at bond yield.....	\$901,678.90
Actual positive or (negative) arbitrage.....	(1,391.07)
Yield to Receipt.....	0.2651227%
Yield for Arbitrage Purposes.....	2.1260536%
State and Local Government Series (SLGS) rates for.....	3/08/2016

\$295,000
City of Dexter
County of Washtenaw, State of Michigan
Limited Tax General Obligation Refunding Bonds, Series 2006

Unrefunded Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/01/2015	-	-	-	-	-
05/01/2016	75,000.00	4.000%	6,267.50	81,267.50	-
06/30/2016	-	-	-	-	81,267.50
11/01/2016	-	-	4,767.50	4,767.50	-
05/01/2017	15,000.00	4.250%	4,767.50	19,767.50	-
06/30/2017	-	-	-	-	24,535.00
11/01/2017	-	-	4,448.75	4,448.75	-
05/01/2018	15,000.00	4.250%	4,448.75	19,448.75	-
06/30/2018	-	-	-	-	23,897.50
11/01/2018	-	-	4,130.00	4,130.00	-
05/01/2019	20,000.00	4.250%	4,130.00	24,130.00	-
06/30/2019	-	-	-	-	28,260.00
11/01/2019	-	-	3,705.00	3,705.00	-
05/01/2020	20,000.00	4.250%	3,705.00	23,705.00	-
06/30/2020	-	-	-	-	27,410.00
11/01/2020	-	-	3,280.00	3,280.00	-
05/01/2021	20,000.00	4.350%	3,280.00	23,280.00	-
06/30/2021	-	-	-	-	26,560.00
11/01/2021	-	-	2,845.00	2,845.00	-
05/01/2022	20,000.00	4.350%	2,845.00	22,845.00	-
06/30/2022	-	-	-	-	25,690.00
11/01/2022	-	-	2,410.00	2,410.00	-
05/01/2023	20,000.00	4.350%	2,410.00	22,410.00	-
06/30/2023	-	-	-	-	24,820.00
11/01/2023	-	-	1,975.00	1,975.00	-
05/01/2024	20,000.00	4.350%	1,975.00	21,975.00	-
06/30/2024	-	-	-	-	23,950.00
11/01/2024	-	-	1,540.00	1,540.00	-
05/01/2025	20,000.00	4.400%	1,540.00	21,540.00	-
06/30/2025	-	-	-	-	23,080.00
11/01/2025	-	-	1,100.00	1,100.00	-
05/01/2026	25,000.00	4.400%	1,100.00	26,100.00	-
06/30/2026	-	-	-	-	27,200.00
11/01/2026	-	-	550.00	550.00	-
05/01/2027	25,000.00	4.400%	550.00	25,550.00	-
06/30/2027	-	-	-	-	26,100.00
Total	\$295,000.00	-	\$67,770.00	\$362,770.00	-

Yield Statistics

Bond Year Dollars.....	\$1,557.50
Average Life.....	5.280 Years
Average Coupon.....	4.3512039%
Net Interest Cost (NIC).....	4.3512039%
True Interest Cost (TIC).....	4.3471912%
Bond Yield for Arbitrage Purposes.....	4.3471912%
All Inclusive Cost (AIC).....	4.3471912%

IRS Form 8038

Net Interest Cost.....	4.3512039%
Weighted Average Maturity.....	5.280 Years

Series 2006 Cap Imp 16.9 | SINGLE PURPOSE | 3/ 9/2016 | 1:16 PM

City of Dexter Total Debt Service

Date	New Debt Service				Unrefunded Debt Service				Total Debt Service
	Prcincipal	Interest	Total P&I	Fiscal Total	Prcincipal	Interest	Total P&I	Fiscal Total	Fiscal Total
05/01/2016	-	-	-	-	75,000.00	6,267.50	81,267.50	-	-
06/30/2016	-	-	-	-	-	-	-	81,267.50	81,267.50
11/01/2016	-	14,450.00	14,450.00	-	-	4,767.50	4,767.50	-	-
05/01/2017	70,000.00	14,450.00	84,450.00	-	15,000.00	4,767.50	19,767.50	-	-
06/30/2017	-	-	-	98,900.00	-	-	-	24,535.00	123,435.00
11/01/2017	-	13,400.00	13,400.00	-	-	4,448.75	4,448.75	-	-
05/01/2018	75,000.00	13,400.00	88,400.00	-	15,000.00	4,448.75	19,448.75	-	-
06/30/2018	-	-	-	101,800.00	-	-	-	23,897.50	125,697.50
11/01/2018	-	12,275.00	12,275.00	-	-	4,130.00	4,130.00	-	-
05/01/2019	75,000.00	12,275.00	87,275.00	-	20,000.00	4,130.00	24,130.00	-	-
06/30/2019	-	-	-	99,550.00	-	-	-	28,260.00	127,810.00
11/01/2019	-	11,150.00	11,150.00	-	-	3,705.00	3,705.00	-	-
05/01/2020	70,000.00	11,150.00	81,150.00	-	20,000.00	3,705.00	23,705.00	-	-
06/30/2020	-	-	-	92,300.00	-	-	-	27,410.00	119,710.00
11/01/2020	-	10,100.00	10,100.00	-	-	3,280.00	3,280.00	-	-
05/01/2021	75,000.00	10,100.00	85,100.00	-	20,000.00	3,280.00	23,280.00	-	-
06/30/2021	-	-	-	95,200.00	-	-	-	26,560.00	121,760.00
11/01/2021	-	8,975.00	8,975.00	-	-	2,845.00	2,845.00	-	-
05/01/2022	80,000.00	8,975.00	88,975.00	-	20,000.00	2,845.00	22,845.00	-	-
06/30/2022	-	-	-	97,950.00	-	-	-	25,690.00	123,640.00
11/01/2022	-	7,775.00	7,775.00	-	-	2,410.00	2,410.00	-	-
05/01/2023	85,000.00	7,775.00	92,775.00	-	20,000.00	2,410.00	22,410.00	-	-
06/30/2023	-	-	-	100,550.00	-	-	-	24,820.00	125,370.00
11/01/2023	-	6,500.00	6,500.00	-	-	1,975.00	1,975.00	-	-
05/01/2024	90,000.00	6,500.00	96,500.00	-	20,000.00	1,975.00	21,975.00	-	-
06/30/2024	-	-	-	103,000.00	-	-	-	23,950.00	126,950.00
11/01/2024	-	5,150.00	5,150.00	-	-	1,540.00	1,540.00	-	-
05/01/2025	90,000.00	5,150.00	95,150.00	-	20,000.00	1,540.00	21,540.00	-	-
06/30/2025	-	-	-	100,300.00	-	-	-	23,080.00	123,380.00
11/01/2025	-	3,800.00	3,800.00	-	-	1,100.00	1,100.00	-	-
05/01/2026	90,000.00	3,800.00	93,800.00	-	25,000.00	1,100.00	26,100.00	-	-
06/30/2026	-	-	-	97,600.00	-	-	-	27,200.00	124,800.00
11/01/2026	-	2,000.00	2,000.00	-	-	550.00	550.00	-	-
05/01/2027	100,000.00	2,000.00	102,000.00	-	25,000.00	550.00	25,550.00	-	-
06/30/2027	-	-	-	104,000.00	-	-	-	26,100.00	130,100.00
	\$ 900,000.00	\$ 191,150.00	\$ 1,091,150.00	\$ 1,091,150.00	\$ 295,000.00	\$ 67,770.00	\$ 362,770.00	\$ 362,770.00	\$ 1,453,920.00

Current
Payments

\$128,557

\$130,157

\$131,545

\$127,720

\$128,895

\$129,762

\$130,412

\$130,845

\$131,060

\$131,000

\$135,720

\$900,000
City of Dexter
County of Washtenaw, State of Michigan
2016 Limited Tax General Obligation Refunding Bonds

ESTIMATED COST OF ISSUANCE

Placement Agent -- Fifth Third	1.00%	\$9,000.00
Financial Advisor -- Umbaugh & Associates		10,500.00
Bond Counsel -- Miller Canfield		12,500.00
Municipal Advisory Counsel -- MAC		400.00
Escrow Agent -- TBD		750.00
Paying Agent -- TBD		500.00 (if needed)
Verification Agent -- Robert Thomas CPA		1,500.00
Department of Treasury Filing Fee	0.02%	180.00
Official Statement Printing		n/a
Rating fee		n/a
TOTAL ESTIMATED COST OF ISSUANCE		\$35,330.00

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OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council

From: Courtney Nicholls, City Manager
Justin Breyer, Assistant to the City Manager

Re: Setting a Public Hearing Date for Adoption of Liquor License Control Standards

Date: March 21, 2016

On February 22, 2016, City Council discussed the possibility of adopting liquor license control standards. Attached for Council's review is a draft resolution that would establish standards by which Council can evaluate establishments that hold liquor licenses. This would allow Council to make recommendations to the Liquor Control Commission (LCC) regarding license renewals (annual) and/or revocations. The language was taken from other communities' guidelines for license review, with the bulk being from the City of Plymouth. For the guidelines to be binding, the LCC requires that they be "fair and equitable, capable of explanation and understanding, and most of all, be determined and announced in advance of being instituted." We can accomplish this by publishing them in the newspaper and providing them via certified mail to our licensed establishments.

If City Council chooses to set a public hearing date for the proposed resolution, it is staff's intent to publish the public hearing in paper and notify those businesses that could be affected by the standards.

The suggested motion is to set a public hearing for the regular meeting of City Council on Monday, April 25, 2016 for the purpose of hearing public comment regarding proposed liquor license control standards.

Draft Liquor Control Compliance Standards Resolution

WHEREAS, the Dexter City Council may desire to make recommendations to the Michigan Liquor Control Commission (LCC) regarding liquor license renewals or revocations; and

WHEREAS, the Michigan Liquor Control Commission requires that local governments base renewal or revocation recommendations on standards adopted by a governing body; and

WHEREAS, responsible use of a liquor license is important to the health, safety and welfare of the residents of the City of Dexter; and

WHEREAS, many communities throughout the State of Michigan have adopted similar standards;

THEREFORE BE IT RESOLVED, that the Dexter City Council hereby adopts the following standards related to liquor license control:

1. Each year the Dexter City Council will undertake a review of liquor licenses for the purpose of considering recommendations to the Michigan Liquor Control Commission regarding renewals of said licenses. The Council shall consider whether a licensed establishment has been operated in a manner consistent with the provisions of this resolution and all other applicable laws, and regulations of the City and State of Michigan.
2. Each year, the City Manager shall cause an investigation to be made relative to each existing on-premises licensed establishment. A report of the investigation shall be provided to City Council by the first meeting in February each year. The investigation shall include, but not be limited to, the following:
 - A. An inspection of City records to determine whether all taxes and other monies due the City are timely paid.
 - B. A review made in conjunction with the Dexter Area Fire Department and Washtenaw County Sheriff to determine whether any activity in connection with the licensed premise is in violation of the law, disturbs the public peace and tranquility, constitutes a nuisance, or contributes to the disruption of the normal activities of those in the area of the licensed premise.
 - C. A review with the Community Development Manager and Public Services Superintendent to identify any violations of City ordinance.
 - D. A review and possible site inspection to determine compliance with the guidelines in Section ___
3. Each establishment within the City for which a liquor license is granted shall be operated and maintained in accordance with all applicable laws and regulations of the City of Dexter and State of Michigan. Upon any violation of this section, the City Council may, after notice and hearing, request the Michigan liquor Control Commission to revoke such license.
4. Upon any violation(s) of this ordinance, the City will notify the licensee of the specific violation(s) and afford the licensee an opportunity to come into compliance with this article. Licensee must reach compliance in that time established by the City Manager, but in no event more than ten days after notification to licensee by City of such violation. Absent compliance within that time established by the City Manager, the City may hold the above mentioned hearing and request that the Michigan Liquor Control Commission not renew and/or revoke such license and/or permit.
5. Before filing any objection to renewal or request for revocation of a license or permit with the Michigan Liquor Control Commission, the City shall serve the licensee with notice and proceed in accordance with this article, as amended. The City shall serve the licensee by first class mail mailed at least ten days prior to the hearing with notice of the hearing, which shall contain the following:
 - A. Date, time and place of the hearing.
 - B. Notice of the proposed action.
 - C. Reasons for the proposed action.
 - D. Names of witnesses known at the time who will testify.
 - E. A statement that the licensee may present evidence or any testimony that may refute or respond to the claims of adverse witnesses.

F. A statement requiring the licensee to notify the City Manager's office at least three days prior to the hearing date if they intend to contest the proposed action, and to provide the names of witnesses known at the time who will testify on their behalf.

6. Upon completion of the hearing, the City Council shall submit to the licensee and the Michigan Liquor Control Commission a written statement of its findings and determination.

7. The City Council may recommend non-renewal or revocation of a license to the Liquor Control Commission upon a determination based upon a preponderance of the evidence presented at the hearing that any of the following exists:

- A. Violations of the state liquor laws or regulations of the Liquor Control Commission.
- B. Violations of state laws, or local ordinances including, but not limited to those laws or ordinances concerning the public health, safety or public welfare.
- C. Maintenance of a nuisance upon or in connection with the licensed premises including but not limited to any of the following:
 - 1) Failure to correct violations of building, electrical, mechanical, plumbing, zoning, health, fire or other applicable regulatory codes, to include the history thereof;
 - 2) Failure to correct violations of the water and sewer ordinance, including back flow prevention and grease trap requirements.
 - 3) c) A pattern of patron conduct in the vicinity of the licensed premises, which is a violation of the law and /or disturbs the peace, order and tranquility of the area; including types of police, fire or medical services related to this operation.
 - 4) Failure to maintenance the grounds and exterior of the licensed premises, including litter, debris, or refuse blowing or being deposited upon adjoining properties or rights-of-way
 - 5) Entertainment on the premises or activity in connection with the licensed premises which by its nature causes, creates or contributes to disorder, disobedience to rules, ordinance or laws, or contributes to the disruption of normal activity of those in the area of the licensed premise.
 - 6) An off-premises licensee has sold alcoholic liquor on at least 2 separate occasions in a single calendar year to a person who is less than 21 years of age.
 - 7) An on-premises licensee has sold alcoholic liquor to a person who is less than 21 years of age.
- D. Failure by the licensee to permit the inspection of the licensed premises by the City's agents or employees in connection with the enforcement of this article.
- E. Failure to pay taxes or make other payments due to the City in a timely manner.

8. Once adopted, the standards outlined in this resolution shall be effective 30 days after the resolution is published in the paper and mailed via certified mail to all establishments holding a Class C liquor license.

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OFFICE OF THE CITY MANAGER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Memorandum

To: Mayor Keough and City Council
From: Courtney Nicholls, City Manager
Re: Drone Ordinance
Date: March 21, 2016

Attached for Council's review is a draft copy of an ordinance prohibiting the use of drones in the City of Dexter, with certain exceptions. The ordinance uses the language from the City of DeWitt ordinance. Also attached for your review are some thoughts/questions put together by staff while researching the topic of drones.

The draft ordinance is before Council to determine what provisions Council would like to include in the draft that will be used for the public hearing on the ordinance.

If Council is prepared to schedule a public hearing, it can do so for April 25, 2016.

CITY OF DEXTER

ORDINANCE NO.

ORDINANCE TO REGULATE THE OPERATION OF UNMANNED AIRCRAFT

THE CITY OF DEXTER ORDAINS:

Section 1. Preamble. The purpose of Ordinance No. ___ is to allow the City of Dexter to regulate the operation of unmanned aircraft in the City of Dexter.

Section 2. .

(15) Operation of any unmanned aircraft.

A. Definitions:

1. Unmanned aircraft means an aircraft that is operated without the possibility of direct human intervention from within or on the aircraft. The term unmanned aircraft includes drones. The term “unmanned aircraft” does not include (1) a glider or hand-tossed small unmanned aircraft that is not designed for and is incapable of sustained flight; (2) a small unmanned aircraft that is capable of sustained flight and is controlled by means of a physical attachment, such as a string or wire.
2. Public Gathering Space means any structure, enclosed area or other demarcated space used for the assembly of persons in the open air, including, but not limited to athletic fields, outdoor theaters, street festivals or parade routes.

B. Regulations:

No person, firm or corporation shall operate any unmanned aircraft so as to interfere with the privacy, safety, peace or repose of persons or endanger the health of another, recklessly, carelessly or in violation of Federal law, including but not limited to the following regulations:

1. Operation of the unmanned aircraft shall be completely prohibited within 500 feet of a school, police investigation, fire, traffic accident, medical emergency, fire investigation, Public Gathering Space, or such place that may endanger person or property or interfere with persons discharging their public duties.
2. No unmanned aircraft shall be operated directly over any person who is not involved in the operation of the unmanned aircraft, without such person’s consent; or directly over property that the operator does not own, without the property owner’s consent, and subject to any restrictions that the property owner may place on such operation;
3. The unmanned aircraft shall not be operated outside the visual line of sight of the operator.
4. An unmanned aircraft shall not be operated within 500 feet of any electric generating facility, substation or control center, or within 100 feet of any electric transmission facility, or within 25 feet of any electric distribution facility or of any overhead wire, cable, conveyor or similar equipment for the transmission of sounds or signal, or of heat, light or power, or data, upon or along any public way within the City, without the facility or equipment owner’s consent, and subject to any restrictions that the facility or equipment owner may place on such operation;
5. The operation of unmanned aircraft will be for recreational purposes only.

C. Exceptions:

Notwithstanding the prohibitions set forth in this section, nothing in this section shall be construed to (1) prohibit any person who is authorized by the Federal Aviation Administration to operate an unmanned aircraft in City air space from conducting such operations in accordance with the terms of such authorization and, if applicable, in accordance with this section or (2) from the City operating an unmanned aircraft.

Section 3. Validity and Severability. If any portion of this Ordinance or its application to any person or circumstance shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the Ordinance which can be given effect without the invalid portion or applications, provided the remaining portions are not determined by the court to be inoperable, and to this end Ordinances are declared to be severable.

Section 4. Repealer Clause. Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Effective Date. This Ordinance shall be effective upon publication.

Drone Research

Non-Recreational or Non-Hobby Operations

- Must meet all Federal Unmanned Aircraft Systems (UAS) registration requirements
 - Must be registered if it weighs more than .55 lbs
- Consultation with FAA recommended for restrictions on: flight altitude, flight paths, operational bans.
- Laws consistent with State & Local police power – land use, zoning, privacy, trespass, law enforcement
 - Requirement for police to obtain a warrant before UAS surveillance
 - Specifying that UAS may not be used for voyeurism
 - Prohibition against UAS hunting, fishing (State of MI banned)
 - Prohibitions against attaching firearms or similar weapons to UAS
- Kept within sight of the operator
- Must meet all FAA rules and guidelines
- Commercial uses →FAA

Hobby/Recreational Flying

- Hobby/Recreational Flying does not require FAA approval
- But, FAA does have a list of “dos” and “don’ts”
- Do:
 - Register aircrafts weighing more than .55 lbs
 - Fly a model aircraft/UAS at the local model aircraft club
 - Take lessons and fly safely
 - Contact airport control tower when flying within 5 miles of an airport
 - Fly model aircraft for personal enjoyment
- Don’t
 - Fly near unmanned aircraft
 - Fly beyond line of sight of the operator
 - Fly near an aircraft weighing more than 55 lbs, unless it is certified by an aeromodelling community-based organization
 - Fly contrary to aeromodelling community-based safety guidelines
 - Fly model aircraft for payment or commercial purposes
- DeWitt Ordinance
 - Ordinance located under nuisances
 - Limits “unmanned aircraft” to drones by definition
 - Prohibited within 500 ft. of a school, police investigation, fire, traffic accident, medical emergency, fire investigation, PUBLIC GATHERING SPACE, or other place that may endanger people or interfere with a public duty (mostly makes sense)
 - PUBLIC GATHERING PLACE – any structure, enclosed area or demarcated space for the use of assembly – ~~amusement parks, stadiums, athletic fields, band stands, grandstands, observation platforms, outdoor public swimming pools, outdoor theaters, race tracks, reviewing stands,~~ **street festivals, parade routes**
 - (People may use drones to take pictures of festivals/parades – do we want to encourage or discourage this?) (We don’t have a lot of the amenities listed)

- Prohibited from flying over people without their permission or over property that does not belong to them (would recommend private property that does not belong to them. Leave public property separate).
- Not out of line of sight of the operator
- 500 ft. of any electric generating facility or 25 ft. from any overhead electric wires or “public way” (roads?)
- Recreational purposes only
- Exemptions – FAA personnel, City (add law enforcement, fire, public utility)
- Issues/Questions/Thoughts:
 - There are drone hobbyists that pay thousands of dollars for their drones – in some instances, these are electrical engineering enthusiasts (like building a computer)
 - Drone manufacturing and use is a growing industry/hobby
 - Drones can take some neat photos (photos of natural areas and occurrences, weddings, ect.)
 - Use for humanitarian reasons – search and rescue, natural disasters
 - Use in parks and public spaces vs. “other” – no expectation of privacy vs. expectation of privacy
 - no real expectation of privacy when using a public space/park
 - Do or would we allow telescopes and cameras in parks? If so, why would we ban drones?
 - Limit interference with law enforcement and public duties – makes sense
 - Catch all – drone users may be asked to stop their use on public land by law enforcement or City personnel at any time.
 - City is not responsible for any damage to unmanned aircraft that takes place on public property (parks, ect.)
 - Do we want to defer to schools to make their own policy? (Do they want students to be able to use them as a part of a class?)
 - Air rights? How much vertical space do people’s property rights cover?
 - Air height? Is there a flying height limit that should be imposed?
- The following drone related articles are attached for Council’s review:
 - Detroit Free Press - “Ferndale drops proposal to make drone flying a crime”
 - USA Today - “State drone laws could clash with federal drone policy”
 - The law firm CDMA published an article titled “Can State and Local Governments Regulate the Use of Drones?”

Ferndale drops proposal to make drone flying a crime

John Wisely and Bill Laitner, Detroit Free Press 10:16 p.m. EDT April 27, 2015



(Photo: Marcio Jose Sanchez, Associated Press)

Ferndale officials passed up the chance Monday night to keep hobbyists, professional photographers and at least one chimney sweep from flying drones in the city.

After hearing from nearly two dozen polite but incensed users of the small plastic unmanned flying machines at a City Council meeting, Ferndale officials made it clear: Their plan to make a misdemeanor out of flying a drone anywhere but in your own backyard wasn't getting off the ground.

Deriding the proposed ordinance as "dronegate," Councilman Mike Lennon said the city should wait for federal authorities to decide on regulations nationwide.

"This isn't for local communities to decide," he said.

That triggered applause from the crowd of drone fans, several of whom brought with them the flying machines that for hobbyists typically cost \$50 to \$500.

"I use mine to inspect chimneys where you'd need a 60-foot ladder," said 66-year-old Gary Vasilnek, owner of Santa's Chimney Sweeps.



[DETROIT FREE PRESS](#)

[Bills make using drones to hunt or harass hunters a crime](#)

[\(http://www.freep.com/story/news/politics/2015/03/25/house-passes-bill-make-hunting-harrasing-hunters-drone-crime/70441434/\)](http://www.freep.com/story/news/politics/2015/03/25/house-passes-bill-make-hunting-harrasing-hunters-drone-crime/70441434/)

"To ban all drones, it's like a witch hunt," Vasilnek told the council.

The proposal up for discussion would have made it a misdemeanor under nuisance ordinances to fly drones over someone else's property, except for police purposes. But after media reports about the proposal surfaced Monday, city officials backed off their plan to vote on drones. And after the minor storm of disapproval from owners, including representatives of two area drone clubs, they said they'd drop the issue entirely.

That was a relief to Keith Dalton, 56, of Ferndale, who owns a \$4,000 model, he said.

"To think that every person who owns a drone has some nefarious purpose is an insult," Dalton told the council.

"We don't think that way about guns or cars that go 200 m.p.h.," he said.

Michigan State Police recently received approval from the Federal Aviation Administration to use its drone statewide and the Oakland County Sheriff's Office is seeking approval.

But hobbyists, businesses, educators and others would face restrictions under the plan, said Harry Arnold, owner of a 6-year-old business called Detroit Drone. Arnold, 53, of Detroit is a longtime professional photographer and video producer who, for business purposes, had a dozen drones that carry cameras aloft, he said.



[DETROIT FREE PRESS](#)

[Michigan State Police shows how it will use drone](#)

[\(http://www.freep.com/story/news/local/michigan/2015/03/12/michigan-state-police-drone/70214866/\)](http://www.freep.com/story/news/local/michigan/2015/03/12/michigan-state-police-drone/70214866/)

He spoke at the meeting on behalf of the 400-member Detroit Drone User Group.

Ferndale's ordinance would've eliminated most of his business opportunities in Ferndale, he said.

"I'm not doing anything wrong," Arnold said. Drones can save his photo clients a lot of money and can help them market products or raise money for nonprofit causes, he said.

"I have a lot of people come to me to shoot (aerial) photos of their property, if they're trying to sell it. And I just did a marshmallow drop for Clinton Township," he said. Two years ago, he sent a drone up to film the wind-damaged steeple of St. Josephat Catholic Church in Detroit, producing a video that was used for fund-raisers that led to restoration of the century-old landmark, he said.

To Arnold, drones are "just another way to move a camera around" and they have the potential to get young people "interested in science and math." He said graduating to piloting drones was a natural shift after years that Arnold flew radio-controlled airplanes without a complaint.

But the momentum has begun for community's to impose local controls on drones. According to Ferndale's city attorney, Bonifacius, Minn.; Evanston, Ill.; Conoy Township, Pa.; Charlottesville, Va.; Northampton, Mass.; and the states of Oregon and Tennessee have passed regulations on drones.

Drones, officially known as unmanned aerial vehicles, have exploded in popularity as technology has made them cheaper and as lightweight cameras made them ideal for shooting photos and videos from the air.

In various parts of the country, farmers use them to inspect crops, Realtors use them to showcase properties, and movie makers use them shoot feature films.

Privacy advocates have argued that the devices could be used to spy on private citizens. A bill in the Michigan legislature last year to regulate drone use — sponsored by former state Rep. Tom McMillin, a Libertarian-leaning Republican from Rochester Hills — died before it could be enacted.

The FAA considers commercial use of drones to be illegal without expressed permission, though enforcement is spotty and many companies now offer services.

The FAA is working on rules and regulations for drone use, but has not yet completed them. Gacioch said Ferndale could wait until the FAA regulations are in place before moving forward with the ordinance.

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State drone laws could clash with federal drone policy



Bart Jansen, USA TODAY

3:37 p.m. EDT March 13, 2016



(Photo: FRANCOIS NASCIMBENI, AFP/Getty Images)

North Dakota prohibits mounting lethal weapons on drones. Arkansas won't allow remote-controlled aircraft to photograph critical buildings such as power plants and oil refineries. Michigan bans using drones for hunting — or to harass hunters.

And North Carolina requires commercial drone operators to take a test to ensure they're familiar with the rules of the road.

These are among state- and city-level laws adopted — among hundreds of more bills proposed — to regulate the fast-growing world of drones. But these local laws are on a collision course with the [Federal Aviation Administration](#), which contends it controls the airspace and wants to set a single national policy for drones

instead of a patchwork of local laws.

FAA's authority over airspace is unquestioned for safety issues such as keeping drones lower than 400 feet or away from airports, said Troy Rule, an associate professor of law at [Arizona State University](#). Whether that authority extends to issues like privacy is a matter of debate, he said.

"It depends who you ask and it's not very clear at all," Rule said. "It would need to be litigated."

The FAA's authority over safety "still leaves a lot of room for states to act, and they have," said Stephen Martinko, a former transportation staff member in Congress who is now a government affairs counselor at K&L Gates LLP. "When you start doing that, it gets very complicated and very confusing."



USA TODAY

[FAA: Drone registration eclipses that of regular planes](#)

[\(http://www.usatoday.com/story/news/2016/02/08/faa-drone-registration-eclipses-regular-planes/80002730/\)](http://www.usatoday.com/story/news/2016/02/08/faa-drone-registration-eclipses-regular-planes/80002730/)

Congress ordered FAA in 2012 to develop rules governing how drones would share the sky with passenger planes. The first regulation for commercial drones weighing up to 55 pounds is expected in June. The FAA in December published a seven-page statement asserting its congressional authority to regulate use, management and efficiency of the national airspace.

A U.S. Senate bill introduced Wednesday would restate that supremacy of federal law over state and local laws dealing with the design, manufacture, testing, licensing, registration, certification, operation or maintenance of drones. A committee vote is scheduled Wednesday on the bill.

The Senate measure would explicitly give FAA supremacy over all drones laws, Rule said. That would give companies like Amazon, Google and [Walmart](#) a one-stop shop for their drone-delivery proposals. But that would also block local governments from adopting measures prohibiting encroachment on private property similar to zoning laws, he said.

"This is arguably one of the largest property-rights grabs by Congress in history," Rule said.



USA TODAY

[Senate bill would force airlines to disclose more about fees](#)

[\(http://www.usatoday.com/story/news/2016/03/09/senate-bill-would-force-airlines-disclose-more-fees/81538824/\)](http://www.usatoday.com/story/news/2016/03/09/senate-bill-would-force-airlines-disclose-more-fees/81538824/)

National groups are debating whether it's better to have a single federal law or a variety of local laws.

"The FAA's message is clear," [Brian Wynne](#), CEO of the [Association for Unmanned Vehicle Systems International](#), told a Senate panel Thursday. "State proposals have the potential to create a complicated patchwork of laws that may erode, rather than enhance, safety."

Brendan Schulman, vice president for policy at DJI, one of the largest drone manufacturers, urged national standards to teach the rules of the road. .

If cities, states and the federal government each adopt different rules, "I think it's going to be chaos," Schulman said.

But Jay Stanley, senior policy analyst for the [American Civil Liberties Union](#), said a variety of local laws might not be so bad. He compared drone policies to other quality-of-life issues about noise and safety and privacy, dealt with through local legislation for leaf-blowers or handguns.

"It will be a patchwork," Stanley said. "This is a complex, sausage-making process in place."



[USA TODAY](#)

[Senators question FAA about faster drone regulation](#)

[\(http://www.usatoday.com/story/travel/flights/2014/01/15/faa-drone-senate-hearing-yamaha/4496663/\)](http://www.usatoday.com/story/travel/flights/2014/01/15/faa-drone-senate-hearing-yamaha/4496663/)

In 2015, 45 states debated 168 bills around drones, according to the National Council of State Legislatures. Twenty states passed least 26 pieces of legislation, the group said.

Michigan, for example, approved a pair of laws banning drones for hunting or to harass hunters.

"These laws help protect the integrity of the sport," said state Sen. [Phil Pavlov](#), R-St. Clair Township.

The debate has been rocky in spots.

Complaints poured in from photographers, news stations and agricultural interests after Arkansas state Rep. [Justin Harris](#), R-West Fork, introduced legislation to outlaw drones photographing private property..

"I thought the sky was falling," Harris said.

Harris ultimately won approval of the law by fitting it under an anti-voyeurism statute, to prohibit filming someone in their backyard or through a window from a drone.

"This was important for a particular segment of the population of women who may be in hiding in an abusive situation," Harris said.

Another Arkansas law approved last year prohibited using drones to photograph or electronically surveil potential terrorist targets such as power plants or oil refineries.

State Rep. [Matthew Shepherd](#), R-El Dorado, said the chemical industry asked him to sponsor the legislation after a measure dealing with broader privacy concerns was defeated.

"They obviously need to be secure," Shepherd said. "It's an area of law that at least at this point, the development of it is going to be primarily at the state level."

In North Dakota, state Rep. Rick Becker, R-Bismarck, proposed one of the first drone bills in the country in 2013, to require police to have a warrant if they use the aircraft for surveillance. The bill failed. When he revived it in 2015, the legislation became law with an additional provision to ban lethal weapons on drones. That was taken to allow law enforcement to mount non-lethal weapons such as tasers, although local police say they haven't done yet, he said.

"I don't think we have to worry about it being confusing," said Becker, who plans legislation in 2017 to ban all weapons on drones. "If we can figure out the difference in speed limits and the fines for speeding in different states, we'll do just fine with differences in drone legislation."

North Carolina began in January requiring commercial drone operators to pass a test and obtain a permit from the division of aviation before flying. The state has issued 108 permits this year through March 10, according to Chris Gibson, the drone-program manager for the state's division of aviation.

The test requires familiarity with state laws prohibiting weapons on drones, getting permission from property owners to launch and recover drones, and dealing with privacy, to prevent taking pictures of people on private property without their permission, Gibson said.

“We were very careful to not do anything to regulate airspace or how these things can operate in the airspace,” Gibson said. “It’s really geared toward regulating how they are interacting with persons and property on the ground in North Carolina.”

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Can State and Local Governments Regulate the Use of Drones?

January 22, 2016 By Karen M. Daley



Drones – also referred to as unmanned aerial vehicles (UAV), unmanned aircraft systems (UAS), and remotely piloted aircraft systems (RPAS) – are essentially aircraft without a human pilot aboard. Regardless of what they are called, one thing is clear: drones are here to stay and will increasingly be used for nonmilitary, domestic applications. The Federal Aviation Administration (FAA) estimates that there will be 30,000 drones in U.S. airspace within the next 20 years. Drones will get cheaper, faster and more reliable. There is already evidence of this: the retail giant Amazon.com has its own “Drone Store,” where the average person can purchase recreational and surveillance drones ranging from \$30 to \$3,200. Drones are also available at countless mainstream retailers, including Best Buy, Walmart, and even Barnes & Noble.

WHAT ARE DRONES USED FOR?

Drones are no longer just seen as a tool of the military or a toy that people use to fly around. Drones have a host of applications, including law enforcement, land surveillance, wildlife tracking, search and rescue operations, disaster response, border patrol, and photography. In fact, the Michigan State Police represents the first law enforcement agency in the United States that can use drones in every corner of the state. The drones are being used by the Michigan State Police to investigate accidents, search for missing persons, scout natural disasters, and conduct surveillance.

Drones are also becoming increasingly popular for commercial uses. Some examples include: use by realtors to provide an aerial view of the property; use by farmers to survey crops and monitor livestock; use by photographers for advertising and other commercial purposes; use by journalists to cover demonstrations, sporting events, or accidents; and used by retailers to deliver goods.

A LACK OF FEDERAL REGULATION

The FAA is the ultimate authority on regulating anything that flies in the sky. Unfortunately, the FAA has been slow in establishing any type of rules concerning drones. Congress directed the FAA to promulgate rules by September 2015 to integrate the use of commercial drones into U.S. airspace. The FAA failed to meet that deadline, and instead announced in October 2015 only that all drones will be subject to registration and regulation. Finally, in December 2015, after assembling a task force to draft drone regulation rules, the FAA rolled out a drone registry website. While drones heavier than 55 pounds still need special FAA approval, anything between half a pound and 55 pounds can be registered on the website. There is a \$5 fee for each drone registered (or each fleet of model airplanes, if used exclusively for a hobby purpose). Additional regulations are not expected to become final until late 2016 or early 2017. As a result, state and local governments are filling in the regulations void by establishing their own rules concerning drone usage.

No federal law expressly prohibits municipalities from establishing laws and ordinances concerning drone usage within their own borders. Furthermore, within the legal community, there currently exists a debate as to whether the FAA has any jurisdiction over low flying recreational drones in residential areas. Therefore, there is a strong argument that state and local governments retain their broad police powers to control the use of drones within their borders, particularly at the low altitudes at which most drones operate.

STATE AND LOCAL REGULATIONS

To date it is unclear whether a state or local law or regulation governing drones would be preempted by the federal government. The FAA currently considers most forms of drones "Model Aircraft," so long as the devices remain below 400 feet, and within sight of the operator. The FAA considers larger, longer-ranged drones "Unmanned Aerial Systems," and restricts their use to public or private entities which obtain special authorization from the FAA.

Despite the uncertain landscape of drone regulation, 45 states have considered 153 bills related to drones. Nineteen states, including Michigan, have either passed legislation or adopted resolutions related to drones. At least two states have passed laws that directly address drone flight as opposed to privacy: Oregon allows property owners to sue anyone who flies a drone over private property at a height of less than 400 feet, if they have done it before and the property owners notify the operator they do not consent; and Tennessee has gone even further, criminalizing the operation of low-flying drones over private property. In April 2015, Michigan became the fourth state to outlaw drone-assisted hunting with a ban that also prohibits the use of unmanned aerial vehicles to harass hunters and anglers. In addition, a new policy enacted by the Michigan State Capitol Commission prohibits drones from flying over the Capitol grounds in Lansing.

Efforts to regulate drones are not limited to the state level; municipalities are also stepping in to regulate drones. The City Councils of New York City, Phoenix, and a handful of other cities are considering legislation to ban all commercial drone operations due to safety and privacy concerns. However, some local drone regulations have been met with resistance. When the City Council of Ferndale, Michigan proposed a law banning the use of drones on public property in response to privacy concerns of city residents, the proposal was withdrawn after a public outcry from hobbyists and business owners who use drones.

Municipalities may choose to explore other, more creative means of regulating drone operation, such as by clarifying existing property trespass laws to include aerial surveillance and operation, or by passing laws targeting the recording or videographic aspect of drone operation instead of the avionic operation itself. Local governments can also prosecute drone operators if the use of drones violates a law of general applicability, such as laws protecting privacy, nuisance laws, etc. In addition, there is strong evidence to suggest that local governments can use zoning ordinances to regulate the locations from which drones may be launched, landed or operated, just as they can regulate other activities that impact neighbors but are unlikely to affect those living outside of their community.

The use and regulation of drones is obviously a new area of municipal concern, but one which will become increasingly important in order to protect the health, safety, welfare, and privacy of all citizens. The thought that tiny unmanned aircraft could be invading private and public property is somewhat creepy and unnerving. On the other hand, drone technology has the potential to bring significant resources to communities. As the drone industry evolves, privacy concerns over the use of drones will persist. In the future, it will be up to the federal government, states, and local municipalities to ensure that there are adequate privacy protections against the malicious use of drones, while at the same time not creating so much regulation as to stifle drone innovation.

Ms. Daley and Ethan Vinson, a partner in our Livonia office, will be presenting "Drones: Can We Control the Invasion?" at the upcoming Michigan Association of Chiefs of Police 2016 Winter Professional Development Conference. If you are attending the Conference, please consider attending our presentation and also stop by and visit several attorneys from our Firm at Booth #77.

Karen M. Daley is an attorney in our Livonia office and is the head of the Firm's appellate practice group. She concentrates her practice on appellate law, municipal law, and probate law. She may be reached at (734) 261-2400 or kdaley@cmda-law.com.

