

# Dexter City Update

Summer 2015

Volume 1, Issue 1

## Inside this issue:

City Meetings	2
Mill Creek Downtown Development	2
Plein Air Festival	3
Awards and Accolades	4
Dexter's Farmers Market	4
National Water Trail	4
Outdoor Watering	4
Border-to-Border Trail	5
New Arts Comes to Town	5
Road Improvements	6
City Assessor	7
Volunteers Needed	7
Elections and Voter Registration	7

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## Your City Tax Bill Explained

July 2015 brought one of the first major changes for taxpayers of our new City - the combined Summer tax bill. In 2014 and prior years, taxpayers received a bill from the Village and one from the township in the summer, and a bill from the township in the winter. Starting this year, the City is sending both a summer and winter bill.

### Millage Rates

If you look at your current tax bill, you will see the City Operating, City Streets and City GO Bond amounts. This combined 14.0562 mills is exactly the same total as was in the 2014 Village bill. In addition, you will see a Washtenaw County millage and 6.0 mills of State Education Tax. These are exactly the same rates that were on your 2014 township summer bill. Unless you purchased your home in 2014 or made improvements to your property, the only increase between your combined 2014 Village and Summer bills and your 2015 Summer bill is the 1.6% taxable value increase mandated by the State of Michigan.

The 2015 Winter bill will be similar to the bill that you received from the township last December - except that you will no longer be charged the township operating, open space, or Webster Township public safety millage rates.

### Administration Fee

State law allows tax collecting units to collect an administration fee to help defray the cost of assessing and tax collection. The Village never levied this fee, because we did not perform assessing duties prior to 2015. The townships both applied the maximum fee allowable, which is 1% of the total tax levied, to both their summer and winter bills. Instead of charging the maximum, City staff calculated the amount needed to cover our budgeted assessing and tax collection costs, which turned out to be 0.8%.

If you have any questions about your 2015 tax bills, please contact the Treasurer at [msherry@DexterMI.gov](mailto:msherry@DexterMI.gov).

## Publication of Notices

The City of Dexter publishes certain notices, such as those for public hearings and elections, in a paper in general circulation within the City. Since 2013, these notices have been published in the Sun Times. This paper was chosen because it is delivered free to all homes in the City, which we hope increases the amount of people that see the notices. Public hearing notices are also posted on our website at [www.DexterMI.gov](http://www.DexterMI.gov), and

are distributed through the e-mail update and Facebook page.

Planning and zoning public hearing notices are required to be published 15 days prior to the hearing and the information must be mailed to residents and businesses located within 300 feet of a subject property.

City Council meetings are held the 2nd and 4th Mondays of the month. The

agendas, minutes and packets for the meetings are available on the website, under the Government/Dexter City Council tab. Meeting packets are available at the Dexter District Library (2nd floor Reference Desk) on the Thursday prior to the meeting.

Agendas, minutes and packets from City Board/Commission meetings are also posted on the website.

## City Council and Commission Meetings

### City Council 7:30 p.m. at the Dexter Senior Center 7720 Ann Arbor Street

August 24, 2015  
September 14, 2015  
September 28, 2015  
October 12, 2015  
October 26, 2015

### Planning Commission 7:00 p.m. at the Dexter Senior Center 7720 Ann Arbor Street

September 8, 2015  
October 5, 2015  
November 2, 2015

### Parks & Recreation Commission 7:00 p.m. at the City Offices 8123 Main Street

August 18, 2015  
September 15, 2015  
October 20, 2015

### Downtown Development Authority 7:30 a.m. at the Dexter Senior Center 7720 Ann Arbor Street

August 20, 2015  
September 17, 2015  
October 15, 2015

### Arts, Culture and Heritage Committee 6:30 p.m. at the Dexter Senior Center 7720 Ann Arbor Street

September 1, 2015  
October 6, 2015  
November 3, 2015

### Zoning Board of Appeals Meets as required.

The City Offices are closed  
September 7, 2015 in  
observance of Labor Day.

In August, the City of Dexter received an upgrade in our bond rating from Standard and Poors - we are now rated AA. Rating upgrades mean better bond interest rates and taxpayer savings.

## Downtown Development near Mill Creek Park



Thirty years ago, our community developed a vision for our downtown area that included removing industrial uses. In 2014, the old industrial building on Broad Street, at the end of Grand Street and

adjacent to Mill Creek Park, was demolished which leads to an exciting opportunity for redevelopment.

The Downtown Development Agency, with the help of City Council and staff, is taking a three-pronged approach to the redevelopment of this property, which is envisioned to be a mixture of residential and commercial/retail activities.

- ◆ A Target Market Analysis (TMA) Tutorial, which explained the approach and methodology for the TMA, was held. Preliminary findings regarding potential for attached housing types in downtown Dexter were presented. A final report is being prepared and will be available in late August/early September 2015.
- ◆ The DDA received three (3) responses to their Downtown Redevelopment Opportunity RFQ. The

purpose of the RFQ is to help the City and DDA identify a development partner based on qualifications, rather than a concept or design plan. All three respondents appear to have experience in urban mixed-use redevelopment and the ability to secure financing. An ad-hoc committee will be interviewing the firms to determine the best suited company for Dexter.

- ◆ The City and Chamber of Commerce have partnered to apply for a Mini Economic Development Grant through Washtenaw County. The grant would be used to conduct a retail market analysis and development plan that will serve to achieve the vision for retail development, as set forth in the Dexter Master Plan and Dexter Downtown Development Authority (DDA) Strategic Development and Tax Increment Financing Plan. The analysis is expected to report on the current status of retail throughout the City, identify actual spending habits of those already living in or shopping in the area, and identify potential retailers that meet the demand of the market and the community's vision of downtown as a vibrant, diverse, mixed-use center and destination. The purpose of the retail development strategy is to provide recommendations for marketing materials and/or business attraction strategies that can be used by Dexter to draw their interest to the downtown.

## Plein Air Festival

For the third year in a row local and visiting artists will paint for four days in and around Dexter as participants in the Paint Dexter Plein Air Festival. The Festival will be held August 17<sup>th</sup> through the 22<sup>nd</sup>. Activities include a friendly competition for professional and emerging artists, a quick-draw painting competition, a silent auction and artwork sale, workshops for children and adults, chalk painting in Monument Park, the History of Plein Air Painting presentation, and more. We will also be welcoming an award winning judge, Kevin Barton, who will be judging both the Plein Air and Quick Draw events.

The Festival culminates with a two-day exhibit and silent auction of all competition artwork in the Tent Gallery in Monument Park.

For more information and a timeline of events, please visit the Paint Dexter Plein Air Festival website at <http://paintdexter.org>

### Paint Dexter Schedule of Events

Date	Time	Event
Monday, August 17	7:00 - 8:00 p.m. 10:00 a.m. - Sundown	History of Plein Air Painting Presentation Artists Paint In and Around Dexter
Tuesday, August 18	Sunrise - Sundown	Artists Paint In and Around Dexter
Wednesday, August 19	12:00 - 7:00 p.m. Sunrise - Sundown	Children's Workshop "Cookies and Canvas" in Monument Park (Registration Required) Artists Paint In and Around Dexter
Thursday, August 20	Sunrise - Sundown	Artists Paint In and Around Dexter
Fri.day August 21	2:00 - 8:00 p.m. 2:00 - 4:00 p.m. 5:00 p.m. 6:00 - 8:00 p.m.	Plein Air Painting Competition Exhibit and Wet Paint Silent Auction Judging Award Ceremony Dexter Community Orchestra Jazz Trio in the Tent Gallery
Saturday, August 22	9:00 a.m. - 2:30 p.m. 10:00 - 11:00 a.m. 11:00 a.m. - 2:00 p.m. 12:30 - 2:00 p.m. 2:30 - 3:30 p.m. 4:00 p.m.	Plein Air Painting Competition Exhibit and Wet Paint Silent Auction DIA Inside I Out Art and Dexter Art Gardens docent lead tour by Martha Girsch, begins at Statue in Monument Park Children's Chalk Art Event with award-winning chalk artist Tess Tobolic in Monument Park Dexter Community Orchestra Chamber Quartet with light refreshments n the Tent Gallery Silent Auction Closes and sales are processed Pick-up purchased artwork(s)

# August 17-22, 2015

*Dexter Arts, Culture & Heritage Committee*



## Awards and Accolades for Dexter

In the last few years, the City of Dexter has received the following awards:

### Design Award for Outstanding Landscape - Mill Creek Park

This award, from the Michigan Recreation and Park Association, praised the park's design and landscaping, as well as its interconnectivity with the Huron-Clinton Metroparks, the Washtenaw County Border-to-Border Trail, and the Dexter District Library.

### Tree City USA

Tree City USA is a national program that recognizes communities for their work in community forestry management. A highlight of Dexter's sixth year as a Tree City USA is our annual tree sale.

### Other Environmental and Recreational Excellence Awards

Michigan Fitness Foundation's Promoting Active Communities Award (2012 – 2014)

Ann Arbor Area Board of Realtors' Environmental Awareness Award (2014)

American Society of Landscape Architects' Merit Award for Mill Creek Park (2013)

Washtenaw County's Environmental Excellence Award (2012)

American Council of Engineering Companies' Merit for Engineering for Mill Creek Dam Removal and Main Street Bridge (2010)

## Dexter's Farmers Market



The 2015 Farmers Market season is in full swing, but there's still plenty

of time left to come down to Alpine Street and check out the many wonderful items for sale by our vendors.

The Market is open every Saturday from 8:00 a.m. until 1:00 p.m., and Tuesdays from 2:00 p.m. through 6:00 p.m.

In upcoming weeks, Market vendors will have fresh, locally grown produce, baked goods, crafts and many other items. Music is provided by the Hudson Education Center Rising

Stars.

Upcoming events at the Market are:

August 29th: Harpist Carol Kappus will play from 10:00 a.m. to 11:00 a.m.

October 24th: Paint a Pumpkin Contest from 10:00 a.m. through 12:00 p.m.

October 31st: Dress Up Your Dog for Halloween Contest. Prizes for the top three places will be awarded at Noon.

The final day for the 2015 Farmers Market is October 31st. Please visit the City's Facebook page for product availability and Market events.

## Huron River Designated as a National Water Trail and Dexter as a Trail Town



The Huron River has received the distinction of being named a National Water Trail - one of only 18 water trails in the United States. The Huron River Water Trail provides paddlers, boaters, and tubers a 104-mile trail which connects people with nature, history, and the communities that abut the River.

Along the Huron River Water Trail, the communities of Dexter, Milford, Ann Arbor, Ypsilanti and Flat Rock have been designated as "Trail Towns" for their close-knit relationship with the River. These communities have worked and will continue to work with the Huron River Watershed Council to promote River preservation and water-based recreation.

## Mandatory Outdoor Watering Restrictions

In an effort to protect our aquifers, conserve water resources, and help ease our peak hour water demand, the City of Dexter has implemented mandatory outdoor water restrictions.

Outdoor water usage is restricted to odd/even days. Residents and businesses with odd numbered addresses (ending in 1, 3, 5, 7, 9) may do outdoor watering only on odd numbered

dates. Likewise, those with even numbered addresses (2, 4, 6, 8, 0) may do outdoor watering only on even numbered dates. In addition, outdoor watering is prohibited between 6 am and 10 am. A simple adjustment of the start time of your irrigation system control can achieve this.

Thank you for your cooperation as we work to protect and conserve our water resources.

## Border to Border Trail

Working with the Washtenaw County Parks and Recreation Commission (WCPRC), the City of Dexter will complete the final segment of the Border to Border Trail within the City Limits in 2015. While the majority of the trail was completed between Dexter Huron Metropark and the Village limits in 2013, there is still a

1200' stretch of trail that has not yet been constructed. This segment was left unfinished due to a number of issues involving the railroad and the lack of available right-of-way to construct the improvements.

Since that time, the City has completed a property acquisition which has made completion of the trail

possible. The purchase of right-of-way has also made possible additional improvements, such as a dedicated driveway to the DPW and storm water work.

The trail itself will be configured to avoid any conflicts between DPW vehicles and non-motorized traffic. Areas around the trail will be fenced to protect bicyclists and

pedestrians from debris that can be moved by high speed passenger trains which will be using the rail corridor in the near future.

The project was put out to bid and the contractor has been selected. The project will start as soon as the required permits are issued by the railroad.

## New Art Comes to Town



### DIA Inside-Out Program

To celebrate the Huron River's newly acquired National Water Trail designation, the Huron River Watershed Council (HRWC) applied to host the Detroit Institute of Art's Inside-Out program on behalf of the River's five Trail Town communities. The Inside-Out program brings high-quality reproductions of masterpiece artwork to the streets and parks of Michigan communities. Where possible, the works are clustered within walking or biking distance of each other in a grand, open air gallery. In Dexter, this cluster focuses attention toward the Mill Creek branch of the Huron River.

The DIA works were installed on Wednesday, July 29, 2015 and are currently on display in the following locations:

Outdoor Wall of the Dexter District Library – *Bude Sands at Sunset* by John Randall Brett  
 Monument Park – *View of Le Crotoy* by Georges Seurat  
 Mill Creek Park – *Boy with Plaid Scarf* by Robert Cozad Henri

### Dexter Art Gardens

The City of Dexter's Arts, Culture, and Heritage Committee has sponsored the commission and installation of four new temporary sculptures throughout the community. The sculptures were installed in early August and will remain on display through August of 2016. These sculptures will also have complimentary garden displays designed by local garden enthusiasts to enhance the artwork.

The art will be on display in the following locations:

Between the Dexter District Library and the Dexter Farmer's Market – *Steel in Bloom* by Shannon Sovia  
 Outside of LaFontaine Chevrolet – *Mountain Goat* by James Havens  
 Mill Creek Park Plaza Circle located at Main St. and Jeffords – *Flight on the Plains* by Joe Krajcikewcz  
 Walkway of Mill Creek Park – *Balancing Act* by Pamela Reithmeier

For more information on these programs, please contact the Assistant to the City Manager at [jbreyer@DexterMI.gov](mailto:jbreyer@DexterMI.gov) or by phone at 734-426-8303 x 17.

## 2015 Road Improvement Program



The City is pleased to announce that construction is planned for several roadways throughout the City's neighborhoods. These roadways are listed below and will undergo a combination of pavement maintenance and rehabilitation techniques, which include crack sealing, cape sealing, mill and overlay, and replacement. The type of work is driven primarily by the quality of the road surface as determined from a City-wide pavement assessment completed every 2 years.

The work planned for 2015 represents phase two of a

three-year program intended to upgrade the quality of roadway surfaces throughout Dexter. This program is funded through an \$800,000 bond issued in 2014 to help address the City's aging roadway infrastructure. This was made possible by a modest, 0.5 mill increase to the City's existing road funding millage.

### CRACK SEALING

The road program includes a preventative maintenance plan to install hot rubber crack sealant along certain asphalt streets. This method is chosen for roads that are in fair to good condition. It is done by cleaning out the cracks in the pavement and filling them with rubber material which prevents the migration of water through and below the pavement surface, preventing heaving

from the freeze-thaw cycle which extends the life of the road.

### CAPE SEAL

Cape seal is performed on asphalt streets that are in fair condition, but have frequent cracking. The first process will be the placement of asphalt emulsion, which is sprayed on the existing pavement and followed by the placement of small pieces of gravel which will be pressed into the asphalt. After approximately a week, a final seal coat will be placed over the asphalt which will seal the gravel in place and provide a black, asphalt like appearance. The cape seal surface is rougher than conventional asphalt due to the gravel.

### MILLING WITH OVERLAY

Streets that are selected

for milling with an overlay generally have a deteriorated pavement surface. These streets will have the existing surface of the pavement milled to remove deteriorated asphalt prior to the placement of a new asphalt surface. In addition to milling, some pavement cracks and pavement areas with more severe structural failures will be removed and replaced by the Department of Public Works with a new asphalt base. It is anticipated that milling work and placement of new asphalt will be performed while maintaining local traffic and driveway access. The duration of work for milling and asphalt overlay is generally one week or less, depending on the weather and availability of materials.

## FAQs for Road Projects

### Will I lose access to my driveway?

Cape Seal - There will be temporary (~30 minute) disruptions to driveways during the placement of asphalt emulsion and seal coat.

Mill & Overlay - There will be temporary (~30 minutes) disruptions during milling and paving operations ( typically done on separate dates).

### Will I be notified when work will occur?

The Contractor will provide at least 48 hour notice prior to performing any work that will require driveway closures. Letters will be mailed or hand delivered to your home.

### How will traffic be handled during construction?

At least one lane will be maintained at all times with flag control. Slight delays should be expected from this work.

## 2015 Road Projects

### Cape Seal

Alpine - Portion near Fifth Street; Broad - Main to Huron; Central - Third to Fifth; Dexter-Ann Arbor - Kensington to Ryan Drive; Fifth Street - Alpine to Dover; Fourth - Broad to Inverness; Hudson - Fourth to Second; Lake Street - All; Meadowview - York to Cul-de-sac; Noble - All; Oliver - All; Palmer - All; Parkridge - All; Quackenbush - Noble to View; Ryan - Wilson to Ulrich; Taylor Ct - All; Ulrich - All; View - All; S Wilson Ct - All; N Wilson Ct - All; Wilson - Shaw to Taylor; Wilson - Wilson Ct to Cul-de-sac; York - Oliver to Meadowview.

### Mill and Overlay

Forest - Baker to Jeffords; Meadowview - Dexter-Ann Arbor to York; Quackenbush - Noble to Meadowview; Ryan - Dexter-Ann Arbor to Wilson; Shaw - Wilson to Circle' Wilson - Shaw Ct to View; Wilson - View to Oliver; Wilson - Taylor Ct to Ryan; York - Meadowview to Circle; Grand - Hudson to Baker; Huron View - Main to Cul-de-sac.

## City Assessor

Now that Dexter is a city, we are responsible for assessing all real and personal property within our boundaries. In addition, the City holds three Boards of Review - one in March to allow citizens to protest their assessments, and two others to correct errors and omissions.

After seeking bids for an outside contractor to perform these duties, the City hired the firm of Renius & Renius. Our new assessor is Chris Renius, and he is in the office every Wednesday. He can be reached at [assessor@DexterMI.gov](mailto:assessor@DexterMI.gov) or 734-426-8303 x13. All assessing information can be accessed online at [www.DexterMI.gov](http://www.DexterMI.gov) - click on the taxes and assessing link under Popular Links.

## Did you Know?

The City has received the national GFOA Distinguished Budget Award every year since we first applied in 2009!

## Interested in Helping Your Community?

The **Arts, Culture & Heritage Committee** is seeking one new member. The Committee, which is an eleven member group that advises City Council on the development of arts, culture and heritage; promotes and publicizes projects that support arts, culture and heritage; serves as advocates for arts, culture, and heritage and encourages networking and collaborations of the arts, culture, and heritage of the City of Dexter, meets

on the first Tuesday of each month at 6:30 p.m.

The **Tree Board** is seeking one new member. The Tree Board assists in the development of a comprehensive tree management plan for the City, including planning, tree planting, and maintenance programs for all public trees. The Board meets on an as needed basis.

The **Downtown Development Authority** is

seeking one new member. The position must be filled by a resident of the DDA District. The Downtown Development Authority is responsible for preventing deterioration within the downtown business district, promoting economic growth, and encouraging commercial revitalization. The Board meets on the third Thursday of the month at 7:30 a.m.

The **Parks & Recreation Commission** is seeking one new member. The Parks & Recreation Commission,

which is a seven member commission that is responsible for making recommendations to City Council on the planning and development of City parks, meets on the third Tuesday of each month at 7:00 p.m.

The **Commission/Committee Application** is available on the City's website at [www.DexterMI.gov](http://www.DexterMI.gov). The application should be returned to the City Offices at 8123 Main Street or emailed to the City Manager [cnicholls@dextermi.gov](mailto:cnicholls@dextermi.gov).

## Elections and Voter Registration

With the adoption of the Charter, the City is now responsible for managing elections and voter registration.

The City's first election, which was a special election dealing with a State road ballot question, was held on May 5, 2015. Both City precincts were hosted at the Dexter Senior Center (7720 Ann Arbor St.). Election Day went smoothly, the election inspectors performed admirably, and the City was able to transmit the results to the Washtenaw County Clerk's Office in a timely fashion. Of the City's 2990 registered voters, 28.6% (855 voters) cast a ballot. 211 of the total 855 May 5<sup>th</sup> voters voted absentee.

The next City election will be held on Tuesday, November 3, 2015, where voters will cast a ballot for three City Council Members.

If you are interested in serving as an Election Inspector, please contact the Assistant to the City Manager at [jbreyer@DexterMI.gov](mailto:jbreyer@DexterMI.gov) or by phone at 734-426-8303 x 17.



City of Dexter  
8140 Main St  
Dexter MI 48130  
(734) 426-8303

Mayor:

Shawn Keough

Council Members:

Jim Carson

Donna Fisher

Julie Knight

Joe Semifero

James Smith

Ray Tell

City Staff

Courtney Nicholls,

City Manager

Michelle Aniol,

Community Development

Justin Breyer

Asst. to City Manager

Carol Jones,

Interim City Clerk

Dan Schlaff,

Public Services

Marie Sherry,

Treasurer/Finance

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The City Offices are located at 8123 Main St, 2nd Floor, above the PNC Bank. Hours are Monday through Friday, 9:00 am to 5:00 pm.

**Elected Officials:**

Shawn Keough, Mayor: [skeough@DexterMI.gov](mailto:skeough@DexterMI.gov) (313) 363-1434

Jim Carson, Councilperson: [jcarson@DexterMI.gov](mailto:jcarson@DexterMI.gov) (734) 502-4257

Donna Fisher, Councilperson: [dfisher@DexterMI.gov](mailto:dfisher@DexterMI.gov) (734) 649-5169

Julie Knight, Councilperson: [jknight@DexterMI.gov](mailto:jknight@DexterMI.gov) (734) 426-4961

Joe Semifero, Councilperson: [jsemifero@DexterMI.gov](mailto:jsemifero@DexterMI.gov)

Jim Smith, Councilperson: [jdsmith@DexterMI.gov](mailto:jdsmith@DexterMI.gov) (734) 426-8885

Ray Tell, Mayor Pro Tem: [rtell@DexterMI.gov](mailto:rtell@DexterMI.gov) (734) 426-3398

**Staff:**

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Clerk: [cjones@DexterMI.gov](mailto:cjones@DexterMI.gov) (734) 426-8303

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Utility Billing: [eaiken@DexterMI.gov](mailto:eaiken@DexterMI.gov) (734) 426-8303 x 12

Administrative Assistant: [btusciano@DexterMI.gov](mailto:btusciano@DexterMI.gov) (734) 426-8303 x 10

Public Works: [kaugustine@DexterMI.gov](mailto:kaugustine@DexterMI.gov) (734) 426-8530

Public Utilities: [dschlaff@DexterMI.gov](mailto:dschlaff@DexterMI.gov) (734) 426-4572

**Utilities After Hour Emergencies: (734) 368-5212**

Interested in having your utility bill automatically deducted from your bank account?

Please visit our website at [www.DexterMI.gov](http://www.DexterMI.gov) to download the Utility Bill Direct Debit Authorization form. It can be found under the Services tab, Utility Billing. Or you can contact [eaiken@DexterMI.gov](mailto:eaiken@DexterMI.gov) for more information and to request a form.