

**CITY OF DEXTER  
PLANNING COMMISSION  
WORK SESSION  
MONDAY, DECEMBER 7, 2015**

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 6:01 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

Matt Kowalski  
Jack Donaldson  
James Smith

Thomas Phillips-AB  
Alison Heatley  
Scott Stewart

Jim Carty  
Marni Schmid  
Tom Stoner-AB

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Laura Kreps, Carlisle Wortman Associates; Jack Lanigan, Office of Oil, Gas and Minerals Department of Environmental Quality; Jim Carson and Ray Tell, City Council Members; residents and media

**II. PRESENTATION ON THE REGULATORY STRUCTURE OF THE OIL AND GAS INDUSTRY IN THE STATE OF MICHIGAN**

Jack Lanigan, area geologist from the Office of Oil, Gas, and Minerals for the Department of Environmental Quality (DEQ) gave an overview of the DEQ's role in drilling for oil and gas wells and the regulatory responsibilities of the DEQ in the state and in Washtenaw County.

Discussion followed.

**III. ADJOURNMENT**

Chairman Kowalski adjourned the meeting at 6:50 PM

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

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

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**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, DECEMBER 7, 2015**

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 7:02 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski  
Jack Donaldson  
James Smith

Thomas Phillips-AB  
Alison Heatley  
Scott Stewart

Jim Carty  
Marni Schmid  
Tom Stoner-AB

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Jim Carson and Donna Fisher, City Council Member; Laura Kreps, Carlisle Wortman Associates; residents and media.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting – November 2, 2015

Motion Smith; support Donaldson to approve the minutes of the Regular Meeting of November 2, 2015 as posted.

Unanimous voice vote approval with Commissioners Phillips and Stoner absent.

**III. APPROVAL OF THE AGENDA**

Motion Carty; support Smith to amend the agenda to add Laura Kreps from Carlisle Wortman to address the Commission under Section V – Pre-Arranged Citizen Participation.

Unanimous voice vote approval with Commissioners Phillips and Stoner absent.

**IV. PUBLIC HEARING(S)**

None

**V. PRE-ARRANGED PARTICIPATION**

Laura Kreps, Carlisle Wortman Associates spoke of the Zoning Ordinance materials included in the packet from the Work Session held prior to the meeting. She addressed the Special and Permitted uses from the District Use tables. Ms. Kreps requested that Commissioners focus on the Residential section for review and in

particular the accessory units, home businesses and types of houses in the district for the next Work Session.

## **VI. REPORTS**

### **A. Chairman Report – Matt Kowalski**

Mr. Kowalski thought that the process for the approval for the Tasting Room for NUBCo in the Industrial Park went well.

### **B. Planning Commissioners and Council Ex-Officio Reports**

None

### **C. Community Development Office Reports – Michelle Aniol**

Ms. Aniol provided her report in the packet. In addition she provided the following updates:

- Noted City Council's action on the adoption of the amendments to the Zoning Ordinance and in particular the section on a Tasting Room and the approval of Outdoor Seating at 8054 Main Street with the pavilion overhang eliminated.

## **VII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

Jay Howe of 3410 Daleview Drive, Ann Arbor and one of the owners of Divergent Brewing Company, a small nano brewery, introduced himself to the Commission. He spoke of bringing his brewery to Dexter and interested in renting a space at 8080 Grand Street for production with a small tasting area. Discussion followed with emphasis on zoning for such a business in the commercial district.

Paul Cousins of 7648 Forest, Dexter gave a history of the Dexter Ringers...they began in 1984 and from 1984 to 1994 they pitched horseshoes at what is now Mill Creek park (north). They then moved to a spot behind The Alley. About nine years ago when The Alley was thinking about expanding, the Ringers needed to move and asked the Village at that time to use the space on First Street that was previously a dumping area. In 2006 the Ringers cleaned up the area and created 10 horseshoe pits and now the area is a recreation area used for picnics and not just horseshoes. The Ringers meet on Wednesdays and hold five tournaments through the year collecting over \$20,000 for charity. There is a need for a storage structure for equipment and shelter to replace the tent currently used. We have worked with a designer to develop a shelter area with a \$5,000 contribution from the City and about \$10,000 contributed from the Ringers. Ms. Cousins compared the usage of a recently proposed dog park being exclusive to dog owners where First Street Park can be used by all.

## **VIII. OLD BUSINESS**

**A. RZ#2015-01 Rezoning First Street Park** – Presentation of additional information regarding city initiated rezoning of vacant property located on First Street (08-08-05-235-006) from R-3 Multiple Family Residential to PP, Public Park.

Ms. Aniol discussed the historical timeline for the property known as First Street Park. She reported that the Planning Commission will need to hold another Public Hearing in January due to the different zonings of the two parcels in question and thus the Commission will not vote on the tabled vote for rezoning of First Street Park at this meeting. Discussion followed, including the tabled item, regarding this issue, from the November meeting. Ms. Aniol explained that tabling and postponing are commonly interchanged. Tabling is used to hold off action/further discussion to later in a meeting. Postponing is done to hold off action to another meeting. Consequently, because the tabled item was not removed from the table at the November meeting, the tabled item dies.

Motion Carty; support Stewart to set a Public Hearing to consider the rezoning of First Street Park from R-3 Multiple Family Residential and I-1 Light Industrial District to PP, Public Park.

Ayes: Carty, Donaldson, Heatley, Schmid, Smith, Stewart and Kowalski

Nays: None

Absent: Phillips and Stoner

Motion carries

## **IX. NEW BUSINESS**

**A. CIP FY2016-2021** – Review updated for DDA CIP worksheets.

Ms. Aniol reviewed the CIP updates from the Dexter Downtown Development Authority.

## **X. PROPOSED BUSINESS FOR NEXT AGENDA – JANUARY 4, 2016**

### **A. Worksession**

1. Zoning Ordinance Update – Use Districts cont.

### **B. Regular Meeting**

1. Public Hearing to consider amendments to the Master Plan regarding gas and oil drilling operations.
2. Public Hearing to consider rezoning of First Street Park from R-3 Multiple Family Residential and I-1 Light Industrial Districts to PP, Public Park District.
3. FY 2016-2021 CIP - continue review of updates.

## **XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

## **XII. ADJOURNMENT**

Motion Smith; support Stewart to adjourn at 8:07 PM.

Unanimous voice vote approval with Commissioners Phillips and Stoner absent.

**XIII.COMMUNICATONS**

None

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

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

# **CITY OF DEXTER MASTER PLAN AMENDMENT**

**Planning Commission  
Public Hearing**

**January 4, 2016**

# PRESENTATION OUTLINE

- **Master Plan Purpose**
- **Project Description**
- **Specific Amendments**
- **Public Input Process**
- **Next Steps**
- **Discussion/Questions**

## **MASTER PLAN PURPOSE**

- **Define future vision and blueprint for the City of Dexter.**
- **Serves as an aid in decision-making (zoning decisions/development proposals).**
- **Provides the statutory basis upon which zoning decisions are made.**

## **MASTER PLAN PURPOSE**

- **Coordinate public improvements and private development (roads, sewer, water, etc.)**
- **Serves as an educational tool and gives citizens a clear indication of the Township's direction for the future.**

## **PROJECT DESCRIPTION**

- **Last update approved in 2011.**
- **Additional language warranted for Zoning Ordinance amendments related to oil + gas regulations.**

## **SPECIFIC AMENDMENTS**

■ **Oil + Gas Drilling Provisions have been added:**

**City Planning Initiatives**

**Community Goals + Objectives**

■ **General Goals**

■ **Natural Resources**

■ **Transportation**

■ **Community Facilities and Services**

## **SPECIFIC AMENDMENTS**

■ **Oil + Gas Drilling Provisions have been added:**

### **Future Land Use**

- **Light Industrial**
- **Research/Development**

### **Background Studies**

- **Water Resources**

### **Implementation**

- **Zoning Requirements**
- **Zoning Adjustments**

## PUBLIC INPUT

- **42-day comment period on Plan Amendment.**
- **Copies of updated sections forwarded to adjacent municipalities/regional agencies**
- **Public Hearing required prior to adoption.**

## **NEXT STEPS**

- **Planning Commission holds public hearing**
- **Approves Master Plan Amendments**
- **Finalize Zoning Ordinance text**  
**amendments related to oil + gas drilling**  
**operations and ancillary uses.**

# QUESTIONS / DISCUSSION

## STAFF REVIEW

**To:** Chairman Kowalski and Planning Commission  
 Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

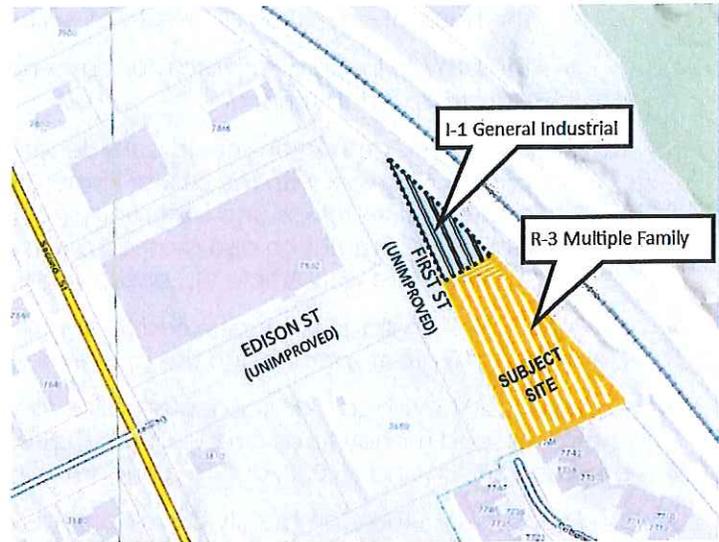
**Re:** RZ #2015-02 Rezoning First Street Park (08-08-05-235-006) – Public Hearing

**Date:** January 4, 2016

As you will recall, Parcel 08-08-05-235-006 is split zoned as I-1 General Industrial and R-3 Multiple Family Industrial. The map below shows the current zoning districts. Only the portion zoned R-3 was publicly noticed for rezoning to PP Public Park. Consequently, the Planning commission is conducting another public hearing to include the vacated portion of First Street, as well as the portion of the park zoned I-1.

As you will recall, the City has initiated the rezoning for consistency with the use of the property and to facilitate future park improvements.

On November 2, 2015, following a public hearing to consider the above referenced rezoning of a portion of First Street Park from R-3 Multiple Family to PP Public Park, Commission Carly, with support by Commission Donaldson, made a motion to deny the rezoning request. Following the Planning Commission's discussion, Commission Smith, with support by Commission Phillips made a motion to table the main motion and request additional information. The Planning Commission voted on the Smith/Phillips motion, which passed with a 6-2 vote.



### ADDITIONAL INFORMATION

- On February 22, 1988, the City (then Village) entered into an Exchange Agreement with Edward and Donna Palmer in which the Palmer's conveyed 0.94 acres of property to the Village in exchange for Village vacating a portion of First Street, a public alley and an easement area. This exchange of property facilitated the development of Cottonwood Condos. Staff had OHM transcribe the legal description and discovered that a portion of First Street, from Cottonwood Condos to its terminus behind the Adair Printing building had already been vacated or abandoned. Please see attached survey.
- On June 22, 1998 Village Council designated the 0.94 acres, formerly known as the Palmer Property, as Village park land. It should be noted, this designation did not mean land use approval had been granted.
- On April 3, 2006 the Parks Commission requested special land use approval for the 0.94-acre Village owned property, previously designated as Village parkland, for park use. The property was zoned R-3, Multiple Family Residential. Park use was a special land use in the R-3 Zoning District. The purpose of the request was due to the Dexter Ringers asking the Parks Commission if the group could construct horseshoe pits in the park. Staff noted in her memo the following:

- o Any conditions of approval would be placed on the Parks Commission
- o The Parks Commission would have to work with the Dexter Ringers to meet the conditions of approval
- o Additional funding requests would have to be made to the Village Council, if desired by the Parks Commission
- On April 3, 2006 the Planning Commission recommended that the Village Council approve the Special Land Use application submitted by the Parks Commission to officially designate First Street Park and to permit the Dexter Ringers to construct horseshoe pits at the park, subject to the following conditions:
  - o The hours of operation of First Street will be from dawn to dusk;
  - o The DPW to install a "private property – no trespassing" sign at the Cottonwood Condos property line; and
  - o The Parks Commission should consider adding a split rail fence along the railroad tracks and should work with the Dexter Ringers to determine how the bathroom situation is to be addressed. A fence and bathroom should be added to the Park Commission's CIP. The Planning Commission also granted a request to waive landscaping requirements, in accordance with Article VI, Landscaping.
- On April 10, 2006 Village Council voted to approve the recommendation from the Planning Commission to grant special land use approval for the end of Edison Street.
- On May 1, 2013 Village Council discussed the "need for improvements to Horseshoe Park"; the "need for seed money to begin building a shelter and storage facilities," and estimated the cost between \$3,000 and \$5,000, during a budget worksession.
- On May 21, 2013 the Community Development Manager (at that time) updated the Parks and Recreation Commission regarding clean-up of "Horseshoe Park", following up on an apparent discussion at the PaRC's April 2013 meeting. In addition, the PaRC was provided with a rendering of a 20' x 20' shelter on a concrete slab.
- On May 22, 2013 Village Council discussed "improvements to Horseshoe Park", during a budget worksession.
- On June 10, 2013 Village Council discussed "improvements to Horseshoe Park" during its public hearing to consider the budget for FY 2013-14.
- On June 24, 2013 Village Council, in a 3-2 vote, approved \$5,000 for the First Street Park shelter.

Based on the information found in our records, as well as a conversation with Donna Palmer, it appears that a portion of First Street has already been vacated. The exact date/time period in which the vacation may have occurred is not known at this time. According to the City Assessor, it would take a title search to determine when the vacation or abandonment became official. Consequently, the request for council to vacate a portion of First Street has been withdrawn.

Although the property on First Street was dedicated as parkland in 1998, the property was not identified in the 2003 Park and Recreation Facilities Master Plan. The first time First Street Park appears in a Park and Recreation Master Plan is 2009, which is logical considering it received special use approval as a park in 2006.

According to the 2009 P&R Master Plan, First Street Park was classified as a "mini-park", and was developed "as a horseshoe throwing park." A mini-park is the smallest park type and typically services an area with a 0.25-mile radius. Mini-parks usually comprise 0.25 – 0.5 acres per 1000 people and

specialize in a particular age group, such as tot lots. In this case, a horseshoe throwing park. Mini-parks are typically between 0.05 and 1 acre in size. Furthermore, the P&R Inventory described First Street Park as having horseshoe pits, picnic tables, porta-johns, and grills.

There is conflicting information regarding improvements to First Street Park. The First Street Park CIP worksheet for FY 2009-2014 indicates the Park was added to the Capital Improvements Plan (CIP) in 2005. However, a review of the 2005-2009 CIP did not confirm. First Street Park improvements show up in FY 2007-2012, FY 2008-2013 and 2009-2014 CIPs. According to the minutes of the January 19, 2010 PaRC meeting, the Commission decided to remove the First Street Park improvements project from the FY 2010-2015 CIP. The minutes did not include any reason(s).

Improvements to Horseshoe Park (a/k/a First Street Park) were added back into the FY 2014-2019 CIP to reflect Council's decision to fund a shelter for FY 2014-15.

### **ZONING AMENDMENT PROCESS**

The process for an amendment to the official zoning map requires the Planning Commission to conduct a public hearing, followed by a recommendation of approval or denial to City Council. City Council is responsible for taking final action to approve or deny the proposed amendment, subject to the criteria set forth in Section 23.05 of the Zoning Ordinance.

### **ZONING DESIGNATION ANALYSIS AND CONSIDERATIONS**

Staff has reviewed the proposed rezoning pursuant to Section 23.05, and offers the following comments:

#### **1. Consistency with the goals, policies and future land use map of the Dexter Master Plan.**

The future land use map designates the subject site as OPEN SPACE/RECREATION. The goal of the OPEN SPACE/RECREATION is to provide various passive and active recreational opportunities for all resident of the City, including programs and activities offered by the City and other agencies. Open Space/Recreation areas are also meant to strengthen the boundaries of the City and create a greenbelt. The use of sound planning practices is one objective to ensuring the City's park and recreation assets remain available for enjoyment, now and in the future. The proposed rezoning implements this objective.

Appropriate uses for the Open Space/Recreation areas include active and passive recreational uses, such as that which currently exist at the subject site. Additionally, the Master Plan identifies the PP, Public Park zoning district as compatible with the Open Space/Recreation future land use classification.

The goals, objectives, and policies within the Dexter Master Plan support proposed rezoning.

#### **2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.**

The subject site is currently used as a public park. Horseshoe pits have been installed. The site provides residents and visitors active and passive recreational opportunities.

According to the United States Department of Agriculture (USDA) Soil Survey, the subject site contains soils classified as BnB – Boyer loamy sand, 1 to 6 percent slopes. This classification has no limitations for active and/or passive recreational use, including potential future construction of a shelter.

The proposed rezoning is compatible with the sites physical, geological, hydrological, and other environmental features.

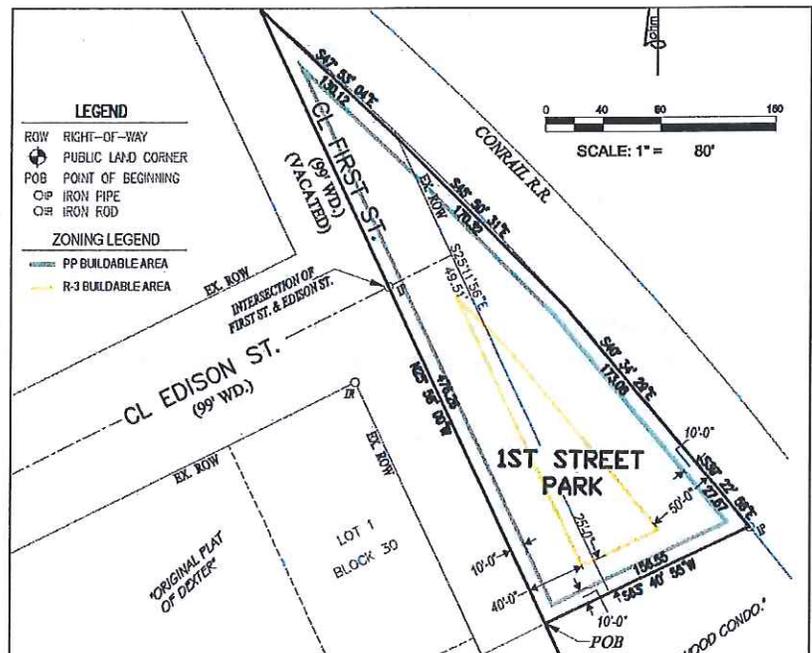
#### **3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning.**

Principal permitted uses in the R-3 Multiple Family zoning district includes a variety of attached, mixed density dwellings, such as duplexes, townhouses, rowhouses, and garden apartments, activity center buildings for the elderly, family day care homes, child care centers, day care centers and family foster care homes, and adult foster care homes, adult foster care small group homes and adult day care. Special land uses include public swimming pools, parks, playgrounds, and playfields, places of worship, public and private pre, primary and secondary schools, colleges and universities, boarding and rooming houses, government/community-owned facilities, funeral homes, adult congregate care facilities and bed and breakfast inns.

Permitted uses in the I-1 Limited Industrial zoning district includes research oriented and light industrial park uses, manufacturing compounding, process, or treatment of such products, assembly of merchandise, packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth, or other similar material, Printing, lithographic, blueprinting, commercial laundries, dry cleaning establishments, wholesale business, ice and cold storage plants, lumber, fuel and feed supply yards, and other similar uses, "clean" light manufacturing industrial uses, research and testing facilities, automobile repair garages, construction and farm equipment sales, accessory uses, buildings or structures, and essential service structures. Special land uses include, restaurants/cafeteria facilities and child care facilities for employees in a separate building, bus, taxi and rail terminals, open air display for sale of manufactured products, warehousing and material distribution centers and contractors' establishments, light-metal cutting, essential service buildings, radio, television microwave and cellular phone towers, and wholesale businesses, not including junkyards or used auto wrecking establishments or business handling wastes, coal yards, junk; the incubation, raising or storing of poultry; the slaughtering of animals or, poultry; and those businesses which are offensive by reason of odor, dust smoke or vibration to the surrounding neighborhood.

A park is not a permitted or special land use in the I-1 Limited Industrial District.

As stated previously, the City owns the subject site and granted special use approval for use as a park in 2006. Under the current R-3 zoning, a 40-foot front yard setback and a 50-foot rear yard setback are required for buildings or structures, as illustrated by the yellow line in the graphic to the right. The front and rear yard setbacks in the PP zoning district are 10 feet, respectively and are depicted by the green line. The subject site is triangular and at its widest point measures 156.55 feet. Under the current zoning, the required front and rear yard setbacks would limit placement of a shelter and could impact the location of other future improvements.



In addition, only the portion of the park that was zoned R-3 received special use approval in 2006. The portion zoned I-1, Limited Industrial has not received land use approval for a park. Rezoning the subject site to PP Public Park accomplishes the following:

- Reduces the front and rear yard requirements, thus allowing placement of shelter and other potential future improvements, in terms of convenience and practicality; and
- Eliminates the illegal non-conformity of a park in an industrial zoning district.

**4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.**

The principal permitted uses within the PP Public Park zoning include passive and active recreational amenities, park structures, such as shelters, gazebos, bathroom facilities, access ramps, seating areas, etc. Special land use in the PP district include commercial outdoor recreation facilities, such as, but not limited to canoe/kayak/liveries, concession stands, swimming pools; provided that any necessary facilities or accessory buildings, structures or uses are constructed and located so as to cause minimal encroachment and/or intrusion upon any natural resource area, and to minimize any negative effects on adjacent residential properties.

The permitted and special land uses in the PP district are compatible with the surrounding land uses and zoning because the uses will be open space, passive and active recreation. The subject site is suitable for open space, recreation uses.

The site is currently accessible by vehicle and pedestrian traffic. The use of the subject site as a park has not had an adverse impact on adjacent properties, and is not anticipated to have an adverse impact on adjacent properties in the future.

The proposed PP zoning district and the uses allowed would be compatible with surrounding uses and zoning, without negative impact on property values.

**5. The capacity of the City's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare".**

Use of the subject site has been and would continue to consist of active and passive recreation uses with limited infrastructure. Health, safety and welfare will not be compromised by proposed rezoning.

**6. The apparent demand for the types of uses permitted in the requested zoning district in the Dexter area in relation to the amount of land currently zoned and available to accommodate the demand.**

The subject site is currently designated and used as a park. Rezoning to Public Park would, not only be consistent with the use, but facilitate planned improvements to the park.

**7. The request has not been previously submitted within the past one (1) year, unless conditions have changed or new information has been provided.**

The City of Dexter owns the subject property. A request to rezone of the subject site has not been submitted within the past year.

**8. Other factors deemed appropriate by the Planning Commission and City Council.**

The proposed rezoning, as well as, City Council's consideration of a partial vacation of the First Street right-of-way, is necessary to ensure implementation of future park improvements.

**CONCLUSION(S)**

As documented in the sections above, staff has determined the criterion required within Article 23 to rezone First Street Park to PP Public Park has been met, based on the following findings:

- The goals, objectives, and policies within the Dexter Master Plan support designating the subject property as PP Public Park.
- The proposed rezoning is compatible with the sites physical, geological, hydrological, and other environmental features.
- Rezoning the subject site to PP Public Park would allow potential future improvements.
- The proposed rezoning would be compatible with surrounding uses, without negative impact on property values.
- Health, safety and welfare will not be compromised by proposed rezoning.
- Rezoning to Public Park would be consistent with the current use of the subject site, and would facilitate improvements to the park in the future.
- A rezoning request for the subject site has not been submitted within the past year.

**SUGGESTED MOTIONS – Rezoning from R-3 Multiple Family Residential to PP Public Park**

Based on the information provided at the January 4, 2016 Planning Commission meeting and pursuant to Section 23.05, Criteria for Amendment of the Official Zoning Map, the Planning Commission recommends that City Council (**APPROVE/ DENY**) the request to rezone a portion of First Street Park (08-08-05-235-006), located at the intersection of Edison and First Streets, from R-3 Multiple Family Residential and I-1 Limited Industrial to PP Public Park.

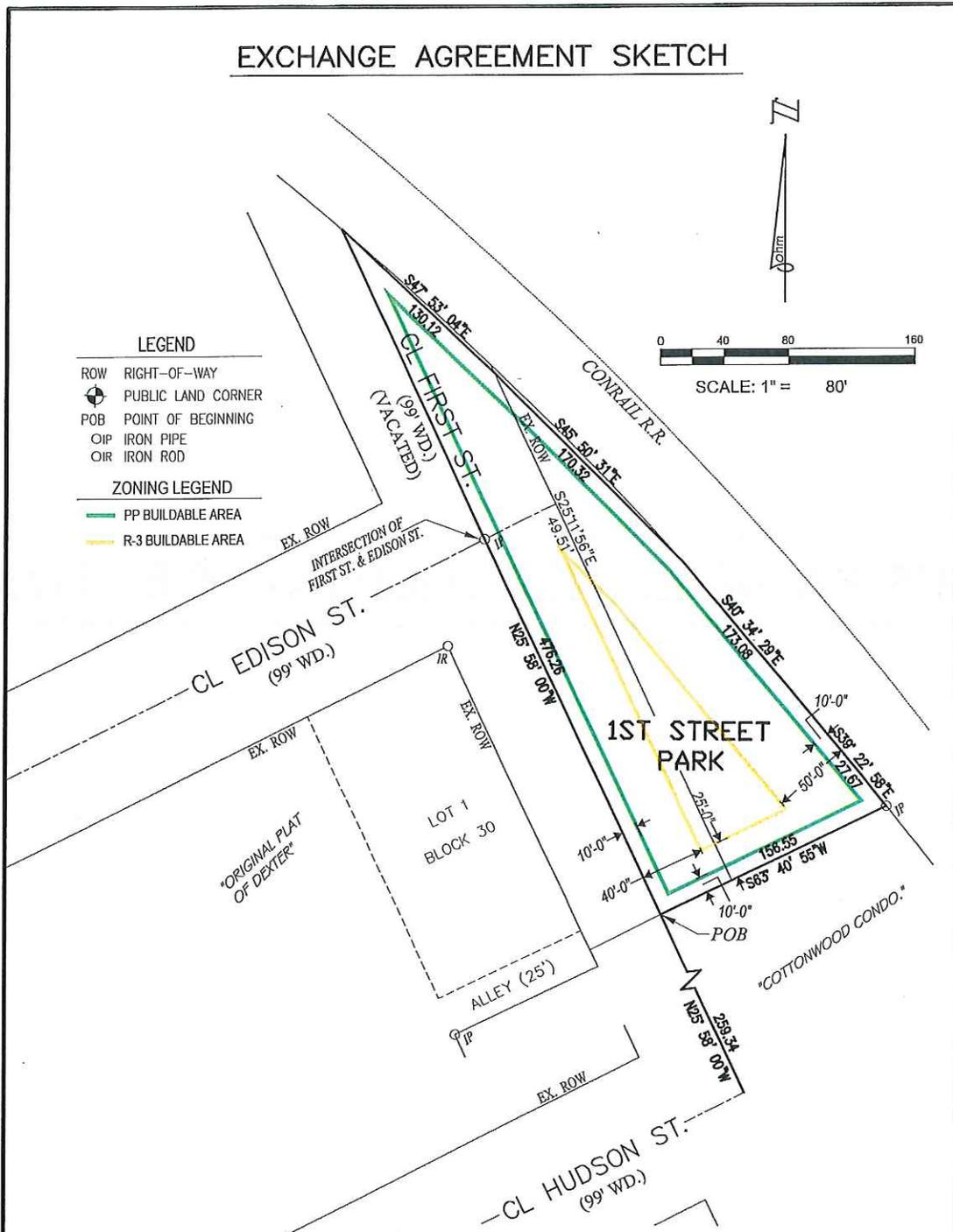
OR

Based on the information provided at the January 4, 2016 Planning Commission meeting and pursuant to Section 23.05, Criteria for Amendment of the Official Zoning Map, the Planning Commission moves to (**POSTPONE**) the request to rezoning of a portion of First Street Park (08-08-05-235-006), located at the intersection of Edison and First Streets, from R-3 Multiple Family Residential and I-1 Limited Industrial to PP Public Park until (**DATE**), to allow the applicant more time to address the following:

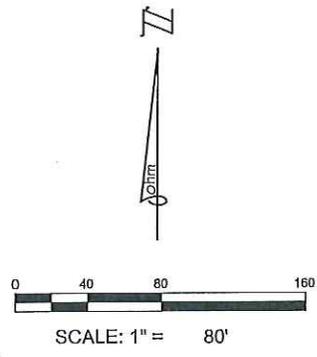
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Please feel free to contact me prior to the meeting if you have any questions. Thank you.

# EXCHANGE AGREEMENT SKETCH



- LEGEND**
- ROW RIGHT-OF-WAY
  - Public Land Corner
  - POB POINT OF BEGINNING
  - OIP IRON PIPE
  - OIR IRON ROD
- ZONING LEGEND**
- PP BUILDABLE AREA
  - R-3 BUILDABLE AREA



**LEGAL DESCRIPTION** (per Exchange Agreement)

A 0.94 acre (41,040 S.F.) parcel of land in part of the N 1/4 of Section 6, T2S, R5E, Village of Dexter, Washtenaw County, Michigan, and in part of the "Original Plat of the Village of Dexter" as recorded in Liber 27 of Deeds, Page 532, Washtenaw County Records, described as: Commencing at the intersection of the centerline of First Street with the centerline of Hudson Street; thence N 25°58'00" W 259.34 feet along the centerline of First Street to a point on the northeasterly extension of the centerline of the Alley in Block 30 of said "Original Plat of the Village of Dexter", said point being the POINT OF BEGINNING; thence N 25°58'00" W 476.26 feet along the centerline of First Street; thence S 47°53'04" E 130.12 feet along the Southwesterly line of the Conrail Railroad Right-of-Way; thence S 45°50'31" E 170.32 feet along said Southwesterly line; thence S 40°34'29" E 173.08 feet along said Southwesterly line; thence S 39°22'58" E 27.67 feet along said Southwesterly line; thence S 63°40'55" W 156.55 feet along the northeasterly extension of the centerline of the Alley in Block 30 of said "Original Plat of the Village of Dexter" to the POINT OF BEGINNING.

**SKETCH AND DESCRIPTION**

PART OF THE NW 1/4 OF SECTION 5  
TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

CLIENT: CITY OF DEXTER



34000 Plymouth Road | Livonia, MI 48150  
p (734) 522-6711 | f (734) 522-6427

Advancing Communities

DATE: 11-12-15	SHEET: 1 OF 1	JOB NO. 0130-15-0011
DRAWN BY: CHN		
DWG: EXCHANGE AGREEMENT		

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## OFFICE OF COMMUNITY DEVELOPMENT

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

### STAFF REPORT

**To:** Chairman Kowalski and Planning Commission  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Date:** December 30, 2015

- The Annual EDC meeting took place on Wed, Dec. 16. The Board heard from EDC member Chris Timmis regarding Community Careers Network (CCN) and Excellence for Dexter Schools (E4DS) programs.

CCN was prompted by Steve Merz of MC3, as a way to show students and parent the types of jobs/careers currently in Dexter. The first step was a collection of business contact information.

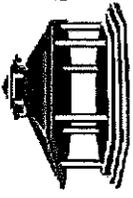
The Excellence for Dexter Schools (E4DS) program is a crowd funding initiative that came about when looking for way to supplement revenue from the State. All school districts are facing funding challenges. A 501 (c)3 was established to support operational needs. The existing Education Foundation is mostly for grant funding. Dr. Timmis said to think of it this way, if the ED Foundation is the icing on the cake, then E4DS is the cake.

The EDC expressed a desire to reconvene in the first quarter of 2016 for the purpose of developing goals and objectives for 2016 and beyond.

- The Downtown Development Authority was presented with a preliminary report regarding the Retail Market Analysis. A copy of the presentation accompanies this report.
- City Council voted unanimously to authorize the RFQ Committee to pursue a Pre-Development Agreement with Foremost Development Company. The RFQ Committee is Shawn Keough, Donna Fisher, Jim Carson, Don Darnell and Tom Covert, with assistance from Community Development Manager Michelle Aniol, City Manager Courtney Nicholls and City/DDA Attorney Scott Munzel.

The approval is subject to the following condition:

1. The Downtown Development Authority shall review the Pre-Development Agreement and make a recommendation to City Council. City Council shall have final authority to approve or deny the Agreement.



# City of Dexter Downtown Retail Market Assessment

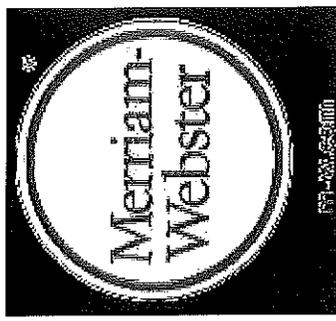
Report #1

December 17, 2015

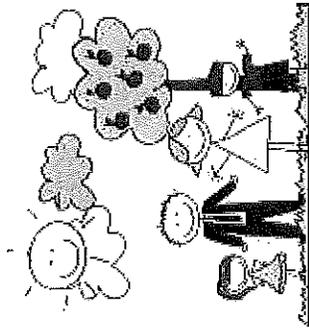
Chuck Eckenstahler & Carl Baxmeyer

# Understanding the Retail Market

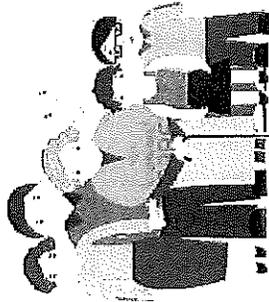
## - It's All About Households!



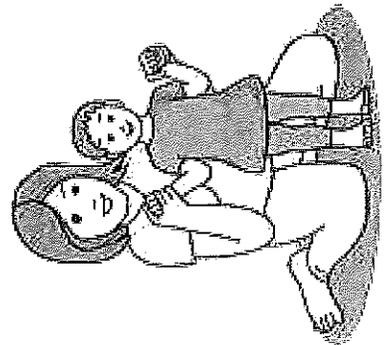
What's a household?



Traditional



Extended



Single Parent

*those who dwell under the same roof and  
compose a family; also - a social unit  
composed of those living together in the  
same dwelling*

**Each of these households  
have different purchasing  
patterns.**

# The Conceptual Model

1. Total number of households in trade area
2. Times the average household income
3. Equals the total income available in the retail trade area
4. Times 33%
5. Equals income for goods and services typically found in downtowns

Table A. Average annual expenditures and characteristics of all consumer units and percent changes, 2009-2011

Item	2009	2010	2011	Percent change	
				2009-2010	2010-2011
Number of consumer units (000's)	120,847	121,107	122,287		
Average age of reference person	49.4	49.4	49.7		
Average number in consumer unit:					
Persons	2.5	2.5	2.5		
Earners	1.3	1.3	1.3		
Vehicles	2.0	1.9	1.9		
Percent homeowner	66	66	65		
Income before taxes	\$62,857	\$62,481	\$63,685		1.9
Average annual expenditures	49,067	48,109	49,705		3.3
Food	6,372	6,129	6,458		5.4
At home	3,753	3,624	3,838		5.9
Away from home	2,619	2,505	2,620		4.6
Housing	16,895	16,557	16,803		1.5
Apparel and services	1,725	1,700	1,740		2.7
Transportation	7,658	7,677	8,202		8.0
Health care	3,126	3,157	3,313		5.0
Entertainment	2,693	2,504	2,577		2.9
Cash contributions	1,723	1,633	1,721		5.4
Personal insurance and pensions	5,471	5,373	5,424		0.9
All other expenditures	3,404	3,379	3,381		0.1

**78%**  
**Food, Apparel, Entertainment, About 30-33%**

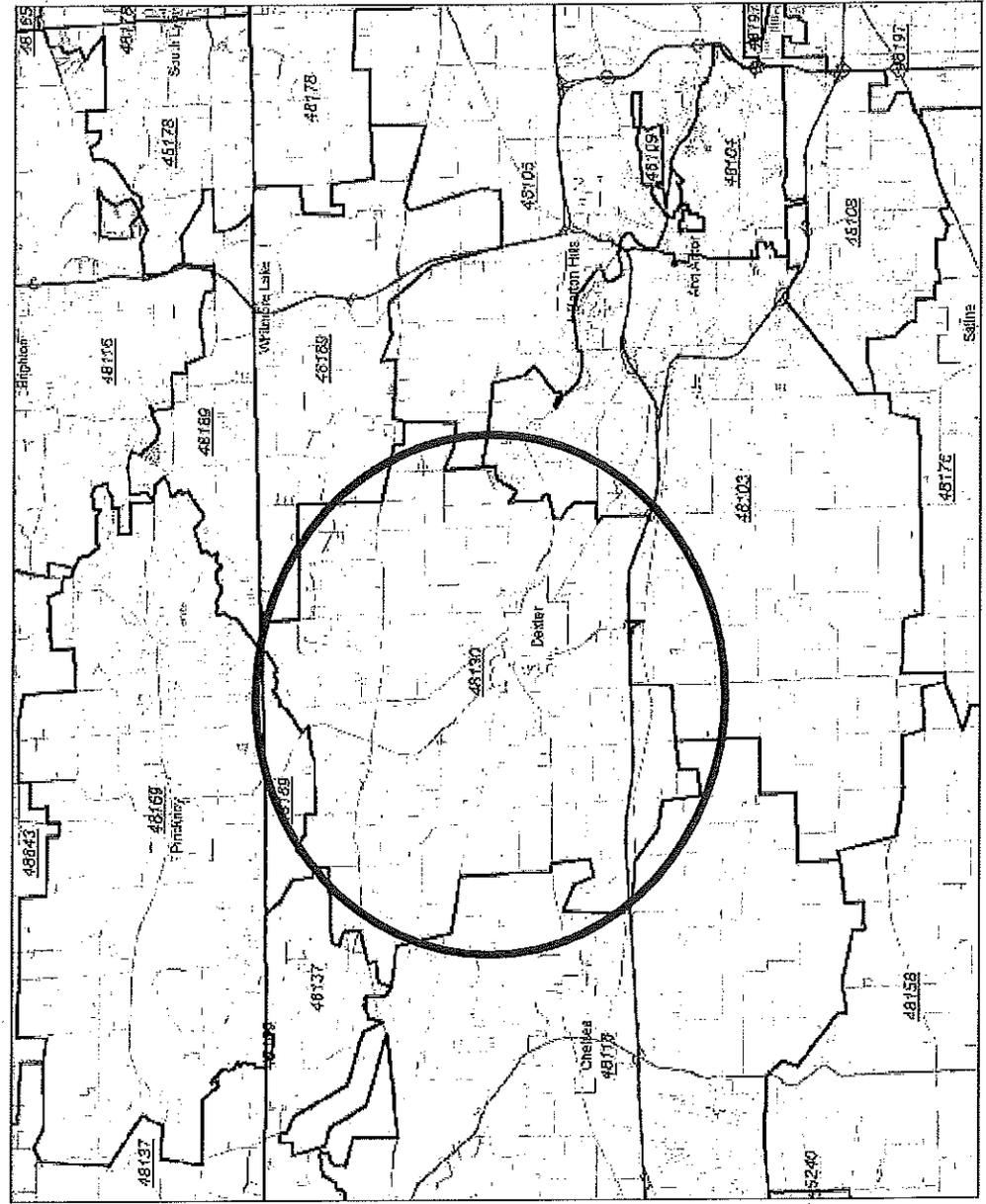


# The Dexter Retail Trade Area

## - Reilly's Law of Retail Gravitation

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

BP is distance from city a to breaking point



This formula is used between two cities to find the BP between the two.

The distance between the two cities 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.

# Trade Area Spending Potential 2016 & 2021

## Findings –

- 2016 household incomes will exceed \$663m
- 2016 retail spending will exceed \$218m
- 2012 with 5% growth in households & incomes retail spending will increase over \$23m

Population and Households Trends				
Year	2000	2010	2016	2020
Population	11,267	14,519	15,866	16,819
Increase		3,252	1,347	953
% change		28.9%	9.3%	6.0%
Households	4,112	5,336	5,771	6,081
Increase		1,224	435	310
% change		29.8%	8.2%	5.4%

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

# Preliminary Survey Information

## Downtown Retail

Averages	Amount
Space (Sq. Ft.)	1,700
Annual Sales Volume (\$)	\$625,000
Dollars per Sq. Ft.	\$368

# Dexter Community Schools

## Factor for Growth

- **Top 10% of all Michigan School Districts**  
*(Accountability Scorecard)*
- **Dexter High School ranked 27<sup>th</sup> out of 849 high schools in Michigan** *(Michigan Department of Education)*
- **Excellent student teacher ratio (18:1)**
- **89.1% of all school age children living in the district attend Dexter Community Schools**
  - **Nationwide 86.9% of school age children attend public schools**
  - **In Michigan 83.5% of school age children attend public schools**
  - **Dexter household income significantly higher than state average – affordability of private education**

# Final Thoughts

## Realistic Optimism

1. Understated county population estimates/projection
  - state demographer 340,000 vs. SEMCOG 359,454, as example
  - a 6% undercount?
2. Understated city population estimate/projection
  - Census (15) 14,627 vs. Nielsen (16)15,866, as example
  - a 9% undercount?
3. Why this is of concern & why we support more robust growth
  - Ann Arbor metropolitan growth characteristics the university, medical, and emerging technology job creation
4. Dexter geographic location and community sense of “Place”
5. K-12 educational opportunities
6. School district geography contribution to household county & retail spending
  - 1,927 HH’s in 2016 - \$73m additional retail spending
  - 2,035 HH’s in 2021 - \$81m additional retail spending, an \$8m increase
7. By 2021 there is spending potential to support 40-60,000 sq. ft. of new space

## Updates to CIP for FY 2016-2021

Project ID	Project Name	Description of Update
3.02	Crosswalk & Barrier Free Improvements	Update Schedule Justification to include ADA compliance in Dexter Crossing and Huron Farms
3.05	Second Street New Sidwalk Installation	Delete "2,300 LF" and last sentence in Description Insert more recent Location Map. Delete "will be", "12" in Schedule Justification and add "completion of sidewalk improvements will be tied to water main replacements." Move \$95K to FY 17-18 under Expenditures.
3.13	Baker Road Crosswalk at Forest Street	Update Schedule Justification to identify STP funding requested for FY 17-18. Move \$5K from FY 15-16 to FY 16-17 and insert \$30K for Construction spending in FY 17-18 and add TBD as an STP funding source in FY 17-18 under Expenditures.
3.14	Baker Road Crosswalk at Grand Street	Move \$5K from FY 15-16 to FY 16-17 and insert \$30K for Construction spending in FY 17-18 and add TBD as an STP funding source in FY 17-18 under Expenditures.
4.01	City Hall	Update Schedule Justification to identify final report to Council anticipated in February 2016. Replace dollar amounts in Project Cost Detail and Expenditure to TBD.
4.03	Equipment Replacement	Update Schedule Justification to identify the Loader that was purchased in 2015. Update Prior Yrs. Expenditure accordingly.
4.04	DPW Spoils Area Construction	Move \$50K from FY 15-16 to FY 16-17 under Expenditures
4.05	Fire Department Facility	Update Schedule Justification to identify final report to Council anticipated in February 2016. Replace <i>Unknown</i> dollar amount in Project Cost Detail and Expenditure to TBD.
4.06	Street Lighting Upgrades	Delete first sentence under Description. Add \$105K to Prior Yrs. Under Expenditures.
4.08	Mill Creek Park (North) Formerly Warrior Creek Park	Update to identify that the funding source(s) for parking lot improvements will be GO Bond and Other, not the General Fund.
5.01	Zoning Ordinance Update	Update Total Cost to be \$30K. Delete last sentence in Schedule Justification. Delete MEDC Technical Assistance as a funding source and revise the dollar amount coming out of the General Fund to \$30.

## Updates to CIP for FY 2016-2021

P35

Project ID	Project Name	Description of Update
5.02	Master Plan Update	Update Total Cost to \$50K.
5.03	Economic Development Report Update	Update Schedule Justification to delete first two sentences and to provide more relevant justification.
5.04	Public Participation Plan	Delete all references to Redevelopment Ready Program. Should this worksheet be removed?
5.05	Marketing Strategy	Delete references to Redevelopment Ready Program. Update Schedule Justification regarding Dexter Visitors Guide. Update Funding Sources and Expenditures.
6.01	Department of Public Works Access Dr.	Remove. Project will be completed with B-2-B Trail.
6.02a	Road Maintenance- Crack Sealing	Update Expenditures to add \$10K to Prior Yrs Spending for FY 15-16 and reduce FY 16-17 expenditure to \$20K.
6.02b	Road Maintenance - Micro-Surfacing/Capesealing	Update Expenditures to add \$360K to Prior Yrs spending for FY 15-16 and reduce FY 16-17 expenditure to \$100K.
6.02c	Road Maintenance - Mill & Overlay	Update Expenditures to add \$355K to Prior Yrs spending for FY 15-16.
6.02d	Road Maintenance - Crush & Shape	Reduce FY 15-16 spending to \$0.
6.03	Central Street Streetscape and Traffic Calming Improvements	Change "Second Street" to "Third Street" under Location Map. Add "TBD" in FY 17-18 for STP-U Funding source.
6.04	Baker Road Streetscape, Pedestrian Improvements	Remove. Streetscape improvements covered under DDA CIP and sidewalk improvements were completed through the Safe Routes to Schools project (Section 10).
6.07	Alle Project (Baker & Broad/ Forest & Grand)	Update Schedule Justification to delete reference to FY 13-14 and 14-15 and replace with a reference tying improvements to the 3045 Broad St and corner of Grand and Baker redevelopment projects.
6.08	Broad Street Reconstruction	This is a new project dealing with the reconstruction of Broad and Third, from 5th St to Central St.
7.02	Catch Basin Replacement	Update Project Name to add On-going Maintenance in parentheses. Reduce Expenditures to \$10K for FY 16-17, 17-18, 18-19, 19-20, 20-21 and Beyond 21.
7.03	Regional Storm Basin	Update Schedule Justification to identify this project is tied to Project 7.01, Stormwater Master Plan.

## Updates to CIP for FY 2016-2021

Project ID	Project Name	Description of Update
7.04	Baker Road Storm Channel Rehab	Delete first 2 sentences under Schedule Justification. Delete Street Fund Expenditures in FY 17-18 and replace CMI 319 Grant amount to TBD in FY 17-18.
7.05	Fourth Street Storm Sewer	Update Schedule Justification to indentify this project is tied to Project 6.03, Central Street Streetscape and Traffic Calming Improvements.
7.06	Grand Street Storm Sewer	Update Schedule Justification to indentify this project is tied to the 3045 Broad St and corner of Grand and Baker redevelopment projects.
7.07	Storm Outlet Rehab	Update Expenditures to reflect \$30K improvement on Huron St in FY 14-15.
7.08	Bio-retention systems	Update Schedule Justification to indentify this project is tied to Project 7.01, Stormwater Master Plan.
8.01	Sanitary Sewer Rehab	Delete all costs associated with Sewer Fund under Expenditures.
8.02	Grand Street Sanitary Main Replacement	Update Schedule Justification to indentify this project is tied to the 3045 Broad St and corner of Grand and Baker redevelopment projects.
8.03	WWTP Property Acquisition	Delete purchase of Canter Project under Project Cost Detail. Add \$78K to Prior Yrs under Expenditures.
8.04	Wastwater System - Equipment Assets	Update Total Cost to \$420K. Udpate Project Cost Detail and Expenditures to reflect amount that's been spent and anticipated costs.
9.01	Grand Street New Water Main	Update Schedule Justification to indentify this project is tied to the 3045 Broad St and corner of Grand and Baker redevelopment projects. Delete cost associated with Water Fund in FY 16-17.
9.02	Dan Hoey New Water Main Loop	This may no longer be a vital project. Waiting for additional information.
9.04	Water System- Equipment Assets	Add \$10K to Prior Yrs Expenditures for amount spent in FY 15-16.
9.05	Water System - Building Assets	Delete costs under Expenditures.
10.01	Baker/Shield Rd Intersection	Update Schedule Justification to relect WCRC funding. Update Expenditures to include \$400K for STP funding in FY 17-18, which carried from 6.02d.

## Updates to CIP for FY 2016-2021

P37

Project ID	Project Name	Description of Update
10.03	Border-to-Border Trail Connection	Remove. Project will be completed in Spring 2016.
10.04	Safe Routes 2 Schools New Sidewalk Installations	Remove. Project was completed in 2015.
10.05	Huron Farms Connector	Update Schedule Justification to reflect that City applied for STP funding.
10.07	Wayfinding Signage	Update Expenditures to reflect that no money was spent in FY 15-16.

**PROJECT NAME: Crosswalk and Barrier Free Improvements**

**PROJECT ID: 3.02**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Sidewalk Safety**

**TOTAL COST: \$70,000**

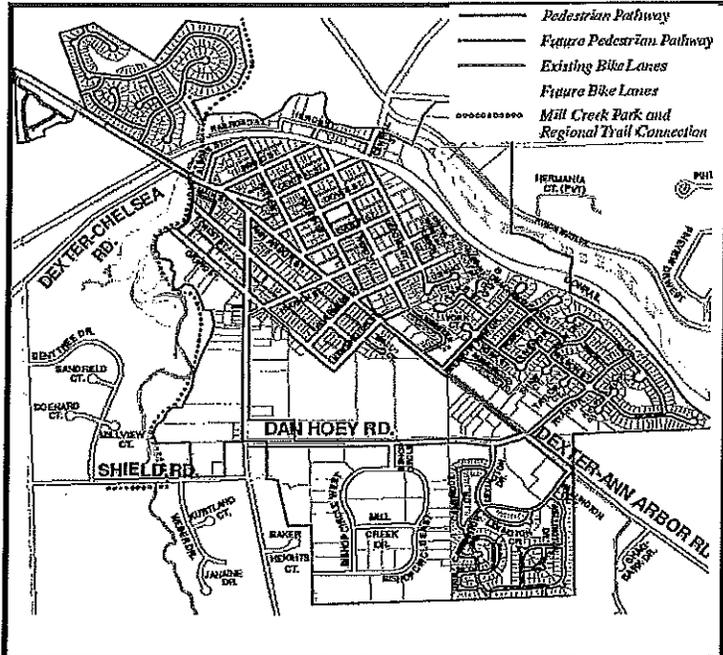
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 5 (2010)**

**DESCRIPTION:**

Improve cross walk safety and barrier free accessibility in accordance with 2010 Crosswalk Evaluation Study

**LOCATION MAP: Locations TBD**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or Improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Reduced liability and improved safety to residents. Improved infrastructure.

**MASTER PLAN AND/OR STUDY REFERENCE:**

2010 OHM Crosswalk Evaluation AND past CIP

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2010		2011
Design/Acquisition:		2011		ongoing
Construction:		2011		ongoing

**SCHEDULE JUSTIFICATION:**

City should attempt to annually provide funding to bring all crosswalks and ramps into compliance with barrier free and crosswalk standards as recommended in the plan. Coordination with school and other construction projects.

*3 add compliance with barrier free standards  
 Dep. Clerk  
 Houston*

**PROJECT COST DETAIL:**

Crosswalk and ramp repair or retrofit	General Fund	\$60,000
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**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund-Study	\$10							\$0
General Fund-Constructor	\$30	\$10	\$10	\$10	\$10	\$10		\$50
								\$0
								\$0
<b>TOTALS</b>	<b>\$40</b>	<b>\$10</b>	<b>\$10</b>	<b>\$10</b>	<b>\$10</b>	<b>\$10</b>	<b>\$0</b>	<b>\$50</b>

*participate with comp up w/ CIP*

**PROJECT NAME: Second Street New Sidewalk Installation**

**PROJECT ID: 3.05**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: New Sidewalk Construction**

**TOTAL COST: \$117,000**

**SUBMITTED BY: City Staff**

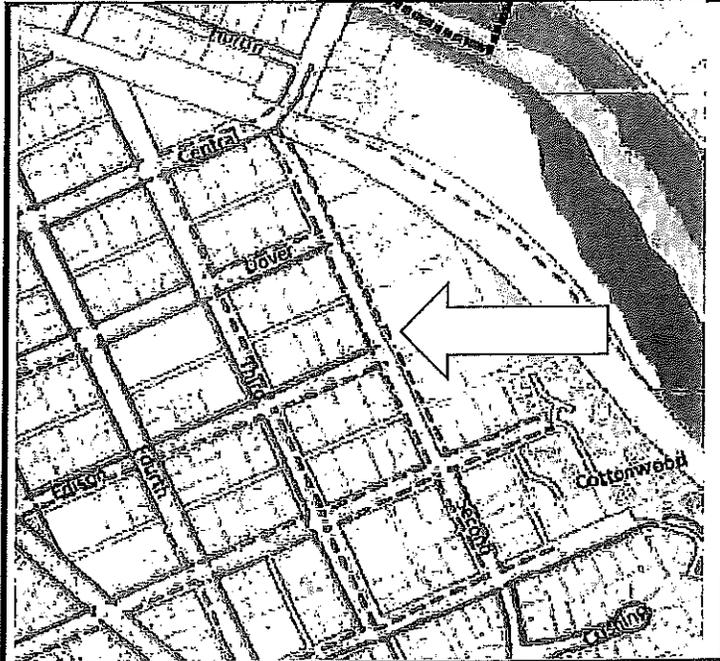
**YEARS IN CIP (Beginning year): 11 (2004)**

**DESCRIPTION:**

*from Hudson to Inverness*

Installation of ~~2300~~ <sup>2300</sup> LE of new sidewalk along side of the street to create a pedestrian pathway. Placement of sidewalk shall give consideration to existing utilities, landscaping, topography, ditches and swales. Segments from Inverness to Hudson (approx. 500 L.F.) being considered for FY2013 construction.

**LOCATION MAP: Second St from Central to Inverness (SW side)**



*graphical updates not needed*

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

This project provides a safe pedestrian system for the neighborhoods along Second Street that are currently not served by sidewalks.

**MASTER PLAN AND/OR STUDY REFERENCE:**

CIP AND 2008 Non-motorized pathways inventory and map; OHM 2013 Improvement Project Memo 1/9/2013.

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

**Partial Completion**

	Start		End	
	Month	Year	Month	Year
Study:		2010		2010
Design/Acquisition:		2013		2014
Construction:		2013		2014

Portion of Second Street from Hudson to Inverness will be completed in ~~2013~~ <sup>2013</sup> as part of Hudson Street reconstruction.

*Completion of sidewalk comp. will be tied to water main replacement.*

**PROJECT COST DETAIL:**

Sidewalk Construction and Design 2013 construction

Major Streets  
Major Streets

\$50/sf  
\$50/sf

\$95,000  
\$22,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund	\$22		\$95					\$95
								\$0
								\$0
<b>TOTALS</b>	<b>\$22</b>	<b>\$0</b>	<b>\$95</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$95</b>

*All side*

*STP generally requested for FY 2017-2020*

**PROJECT NAME: Baker Road Crosswalk at Forest**

**PROJECT ID: 3.13**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Sidewalk Safety**

**TOTAL COST: \$10,000**

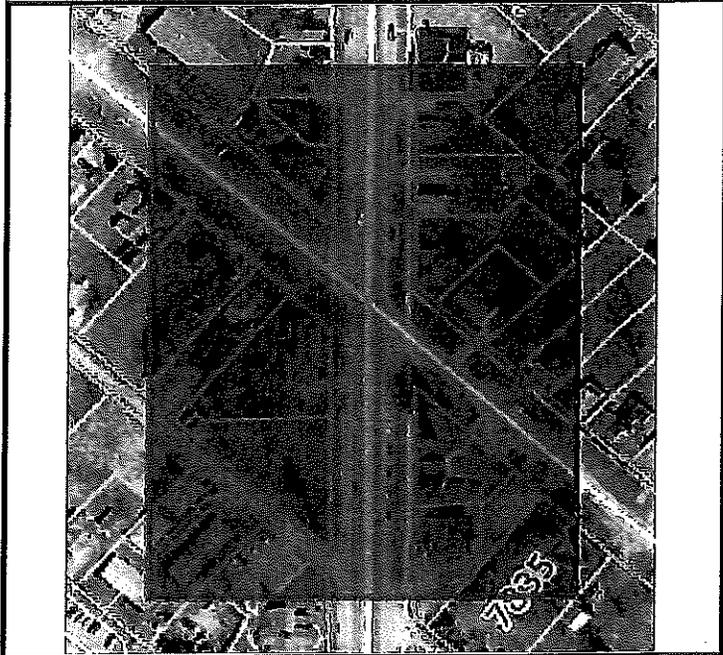
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 2 (2013)**

**DESCRIPTION:**

Addition of a pedestrian crosswalk. Offset alignment of Forest onto Baker requires engineering design for crosswalk placement.

**LOCATION MAP: Baker Road at Forest Street**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

- 3 Protect health, safety, lives of citizens
- 3 Maintain or improve public infrastructure, facilities
- 2 Reduce energy consumption, impact on the environment
- 2 Enhance social, cultural, recreational, aesthetics opportunities
- 2 Improve customer service, convenience for citizens
- 12 TOTAL SCORE**

**BENEFICIAL IMPACTS:**

Improved pedestrian safety at intersection close to downtown. Improved infrastructure.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Planning Commission.

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2015		2016
Design/Acquisition:		2015		2016
Construction:		2017		2018

Engineering review of crosswalk alignment required. Project cost minimal if feasible based on engineering study. Should be part of larger corridor study.

**PROJECT COST DETAIL:**

Study: TBD  
 Crossing design and construction \$10,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY18-19	Beyond FY19	TOTALS
Engineering and Design		\$5	\$5					\$5
Construction		\$5		\$30				\$5
<i>STP</i>				<i>TBD</i>				\$0
								\$0
<b>TOTALS</b>	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$10

*Requested for  
SIP funding  
requested for  
for the  
FY 2017-205*

**PROJECT NAME:** Baker Road Crosswalk at Grand Street (NEW)  
**PROJECT ID:** 3.14 **PRIORITY:**  
**PROJECT TYPE:** **TOTAL COST:**  
**SUBMITTED BY:** Planning Commission **YEARS IN CIP (Beginning year):** 0 (2015)

**DESCRIPTION:**

Addition of a pedestrian crosswalk. Offset alignment of Grand onto Baker requires engineering design for crosswalk placement.

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
12	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improved pedestrian safety at intersection close to downtown. Improved infrastructure.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Planning Commission

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2013		2014
Design/Acquisition:		2014		2015
Construction:		2015		2016

Engineering review of crosswalk alignment required. Project cost minimal if feasible based on engineering study. Should be part of larger corridor study.

**PROJECT COST DETAIL:**

TASK	FUNDING SOURCE	AMT
Study:		TBD
Crossing design and construction		\$10,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY18-19	Beyond FY19	TOTALS
Engineering and Design		\$5	5	5				\$5
Construction		\$5		50K				\$5
<i>SIP funding</i>				TBD				\$0
								\$0
<b>TOTALS</b>	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$10

**PROJECT NAME: City Hall (Locations, etc. will impact costs)**

**PROJECT ID: 4.01**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Facilities**

**TOTAL COST: UNKNOWN**

**SUBMITTED BY: City Council**

**YEARS IN CIP (Beginning year): 21 (1994)**

**DESCRIPTION:**

City Hall (office and chambers) are needed. Locations and space needs currently under review. Council currently reviewing funding options. Consideration should be given to shared space with Chamber of Commerce or visitors center with public restrooms.

**LOCATION MAP: UNKNOWN**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>13</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improved customer service, consolidation of City functions/storage, community use space, public restrooms, civic pride. Provides a connection to the B2B trail for residents and visitors and public restrooms.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Facilities Committee, Staff, City Council, Work session minutes

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End		RFP for Archtiectural Services for Facilities Assessment posted March 2014, contract award anticiapted June 2014, with final report to Council in February 2016
	Month	Year	Month	Year	
Study:		2014		2014	
Design/Acquisition:		2015		2016	
Construction:					

**PROJECT COST DETAIL: \*Funding sources and amounts estimates and subject to change**

City Hall	Other City Funding	\$340,000
	Restricted Funds	\$200,000
	DDA	\$300,000
	General Fund	\$460,000
	Other	\$200,000

*Handwritten notes: TPO, TPO, TPO*

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Other City Funding		\$340						\$340
Restricted Funds		\$200						\$200
DDA		\$300						\$300
General Fund		\$460						\$460
Other		\$200						\$200
<b>TOTALS</b>	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$1,500

**PROJECT NAME: Equipment Replacement**

PROJECT ID: 4.03

PRIORITY: IMPORTANT

PROJECT TYPE: Equipment Replacement

TOTAL COST: \$165,000

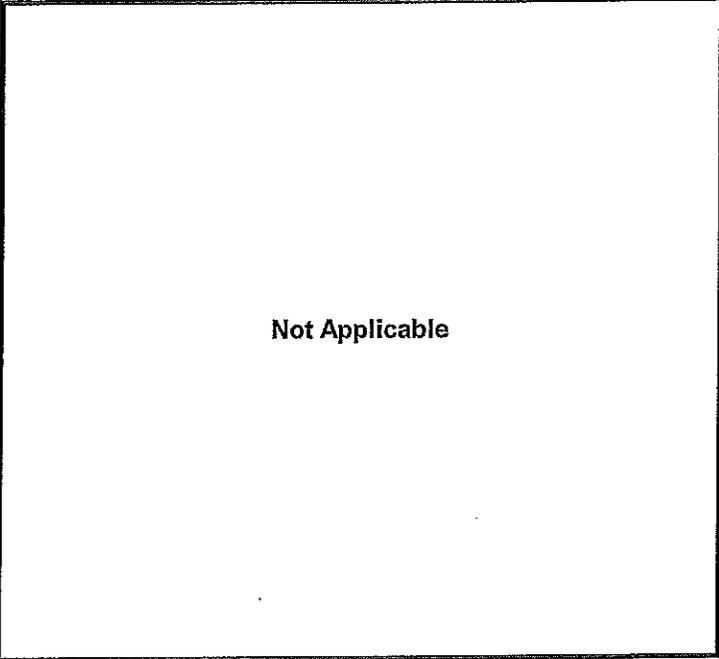
SUBMITTED BY: Staff

YEARS IN CIP (Beginning year): 5 (2010)

**DESCRIPTION:**

Equipment Replacement - Backhoe

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

Value Indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public Infrastructure, facilities
1	Reduce energy consumption, impact on the environment
1	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
9	<b>TOTAL SCORE</b>

Not Applicable

**BENEFICIAL IMPACTS:**

Planning and prioritizing for equipment replacement as necessary

**MASTER PLAN AND/OR STUDY REFERENCE:**

Staff - DPW

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2010		2010
Design/Acquisition:				
Construction:				

As needed and determined by the DPW

*Bought loader - Court will provide list of costs*

**PROJECT COST DETAIL:**

Backhoe

\$75,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Equipment Replacement Fund				\$75				\$75
Street Sweeper	\$160							\$0
Pick Up Truck	\$35							\$0
<b>TOTALS</b>	<b>\$195</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75</b>

**PROJECT NAME: DPW Spoils Area Construction**

**PROJECT ID: 4.04**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Facilities**

**TOTAL COST: \$50,000**

**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 2 (2013)**

**DESCRIPTION:**

Relocate current spoils piles along RR to a more defined/out-of-site area on the DPW property (along the west property line).

**LOCATION MAP: DPW Site**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

- 2 Protect health, safety, lives of citizens
- 2 Maintain or improve public infrastructure, facilities
- 2 Reduce energy consumption, impact on the environment
- 2 Enhance social, cultural, recreational, aesthetics opportunities
- 2 Improve customer service, convenience for citizens

**10 TOTAL SCORE**

**BENEFICIAL IMPACTS:**

Need to create a place for spoils for better storage and to relocate them away from the Border to Border Trail path along the railroad.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Necessity for construction of B2B along DPW Drive; per easement agreement with County Parks.

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2013		2013
Design/Acquisition:		2013		2013
Construction:		2014		2014

Border to Border Trail scheduled to be completed in 2015. City and MDOT have worked out ROW issue.

**PROJECT COST DETAIL:**

General Fund

\$50,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund		\$50 →						\$50
<b>TOTALS</b>	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$50



**PROJECT NAME: Street Lighting Upgrades**

**PROJECT ID: 4.06**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Equipment Replacement**

**TOTAL COST: \$50,000**

**SUBMITTED BY: Staff**

**YEARS IN CIP (Beginning year): 4 (2011)**

**DESCRIPTION:**

~~Adding street lights at crosswalks and intersections to improve safety and walkability, specifically Kensington and Ann Arbor Street. Replacing the remaining 22 fixtures with LED lights in the downtown. Other areas must be identified.~~

**LOCATION MAP: Throughout Village**

**Each new light is approximately \$3,000, no installation.**

**PROJECT JUSTIFICATION:**

Value Indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
1	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>9</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improved safety and walkability. Upgrading fixtures improves cost efficiency and creates a more sustainable street lighting system. As necessary ballasts are replaced with LED retrofits at \$500/per.

**MASTER PLAN AND/OR STUDY REFERENCE:**

LED Grant, Town Hall Meeting discussion, Master Plan

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2011		2012
Design/Acquisition:		2012		2013
Construction:		ongoing		ongoing

**SCHEDULE JUSTIFICATION:**

Study should be completed to evaluate needs, implementation should occur as necessary and as funding permits. Retrofits are replaced as necessary when ballasts expire - \$500 each.

**PROJECT COST DETAIL:**

Adding street lights (4 intersections, 16 lights)                      General Fund or Streets                      \$40,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund - New Street Lights	\$105		\$10	\$10	\$10	\$10		\$40
								\$0
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10</b>	<b>\$10</b>	<b>\$10</b>	<b>\$10</b>	<b>\$0</b>	<b>\$40</b>

**PROJECT NAME: Mill Creek Park (North) Formerly Warrior Creek Park**

**PROJECT ID: 4.08**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Park Enhancement**

**TOTAL COST: \$290,000**

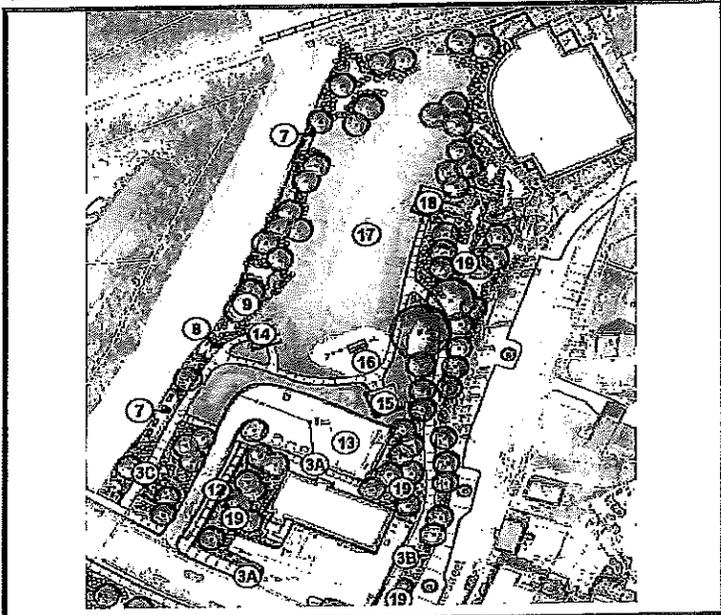
**SUBMITTED BY: Parks and Recreation**

**YEARS IN CIP (Beginning year): 14 (2001)**

**DESCRIPTION:**

In conjunction with improvements to Mill Creek Park improvements, B2B and upgrade the City facility bathrooms and parking improvements are necessary. Project coordination could be completed with City facility upgrades, although parking improvements/needs may be more immediate.

**LOCATION MAP: Main Street and Alpine Street**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or Improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>14</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Enhancement of the trailhead, park parking and restroom facilities that serve a larger area, including downtown. Promotes economic development.

**MASTER PLAN AND/OR STUDY REFERENCE:**

2009 Parks and Recreation Master Plan, Mill Creek Park Master Plan 2009 and 2012 Master Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2013		2015
Construction:		2013		2017

Project will be completed following improvements to Phase 1 Mill Creek Park and as funding permits or progress is made towards improvements to City facilities.

**PROJECT COST DETAIL:**

Parking Lot Improvements	General Fund	\$100,000
Picnic Shelter	General Fund	\$90,000
Public Restrooms	General Fund/Grants	\$100,000

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
GO Bond		100						\$0
General Fund		200		90			150	\$440
Other		100						\$0
Grants							50	\$50
<b>TOTALS</b>		\$0	\$200	\$0	\$90	\$0	\$200	\$490

**PROJECT NAME: Zoning Ordinance Update**

**PROJECT ID: 5.01**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Long Range Planning**

**TOTAL COST: \$40,000**

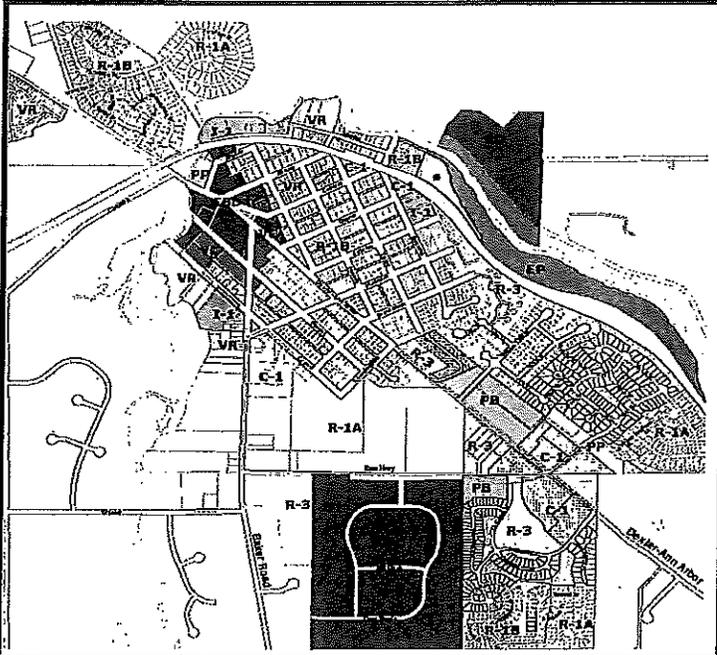
**SUBMITTED BY: PC and Plg/Zoning Dept.**

**YEARS IN CIP (Beginning year): 5 (2010)**

**DESCRIPTION:**

Following the update to the Master Plan a zoning ordinance update should be considered to incorporate new standards and concepts that promote the implementation of the Master Plan.

**LOCATION MAP: Entire City**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>13</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

The zoning ordinance serves as the regulatory standard to guide development within the City of Dexter and provides for the regulative authority necessary to enforce ordinances adopted by the City of Dexter.

**MASTER PLAN AND/OR STUDY REFERENCE:**

City of Dexter Master Plan 2011 AND PA 33 of 2008.

**SCHEDULE:**

	Start	End
	Month Year	Month Year
Study:		
Design/Acquisition:		
Construction:		

**SCHEDULE JUSTIFICATION:**

Zoning Ordinance amendments contemplated in 2015 to include Articles 2 Definitions, 7 Signs, 17 R-D Research Development, 19 PUD, 21 Site Plan Review, along with a reformatting of the ordinance to be more web-friendly. MEDC provides technical assistance grants to RRC participants to implement best practices recommendations.

**PROJECT COST DETAIL:**

Zoning ordinance review or codification	General Fund	\$15,000
	MEDC	\$15,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund		\$15						\$15
MEDC-Technical Assistance		\$15						\$15
								\$0
								\$0
<b>TOTALS</b>	\$0	\$30	\$0	\$0	\$0	\$0	\$0	\$30

**PROJECT NAME: Master Plan Update**

**PROJECT ID: 5.02**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Long Range Planning**

**TOTAL COST: \$20,000**

**SUBMITTED BY: Planning Commission**

**YEARS IN CIP (Beginning year): 4 (2011)**

**DESCRIPTION:**

A Master Plan is a 5 year plan that establishes policies, goals and objectives to guide a community's future. A Master Plan is required to be in place and the document is used to guide a community's land use and development decisions.

**PROJECT JUSTIFICATION:**

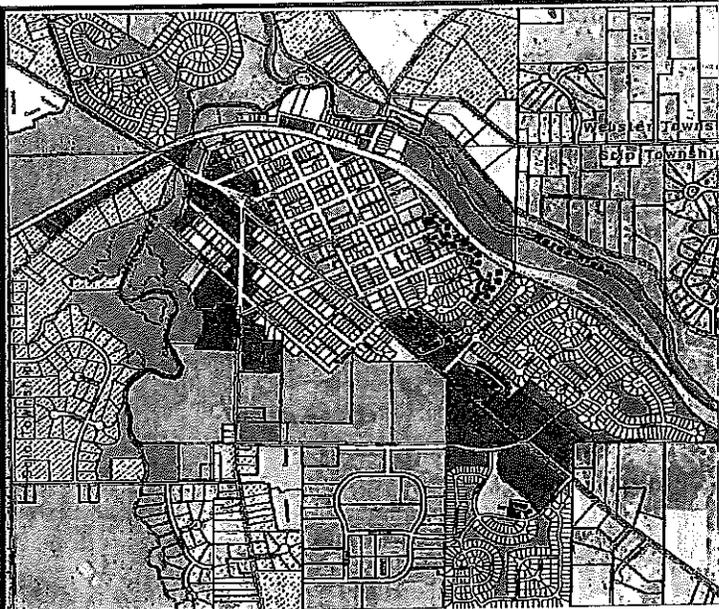
Value indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

The plan serves as a long term guide to the Boards and Commissions in making land use decisions, attempts to help coordinate public and private improvements and serves as an educational tool for residents, etc. on the direction of the community.

**LOCATION MAP: Entire City**



**Future Land Use Map**

**MASTER PLAN AND/OR STUDY REFERENCE:**

City of Dexter Master Plan 2012 AND PA 33 of 2008.

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2017		2018
Design/Acquisition:		2017		2018
Construction:		2018		2019

Legislation requires that a communities Master Plan be reviewed and/or updated every 5 years. The City's last plan was completed in 2012 and will be reviewed/updated in 2018. Cost to update could be spreadout over two (2) FYs.

**PROJECT COST DETAIL:**

Master Plan Development	General Fund	\$50,000
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**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund				\$25	\$25			\$50
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$25	\$25	\$0	\$0	\$50

**PROJECT NAME: Economic Development Report Update**

**PROJECT ID: 5.03**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Long Range Planning**

**TOTAL COST: \$5,000**

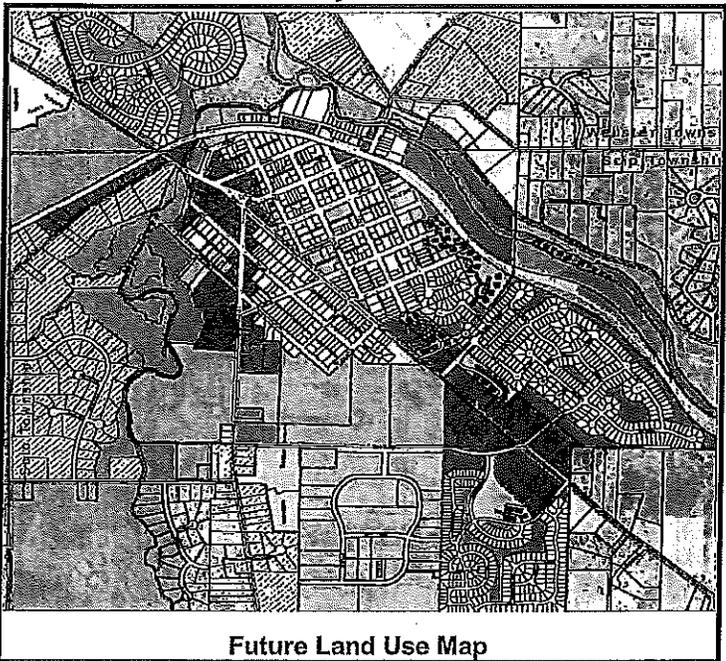
**SUBMITTED BY: Plg/Zoning Dept**

**YEARS IN CIP (Beginning year): 1 (2014)**

**DESCRIPTION:**

An Economic Development Report was prepared for the City in 2009. The document should be updated to reflect changes in state and local economy resulting from Great Recession.

**LOCATION MAP: Entire City**



Future Land Use Map

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>15</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

The goal of the economic development strategy is to provide initiative and methods that will encourage diversity of the economic tax base, tap into opportunities for economic expansion, and help to create a sustainable, vibrant community.

**MASTER PLAN AND/OR STUDY REFERENCE:**

City of Dexter Master Plan 2012 AND PA 33 of 2008.

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2014		2015
Design/Acquisition:				
Construction:				

City accepted into Statewide Redevelopment Ready Communities Certification Program. Certification requirements include updated Economic Development Strategy/Plan. Majority of update could be done in-house.

**PROJECT COST DETAIL:**

Economic Development Strategy Update	General Fund	\$5,000
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**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund		\$10						\$10
								\$0
								\$0
<b>TOTALS</b>	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$10



**PROJECT NAME: Marketing Strategy**

PROJECT ID: 5.05

PRIORITY: IMPORTANT

PROJECT TYPE: Marketing

TOTAL COST: \$25,000

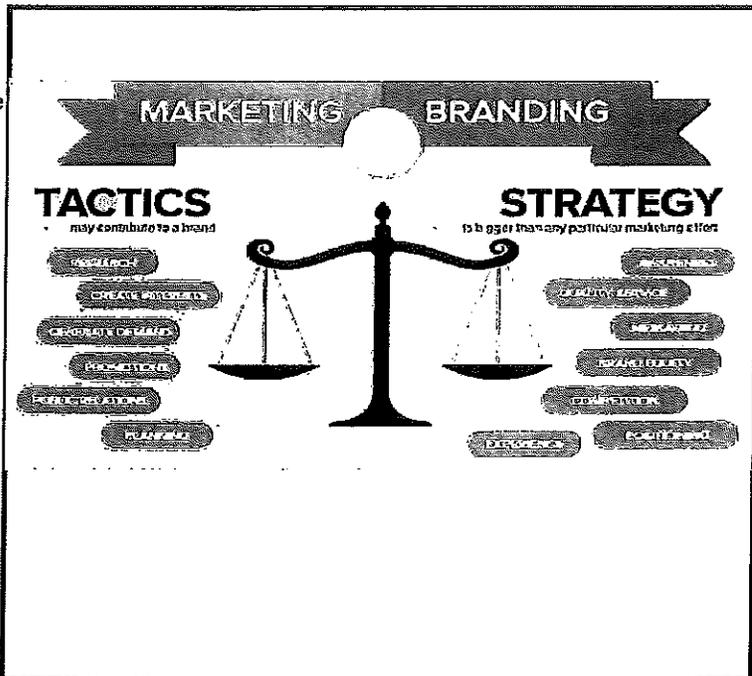
SUBMITTED BY: Staff/PC

YEARS IN CIP (Beginning year): 3 (2012)

**DESCRIPTION:**

Work with a consultant to develop a marketing plan that includes branding and potential an updated or new logo; should be coordinated with development of new website and launch.

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or Improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
11	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Development of a plan to market, brand and promote the City is important for economic development.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Staff recommendation and City Council goal

**SCHEDULE:**

	Start Month	Start Year	End Month	End Year
Study:		2013		2017
Design/Acquisition:		2014		2017
Construction:		2014		2017

**SCHEDULE JUSTIFICATION:**

City accepted into statewide Redevelopment Ready Communities Certification Program in 2014. Certification requires demonstration of ability to promote and market community to create community pride and increase investor confidence. Project should be started following determination of cityhood and before wayfinding and website update projects are initiated.

**PROJECT COST DETAIL:**

Marketing Plan	General Fund	\$25,000
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**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund		\$15	\$5	\$5	\$5			\$25
								\$0
								\$0
<b>TOTALS</b>		\$15	\$5	\$5	\$5	\$0	\$0	\$25

**PROJECT NAME:** Department of Public Works (DPW) Access Drive  
**PROJECT ID:** 6.01 **PRIORITY:** IMPORTANT  
**PROJECT TYPE:** Resurfacing/Utility/Streetscape **TOTAL COST:** \$50,000  
**SUBMITTED BY:** City Staff **YEARS IN CIP (Beginning year):** 3 (2012)

**DESCRIPTION:** **LOCATION MAP:** Central Street at RR Tracks

Pave DPW Access drive to reduce vehicle damage and improve access. Stock piles to be removed as part of Border to Border Trail - Segment D1 - construction anticipated spring/summer 2015.



**PROJECT JUSTIFICATION:**  
 Value indicates the degree to which the project will help to: 0=Not Applicable  
 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure facilities
3	Reduce energy consumption, impact on the environment
1	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>11</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**  
 Improve and define the entrance to DPW building. Reduce dust and debris adjacent to B2B Non-Motorized path.

**MASTER PLAN AND/OR STUDY REFERENCE:**

CIP and 2012 Master Plan, and 2011 cost estimate

**SCHEDULE:** **SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2014		2015
Construction:		2015		2015

Cost estimate received in 2011, higher than anticipated. Project completion will be coordinated with the installation/construction of the B-2B Trail in 2015.

**PROJECT COST DETAIL:**

Construction and Design                      General Fund                      \$50,000

**EXPENDITURES (in thousands)**

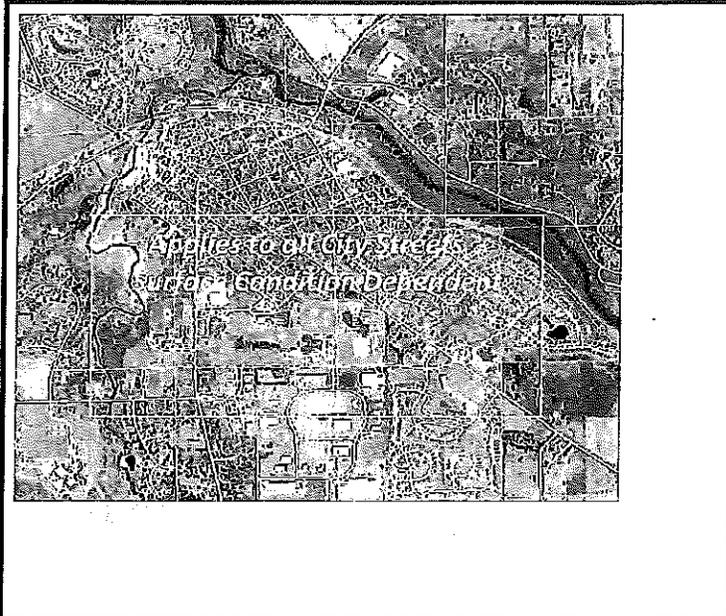
Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund		\$50						\$50
								\$0
								\$0
<b>TOTALS</b>	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$50

**PROJECT NAME:** Road Maintenance Program-Crack Sealing  
**PROJECT ID:** 6.02.a **PRIORITY:** IMPORTANT  
**PROJECT TYPE:** Infrastructure Maintenance **TOTAL COST:** \$115,000 (varies by year)  
**SUBMITTED BY:** City Staff/Road Comm **YEARS IN CIP (Beginning year):** 0 (2015)

**DESCRIPTION:**

Crack sealing is proposed to prevent the decay of recently rehabilitated roadways and other roads within the City where cracks . It generally follows asphalt overlay areas within 2 years of completion once cracks have propagated.

**LOCATION MAP: Various Locations**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	facilities
3	Reduce energy consumption, impact on the
3	Enhance social, cultural, recreational, aesthetics of
3	Improve customer service, convenience for c
<b>14</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Maintenance of roadways to extend life of infrastructure and reduce costs and need for replacement.

**MASTER PLAN AND/OR STUDY REFERENCE:**

2008 City of Dexter Road Maintenance Program, Summary Report, Conditions and Recommendations. Various memoranda prepared by the Streets Committee (2014)

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2009		2009
Construction:		2009		ongoing

Updated PASER ratings were performed in 2013. The Road Committee used this data to program maintenance strategy for all roads within City over a 3 year period aligned with a road millage increase. Crack sealing treatment is used after resurfacing work to preserve surfaces.

**PROJECT COST DETAIL:**

Crack sealing Street Fund \$115,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund	\$35	\$5	\$30	\$20	\$20	\$20	\$20	\$115
								\$0
								\$0
								\$0
<b>TOTALS</b>	<b>\$35</b>	<b>\$5</b>	<b>\$30</b>	<b>\$20</b>	<b>\$20</b>	<b>\$20</b>	<b>\$20</b>	<b>\$115</b>

\$20

**PROJECT NAME: Road Maintenance Program: Micro-Surfacing/Capesealing**

**PROJECT ID: 6.02.b**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Infrastructure Maint.**

**TOTAL COST: \$760,000 (Varies by year)**

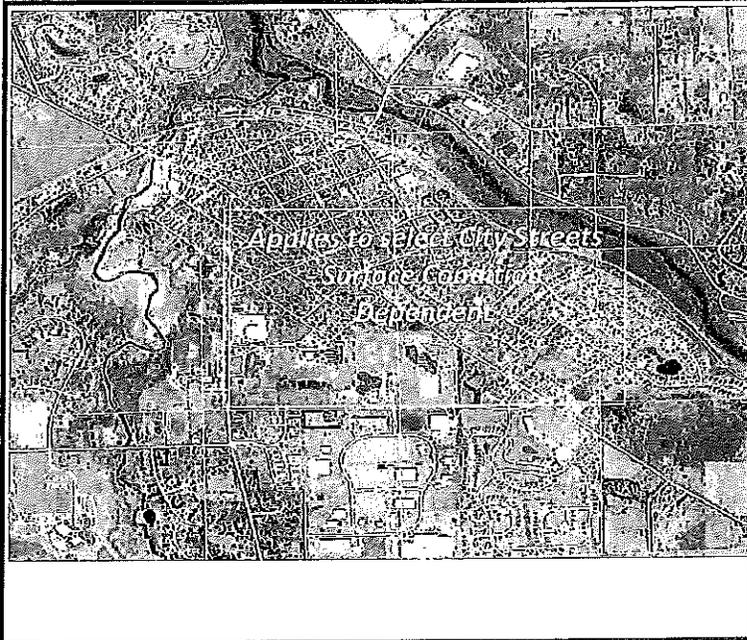
**SUBMITTED BY: City Staff/Road Comm.**

**YEARS IN CIP (Beginning year): 0 (2015)**

**DESCRIPTION:**

Microsurfacing/Capesealing is proposed to extend the life of pavements by restoring the driving surface and sealing full depth cracks. Sealing these cracks prevents the migration of water into the road base and protects the road from freeze thaw cycles. These treatments overall road service life.

**LOCATION MAP: Various Locations**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>14</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Maintenance of roadways to extend life of infrastructure and reduce costs and need for replacement.

**MASTER PLAN AND/OR STUDY REFERENCE:**

2008 City of Dexter Road Maintenance Program, Summary Report, Conditions and Recommendations. Various memoranda prepared by the Streets Committee (2014)

**SCHEDULE:**

	Start Month	Start Year	End Month	End Year
Study:		2009		2014
Design/Acquisition:	January	2015	February	2015
Construction:	July	2015		ongoing

**SCHEDULE JUSTIFICATION:**

Updated PASER ratings were performed in 2013. The Road Committee used this data to program maintenance strategy for all roads within City over a 3 year period aligned with a road millage increase. Cape seal is used to preserve the condition of fair roadways.

**PROJECT COST DETAIL:**

Cape Sealing Street Fund  \$760,000

**EXPENDITURES (in thousands)**

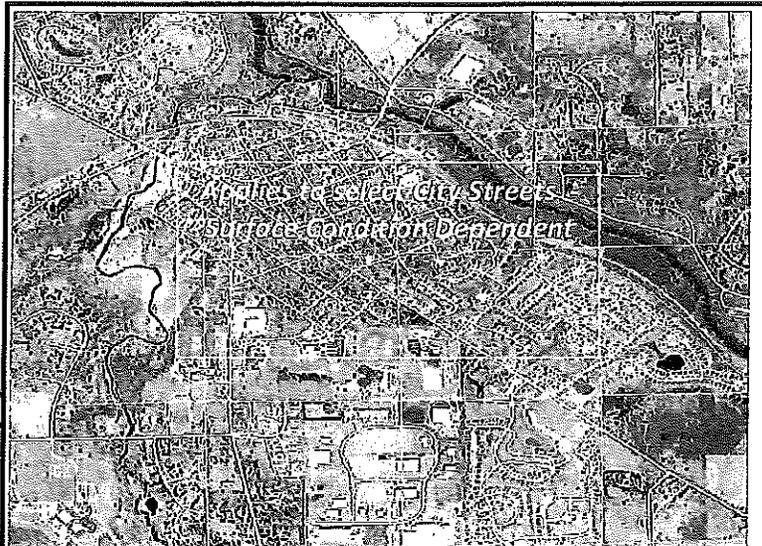
Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund	\$150	\$389	\$321	\$0	\$50	\$0	\$0	\$760
								\$0
								\$0
								\$0
<b>TOTALS</b>	<b>\$150</b>	<b>\$389</b>	<b>\$321</b>	<b>\$0</b>	<b>\$50</b>	<b>\$0</b>	<b>\$0</b>	<b>\$760</b>

**PROJECT NAME: Road Maintenance Program-Mill & Overlay**  
**PROJECT ID: 6.02.c** **PRIORITY: IMPORTANT**  
**PROJECT TYPE: Infrastructure Maintenance** **TOTAL COST: \$1,434,000 (Varies by year)**  
**SUBMITTED BY: City Staff/Road Comm.** **YEARS IN CIP (Beginning year): 0 (2015)**

**DESCRIPTION:**

Mill and Overlay is proposed to extend the life of roads by increasing the pavement structure. Milling removes loose upper layers and the overlay helps to bridge large underlying cracks. This treatment extends a pavement life for an average of 10 years.

**LOCATION MAP: Various Locations**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>14</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Maintenance of roadways to extend life of infrastructure and reduce costs and need for replacement.

**MASTER PLAN AND/OR STUDY REFERENCE:**

2008 City of Dexter Road Maintenance Program, Summary Report, Conditions and Recommendations. Various memoranda prepared by the Streets Committee (2014)

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End		
	Month	Year	Month	Year	
Study:		2009		2014	Updated PASER ratings were performed in 2013. Mill and Overlay is programmed for segments approaching "poor" PASER scores.
Design/Acquisition:	January	2015	February	2015	
Construction:	July	2015		ongoing	

**PROJECT COST DETAIL:**

Mill & Overlay Street Fund \$330 \$1,434,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
STP-U	\$484			\$400				\$400
Streets Fund	\$389	\$255	\$290	\$0	\$50	\$50		\$645
								\$0
								\$0
<b>TOTALS</b>	<b>\$873</b>	<b>\$255</b>	<b>\$290</b>	<b>\$400</b>	<b>\$50</b>	<b>\$50</b>	<b>\$0</b>	<b>\$1,045</b>

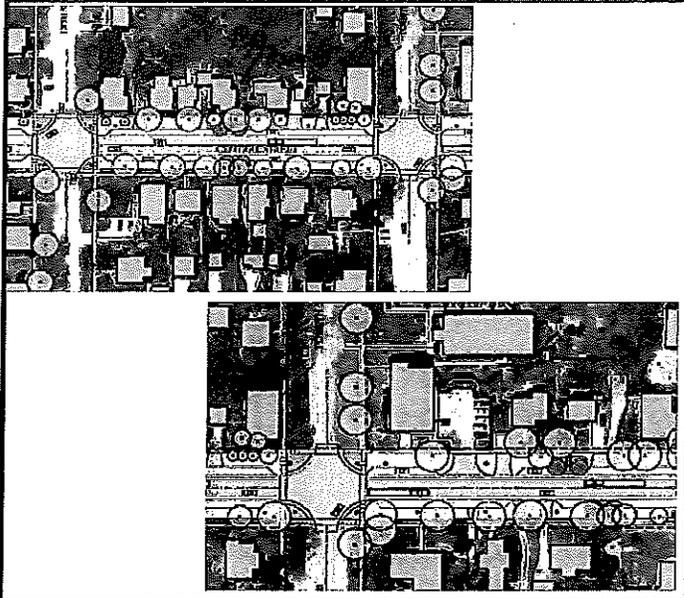


<b>PROJECT NAME:</b> Central Street Streetscape and Traffic Calming Improvements		<b>THIRD</b>
<b>PROJECT ID:</b> 6.03	<b>PRIORITY:</b> IMPORTANT	
<b>PROJECT TYPE:</b> Resurfacing/Utility/Streetscape	<b>TOTAL COST:</b> \$1,400,000	
<b>SUBMITTED BY:</b> City Staff	<b>YEARS IN CIP (Beginning year):</b> 15 (2004)	

**DESCRIPTION:**

Streetscape and traffic calming improvements to the entrance of the City. Adding streetlights, parallel parking, bike lanes, curb, gutter, storm improvements, including porous pavement and rain gardens and bioswales- includes storm improvements along Fifth Street and Third Street improvements and bridge aesthetic improvements.

**LOCATION MAP:** Central Street from Monument Park to Second



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>13</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improve the entrance to the City, continue the streetscape theme, calm traffic, provide additional parking and create a safer pedestrian environment

**MASTER PLAN AND/OR STUDY REFERENCE:**

CIP and 2012 Master Plan and completion of 2012 segment of project, PASER rating: 4-5

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2013
Construction:		2017		2017

Segment from Mast Bridge to RR completed in 2012. Segment from Third to RR Tracks completed in late 2013-14. Segment between Fifth and Third Street remains to be completed. Remaining segments to be completed upon funding availability. Next pool of Federal STP-U funds is slated anticipated in FY 2017-18 and is slated for Baker Road (Project ID 6.04).

**PROJECT COST DETAIL:**

Construction and Design	TED-F/Major Street	\$502,528
Streetscape		
<i>DDA Reimbursement Likely after 2017</i>		

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund	\$864						\$400	\$400
DDA-See Proj #12-1.0-2004							\$200	\$200
Economic Development Grant								\$0
STP-U				TBD			\$400	\$400
<b>TOTALS</b>	<b>\$864</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,000</b>	<b>\$1,000</b>

*DDA  
CIP*

**PROJECT NAME:** Baker Road Streetscape, Pedestrian Improvements

**PROJECT ID:** 6.04

**PRIORITY:** IMPORTANT

**PROJECT TYPE:** Resurfacing/Utility/Streetscape

**TOTAL COST:** \$550,000

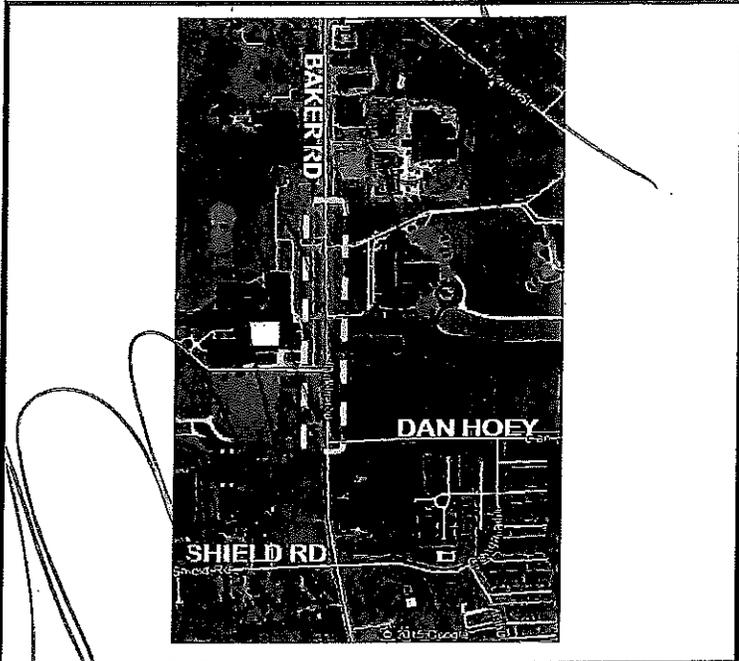
**SUBMITTED BY:** City Staff

**YEARS IN CIP (Beginning year):** 3 (2012)

**DESCRIPTION:**

**LOCATION MAP:** Baker Road-Dan Hoey to Main Street

Streetscape improvements, such as adding bike lanes and/or sharrows, other non-motorized and ADA upgrades. Project anticipated to coincide with DDA Project ID 1.04. For improvement/addition of a mid-block crossing to serve the schools along Baker see Project ID 10.04. For road maintenance see Project ID 6.02.b.



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or Improve public infrastructure, facilities
3	Reduce energy consumption, Impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>13</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improve the road surface, entrance to the City, and truck route, continue the streetscape theme, calm traffic, create a safer pedestrian and bicyclist environment

**MASTER PLAN AND/OR STUDY REFERENCE:**

CIP and Master Plan, PASER rating: 6

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2012		2013
Design/Acquisition:		2015		2016
Construction:		2017		2018

Project submitted for Federal Aid in 2012 and received high score. Federal funding anticipated to be available in FY 16-17.

*done as part of Safe Routes*

**PROJECT COST DETAIL:**

Construction and Design STPU/Major/Local \$550,000

Streetscape Enhancements should be coordinated with DDA and Federal TE Funding See Project 10-1.0-2007

*DDA participation not likely until after 2017*

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY 19-20	Beyond FY20	TOTALS
Streets Fund				\$100				\$100
Dexter Schools				\$50				\$50
STP-U				\$400				\$400
<b>TOTALS</b>	\$0	\$0	\$0	\$550	\$0	\$0	\$0	\$550

**PROJECT NAME: Alley Project (Baker and Broad / Forest and Grand)**

**PROJECT ID: 6.07**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Street and storm improvements**

**TOTAL COST: \$50,000**

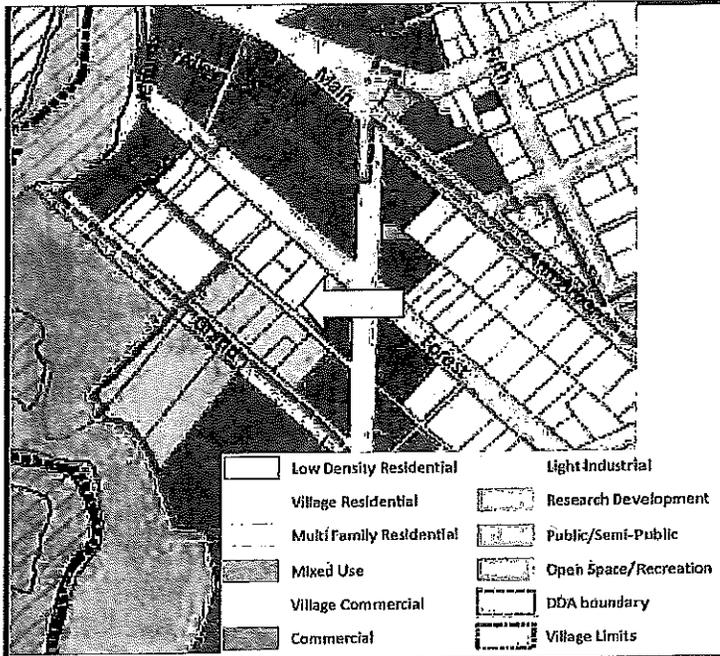
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 5 (2010)**

**DESCRIPTION:**

Pave Alley - Coordinate with other Grand Street work, including sanitary and water main. Stormwater problem to be addressed as well.

**LOCATION MAP: Hudson Street-entire length**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

1	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
1	Improve customer service, convenience for citizens
<b>9</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improved Infrastructure, better service to residents and businesses on Grand Street.

**MASTER PLAN AND/OR STUDY REFERENCE:**

CIP and Road Maintenance Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2009		2010
Design/Acquisition:		2011		2012
Construction:		2012		2015

Project should be coordinated with work on Grand Street, including water main, sanitary, and paving slated for FY 13-14 and 14-15.

*to be coordinated w/ development \$50,000  
Broadway prop - 3045 Grand St*

**PROJECT COST DETAIL:**

Street and storm improvements

Act 51 Streets

\$50,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund		\$50						\$50
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$50

NEW

**PROJECT NAME: BROAD STREET RECONSTRUCTION**

PROJECT ID: 6.09

PRIORITY: IMPORTANT

PROJECT TYPE: Street and Storm

TOTAL COST:

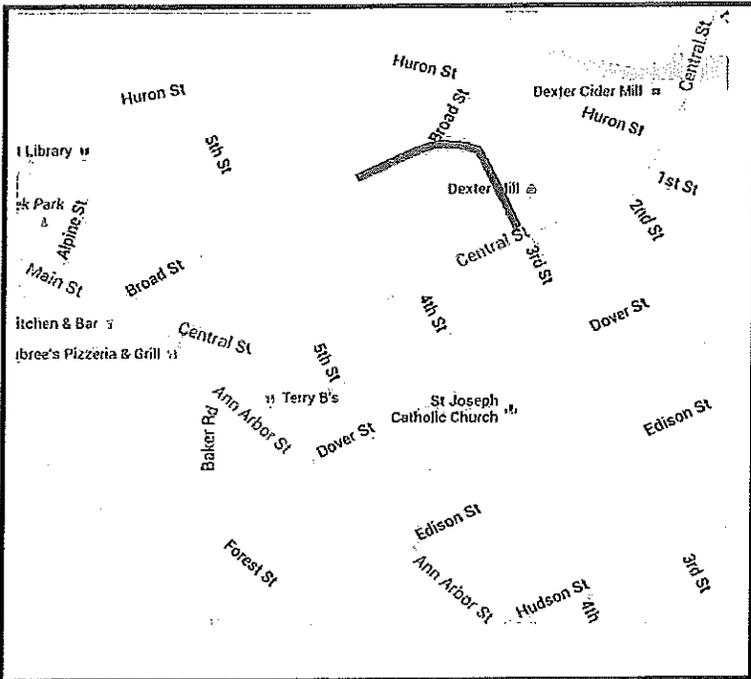
SUBMITTED BY: Engineer

YEARS IN CIP (Beginning year): 0 (2015)

**DESCRIPTION:**

Reconstruction of Broad and Third Street from 5th Street to Cental

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>11</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

The project will provide positive aesthetic and traffic improvements to the northern entry point into downtown Dexter. The project will also improve drainage along the corridor.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Central Street Plan (2009) and WATS 2017-2020 Call for Projects.

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2016		2016
Design/Acquisition:		2019		2019
Construction:		2020		2020

Schedule is subject to the availability of funds as allocated by WATS / Federal Aid Committee.

**PROJECT COST DETAIL:**

TASK	FUNDING SOURCE	AMT
Preliminary Engineering	Road Fund	\$75,000
Construction	Road Fund and STP-U	\$1,150,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY16-17	FY17-18	FY18-19	FY19-20	FY20-21	Beyond FY21	TOTALS
Road Fund (Design)					\$75			\$75
Road Fund (CE)						\$150		\$150
Road Fund (Match)						\$300		\$300
STP-U						\$800		\$700
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$75	\$1,250	\$0	\$1,225



**PROJECT NAME: Regional Storm Basin**

**PROJECT ID: 7.03**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Stormwater Management**

**TOTAL COST: \$274,000**

**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 6 (2009)**

**DESCRIPTION:**

Construct a wetland within the Mill Creek watershed at the end of 2 storm outfalls along Baker Road behind the day care center. The wetland will serve as a stormwater treatment facility, educational area and can hold additional storm water generated from development in the area.

**LOCATION MAP: West of Baker Road, north of schools**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or Improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
1	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Will improve the quality of up to 15% of the stormwater from the City entering the Mill Creek and reduce the nutrients, sediments, etc entering the creek and improve the natural habitat with the creek.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Clean Michigan Initiative (CMI) Part 319 Grant Application 2009 and 2010, both denied - AND Mill Creek Park Master Plan

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2011
Construction:		2011		2012

**SCHEDULE JUSTIFICATION:**

CMI Grant not awarded, application will be resubmitted as CMI priorities meet City needs. City should consider HRWC submittal of project based on funding awards in 2009. Project should be coordinated with other funded projects, including Mill Creek Park Development or private redevelopment of the former PILOT site on Grand Street. Project should also be included in Stormwater Asset Management Plan.

*Street # 7.01*

**PROJECT COST DETAIL:**

Constructed Wetland	Major/Local Streets	\$69,000
	CMI 319 Grant	\$205,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Street Fund					\$69			\$69
CMI 319 Grant/Other					\$205			\$205
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$274	\$0	\$0	\$274

**PROJECT NAME: Baker Road Storm Channel Rehabilitation**

**PROJECT ID: 7.04**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Stormwater Maintenance**

**TOTAL COST: \$50,000**

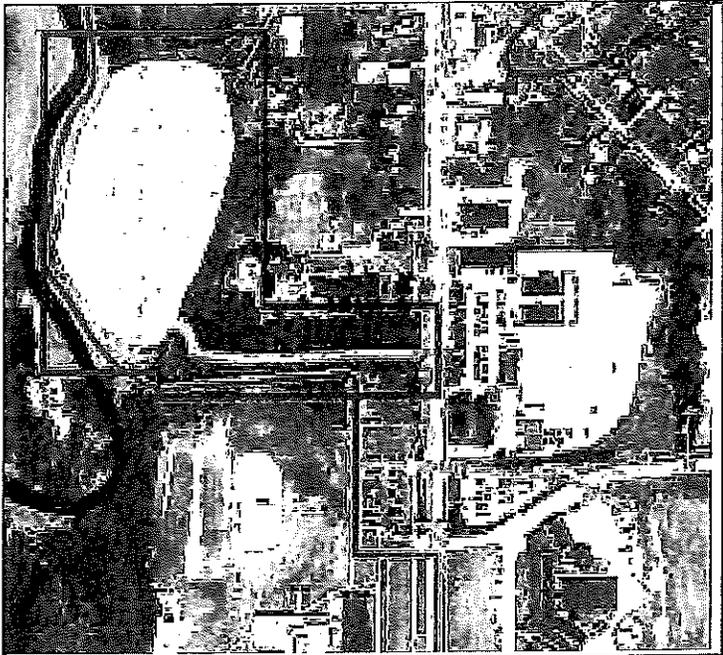
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 6 (2009)**

**DESCRIPTION:**

Rehabilitate the storm channel between the storm outlet from Baker Road and the proposed constructed wetland with pool steps and riparian buffers. Current channel heavily eroded from flash flows and likely contributes to significant sediment in Mill Creek.

**LOCATION MAP: West of Baker Road north of schools**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or Improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>13</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Reduction of pollutants entering the Mill Creek, rehab of a channel that is heavily eroded, improve quality of stormwater entering the Mill Creek watershed.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Clean Michigan Initiative (CMI) Part 319 Grant Application 2009 and Mill Creek Park Master Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2010		2010
Construction:		2014		2015

Outlet from Baker should be considered priority due to potential damage to sidewalk and road. Completion of outlet rehab ~~TOP priority and should be funded ASAP~~ to protect roadway and pedestrians. Remainder of project important and should be considered when funding available. CMI and SAW Grants should be actively pursued.

*Cmi*

**PROJECT COST DETAIL:**

Channel Rehabilitation	Major/Local Streets	\$14,000
	CMI 319 Grant	\$36,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund				\$14				\$14
CMI 319 Grant				<del>\$36</del> 36	JAD			\$36
<b>TOTALS</b>	\$0	\$0	\$0	\$50	\$0	\$0	\$0	\$50

**PROJECT NAME: Fourth Street Storm Sewer**

**PROJECT ID: 7.05**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Storm Sewer Construction TOTAL COST: \$100,000**

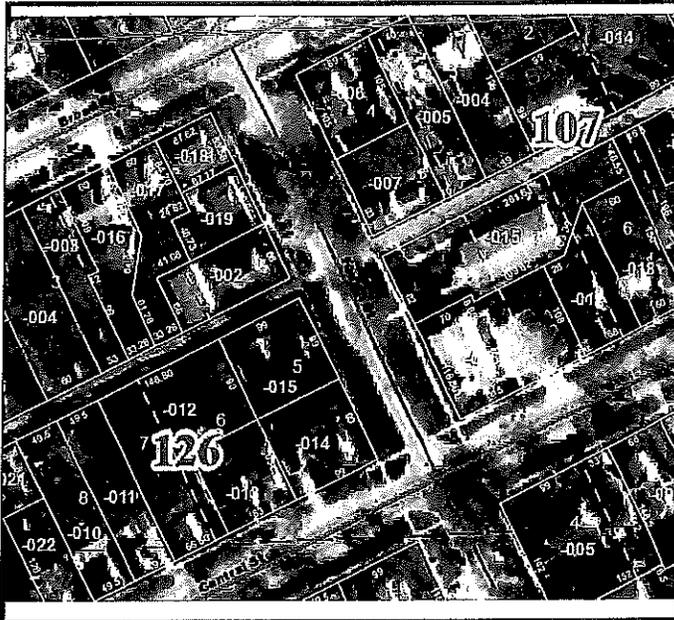
**SUBMITTED BY: Utility Department**

**YEARS IN CIP (Beginning year): 10 (2005)**

**DESCRIPTION:**

Construction of storm sewer near the old library site (Fourth Street between Central and Broad Streets) to reduce flooding and soil erosion. Curb and gutter should be considered to accommodate on street parking.

**LOCATION MAP: Fourth St between Central and Broad**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
1	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
11	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improve stormwater conveyance, eliminate yard flooding and eliminate erosion of roadway shoulder.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Storm Water Management Study 2004 and OHM recommendation

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2004		2005
Design/Acquisition:		2014		2015
Construction:		2015		2016

Project should be coordinated with any redevelopment of the former library site OR should be completed following Fifth and Central Street drainage issues.

*Tree to Central Street 6-03*

**PROJECT COST DETAIL:**

Storm sewer construction Major/Local Streets \$100,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund					\$100			\$100
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$100

**PROJECT NAME: Grand Street Storm Sewer**

**PROJECT ID: 7.06**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Storm Sewer Construction**

**TOTAL COST: \$135,000**

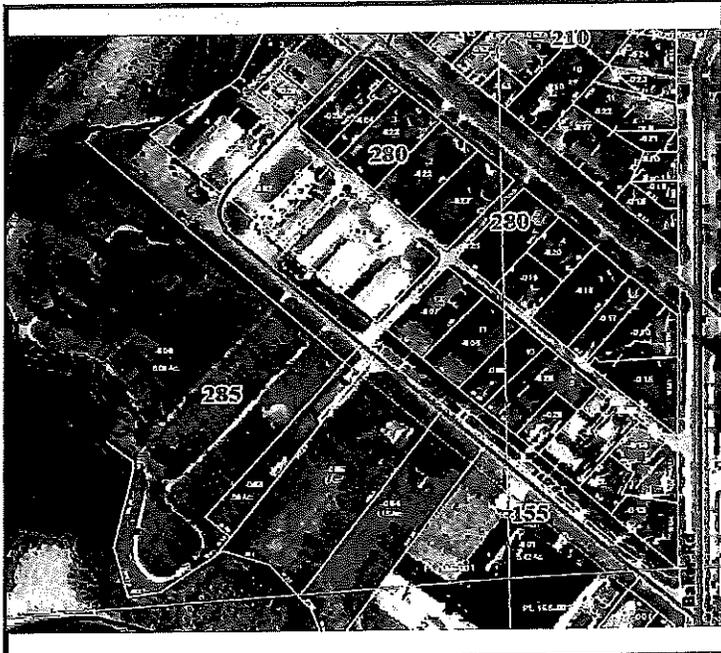
**SUBMITTED BY: Utility Department**

**YEARS IN CIP (Beginning year): 6 (2009)**

**DESCRIPTION:**

Adding storm sewer along Grand Street improves the redevelopment potential in accordance with the DDA Plan. Storm sewer is needed to convey water off-site and accommodate development. Swales would likely be used on south side of street. Water can be conveyed to Mill Pond park detention area for additional treatment.

**LOCATION MAP: Grand Street between Baker and Mill Creek**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or Improve public Infrastructure, facilities
2	Reduce energy consumption, Impact on the environment
1	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improves redevelopment potential, improves the City's storm sewer system, meets Phase 2 requirements.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Storm Water Management Study 2004 and DDA Development Plan recommendations

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2004		2010
Design/Acquisition:		2014		2015
Construction:		2015		2016

**SCHEDULE JUSTIFICATION:**

Additional research will be necessary for project, should be coordinated with Mill Creek Park storm basin construction, water and sewer improvements slated in conjunction with redevelopment along Grand Street.

**PROJECT COST DETAIL:**

Storm sewer construction                      Major/Local Streets                      \$135,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund					\$135			\$135
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$135	\$0	\$0	\$135

**PROJECT NAME: Storm Outlet Rehabilitation**

**PROJECT ID: 7.07**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Storm Water Maintenance**

**TOTAL COST: \$200,000**

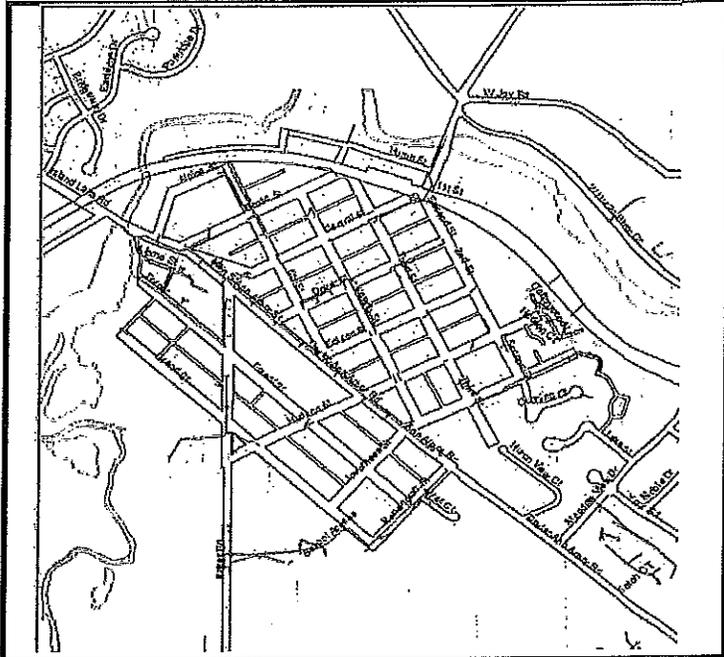
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 6 (2009)**

**DESCRIPTION:**

Storm outlets within the City are in need of rehabilitation. Locations include outdoor lab outlet from Walkabout Creek and other small outlets into the Mill Creek and Huron River.

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public Infrastructure, facilities
3	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
1	Improve customer service, convenience for citizens
<b>11</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Compliance with Phase 2 regulations, reduction in pollutants entering the Mill Creek and Huron River and improved infrastructure

**MASTER PLAN AND/OR STUDY REFERENCE:**

Storm Water Management Study 2004, Mill Creek Master Plan and regional trail coordination

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2011		2012
Design/Acquisition:		2013		2014
Construction:		2015		2016

Project is not a priority, however should be considered. Outlets at certain locations may be improved with other ongoing projects.

*Huron not complete 2014*

**PROJECT COST DETAIL:**

Storm Outlet Rehabilitation Major/Local Streets \$200,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund	\$0						\$200	\$200
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$200

*Following  
CIP 10*

**PROJECT NAME: Bio-retention systems**

**PROJECT ID: 7.08**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Stormwater Management**

**TOTAL COST: \$160,000**

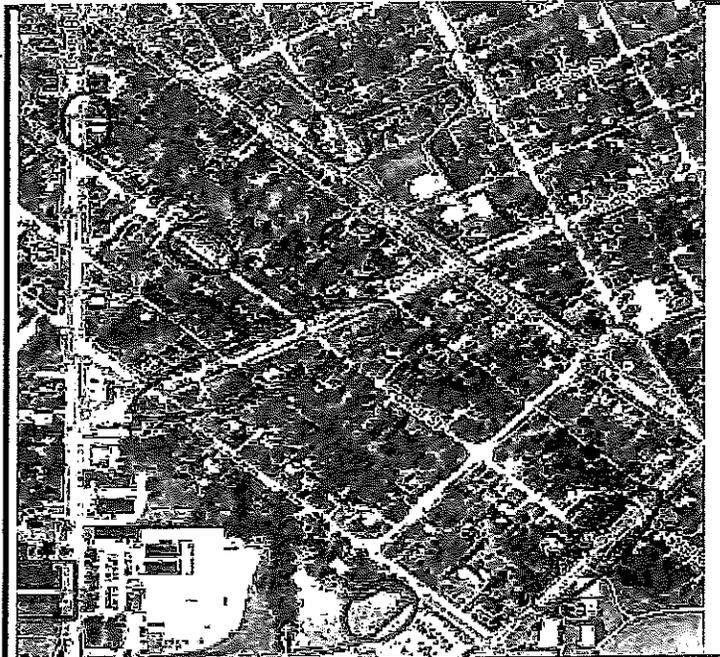
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 6 (2009)**

**DESCRIPTION:**

Construct 12 vegetated swales within the right-of-way and 8 rain gardens on private property to help manage and treat stormwater and educate the public.

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
1	Improve customer service, convenience for citizens
<b>11</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Improved stormwater quality entering the Mill Creek, reduction of pollutants entering the creek and public involvement and education.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Clean Michigan Initiative (CMI) Part 319 Grant Application 2009 and 2011 - denied

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2011
Design/Acquisition:		2015		2015
Construction:		2016		2017

Project only a priority with grant funding. CMI and SAW Grants should be actively pursued.

**PROJECT COST DETAIL:**

Bio-Retention Swales/Raingardens	Major/Local Streets	\$60,000
	CMI 319 Grant	\$100,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Streets Fund							\$60	\$60
CMI 319 Grant/Other							\$100	\$100
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$160	\$160

**PROJECT NAME: Sanitary Sewer Rehabilitation**

**PROJECT ID: 8.01**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Utility Maintenance**

**TOTAL COST: \$20,000 annually as available**

**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 7 (2008)**

**DESCRIPTION:**

Rehabilitate existing sanitary sewer to prevent stormwater infiltration and reduced wastewater capacity.

**LOCATION MAP: Various Locations**

Lining Completed - 823 feet of Second Street, 127 feet of Ann Arbor, 518 feet of Forest Street, 902 feet of Grand Street, 615 feet of Inverness Street, 145 feet of Alpine Street, Sewer lining- 302 feet on Ann Arbor Street and 433 feet on Cushing Ct, Sewer Grouting on Broad St, Forest St, Ann Arbor St, Edison St, Dover St, Second St, Fourth St, Alpine St, Central St, Grand St, Inverness St, Fifth St, Third St, and Hudson St. Approximately 10,000 LF lined in FY 09-10 for \$379,000. **Areas identified in report for future lining (by manhole number): 2nd from 304 to 307 and 302 to 303; Inverness from 309 to 313; 3rd from 331 to 332; 4th from 339 to 340 and 319 to 322; Edison from 595 to 597; Forest from 572 to 574; Alpine/Main from 566 to 568; NO 2011-12 Activity.**

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Upgrade sewer infrastructure

**MASTER PLAN AND/OR STUDY REFERENCE:**

SRF Project Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2009
Design/Acquisition:		2009		2010
Construction:		2010		2018

SRF Funding has addressed all deficiencies permitted by funding. All others to be address as funding is available.

**PROJECT COST DETAIL:**

Sewer Funds

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Federal Aid / SRF Loan	\$227							\$0
Grant - ARRA	\$152							\$0
Sewer Fund		<del>\$20</del>	<del>\$20</del>	<del>\$20</del>	<del>\$20</del>			\$80
								\$0
<b>TOTALS</b>	<b>\$379</b>	<b>\$20</b>	<b>\$20</b>	<b>\$20</b>	<b>\$20</b>	<b>\$0</b>	<b>\$0</b>	<b>\$80</b>

**PROJECT NAME: Grand Street Sanitary Main Replacement**

**PROJECT ID: 8.02**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Utility Upgrades**

**TOTAL COST: \$135,000**

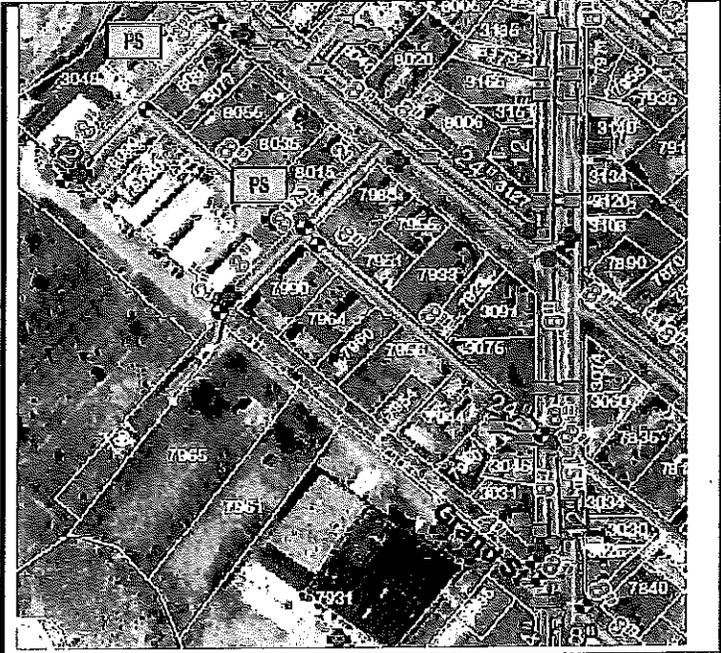
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 6 (2009)**

**DESCRIPTION:**

Replacement of the shallow sanitary main with a deeper, less steep sanitary sewer (approx 700 feet) to facilitate redevelopment in the Grand Street area, west of Baker Road. Lining of sewer in alley. Pump stations may be necessary due to grade in area and multiple users currently on private pump station.

**LOCATION MAP: Grand Street west of Baker**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>11</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

May provide incentive for redevelopment along Grand Street.

**MASTER PLAN AND/OR STUDY REFERENCE:**

SRF Project Plan AND Master Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2008		2011
Design/Acquisition:		2011		2012
Construction:		2014		2015

Project is a priority due to potential redevelopment implications, however should be coordinated with water main installation and potential regional storm management plans. Not included in Project Plan for funding due to economic development relatedness.

*Handwritten note: need to meet on General*

**PROJECT COST DETAIL:**

Replacement of sanitary sewer Sewer Fund \$135,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Sewer Fund		\$135						\$135
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$135	\$0	\$0	\$0	\$0	\$0	\$135

**PROJECT NAME: WWTP Property Acquisition**

**PROJECT ID: 8.03**

**PRIORITY: DESIRABLE**

**PROJECT TYPE: Facility Needs**

**TOTAL COST: \$100,000 (TBD)**

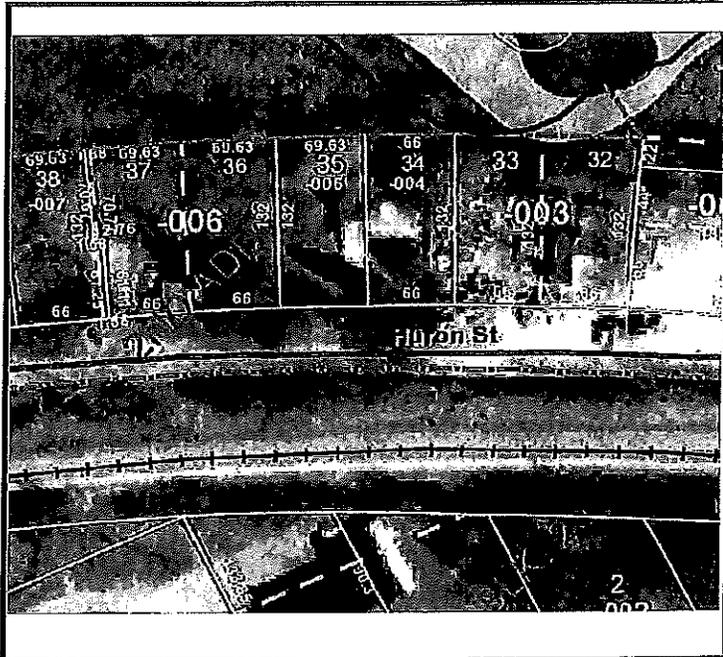
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 4 (2011)**

**DESCRIPTION:**

Future property acquisition for WWTP expansion.

**LOCATION MAP: Huron Street**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or Improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
1	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>9</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Meet the capacity needs of the City's WWTP.

**MASTER PLAN AND/OR STUDY REFERENCE:**

SRF Project Plan AND Master Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:				
Design/Acquisition:		TBD		
Construction:				

When funding and properties become available purchase should be considered for WWTP expansion and capacity needs.

**PROJECT COST DETAIL:**

Property Acquisition		
Canter - Purchased in 2012		\$78,000
Stacey	Estimate based on 2011 assessment data	\$100,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Sewer Fund	\$78							\$0
							\$100	\$100
								\$0
<b>TOTALS</b>	<b>\$78</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$100</b>	<b>\$100</b>

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**PROJECT NAME: Wastewater System - Equipment Assets**

**PROJECT ID: 8.04**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Equipment Maintenance**

**TOTAL COST: \$1.68 million**

**SUBMITTED BY: Asset Management**

**YEARS IN CIP (Beginning year): 4 (2011)**

*Follow up  
w/ Deer  
Re-truck  
to Sherry  
for OSHA*

**DESCRIPTION:**

Wastewater System - Equipment Assets requiring replacement over the next 5 years in accordance with the Asset Management Plan as part of the SRF Project Plan.

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
1	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Asset maintenance and management, budget planning.

**LOCATION MAP: Wastewater System**

Wastewater System - Equipment Assets	Asset ID	Quantity	Unit Price	2010 Replacement Cost
Effluent Flow Meter	226	1	\$15,000	\$15,000
Floating Sludge Cover (Digester)	056A	1	\$700,000	\$700,000
Floating Sludge Cover (Gas Holder/Sludge Storage)	056B	1	\$700,000	\$700,000
Gas Air Lift Tank	003	1	\$40,000	\$40,000
Digester Feed Sludge Blunger Pumps	052	2	\$10,000	\$20,000
Digester Gas Collection	053	1	\$50,000	\$50,000
Ferric Chloride Storage Tank	050	1	\$5,000	\$5,000
High Pressure Air Tank	042	1	\$1,500	\$1,500
Roof Exhaust Fan (digester building)	058	1	\$2,000	\$2,000
Gas Recirculation System	057	1	\$75,000	\$75,000
Ferric Chloride Transfer Pump	049	1	\$1,500	\$1,500
Sodium Hypochlorite Pumps	046B	2	\$5,000	\$10,000
Sodium Bisulfite Pumps	047	2	\$5,000	\$10,000
Ferric Chloride Pumps	048	2	\$5,000	\$10,000
Gas Washer and Dewatering Screw	009A	1	\$40,000	\$40,000
<b>Subtotal Wastewater System - Equipment Assets</b>				<b>\$1,680,000</b>

**SRF Sludge - All sludge related items were addressed in FY12-13 with SRF Funding.**

**MASTER PLAN AND/OR STUDY REFERENCE:**

Asset Management / SRF Project Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start Month	Start Year	End Month	End Year
Study:		2011		2012
Design/Acquisition:		2011		2012
Construction:		2013		2017

SRF Project Plan to be completed for major items in accordance with MDEQ requirements in FY11-12. Construction on sludge items to take place in FY's 12-13 and 14-15. Remaining projects as funding permits.

**PROJECT COST DETAIL:**

SRF	\$3 million
Sewer Fund	\$680,000
See asset list above for detailed project list	

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
SRF	\$3,000							\$0
Sewer Fund	<i>(017,000) (01,000)</i>				\$680			\$680
								\$0
								\$0
<b>TOTALS</b>	<b>\$3,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$680</b>	<b>\$0</b>	<b>\$0</b>	<b>\$680</b>

**PROJECT NAME: Grand Street NEW Water Main**

**PROJECT ID: 9.01**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Utility Construction**

**TOTAL COST: \$230,000**

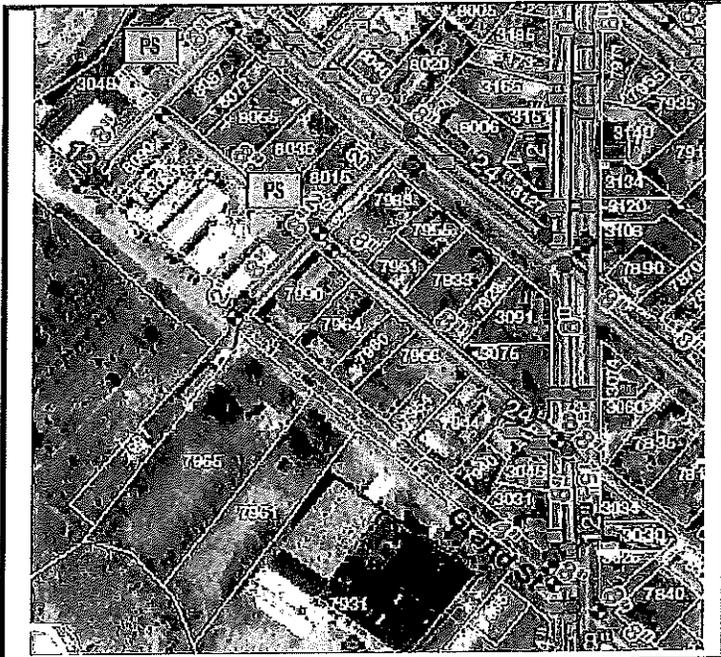
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 6 (2009)**

**DESCRIPTION:**

Installation of new water main for the north side of the road to service potential redevelopment. Project should be coordinated with sanitary work and/or roadway work.

**LOCATION MAP: Water Main from Baker to Jeffords**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

May promote redevelopment, loops water main system.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Water System Reliability Study (2005)

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2005		2009
Design/Acquisition:		2013		2014
Construction:		2016		2017

**SCHEDULE JUSTIFICATION:**

Project a priority due to the area and the potential for redevelopment. Construction should be considered when development opportunity comes along, possibly public/private partnership.

*3 projects scheduled on Grand*

**PROJECT COST DETAIL:**

New Water Main \$140,000 Baker to alley \$90,000 alley to Broad \$230,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Water Fund			\$230					\$230
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$230	\$0	\$0	\$0	\$0	\$230

**PROJECT NAME: Dan Hoey NEW Water Main Loop**

PROJECT ID: 9.02

PRIORITY: IMPORTANT

PROJECT TYPE: Utility Construction

TOTAL COST: \$125,000

SUBMITTED BY: City Staff

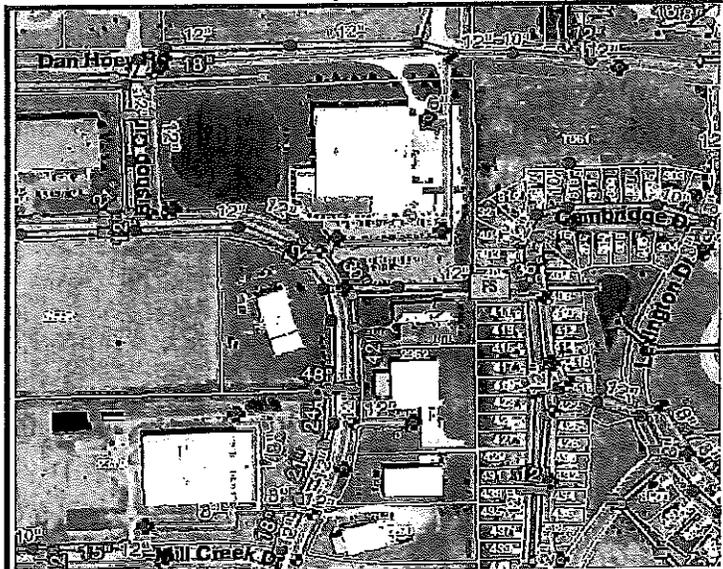
YEARS IN CIP (Beginning year): 3 (2012)

*Eric needs to check this out*

**DESCRIPTION:**

Installation of 800' of new 12" water main to loop the system along Dan Hoey Road and into the Dexter Business and Research Park (DBRP). Project should be coordinated with sanitary work and/or roadway work.

**LOCATION MAP: Dan Hoey Road to DBRP entrance**



*this may make vital project*

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
1	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>10</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Protects industrial users in DBRP and loops water main system.

Installation of water main along Dan Hoey to abandon main through DAPCO property.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Water System Reliability Study (2005)

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2005		2009
Design/Acquisition:		2014		2015
Construction:		2015		2016

Project should be coordinated with any water, sewer or road improvements in the vicinity.

**PROJECT COST DETAIL:**

New Water Main                                  Water Fund                                  \$125,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Water Fund			\$125				125	\$125
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$125	\$0	\$0	\$0	\$0	\$125

**PROJECT NAME: Water System - Equipment Assets**

PROJECT ID: 9.04

PRIORITY: IMPORTANT

PROJECT TYPE: Asset maintenance

TOTAL COST: \$295,000

SUBMITTED BY: Asset Management Plan

YEARS IN CIP (Beginning year): 4 (2011)

**DESCRIPTION:**

Water system equipment assets in need of replacement over the next 5-10 years as identified in the Asset Management Plan as part of the DWRF Project Plan.

**LOCATION MAP: Throughout the Village Water System**

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable  
1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
1	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>11</b>	<b>TOTAL SCORE</b>

Water System - Equipment Assets	Asset ID	Quantity	Unit Price	2010 Replacement Cost
3" Gate Valves (Filter #1 & #2)	013A	2	\$1,500	\$3,000
	014A, 014B	2	\$50	\$100
Electric Distribution Panel (WTP)	210	1	\$1,200	\$1,200
Control System (WTP)	211	1	\$15,000	\$15,000
Transfer Switch (WTP)	213	1	\$15,000	\$15,000
Filter #1 & #2 (WTP)	012	2	\$75,000	\$150,000
Transformer (WTP)	211	1	\$1,000	\$1,000
Generator (WTP)	212	1	\$20,000	\$20,000
Electric Service Panel (WTP)	209	1	\$15,000	\$15,000
Detention Tank (WTP)	010	1	\$75,000	\$75,000
<b>Subtotal Water System - Equipment Assets</b>				<b>\$295,300</b>

**BENEFICIAL IMPACTS:**

Asset maintenance and management, budget planning.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Asset Management Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2010		2011
Design/Acquisition:		2011		2016
Construction:		2011		2020

As funding permits projects will be completed. For budgeting purposes project funding has been allocated evenly across 5-10 years.

*spent 10K*

**PROJECT COST DETAIL:**

See Location Map for detailed project list

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Water Fund	10	\$10	\$10	\$10	\$10	\$10	\$245	\$295
								\$0
								\$0
								\$0
<b>TOTALS</b>	<b>\$0</b>	<b>\$10</b>	<b>\$10</b>	<b>\$10</b>	<b>\$10</b>	<b>\$10</b>	<b>\$245</b>	<b>\$295</b>

**PROJECT NAME: Water System - Building Assets**

**PROJECT ID: 9.05**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Asset maintenance**

**TOTAL COST: \$48,000**

**SUBMITTED BY: Asset Management Plan**

**YEARS IN CIP (Beginning year): 4 (2011)**

**DESCRIPTION:**

Water system equipment assets in need of replacement over the next 5-10 years as identified in the Asset Management Plan as part of the DWRP Project Plan.

**LOCATION MAP: Throughout the Village Water System**

Water System - Building System Assets	Asset ID	Quantity	Unit Price	2010 Replacement Cost
Building Finishes (Generator Building)	124	1	\$5,000	\$5,000
Doors and Hardware (Generator Building)	125	1	\$3,000	\$3,000
Building Shell (Generator Building)	122	1	\$40,000	\$40,000
<b>Subtotal Water System - Building Assets</b>				<b>\$48,000</b>

**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or Improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>12</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Asset maintenance and management, budget planning.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Asset Management Plan

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:		2010		2011
Design/Acquisition:		2012		2016
Construction:		2013		2020

As funding permits projects will be completed. For budgeting purposes project funding has been allocated evenly across 5-10 years.

**PROJECT COST DETAIL:**

See Location Map for detailed project list

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Water Fund	\$	\$10		\$10		\$10	\$18	\$48
				\$		\$		\$0
								\$0
								\$0
<b>TOTALS</b>	<b>\$0</b>	<b>\$10</b>	<b>\$0</b>	<b>\$10</b>	<b>\$0</b>	<b>\$10</b>	<b>\$18</b>	<b>\$48</b>





**PROJECT NAME: Safe Routes 2 Schools New Sidewalk Installations**

**PROJECT ID: 10.04**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: New Sidewalk Construction**

**TOTAL COST: \$207,000**

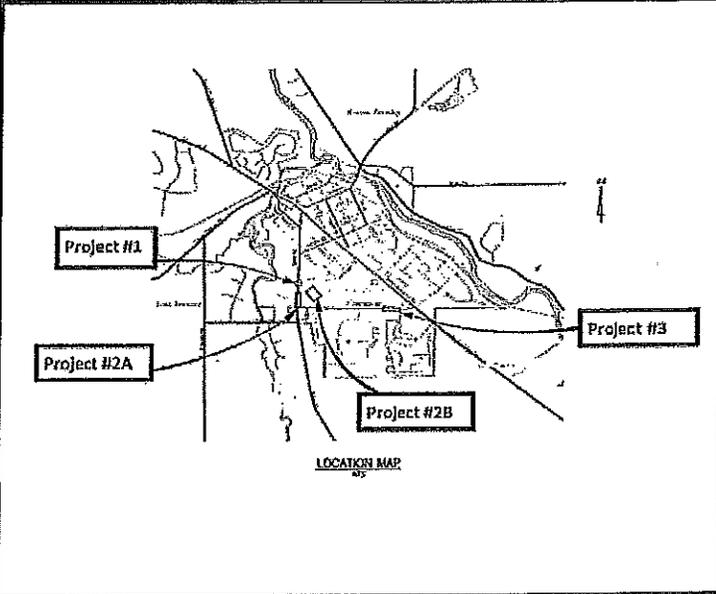
**SUBMITTED BY: City Staff**

**YEARS IN CIP (Beginning year): 3 (2012)**

**DESCRIPTION:**

The SR2S sidewalk improvements consist of four separate projects (described below) and are part of ongoing efforts to improve pedestrian safety within the City. Dexter Community School and the Chelsea Wellness Foundation worked together to plan, design and obtain funding from SR2S.

**LOCATION MAP: City of Dexter**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

3	Protect health, safety, lives of citizens
3	Maintain or improve public infrastructure, facilities
3	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
2	Improve customer service, convenience for citizens
<b>14</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

This project provides a safe pedestrian system for adjacent to a major thoroughfare and adjacent to the Dexter Community Schools campus and bus transport area.

**MASTER PLAN AND/OR STUDY REFERENCE:**

CIP, 2008 Non-motorized pathways map and 2011 visual inventory

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End		
	Month	Year	Month	Year	
Study:		2012		2012	Safe Routes to School funding obtained 2013 for all four project locations. Construction anticipated to begin in spring 2015 and completed by spring 2015.
Design/Acquisition:		2013		2014	
Construction:		2015		2015	

**PROJECT COST DETAIL:**

Earthwork, Sidewalk, Traffic Signals, Restoration, Pavement Markings, Signs and Signals

Major Streets \$207,588

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Major Streets		\$34.0						\$34.0
Chelsea Wellness		\$30						\$30.0
Grant		\$143.5						\$143.5
								\$0.0
<b>TOTALS</b>	\$0	\$207.5	\$0	\$0	\$0	\$0	\$0	\$207.5

Project 1- Baker Road Crossing: Construction of mid-block crossing with pedestrian refuge island within Baker Road between Creekside Intermediate School and Bates Elementary School. The will include the construction of decorative concrete crosswalks.

Project 2a - Baker Road Sidewalk and Baker/Dan Hoey Road Intersection Improvements: Construction of a sidewalk along the east side of Baker Road between Dan Hoey Road and the existing sidewalk at Bates Elementary. The project also includes pedestrian traffic signal upgrades.

Project 2b - Bates School Sidewalk: Construction of a sidewalk between an existing asphalt pathway and existing sidewalk at Bates Elementary School. The sidewalk is located within an easement on Bates School property.

Project 3 - Dan Hoey Road Sidewalk: Construction of a sidewalk on the south side of Dan Hoey Road from an existing sidewalk near the DAPCO Industries site to an existing sidewalk at Lexington Drive.

**PROJECT NAME: HURON FARMS CONNECTOR (NEW)**

**PROJECT ID: 10.05**

**PRIORITY: DESIREABLE**

**PROJECT TYPE: Recreation**

**TOTAL COST: \$1,120,000**

**SUBMITTED BY: Engineering**

**YEARS IN CIP (Beginning year): 1 (2014)**

**DESCRIPTION:**

Provide a non-motorized connection between Huron Farms Subdivision and the Border to Border Trail. The project includes a significant amount of earthwork as well as a bridge over the MDOT Amtrak Railroad Track(s).

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
1	Reduce energy consumption, impact on the environment
3	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>11</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

The improvement will provide direct access to the county border to border trail as well as the Metropark System. The route will offer a unique visual vista and provides north-south connectivity with the City and River.

**MASTER PLAN AND/OR STUDY REFERENCE:**

Council Memorandum (May 2014)

**SCHEDULE:**

**SCHEDULE JUSTIFICATION:**

	Start		End	
	Month	Year	Month	Year
Study:	January	2014	May	2014
Design/Acquisition:		2019		2019
Construction:		2020		2020

Required work includes securing permits from MDOT, MDEQ, Washtenaw County, HCMA and Scio Township.

*applied for STPE funding*

**PROJECT COST DETAIL:**

TASK	FUNDING SOURCE	AMT
Survey, Design and Permitting	Unknown	\$120,000
Construction:	Unknown	\$1,100,000

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
Unknown						\$120	\$1,100	\$1,220
								\$0
								\$0
								\$0
<b>TOTALS</b>	\$0	\$0	\$0	\$0	\$0	\$120	\$1,100	\$1,220

**PROJECT NAME: Wayfinding Signage**

**PROJECT ID: 10.07**

**PRIORITY: IMPORTANT**

**PROJECT TYPE: Equipment Replacement**

**TOTAL COST: \$15,000**

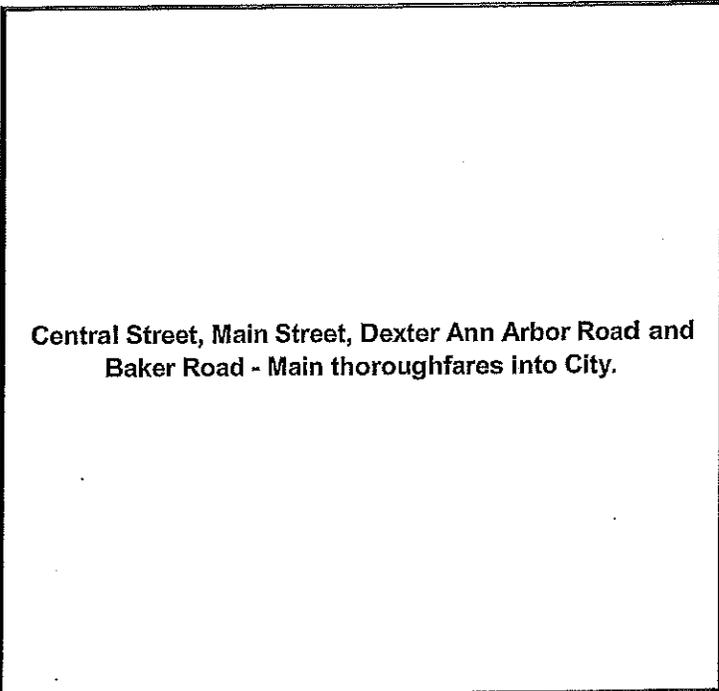
**SUBMITTED BY: Staff**

**YEARS IN CIP (Beginning year): 3 (2012)**

**DESCRIPTION:**

Moved from Buildings/Ground/Equipment (ID4.07). Installation of wayfinding signage at main entrances to the City, including Central, Baker, Dexter Ann Arbor and Main Street. Must identify main attractions, Mill Creek Park, Border to Border, Dexter Library, Downtown, City Offices, etc.

**LOCATION MAP:**



**PROJECT JUSTIFICATION:**

Value indicates the degree to which the project will help to: 0=Not Applicable 1=Somewhat Important 2=Important 3=Very Important

2	Protect health, safety, lives of citizens
2	Maintain or improve public infrastructure, facilities
2	Reduce energy consumption, impact on the environment
2	Enhance social, cultural, recreational, aesthetics opportunities
3	Improve customer service, convenience for citizens
<b>11</b>	<b>TOTAL SCORE</b>

**BENEFICIAL IMPACTS:**

Economic Development; Coordination with Dexter Schools

**MASTER PLAN AND/OR STUDY REFERENCE:**

Staff Recommendation, Chamber of Commerce and Business Owner input

**SCHEDULE:**

	Start		End	
	Month	Year	Month	Year
Study:		2012		2015
Design/Acquisition:		2012		2015
Construction:		2012		2015

**SCHEDULE JUSTIFICATION:**

Upon completion of the Mill Creek Park and Border to Border Trail Dexter will be a destination. We need to make sure residents and visitors can find key points of interest in the City, but after Marketing Plan Project ID 4.05 has been completed. . Maybe a coordinated effort with Dexter Community Schools.

**PROJECT COST DETAIL:**

Study:	General Fund/DDA/Schools	TBD
Signage	General Fund	\$15,000
	DDA	TBD
	Schools	TBD

**EXPENDITURES (in thousands)**

Funding Source	Prior Yrs	FY15-16	FY16-17	FY17-18	FY18-19	FY19-20	Beyond FY20	TOTALS
General Fund		\$5	\$5	\$5				\$15
								\$0
								\$0
<b>TOTALS</b>	\$0	\$5	\$5	\$5	\$0	\$0	\$0	\$15

