



TOWN HALL MEETING ON FACILITIES

JULY 31, 2019

MEETING INFORMATION

AND

FEEDBACK FORM

Steps Taken on City Facilities Since November 27, 2017

Work Sessions – 17

Town Hall Meetings – 2

Closed Sessions to Discuss Purchase of Property – 10

Key Activity Dates within this Time Period – Taken from Council Meeting Minutes

April 9, 2018

Motion Cousins; support Knight for the City to build a new Fire Station within the City limits at a location other than the current Fire Station.

Ayes: Knight, Smith, Cousins and Michels Nays: Fisher, Tell and Keough Motion carries

Motion Smith; support Michels to approve the Scope of Services from Partners in Architecture to develop a site layout and cost estimate to locate the Fire Station and Sheriff Substation on the MAV property on Dexter Ann Arbor Road at a cost not to exceed \$4,250.

Ayes: Michels, Knight, Cousins, Smith, Fisher and Keough Nays: Tell Motion carries

November 12, 2018

Council Member Michels introduced the Resolution to Purchase Property for the Construction of a New, Modern Fire Station in order to begin the discussion on the topic. Council Member Smith provided an additional document to help better understand Council Member Michels' resolution. Discussion followed with plans to hold a work shop in January on the Fire Station.

January 14, 2019

Motion Cousins; support Smith to adopt the resolution to purchase property as a potential site of a new, modern fire station presented at the meeting.

Support by Cousins and Smith to withdraw the above motion.

February 11, 2019

Motion Smith; support Michels to approve the Resolution to Purchase Property.

Ayes: Knight, Smith, Cousins and Michels Nays: Fisher, Bell and Keough Motion carries 4 to 3

March 25, 2019

Motion Michels; support Cousins to sign a Letter of Intent to enter into a purchase Agreement for the purchase of property located on Dexter Ann Arbor Road at Meadowview.

Motion Smith; support Fisher to postpone action on the Letter of Intent until the May 13, 2019 meeting.

Ayes: Bell, Smith, Fisher and Keough Nays: Michels, Knight and Cousins Motion carries

April 27, 2019

Town Hall Meeting on Facilities

May 13, 2019

Motion Michels; support Cousins to sign a Letter of Intent to negotiate a Purchase Agreement on property located on Dexter Ann Arbor Road at Meadowview Drive with dates in the agreement updated.

Ayes: Cousins, Bell, Knight, Michels, Smith and Fisher Nays: Keough Motion carries

A discussion followed on the intent of previous motions regarding the location a fire station and the use of 8140 Main Street. It was recommended to place on the next agenda an item regarding the vote on the use of 8140 Main Street.

May 28, 2019

Motion Cousins; support Smith to build a new fire station within the City limits of Dexter at a location other than the current fire station and further to cease any efforts or expenditures to remodel, modify or update the current fire station at 8140 Main Street unless subject to the maintenance requirements per the Interlocal Agreement with the Dexter Area Fire Department.

Ayes: Michels, Knight, Cousins and Smith Nays: Fisher, Bell and Keough Motion carries

Motion Cousins; support Knight to identify 8140 Main Street as the site for a new City Hall after the present fire hall is no longer used as such.

Motion Michels; support Smith to postpone the motion on the future use of 8140 Main Street until the June 24, 2019 meeting.

Ayes: Smith, Michels, Fisher, Bell and Keough Nays: Knight and Cousins Motion carries

June 24, 2019

Motion Smith; support Michels to enter into a Purchase Agreement on the Dexter Ann Arbor Road property with MAVD which allows staff to make the payment in June of \$20,000 to MAVD with the appropriate budget amendment from the overage in the fire fund.

Ayes: Michels, Knight, Cousins and Smith Nays: Bell and Keough Absent: Fisher Motion carries

July 22, 2019 – Draft Minutes

Consideration of: Purchase of the Dexter Ann Arbor Road Property

Motion Smith; support Cousins to proceed with the purchase of the MAVD property at Dexter Ann Arbor Road and Meadowview following Option 3, moving forward with closing, paying \$10,000 and with a closing date of August 21, 2019.

Ayes: Cousins, Smith, Michels, and Knight Nays: Bell, Fisher, Keough Motion carries

Discussion followed on the ballot language for facilities for the November election.

Summary of Options Currently Under Consideration

City Offices

3045 Broad Site

- Estimated project cost with buildout - \$235 per square foot - \$1,645,000
7,000 square feet

8140 Main (current Fire Station/Sheriff Substation)

- Estimated project cost - \$2,900,000 (includes Sheriff Substation)
11,000 square feet

Fire Station

MAVD Property

- Property purchase - \$544,000
- Estimated project cost – \$ 5,676,000
18,750 square feet

Sheriff Substation

MAVD property

- \$629,000 as an addition to current fire station concept

3045 Broad

- Estimated project cost with buildout - \$235 per square foot - \$517,000
2200 square feet

8140 Main (current Fire Station/Sheriff Substation)

- Included in City Office estimate

**All costs are estimates based on conceptual plans. Formal design has not been initiated on any of the potential projects.

Options No Longer Under Consideration

City Offices

Copeland – Dexter Community Schools currently has approved/negotiated a purchase arrangement with Encore Theatre

Fire Station

Copeland – Dexter Community Schools currently has approved/negotiated a purchase arrangement with Encore Theatre

8140 Main Street – Renovation costs of \$2,900,000 no longer considered an option via Council Action taken May 28, 2019

Dan Hoey – City has purchase agreements for the property with Avalon Housing and DTE



2018 Dexter Area Fire Department Run Summary

Legend

Lakes Far

Dexter Township
364
36.18%

Webster Township
343
34.09%

City of Dexter
299
29.72%

Current Fire Station Location

MAVD Property

0 6,400.00 12,800.0

Feet

4/26/2019

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

NOTE: Parcels may not be to scale.

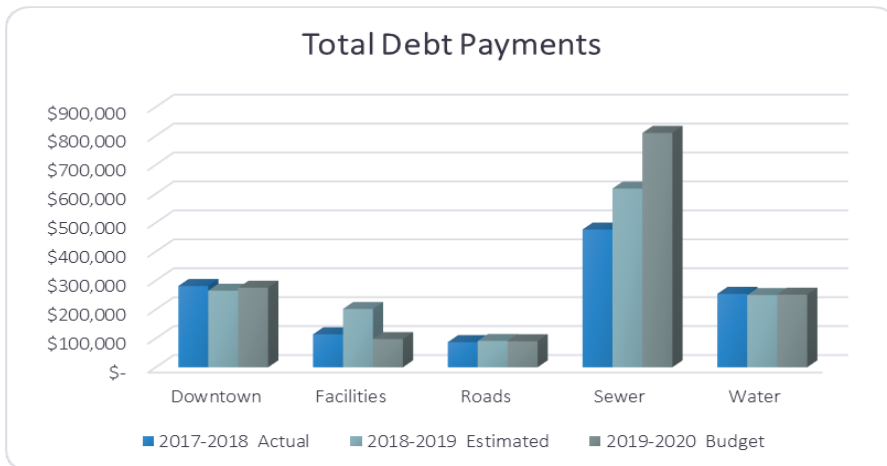
Notes

Current City Debt

| Principal and Interest Balances as of June 30, 2019 | | | |
|---|---|----------------------|---------------------|
| Year | Issue | Principal | Interest |
| 2009 | Sewer - Equalization Basin | \$ 1,105,290 | \$ 174,021 |
| 2010 | Water - Water Main Replacement and 5th Well | \$ 804,226 | \$ 126,340 |
| 2011 | Water - Water Main Replacement | \$ 643,635 | \$ 110,636 |
| 2011 | Improvements in DDA District | \$ 73,000 | \$ 1,608 |
| 2012 | Sewer - Digester Project | \$ 2,625,000 | \$ 521,688 |
| 2012 | Water/Sewer - System Upgrades in late 90s/early 2000s | \$ 2,810,000 | \$ 597,265 |
| 2014 | Streets - Road Construction | \$ 430,000 | \$ 32,333 |
| 2015 | Purchase of 3045 Broad Property (DDA) | \$ 1,280,000 | \$ 541,538 |
| 2016 | General Fund - DPW Building | \$ 715,000 | \$ 57,313 |
| 2017 | Jeffords/Forest St Improvements (DDA) | \$ 1,805,000 | \$ 218,976 |
| 2018 | Sewer - Headworks/Tertiary Treatment Project | \$ 5,475,000 | \$ 1,975,305 |
| Total | | \$ 17,766,151 | \$ 4,357,022 |

| Debt Limitation as of June 30, 2019 | |
|--------------------------------------|---------------------|
| 2019 State Equalized Valuation | \$306,046,980 |
| | x 10% |
| Legal Debt Limit | \$30,604,698 |
| Direct General Obligation Debt | \$17,766,151 |
| Less Pollution Abatement Bonds | (\$1,105,290) |
| Less Revenue Bonds | \$0 |
| Direct Debt | \$16,660,861 |
| Legal Debt Limit | \$30,604,698 |
| Less Direct Debt | (\$16,660,861) |
| Maximum Available for Bonding | \$13,943,837 |

| FY 2019-2020 Debt Payments | | | |
|----------------------------|---------------------|-------------------|---------------------|
| Fund | Principal | Interest | Total |
| Downtown | \$ 179,000 | \$ 95,970 | \$ 274,970 |
| Facilities | \$ 85,000 | \$ 12,513 | \$ 97,513 |
| Roads | \$ 80,000 | \$ 9,948 | \$ 89,948 |
| Sewer | \$ 500,000 | \$ 310,077 | \$ 810,077 |
| Water | \$ 180,000 | \$ 70,989 | \$ 250,989 |
| Total | \$ 1,024,000 | \$ 499,496 | \$ 1,523,496 |



Facility Town Hall Meeting Feedback

Date Completed _____

Please share any feedback on the options presented (additional room on back of page).

Using the data attached to this form, what do you view as an acceptable millage increase to fund the Fire Station, Sheriff Sub-Station and City Office upgrades? The millage increase would be in effect for 20 years; in approximate numbers - 1 mill would support a \$3,250,000 bond issue; 2 mills would support a \$6,500,000 bond issue; 3 mills would support a \$10,000,000 bond issue.

Understanding that the City is part of a regional fire department with Webster Township and Dexter Township, and that 70% of the total calls will require a response to locations outside (north of) the City limits, how important is the overall response time as a criteria for siting the City's station?

How important is it that the City offices be located in our historic downtown area?

If 8140 Main (current Fire Station/Sheriff-Substation) is not used for the Fire Station, Sheriff Sub-Station or City Office, what would you like to see in that location?

Are there other significant projects that you feel the City should be planning and/or saving for?

How did you hear about today's meeting?
