

DEXTER CITY STUDY COMMITTEE
MONDAY, DECEMBER 4, 2006
7:00 to 8:30 p.m.

COPELAND BOARD ROOM – 7720 DEXTER-ANN ARBOR ROAD

- 1) Take attendance, and approve minutes from November 6, 2006

- 2) **Guest: Past Presidents of the Village and other officials???**
Philip Arbour Paul Bishop
Loren Yates Terry Walters

- 3) Review tax savings information – impact of City status on industrial properties in the Village.

- 4) Review the power point presentation.

- 5) Review list of issues to study for report. Bart Wall is preparing framework for the report using the categories on this list.

- 6) Tasks for the next meeting scheduled January 29, 2006
Citizen Focus Group

Adjourn

DEXTER CITY STUDY COMMITTEE
MONDAY, NOVEMBER 6, 2006
7:00 to 8:30 p.m.

COPELAND BOARD ROOM – 7720 DEXTER-ANN ARBOR ROAD

Attendance: Beal	Bellas	Coy	Flowers
Gergely	Gochanour	Jones	Rush
Stacey	Stivers	Vickers	Waggoner

1) Guest: John Kingsley-Webster Township Supervisor

- John Kingsley felt that the financial impact would be minor to the Township, around \$76,000 total taxes is currently levied by Webster Township on the Westridge property. He reminded the group that the 425 agreement requires the village to pay Webster Township for 12 years after the Village becomes a City. “The agreement requires 1.16 mills not the current millage rate of 3.666 which is reflected in the costs calculated to become a City”.
- Webster is concerned about what happens to the properties included in the 425 agreement after the village becomes a City. The Township is opposed to the UMRC development on the Judge Dexter property coming into the Village. There are concerns for future attempts for annexation deeper into Webster Township. Annexation requests would go to the Boundary Commission after the Village becomes a City.
- Mr. Kingsley said that the Township would stop providing assessing and election services for the Village and these costs would need to be covered by the City. Mr. Kingsley indicated that Webster Township would not cut back on staff.
- The village becoming a City will remove the opportunity for residents of Westridge to vote on Webster Township issues or run for Township office.
- The area wide Fire Department would not be affected by City status, but Mr. Kingsley felt that incidents would increase for the City because of the Gordon Hall property. The DAFD will continue operationally as it is today. The Police Services contract would also remain the same.
- Mr. Kingsley believed there would be image issues for the village.
- A concern about natural buffers between the entities and opportunities to use Webster Twp PDR dollars to create natural buffers was discussed. Mr. Kingsley discussed the Township’s PDR (Purchase Development Rights) program, which only generates \$90,000 per year to buy development rights. Not really enough to buy much land.

2) Update from John Coy on the Dexter Area Chamber presentation

John Coy attended the Dexter Area Chamber meeting on October 18th. He clarified to the DACC that the City Study group is simply studying the matter and the decision to move forward with Cityhood has not been made and that Village Elected Officials will make this decision. There was interest in business savings and the advantage for businesses compared to residential if the village became a City. Bart Wall is reviewing the tax savings for industrial and commercial properties to determine the tax savings impact for large businesses in the Village. He will provide this information at the next meeting. Several chamber members, who want to preserve the quaint village image, brought up concerns about image.

The group discussed, ongoing concern with the perception that annexation issues are the only reason why Cityhood is currently being studied. The annexation issue makes it tough to focus on other factors involved when contemplating such a transition. One sentiment is, people will move if Dexter becomes a City, or they will move if the Sloan/Kingsley property is developed.

Confirmation on assessor and election expenses was provided and will be included in the calculations. There was also information about the DDA tax increment financing capture that would be lost when Scio millage is not collected. The \$25,000 represents the annual funding that the DDA would not receive, and it is also represents the amount the businesses could potentially keep.

Bart Wall is working on the framework for the report using the categories and list of issues to study. A draft will be reviewed at the next meeting. It was recommended that a PowerPoint presentation be created using the Bill Beach slides as a template, but make it more specific to Dexter. John Hanifan will be asked to put the power point presentation together for the next meeting.

A general insight from the group regarding Township participation so far is that the Townships didn't portray a strong reaction one way or the other about the village becoming a City; it is almost like they expect it.

The next meeting is scheduled for Monday, December 4, 2006. A focus group including past presidents and other past elected official of the village will provide a historical and personal perspective on becoming a City.

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Donna Dettling
Village Manager