

**DEXTER CITY COUNCIL
FACILITIES COMMITTEE/COUNCIL WORK SESSION
MONDAY, JANUARY 30, 2017**

A. CALL TO ORDER

The meeting was called to order at 6:30 PM by Mayor Keough at the Dexter Senior Center at 7720 Dexter Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: Mayor Keough

J. Carson	D. Fisher
J. Knight	Z. Michels
J. Smith	R. Tell

Also attending: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/ Treasurer; Justin Breyer, Assistant to the City Manager/City Clerk; David Gassen and Ellie Gassen, Partners in Architecture; Paul Cousins, Facility Committee; Chief Smith, Dexter Area Fire Department; Phil Arbour, Citizen; Fred Schmid, Facility Committee (via phone); and Carol Jones, Recording Secretary.

C. LISTING OF QUESTIONS/EXPECTATIONS OF THIS MEETING

Council Members and Staff provided the following comments regarding the City facilities for Fire, Sheriff's Department, and City Office:

- Priorities for facility costs and how to pay for them.
- We have a needs assessment but we do not have the criteria of selecting a location.
- What is our design time both long term and short term?
- Office facilities are inadequate, how can we improve these facilities.
- Clarify out next steps to the City residents.
- Break ground on a new fire station in 2017.
- Space needs for City Offices has to include a Council Chambers.
- City Offices need to stay downtown.
- Respect the decisions and work of the Facilities Committee and decisions of City Council.
- Both the Fire Hall and City Offices carry the same weight and we need a decision on them soon.
- The Fire Hall is the first priority.
- Move forward with a decision now.
- Look at building from a service and delivery perspective. Discussion followed on this item.

D. REVIEW OF ORIGINAL SCOPE OF WORK FOR PARTNERS IN ARCHITECTURE

Ms. Nicholls gave a brief review of the Request for Architectural Services for the Facilities Assessment that began in 2014.

E. REVIEW OF CONCEPTS DEVELOPED BY PARTNERS IN ARCHITECTURE

David Gassen of Partners in Architecture reported on the following from the company's report of May 2016

- Review of the current Fire Station, City Offices and Sheriff's Offices. Looked at the structural site, exterior and interior, and upgrades needed for future use.
- Review of Needs Assessment.
- Review of Combination of Fire, Sheriff, and/or City Office Concept Options.
- Review of Fire Station Options.
- Review of City Office Options.

F. COMMITTEE REVIEW OF POTENTIAL SITES FOR NEW FIRE STATION

Potential sites for the Dexter Area Fire Department reviewed by the Facilities Committee included the following:

- 8140 Main Street – redevelop the building
- 8140 Main Street – demo and rebuild the building
- Dan Hoey property – new build
- MAV property on Dexter-Ann Arbor Road – new build
- Adair property on Second Street – currently leased
- 3610 Edison – lot too small
- American Legion – portion of lot but outside of the City in Scio Township
- 7495 Joy Road – outside of the City in Webster Township

G. COMMITTEE REVIEW OF POTENTIAL SITES FOR NEW CITY OFFICES

Potential sites for City Offices reviewed by the Facilities Committee included the following:

- 8140 Main Street – repurpose the building
- 8140 Main Street – demo and rebuild the building
- Mill Creek Terrace – [150 Jeffords](#)
- A portion of the old DAPCO site – 3045 Broad
- 8080 Grand Street – currently being renovated

H. FACILITIES HISTORY

[Mr. Smith](#), Facilities Committee Chairperson, reviewed the time line of the Committee from 2007 to 2017 on the history of the Committee and the actions of Village/City and Committee actions.

I. NEXT STEPS

The following are the comments regarding the Next Steps ~~of determining a location of a fire station for Dexter:~~

- Mayor Keough – Included in the Facilities Report is a possible means of funding a \$4,400,000 bond for facilities.
- Chief Smith – Remodeling plans for 8140 will not do for the future of the DAFD.
- Mr. Cousins – Are we looking at the present or to the future? The current site is not the best location.

- Ms. Knight – I would like to see the 8140 become the City Offices along with the Sheriff's Department. I did review the Dan Hoey site but that may not be ideal. I do like the MAV property.
- Mr. Schmid – I feel that 8140 Main should not be considered with all of the issues in renovation for a Fire Department. We should build in a location that will service a growing population. I would suggest the MAV property.
- Mr. Breyer – We could use 3045 Broad Street and negotiate a space on the land with a developer for a City Office.
- Ms. Sherry – I can't see 8140 Main Street being anything other than public land.
- Council Member Michels - I would like to see funding scenarios for a Fire Department and City Hall at our Visioning Session on February 18 and see if there is any interest in using 8140 Main Street as a commercial space. Staff would like to see City Office space sooner than later.
- Ms. Nicholls - Faith In Action may still be interested in a portion of the Dan Hoey property for their building.
- Council Member Smith – I could see building the office space at 8140 Main Street for a City Hall out to the sidewalk before renovating the rest of the structure for meeting rooms.
- Council Member Carson – I feel we need a new station in a new spot and not put money into the current site. We should use the property we own on Dan Hoey Road for the Fire Department and 8140 Main for City Offices. 3045 is not ideal because we need that property for tax revenue.
- Chief Smith – The Dan Hoey site is problematic because of the schools it would be difficult to get staff in and out. Also there would be issues with the proposed roundabouts on Baker Road. However, that site is close to the Industrial Park. I am interested in the MAV Property and Dexter - Ann Arbor Road does have four lanes. The Joy Road site would improve service to Webster Township and old Dexter, but I have concerns about how long before the bridge will be needing repairs. The Second Street site is too small. The fact is that the Fire Station will not be downtown.
- Facilities Committee will meet on Friday, February 3 and come back with a solid recommendation.
- Mayor Keough – I would like to see a phasing discussion.

J. ADJOURNMENT

Adjourned at 8:58 PM

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing: _____