

**STAFF REPORT**

**To:** Mayor Keough and City Council  
Justin Breyer, Interim City Manager

**From:** Michelle Aniol, Community Development Manager  
Mike Auerbach, Assistant Planner

**Date:** February 4, 2021

**RE:** Scio Township Draft Master Plan

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Scio Township is asking for the City's feedback on the draft Master Plan, which was presented to the Township's Planning Commission for the first time on January 25, 2021. Please note, this is NOT the required comment period. The opportunity to review the Township's plan, at this stage is similar to the opportunity that was expended to the Township, when the city was updating its Master Plan. At that time, the city was seeking input from Scio Township before finalizing how it would plan outside city boundaries and handle annexation requests.

Staff has obtained a hardcopy of the draft Scio Township Master Plan for anyone wishing to review a physical copy. An electronic version of the draft Plan can be accessed by clicking:  
<https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Aascds%3AUS%3A36ccb69b-9164-4032-8f06-5d061607b6e7#pageNum=4>.

Current Township Master Plan

For context, the current [2015 Scio Township MP](#) designation for the NW corner of I-94 and Baker Road (i.e., the area proposed for the Heritage/Encore Development) is a combination of Open Space, Agriculture & Rural Residential and Mixed use Highway Commercial. The Open Space, Agriculture & Rural Residential designation intends for the preservation of agricultural land use and open spaces, with residential density of 1 du/2.5+ acres. The Mixed-Use Highway Commercial designation intends to provide locations for specialized commercial uses that are directly related to the I-94 freeway, as well as mixed use developments of more commercial businesses including office, research, and light industrial operations.

The area proposed for Sloan Farms is currently master planned for a combination of Open Space, Agriculture & Rural Residential and Recreation/Conservation. The Recreation-Conservation designation is intended to provide an interconnected open space system that preserves significant natural feature in the Township, not as a way to halt development, but as a way to raise awareness of potentially significant natural features to be considered and integrated appropriately, functionally with development.

Gateway Sub Area

Scio's draft Plan would establish a Gateway Sub Area (GSA), which would be centered on Baker Road, from I-94 to the City's southern boundary. The GSA would allow mixed-use projects at a density higher than the one-acre minimum currently planned. Development in this gateway area would be as Planned Unit Developments (PUD), with well demonstrated public benefit(s). The impetus for planning the GSA is the proposed developments on both the east and west sides of Baker Rd, north of I-94; Heritage/Encore (northwest corner of I-94 and Baker Road) and Sloan Farms.

The Township does not intend to extend public utilities from Jackson Road, to serve the GSA; therefore, it would be the responsibility of the developer to solve the sanitary sewer challenge. It is highly unlikely that the state will allow a private sewer treatment facility to discharge into the Mill Creek. So, the only other option is a surface discharge treatment facility. The Township has its own on-site WWT ordinance, which according to the Township Planner, Doug Lewan, is very strict.

The current master plan designations (cited above), along Baker Road from the freeway to the city

boundaries, ensured that higher density residential and commercial development occurred along the Jackson Road Corridor. The GSA envisioned in the Township's draft Master Plan would open removed the restraints that kept development along Baker Road in check.

Staff is concerned that the GSA would facilitate "commercial creep", from Jackson Road, up Baker Road to the City limits. Additionally, the GSA would provide greater access and visibility for retail commercial businesses, which could entice existing commercial establishment in the city to relocate.

The Township Planner indicated that the Township recognizes the significance of downtown Dexter and is committed to working with the city in the cooperative manner it has done in the past. He stated the township is not looking to create its own "identity" by developing a Town Center and that the Township recognizes its identity is and has been directly connected to Downtown Dexter.

#### Concerns from City Residents

Staff received a letter from the President of Homeowners of Dexter Crossing (email accompanies this memo). In her communication, Sanam Arab outlined the residents' concerns regarding the 1) Sloan Farms Development proposal, 2) construction traffic and previously plan, but undeveloped stub streets on Wellington Drive, and 3) hunting on the former Sloan-Kingsley property. The residents would like the stubs streets on Wellington to be temporarily barricaded and for construction traffic to use Baker Road.

Staff is eager to discuss the Township's draft Plan with City Council, at its work session on February 6, 2021.

Dear City of Dexter Planning Commission,

My name is Sanam Arab and I am the President of Dexter Crossing Homeowners Association. As you know, the topic of Sloan Farm (Sloan-Kingsley) Development in Scio Township has been the topic of conversation for both the City of Dexter and Scio Township for many years. Most recently, after the latest proposal which included the development of about 400 units with establishment of a wastewater treatment facility, was on hold by Scio Township pending their review of their Master Plan.

Last Monday, I attended Scio Township's Planning Commission meeting to provide them with a statement from Dexter Crossing Community. According to Scio Township, their newly drafted Master Plan still includes the mentioned plan for Sloan Farms. Although we understand that limitations for wastewater treatment could change the development plan.

On behalf of Dexter Crossing, I would like to submit a similar statement to you. Please know this is coming from the perspective of neighborly collaboration.

While finishing Dexter Crossing, James Haeussler and Peters Building Company used Sloan Kingsley as construction dumping ground through the two stubs on Wellington Drive that connects both properties. Neighbors on Wellington drive were subjected to the construction traffic for over a decade from the constant noise of trucks (at times even on the weekends), to the construction view for many of the neighbors on Wellington drive, and the constant worry of the neighbors when trucks were zooming through. The prospect of many more years of the same is truly horrifying especially that the demographic of Wellington has changed and now we have many neighbors with young children.

As we have heard about many possibilities and plans, I would like to bring a few requests or recommendations for your consideration.

- There have been many versions of a plan for the development. At Dexter Crossing, we support the large family home development: homes on one acre lands with individual well/septic.
- We request that all construction traffic be conducted through Baker road and not the stubs through Wellington Drive. The neighbors on Wellington deserve to have peace and a construction free time at their homes.
- In collaboration with Scio and Dexter, we would like to see the two stubs on Wellington temporarily barricaded to avoid the construction traffic until the development is finished and residents' traffic resumes. We request temporary barricades because our verbal request from us, Scio Township and the City with the agreement of the developers have not always been followed. Since that is a private property, if they decide to do anything, we have no ways of stopping them.
- We believe the property owners allow for hunting to be done on Sloan Kingsley and for those of us with backyards to the property, this is very disconcerting. True that the sound of a gunshot travels far, but at hunting season, we are not positive that the proper distance with all the homes are followed. We would appreciate Dexter and Scio requesting a stop to the hunting on the property if possible or making sure proper guidelines are followed.

We truly appreciate your consideration. I am available to attend any meetings or to provide any additional information that the Planning Commission would like.

Sincerely,  
Sanam Arab  
President, Dexter Crossing HOA

## Memorandum

**To:** Mayor Keough and City Council

**From:** Justin Breyer, Interim City Manager and City Clerk  
All Members of City of Dexter Office Staff

**Re:** City Offices

**Date:** February 4, 2021

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An item was included in the City Council packet for the Monday, February 8, 2021 meeting regarding City Offices. That item provided a significant amount of information relating to the Facility/Needs Assessment developed by Partners In Architecture; existing conditions of the City Offices; possible locations and associated costs for a different City Office facility. Due to the quantity of information, this topic is included on the February 6, 2021 Work Session agenda as an opportunity to introduce the topic before the February 8<sup>th</sup> meeting. City Council is asked to refer to the February 8<sup>th</sup> agenda packet for the associated information on this work session topic.

**GOALS AND OBJECTIVES FOR FY 2020-2021**  
Established during Budget Planning Work Sessions

**Good financial health is the cornerstone to all municipal operations, and the City of Dexter is committed to practicing sound financial management to ensure fiscal sustainability for current community members and for future generations.**

**GOAL:** *To create an atmosphere of economic competitiveness for both residents and our business community.*

**OBJECTIVE:** Maintain a competitive tax rate in relation to similar communities within Washtenaw County in particular, and Southeast Michigan in general, by:

- Ensuring that the City millage rate meets the following standards:
  - Be in the lowest one-third of city millage rates in southeast Michigan (Livingston, Jackson, Macomb, Monroe, Oakland, Washtenaw, and Wayne counties);
  - Be lower than the average city millage rate for Washtenaw County (Ann Arbor, Chelsea, Dexter, Milan, Saline, and Ypsilanti).

**OBJECTIVE:** Maintain a strong, ongoing commitment to economic development by;

- Assisting the DDA in implementing its Development and TIF Plan by participating in the marketing and redevelopment efforts for 3045 Broad Street.
- Stimulating the local economy by ensuring that relevant bid opportunities are advertised to local companies.
- Implementing Economic Development Strategy (i.e. Economic Enhancement Program).
- Conduct at least one business forums/summit in partnership with Ann Arbor Spark.
- Pursuing avenues for making fiber available to all properties.
- Explore opportunities for electric charging stations
- Research 5G networking.

**GOAL:** *In order to foster fiscal sustainability, the City shall adhere to best practices recommended by various boards and organizations such as the Government Accounting Standards Board (GASB), the Government Finance Officers Association (GFOA), and the Association of Public Treasurers of the United States and Canada (APT US&C), and shall follow the rules of Generally Accepted Accounting Principles (GAAP).*

OBJECTIVE: Seek the industry recognition of best practices by applying for and receiving awards for financial management excellence such as;

- The GFOA's Distinguished Budget Presentation Award.
- The GFOA's Certificate of Excellence in Financial Reporting.
- The APT US&C's Investment Policy Certification.

OBJECTIVE: Implement GASB pronouncements on or before their required implementation dates.

OBJECTIVE: Maintain a bond rating through Standard and Poor's Rating Service of at least A-.

**GOAL:** *The City shall strive to use its limited resources wisely and to seek out sources of revenue beyond those provided by City property owners.*

OBJECTIVE: Maintain a fund balance (reserves) for emergencies;

- 15% of annual operating revenue in the General Fund.
- 50% to 75% of operating expenditures in the enterprise funds.

OBJECTIVE: Recognizing that legacy costs, such as pensions and retiree health care, place a large burden on future generations if not properly addressed in the present, the City will strive to;

- Maintain the Municipal Employees Retirement System (MERS) defined benefit retirement plan at a level between 85% and 100% of funding, as determined by the MERS actuarial study.
- Set aside a minimum of \$95,000 per year for Other Post Retirement Benefits (retiree health care) until such time as there is an 80% funding as determined by an actuarial study. Based on the updated actuarial report received in 2016, determine if \$95,000 is the correct level of funding for retiree health care in future years.
- Research options to provide a retiree health care buy-out program for current and future retirees.

OBJECTIVE: In order to gain the most value for limited dollars, the City shall;

- Seek a minimum of \$10,000 across the various funds and activities in outside resources such as grants and revenue sharing.
- Keep total health care within the State of Michigan's guidelines, which may require higher employee contributions.

**A primary function of government is to provide our residents and businesses with the public infrastructure necessary for them to carry out their daily lives in peace and safety. This includes maintaining existing infrastructure, and creating new infrastructure as the needs of the government and our residents change.**

**GOAL:** *To provide our residents and businesses with cost effective, safe, and efficient delivery of public utilities such as sewer services, water delivery and storm water management.*

**OBJECTIVE:** Seek out operating improvements that will allow the City to limit rate increases to 3% per year. This includes the following actions:

- Annually update the Utility Rate Study in house, with a formal update by the City’s financial advisor every three years.
- Explore funding opportunities for utility infrastructure improvements for 3045 Broad Street.
- Continue implementation of the SAW Grant

**OBJECTIVE:** Ensure efficient delivery of public utility services by:

- Assessing the impact of food processing businesses on sewer operations, including the enforcement of the fats, oils and grease requirements in the Sewer Ordinance.
- Explore opportunities to implement a 6<sup>th</sup> water well.

**GOAL:** *The City is committed to providing the necessary roads, sidewalks, pedestrian crosswalks, and bicycle lanes that our residents and businesses require in order to move themselves, their vehicles and products safely around the City.*

**OBJECTIVE:** Implement the Road Maintenance Plan that was developed for the City in 2014.

**OBJECTIVE:** Research the impact of extending Baker through Monument Park.

**OBJECTIVE:** Implement the downtown parking study.

- Work with DDA to determine long-term parking needs.

**OBJECTIVE:** Implement pedestrian enhancement project.

**GOAL:** *Public buildings provide a safe and productive environment for City employees to serve our residents and the businesses of the City, and it is a desire of the Council to provide these facilities for the public good.*

OBJECTIVE: Study opportunities for the financing of facilities for a City Hall and Council Chambers, Fire Station, and Sheriff Substation based on the Facilities Feasibility Study.

OBJECTIVE: Study opportunities for the development/incorporation of facilities for seniors and youths.

**GOAL:** *Parks provide residents and visitors with beautiful and functional surroundings in which to recreate and relax, and it is a City priority to maintain and protect these valuable public assets.*

OBJECTIVE: Review and update the Parks Master Plan, with updates to be done every five years, with the next update being scheduled for Fiscal Year 2020-2021.

OBJECTIVE: Implement Mill Creek Park Phase II.

OBJECTIVE: Work with Washtenaw County Parks and Huron Waterloo Pathways Initiative on the development of the Dexter to Chelsea connector of the Border-to-Border Trail.

OBJECTIVE: Implement the design and installation of the Grandview Commons connector of the Mill Creek Park Trail.

OBJECTIVE: Implement the design and maintenance of First Street Park.

**GOAL:** *It is a desire of the City to have a centralized mechanism for identifying and determining the feasibility of long-term projects of a wide variety types and uses.*

OBJECTIVE: Provide annual staff assistance to the Planning Commission in the creation of each year's Five Year Capital Improvement Plan, and use their findings in the annual budget process to identify projects that shall be funded.

**One of the main reasons people choose to live and bring their business to a particular place is the quality of life that is found within a community. The health, happiness and well-being of a community can be greatly impacted by the choices that their government leaders make when deciding funding priorities.**

**GOAL:** *To provide the community with opportunities to experience arts, culture, nature, recreation, area-grown and crafted food and goods, and gardening experiences.*

OBJECTIVE: Provide the Arts, Culture and Heritage Committee with the resources necessary to hold the Plein Air event and facilitate temporary art, as set out in the Arts Plan. Develop a mechanism in which to facilitate the

permanent placement of temporary art that is popular with the residents of the City.

OBJECTIVE: Select permanent sculptures for LaFontaine and Grandview Commons

OBJECTIVE: Hold six special events at the Farmers Market.

OBJECTIVE: Provide space annually on City property for a Community Garden.

**GOAL:** *Public transportation is an important part of a community's quality of life, and it is the City's desire to facilitate opportunities for public transportation.*

OBJECTIVE: Contract with the WAVE to provide door-to-door services at a minimum of five days per week, and to maintain bus routes within the City of Dexter.

**GOAL:** *Recognizing that non-profit and community-based organizations provide valuable services to our residents, the City will help these organizations to the extent allowed by State Law.*

OBJECTIVE: Support the Dexter Senior Center and the Dexter Area Historical Society by providing an annual contribution of \$1,000 and \$250, respectively, to go towards services provided to Dexter residents.

**GOAL:** **The City seeks to be welcoming for residents in all income brackets.**

OBJECTIVE: Partner with Avalon Housing for affordable housing and a permanent home for Faith in Action.

OBJECTIVE: Research and consider opportunities for implementation of Housing Task Force recommendations.

**The flow of information, from the government to the people and from the people to the government, is vital for a government to be able to understand and meet the needs of its citizens and businesses.**

**GOAL:** *The City commits to providing mechanisms to share information with the public in a wide variety of platforms.*

OBJECTIVE: Use the following tools to communicate with the public:

- Hold a minimum of two community meetings each year to interact with the public on a variety of issues and topics relevant to the community of Dexter.
- Post a minimum of 24 news and information items per year on the City's website.

- Post a minimum of 48 news and information items per year on the City’s Facebook Page.
- Provide an email update at least twice per month.
- Place one advertisement per year with Adams billboard to promote activities supported or sponsored by the City.
- Publish four newsletters per year.
- By the end of Fiscal Year 2019-2020, create a social media/website policy that addresses the City’s website, Facebook page, and any future forms of communication such as YouTube, Twitter and Pinterest. Develop a plan to use electronic media, such as surveys and social media sources, to engage the public.
- Continue to publish the Dexter Visitor’s Guide.
- Explore recording City Council meetings for webcast.

**GOAL:** *Volunteerism is vital to help the City achieve its goals, and it is important that our volunteers feel needed and appreciated.*

**OBJECTIVE:** Develop an award program for City volunteers and others who help to make the City a desirable place to live, work and play.

**GOAL:** *Communication with neighboring communities and other governmental and quasi-governmental organizations is important to facilitating regional and inter-local cooperation.*

**OBJECTIVE:** Participate in regional boards, commissions and joint endeavors to foster cooperation and ensure that Dexter’s interests are taken into consideration when regional decisions are being made.

**OBJECTIVE:** Coordinate regular meetings with Dexter Community Schools.

**GOAL:** *Engaging with the youth of the community is beneficial to ensuring that the needs and interests of the future residents of Dexter are being considered.*

**OBJECTIVE:** Advertise to the greatest extent possible Student Representative openings, and appoint Student Commissioners as openings are available.

**A government is only as good as the people/employees involved, and investment in employees is an important part of creating an organization that responds best to the people that it serves.**

**GOAL:** *It is important to support employee and general public safety in the delivery of all public services, and encourage that services are provided in as safe a manner as possible.*

**OBJECTIVE:** Develop a Comprehensive Health & Safety Program and fund ongoing annual safety training onsite and offsite for employees.

- GOAL:** *It is important to have a workforce well educated in their job duties, and to provide for the availability of that training.*
- OBJECTIVE:** Each employee should have the opportunity to attend one out-of-house training session, if desired, to enhance their job performance.
- OBJECTIVE:** Disseminate through staff meetings or written documents the City's commitment to excellent customer service, to include the following:
- All customers are to be treated in a friendly and respectful manner.
  - Staff is responsible for gathering follow-up contact information, if necessary, so that the appropriate employee or official can follow-up with the person initiating the contact.
  - Customers will be directed to the appropriate employee or official in an expeditious manner.
  - Customer concerns will be responded to as soon as possible, and no later than 24 hours after the initial contact.
- OBJECTIVE:** Accepting the status quo can lead to performance stagnation, so management will conduct staff meetings at least quarterly to discuss ways that overall performance can be improved.
- GOAL:** *In order to adequately perform their jobs, employees must have the necessary tools and equipment available.*
- OBJECTIVE:** Research asset management and document management systems for all departments. Develop plans for the upgrading and replacement of computer systems and workstations. Investigate project management software.

**Public safety** is one of the most important services that a government can provide. Beyond the basics of police and fire protection, public safety also encompasses emergency and disaster management, traffic and pedestrian safety, and general cleanliness.

- GOAL:** *As the 2012 tornado proved, emergency and disaster preparedness is important, both for City employees and for its residents and businesses. The City commits to providing the means for training and distribution of safety materials.*
- OBJECTIVE:** Dexter's Emergency Action Guidelines will be disseminated to employees, residents and businesses in the following manner:
- Employees will have annual in-house training.
  - Dexter-specific information will be distributed annually through at least one of the mass communication methods commonly used by the City.

**GOAL:** *Police and fire services shall be provided in an efficient and responsive manner, and in the most economically viable manner.*

**OBJECTIVE:** Continue to participate in the Washtenaw County Police Services Steering Committee to ensure that police services are both economical and efficient.

**OBJECTIVE:** Continue negotiations with surrounding townships on further consolidation and regionalization of fire services.

- Maintain presence on the board of the Dexter Area Fire Department, and receive quarterly reports to Council on financial and operational matters.

**GOAL:** *Traffic patterns and enforcement shall be conducive to overall public safety.*

**OBJECTIVE:** The RadarSign shall be used on a minimum of twelve different local roads throughout the fiscal year.

**GOAL:** *Public infrastructure cleanliness needs to be managed in a manner that promotes not only aesthetics but also public safety.*

**OBJECTIVE:** The Department of Public Works shall perform the following functions:

- Clean all downtown sidewalks and pedestrian paths to remove loose impediments at least monthly.
- Sweep City streets in accordance with the set maintenance plan.
- Pick up brush, leaves, and Christmas trees in accordance with the set maintenance plan.
- Remove trash from downtown receptacles in accordance with the set maintenance plan.

**The City recognizes that the environment is important to our residents and businesses, and that government plays a vital role not only as stewards of the environment, but also as educators.**

**GOAL:** *Addressing sources of water pollution is important to the overall quality of life within the City.*

**OBJECTIVE:** The City shall address the sources of water pollution in the following manner:

- Educational materials about the use of fertilizers with phosphorous, use of rain barrels and rain gardens, and other relevant environmental information shall be distributed annually through at least one of the mass communication methods commonly used by the City.

**OBJECTIVE:** In order to reduce the use of paper and other resources associated with the creation of board and committee packets, research electronic packets for boards and commissions.

**Governments often create plans, documents, and goals and objectives to help guide decision makers in the creation of public policy and the expense of public funds. It is important that these documents be reviewed regularly to make sure that they are still relevant to current situations and future needs.**

**GOAL:** *The City staff, commissions, and elected officials need to review City plans and documents to ensure both familiarity with them and their relevance to planning and policy.*

**OBJECTIVE:** The City staff, commissions, and/or elected officials shall review all or part of the following documents at least once per year:

- The Master Plan and Capital Improvement Plan to aid in policy and budget decisions. Implement recommendations that will be made in 2019 Master Plan.
  - Review and update Zoning Ordinance to align with the Master Plan.
- The Park and Recreation Master Plan and Tree Management Plan as a guide to decisions affecting the parks, recreation and community forestry activities and budget decisions.
- The Downtown Development Plan and Economic Development Strategy as guides for economic and development activities within the plan area.
- The Arts, Culture & Heritage Master Plan.
- The budgetary goals and objectives to plan out activities for the current and future budget years.
- Develop a 5-Year Assessing Plan

**From time to time, Council and Staff identify items that are not practical to have as a current objective, but that are desirable to keep in the public consciousness.**

**Policy Area:** *Public Infrastructure*

**GOAL:** The City is committed to providing the necessary roads, sidewalks, pedestrian crosswalks, and bicycle lanes that our residents and businesses require in order to move themselves, their vehicles and products safely around the City.

**OBJECTIVE:** Research walkability scoring and develop a plan to improve the City's walkability score.

**Policy Area:** *Financial Sustainability*

**GOAL:** *To create an atmosphere of economic competitiveness for both residents and our business community.*

**OBJECTIVE:** Maintain a strong, ongoing commitment to economic development by;

- Research opportunities for the expansion of the Business Park and for providing space for tech companies and other office uses.

2020-2021 Objective

2020-2021 Result

2021-2022 Action

FISCAL SUSTAINABILITY			
Tax Rate Competitiveness	Be in lowest 1/3 in SE Michigan	16 of 87 (1/3 = 29). Average = 21.3	Rates include debt millages. Revisit goal?
	Be lower than Washtenaw Average	City = 15.3062 Avg = 19.6247. Dexter was lowest	Rates include debt millages. Revisit goal?
Commitment to Economic Development	Assist with 3045 Broad redevelopment	Entered into Pre-Development with Norfolk in 2017-18. Research and due diligence on-going. Work session regarding building 3 scheduled for January 29th.	Complete pre-development due diligence and proceed to PUD SPR and Development Agreement
	Advertise bids to local companies	Bids advertised via MITN and website Bids advertised in Sun Times Auctions advertised via website and Govdeals	Continue to utilize local sources for advertising bids. Determine path to move forward with auctions.
	Implementing Economic Development Strategy		Prioritize recommendations for implementation and create Economic Development toolbox
	Conduct at least one business forums in partnership with Spark	Business breakfast held November 13, 2019. COVID halted ability to host in-person business forums.	Work with Ann Arbor SPARK on a networking event and Business Summit
	Pursue avenues to make fiber available to all properties	Fiber is available to all properties - the speed varies	
Financial Best Practices	GFOA Distinguished Budget Award	Award applied for but not yet received.	Maintain goal
	GFOA Certificate of Excellence in Financial Reporting	Goal cannot be achieved with current staffing level.	Move to future year section.
	APT US&C Investment Policy Certification	Certification was received in prior years. Recertification not necessary.	Maintain goal
	Implement GASB pronouncements	No implementation required this FY	Implement GASB 84
	Maintain Bond Rating of at least A-	Bond Rating is AA+.	Maintain goal
Use of Limited Resources	General Fund fund balance of at least 15% of revenue	Estimated year-end 53%	Maintain goal
	Reserves of 50% - 75% of operating expenditures in enterprise funds	Sewer estimated year-end 27%. \$5.5 million WWTP project substantially complete. Water estimated year-end 65%	Maintain goal
	MERS defined benefit at least 85%	85% as of 12/31/19	Maintain goal
	\$95,000 contribution for OPEB	Contributed \$119,000. Funding at 72.8% as of 6/30/20. Recommended contribution \$84,500.	Maintain goal

2020-2021 Objective

2020-2021 Result

2021-2022 Action

**FISCAL SUSTAINABILITY (CONT.)**

	Research options to provide retiree health-care buy-out program	The actuarial company that does OPEB valuation can provide a buy-out projection for individuals and/or for the group as a whole. If funds are placed into a HCSP they can be paid from the OPEB funds, but cash buy-out or payments into a 457 need to be done from the budget.	One employee is currently interested. Canvas remaining employees and put placeholder in budget.
Use of Limited Resources (continued)	Seek a minimum of \$10,000 in grants	\$613,000 for Trail Phase 2 (rec.); \$4,500 from MMRMA for sewer camera; \$5,000+ for Elections in 2020 Application submitted for \$138,000 EGLE DWAM grant;	Maintain goal
	Total healthcare costs within State guideline	Healthcare costs are compliant.	Maintain goal

**PUBLIC INFRASTRUCTURE**

Public Utilities	Formal utility rate study update every three years.	Rate studies completed FY 19-20	Update FY 22-23
	Explore funding for utility infrastructure improvements for 3045 Broad		
	Implement SAW Grant	SAW Grant complete	Continue to utilize reports to plan for projects
	Assess impact of food processing businesses on sewer processing	NUBCO surcharges now below \$20 per month.	
Streets and Sidewalks	Implement Road Maintenance Plan	Continued to implement plan. Develop Plan for 2022 and beyond.	
	Research impact of extending Baker through Monument Park		
	Implement downtown parking study		
	Work with DDA to determine long-term parking needs	DDA discussing strategic planning	
	Implement Pedestrian Enhancement Project	RRFB's and Forest Street sidewalk completed. Pedestrian safety video planned.	Continue education efforts

**2020-2021 Objective**

**2020-2021 Result**

**2021-2022 Action**

**PUBLIC INFRASTRUCTURE (CONT.)**

Public Buildings	Study financing for City Hall and Fire Department/Police Substation	Continued work sessions. Ballot language approved in January 2020	
Parks	Review and update Parks Master Plan	Parks and Recreation Commission performed required update responsibilities. Commission has recommended adoption of the updated Master Plan to City Council. Parks and Recreation Commission reviews annually in March.	Update should be complete by next year. Parks Commission to review Plan annually.
	Implement Mill Creek Park Phase II	Construction complete	Maintain Mill Creek Park Phase II
	Implement design and maintenance of First Street Park.	Project on hold until warmer months. Delayed due to COVID.	
Capital Improvement Plan	Provide staff assistance for CIP and use in budgeting process	Performed as part of budgeting process	

**QUALITY OF LIFE**

Arts, food and gardening	Support Plein Air and temporary art as set forth in ACH Master Plan	2019 Plein Air successful; 2020 - 21 temporary sculptures selected and installed; 2020 Plein Air Festival held virtually due to COVID.	
	Select permanent sculptures for LaFontaine and Grandview Common	Working on public survey to gauge interest in 2019-2020 sculptures for potential purchase	
	Hold six Farmers Market events.	7 events held and entertainment every weekend in 2019. 0 events held in 2020 due to COVID.	
	Community Garden	2020 Community Garden was successful. Relocation of Garden complete except for on-site well. Well will be installed in spring 2021.	
Public Transportation	WAVE five days a week	WAVE operates M-F	
Recognizing community-based organizations	Support Dexter Senior Center and Historical Society	Donations will be made in 19/20	
Affordable Housing	Partner with Avalon Housing for affordable housing and a permanent home for Faith in Action	Purchase agreement signed; Avalon has received funding for project; final site plan - March 2020	

2020-2021 Objective

2020-2021 Result

2021-2022 Action

FLOW OF INFORMATION			
Communicate with public	2 community meetings per year	Grand Street project meeting October 2019	
	Post a minimum of 24 news items on City Website	Website update complete in 2019; 55 news items posted 7/1/20 - 1/6/21	
	Post a minimum of 48 news items on the City's Facebook page	80 items posted 7/1/20 - 1/6/21	
	Email update twice per month	54 updates sent 7/1/20 - 1/6/21	
	Advertise on Adams Billboard	Advertised pedestrian safety on billboard	
	4 newsletters per year	Newsletters published in summer and fall 2020.	
	Develop social media policy and a plan to electronically engage the public.	Draft provided to Council	
	Publish Dexter Visitor's Guide	Continued to distribute Visitor's Guides to local hotels, community organizations, and State Visitor's Centers.	
	Explore recording Council meetings for webcast	With COVID, staff has been recording City Council meetings. Private entity recording City Council meetings and publishing them on YouTube.	
Volunteerism	Develop an award program for City volunteers.		
Communicate with neighboring communities and other organizations	Participate in regional boards, commissions and joint endeavors	Staff and Council participate in SEMCOG, WAVE, WATS, DAFD, MML, MMTA, MEDC, HRWC, WRRMA etc.	
	Coordinate regular meetings with Dexter Community Schools	Meetings held regarding MCP Phase 2 Construction.	
Youth Engagement	Explore ways to increase youth involvement with local government	Appointed student reps to Parks, Planning, ACH and Council; attached is an attendance summary - reappointments are in June 2020	

2020-2021 Objective

2020-2021 Result

2021-2022 Action

INVEST IN EMPLOYEES			
Employee safety	Develop comprehensive health & safety program with ongoing annual safety training.		
Educated workforce	Employees have opportunity to attend one out of house training	Training offered in sewer, water, Microsoft Office programs. City Manager, Asst. to CM, and Finance Director/Treasurer have all attended professional seminars. Utility staff attended operators day in Lansing.	City Council trainings/educational speakers?
	Disseminate customer service standards through meetings and written documents.	Ongoing, through meetings and training.	
	Hold quarterly staff meetings.	Administrative staff budget review held quarterly	
Employee tools	Asset management system	LuCity developed and installed. Due to COVID, integration with daily processes has been delayed.	
	Computer replacement plan	Ongoing work with IT Right to maintain replacement schedule.	
	Project management software		Explore using BS&A or LuCity for project management.
	Document management system	Budgeted to continue scanning records and site plans. Historical council meeting minutes will again be available on website.	
PUBLIC WORKS/SAFETY			
Disaster preparedness	Disseminate Emergency Action Guidelines with in-house training	Tornado safety info included in resident handbook	
Police and fire services	Participate in Washtenaw County Police Services Steering Committee	City Manager attends meetings	
	Continue negotiations to consolidate fire services		
	Maintain presence on DAFD board and receive quarterly reports	Two City representatives sit on DAFD Board.	
Traffic enforcement	RadarSign used on a minimum of twelve different roads	Approximately 6 roads covered from 7/1/20 - 1/6/21.	
Cleanliness	Clean sidewalks and paths monthly	All necessary maintenance was performed.	
	Sweep streets in accordance with maintenance plan	All necessary maintenance was performed.	
Cleanliness (continued)	Pick up brush, leaves and Christmas trees in accordance with maintenance plan	All necessary maintenance was performed.	
	Remove trash downtown in accordance with maintenance plan	All necessary maintenance was performed.	

**2020-2021 Objective**

**2020-2021 Result**

**2021-2022 Action**

<b>ENVIRONMENT</b>			
Water pollution	Education materials annually distributed	Information included in newsletter Information included in Resident Handbook and distributed to all households in the City	
Electronic packets	Investigate electronic packets for boards and commissions	Electronic packets implemented for City Council.	
<b>REVIEW DOCUMENTS</b>			
Review plans and documents	Review Master Plan and CIP annually	CIP updated annually; Master Plan adopted in 2019	Zoning Ordinance update to implement Master Plan updates. Transition to using LuCity for CIP development.
	Review Park & Recreation Plan and Tree Plan annually	Parks and Recreation Commission performed required update responsibilities. Commission has recommended adoption of the updated Master Plan to City Council. Tree maintenance rotation plan developed.	
	Review DDA plan and Economic Development Strategy	DDA continues to maintain an updated forecast; discussing their strategic plan	
	Arts, Culture & Heritage Plan	Annual review for updates began to begin in January as part of annual review and budget process.	
	Goals and Objectives annually	In progress for FY 20/21	
	Develop 5-Year Assessing Plan		
<b>FUTURE ITEMS</b>			
Public Infrastructure	Improve walkability scoring		
Financial Sustainability	Research expansion opportunities for Business Park.		