

**ACT 191  
CRITERIA QUESTIONNAIRE  
FOR ANNEXATION**

**BOUNDARY COMMISSION QUESTIONS FOR DEVELOPING PUBLIC HEARING INFORMATION** (The term "unit" is used throughout this questionnaire and is intended to mean either your township, city or village.)

**I. POPULATION**

A. Total population of your unit for each of the following dates:  
1980 - N/A 1990 - 1282 2000 - 1835 2010 - 1793

B. Give an estimate of the population in the area proposed to be annexed on the date the petition was filed with the Commission. 0 If the Commission expanded the area under consideration please include a separate estimate for that area.  
0

**II. POPULATION DENSITY AND LAND AREA**

A. Give the total number of acres or square miles in your entire unit.  
(1) Total number of acres \_\_\_\_\_ or square miles 12.6 sq. miles  
(2) Density for 2010 \_\_\_\_\_ population/acre or \_\_\_\_\_ pop./sq.mile

B. Give the total number of acres or square miles in the area proposed to be annexed and the population for 2010. *If the Commission expanded the area for consideration please include separate figures for that area.*

Acres 2.82 or square miles \_\_\_\_\_ and population 0 in area proposed for annexation.

Acres 1.67 or square miles 0 population in expanded area.

**III. LAND USE**

A. Enclose a copy of the long range plan for your unit or larger area (e.g. comprehensive Master Plan, Land Use Plan, Growth Management Plan). Include County's or other if there is not one for your unit of government. List enclosures. Master Plan

**B. Development**

1. Does your unit provide special incentives (tax-abatement, low interest rates) to homeowners, builders or developers to locate in your area?  
Yes X No \_\_\_\_\_

2. If yes, describe. Tax Abatements (Industrial Facilities Tax Exemption)

3. Give the quantity and location of any of the following types of development either planned, under construction, or completed within your unit during the last three years.

	PLANNED	UNDER CON- STRUCTION	DATE COM- PLETED	SECTION OR EXACT LOCATION	# DWELLING UNITS AT BUILD OUT
Apartment Bldgs.	<u>0</u>	_____	_____	_____	_____
Standard Housing Subdivisions	<u>0</u>	_____	_____	_____	_____
Condominium Subdivisions	<u>0</u>	_____	_____	_____	_____
Mobile Home Parks	<u>0</u>	_____	_____	_____	_____
Commercial Centers	<u>0</u>	_____	_____	_____	_____
Industrial Parks	<u>0</u>	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____	_____

**C. Zoning**

1. Does your unit have a zoning board or commission? Yes X No \_\_\_\_  
 If yes, under what public act? Twp Zoning Act PA184 of 1943  
 Enclose a copy of the zoning ordinance and map.

If no, enclose the governing county zoning map and ordinance.  
 Is your unit in the process of initiating a zoning ordinance?  
 Yes \_\_\_\_ No \_\_\_\_ If initiating, to what stage has this progressed?

2. Has the area proposed for annexation been zoned? Yes X No \_\_\_\_  
 If yes, for what purposes? Industrial  
 If the Commission expanded the area under consideration what is the zoning for that area? Industrial

Is any portion of the area proposed for annexation being considered for rezoning?  
 Yes \_\_\_\_ No X If yes, describe the proposed change.

4. List below the acreage in your unit of the land zoned:

A. Number of Acres Zoned	B. Number of Acres Used as Zoned
2925 RESIDENTIAL	2800
270 COMMERCIAL	202
197 INDUSTRIAL	25
4544 AGRICULTURAL	4544
0 OTHER _____	0

**V. STATE EQUALIZED VALUATION**

Give the S.E.V. of your unit for the last three years. Start with present year:

<b>A. Real Property</b>	2011	2010	2009
Residential	\$ 191,560,400	\$ 225,910,500	\$ 226,267,452
Commercial	\$ 5,001,300	\$ 5,384,900	\$ 5,688,500
Industrial and IFT	\$ 382,700	\$ 383,300	\$ 393,500
Agricultural	\$ 6,923,000	\$ 6,933,800	\$ 6,276,700
Developmental	\$ 0	\$ 0	\$ 0
Timber Cutover	\$ 0	\$ 0	\$ 0
Utilities	\$ 0	\$ 0	\$ 0
<b>TOTAL</b>	<b>\$ 203,867,400</b>	<b>\$ 238,612,500</b>	<b>\$ 238,626,152</b>
<b>B. Personal Property</b>	2011	2010	2009
Residential	\$ 0	\$ 0	\$ 0
Commercial	\$ 1,044,700	\$ 1,026,400	\$ 759,400
Industrial and IFT	\$ 385,900	\$ 92,100	\$ 76,000
Agricultural	\$ 0	\$ 0	\$ 0
Developmental	\$ 0	\$ 0	\$ 0
Timber Cutover	\$ 0	\$ 0	\$ 0
Utilities	\$ 2,100,800	\$ 1,866,300	\$ 1,988,700
<b>TOTAL</b>	<b>\$ 3,531,400</b>	<b>\$ 3,004,800</b>	<b>\$ 2,824,100</b>

**C. Give the current equalization factor for your unit: 1.0**

**D. Give the most recent year's state equalized valuation for the area proposed for annexation. \$ 421,700. If the Commission expanded the area give the S.E.V. for that area. \$ 64,000.**

**V. ALLOCATED AND VOTED MILLAGE RATES FOR THE LAST 3 YEARS**

Example:	General Fund	1.00 Mills
	Debt Retirement	2.00 Mills
	Pension Fund	<u>.50 Mills</u>
	TOTAL	3.50 Mills

**2010**

Township Millage		County Millage		School Millage	
Purpose	Amount	Purpose	Amount	Purpose	Amount
Twp. Op	.93880	Co. Op	4.38070	CA sch op	14.76010
Twp Rds	.76240	Transit	.20000	CA sch debt	1.89000
Fire	.60000	Older Cit	.19910	LK sc op	18.00000
Police	<u>1.50000</u>	Med Care	.50000	LK sc debt	1.90000
	3.80120	Co Rds	1.00000	LK sink fund	<u>1.00000</u>
		HISD	4.91860		37.55010
		SET	6.00000		
		Veterans	<u>.08000</u>		
			17.27840		

**2009**

Township Millage		County Millage		School Millage	
Purpose	Amount	Purpose	Amount	Purpose	Amount
Twp. Op	.93880	Co Op	4.38070	CA sch op	14.76010
Twp Rds	.76240	Transit	.20000	CA sch debt	1.89000
Fire	.60000	Older Cit	.19910	LK sch op	18.00000
Police	<u>1.50000</u>	Med Care	.50000	LK sch debt	2.00000
	3.80120	Co Rds.	1.00000	LK sink fund	<u>1.00000</u>
		HISD	4.91860		37.65010
		SET	6.00000		
		Veterans	<u>.08000</u>		
			17.27840		

**2008**

Township Millage		County Millage		School Millage	
Purpose	Amount	Purpose	Amount	Purpose	Amount
Twp Op	.93880	Co. Op	4.38070	CA sch op	14.76010
Twp Rd	.6240	Transit	.20000	CA sch deb	1.81000
Fire	.70000	Older Cit	.19910	LK sch op	18.00000
Police	<u>1.50000</u>	Med Care	.48870	LK sch debt	2.00000
	3.90120	Co Rds	.99710	LK sin fund	<u>1.00000</u>
		HISD	4.74860		37.57010
		SET	6.00000		
		Veterans	<u>.08000</u>		
			17.09420		

**VI. TOPOGRAPHY / NATURAL BOUNDARIES / DRAINAGE BASINS**

A. Check any unusual or restrictive topographic features which could inhibit the use or development of the area proposed to be annexed.

- |   |   |
|---|---|
| <input type="checkbox"/> Extreme changes in elevation | <input type="checkbox"/> Wetlands                 |
| <input type="checkbox"/> Perk test failure            | <input type="checkbox"/> Bedrock near the surface |
| <input type="checkbox"/> Flood plain                  | <input type="checkbox"/> Prime agricultural land  |
| <input type="checkbox"/> Drainage basin               | <input type="checkbox"/> Other _____              |

B. How does this proposed annexation relate to natural boundaries and drainage basins? (Include aerial map if available.)

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**VII. BOUNDARY HISTORY**

A. 1. During the past 10 years, has your unit been involved in any proposed detachments, annexations, incorporations or consolidations? Yes  x  No

2. If yes, list the following for each case (attach extra sheets if necessary):

TYPE OF ADJUSTMENT PROPOSED: City incorporation (village to city)  
(detachment, annexation, incorporation, consolidation)

REQUEST INITIATED BY: Registered electors and village council  
(registered electors, property owners, city council, township board)

DATE REQUEST FILED: May 31, 2005 DATE OF DECISION: April 4, 2007

DECIDED BY: Boundary Commission action in Docket No. 05-1-02  
(referendum, County Commission resolution, City Council resolution, City/Township mutual resolutions, State Boundary Commission action, Circuit Court, other court)

FINAL DECISION: City incorporation approved according to boundaries requested in petition

B. Of those annexations accomplished, are these areas receiving all the city's services? Yes  X  No   No annexations in past 10 years  x   
If no, list the areas not receiving services and the services they lack:

\_\_\_\_\_  
\_\_\_\_\_

C. Does your unit have any joint policies or agreements with adjacent units of government?

Yes  X  No   If yes, explain:

Fire Protection – Lake Township  
Water – City of Caseville  
Police – Huron County Sheriff Department



- B. Of the services listed above, which ones will be difficult to provide?

\_\_\_\_\_  
\_\_\_\_\_  
Why? \_\_\_\_\_  
\_\_\_\_\_

**X. PROBABLE EFFECTS OF PROPOSED ANNEXATION ON THE COST AND ADEQUACY OF SERVICES**

- A. If annexation takes place, how will the change of boundaries affect the receiving unit of government?

Approving this annexation could result in a property windfall to the City, at least initially. Due to the tax increase to the property owner however, it is likely the property owner will move its business and its property to another location, so that the City could actually realize a net loss in property tax revenues if the annexation is approved. In addition, the county, school district, state educational fund, and other taxing units would all lose substantial property tax revenues if the annexation is approved and the property owner relocates to another area.

- B. If annexation takes place, and public services are improved in the area annexed, what additional cost will the annexed area incur and how adequate will those services be?

The City does not propose to improve any public services in the area to be annexed, and the property owner does not need additional or improved City services, as the current services provided by the Township are more than adequate. If the annexation is approved, however, the property owner will be forced to pay substantially increased property taxes due to the City's extremely high millage rate, without receiving any additional services or benefits from the City.

- C. If annexation takes place, what will be the financial effect on the remaining area from which the annexation area is removed?

If the annexation is approved and the property owner relocates to another area, the Township and all the other taxing units receiving tax revenues from the property owner's business will lose all that property tax revenue. The losing units include the City, county, school district, state educational fund, and all other taxing units in the area.

- D. If annexation takes place, what will be the financial effect on the annexation area?

The increase in property taxes will likely cause the property owner to move to another area, possibly out of state.

## XI. PUBLIC SERVICES

### A. Public Water

1. Does your unit provide public water service? Yes  No  To a limited area
2. If yes, who owns the water treatment plant(s)? City of Caseville
3. If the water treatment plant does not belong to your unit, has your unit purchased a utility equity in the water system? Yes  No
4. How many public water customers does your unit have? 856
5. Give the number of homes and also the section numbers in which public water is not available. No. of homes \_\_\_\_\_ Section No. \_\_\_\_\_

Water is provided to a section of homes along M-25 onto Crescent Beach Rd as requested by citizen petition.

6. Maximum capacity of your public water system is \_\_\_\_\_  
GALS/PER/DAY: Average present usage is \_\_\_\_\_  
GALS/PER/DAY, \_\_\_\_\_ % of capacity.
7. Is your unit under orders or has it been cited by the Michigan Department of Public Health, Department of Natural Resources, Water Resource Commission or any other state or federal agency? Yes  No
8. If yes, give the nature of the orders or citations and what actions have been taken \_\_\_\_\_  
\_\_\_\_\_
9. Does your unit serve public water to the area proposed to be annexed?  
Yes  No
10. If not, how near to the area proposed for annexation are water mains of a size adequate to serve the area? CURRENTLY SERVICED BY CITY OF CASEVILLE
11. How is your public water system financed?  
 General obligation bonds       Revenue bonds  
 Special assessments       Tap-in fees (Amount: \$ 5,600 )  
 Other \_\_\_\_\_
12. What is the cost per linear foot to install water lines in the street? \$ 42.00  
What is the cost per linear foot to extend lines on site? \$ 0
13. If public water service is not available, what other types of water services are available to residents? private wells

14. Have any governmental agencies placed any restrictions on adding new customers to your public water system?

Yes \_\_\_ No X

If yes, describe these restrictions.

15. Are there any plans to expand your water system?

Yes \_\_\_ No X

16. If yes, what sections or areas will receive services? \_\_\_\_\_

17. How many new customers are expected to be served? \_\_\_\_\_

18. What is the estimated total number of customers who will ultimately be served following this expansion? \_\_\_\_\_

19. This expansion is: \_\_\_ being studied \_\_\_ under contract  
\_\_\_ under construction

20. Estimated date service will be available: \_\_\_\_\_

21. What charges do customers within your unit pay to receive public water? \$ 5.50 per thousand gallons

22. If water is purchased under contract, do customers outside the unit pay the same rate as those within the unit providing the service? Yes \_\_\_ No X

If no, what charges do customers outside the unit pay to receive public water?  
The City of Caseville, Caseville Township and Village of Pigeon set their own rates

23. Are special charges made in lieu of an assessment? Yes \_\_\_ No X

If yes, what is the amount? \$ \_\_\_\_\_

24. What must customers outside the providing unit do to receive this public water?

Special Assessment Districts

25. If annexation does not occur, how soon would the area proposed for annexation receive public water services? Currently has water

## B. Sanitary Sewer

1. Does your unit provide sanitary sewer service? Yes \_\_\_ No X

2. If yes, who services the treatment plant?

\_\_\_\_\_

3. If the sewage treatment plant does not belong to your unit, has your unit purchased a utility equity in the sewer system? Yes \_\_\_ No \_\_\_



19. Have you received approval from the involved state agencies for expansion of the sewer system? Yes \_\_\_ No \_\_\_
20. What is the estimated total number of customers who will ultimately be served by this expansion? \_\_\_\_\_
21. This expansion is: \_\_\_ being studied \_\_\_ under contract \_\_\_ under construction.
22. Estimated date service will be available: \_\_\_\_\_
23. What do customers within your unit pay to receive sewer service? \$ \_\_\_\_\_
24. If sewer service is purchased under contract, do customers outside the unit pay the same rate as those within the unit providing the services?  
Yes \_\_\_ No \_\_\_ If no, what charges do customers outside the unit pay to receive sewer service? \$ \_\_\_\_\_
25. Are special charges made in lieu of an assessment?  
Yes \_\_\_ No \_\_\_ If yes, what is the amount? \$ \_\_\_\_\_
26. What must customers outside the providing unit do to receive this sewer service?  
\_\_\_\_\_
27. If annexation does not occur, how soon would the area proposed for annexation receive sewer service? \_\_\_\_\_

### C. Fire Protection

1. Fire protection for your unit is provided:  
\_\_\_ by your own department  
\_\_\_ under contract from another unit: \_\_\_\_\_  
X by the Caseville Fire District which serves the following units:  
Caseville Township, City of Caseville and Lake Township
2. Underwriters rating: 6
3. What is the composition of the fire department that provides fire protection to your unit? **Number of fire fighters on force**  
Full-time \_\_\_\_\_ Volunteer X
4. How is the fire department financed?  
X Special Assessment \_\_\_\_\_ Charges for each fire run  
\_\_\_ General obligation bonds \_\_\_\_\_ General operating funds  
\_\_\_ Other \_\_\_\_\_

5. Who provides fire protection to the area proposed for annexation?  
Caseville Township/Lake Township Underwriters rating: 6

6. If the annexation is approved, who would provide fire protection? Same as current

7. How near is the fire station now providing fire protection to the area proposed for annexation? Within area

8. If the annexation is approved, how near would the fire station providing fire protection be? Within area

**D. Police Protection**

1. Police protection for your unit of government is provided:

by your own department

by the county sheriff

under contract from another unit: Huron County Sheriff Department

from the \_\_\_\_\_ Joint Service District which serves the following units: \_\_\_\_\_

2. What is the composition of the police department?

Full-time officers X

Part-time officers \_\_\_\_\_

3. How is the police department financed?

Special Assessment \_\_\_\_\_ Charges for each police run

General obligation bonds \_\_\_\_\_ General operating funds

Other \_\_\_\_\_

4. Who provides police protection to the area proposed for annexation? Township of Caseville

5. If the annexation is approved, who would provide police protection? City of Caseville

6. How near is the police station now providing police protection to the area proposed for annexation? Within area

7. If the annexation is approved, how near would the police station providing police protection be? Within area

**E. Refuse and Garbage**

1. Does your unit provide refuse and garbage collection service?

Yes; this service is provided

by your unit (direct operation).

by your unit via contract with private firm.

- by your unit via an intergovernmental or regional contract.
- No**; this service is provided by private arrangements between residents and property owners with individual haulers.
- No**; this service is not available.

If the answer to 1. was "Yes" respond to 2.- 5.

- 2. How many homes are served? 1968
- 3. Does this service include the area proposed to be annexed? Yes \_\_\_ No X
- 4. How often is the pickup made? Weekly
- 5. How is the service financed?
  - Special Assessment
  - Each homeowner billed for service by governmental unit
  - General operating funds
  - Paid by resident to individual hauler

F. Street Lights

- 1. Does your unit have a street light program? Yes \_\_\_ No X
- 2. If yes, how is the program financed? \_\_\_\_\_

G. Library Service

- 1. Does your unit provide library service? Yes X No \_\_\_
- 2. If yes, is it X unit operated \_\_\_ county wide \_\_\_ area wide

H. School District Caseville Public School

I. Other services available to your unit's residents

Type of service	Furnished by unit or on contract?	Method of financing
1. <u>Ambulance</u>	<u>Caseville Twp</u>	<u>General Fund</u>
2. _____	_____	_____
3. _____	_____	_____

XII. FINANCIAL ABILITY TO PROVIDE AND MAINTAIN SERVICES TO AREA

A. What major capital improvements have taken place in your unit in the last five years, and how were they financed?

IMPROVEMENT	FINANCED
1. <u>Canal dredging</u>	<u>Special Assess/Bonds</u>
2. <u>Road Improvements</u>	<u>Special Assess/Bonds</u>
3. _____	_____
4. _____	_____

B. Does your unit of government have application for bonds before the Michigan Municipal Finance Commission? Yes \_\_\_ No X

If yes, state the kind of bond, purpose, total amount of bonded indebtedness and the maturity date.

KIND	PURPOSE	AMOUNT	MATURITY DATE
_____	_____	\$ _____	_____
_____	_____	\$ _____	_____

C. Indebtedness related to annexation area.

1. Does your unit of government have any bonded indebtedness in place or in process that affects the area proposed for annexation? Yes \_\_\_ No X

a. If yes, state the following about the debt:

KIND	PURPOSE	AMOUNT	MATURITY DATE
_____	_____	\$ _____	_____
_____	_____	\$ _____	_____

b. If yes, attach copies of any "Order of Approval" issued to your unit by the Municipal Finance Commission that relate to bonds for sewer or water facilities serving the annexation area and include copies of maps describing the physical location of the sewer and water lines.

2. Has your unit incurred any other liabilities relating to the area proposed for annexation? Yes X No \_\_\_  
If yes, describe the liabilities and their value (\$).

**Industrial Facility Tax Exemption for Blue Chip Manufacturing for 12 years ending 12/2021.**

3. Has your unit signed any other contractual agreements affecting the area proposed for annexation? Yes X No \_\_\_  
If yes, list the agreements and include copies.

**Industrial Facility Exemption Certificate**

4. Has your unit accumulated any assets attributable to the area proposed for annexation? Yes \_\_\_ No X  
If yes, describe the assets and their values(\$).

5. What percent of your total sanitary sewer, public water, storm drainage and other utility exist in the area proposed for annexation?

0 % sewer

0 % public water

0 % storm drainage

\_\_\_\_\_ % other \_\_\_\_\_

**XIII. GENERAL EFFECT UPON COMMUNITY OF PROPOSED ACTION**

A. What is the position of your government officials on this proposed annexation?

The Township Board opposes the annexation. The City recently incorporated along boundaries that the City requested in its incorporation petition and the Boundary Commission approved. It would not be appropriate to increase the City boundaries so soon after the incorporation was approved.

B. What is the position of the affected residents of the proposed area for annexation towards this petition?

The property owner did not oppose the City incorporation because that left a portion of its property in the Township at a lower millage rate. The increased taxes caused by this annexation will likely cause the property owner to relocate to another area or out of state.

C. What is the position of your constituents towards this petition?

Township residents oppose the annexation, and they opposed the incorporation. A large number of City residents oppose the annexation, and after seeing their taxes increase as a result of the incorporation, they are also actively seeking to detach their property from the City. Three detachment petitions, including a large portion of the City, have been filed and are awaiting a date for an election.

**XIV. WHAT IS THE RELATIONSHIP OF THE PROPOSED ANNEXATION TO ANY ESTABLISHED TOWNSHIP, VILLAGE, CITY, COUNTY OR REGIONAL LAND USE PLAN? None**

List the people who completed this questionnaire:

Name	Title	Telephone
Michelle Stirrett	Township Clerk	(989) 856-3053
Larry Degg	Township Supervisor	(989) 856-3053
Art Schlichting	Township Assessor	(989) 856-3053
William K. Fahey	Township Attorney	(517) 381-3150

Date Completed 4/24/11