



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

RICK SNYDER
GOVERNOR

STEVEN H. HILFINGER
DIRECTOR

November 18, 2011

Ms. Nancy Hedberg
Scio Township Clerk
827 North Zeeb
Ann Arbor, MI 48103

RECEIVED
DEPT. OF LABOR & ECONOMIC GROWTH

DEC 12 2011

STATE BOUNDARY COMMISSION

RE: State Boundary Commission Dockets #10-1-2

Proposed incorporation of the Village of Dexter, Washtenaw County

Dear Ms. Hedberg:

The Director of the Department of Licensing and Regulatory Affairs determined the above petition as legally sufficient on October 24, 2011. At the meeting on November 17, 2011, the Commission set the public hearing date for January 17, 2012. The time for the public hearing is scheduled for 4:00 p.m..

Under authorization of the Boundary Commission Act (MCL 123.101 et sec) and Administrative Rules, and the Home Rule City Act (MCL 117.1 et sec), the Commission hereby requests that the township provide the following information in order for us to prepare for the public hearing:

- A. Completion of the attached questionnaires, which are designed to assist the Commission in analyzing information about this docket in accordance with statutory evaluation criteria. Any additional information (e.g., maps, charts) which the township feels are pertinent may be included. **Please return the completed questionnaires to our office either by email (obrienk@michigan.gov), fax (517-241-6301) or regular mail (address below) no later than December 9, 2011.**

If you are unable to comply with this timeline and need additional time, please let me know as soon as possible. Please feel free to contact me at (517) 241-6321 if you have any questions or need additional information.

Thank you.

Sincerely,

Kevin O'Brien P.S.
Office of Land Survey & Remonumentation
Enclosures

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P.O. BOX 30704 • LANSING, MICHIGAN 48909
Telephone (517) 241-6321 • Fax (517) 241-6301
www.michigan.gov/lara

CRITERIA QUESTIONNAIRE FOR INCORPORATION

191 PA 1968

(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:

1990 _____ 2000 15759 2010 19752

II. POPULATION DENSITY AND LAND AREA

A. Give the total number of acres or square miles and density for your entire unit.

(1) Total number of acres _____ or square miles 326

(2) Density for 2010 _____ popu/acre or 605.8 popu/sq.mile.

III. LAND USE

- NOT APPLICABLE, THE VILLAGE HAS ITS OWN LAND USE PLAN AND ADMINISTRATION

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). If there is not one for your unit of government, include county plan or other. Please list enclosures:
_____.

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 _____ No _____

2. If yes, describe: _____
_____.

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 CONSTRUCTION	DATE COMPLETED	SECTION OR EXACT LOCATION	# DWELLING UNITS AT BUILD OUT
Apartment Bldgs.	_____	_____	_____	_____	_____
Standard Housing Subdivisions	_____	_____	_____	_____	_____
Condominium Subdivisions	_____	_____	_____	_____	_____
Mobile Home Parks	_____	_____	_____	_____	_____
Commercial Centers	_____	_____	_____	_____	_____
Industrial Parks	_____	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____	_____

C. Zoning

1. Does your unit have a zoning board or commission? Yes ___ No ___.

If yes, under what public act? _____.

If yes, enclose a copy of the zoning ordinance and map.

If yes, describe the stage to which it this progressed?

If no, enclose the governing county zoning map and ordinance.

Is your unit in the process of initiating a zoning ordinance? Yes ___ No ___.

2. If the Commission expanded the area under consideration what is the zoning for that area? _____.

3. Is any portion of the area proposed for incorporation being considered for rezoning?

Yes ___ No ___.

If yes, describe the proposed change.

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

<u>USE</u>	<u>NUMBER OF ACRES ZONED</u>	<u>NUMBER OF ACRES USED AS ZONED</u>
RESIDENTIAL	_____	_____
COMMERCIAL	_____	_____
INDUSTRIAL	_____	_____
AGRICULTURAL	_____	_____
OTHER	_____	_____

IV. STATE EQUALIZED VALUATION

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

<u>A. REAL PROPERTY</u>	<u>20<u>11</u></u>	<u>20<u>10</u></u>	<u>20<u>09</u></u>
Residential	\$ <u>911,088,700</u>	\$ <u>906,172,600</u>	\$ <u>965,876,800</u>
Commercial	\$ <u>203,058,500</u>	\$ <u>227,006,900</u>	\$ <u>268,483,600</u>
Industrial	\$ <u>116,401,000</u>	\$ <u>128,155,900</u>	\$ <u>154,190,300</u>
Agricultural	\$ <u>15,761,700</u>	\$ <u>16,144,600</u>	\$ <u>16,766,500</u>
Developmental	\$ <u>17,705,100</u>	\$ <u>17,726,300</u>	\$ <u>18,446,000</u>
Timber Cutover	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Utilities	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
TOTAL	\$ <u>1,264,014,500</u>	\$ <u>1,295,205,200</u>	\$ <u>1,423,768,200</u>

<u>B. PERSONAL PROPERTY</u>	<u>20<u>11</u></u>	<u>20<u>10</u></u>	<u>20<u>09</u></u>
Residential	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Commercial	\$ <u>41,278,400</u>	\$ <u>47,317,800</u>	\$ _____
Industrial	\$ <u>45,492,300</u>	\$ <u>47,559,000</u>	\$ _____
Agricultural	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Developmental	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Timber Cutover	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Utilities	\$ <u>22,166,200</u>	\$ <u>23,821,900</u>	\$ <u>24,054,400</u>

TOTAL \$ 108,936,900 \$ 118,698,400 \$ 123,147,200

C. Give the current equalization factor for your unit: 1.0000.

D. Give the most recent year's state equalized value for the area proposed for Incorporation. \$ 182,561,500.

If the Commission expanded the area, give the S.E.V. for that area:
 \$ _____.

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

Start with the present (2011) or previous year (2010)

20 11

<u>Unit Millage</u>		<u>County Millage</u>		<u>School Millage</u>	
Purpose	Amount	Purpose	Amount	Purpose	Amount
<u>operating</u>	<u>0.9518</u>	<u>oper.</u>	<u>4.5493</u>	<u>oper</u>	<u>18.00</u>
<u>open space</u>	<u>0.4942</u>	<u>voted</u>	<u>0.2750</u>	<u>debt</u>	<u>8.50</u>
_____	_____	<u>parks</u>	<u>0.9275</u>	_____	_____
TOTAL	<u>1.4460</u>	TOTAL	<u>5.7518</u>	TOTAL	<u>26.50</u>

20 10

<u>Unit Millage</u>		<u>County Millage</u>		<u>School Millage</u>	
Purpose	Amount	Purpose	Amount	Purpose	Amount
<u>oper</u>	<u>0.9518</u>	<u>oper</u>	<u>4.5493</u>	<u>oper</u>	<u>18.00</u>
<u>open space</u>	<u>0.4942</u>	<u>voted</u>	<u>0.2680</u>	<u>debt</u>	<u>8.50</u>
_____	_____	<u>parks</u>	<u>0.9275</u>	_____	_____
TOTAL	<u>1.4460</u>	TOTAL	<u>5.7448</u>	TOTAL	<u>26.50</u>

<u>Unit Millage</u>		20 <u>09</u> <u>County Millage</u>		<u>School Millage</u>	
Purpose	Amount	Purpose	Amount	Purpose	Amount
<u>oper</u>	<u>0.9518</u>	<u>oper</u>	<u>4.5493</u>	<u>oper</u>	<u>13.00</u>
<u>fire</u>	<u>0.4942</u>	<u>water</u>	<u>0.2650</u>	<u>debt</u>	<u>8.50</u>
_____	_____	<u>roads</u>	<u>0.9275</u>	_____	_____
_____	_____	_____	_____	_____	_____
TOTAL	<u>1.4460</u>	TOTAL	<u>5.7418</u>	TOTAL	<u>26.50</u>

VI. TOPOGRAPHY / NATURAL BOUNDARIES / DRAINAGE BASINS

N/A - THE VILLAGE IS A SEPERATE GEOGRAPHICAL ENTITY

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

- | | |
|---|---|
| <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 incorporation relate to natural boundaries and drainage basins? (Include aerial map if available)

VII. BOUNDARY HISTORY

A. 1. During the past 10 years, has your unit been involved in any proposed detachments, annexations, incorporations, or consolidations?

Yes Y No _____

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

TYPE OF ADJUSTMENT PROPOSED: THE TOWNSHIP HAS AN AGREEMENT WITH THE CITY OF ANN ARBOR WHERE ALL ANNEXATIONS HAVE TAKEN PLACE - THERE HAVE BEEN NO ADJUSTMENTS WITH THE VILLAGE.

(detachment, annexation, incorporation, consolidation)

REQUEST INITIATED BY: _____
(registered electors, property owners, city council, township board)

DATE REQUEST FILED: _____

DATE OF DECISION: _____

DECIDED BY: _____
(referendum, County Commission resolution, City Council resolution, City/Township mutual resolutions, State Boundary Commission action, Circuit Court, other court)

FINAL DECISION: _____

- B. Of those annexations accomplished, are these areas receiving all the unit's services? Yes ___ No ___
No annexations in past 10 years _____

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 ___ No ___

If yes, explain: _____

NA THE TOWNSHIP DOES NOT HANDLE THESE ISSUES - THE VILLAGE OF DEXTER HANDLES ITS OWN

VIII. PAST AND PROBABLE FUTURE GROWTH & DEVELOPMENT

- A. How many building permits for the following categories have been issued by your unit of government within the last 3 years?

_____ Industrial	_____ Single Residential Units
_____ Commercial	_____ Multiple Housing Structures

B. Business development

1. How many new businesses opened in the last 5 years? _____

How many new jobs were created? _____

2. How many businesses expanded their operations in the last 5 years? _____

How many new jobs were added? _____

3. How many businesses reduced their operations in the last 5 years? _____

How many jobs were lost? _____

4. How many businesses moved or closed their operations in the last 5 years? _____

How many jobs were lost? _____

C. Have any special studies been conducted in your area regarding the general economic situation? Yes _____ No _____ In Process _____
If yes, enclose copy.

D. Which of the following development tools serve your unit?

- _____ Economic Development Corporation (PA 338, 1974)
- _____ Local Development Finance Authority (PA 218, 1986)
- _____ Tax Increment Finance Authority (PA 450, 1980)
- _____ Downtown Development Authority (PA197, 1975)
- _____ Shopping Center Redevelopment Area (PA 120, 1961)
- _____ Empowerment Zone/Enterprise Community/Enterprise Zone
- _____ Local Revolving Loan Fund
- _____ Other _____

N/A - THE VILLAGE PROVIDES ALL OF ITS OWN PUBLIC SERVICES

IX. NEED FOR ADDITIONAL PUBLIC SERVICES

A. What additional services not presently available does your unit, residents and/or property owners feel are necessary in the area proposed for incorporation?

	SERVICE	DATE IT CAN BE AVAILABLE
1.	_____	_____
2.	_____	_____

- 3. _____
- 4. _____
- 5. _____

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 incorporation takes place, how will the change of boundaries affect the receiving unit of government?

THE VILLAGE PROVIDES ALL OF ITS OWN SERVICES EXCEPT ASSESSING + TAX COLLECTION. IF IT INCORPORATES THEY WILL HAVE TO PROVIDE THESE SERVICES.

B. If incorporation takes place, and public services are improved, what additional cost will the affected area incur and how adequate will those services be?

N/A -

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

NONE EXCEPT FOR A LOSS OF PROPERTY TAX REVENUES TO THE TOWNSHIP

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

SEE ABOVE

XI. PUBLIC SERVICES

N/A - THE VILLAGE CURRENTLY PROVIDES ALL OF ITS OWN SERVICES

A. Public Water

1. Does your unit provide public water service? Yes ___ No ___
2. If yes, who owns the water treatment plant(s)? _____
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? _____
5. Give the number of homes and also the section numbers in which public water is not available: No. of homes _____ Section No. _____
6. Maximum capacity of your public water system is _____ gallons per day.
Average present usage is _____ gallons per day;
_____ % of capacity.
7. Is your unit under orders or has it been cited by the Michigan Department of Community Health, the Michigan Department of Environmental Quality, the Michigan Water Resources 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. Have the issues been addressed or resolved satisfactorily?
Yes ___ No ___
10. Does your unit serve public water to the entire area proposed for incorporation?
Yes ___ No ___
11. If not, how near are water mains of a size adequate to serve the entire area?

12. How is your public water system financed?

___ General obligation bonds ___ Tap-in fees (amount:\$_____)
___ Special assessments ___ Other _____
___ Revenue Bonds

13. What is the cost per linear foot to install water lines in the street?

\$ _____

What is the cost per linear foot to extend lines on site? \$ _____

14. If public water service is not available, what other types of water services are available to residents?

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

Yes ___ No ___

If yes, describe these restrictions: _____

16. Are there any plans to expand your water system? Yes ___ No ___

17. If yes, what sections or areas will receive services? _____

18. How many new customers are expected to be served? _____

19. What is the estimated total number of customers who will ultimately be served following this expansion? _____

20. This expansion is:

___ under study ___ under contract ___ under construction

21. Estimated date service will be available: _____

22. What charges do customers within your unit pay to receive public water?

\$ _____ connection fee \$ _____ per 1000 gals

23. 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 ___

If no, what charges do customers outside the unit pay to receive public water?

\$ _____

24. Are special charges made in lieu of an assessment? Yes ___ No ___

If yes, what is the amount? \$_____

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

26. If incorporation does not occur, how soon would the area proposed for incorporation receive public water services? _____

B. Sanitary Sewer

1. Does your unit provide sanitary sewer service? Yes ___ No ___

If yes, who services the treatment plant? _____

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

3. How many sewer customers does your unit serve now? _____

4. How many homes in your unit do not have sewer hookups available: _____; in what sections or areas: _____

5. What is the highest level of wastewater treatment being provided:

Primary ___ Secondary ___ Tertiary ___

6. What methods of waste water treatment are being used?
(Check all that apply.)

___ Activated Sludge ___ Rotating Biological Contactors or Disks

___ Lagoons ___ Groundwater Discharge Mound

___ Sand Filter ___ Sequencing Batch Reactors

___ Trickling Filter ___ Other _____

7. Where does the wastewater treatment plant discharge its effluent?

Surface water (Name/Location) _____

Ground infiltration (Name/Location) _____

8. Maximum capacity of the sewer system is _____ gal/day.

9. The average usage is _____ gal/day; _____ % capacity.

10. Does your sewer ordinance require residents to hook up? Yes ___ No ___
If yes, how near does the sewer line have to be? _____ feet.
11. Does your unit provide sanitary sewer service to the area proposed for incorporation? Yes ___ No ___
12. If not, how near to the area proposed to be incorporated are sewer lines of a size adequate to serve the area? _____
13. How is your sewer system financed?
___ General obligation bonds ___ Tap-in fees (amount \$ _____)
___ Special assessments ___ Other: _____
___ Revenue bonds
14. What is the cost per foot for installation of sewer lines in the street?
\$ _____
What is the cost per foot for extension on site? \$ _____
15. Are you under orders to improve your wastewater treatment?
Yes ___ No ___
If yes, describe: _____
16. Are there plans to expand the sewer system? Yes ___ No ___
17. If yes, what sections or areas will receive services? _____

18. Have you received approval from the involved state agencies for expansion of the sewer system? Yes ___ No ___
19. What is the estimated total number of customers who will ultimately be served by this expansion? _____
20. This expansion is ___ under study ___ under contract ___ under construction
21. Estimated date service will be available: _____
22. What do customers within your unit pay to receive sewer service?
\$ _____ connection fee \$ _____ per 1000 gal.
23. 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?
\$ _____

24. Are special charges made in lieu of an assessment? Yes ____ No ____

If yes, what is the amount? \$ _____

25. What must customers outside the providing unit do to receive this sewer service? _____

26. If incorporation does not occur, how soon would the area proposed for incorporation receive sewer service? _____

C. Fire Protection

1. Fire protection for your unit is provided:
____ by your own department
____ under contract from another unit: _____
by the _____ Fire District which serves the following units:

2. Underwriters rating: _____

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 _____

4. How is the fire department financed?

___ Special Assessment ___ Charge for each fire run
___ General obligation bonds ___ General operating funds
___ Other _____

5. Who provides fire protection to the area proposed for incorporation?
_____ Underwriters rating: _____

6. If the incorporation is approved, who would provide fire protection?

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

8. If the incorporation is approved, how near would the fire station providing fire protection be? _____

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: _____

___ from the _____ Joint Service District which serves the following units: _____

2. What is the composition of the police department?

_____ Full-time officers

_____ Part-time officers

3. How is the police department financed?

___ Special Assessment

___ Charge for each police run

___ General obligation bonds

___ General operating funds

___ Other _____

4. Who provides police protection to the area proposed for incorporation?

5. If the incorporation is approved, who would provide police protection?

6. How near is the police station which now provides police protection to the area proposed for incorporation? _____

7. If the incorporation is approved, how near would be the police station which provides police protection? _____

E. Garbage Collection

1. Does your unit provide garbage collection service? ___ YES ___ NO

This service is provided by:

___ your unit via contract with private firm.

___ your unit via an intergovernmental or regional contract.

- If No: this service is provided by private arrangements between residents and property owners with individual haulers.
- If No: this service is not available.

If the answer to 1 was "Yes" respond to the following (2 - 5):

- 2. How many homes are served? _____
- 3. Does this service include the area proposed to be incorporated?
Yes ___ No ___
- 4. How often is the pickup made? _____
- 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
If yes, how is the program financed? _____
- 2. Approximately what percentage of the area is served? _____

G. Library Service

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

H. Name of School District(s): DEXTER AND ANN ARBOR

I. Other services available to your unit's residents:

TYPE OF SERVICE	FURNISHED BY UNIT OR ON CONTRACT?	METHOD OF FINANCING
1. _____	_____	_____
2. _____	_____	_____

3. _____

4. _____

XII. FINANCIAL ABILITY TO PROVIDE AND MAINTAIN SERVICES TO

YOUR UNIT N/A - THE TOWNSHIP PROVIDES NO SERVICES TO THE VILLAGE EXCEPT FOR ASSESSING + TAX COLLECTION

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

IMPROVEMENT	FINANCED
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____

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

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 the area proposed for incorporation.

1. Does your unit of government have any bonded indebtedness in place or in process that affects the area proposed for annexation?

Yes ___ No ___

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

TYPE	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 incorporation 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 incorporation? Yes ___ No ___

If yes, describe the liabilities and their value (\$).

3. Has your unit signed any other contractual agreements affecting the area proposed for incorporation? Yes ___ No ___

If yes, list the agreements and include copies.

4. Has your unit accumulated any assets attributable to the area proposed for incorporation? Yes ___ No ___

If yes, describe the assets and their values(\$).

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

___% sewer

___% public water

___% storm drainage

___% other _____

XIII. GENERAL EFFECT UPON COMMUNITY OF PROPOSED ACTION

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

THE TOWNSHIP BOARD HAS TAKEN NO FORMAL
OR OFFICIAL POSITION

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

IT IS PRESUMED THAT THE MAJORITY ARE
FAVORABLE

