

## 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- 1497    2000 - 2338    2010 - 4067

#### 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 1.8
- (2) Density for 2010 \_\_\_\_\_ popu/acre or 2259 popu/sq.mile.

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

Village Master Plan (2005)  
Village Draft 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: The Village has two Industrial Development Districts – the Dexter Business and Research Park (located south of Dan Hoey Road) and 7300 Huron River Drive. Businesses located in these districts are eligible to apply for Industrial Facility Tax Exemptions.

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.              | 0       | 0                  |                |  |                               |
| Standard Housing Subdivisions | 0       | 0                  |                |  |                               |
| Condominium Subdivisions      | 0       | 3                  | Ongoing        | Section 31 – Webster<br>Section 8 – Scio<br>Section 8 - Scio | 223<br>260<br>114             |
| Multi-Family Development      | 0       | 1                  | Ongoing        | Section 31 – Webster   | 60                            |
| Mobile Home Parks             | 0       | 0                  |                |  |                               |
| Commercial Centers            | 0       | 1                  | Ongoing        | Section 6 – Scio   |                               |
| Industrial Parks              | 0       | 0                  |                |  |                               |
| Other:                        | 0       | 0                  |                |  |                               |

**C. Zoning**

1. Does your unit have a zoning board or commission? Yes X No \_\_\_\_.

**If yes**, under what public act?

PA 110 of 2006

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

A copy of the Zoning Ordinance and Map are attached.

**If yes**, describe the stage to which it has progressed?

The Zoning Board is an established Board of the Village of Dexter.

**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? N/A

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

Yes\_\_\_ No X

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  | 370                          | @370                                 |
| COMMERCIAL   | 70                           | @70                                  |
| INDUSTRIAL   | 262                          | @262                                 |
| AGRICULTURAL | 0                            | 0                                    |
| OTHER        | 704                          | 704                                  |

The Village has minimal non-conforming properties.

#### **IV. STATE EQUALIZED VALUATION**

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

| <b>A. <u>REAL PROPERTY</u></b> | 2011                 | 2010                 | 2009                 |
|--------------------------------|----------------------|----------------------|----------------------|
| Residential                    | \$124,439,200        | \$122,567,300        | \$131,660,600        |
| Commercial                     | \$34,038,900         | \$38,501,900         | \$45,972,200         |
| Industrial                     | \$22,470,300         | \$25,541,600         | \$29,159,700         |
| Agricultural                   | N/A                  |                      |                      |
| Developmental                  | N/A                  |                      |                      |
| Timber Cutover                 | N/A                  |                      |                      |
| Utilities                      | N/A                  |                      |                      |
| <b>TOTAL</b>                   | <b>\$180,948,400</b> | <b>\$185,610,800</b> | <b>\$206,792,500</b> |

| <b><u>B. PERSONAL PROPERTY</u></b> | 2011                | 2010                | 2009                |
|------------------------------------|---------------------|---------------------|---------------------|
| Residential                        | N/A                 |                     |                     |
| Commercial                         | \$4,747,800         | \$6,223,000         | \$6,359,300         |
| Industrial                         | \$17,276,100        | \$17,965,100        | \$18,245,900        |
| Agricultural                       | N/A                 |                     |                     |
| Developmental                      | N/A                 |                     |                     |
| Timber Cutover                     | N/A                 |                     |                     |
| Utilities                          | \$2,864,900         | \$2,799,00          | \$2,820,900         |
| <b>TOTAL</b>                       | <b>\$24,888,900</b> | <b>\$26,987,100</b> | <b>\$27,426,100</b> |

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

**D.** Give the most recent year's **state equalized value for the area proposed for Incorporation.**

205,837,300 (ad valorem) plus \$46,500 attributable to the Mill Creek Sporting Goods property (the Dexter Area Historical Society property is tax exempt). None of the state equalized values above include properties covered under Industrial Facility Tax Exemptions.

If the Commission expanded the area, give the S.E.V. for that area: N/A

**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>  |
|          | <b>TOTAL</b>    | <b>3.50 Mills</b> |

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

**2011**

| <b><u>Unit Millage</u></b> |                | <b><u>County Millage</u></b> |               | <b><u>School Millage</u></b> |               |
|----------------------------|----------------|------------------------------|---------------|------------------------------|---------------|
| <b>Purpose</b>             | <b>Amount</b>  | <b>Purpose</b>               | <b>Amount</b> | <b>Purpose</b>               | <b>Amount</b> |
| Operating                  | 9.8151         | _____                        | _____         | _____                        | _____         |
| Streets                    | 2.8874         | _____                        | _____         | _____                        | _____         |
| GO Bond                    | 0.8537         | _____                        | _____         | _____                        | _____         |
| _____                      | _____          | _____                        | _____         | _____                        | _____         |
| <b>TOTAL</b>               | <b>13.5562</b> | <b>TOTAL</b>                 | _____         | <b>TOTAL</b>                 | _____         |

| <u>Unit Millage</u> |                | <b>2010</b><br><u>County Millage</u> |        | <u>School Millage</u> |        |
|---------------------|----------------|--------------------------------------|--------|-----------------------|--------|
| Purpose             | Amount         | Purpose                              | Amount | Purpose               | Amount |
| Operating           | 9.8151         | _____                                | _____  | _____                 | _____  |
| Streets             | 2.8961         | _____                                | _____  | _____                 | _____  |
| GO Bond             | 0.8450         | _____                                | _____  | _____                 | _____  |
| _____               | _____          | _____                                | _____  | _____                 | _____  |
| <b>TOTAL</b>        | <b>13.5562</b> | <b>TOTAL</b>                         | _____  | <b>TOTAL</b>          | _____  |

| <u>Unit Millage</u> |                | <b>2009</b><br><u>County Millage</u> |        | <u>School Millage</u> |        |
|---------------------|----------------|--------------------------------------|--------|-----------------------|--------|
| Purpose             | Amount         | Purpose                              | Amount | Purpose               | Amount |
| Operating           | 9.8151         | _____                                | _____  | _____                 | _____  |
| Streets             | 2.9786         | _____                                | _____  | _____                 | _____  |
| GO Bond             | 0.7625         | _____                                | _____  | _____                 | _____  |
| _____               | _____          | _____                                | _____  | _____                 | _____  |
| <b>TOTAL</b>        | <b>13.5562</b> | <b>TOTAL</b>                         | _____  | <b>TOTAL</b>          | _____  |

**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 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 checked="" type="checkbox"/> Flood plain       | <input type="checkbox"/> Prime agricultural land  |
| <input type="checkbox"/> Drainage basin               | <input type="checkbox"/> Other _____              |

The Village of Dexter was recently mapped by FEMA. Five properties were found to be located within the floodplain of the Huron River.

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

A portion of the Village's westerly boundary follows the center line of the Mill Creek.

## 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: Annexation  
(detachment, annexation, incorporation, consolidation)

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

DATE REQUEST FILED: July 22, 2005

DATE OF DECISION: Request was submitted to the Washtenaw County Board of Commissioners on September 11, 2006. No action was taken by the Board of Commissioners. The request was withdrawn by the Village on November 26, 2007.

DECIDED BY: No Action Taken by the Washtenaw County Board of Commissioners.  
(referendum, County Commission resolution, City Council resolution, City/Township mutual resolutions, State Boundary Commission action, Circuit Court, other court)

FINAL DECISION: Request was withdrawn by the Village.

TYPE OF ADJUSTMENT PROPOSED: Incorporation  
(detachment, annexation, incorporation, consolidation)

REQUEST INITIATED BY: Village of Dexter/City Study Committee  
(registered electors, property owners, city council, township board)

DATE REQUEST FILED: November 6, 2009

DATE OF DECISION: State Boundary Commission decided the petition was legally insufficient on March 18, 2010.

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

FINAL DECISION: State Boundary Commission decided the petition was legally insufficient on March 18, 2010.

- B.** Of those annexations accomplished, are these areas receiving all the village's services? Yes \_\_\_ No \_\_\_  
No annexations in past 10 years X

**If no**, list the areas not receiving services and the services they lack:

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- C.** Does your unit have any joint policies or agreements with adjacent units of government? Yes X No \_\_\_

**If yes**, explain: The Village has a 425 Agreement with Webster Township and a 425 Agreement with Scio Township.

Within the last ten years, one property has been conditionally transferred from Webster Township in accordance with the terms of the 425 Agreement. Property located at 8341 Island Lake, owned by United Methodist Retirement Communities was conditionally transferred in 2007. This area has been included in the proposed incorporation boundary.

The Village is also a member of the Dexter Area Fire Department which was formed by an inter-local agreement with the Village, Webster Township, Dexter Township and Lima Township (original member who has since withdrawn).

## 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?

|      |                            |                  |
|------|----------------------------|------------------|
| 2009 | 19 – Industrial/Commercial | 60 - Residential |
| 2010 | 15 - Industrial/Commercial | 46 - Residential |
| 2011 | 20 – Industrial/Commercial | 46 – Residential |

- B.** Business development – The Village does not keep the following statistics – the numbers provided are estimates.

1. How many new businesses opened in the last 5 years? approximately 35

How many new jobs were created? approximately 300

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

How many new jobs were added? approximately 10

Proposed Incorporation  
of the Village of Dexter, Washtenaw County

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

How many jobs were lost? Unknown

4. How many businesses moved or closed their operations in the last 5 years? approximately 20

How many jobs were lost? approximately 150

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

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

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

### 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. | _____   | _____                    |

None, the Village provides all services with the exception of those provided by the Township by law (elections, assessing, tax collection for other taxing authorities)

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

Of the additional services, none would be difficult to provide. The Village handled its own elections until the change in election law several years ago, assessing would likely be contracted out, and the Village currently sends tax bills to its residents.

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

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**X. PROBABLE EFFECTS OF PROPOSED INCORPORATION 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 change of boundaries would not impact the Village of Dexter.

- 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?

The Village currently provides all necessary services to its residents with the exception of those provided by the Township by law (elections, assessing, tax collection for other taxing authorities).

Providing the additional services of elections, assessing, and tax collection was estimated by the City Study Committee to cost an additional \$40,000 to \$60,000 per year.

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

Scio Township's tax revenue would be reduced by 1.446 mills times the taxable value of the property in the incorporation area. Webster Township's tax revenue would be reduced by 2.7721 mills times the taxable value of the property in the incorporation area. The full impact of this would not be felt until the expiration of the 12 year tax reimbursement arrangement established in the 425 Agreement, which states that the Village will pay Webster Township 1.16 mills times the taxable value of the property in the incorporation area.

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

The taxpayers in the incorporation area will no longer pay taxes to the Townships of Scio or Webster.

The City Study Committee estimated that the Village would need to increase its millage rate by .25 mills to cover the cost of the additional services. Under this scenario, the overall reduction to taxpayers would be 1.196 mills for those in Scio Township and 2.5521 mills in Webster Township.

The estimated reduction for a \$200,000 home is as follows:

Scio Township -  $\$100,000/\$1000 \times 1.196 = \$119.60$

Webster Township -  $\$100,000/\$1000 \times 2.5521 = \$255.21$

## XI. PUBLIC SERVICES

### A. Public Water

1. Does your unit provide public water service?    Yes X    No \_\_\_
2. **If yes**, who owns the water treatment plant(s)? Village of Dexter
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 \_\_\_ N/A
4. How many public water customers does your unit have? 1526
5. Give the number of homes and also the section numbers in which public water is not available:    No. of homes 5    Section No. 8 – Scio Township
6. Maximum capacity of your public water system is 1,584,000 gallons per day.  
  
Average present usage is 532,000 gallons per day;  
33 % 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 X
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 X  
  
The Dexter Area Historical Society property and Mill Creek Sporting Goods property are not served by Village water.
11. If not, how near are water mains of a size adequate to serve the entire area?  
  
Water service is provided to the development adjacent to the Dexter Area Historical Society property. Water service is between 490 ft and 775 ft away from Mill Creek Sporting Goods depending on where the connection is made.

12. How is your public water system financed?

- General obligation bonds                      X Tap-in fees (amount \$3000 per REU)  
 Special assessments                              X Other - User Charges  
X Revenue Bonds

13. What is the cost per linear foot to install water lines in the street? \$150/ft

What is the cost per linear foot to extend lines on site? \$20/ft for 1" copper line

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

The properties are both currently served by wells.

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

Yes  No X

If yes, describe these restrictions: \_\_\_\_\_  
\_\_\_\_\_

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

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?

\$3000 connection fee                      \$3.03 per 1000 gals  
\$6.71 Ready to Serve Fee

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 X 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 X

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

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

Customers outside the Village must request to come into the Village or be covered under a 425 Agreement to receive public water.

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

Properties currently in the Village receive water service; properties currently outside the Village would need to request to come into the Village or be covered under a 425 Agreement.

## B. Sanitary Sewer

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

If yes, who services the treatment plant? Village of Dexter

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? 1530

4. How many homes in your unit do not have sewer hookups available: 2; in what sections or areas: Scio Township – Section 6

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

Primary \_\_\_ Secondary \_\_\_ Tertiary X

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

X Activated Sludge \_\_\_ Rotating Biological Contactors or Disks

\_\_\_ Lagoons \_\_\_ Groundwater Discharge Mound

X Sand Filter \_\_\_ Sequencing Batch Reactors

\_\_\_ Trickling Filter \_\_\_ Other \_\_\_\_\_

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

Surface water (Name/Location) Huron River

Ground infiltration (Name/Location) \_\_\_\_\_

8. Maximum capacity of the sewer system is 1,300,000 gal/day.
9. The average usage is 350,000 gal/day; 29% capacity.
10. Does your sewer ordinance require residents to hook up? Yes X No\_\_

**If yes**, how near does the sewer line have to be? 50 feet.

11. Does your unit provide sanitary sewer service to the entire area proposed for incorporation? Yes \_\_\_ No \_\_X\_

Sewer service is provided to properties within the Village of Dexter. The Dexter Area Historical Society property and Mill Creek Sporting Goods are not served by Village sewer.

12. If not, how near to the area proposed to be incorporated are sewer lines of a size adequate to serve the area?

Sewer service is provided to the development adjacent to the Dexter Area Historical Society property. Sewer service is available 130 ft from Mill Creek Sporting Goods

13. How is your sewer system financed?

\_\_\_ General obligation bonds            X Tap-in fees (amount \$ 5000 per REU)  
\_\_\_ Special assessments                X Other: User Charges  
X Revenue bonds

14. What is the cost per foot for installation of sewer lines in the street?  
\$225/ft

What is the cost per foot for extension on site? \$35/ft for 4" sanitary service

15. Are you under orders to improve your wastewater treatment?  
Yes X No \_\_\_

**If yes**, describe: The Village entered into an Administrative Consent Order with the Michigan Department of Environmental Quality in 2008. The Order required the Village to construct an equalization basin which has been completed and is in operation. The Order should be closed out by January 31, 2012.

16. Are there plans to expand the sewer system? Yes \_\_\_ No X

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?  
\$5000 connection fee      \$7.14 per 1000 gal.  
\$5.80 Ready to Serve fee
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 X 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 X
- If yes**, what is the amount? \$ \_\_\_\_\_
25. What must customers outside the providing unit do to receive this sewer service?

Customers outside of the Village must request to come into the Village or be covered under a 425 Agreement.

26. If incorporation does not occur, how soon would the area proposed for incorporation receive sewer service?
- Properties currently in the Village receive sewer service, properties currently outside the Village would need to request to come into the Village or be covered under a 425 Agreement.

### **C. Fire Protection**

1. Fire protection for your unit is provided:  
\_\_\_\_ by your own department  
\_\_\_\_ under contract from another unit: \_\_\_\_\_  
X by the Dexter Area Fire Department (formed under the Urban Cooperation Act) which serves the following units: Dexter Township, Webster Township, Village of Dexter – also serves Lima Township through a contract with the Chelsea Area Fire Authority

2. Underwriters rating: 5
3. What is the composition of the fire department that provides fire protection to your unit?

**Number of fire fighters on force:** Full-time - 8 Volunteer - 20

4. How is the fire department financed?

|   |  |
|---|--|
| <input type="checkbox"/> Special Assessment       | <input checked="" type="checkbox"/> Charge for each fire run |
| <input type="checkbox"/> General obligation bonds | <input checked="" type="checkbox"/> General operating funds  |
| <input type="checkbox"/> Other _____              |  |

5. Who provides fire protection to the area proposed for incorporation?  
Dexter Area Fire Department Underwriters rating: 5

6. If the incorporation is approved, who would provide fire protection? Dexter Area Fire Department

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

The Dexter Area Fire Department has a station in the Village of Dexter. Mill Creek Sporting Goods is within 500 feet of the station; the Dexter Area Historical Society property is within 2500 ft of the station.

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

The Dexter Area Fire Department has a station in the Village of Dexter. Mill Creek Sporting Goods is within 500 feet of the station; the Dexter Area Historical Society property is within 2500 ft of the station.

## **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: Washtenaw County Sheriff

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

2. What is the composition of the police department?

9 Full-time officers \_\_\_\_\_ Part-time officers

\*\*9 are currently assigned to Dexter Township, Dexter Village, Webster Township and the Dexter Community Schools. The Village also receives service from the entire Washtenaw County Sheriff's Office on an as needed basis.

3. How is the police department financed?

\_\_\_ Special Assessment                      \_\_\_ Charge for each police run  
\_\_\_ General obligation bonds              X General operating funds  
\_\_\_ Other \_\_\_\_\_

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

Washtenaw County Sheriff

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

Washtenaw County Sheriff

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

The Washtenaw County Sheriff has a sub-station in the Village of Dexter. Mill Creek Sporting Goods is within 500 feet of the station; the Dexter Area Historical Society property is within 2500 ft of the station.

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

The Washtenaw County Sheriff has a sub-station in the Village of Dexter. Mill Creek Sporting Goods is within 500 feet of the station; the Dexter Area Historical Society property is within 2500 ft of the station.

**E. Garbage Collection**

1. Does your unit provide garbage collection service? X YES \_\_\_ NO

This service is provided by:

- X 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? 1402
  
3. Does this service include the area proposed to be incorporated?  
Yes X No \_\_\_ \*\*Currently the two additional properties are not serviced, however they could be added to the route.
  
4. How often is the pickup made? Weekly
  
5. How is the service financed?  
\_\_\_ Special Assessment  
X 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 X No \_\_\_  
**If yes**, how is the program financed? General Operating Funds
  
2. Approximately what percentage of the area is served? 100%

**G. Library Service**

1. Does your unit provide library service? Yes \_\_\_ No X  
  
\*\*\*Service is provided by the Dexter District Library
  
2. **If yes**, it is: \_\_\_ unit operated \_\_\_ county wide X area wide.

**H. Name of School District(s):** Dexter Community Schools

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

| TYPE OF SERVICE       | FURNISHED BY UNIT OR ON CONTRACT? | METHOD OF FINANCING    |
|-----------------------|-----------------------------------|------------------------|
| 1. Parks Management   | Unit                              | General Operating      |
| 2. Road Maintenance   | Unit/Contract as needed           | Streets Millage/Act 51 |
| 3. Snow Plowing       | Unit                              | Streets Millage/Act 51 |
| 4. Brush/Leaf Pick-Up | Unit                              | General Operating      |

|                          |      |                   |
|--------------------------|------|-------------------|
| 5. Code Enforcement      | Unit | General Operating |
| 6. Zoning Administration | Unit | General Operating |
| 7. Plan Review           | Unit | General Operating |

**XII. FINANCIAL ABILITY TO PROVIDE AND MAINTAIN SERVICES TO YOUR UNIT**

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

| <b>IMPROVEMENT</b>                                       | <b>FINANCED</b>                          |
|--|--|
| 1. Addition of 5 <sup>th</sup> Well, Water Main Upgrades | Drinking Water Revolving Fund / A.R.R.A. |
| 2. Equalization Basin, Sewer Lining                      | State Revolving Fund/ A.R.R.A.           |
| 3. Rehabilitation of Third Street                        | Streets Millage/Act 51                   |
| 4. Reconstruct Portion of Dexter Ann Arbor               | Streets Millage/Act 51/STPU              |
| 5. Water Main Upgrades – Phase II                        | Drinking Water Revolving Fund            |
| 6. Jeffords/Alley Reconstruction                         | Downtown Development Authority – Bonds   |
| 7. Construction of DPW Building                          | General Obligation Bonds                 |
| 8. Mill Creek Park Project                               | Grant Funding/General Operating Funds    |
| 9. Inverness Street Reconstruction                       | Streets Millage/Act 51                   |

**B.** Does your unit of government have application for bonds before the Michigan Municipal Finance Commission?  
 Yes \_\_\_ No  – We anticipate filing an application for a State Revolving Loan for sewer system improvements in 4<sup>th</sup> quarter 2012. We are in the “fundable” range on the current project priority list.

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

| <b>KIND</b> | <b>PURPOSE</b> | <b>AMOUNT</b> | <b>MATURITY DATE</b> |
|-------------|----------------|---------------|----------------------|
| _____       | _____          | \$ _____      | _____                |
| _____       | _____          | \$ _____      | _____                |

**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 incorporation?  
 Yes  No \_\_\_

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

| TYPE | PURPOSE | AMOUNT | MATURITY DATE |
|------|---------|--------|---------------|
|------|---------|--------|---------------|

See attached debt schedule.

- 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.

Three "Orders of Approval" are attached.

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 (\$).

Municipal Employees Retirement System of Michigan  
Actuarial Accrued Liability - \$3,370,134  
Plan Assets - \$2,635,286  
Other Post Employment Benefits – Retiree Health Care  
Actuarial Accrued Liability - \$4,054,728  
Plan Assets - \$289,282

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.

Inter-local Agreement Establishing the Dexter Area Fire Department  
Act 425 Agreement with Webster Township  
Act 425 Agreement with Scio Township  
Union Contract with Teamsters Local 214  
Police Services Contract with the Washtenaw County Sheriff  
Trash/Compost/Recycle Contract with Waste Management

The Village also has employment contracts with individual appointees and small value contracts for things such as copy machines, preventative maintenance, etc.

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

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

See attached insurance valuation.

Underground assets are valued as follows – using replacement cost:  
Sanitary Distribution System - \$14,600,000

Water Distribution System - \$12,300,000  
Storm System - \$6,200,000  
Road System - \$14,300,000

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

100% sewer

100% public water

100% storm drainage

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

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

On September 14, 2009 Village Council passed a resolution in support of pursuing city status. The resolution was passed with a 6-1 vote. A copy of that resolution is attached. The make-up of the Village Council is currently the same as it was at the time the resolution was passed.

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

Several public meetings have been held in the Village through the course of the cityhood process to inform the public and answer questions. At these public meetings there has generally been a mix of those in support of and not in support of the process. The City Study Committee, formed to research whether the Village would benefit from becoming a city, voted 16-1 to recommend to Council to pursue city status. A copy of their final report is attached.

Two additional properties were included in the boundary originally proposed by the Village. These properties are owned by Mill Creek Sporting Goods and the Dexter Area Historical Society. Both of these property owners have expressed that they are not interested in becoming a part of the City. The Dexter Area Historical Society has indicated that they are supportive of the new proposed boundary that draws in a small triangle piece of their property (approximately 1 acre) to establish contiguity of the boundary.

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

Several public meetings have been held in the Village through the course of the cityhood process to inform the public and answer questions. At these public meetings there has generally been a mix of those in support of and not in support of the process. The City Study Committee, formed to research whether the Village would benefit from becoming a city, voted 16-1 to recommend to Council to pursue city status.

**XIV. WHAT IS THE RELATIONSHIP OF THE PROPOSED  
INCORPORATION TO ANY ESTABLISHED TOWNSHIP, VILLAGE,  
CITY, COUNTY OR REGIONAL LAND USE PLAN?**

**See attached map.**

List the people who completed this questionnaire:

| <b>Name</b>        | <b>Title</b>                         | <b>Telephone (include area code)</b> |
|--------------------|--------------------------------------|--------------------------------------|
| Courtney Nicholls  | Assistant Village Manager            | 734-426-8303 x17                     |
| Marie Sherry       | Village Treasurer/Finance Director   | 734-426-8303 x14                     |
| Allison Bishop     | Community Development Manager        | 734-426-8303 x15                     |
| Donna Dettling     | Village Manager                      | 734-426-8303 x11                     |
| Shawn Keough       | Village President                    | 313-363-1434                         |
| Joe Semifero       | Village Trustee                      | 734-604-5871                         |
| Deb Schmitt        | Washtenaw County Building Dept.      | 734-222-3892                         |
| Christine Phillips | Engineer, Orchard, Hiltz & McCliment | 734-466-4575                         |

Date Completed: December 9, 2011