

DEXTER CITY STUDY COMMITTEE
MONDAY, NOVEMBER 6, 2006
7:00 to 8:30 p.m.

COPELAND BOARD ROOM – 7720 DEXTER-ANN ARBOR ROAD

- 1) Take attendance, and approve minutes from October 16, 2006
- 2) **Guest: John Kingsley-Webster Township Supervisor**
- 3) Update from John Coy on the Dexter Area Chamber presentation
- 4) Update on assessor and election expenses.
- 5) Update on DDA tax capture
- 6) Review list of issues to study for report Bart Wall is preparing framework for the report using the categories on this list.
- 7) Tasks for the next meeting and set meeting date.

Adjourn

DEXTER CITY STUDY COMMITTEE
MONDAY, OCTOBER 16, 2006
7:00 to 8:30 p.m.

COPELAND BOARD ROOM – 7720 DEXTER-ANN ARBOR ROAD

1) Take attendance, and approve minutes from September 18, 2006

Attendance:	Beal	Bellas	Coy	Flowers
	Foster	Jones	Miller	Rush
	Sprague	Stacey	Stivers	Vickers
	Waggoner	Wall		

Charles Nielsen, Scio Township Supervisor attended the meeting to discuss the affect that Cityhood could have on Scio Township

- Loss of revenue, approximately \$241,000 per year
- Scio would stop doing assessing for Village, which reduces workload 20%. Not a big impact probably would not lay anyone off in the Assessor office.
- Scio would stop doing elections for Village
- Charter process difficult
- Assessing responsibility for new City
- More control over own destiny

The concern over double taxation was raised, Charlie reminded us that services are being provided in exchange for taxes paid to Scio, i.e. Assessing and Elections.

Concerns about the annexation question currently before the County Board of Commissioners were raised. Charlie updated the group that the Village and Scio are in discussion on a possible 425 Agreement a.k.a. Conditional Property Transfer Agreement

A negative impact to the Village becoming a City is the loss of ability to discuss annexation matters locally. Annexation requests would go to the State Boundary Commission not the County Board of Commissioners. However, 425 Agreements would continue to be negotiated locally

A negative impact to the Village becoming a City is the loss of protection/representation from the Scio Township Elected Board members to residents of the Village who feel the Township Board is serving their interests.

Discussed the buyer vs. seller metaphor, in negotiating conditions of a 425 agreement. Scio is seller and Village is buyer. The water and sewer needs of the transferred property are a concern to current users on the system. The developer through special assessment pays for additional capacity costs and infrastructure improvements.

Group discussed the need for more planning along Baker Road. It was pointed out that there are two documents already in place. One is the Baker Road Initiative that extends out to I-94 and the other is the Baker Road Corridor Plan that covers Main Street to Dan Hoey

General feeling or perception that the only reason the City Study Group is looking at City status is because of annexation. The Group is being asked to look at City Status pro and cons apart from annexation.

There is still a concern over why we bother to go through this difficult process in the first place, what do we gain if we become a City?

The chance to write our own City Charter is a plus, create more efficiency, more modern, control of our destiny, improve service with one-stop shopping, avoids confusion, City gets more respect from other Cities, the County and State. The subservient relationship of a village to a township would be removed.

Look at financial impact on businesses under City status. Village Commercial and Industrial parcels have taxable values well above the average \$100,000 used for typical residential. Further refine financial impact becoming a city would have on Village businesses.

Confirm the village parcel count, and per parcel contract fee for assessing. Confirm cost to purchase election machines

Reviewed Q & A sheet, which will become part of the final report.

- Boundary issues agreed that recommendation would be boundary neutral. Recommend keeping boundary same if City Status is pursued.
- Financial questions, verify if Village is obligated to assess the .5 mills for preservation. Share average savings data per resident and business.
- Services, confirm projected cost for services of assessor and elections.

Develop other issues to study, look at general categories for a draft report for the committee to review. Begin drafting the report.

Discussed preparation for open house before the end of the year. Group will need documents to share with those who attend the open house. Put together public involvement for our December 4, 2006 meeting. Reserve a larger room and publish Open House in Dexter Leader. Find other ways to get the word out for residents to attend.

Our next meeting will be Monday, November 6, 2006. John Kingsley, Webster Township Supervisor will attend our meeting.

Respectfully Submitted,

Donna Dettling, Village Manager



VILLAGE OF DEXTER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Village Council

Jim Seta
President

Joe Semifero
President Pro-Tem

Jim Carson
Councilperson

Paul Cousins
Councilperson

Donna Fisher
Councilperson

Shawn Keough
Councilperson

Terry Walters
Councilperson

Administration

Donna Dettling
Manager

David Boyle
Clerk

Marie Sherry
Treasurer/Finance Director

John P. Hanifan
Assistant Manager

Ed Lobdell
Public Services Superintendent

Allison Bishop
Community Development Manager

THE VILLAGE OF
DEXTER IS AN EQUAL
OPPORTUNITY
PROVIDER AND
EMPLOYER

www.
villageofdexter.org

TO: Donna Dettling, Village Manager

FROM: John P. Hanifan,
Assistant Village Manager

DATE: November 1, 20006

Re: City Study Committee – *Assessing and Elections*

ASSESSING:

Per your request, I contacted two contract assessors to get an informal quote for assessing services on a per parcel basis. While not the same as issuing a Request for Proposals, I think the numbers quoted below are closer to what we could expect to pay (compared to the estimate of \$20/parcel) if the Village became a city.

- 1 Steve Schweikert, contact assessor for 7 different communities including the City of Perry (pop 2065). Charges Perry \$10 per parcel, but generally Shiawassee pays lower than other counties. Estimated that in Washtenaw per parcel basis would be closer to \$13 to \$14 per parcel.
- 2 Gary Graber, contract assessor for City of Potterville (pop 2168), currently charges \$13 per parcel.

ELECTION EQUIPMENT:

One time purchases for the following equipment:

1 Optical Scanner @ a cost of	\$ 5,500
1 Ballot Marking Device @ a cost of	\$ 5,000
10 Privacy Booths @ a cost of \$160 each	<u>\$ 1,600</u>
	\$12,100

project memorandum

Date: 10.27.06
From: John Iacoangeli
To: Steve Gergely
Dexter Florist
8054 Main Street
Dexter, MI 48130
Project: Village / City Discussion

Remarks:

As requested I have reviewed the impact that a proposed change in charter status from a Village to a City would have on the Dexter Downtown Development Authority.

Currently, the DDA captures revenues from several non-village entities including Washtenaw County, Dexter Library, Dexter Community Schools, Washtenaw County ISD, and Scio Township. If the Village decides to convert to a City the DDA would capture all of the revenue from the authorities mentioned above with the exception of Scio Township. This would amount to a loss of 1.45 mils or \$25,100 annually. Over the thirty-year (30) life of the Development Plan the accumulated amount of revenue loss would be approximately \$968,000 assuming a 1% annual growth rate in taxable valuation in the DDA district.

I hope this helps in your assessment. If you have any other questions please feel free to contact me.

Thank you

ISSUES TO STUDY FOR THE REPORT

- 1.) Transition Costs
- 2.) Tax Increase
- 3.) Image Affect
- 4.) Future Staffing
- 5.) Effect to Townships
- 6.) Intergovernmental Services
- 7.) Municipal Boundaries

GENERAL CATAGORIES TO INCLUDE IN REPORT

- 1.) Executive Summary
- 2.) Basic Structure of Home Rule Cities
- 3.) Population
- 4.) Population Density
- 5.) Boundaries, Land, Area and Uses
- 6.) Assessment and Tax Ramifications
- 7.) Elections
- 8.) Financial Implications of Incorporation
- 9.) State Boundary Commission Requirements
- 10.) Advantages of Incorporation
- 11.) Relationship of Incorporation to the Affected Townships
- 12.) Possible Increase in Taxes
- 13.) Financial Ability to Maintain Urban Services
- 14.)