

City of Ann Arbor
Township Island Annexation
Public Information Meeting

August 20, 2018

Agenda

- Welcome, Introduction and Meeting Purpose (5 minutes)
- Background and History (5 minutes)
- Rationale (5 minutes)
- City Initiated Annexation Process (5 minutes)
- Impacts to Property Owners (10 minutes)
- Discussion (90 minutes)

**State Boundary
Commission**

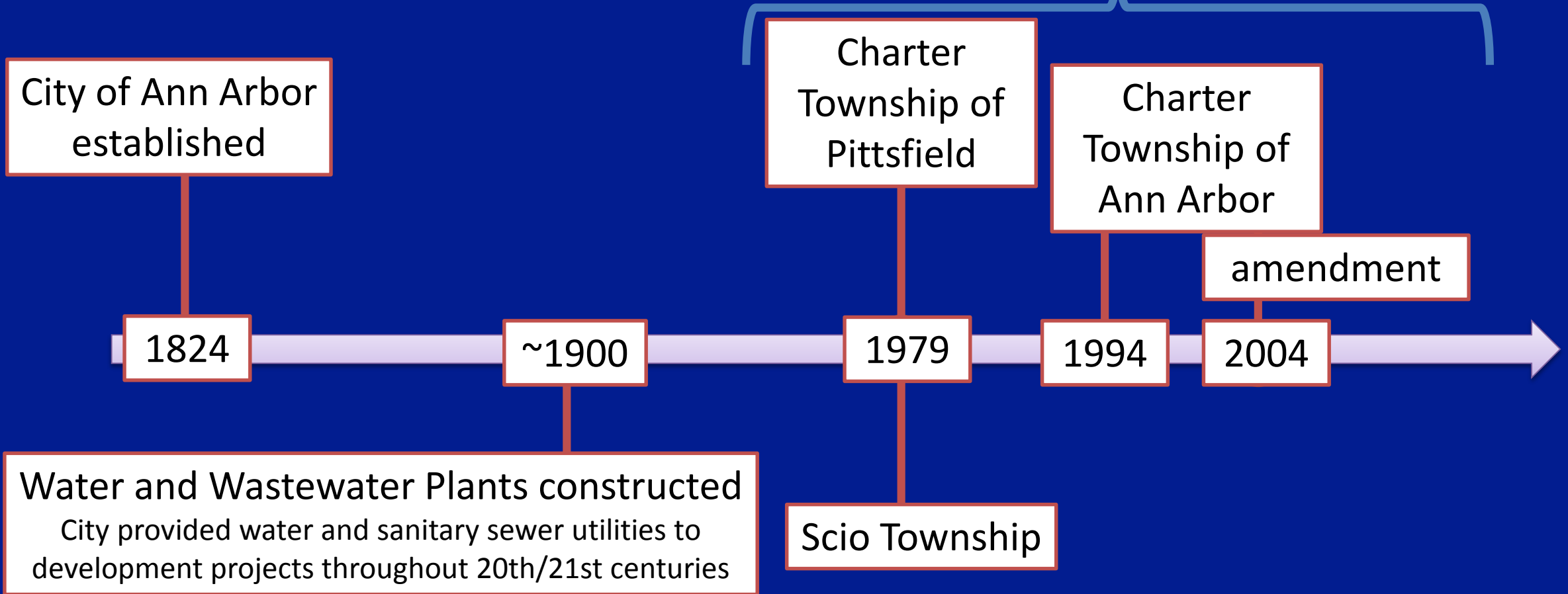
City Council

Staff Team

Community
Services, Public
Services,
Attorney's Office,
Safety Services,
Financial Services

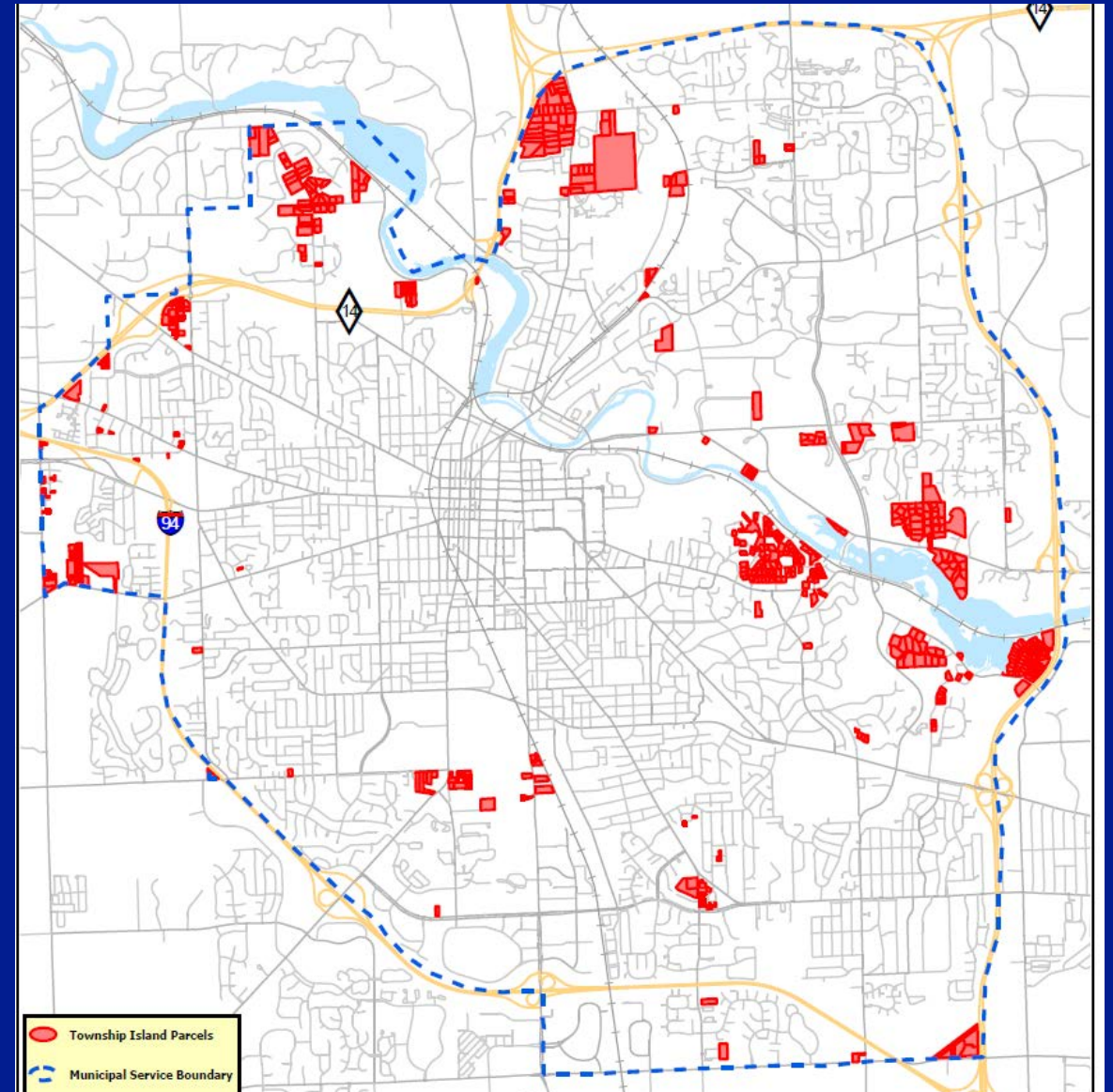
Background and History

City-Township Agreements
define ultimate City boundaries

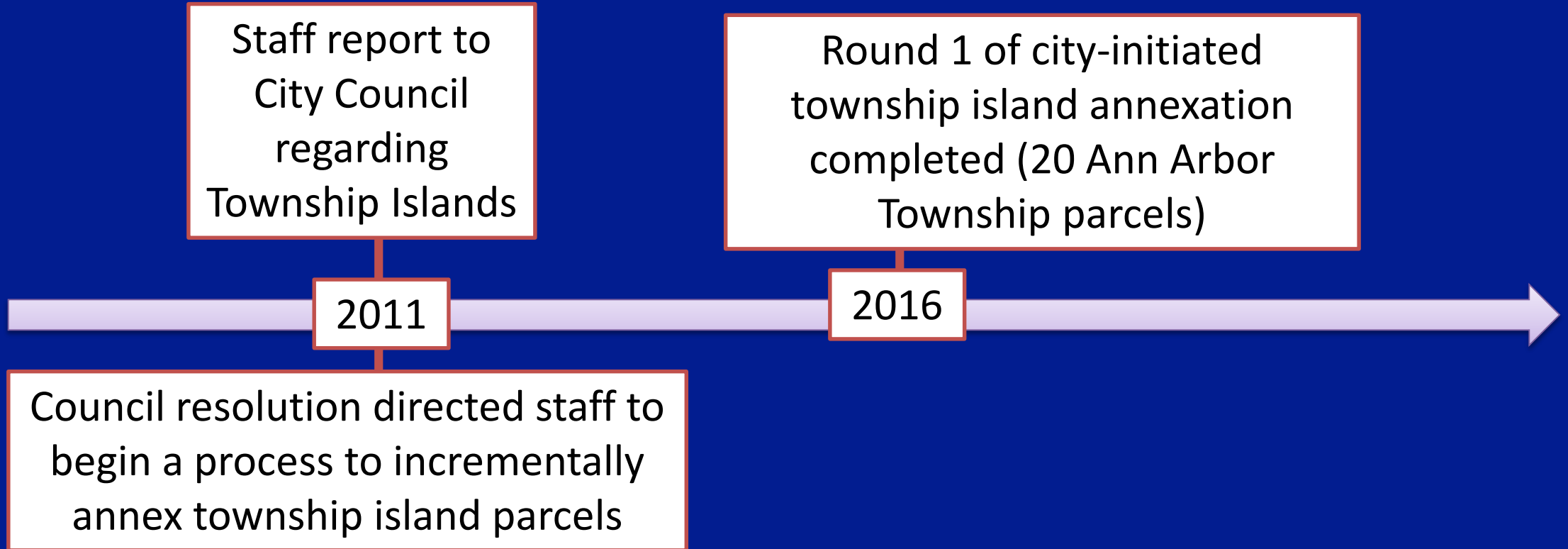


Ultimate Service Boundary and Remaining Township Islands

- What is a township island?
 - Parcel in township jurisdiction
 - Within the City's ultimate boundary
 - Often surrounded by parcels in the City's jurisdiction
- Approximately 510 township islands remain within the City's ultimate service boundary



Background and History



Rationale:

Why annex township islands?

- Eliminate duplication of municipal services
 - Police Services
 - Fire Services
- Improve efficiency and clarity
 - Solid Waste collection
 - Voting (polling locations)
 - Building permits
 - Capital improvements planning (e.g., extension of water and sanitary sewer services)

Rationale:

Why annex township islands?

- Promote equity of funding municipal services
 - Street resurfacing and reconstruction
 - Streetlighting
 - Stormwater
 - Parks
 - Police and fire services

Rationale:

Why annex township islands?

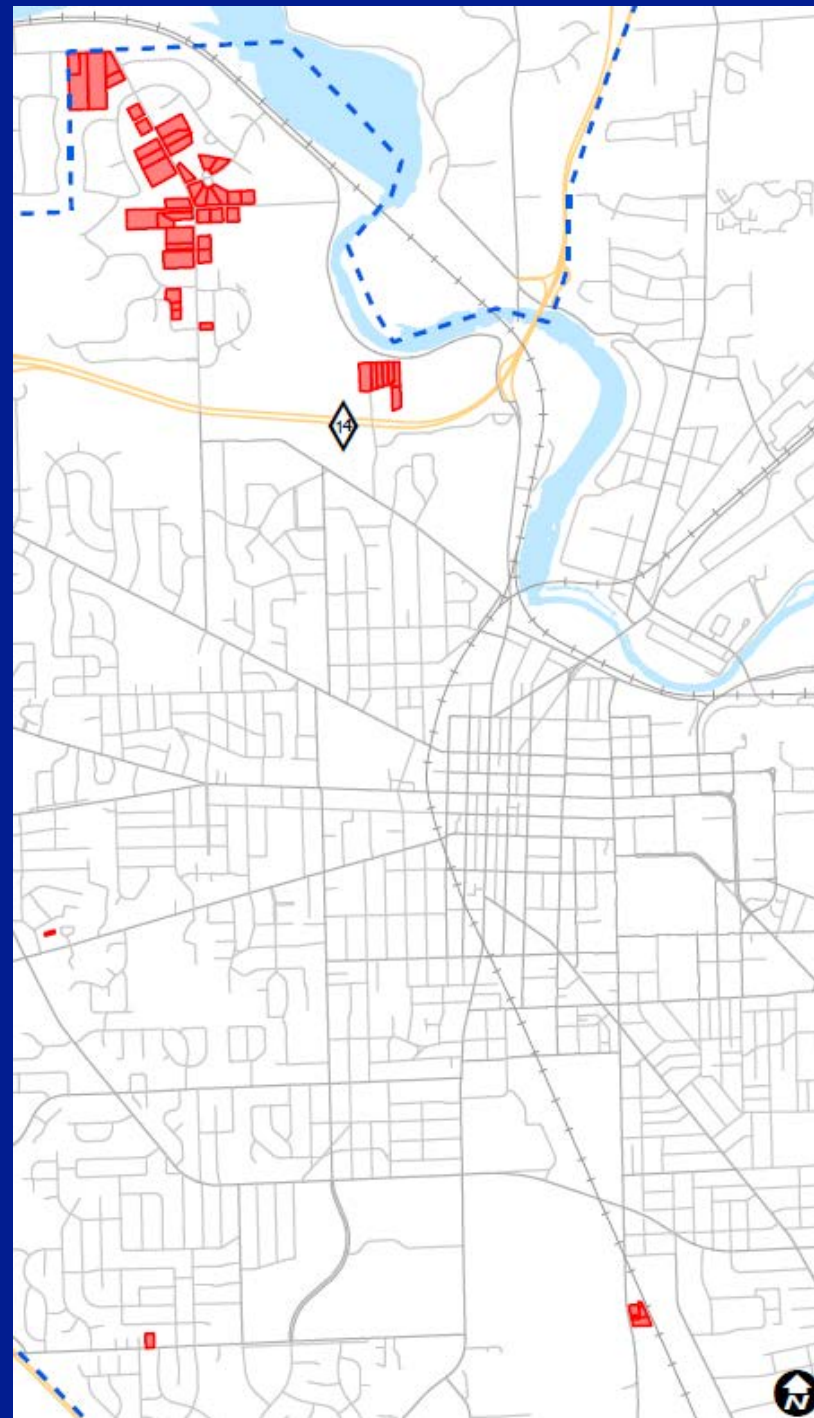
- Other considerations:
 - County-wide, per Washtenaw County Water Resources Commission inspection, approximately:
 - 18% of septic systems are failing
 - 15% of wells do not have adequate protection against contaminants
 - 14% of wells showed chemical or bacterial contamination
 - State Boundary Commission staff has recommended that the City complete annexation of township islands in a timely manner.

Process

- To make the annexation process manageable, the City is choosing to annex parcels incrementally, rather than all 500+ parcels at once.
 - 89 parcels have been selected for Round 2 of City-initiated Township Island Annexation.

Round 2 Ann Arbor Township

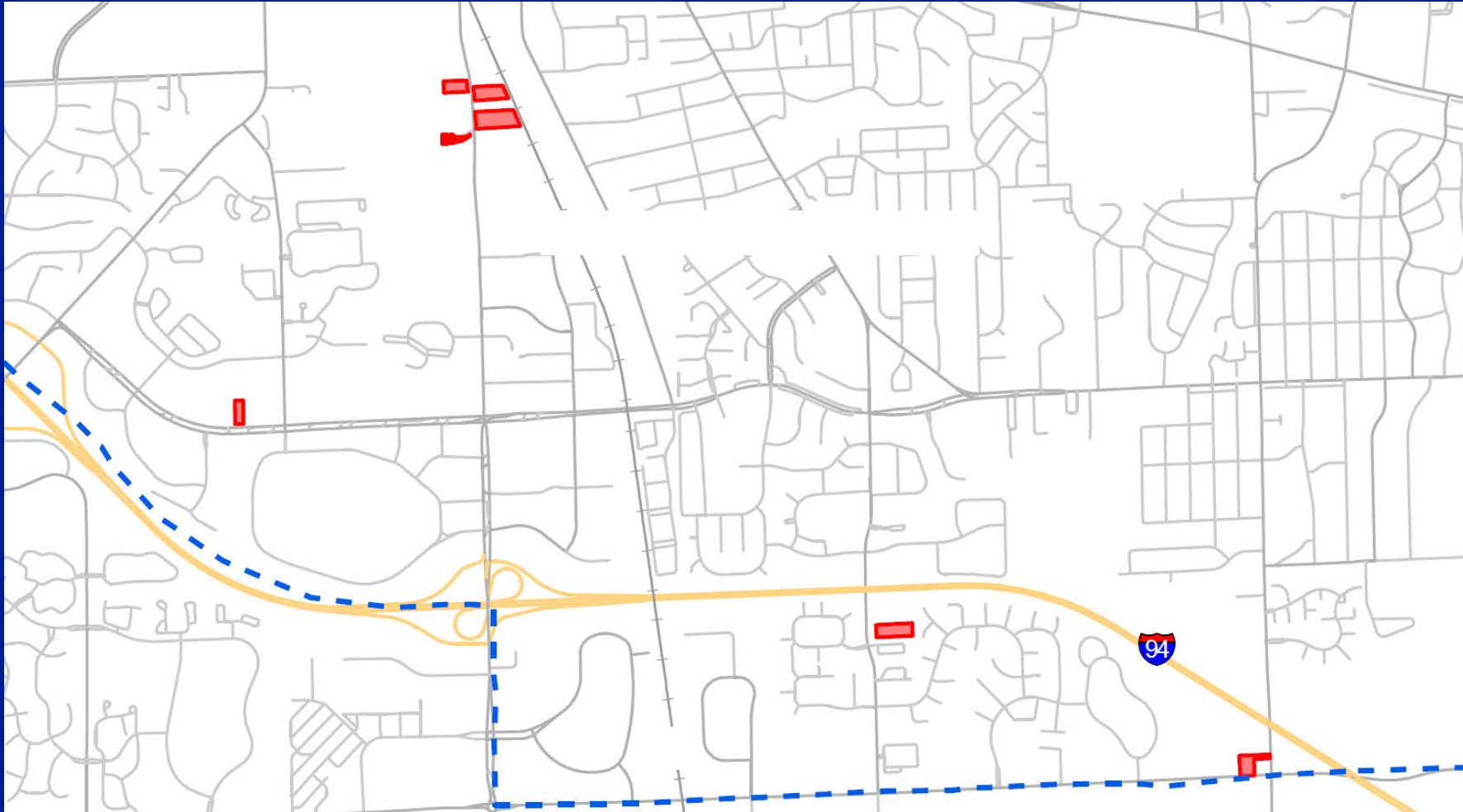
- 52 parcels



Round 2

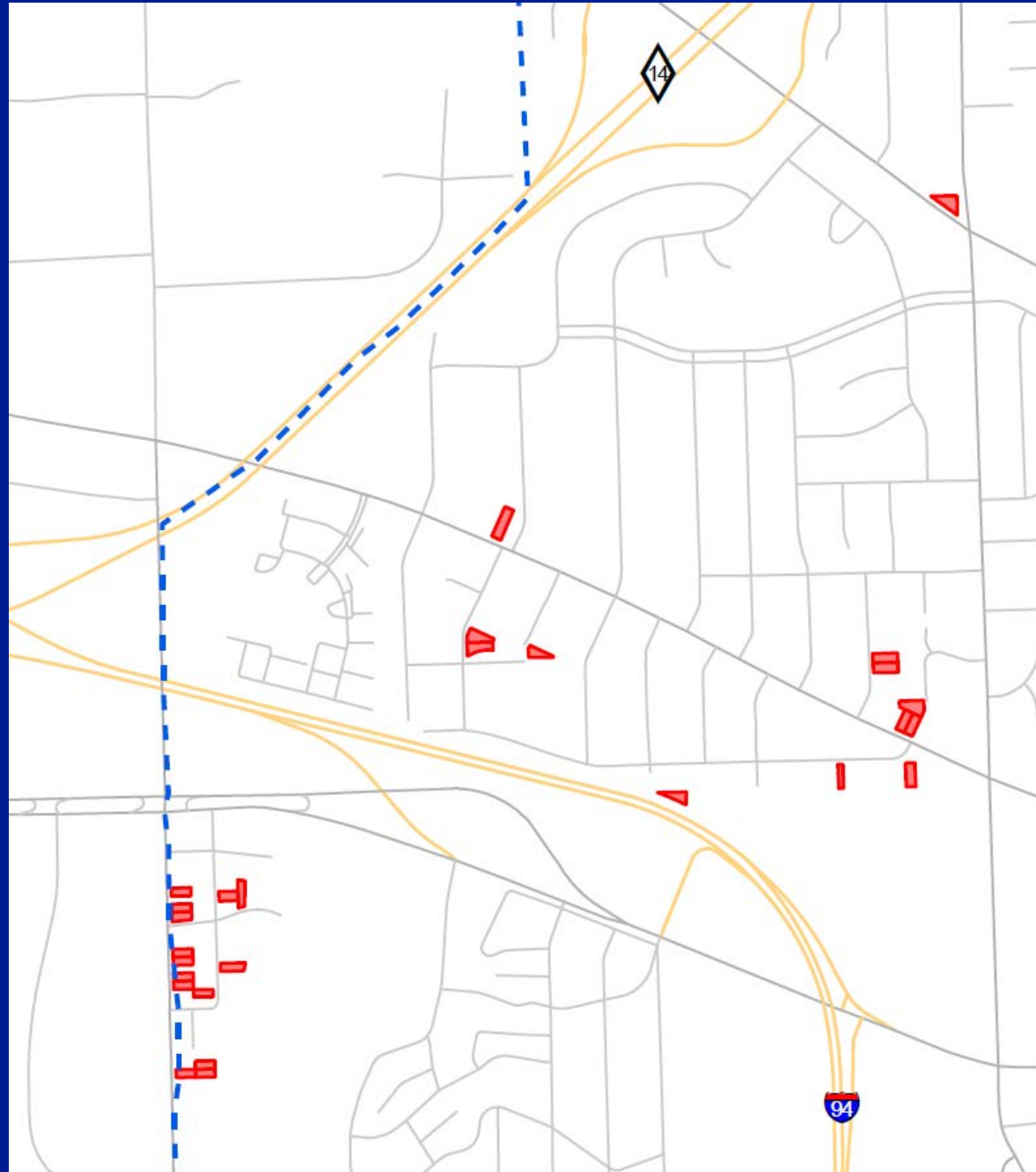
Pittsfield Township

- 10 parcels



Round 2 Scio Township

- 27 parcels



Process

- State Boundary Commission Act: 1968 P.A. 191 as amended
- Public Information Meeting
 - August 20, 2018
- City Council
 - October 1, 2018
 - Public hearing and City Council action to approve petition submittal
- State Boundary Commission
 - October 31, 2018 (target petition submittal date)
 - Legal Sufficiency Meeting (Lansing)
 - Public Hearing (Ann Arbor)
 - Recommendation Meeting (Lansing)
- Property owners will be informed once annexation is complete.

Impacts

- Property Taxes

- Annexation is not an uncapping event effecting taxable value
- Increased Municipal Portion of Property Taxes (City Millage Rate: 15.8885 as of summer 2018)
- Does not change taxes of other authorities, e.g.:



- Local taxes will be collected by the City of Ann Arbor beginning in the year after annexation is complete

Impacts

- Voting
 - Polling location will change.
 - If registered to vote in your township, you will receive a new voter identification card after annexation is complete.
- Solid Waste collection
 - Solid waste services will change.
 - The City provides solid waste services including trash, recycling and yard/food waste.
- Zoning
 - The City will initiate rezoning of your property.



Impacts

- Water and Sanitary Sewer Utility Connection

- If utility service is available:

- Property will have 90 days to connect
 - Capital Recovery Charge will be due

- If utility service is not available:

- Capital Recovery Charges (including an Extension Charge) will not be due until service is available.
 - Capital Improvement Plan (CIP)



Impacts

- Water and Sanitary Sewer Utility Connection (continued)
 - For vacant properties:
 - Capital Recovery Charges will be determined when developed
 - For commercial properties:
 - Charges vary based on the size of the future water meter

Impacts

- Costs associated with Water/Sanitary Connection
 - Capital Cost Recovery Charge
 - Covers original capital expenditure for utility construction
 - Due at time of connection
 - Payment plan options available
 - Tap and Meter Charges
 - Private contractor costs/permits
 - Varies greatly depending on site and installation conditions

Impacts

- Other Historical Improvement Charges
 - (Road, sidewalk, and/or storm sewer)
 - Historic amount is cost-forwarded to equivalent dollars in the year annexation is complete
 - Amount (if applicable) varies for each parcel
 - Due upon annexation
 - Payment plan options available

Impacts

- Payment plan options
 - Capital Cost Recovery Charges and Historical Improvement Charges can be paid in yearly installments over time
 - Chapter 12 of City Code

Total amount of special and single lot assessment(s)	Number of years for installments
Up to \$1,200.00	1 year
Greater than \$1,200.00 up to \$2,400.00	2 years
Greater than \$2,400.00 up to \$3,600.00	3 years
Greater than \$3,600.00 up to \$4,800.00	4 years
Greater than \$4,800.00 up to \$6,000.00	5 years
Greater than \$6,000.00 up to \$7,200.00	6 years
Greater than \$7,200.00 up to \$8,400.00	7 years
Greater than \$8,400.00 up to \$9,600.00	8 years
Greater than \$9,600.00 up to \$10,800.00	9 years
Greater than \$10,800.00 up to \$12,000.00	10 years
Greater than \$12,000.00 up to \$13,200.00	11 years
Greater than \$13,200.00 up to \$14,400.00	12 years
Greater than \$14,400.00 up to \$15,600.00	13 years
Greater than \$15,600.00 up to \$16,800.00	14 years
Greater than \$16,800.00	15 years

Opportunities for public comment

- Public Information Meeting
 - August 20, 2018
- City Council public hearing
 - October 1, 2018 at 7:00 p.m. in City Council Chambers
 - Advance sign-up not required, 3 minutes per speaker
 - Written comments can be provided to City Council
- State Boundary Commission (SBC) public hearing
 - Date: to be determined by SBC
 - Location: Ann Arbor
 - Notice and meeting details will be provided by SBC

Discussion