



## AGENDA

### SPECIAL MEETING OF THE VILLAGE COUNCIL - CITYHOOD WORK SESSION

Monday, August 11, 2025

5:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

**ADDRESSING THE VILLAGE COUNCIL:** Each person wishing to address the village council shall be afforded an opportunity to do so. If you wish to comment, please stand or raise a hand to indicate that you wish to speak. When recognized, give your name and address and direct your comments to the Chair.

**PURPOSE:** The purpose of the special meeting of the Lake Orion Village Council is to discuss the option of pursuing cityhood.

1. **Call to Order**
2. **Roll Call and Determination of Quorum**
3. **Call to the Public**
4. **Other Items**
  - A. Cityhood Discussion
5. **Call to the Public**
6. **Adjournment**

*In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Village, at least three (3) business days in advance of the meeting, if requesting accommodations. The Village of Lake Orion will provide foreign language or hearing impaired interpretation services for those individuals who contact the village to request such services at least seven (7) days prior to the meeting.*

*En el espíritu de la observancia de la Ley de Estadounidenses con Discapacidades, las personas con discapacidad debe sentirse libre para ponerse en contacto con el pueblo, por lo menos tres (3) días hábiles de antelación a la fecha de la reunión, si se solicitan alojamiento. El municipio de Lake Orion proporcionará idioma extranjero o personas con problemas de audición servicios de interpretación para las personas que*

*se ponen en contacto con el pueblo de solicitar dichos servicios con no menos de siete (7) días antes de la reunión.*



## COUNCIL ACTION SUMMARY SHEET

**MEETING DATE:** August 11, 2025

**TOPIC** Cityhood Discussion

### BACKGROUND BRIEF:

The Lake Orion Village Council Cityhood Study Ad Hoc Committee is scheduled to present its preliminary findings to the Village Council for discussion on the process of seeking cityhood and the potential impact of cityhood on the Village.

### SUMMARY OF PREVIOUS COUNCIL ACTION:

None

### FINANCIAL IMPACT:

None

### RECOMMENDED MOTION:

None

## **Questions and Answers for VLO Cityhood Committee 8-3-25**

In response to the needs of the residents, the Lake Orion Village Council formed a subcommittee to examine the benefits, financial considerations and legal process necessary to incorporate the Village of Lake Orion into the City of Lake Orion.

No official decision has been made on whether to pursue cityhood at this time.

### **Why change the Village of Lake Orion to a city?**

1. The Village of Lake Orion has all of the characteristics of a city without the benefit of controlling all of its finances and taxation.
2. Village residents pay taxes to the Village and the Township. Cityhood would provide a direct financial benefit to the residents by eliminating the Township taxes.
3. The Village of Lake Orion currently provides directly or by contract all of our primary services, with the exception of fire protection. Why pay the Township for services, millages or other benefits we do not receive.
4. The community services needed in a paved high density urban community such as the Village of Lake Orion vary greatly from those of the rural Orion Township community with many gravel roads. Examples are snow removal on all roads, higher frequency police patrolling and leaf pick up. The Village of Lake Orion is not a rural community. The Village population density is 3,763 per square mile. Orion Township's population density is 1,061 people per square mile. The City of Detroit is 5,144 people per square mile.

### **How is a city different from a village?**

Cities and Townships are considered primary local units of government by the State and manage all of their own affairs and finances. A Village is a subunit of a Township and in most cases is highly dependent on a Township for services.

A Village is generally a smaller, rural settlement with a simple infrastructure. Cities are larger, more densely populated urban centers with more complex infrastructure, services, and often a distinct legal and political identity.

### **What services does the Orion Township provide Village of Lake Orion Residents?**

1. Assessing property and collecting taxes for the township, county and schools
2. Conducting local, county, state and national elections.
3. Fire protection services.
4. Library services

**What services do the Village of Lake Orion currently provide in house and by contract?**

The Village provides the following services in house:

1. Police Services
2. Water Supply Operations and Maintenance
3. Sewer Operations
4. Street and Storm Sewer Operations and Maintenance.
5. Cemetery Services
6. Code and Zoning Enforcement
7. Governmental Administration

The Village provides the following services by outside contract:

1. Village tax collection by contract with Orion Township. Fee based no tax funds used.
2. Building permits and inspection by contract with Orion Township. Fee based no tax funds used.
3. Zoning ordinance and Planning Services by contract with McKenna and Associates. Partially fee based.
4. Engineering Services by contract with Nowak & Fraus. Partially fee based.
4. Sewer and Pump Station maintenance by contract with Oakland County. Paid by sewer bills.

**What are some of the advantages of going from a village to a city?**

1. Residents could see a reduction in annual property taxes estimated at 2.18 mils.
2. Overlapping government structure, dual tax bills, and confusing service locations would be eliminated.
3. The new City would not have to pay Township millages and assessments.
4. Issues over jurisdiction of Village Clerk vs Township Clerk would be resolved.

**What are some of the disadvantages of going from a village to a city?**

1. City residents would not be able to run for elected office in Orion Township or vote in Township elections since they would no longer be residents of the Township.
2. The Village would have to contract or provide their own fire protection services.

**Will village residents get to vote on this?**

Yes, the process includes three decision points for village registered voters to make a choice.

1. Once petition language is approved by the State Boundary Commission and Public Hearings and comments are concluded, the petition must be signed by 5% of village voters within 45 days asking for an election on the issue.

2. An election is then held to elect members and create a Charter Commission to prepare the new city charter.
3. After the new charter is drafted, an election is then held to approve the new charter. Once the charter is approved the village becomes a city.

**Would this change affect my property taxes?**

Yes, the Village property owners would no longer pay Township taxes. The net overall reduction in property taxes and assessments is estimated at 2.18 mils.

**How would the city provide for the services currently provided by Orion Township?**

1. Property assessing could be contracted directly with Oakland County. Village, County and School tax collection can be provided by existing Village staff with the addition of a software module from BSA our current Village software provider.
2. Elections can be held utilizing existing Village staff augmented by part time election workers. The additional costs of conducting elections would be procuring voting equipment, supplies and ballots, staff training, part time staffing the polling station and publication of notices. Support is available from Oakland County Elections Division.
3. Fire protection could be provided by contract with Orion Township or another local municipality. Orion Township fire station No. 1 is located in the downtown of the Village of Lake Orion. It would be beneficial for all parties to continue our existing relationship with Orion Township. It is doubtful that a new independent city fire department would be financially viable due to the small size of our service area.
4. Library services would not be provided. However, Orion Township Library services are available to non-residents for a fee.

**How would the city pay for the service currently provided by Orion Township.**

1. Property assessing and tax collecting could be paid from existing Village tax revenue.
2. Election services could be paid for from existing Village tax revenue.
3. Fire Services could be paid for from a new city fire services assessment equivalent to the current Orion Township Fire Millage.
4. There is no effective change in cost for those desiring to continue using the Orion Township Library. Library services are available to non-residents for \$200 per household. The current Township Library millage of 1.3166. This equates to \$197 in taxes for a \$300k home.

**Village residents own a portion of Orion Townships assets. How would the buildings, equipment, land, fire station, etc. be divided?**

1. State law provides that some assets be divided on a per population basis. The last census reported the Village population at 2,873 and the Township population at 35,333. That makes the Village percentage ownership of Orion Township by population approximately 8.132%.
2. State law provides that some assets be divided on an assessed valuation basis. The taxable value of the Village in 2025 is approximately \$199,003,290 and the 2025 Taxable Value for Orion Township, not including the Village, is \$2,412,987,650. The Village percentage of ownership of Orion Township by assessed valuation would be approximately 7.619 %

Ownership of the Fire Station would be divided up by method 2. Personal property of the Township such as any moveable assets that are not permanently attached to land or structures such as fire trucks, maintenance vehicles, ambulances, office furniture, etc. would be divided by method 2.

Any share of grants or other governmental funding would probably be divided by method 1.

Negotiations would be made between the city and township regarding final disposition of these assets.

**Would the village limits change?**

The village would keeping its current boundaries greatly simplify the process. The State Boundary Commission has jurisdiction over the incorporation into a city.

There are currently a few residential properties that have always been located in both municipalities. These boundaries corrections would be better served by a future annexation due to the complexity and cost of making any boundary changes as part of city incorporation.

**What effect will incorporation have on the schools?**

None.

**What effect will this have on Orion Township?**

No substantial effect will be experience by Orion Township residents. The Orion Township population will decrease by approximately 8.13% based on the 2020 census. The taxable value of Orion Township will decrease by approximately 7.61% based on 2025 Oakland County assessing values.

*The 2025 Taxable Value for the Village of Lake Orion is \$199,003,290 and the 2025 Taxable Value for Orion Township, not including the Village, is \$2,412,987,650.*

**How long a process is this change likely to take?**

The process includes multiple steps, some with specific time requirements and could be completed in less than 2 years. Many villages incorporating into cities have taken 2-3 years.

**What is the experience of former villages that are now cities?**

In general, the villages that have converted to cities are pleased with the results and would do it again. There have been issues to deal with in every instance, but for the most part the outcomes have proven positive. We are a larger Village and already provide most of the required services.

**What is the overall impact to village residents?**

The overall impact to Village residents would be to gain centralized community services and a reduction in property taxes. For the most part residents would not notice a substantial change.

### Estimated annual savings to Village Tax Payers with Cityhood 6-3-25

Governmental unit providing service	Item Description	Cost
Orion Township	General Operating Millage	\$172,075
Orion Township	Safety Path Millage	\$43,919
Orion Township	Library Operating Millage	\$262,003
Orion Township	Fire Protection Millage	\$468,303
<b>Total paid to Orion Township for Services</b>		<b>\$946,301</b>
City of Lake Orion	Assessing and Tax Collection	\$13,971
City of Lake Orion	Election Services	\$29,545
City of Lake Orion	Library Services	\$0
City of Lake Orion	Fire Protection Services	\$468,303
<b>Total estimated cost to Proposed City for Services</b>		<b>\$511,819</b>
<b>Net savings to new City</b>		<b>\$434,482</b>
<b>Net savings in millage based on TV of \$199 million</b>		<b>2.18 mils</b>

**Notes**

Library services are available for \$200 per household from Orion Township as non resident  
This equates to approximately the same cost per household as the current millage

**Estimated cost of Assessing and Tax Collection by Village 7-13-25**

Function	Item Description	Units	Unit Cost	Total Cost
Assessing	Software - 1st Year	1	7,097.50	\$7,097.50
Assessing	Software - 2nd Year	1	2,740.50	\$2,740.50
Assessing	County Assessing Contract - Village	1700	30.00	\$51,000.00
Assessing	Assessment Notice - Forms	1700	0.10	\$170.00
Assessing	Assessment Notice - Printing	1700	0.09	\$153.00
Assessing	Assessment Notice - Postage	1700	0.69	\$1,173.00
Assessing	Assessment Notice - Envelopes	1700	0.05	\$85.00
Tax Administration	Software - 1st Year	1	6,537.50	\$6,537.50
Tax Administration	Software - 2nd Year	1	2,152.50	\$2,152.50
Tax Administration	Tax Billing - Summer - Forms	1700	0.10	\$170.00
Tax Administration	Tax Billing - Summer - Printing	1700	0.09	\$153.00
Tax Administration	Tax Billing - Summer - Postage	1700	0.69	\$1,173.00
Tax Administration	Tax Billing - Summer - Envelopes	1700	0.05	\$85.00
Tax Administration	Tax Billing - Winter - Forms *	1700	0.10	\$170.00
Tax Administration	Tax Billing - Winter - Printing *	1700	0.09	\$153.00
Tax Administration	Tax Billing - Winter - Postage *	1700	0.69	\$1,173.00
Tax Administration	Tax Billing - Winter - Envelopes *	1700	0.05	\$85.00
Cost first Year				\$67,173.50
DDA tax collection fee	1% x 1,047,000			-\$10,047.00
VLO tax collection fee	1% x 1,261,800			-\$12,618.00
Current fee paid to Township				-\$24,000.00
<b>Net cost increase from current first year</b>				<b>\$20,508.50</b>
Cost second year				\$60,636.00
DDA tax collection fee	1% x 1,047,000			-\$10,047.00
VLO tax collection fee	1% x 1,261,800			-\$12,618.00
Current fee paid to Township				-\$24,000.00
<b>Net cost increase from current second year</b>				<b>\$13,971.00</b>

**Notes:**

Does not include credit for costs paid thru Township taxes paid by Village Residents.

No changes in personel costs are expected by taking on tax collection services.

A 1% tax collection fee on Winter tax bills based on 2024 millage rates of 6.3407 mils & \$199 million TV = \$12,618 revenue to Village

### Estimated cost of Election Services by Village 6-3-25

Function		Clarkston	Lake Orion
Election Services	Voting Machine (qty 1)	\$3,500	\$3,500
Election Services	Supplies	\$3,400	\$10,500
Election Services	Postage	\$155	\$465
Election Services	Contractual Services part time staff	\$14,700	\$14,700
Election Services	Publications	\$380	\$380
<b>Net estimated cost of Election Services in presidential election year</b>			<b>\$29,545</b>

#### Notes

No changes in personal costs are expected by taking on election services  
Clarkston has population of 950 so supplies, ballots and postage are x3 for Village  
Clerk training is provided by Oakland County  
Part time training is available online every two years  
Clarkston reports much lower costs in local election only years

### Estimated cost of Fire Protection by Village 7-13-25

Function	Item Description	Units	Unit Cost	Total Cost
Fire Protetion	Township Millage	2.9453	199,000,000.00	\$586,114.70
Fire Protection	DDA tax Capture	2.9453	40,000,000.00	-\$117,812.00
<b>Net current amount paid to Orion Township</b>				<b>\$468,302.70</b>

#### Notes

Township Supervisor previously stated Fire Department did not need DDA capture when offered to return Cityhood providing Fire Protection would be expensive, building and equipment, Staffing

**Optional to contract with Oxford Fire Department**

**THE HOME RULE CITY ACT (EXCERPT)**  
**Act 279 of 1909**

**117.14 Incorporation or annexation.**

Sec. 14. **Whenever an incorporated village is incorporated as a city, without change of boundaries, such city shall succeed to the ownership of all the property of such village and shall assume all of its debts and liabilities.**

Whenever a city, village or township is annexed to a city, the city to which it is annexed shall succeed to the ownership of all the property of the city, village or township annexed, and shall assume all of its debts and liabilities.

Whenever a part of a city, village or township is annexed to a city, the real property in the territory annexed which belongs to the city, village or township from which it is taken shall be sold by the authorities of the city, village or township in which said land was located before such annexation, and that portion of the proceeds of such sale shall be paid to the city acquiring such territory which shall be in the same ratio to the whole amount received as the assessed valuation of the taxable property in the territory annexed bears to the assessed valuation of the taxable property in the entire city, village or township from which said territory is taken.

Whenever a part of a city, village or township is annexed to a city, all of the personal property belonging to any such city, village or township from which territory is detached shall be divided between the township, city or village from which said territory is detached and the city to which the territory is annexed, in the same ratio as the assessed valuation of the taxable property in the territory annexed bears to the assessed valuation of the taxable property in the entire city, village or township from which said territory is taken.

**Whenever a new city shall be incorporated, the personal property of the township from which it is taken shall be divided and its liabilities assumed between such city and the portion of the township remaining after such incorporation, which incorporation shall be effective as of the date of filing the certified copy of the charter as hereinafter provided, in the same ratio as herein provided in case of the annexation of a part of a township to a city, and any real property of a township located in such new city shall be held jointly by such city and the remaining portion of the township in the ratio above mentioned. (By Assessed Valuation)** Such real estate shall be subject to sale by agreement of the governmental units or may be partitioned in the manner provided by law for partitioning of lands held by persons as tenants in common: Provided, That no cemetery within such territory shall be sold; but to the extent it is owned by the city, village or township within which it is located, it shall become the property of the city to which it is annexed.

Whenever a new city is incorporated from part of a township or townships, **such city shall be entitled to its pro rata share of the amount thereafter due such township or townships or due any county agency in respect of population in such township or townships from any future distribution of gasoline and motor vehicle weight tax revenues, intangibles tax revenues, state alcoholic liquor tax revenues, or any other state funds, moneys or grants which, by law, now or hereafter, are required to be distributed among cities, villages, townships and/or counties of the state, which pro rata distribution shall be determined as follows, to-wit: (By Population)**

(1) According to the latest federal census prior to date of distribution but since such annexation, if there be such census, showing the respective population of the township or townships and the municipalities affected;

(2) In the absence of such federal census, an official special census shall be taken of the areas detached from each township to form the newly incorporated city and of the entire township or townships from which such area was detached. Such census shall be taken by enumerators appointed by the secretary of state upon application by any one of the municipalities affected by such incorporation, which census shall be taken, as near as may be, in accordance with the provisions of section 6 of this act; the ratio of population between the areas incorporated from each township to form the newly incorporated city and the remainder of the respective township or townships from which the city was incorporated, shall be the basis for determination of the pro rata share of the state funds, moneys or grants to be distributed.

The township or townships from which such incorporated city is incorporated or the county agency receiving the funds, moneys or grants in respect of population in such township or townships shall be liable to the incorporated city for its proper pro rata share of any state funds, moneys or grants received by such township or townships or such county agency, respectively, after the date of incorporation;

(3) In the absence of such federal census and in lieu of an official special census determining the respective

populations of the municipalities affected by such incorporation, the newly incorporated city and each township from which the same was incorporated, may agree, by joint resolution, as to the prorating between them and between the city and any county agency receiving state funds, moneys or grants in respect of population in such township or townships of any funds, moneys or grants distributable by the state, a certified copy of which joint resolution shall be filed with the secretary of state and shall thereafter be binding upon all parties affected by said incorporation.

Whenever a part of a city, village or township is annexed to a city, the city to which such territory is annexed shall be entitled to its proper pro rata share of any of the said state funds, moneys or grants thereafter distributable under the law to the city, village or township from which said territory was detached or to any county agency receiving state funds, moneys or grants in respect to population in such township or townships, determined as follows:

(1) According to ratio of population between the area annexed and the remainder of the township, city or village from which said area was detached, as determined by the latest official federal or state census showing such populations;

(2) If there be no official census by which said respective populations can be determined, then a census shall be taken of the territory detached and the remainder of the territory in the township, city or village from which it was detached as provided above in the case of a newly incorporated city;

(3) In the absence of such federal census and in lieu of taking an official special census, the city to which said territory was annexed and the cities, townships, or villages from which said territory was detached, may agree by joint resolution of their governing bodies as to the prorating of any such state funds, moneys, or grants between them and between the city and any county agency receiving said funds, moneys, or grants in respect to population in such township or townships as provided above in the case of a newly incorporated city, a certified copy of which joint resolution shall be filed with the secretary of state and shall thereafter be binding upon all parties to said incorporation.

The foregoing provisions shall be used hereafter in determining the pro rata distributions of any state funds, moneys or grants between townships or county agencies and any city which has become newly incorporated or annexed territory since the latest decennial federal census, either before or after the passing of this law; but in no event shall the sharing of any distribution of state funds, moneys or grants made previous to the effective date of this act be altered.

The indebtedness and liabilities of every city, village and township, a part of which shall be annexed to a city shall be assumed by the city to which the same is annexed in the same proportion which the assessed valuation of the taxable property in the territory annexed bears to the assessed valuation of the taxable property in the entire city, village or township from which such territory is taken. Assessed valuation shall be determined in every division pursuant to this section from the last assessment roll of the city, village or township which has been confirmed by the board of review.

**History:** 1909, Act 279, Eff. Sept. 1, 1909;—CL 1915, 3317;—Am. 1917, Act 225, Eff. Aug. 10, 1917;—CL 1929, 2250;—Am. 1931, Act 233, Eff. Sept. 18, 1931;—Am. 1947, Act 53, Imd. Eff. Apr. 18, 1947;—CL 1948, 117.14;—Am. 1951, Act 158, Imd. Eff. June 6, 1951;—Am. 1956, Act 77, Eff. Aug. 11, 1956.

## Charter Township of Orion

### Notes to the Financial Statements

### December 31, 2023

permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities and other public agencies. Financial statements for Michigan CLASS may be obtained from the website: [www.michiganclass.org](http://www.michiganclass.org).

#### Note 5 - Capital Assets

Capital assets activity of the primary government for the current year is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets not being depreciated				
Land	\$ 8,453,717	\$ 1,406,039	\$ -	\$ 9,859,756
Construction-in-progress	594,420	373,638	441,843	526,215
Total capital assets not being depreciated	9,048,137	1,779,677	441,843	10,385,971
Capital assets being depreciated				
Safety path	27,139,244	280,891	-	27,420,135
Roads	14,469,256	-	-	14,469,256
Stormwater drains	820,261	-	-	820,261
Buildings and Improvements	35,062,072	8,218,307	3,700	43,276,679
Furniture and equipment	5,202,019	764,435	77,636	5,888,818
Vehicles	5,787,714	135,539	479,895	5,443,358
Land improvements	8,892,381	1,063,937	-	9,956,318
Total capital assets being depreciated	97,372,947	10,463,109	561,231	107,274,825
Less accumulated depreciation for				
Safety path	21,871,418	567,948	-	22,439,366
Roads	6,703,276	524,673	-	7,227,949
Stormwater drains	309,741	21,522	-	331,263
Buildings and Improvements	5,264,901	919,273	2,179	6,181,995
Furniture and equipment	2,893,550	864,094	63,358	3,694,286
Vehicles	4,089,565	451,990	479,895	4,061,660
Land improvements	4,909,662	370,485	-	5,280,147
Total accumulated depreciation	46,042,113	3,719,985	545,432	49,216,666
Net capital assets being depreciated	51,330,834	6,743,124	15,799	58,058,159
Governmental activities net capital assets	\$ 60,378,971	\$ 8,522,801	\$ 457,642	\$ 68,444,130

## Charter Township of Orion Notes to the Financial Statements December 31, 2023

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Business-type activities</b>				
Capital assets not being depreciated				
Land	\$ 355,893	\$ -	\$ -	\$ 355,893
Construction-in-progress	<u>4,908,143</u>	<u>480,598</u>	<u>1,454,327</u>	<u>3,934,414</u>
Total capital assets not being depreciated	<u>5,264,036</u>	<u>480,598</u>	<u>1,454,327</u>	<u>4,290,307</u>
Capital assets being depreciated				
Land improvements	197,855			197,855
Buildings, additions and improvements	5,067,351			5,067,351
<b>Machinery and equipment</b>	1,003,549	42,626	28,900	<b>1,017,275</b>
<b>Vehicles</b>	925,563		-	<b>925,563</b>
Water system	59,540,541	616,309	-	60,156,850
Sewer system	<u>52,831,550</u>	<u>1,568,505</u>	<u>-</u>	<u>54,400,055</u>
Total capital assets being depreciated	<u>119,566,409</u>	<u>2,227,440</u>	<u>28,900</u>	<u>121,764,949</u>
Less accumulated depreciation for				
Land improvements	166,341	10,505		176,846
Buildings, additions and improvements	960,898	112,538		1,073,436
<b>Machinery and equipment</b>	758,813	72,824	22,101	<b>809,536</b>
<b>Vehicles</b>	822,527	89,473	-	<b>912,000</b>
Water system	28,127,255	1,374,648	-	29,501,903
Sewer system	<u>30,518,403</u>	<u>918,448</u>	<u>-</u>	<u>31,436,851</u>
Total accumulated depreciation	<u>61,354,237</u>	<u>2,578,436</u>	<u>22,101</u>	<u>63,910,572</u>
Net capital assets being depreciated	<u>58,212,172</u>	<u>(350,996)</u>	<u>6,799</u>	<u>57,854,377</u>
Business-type capital assets, net	<u>\$ 63,476,208</u>	<u>\$ 129,602</u>	<u>\$ 1,461,126</u>	<u>\$ 62,144,684</u>

Depreciation expense was charged to programs of the primary government as follows:

Governmental activities	
General government	\$ 1,469,490
Public safety	1,379,096
Public works	<u>871,399</u>
Total governmental activities	3,719,985
Business-type activities	
Water and Sewer Fund	<u>2,578,436</u>
Total primary government	<u>\$ 6,298,421</u>

**ANNEXATION PETITION INSTRUCTIONS**  
**By City Council Resolution**  
**State Boundary Commission**  
Department of Licensing and Regulatory Affairs  
Authority: 1968 PA 191

**General instructions for preparation of an Annexation Petition by city council resolution, which consists of the following parts and forms:**

**Part I Map:** Shall be labeled and prepared pursuant to State Boundary Commission General Rule 37; **attach sheets labeled “PART I”** [R123.37].

**Part II Petition Certification:** Requests that the State Boundary Commission annex the area described in Part III description to the adjacent City; **attach sheets labeled “PART II”** [MCL 117.6; MCL 117.7 and MCL117.9(7)(a)].

**Part III Legal Description:** Shall be labeled and prepared pursuant to State Boundary Commission General Rule 37; **attach sheets labeled “PART III”** [R123.37].

**Part IV Resolution:** Attach a copy of the resolution passed by the City Council requesting the annexation of the property shown on the “Part I” map and described in the “Part III” description certified by the City Clerk [R123.37(10)].

**Part V Reason for Request:** Petitioner(s) reason(s) for the annexation request and statement indicating that the annexation meets the conditions pursuant to Section 9 of The Home Rule City Act, 1909 PA 279 [MCL117.9(7)(a)]; **attach sheets labeled “PART V”** [R123.37].

**Part VI:** This part is not required on this type of petition.

**Part VII Map:** Shall contain a map showing the relationship of the area proposed for annexation to the balance of the involved and adjacent units of government; **attach sheets; attach sheets labeled “PART VII”** [R123.37].

**Provide contact information** of petitioner and involved local units of government; **attach sheets** [R123.32(1)].

**The completed petition shall be filed with the State Boundary Commission. This may be done in person between the hours of 8:00 a.m. and 5:00 p.m., by mail or email to [bccolsr@michigan.gov](mailto:bccolsr@michigan.gov).**

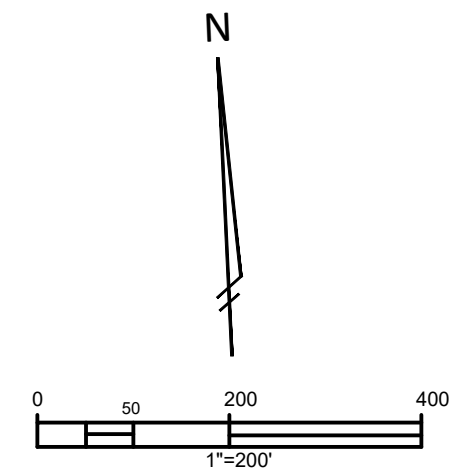
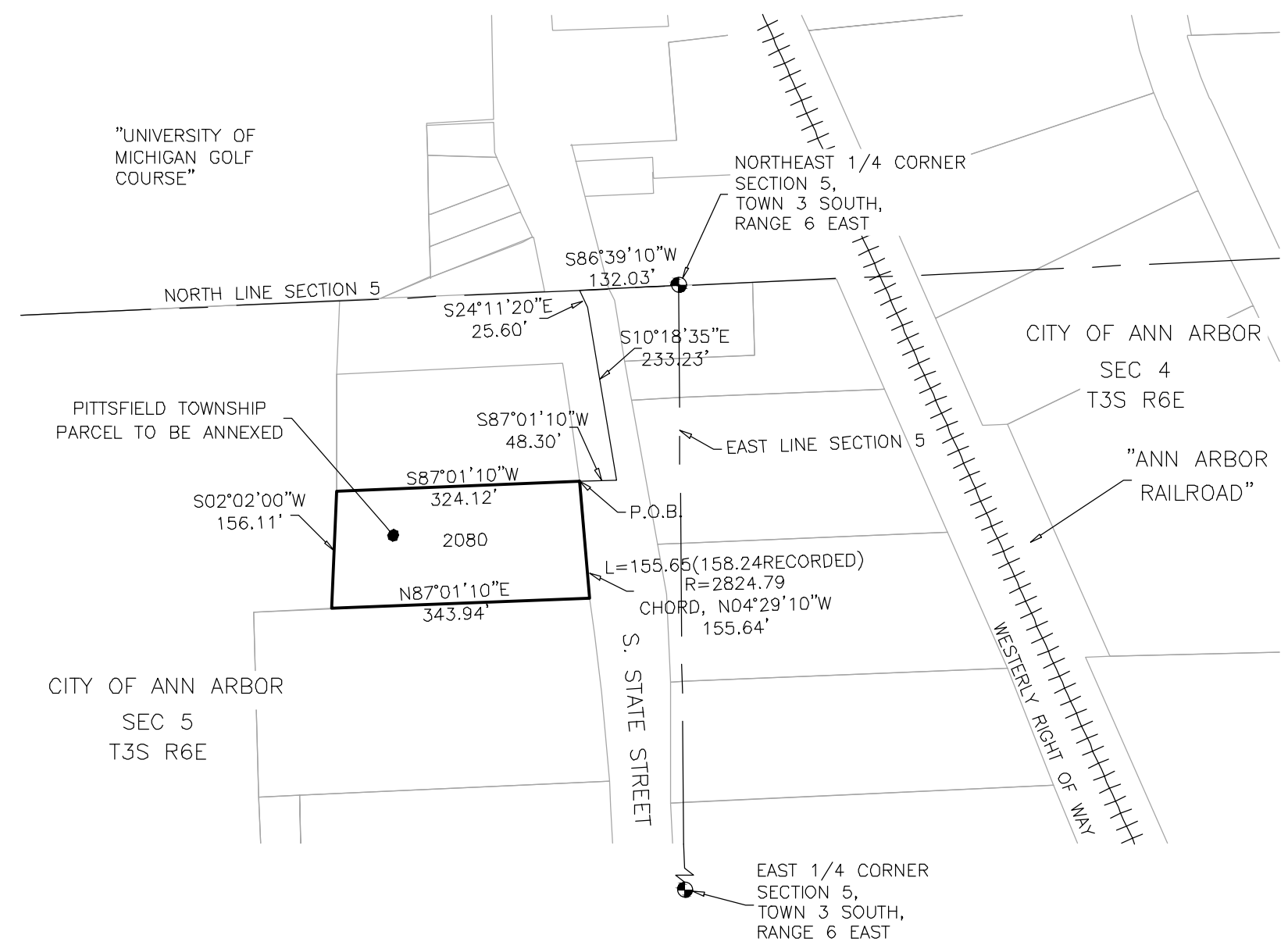
**U.S. Postal Service:**

State Boundary Commission  
Office of Land Survey and Remonumentation  
Department of Licensing and Regulatory Affairs  
P.O. Box 30254  
Lansing, MI 48909

**Courier Other Than U.S. Postal Service**

State Boundary Commission  
Office of Land Survey and Remonumentation  
Department of Licensing and Regulatory Affairs  
611 West Ottawa  
Ottawa Building, 1<sup>st</sup> Floor  
Lansing, MI 48933

**PART I**



L-12-05-175-003 (2080 SOUTH STATE STREET TAX ID, NO DEED AVAILABLE)

COMMENCING AT THE NORTHEAST CORNER SECTION 5, THENCE SOUTH 86°39'10" WEST 132.03 FEET, THENCE SOUTH 24°11'20" EAST 25.60 FEET, THENCE SOUTH 10°18'35" EAST 233.23 FEET, THENCE SOUTH 87°01'10" WEST 48.30 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 87°01'10" WEST 324.12 FEET, THENCE SOUTH 02°02'00" WEST 156.11 FEET, THENCE NORTH 87°01'10" EAST 343.94 FEET TO A POINT IN THE ARC OF A 2824.79 FOOT RADIUS CURVE, THENCE NORTHERLY 155.65' (158.24 FEET RECORD) ALONG THE ARC OF A 2824.79 FOOT RADIUS CURVE TO THE LEFT, CHORD NORTH 04°29'10" WEST 155.64 FEET TO THE POINT OF BEGINNING PART OF THE NORTHEAST 1/4 SECTION 5 T3S R6E, WASHTENAW COUNTY, MICHIGAN.

**PROJECT MANAGEMENT - PUBLIC SERVICES - CITY OF ANN ARBOR**



**PITTSFIELD TOWNSHIP  
PETITION 4  
2080 SOUTH STATE STREET**

**301 EAST HURON STREET  
ANN ARBOR, MI 48107-8647  
734-794-6410  
www.a2gov.org**

DATE	<b>18 APRIL, 2017</b>
REVISED	
DRAWN	<b>MAS</b>
SCALE	<b>1" = 200'</b>
SHEET No.	<b>1 of 1</b>

## **PART II**

### **Petition Certification**

WE, the duly elected legislative body of the City of Ann Arbor, having passed a resolution requesting the annexation of territories as described in Part III within the township of Pittsfield Charter, in the County of Washtenaw, do hereby petition that the territories described in the Part III be annexed into the City of Ann Arbor and that this annexation be considered by the State Boundary Commission pursuant to the provisions of the 1909 PA 279 and 1968 PA 191.

### **PART III**

#### **Legal Description**

L-12-05-175-003 (2080 SOUTH STATE STREET TAX ID, NO DEED AVAILABLE)  
COMMENCING AT THE NORTHEAST CORNER SECTION 5, THENCE SOUTH 86°  
39'10" WEST 132.03 FEET, THENCE SOUTH 24°11'20" EAST 25.60 FEET, THENCE  
SOUTH 10°18'35" EAST 233.23 FEET, THENCE SOUTH 87°01'10" WEST 48.30 FEET  
TO THE POINT OF BEGINNING, THENCE SOUTH 87°01'10" WEST 324.12 FEET,  
THENCE SOUTH 02°02'00" WEST 156.11 FEET, THENCE NORTH 87°01'10" EAST  
343.94 FEET TO A POINT IN THE ARC OF A 2824.79 FOOT RADIUS CURVE,  
THENCE NORTHERLY 155.65' (158.24 FEET RECORD) ALONG THE ARC OF A  
2824.79 FOOT RADIUS CURVE TO THE LEFT, CHORD NORTH 04°29'10" WEST  
155.64 FEET TO THE POINT OF BEGINNING PART OF THE NORTHEAST 1/4  
SECTION 5 T3S R6E, WASHTENAW COUNTY, MICHIGAN.

**PART IV**

Resolution

## PART V

The township parcel(s) proposed to be annexed into the City of Ann Arbor are surrounded by land within City of Ann Arbor's ultimate jurisdiction. The City of Ann Arbor is initiating annexation of township parcels for a number of reasons: a) Increase efficiency of municipal services. Currently, emergency responders from both the City and Township provide services within the City's ultimate boundary (e.g. sometimes City police respond to service calls from township island properties). Additionally, the City provides solid waste services to City parcels while private haulers provide solid waste services to township parcels in the same neighborhood. Voting is also inefficient. Both the Township and the City provide voting precincts for neighborhoods that include township islands. Four building departments provide services to properties within the City's ultimate service area. b) Annexation will result in a more equitable provision of public services. Currently, township island residents receive a number of City services without paying for them such as road resurfacing and reconstruction, street lighting, stormwater management, and City parks; and c) Annexing the properties will allow the City to more effectively plan and implement infrastructure improvements. In 1979, The City of Ann Arbor entered into agreements with Scio Township and Pittsfield Township which defined the City's ultimate service area. In 1994, the City of Ann Arbor and the Ann Arbor Township entered into an annexation agreement that defined the City's ultimate boundary. The agreement indicated that after December 31, 2007, the Township would no longer contest City initiated annexations. This annexation application is consistent with these agreements. The proposed annexations meet the conditions pursuant to Section 9 of The Home Rule City Act, 1909 PA 279. This petition for annexation includes fewer than 100 persons.

The City of Ann Arbor initiated annexation of this property by City Council resolution on October 1, 2018. The necessary conditions as identified by the State Boundary Commission have been met.

**PART VI**

This part is not required on this type of petition.

# PART VII

2080 S State St (L -12-05-175-003)

Section 4, Item A.



City of Ann Arbor  
Municipal Service Boundary



Parcel Proposed for Annexation

## Current Jurisdiction



City of Ann Arbor



Ann Arbor Twp.



Pittsfield Twp.



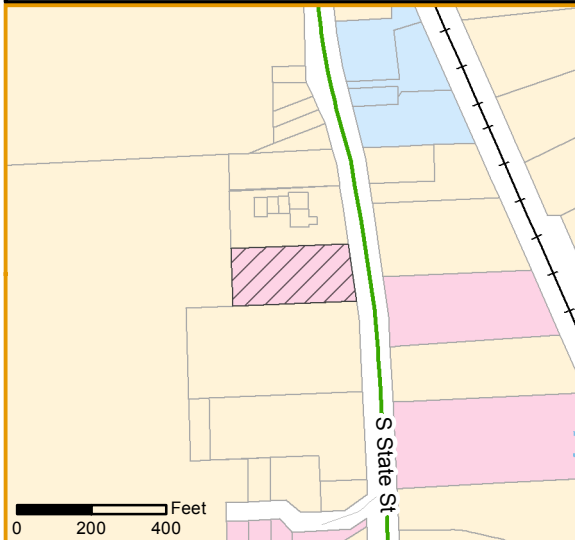
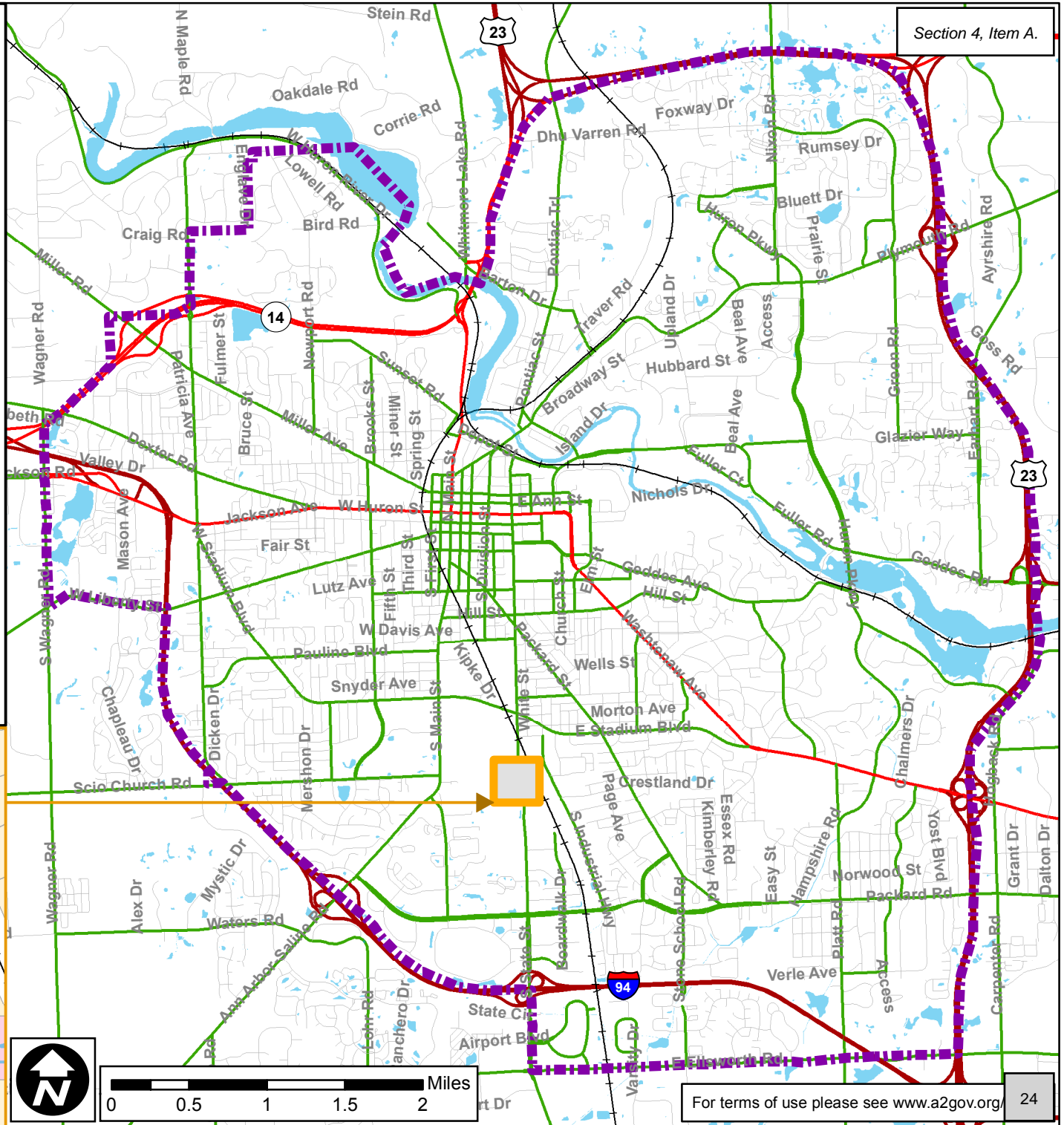
Scio Twp.

Highway

State Route

Major Roads

Minor Roads



For terms of use please see [www.a2gov.org/](http://www.a2gov.org/)

## Contact Information

- Petitioner:** City of Ann Arbor  
301 E Huron St.  
Ann Arbor, MI 48017  
Phone: 734-794-6000 x42614  
Fax: 734-994-8296  
Email: [jkahan@a2gov.org](mailto:jkahan@a2gov.org)
- City:** City of Ann Arbor  
Clerk: Jacqueline Beaudry  
301 E Huron St.  
Ann Arbor, MI 48107  
Phone: 734-794-6140  
Email: [JBeaudry@a2gov.org](mailto:JBeaudry@a2gov.org) or  
[CityClerk@a2gov.org](mailto:CityClerk@a2gov.org)
- Township:** Pittsfield Charter Township  
Clerk: Michelle L. Anzaldi  
6201 W. Michigan Ave.  
Ann Arbor, MI 48108  
Phone: 734-822-3120  
Fax: 734-944-8024  
Email: [clerk@pittsfield-mi.gov](mailto:clerk@pittsfield-mi.gov)
- County:** Washtenaw County  
200 N. Main; P.O. Box 8645  
Ann Arbor, MI 48107 Phone:  
734-222-6700  
Fax: 734-222-6528

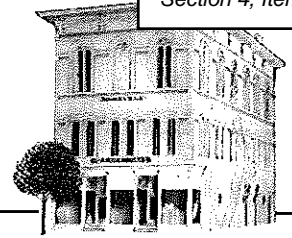


# VILLAGE OF JONESVILLE

265 E. CHICAGO ST.  
JONESVILLE, MI 49250  
www.jonesville.org

(517) 849-2104  
Fax (517) 849-9037  
email: manager@jonesville.org

Section 4, Item A.



April 18, 2012

State Boundary Commission  
Office of Land Survey & Remonumentation  
Bureau of Construction Codes  
P.O. Box 30704  
Lansing, MI 48909

Re: Petition of the Village of Jonesville to become a Home Rule City

Dear Commissioners:

Enclosed you will find the Village of Jonesville's petition to seek incorporation as a Home Rule City. We look forward to the legal sufficiency hearing with the State Boundary Commission.

In accordance with the submittal requirements, this enclosure includes:

1. Cover Sheet
2. Part I-Map on one Page
3. Part Ia-Map overlaid on aerial photo
4. Part II-Petition for City Incorporation
5. Part II-Resolution of Support by Village Council
6. Part IIa-Identification of Contacts
7. Part III-Legal description of property proposed to be incorporated
8. Part IV-Verified petitions signed by registered voters and freeholders
9. Part V-Reasons for incorporation as a Home Rule City
10. Part VI-Map of surrounding area of the Village of Jonesville

If you have any questions, please do not hesitate to contact us.

Respectfully Submitted,

Robert Snow  
Village President

Dept. of Energy, Labor & Economic Growth  
**FILED**

APR 20 2012 12 I 14

STATE BOUNDARY COMMISSION

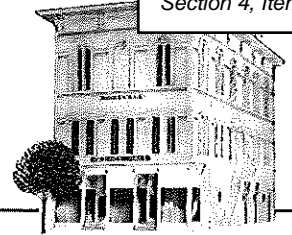


# VILLAGE OF JONESVILLE

265 E. CHICAGO ST.  
JONESVILLE, MI 49250  
www.jonesville.org

(517) 849-2104  
Fax (517) 849-9037  
email: manager@jonesville.org

Section 4, Item A.



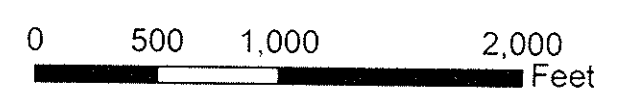
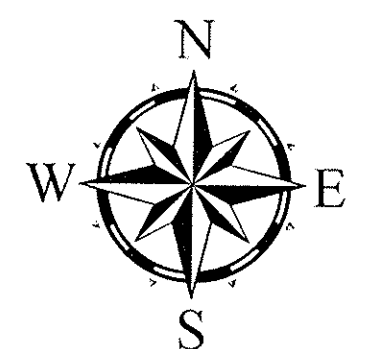
*Please see enclosed Part IA map in back*

Dept. of Energy, Labor & Economic Growth  
**FILED**

APR 20 2012 12 I 1<sup>st</sup>

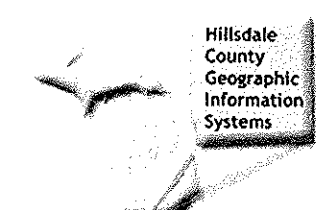
STATE BOUNDARY COMMISSION

# Jonesville Part A Boundary Map

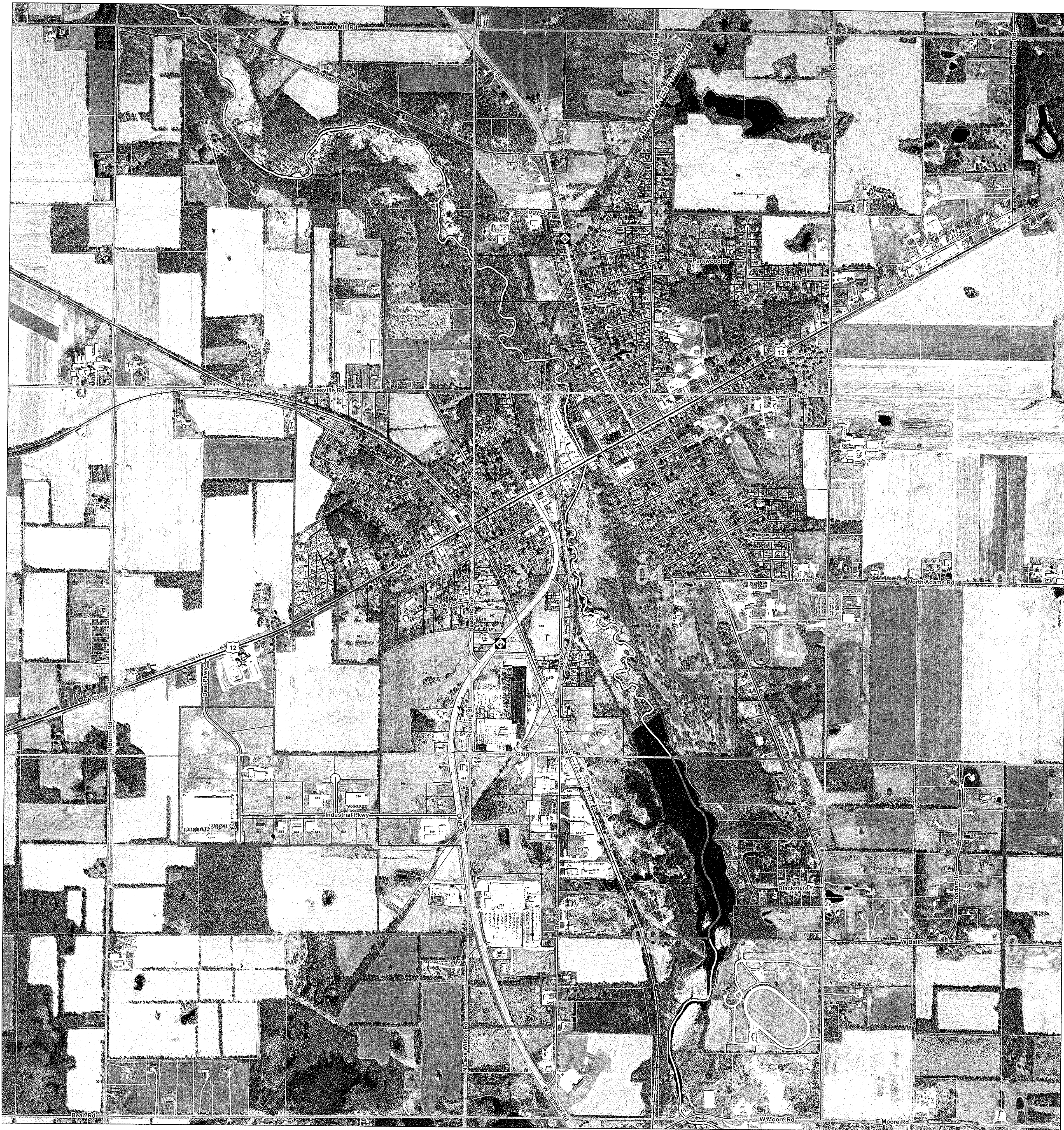


**Legend**

- Village Boundary
- Section Lines
- State Highway
- US Highway
- Roads/Street
- Village Parcels
- Township Parcels
- St Joseph River



Created by: Hillsdale County GIS  
This map is not a survey!



FILED  
APR 20 2012 12 11  
COUNTY CLERK'S OFFICE  
BOUNDARY COMMISSION


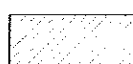
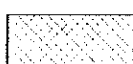
# VILLAGE OF JONESVILLE PART 1 BOUNDARY MAP

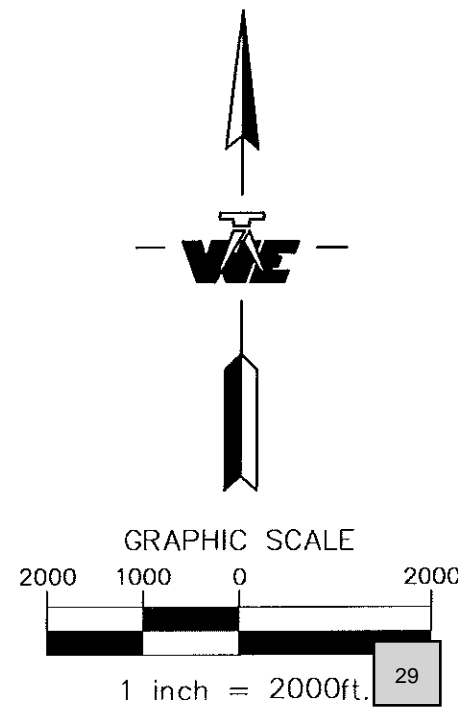
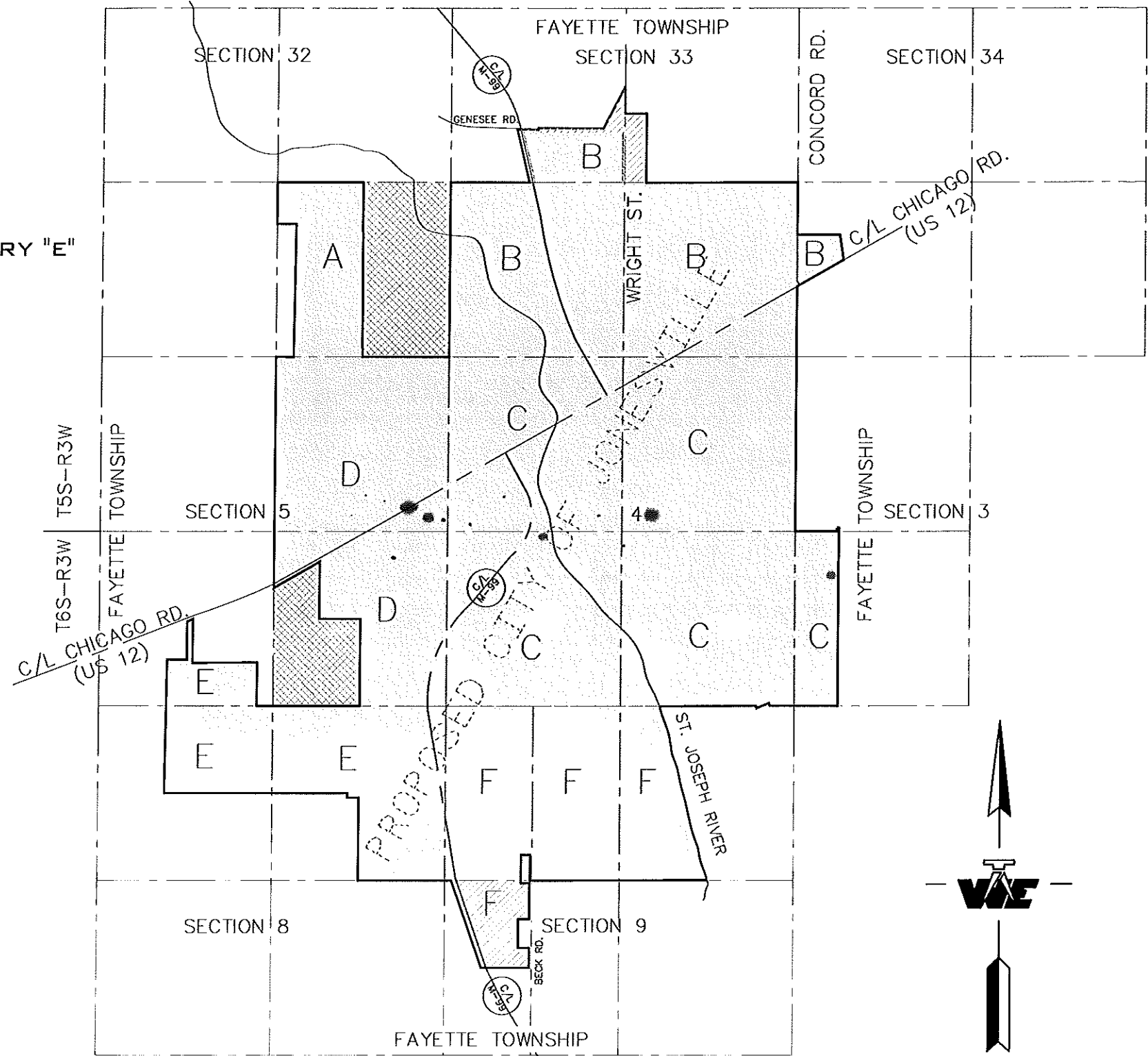
FOR INCORPORATION AS THE CITY OF JONESVILLE  
HILLSDALE COUNTY, MICHIGAN

SHEET 1 OF 7

- SHEET 1 OF 7 OVERALL MUNICIPAL BOUNDARY & SHEET INDEX
- SHEET 2 OF 7 SECTION 32, T5S, R3W TERRITORY "A"
- SHEET 3 OF 7 SECTIONS 33 & 34, T5S, R3W TERRITORY "B"
- SHEET 4 OF 7 SECTIONS 3 & 4, T6S, R3W TERRITORY "C"
- SHEET 5 OF 7 E 1/2 OF SECTION 5, T6S, R3W TERRITORY "D"
- SHEET 6 OF 7 W 1/2 OF SECTION 5 & SECTION 8, T6S, R3W TERRITORY "E"
- SHEET 7 OF 7 SECTION 9, T6S, R3W TERRITORY "F"

Dept. of Energy, Labor & Economic Growth  
**FILED**  
 APR 20 2012 12 I 1  
 STATE BOUNDARY COMMISSION

-  AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS ON RECORD WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE.
-  AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS PART OF FAYETTE TOWNSHIP (BUT TAXED AS WITHIN VILLAGE OF JONESVILLE) (3 AREAS) SEE SHEET 3 OF 7 AND 7 OF 7.
-  AREA OUTSIDE PROPOSED CITY OF JONESVILLE THAT IS ON FILE WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE (2 AREAS) SEE SHEET 2 OF 7 AND 5 OF 7.



# VILLAGE OF JONESVILLE PART 1 BOUNDARY MAP

## FOR INCORPORATION AS THE CITY OF JONESVILLE

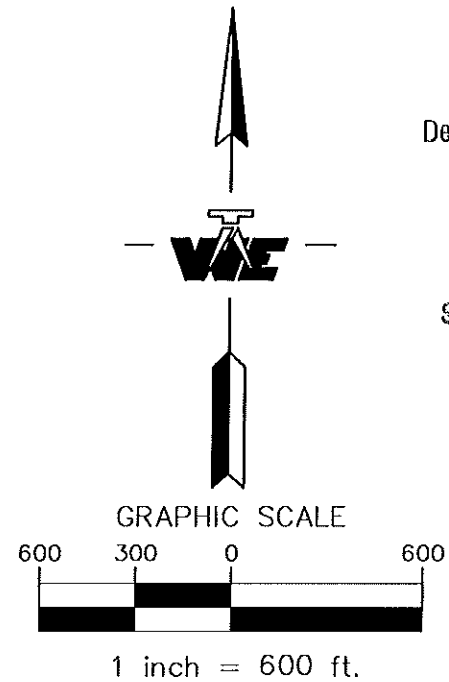
### HILLSDALE COUNTY, MICHIGAN

Section 4, Item A.


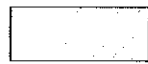
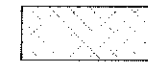
SHEET 2 OF 7

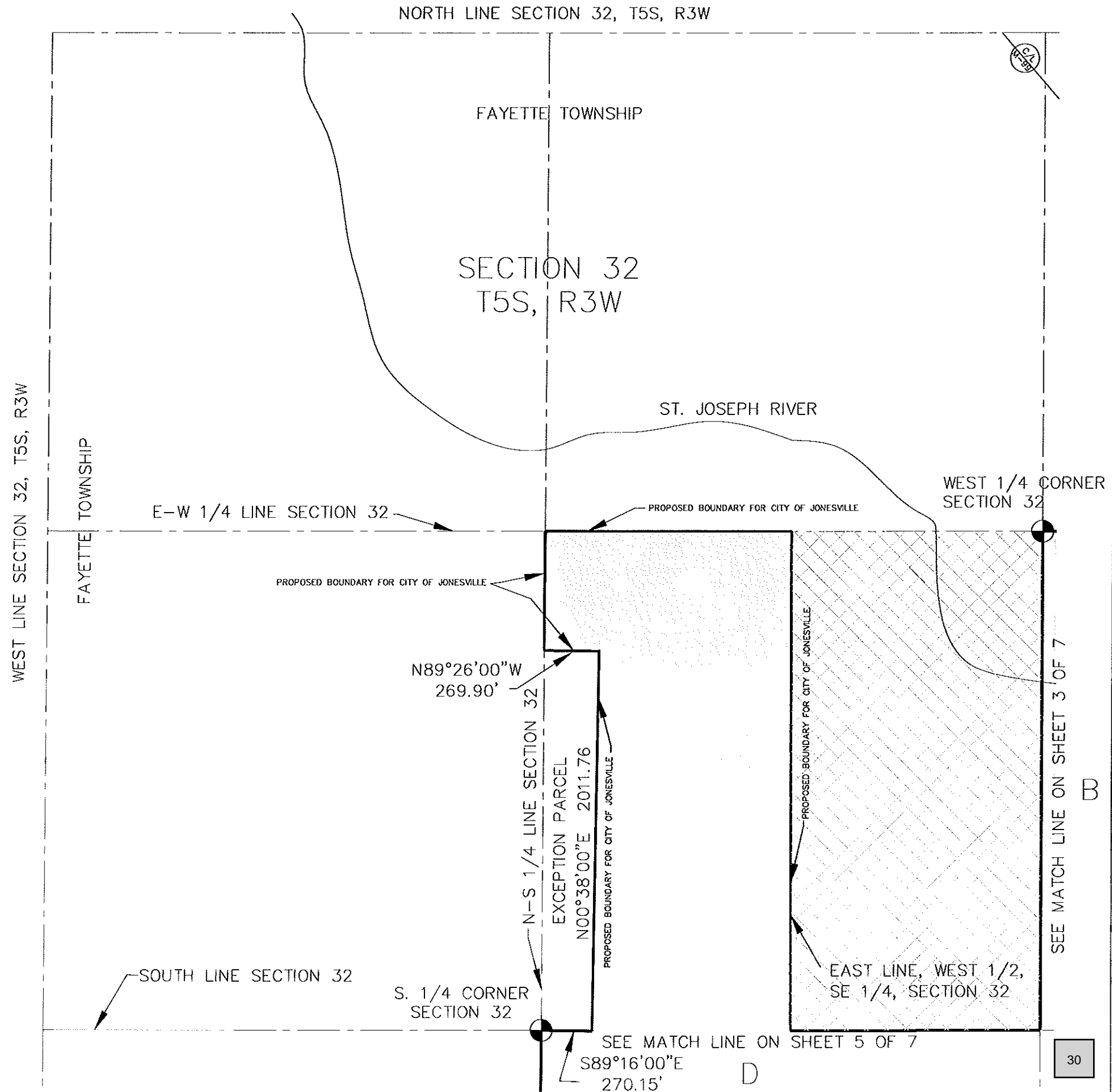
## TERRITORY FOR "A"

The West 1/2 of the Southeast 1/4 of Section 32, Town 5 South, Range 3 West EXCEPT the following described parcel: Beginning at the South 1/4 Corner of said Section 32; thence South 89 degrees, 16 minutes East 270.15 feet along the South line of said Section 32; thence North 0 degrees, 38 minutes East 2011.76 feet; thence North 89 degrees, 26 minutes West 269.90 feet; thence Southerly along the North-South 1/4 line of said Section 32 to the Point of Beginning for this exception;



Dept. of Energy, Labor & Economic Growth  
**FILED**  
 APR 20 2012 12 11  
 STATE BOUNDARY COMMISSION

-  AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS ON RECORD WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE.
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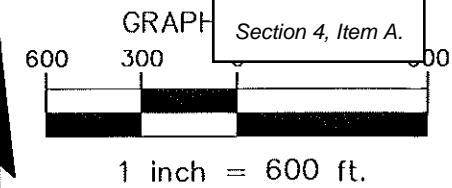
# VILLAGE OF JONESVILLE PART 1 BOUNDARY MAP

## FOR INCORPORATION AS THE CITY OF JONESVILLE

### HILLSDALE COUNTY, MICHIGAN

# METES & BOUNDS TERRITORY FOR "B"

SHEET 3 OF 7



The Southeast 1/4 and Southwest 1/4 of Section 33, Town 5 South, Range 3 West; Also two parcels of land identified by the following two tax identification numbers: 06-033-100-036-33-5-3 and 06-033-100-035-33-5-3, the legal description for the land containing said two parcels of land being described as follows: All land within the NW 1/4 of said Section 33 which lies East of the Easterly right-of-way line of Highway M-99, West of the Westerly right-of-way line of Penn Central Railroad and South of a line which connects the East right-of-way line of Highway M-99 with the West right-of-way line of the Penn Central Railroad, said line being described as: Commencing at the West 1/4 corner of said Section 33; thence South 89 degrees 38 minutes 06 seconds East along the East-West 1/4 line of said Section 33 a distance of 1250.48 feet to the centerline of Highway M-99, said point being recorded as West 1385.13 feet from the Center corner of said Section 33; thence North 13 degrees 11 minutes 55 seconds West along said Highway centerline 640.68 feet (record 642.3 feet); thence North 76 degrees 48 minutes 05 seconds East 75.00 feet to the Easterly right-of-way line of said Highway M-99; thence North 13 degrees 11 minutes 55 seconds West along said right-of-way line 198.40 feet; thence continuing along said right-of-way line Northwesterly 31.48 feet on the arc of a curve to the left with a radius of 1984.86 feet, a central angle of 000 degrees 54 minutes 31 seconds and a chord which bears North 13 degrees 39 minutes 10 seconds West 31.48 feet to the Point of Beginning for the line connecting said right-of-ways; thence North 83 degrees 14 minutes 00 seconds East 220.79 feet to the Northeast corner of the parcel described in Liber 1179, Page 970, Hillsdale County Records; thence North 06 degrees 50 minutes 00 seconds West 16.16 feet; thence Easterly to a point on the Westerly Right-of-way line for Penn Central Railroad which lies 892 feet (as measured along the Westerly right-of-way line for said railroad) from the East-West 1/4 line of said Section 33 to the Point of Ending for said line; Also all land within the NW 1/4 of said Section 33, which lies Easterly of the Westerly right-of-way line of the Penn Central Railroad; Also the South 1,171.50 feet of the West 297 feet of the NE 1/4 of said Section 33; Also that portion of Highway M-99 right-of-way lying North of the East-West quarter line of said Section 33 and South of the Northerly right-of-way line of Genesee Road extended eastward to its intersection with the Easterly right-of-way line of Highway M-99;

Also five parcels of land lying within the SW 1/4 of Section 34 in Town 5 South, Range 3 West identified by the following five tax identification numbers: 06-034-300-003-34-5-3, 06-034-300-011-34-5-3, 06-034-300-013-34-5-3, 06-034-300-014-34-5-3 and 06-034-300-015-34-5-3, the legal description for the land containing said five parcels of land being described as follows: The South 1/2 of the following tract of land described in the Record of Proceedings filed in the Office of the Secretary of State on February 17, 1995, viz: Beginning at the Northwest corner of the West 1/2 of the Southwest 1/4 of Section 34 in Town 5 South, Range 3 West, running thence South to the center of Chicago Road; thence Easterly along the center of the said Chicago Road, far enough with the subsequent boundaries to contain 20 acres of land; thence Northerly to a point on the 1/4 line 32 rods East of the aforesaid Northwest corner (being the starting point of this description); thence West 32 rods to the place of beginning.

Dept. of Energy, Labor & Economic Growth

**FILED**

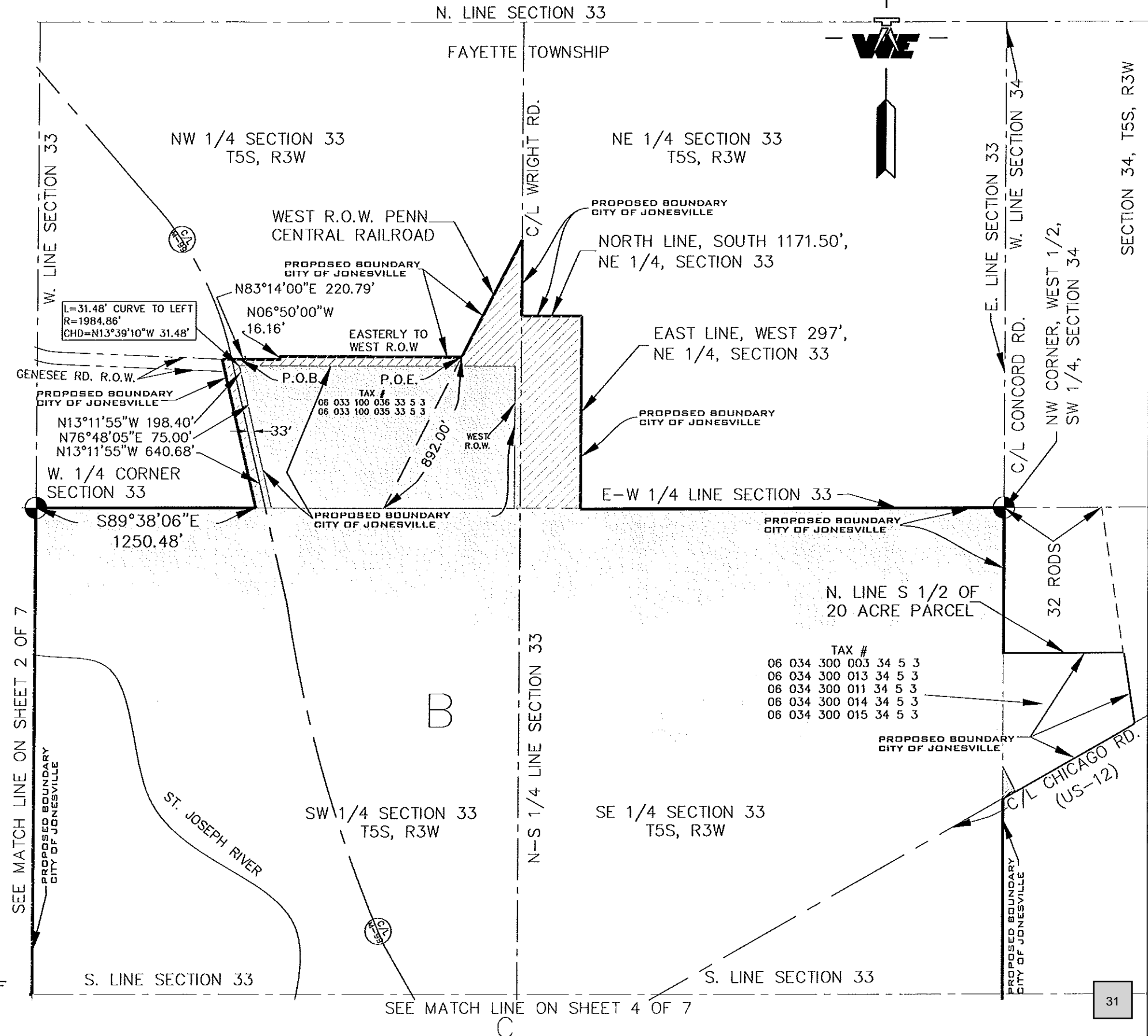
APR 20 2012 12 I 1

STATE BOUNDARY COMMISSION

AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS ON RECORD WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE.

AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS PART OF FAYETTE TOWNSHIP (BUT TAXED AS WITHIN VILLAGE OF JONESVILLE) (3 AREAS) SEE SHEET 3 OF 7 AND 7 OF 7.

AREA OUTSIDE PROPOSED CITY OF JONESVILLE THAT IS ON FILE WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE (2 AREAS) SEE SHEET 2 OF 7 AND 5 OF 7.



# VILLAGE OF JONESVILLE PART 1 BOUNDARY MAP

## FOR INCORPORATION AS THE CITY OF JONESVILLE

### HILLSDALE COUNTY, MICHIGAN

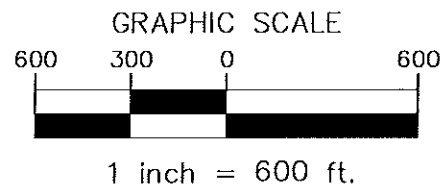
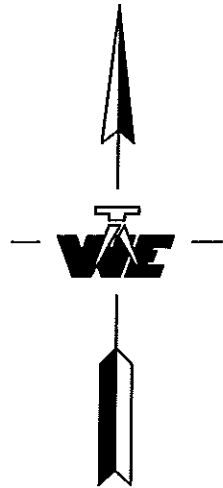
Section 4, Item A.

SHEET 4 OF 7

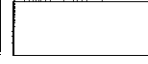
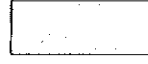
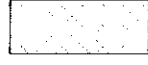
## TERRITORY FOR "C"

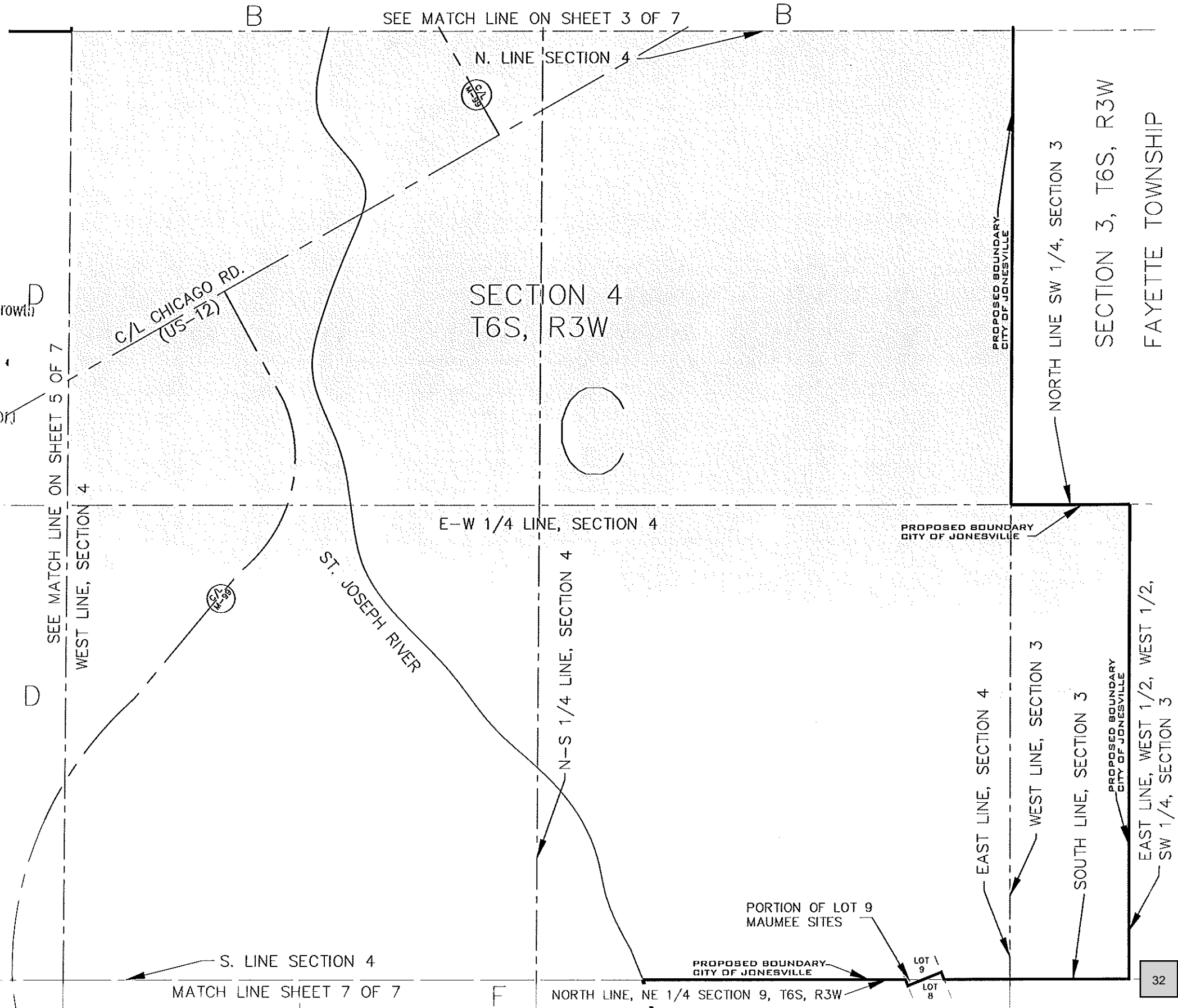
The West 1/2 of the West 1/2 of the Southwest 1/4 of Section 3, Town 6 South, Range 3 West;

Also Section 4, Town 6 South, Range 3 West, EXCEPT that portion of Lot 8, Maumee Sites as shown on the plat recorded in Liber 7 of Plats, Page 5, Hillsdale County Records, which lies within said Section 4; ALSO that portion of Lot 9 of said plat of Maumee Sites which lies within the NE 1/4 of Section 9, Town 6 South, Range 3 West;



Dept. of Energy, Labor & Economic Growth  
**FILED**  
 APR 20 2012 12 11  
 STATE BOUNDARY COMMISSION

-  AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS ON RECORD WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE.
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# VILLAGE OF JONESVILLE PART 1 BOUNDARY MAP

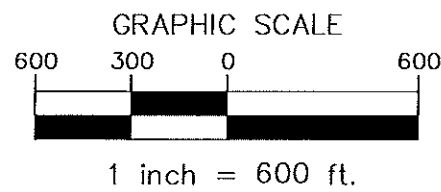
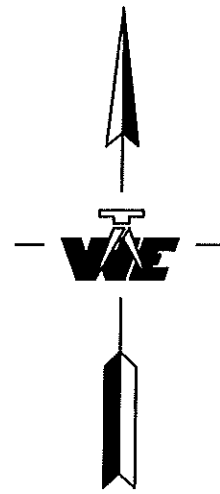
## FOR INCORPORATION AS THE CITY OF JONESVILLE

### HILLSDALE COUNTY, MICHIGAN

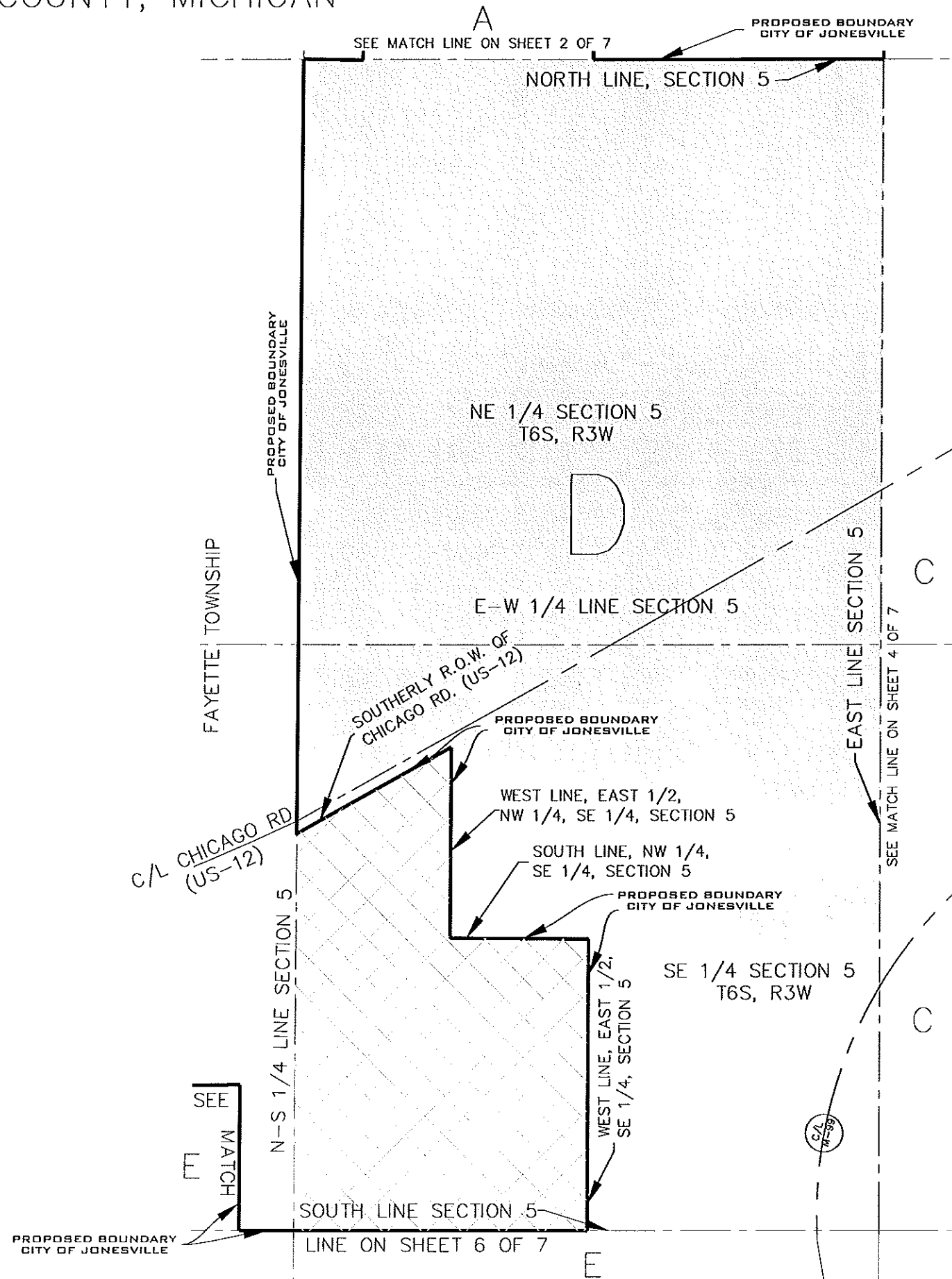
SHEET 5 OF 7

## TERRITORY FOR "D"

The Northeast 1/4 of Section 5, Town 6 South, Range 3 West; Also the East 1/2 of the Southeast 1/4 of Section 5, Town 6 South, Range 3 West; Also the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Town 6 South, Range 3 West; Also that portion of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Town 6 South, Range 3 West which lies North of the Southerly right-of-way line of Chicago Road;



- AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS ON RECORD WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE.
  
- AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS PART OF FAYETTE TOWNSHIP (BUT TAXED AS WITHIN VILLAGE OF JONESVILLE) (3 AREAS) SEE SHEET 3 OF 7 AND 7 OF 7.
  
- AREA OUTSIDE PROPOSED CITY OF JONESVILLE THAT IS ON FILE WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE (2 AREAS) SEE SHEET 2 OF 7 AND 5 OF 7.



# VILLAGE OF JONESVILLE PART 1 BOUNDARY MAP

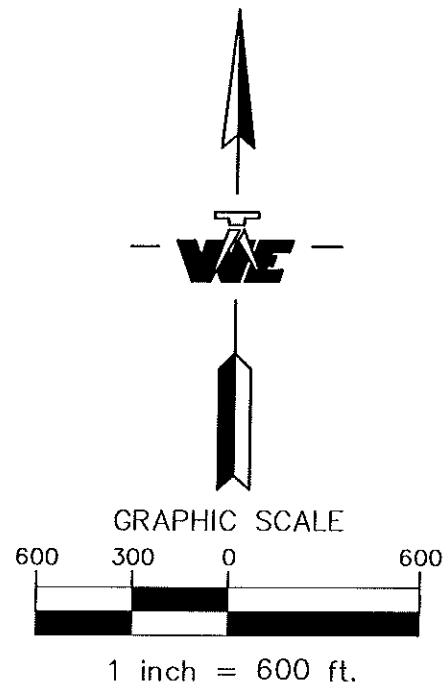
## FOR INCORPORATION AS THE CITY OF JONESVILLE

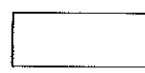
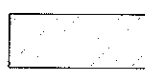
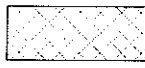
### HILLSDALE COUNTY, MICHIGAN

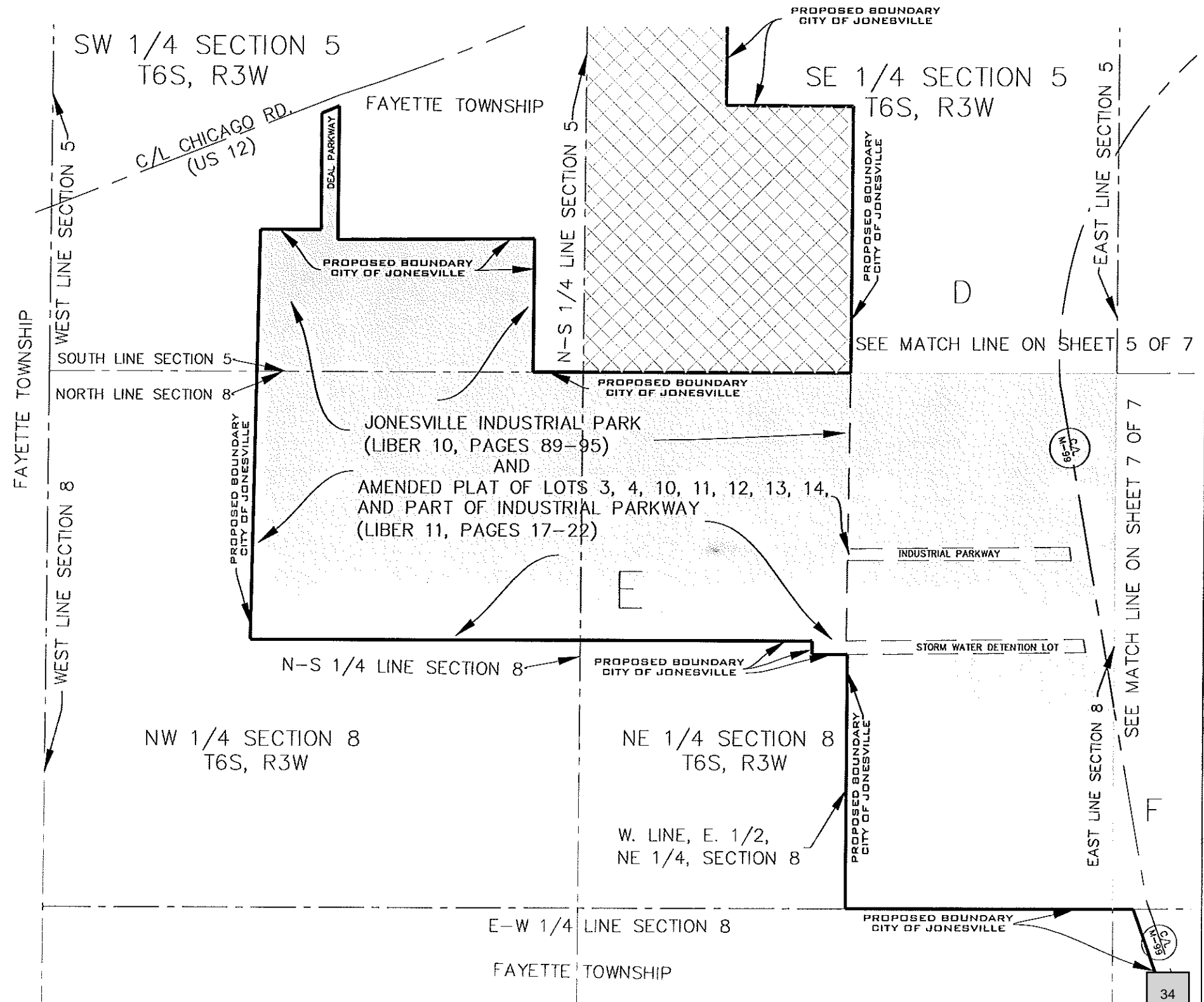
SHEET 6 OF 7

## TERRITORY FOR "E"

That portion of Section 5 and Section 8, Town 6 South, Range 3 West contained within the following two plats: Jonesville Industrial Park as shown on the plat recorded in Liber 10 of Plats on Pages 89 thru 95, Hillsdale County Records AND Amended Plat of Lots 3, 4, 10, 11, 12, 13, 14, and Part of Industrial Parkway, in the Recorded Plat of Jonesville Industrial Park as shown on the plat recorded in Liber 11 of Plats on Pages 17 thru 22, Hillsdale County Records; Also all lands contained within the East 1/2 of the Northeast 1/4 of Section 8, Town 6 South, Range 3 West located outside of said plat of Jonesville Industrial Park;



-  AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS ON RECORD WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE.
-  AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS PART OF FAYETTE TOWNSHIP (BUT TAXED AS WITHIN VILLAGE OF JONESVILLE) (3 AREAS) SEE SHEET 3 OF 7 AND 7 OF 7.
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# VILLAGE OF JONESVILLE PART 1 BOUNDARY MAP

## FOR INCORPORATION AS THE CITY OF JONESVILLE

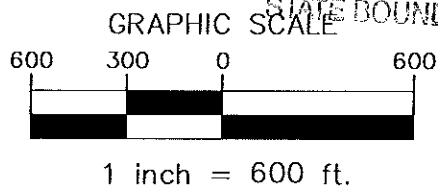
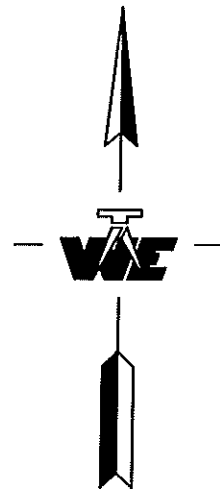
### HILLSDALE COUNTY, MICHIGAN

Section 4, Item A.

SHEET 7 OF 7

## TERRITORY FOR "F"

The Northwest 1/4 of Section 9, Town 6 South, Range 3 West AND that portion of the North 1/2 of the West 1/2 of the Southwest 1/4 of said Section 9 which lies East of the West line of the 150 foot wide right-of-way of M-99 and West of the West right-of-way line of Beck Road EXCEPT the following described land: A 2.00 acre rectangular tract of land measuring 200.00 feet East-West (oriented perpendicular to Beck Road) and 435.60 feet North-South and whose Southeast corner lies 2,593.80 feet North of the South line of said Section 9 and whose Easterly boundary lies 33 feet West of the centerline of the 66 foot wide Beck Road right-of-way; ALSO EXCEPT the following described land: A 2.00 acre rectangular tract of land measuring 200.00 feet East-West (oriented perpendicular to Beck Road) and 435.60 feet North-South and whose Southeast corner lies 1,613.70 feet North of the South line of said Section 9 and whose Easterly boundary lies 33 feet West of the centerline of the 66 foot wide Beck Road right-of-way; Also that portion of the Northeast 1/4 of said Section 9 lying westerly of the thread of the St. Joseph River (formally known as Mill Pond prior to removal of dam creating said pond);

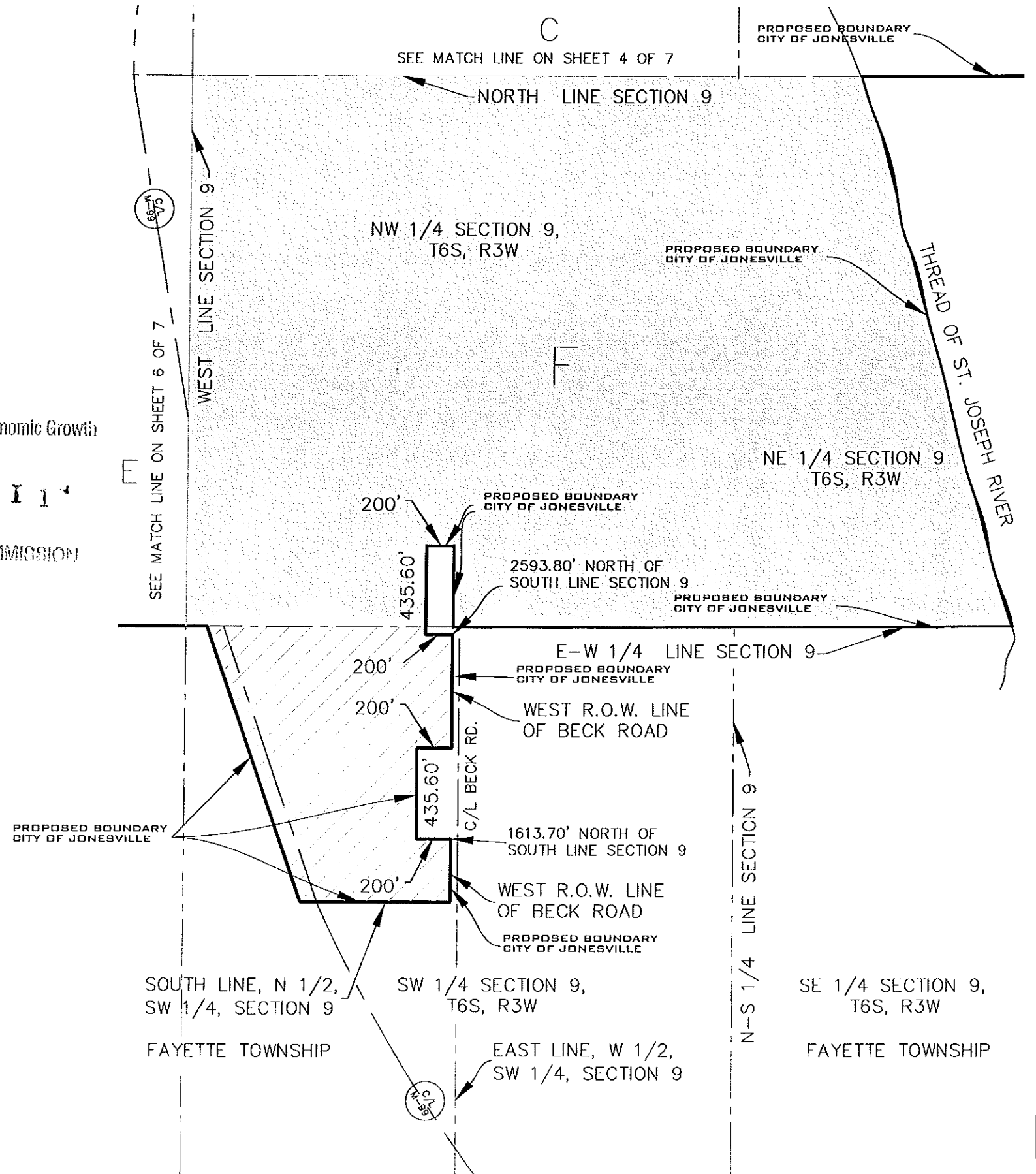


Dept. of Energy, Labor & Economic Growth  
**FILED**

APR 20 2012 12 I 1

STATE BOUNDARY COMMISSION

- AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS ON RECORD WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE.
- AREA WITHIN PROPOSED CITY OF JONESVILLE THAT IS PART OF FAYETTE TOWNSHIP (BUT TAXED AS WITHIN VILLAGE OF JONESVILLE) (3 AREAS) SEE SHEET 3 OF 7 AND 7 OF 7.
- AREA OUTSIDE PROPOSED CITY OF JONESVILLE THAT IS ON FILE WITH THE OFFICE OF THE GREAT SEAL AS BEING PART OF THE VILLAGE OF JONESVILLE (2 AREAS) SEE SHEET 2 OF 7 AND 5 OF 7.



PETITION FOR CITY INCORPORATION  
PART II

We, the undersigned eligible electors and freeholders residing within the Village of Jonesville do petition that the question of incorporation of the proposed City of Jonesville as a home rule city be considered by the State Boundary Commission in accordance with the provisions of Act 279 of the Public Acts of 1909, as amended, and the provisions of Act 191 of the Public Acts of 1968, as amended.

Dept. of Energy, Labor & Economic Growth  
**FILED**  
APR 20 2012 12 11  
STATE BOUNDARY COMMISSION

2012-04

**RESOLUTION IN SUPPORT OF INCORPORATION AS A HOME RULE CITY  
Village of Jonesville  
Hillsdale County, State of Michigan**

WHEREAS, the Jonesville Citizen Advisory Committee on Cityhood was formed to assess the potential advantages and disadvantages of the incorporation of the Village of Jonesville as a Home Rule City; and

WHEREAS, it was the unanimous opinion of the Jonesville Citizen Advisory Committee on Cityhood that there are significant benefits to incorporation and have recommended to Village Council that incorporation be pursued; and

WHEREAS, the Village Council believes that it is in the best interest of the Village and its residents to become a Home Rule City; and

WHEREAS, the Village has held several public information meetings regarding incorporation and gathered signatures of Village property owners and eligible voters,

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Village Council does hereby support and authorize that the petition be submitted to the State Boundary Commission to Incorporate the Village into a Home Rule City.

BE IT FURTHER RESOLVED that the Village Council does hereby request and urge that the State Boundary Commission and all other government entities, after public hearing, approve and Order that the Village of Jonesville be incorporated as a Home Rule City.

**This resolution was introduced by Councilperson Andy Penrose and supported by Councilperson Jerry Drake.**

**YEAS: Tim Bowman, Jerry Drake, Ron Hayes, Jim Marks, Andy Penrose and Robert Snow.**

**NAYS: None**

**ABSENT: Gerry Arno**

Dept. of Energy, Labor & Economic Growth  
**FILED**

APR 20 2012 12 11 PM

**Resolution approved for adoption on this 21<sup>st</sup> day of March, 2012** STATE BOUNDARY COMMISSION



*Robert E. Snow*  
Robert E. Snow, Village President

*Cynthia D. Means*  
Cynthia D. Means, Village Clerk

PETITION FOR CITY INCORPORATION  
PART IIa

It is the responsibility of the petitioner(s) to furnish the Boundary Commission with the contact information requested below in order for the government units to receive notice of docket material, meetings, and public hearings. The importance of accurate and current information cannot be overemphasized. The processing of a petition may be delayed if inaccuracies cause improper notice.

1. Name of Petitioner:  
Village of Jonesville  
Robert Snow, Village President  
265 E. Chicago  
Jonesville, MI 49250  
(p) 517-849-2104 (f) 517-849-9037

2. Name of Village:  
Village of Jonesville  
Cindy Means, Clerk  
265 E. Chicago  
Jonesville, MI 49250  
(p) 517-849-2104 (f) 517-849-9037  
[clerk@jonesville.org](mailto:clerk@jonesville.org)

3. Name of Village  
Village of Jonesville  
Adam Smith, Village Manager  
265 E. Chicago  
Jonesville, MI 49250  
(p) 517-849-2104 (f) 517-849-9037  
[manager@jonesville.org](mailto:manager@jonesville.org)

4. Name of Township  
Fayette Township  
Karen Champion, Township Clerk  
211 North Street  
Jonesville, MI 49250  
(p) 517-849-2351

Dept. of Energy, Labor & Economic Growth  
**FILED**

APR 20 2012 12 I 1\*

STATE BOUNDARY COMMISSION

5. Name of County  
Hillsdale County  
Marney Kast, County Clerk  
29 N. Howell St Rm-1  
Hillsdale, MI 49242  
(p) 517-437-3391

FILED

APR 20 2012 12 11

Jonesville Part III City Incorporation Legal Description

STATE BOUNDARY COMMISSION

**Land lying within the Township of Fayette, the County of Hillsdale and State of Michigan described as follows:**

The West ½ of the West ½ of the Southwest ¼ of Section 3, Town 6 South, Range 3 West;

Also Section 4, Town 6 South, Range 3 West, EXCEPT that portion of Lot 8, Maumee Sites as shown on the plat recorded in Liber 7 of Plats, Page 5, Hillsdale County Records, which lies within said Section 4; ALSO that portion of Lot 9 of said plat of Maumee Sites which lies within the NE ¼ of Section 9, Town 6 South, Range 3 West;

Also the Northeast ¼ of Section 5, Town 6 South, Range 3 West; Also the East ½ of the Southeast ¼ of Section 5, Town 6 South, Range 3 West; Also the East ½ of the Northwest ¼ of the Southeast ¼ of Section 5, Town 6 South, Range 3 West; Also that portion of the West ½ of the Northwest ¼ of the Southeast ¼ of Section 5, Town 6 South, Range 3 West which lies North of the Southerly right-of-way line of Chicago Road;

Also that portion of Section 5 and Section 8, Town 6 South, Range 3 West contained within the following two plats: Jonesville Industrial Park as shown on the plat recorded in Liber 10 of Plats on Pages 89 thru 95, Hillsdale County Records AND Amended Plat of Lots 3, 4, 10, 11, 12, 13, 14, and Part of Industrial Parkway, in the Recorded Plat of Jonesville Industrial Park as shown on the plat recorded in Liber 11 of Plats on Pages 17 thru 22, Hillsdale County Records; Also all lands contained within the East ½ of the Northeast ¼ of Section 8, Town 6 South, Range 3 West located outside of said plat of Jonesville Industrial Park;

Also the Northwest 1/4 of Section 9, Town 6 South, Range 3 West AND that portion of the North ½ of the West ½ of the Southwest ¼ of said Section 9 which lies East of the West line of the 150 foot wide right-of-way of M-99 and West of the West right-of-way line of Beck Road EXCEPT the following described land: A 2.00 acre rectangular tract of land measuring 200.00 feet East-West (oriented perpendicular to Beck Road) and 435.60 feet North-South and whose Southeast corner lies 2,593.80 feet North of the South line of said Section 9 and whose Easterly boundary lies 33 feet West of the centerline of the 66 foot wide Beck Road right-of-way; ALSO EXCEPT the following described land: A 2.00 acre rectangular tract of land measuring 200.00 feet East-West (oriented perpendicular to Beck Road) and 435.60 feet North-South and whose Southeast corner lies 1,613.70 feet North of the South line of said Section 9 and whose Easterly boundary lies 33 feet West of the centerline of the 66 foot wide Beck Road right-of-way; Also that portion of the Northeast 1/4 of said Section 9 lying westerly of the thread of the St. Joseph River (formally known as Mill Pond prior to removal of dam creating said pond);

Also the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 32, Town 5 South, Range 3 West EXCEPT the following described parcel: Beginning at the South  $\frac{1}{4}$  Corner of said Section 32; thence South 89 degrees, 16 minutes East 270.15 feet along the South line of said Section 32; thence North 0 degrees, 38 minutes East 2011.76 feet; thence North 89 degrees, 26 minutes West 269.90 feet; thence Southerly along the North-South  $\frac{1}{4}$  line of said Section 32 to the Point of Beginning for this exception;

Also the Southeast  $\frac{1}{4}$  and Southwest  $\frac{1}{4}$  of Section 33, Town 5 South, Range 3 West; Also two parcels of land identified by the following two tax identification numbers: 06-033-100-036-33-5-3 and 06-033-100-035-33-5-3, the legal description for the land containing said two parcels of land being described as follows: All land within the NW  $\frac{1}{4}$  of said Section 33 which lies East of the Easterly right-of-way line of Highway M-99, West of the Westerly right-of-way line of Penn Central Railroad and South of a line which connects the East right-of-way line of Highway M-99 with the West right-of-way line of the Penn Central Railroad, said line being described as: Commencing at the West  $\frac{1}{4}$  corner of said Section 33; thence South 89 degrees 38 minutes 06 seconds East along the East-West  $\frac{1}{4}$  line of said Section 33 a distance of 1250.48 feet to the centerline of Highway M-99, said point being recorded as West 1385.13 feet from the Center corner of said Section 33; thence North 13 degrees 11 minutes 55 seconds West along said Highway centerline 640.68 feet (record 642.3 feet); thence North 76 degrees 48 minutes 05 seconds East 75.00 feet to the Easterly right-of-way line of said Highway M-99; thence North 13 degrees 11 minutes 55 seconds West along said right-of-way line 198.40 feet; thence continuing along said right-of-way line Northwesterly 31.48 feet on the arc of a curve to the left with a radius of 1984.86 feet, a central angle of 000 degrees 54 minutes 31 seconds and a chord which bears North 13 degrees 39 minutes 10 seconds West 31.48 feet to the Point of Beginning for the line connecting said right-of-ways; thence North 83 degrees 14 minutes 00 seconds East 220.79 feet to the Northeast corner of the parcel described in Liber 1179, Page 970, Hillsdale County Records; thence North 06 degrees 50 minutes 00 seconds West 16.16 feet; thence Easterly to a point on the Westerly Right-of-way line for Penn Central Railroad which lies 892 feet (as measured along the Westerly right-of-way line for said railroad) from the East-West  $\frac{1}{4}$  line of said Section 33 to the Point of Ending for said line; Also all land within the NW  $\frac{1}{4}$  of said Section 33, which lies Easterly of the Westerly right-of-way line of the Penn Central Railroad; Also the South 1,171.50 feet of the West 297 feet of the NE  $\frac{1}{4}$  of said Section 33; Also that portion of Highway M-99 right-of-way lying North of the East-West quarter line of said Section 33 and South of the Northerly right-of-way line of Genesee Road extended eastward to its intersection with the Easterly right-of-way line of Highway M-99;

Dept. of Energy, Labor & Economic Growth  
FILED

APR 20 2012 12 11

STATE BOUNDARY COMMISSION

Also five parcels of land lying within the SW ¼ of Section 34 in Town 5 South, Range 3 West identified by the following five tax identification numbers: 06-034-300-003-34-5-3, 06-034-300-011-34-5-3, 06-034-300-013-34-5-3, 06-034-300-014-34-5-3 and 06-034-300-015-34-5-3, the legal description for the land containing said five parcels of land being described as follows: The South ½ of the following tract of land described in the Record of Proceedings filed in the Office of the Secretary of State on February 17, 1995, viz: Beginning at the Northwest corner of the West ½ of the Southwest ¼ of Section 34 in Town 5 South, Range 3 West, running thence South to the center of Chicago Road; thence Easterly along the center of the said Chicago Road, far enough with the subsequent boundaries to contain 20 acres of land; thence Northerly to a point on the ¼ line 32 rods East of the aforesaid Northwest corner (being the starting point of this description); thence West 32 rods to the place of beginning.

Dept. of Energy, Labor & Economic Growth  
**FILED**

APR 20 2012 12 11 PM

STATE BOUNDARY COMMISSION

**Village of Jonesville Petition Summary**

Petition Sheet	Number of Signatures
1	10
2	12
3	9
4	12
5	12
6	2
7	2
8	4
9	12
10	12
11	12
12	12
13	12
14	11
15	12
16	12
17	12
18	12
19	3
20	9
21	12
22	5
Total	211
Unable to verify eligibility	6
Adjusted Total	205
2010 Census Population: 2,258	9%

\*Unable to verify eligibility for: Ryan Griffiths, Carolyn Petrie, Lois Blair, Scott Leising, Luz Horvath, Larry Rathburn

Dept. of Energy, Labor & Economic Growth  
**FILED**  
APR 20 2012 12 11 PM  
STATE BOUNDARY COMMISSION

PETITION FOR INCORPORATION  
 Part V

APR 20 2012 12 11

STATE BOUNDARY COMMISSION

Briefly listed below are the capital investments and services currently provided to Village residents:

**Water:** The Village employs three certified water and wastewater operators at the treatment plant who are responsible for the drinking water production and treatment operations and the 13 mile sewer collection system. The water supply at the Village of Jonesville is supplied by two wells each capable of pumping more than 500 gallons per minute. The water is treated to remove iron before it is pumped into the Village water distribution system. After the iron is removed, the water is disinfected with chlorine, and fluoride is added at recommended state levels. A 500,000 gallon spherical water tower provides storage, fire protection, and water pressure throughout the Village. The iron removal plant is equipped with a permanent standby generator that will provide water during times of power failure.

**Sewer:** Sanitary sewer lines and a waste water treatment facility are also maintained by the Village of Jonesville. Additionally, we provide contracted services for water and waste water via lab.

**Streets:** The Department of Public Works is responsible for maintaining all of the Village's streets. This includes roadside cleanup, snow removal, and repairs. This department also takes care of the water loop system and water mains. They are also responsible for reading water meters as required. The Village's buildings, parks, and sidewalks are also cared for by the DPW. The Village of Jonesville also provides contracted snow removal for the Jonesville Post of the Michigan State Police and Fayette Township Cemetery.

**Police:** The Village of Jonesville has its own police department, which is tasked with enforcement of all laws within Village Limits. The department provides full-time, 24/7 service. Currently the police department employs 5 full-time officers and 2 part-time officers.

**Fire Protection:** The Village of Jonesville has a volunteer fire department which provides fire protection to its residents. Additionally, The Village has an agreement to provide fire protection to Fayette Township and Scipio Township. The fire department has 20+ part-paid fire fighters. The department has an ISO rating of 6.

**Local Administration:** The Village of Jonesville operates under a council-manager form of government. Jonesville has a full time Village Manager, Assistant to the Manager, Finance Director/Treasurer, Clerk/Recreation Director, Police Chief, DPW Superintendent, and Waste Water Superintendent. Additionally, the Village of Jonesville has contracted economic development services through the Hillsdale County Economic Development Partnership.

**Parks & Recreation:** The Village of Jonesville has two community parks. Carl Fast Memorial Park is located downtown. The park encompasses one block along the north side of US-12 downtown. The park has a pavilion, benches, picnic tables and some playground equipment. The Wright Street Park, approximately four acres in size, has a pavilion with rest rooms, tennis

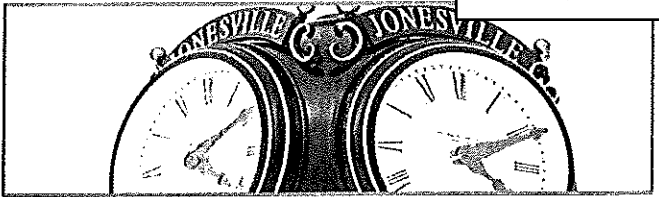
courts, a basketball court, playground equipment and two baseball fields. The Jonesville American Legion Veterans Freedom Memorial is located at the east end of town along US-12. Jonesville is also home to the Mill Race Golf Course, a privately owned and operated nine-hole course, located just four blocks south of downtown. The Village of Jonesville has the largest Summer Recreation Program in the county, which provides activities for youth throughout the region.. The Village also has a joint recreation plan and Master Plan with Fayette Township. The Village of Jonesville is also a member of the Hillsdale County Headwaters Recreation Authority.

Dept. of Energy, Labor & Economic Growth  
**FILED**

APR 20 2012 12 11 PM

STATE BOUNDARY COMMISSION

# Village to City Incorporation Information Sheet *Time for Change?*



### Advantages of City Incorporation

Streamlined government; village residents deal with one government, not two.

Residents, businesses, and property owners **no longer pay township taxes**. Property tax bill will be reduced by 0.9011 mills.

City assumes responsibility for assessing property, preparation of tax roll, and collecting taxes.

City retains the **existing** 1% tax administrative fee previously collected by the township. The fee offsets the costs of the additional responsibilities.

City assumes responsibility for all elections.

Collaboration with surrounding units would remain a priority.

Ability to conduct local government business 42 hours a week.

Elimination of double tax/duplication of services.

With incorporation, residents are able to develop their own city charter to meet current and future needs of governance.

### Disadvantages of City Incorporation

Financial impact on Fayette Township; property tax currently collected from village taxpayers would no longer be available.

There could be potential conflict over boundaries.

Citizens may perceive that city status will result in higher taxes.

Division and separation of township assets can be controversial.

Residents may perceive village status denotes a sense of community, as opposed to city status.

### Frequently Asked Questions

*What are the reasons for becoming a city?* Cityhood evaluation is a strategic objective of the Village Council in an effort to:

1. Streamline government.
2. Reduce the tax liability for residents and businesses.
3. Further economic development.

*What will happen if the Village of Jonesville becomes a city?* As a city, Jonesville will operate independent of Fayette Township. Jonesville residents, businesses, and property owners would no longer pay taxes to Fayette Township.

*Will incorporation as a city result in higher taxes?* As a city, Jonesville's governing body can levy a maximum of 20 mills, the same as the village can currently levy. The city intends to levy 16.388 mills, the same as the village currently levies.

*What do residents gain from Jonesville becoming a city?* Residents and businesses will see a reduction of 0.9011 mills as they no longer pay taxes to Fayette Township. Residents and businesses will deal with one government, not two.

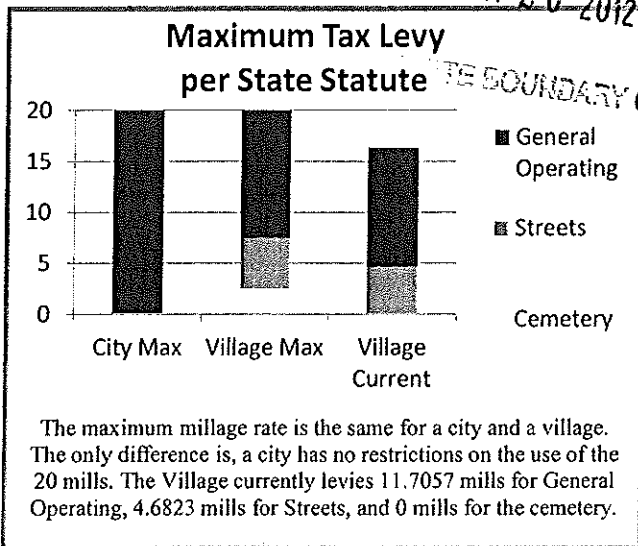
*Will becoming a city mean Jonesville will lose its sense of community?* Jonesville's sense of community is derived from its citizens.

*How will the Village choose the boundary map for the new city?* As a city, Jonesville intends to follow the existing village boundaries.

*What services does the Village currently provide to the Township?* The Village currently provides for contracted fire protection service to Fayette Township. As a city, Jonesville would offer the same service.

*What type of government would exist in the new city?* Currently the Village of Jonesville has a Council-Manager form of government. As a city, Jonesville intends to maintain the same form of government.

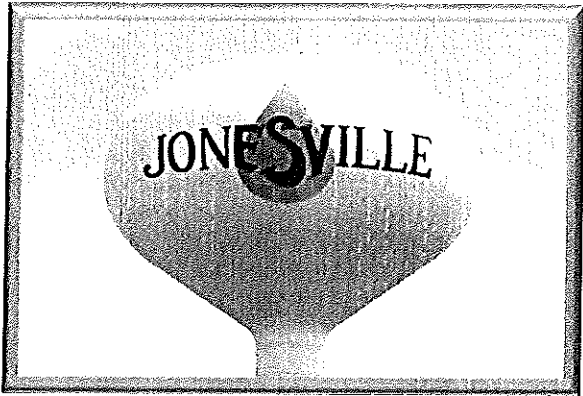
*What will happen to the Township Cemetery?* As a city, Jonesville proposes to establish a self-sufficient Cemetery Authority to oversee its activities. The city intends to levy 16.388 mills, the same as the village currently levies.



**This initiative will save Village residents and businesses \$52,444 annually.**

Property Type (Taxable Value)	Annual Savings Realized
Large industrial business (\$5,650,000)	\$3,600.00
Family purchasing a home (\$65,000)	\$59.00
Family building a home (\$75,000)	\$68.00
A local insurance office (\$58,000)	\$52.00
A local restaurant (\$184,000)	\$166.00
Commercial mixed-use (\$449,000)	\$405.00

Tax Formula: TV x millage rate (0.9011) ÷ 1,000 = Your savings



**FACTS**

Village of Jonesville residents currently pay 0.9011 mills to Fayette Township.

Incorporation as a city would eliminate a layer of government.

The Village of Jonesville has not increased taxes since 1997.

The Village of Jonesville is a full service municipality; open to the public for 42 hours per week.

1/3 of Michigan cities have a population of less than 3,000.

Villages are not primary units of government.

Proposal A limits the yearly property tax increase to be equal to the lesser of the Inflation Rate Multiplier or 5%.

Incorporation does not affect taxes levied by the schools, county, senior services, ambulance, medical care facility, or library.

Cities are required to provide access to a cemetery.

**Incorporation Process**

Village Council appoints committee to explore the impact of city incorporation. (08/17/2011)

Committee solicits community input and conducts educational sessions with residents (in progress)

Committee develops recommendation to council (11/16/2011)

If the Village Council proceeds with cityhood, they initiate a petition process, which includes the proposed boundaries.

Petition must contain signatures of 5% (113) of registered voters who own property in the village.

After collection of signatures, petition is then filed with State Boundary Commission (SBC).

SBC conducts "Sufficiency Hearing" to ascertain the accuracy of application and proposed boundaries.

If petition sufficient, SBC establishes date for public hearing.

Village residents have 45 days to file a petition opposing city incorporation.

If no petition is filed, SBC establishes a date for the election of Charter Commission (nine members).

Once Charter Commission is elected they have 90 days to develop a city charter.

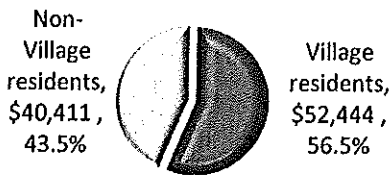
Draft of Charter is sent to the Governor for review.

Charter presented to village voters for approval or rejection. If vote is affirmative, charter is filed with State of Michigan.

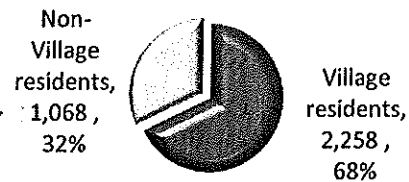
New city begins operation on the date as proposed in Charter.

This complete process takes an average of 9-24 months.

**Fayette Township  
Total Tax Revenue \$92,855**



**Fayette Township  
Total Population 3,326**



**Village Council Members**

Robert Snow-President, Gerry Arno-President Pro Tem, Tim Bowman-Trustee, Jerry Drake-Trustee, Ron Hayes-Trustee, Jim Marks-Trustee, Andy Penrose-Trustee

**Cityhood Advisory Committee Members**

Mike Fast -Co-Chairman, David Steel-Co-Chairman, Christine Bowman-Recording Secretary, Dean Adair II, Barbara Clark, Charles Crouch, George Humphries Jr., Jim Pope, Penny Sarles

*Dear Citizens,*

*I encourage you to be actively involved in your community. The information in this brochure is designed to help you make an informed decision about your community's future. If you have questions or comments, please share those with us.*

*~ Bob Snow, Village President*

For future meetings and additional information regarding Village to City Incorporation, visit our website at [www.jonesville.org](http://www.jonesville.org). Your input is appreciated. Please feel free to write, phone or e-mail Village Hall with your questions, concerns and comments.

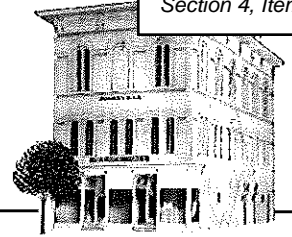


# VILLAGE OF JONESVILLE

265 E. CHICAGO ST.  
JONESVILLE, MI 49250  
www.jonesville.org

(517) 849-2104  
Fax (517) 849-9037  
email: manager@jonesville.org

Section 4, Item A.



*Please see enclosed Part VI map in back*

Dept of Energy, Labor & Economic Affairs  
**FILED**  
APR 20 2012 12 11  
SITE BOUNDARY COMMISSION