
WILBER TOWNSHIP NEWS

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Spring-2017

Supervisor's Corner

At the June 6, 2016 regular Board of Trustees meeting, the township board accepted, with regret, the retirement of our long-time assessor, Robert (Bob) Boschma. Bob joined the township in July of 2000 after having worked as a property assessor in other localities for many years. His wealth of experience, coupled with his savvy and knowledge of the newest technology used in maintaining records have proved invaluable in bringing Wilber Township into the 21st century with regard to assessment administration.

We wish Bob well in his well-earned retirement, and are grateful for his sixteen years of service to Wilber Township.

NOTE: Assessment Administration (assessing property) is one of the statutorily mandated functions of townships (others include election administration & conducting elections, tax collection, records management & records retention, as well as accounting, investment, auditing & financial reporting).

See a related article from our new assessor elsewhere in this newsletter.

Mark Nunn

Dust Control

Dust Control for 2017 will consist of three applications and cost \$87 for 300 feet. Costs are shared equally by the resident, the Iosco County Road Commission, and the township. Payments would be appreciated by May 24th, and can be mailed to the township hall or dropped off there. (Use the door mail slot if no one is present).

Weather permitting, we're hoping the vendor can have the first application down before Memorial weekend, with the second one prior to the July 4th holiday.

**Please See Page 4 For An Important
Addendum About The Annual Township
Cleanup**

Annual Township Cleanup

Saturday June 10, 2017

8-11 a.m.

The township's annual spring cleanup is scheduled as indicated above. **MARK YOUR CALENDARS!**

We again plan to have receptacles for scrap metal and tires, as well as packer trucks for general refuse materials. NOTE: Tires must be off rims, & large, tractor tires are not accepted. Other **items not accepted by the disposal company include:**

- building materials of any kind
- concrete, cement blocks, stones, bricks, tar paper
- asphalt & asphalt products
- dirt & yard waste
- dead animals
- animal or human waste,
- hazardous or liquid materials, contaminated soils, & asbestos, paints, solvents, petroleum products, & herbicides
- items that are generally more than five feet in length or extremely bulky, or appliances containing Freon (appliances must be certified as 'Freon-free').

We are asking those of you who participate in the cleanup to ***please assist*** volunteers in unloading and disposing of your waste materials.

This annual event is the time to clean up your property. Ordinance enforcement for blight and other similar infractions are scaled back until after the cleanup, but will resume in earnest right after the June 10th date.

Every year, we see many items that could be used by someone else, so before bringing your items for disposal, consider donating usable things to one of the many local charitable organizations. Usable items can be donated to any of the area non-profit agencies, such as St. Vincent DePaul or Goodwill Industries in Oscoda. In addition, consider recycling those items that are recyclable.

There are several establishments listed in the yellow pages and local newspapers that pick up junk cars and appliances, and that accept scrap metal.

This cleanup is for Wilber Township property owners and residents only. You *may* be asked for proof.

A Note from the Assessor

Upon the retirement of Bob Boschma, the Wilber Township Board hired me as your new Property Tax Assessor. I look forward to working with you to answer any questions you may have regarding the assessment of your property. Over the new few months annual property reappraisals will be taking place. As you may know, it is my duty to maintain our assessment records, which requires annual review of at least 20% of all parcels in our township. **This means that you may receive a visit from either me or a member of my team. This visit is to update our record card, photos and sketch data.** This is essential to insure accurate and uniform assessments throughout our township. Please remember - a visit to the property does **NOT** automatically mean a change in your assessment. As always—your cooperation is much appreciated! It has been my pleasure to meet and work with the taxpayers of Wilber Township over the last year and I look forward to continuing to work with the Community.

Respectfully,

Jessica Williams, MAAO ~

Contact Number: (989)820-6961 ~ Email Address:

HHROscoda08@gmail.com

Understanding Your Property Assessment and Taxable Value

What is Assessed Value (AV)? The assessing officer in the local government unit is required to establish the assessed and taxable value of all real and tangible personal property within the unit as of December 31 of each year. AV represents 50% of the True Cash Value of your property. The law defines True Cash Value as the usual selling price of the property on an open market with no stress, or unusual conditions placed on the sale. *The Michigan Legislature & Michigan Supreme Court have clearly stated that the actual sales price of a property is not the only controlling factor in the True Cash Value and the Assessed Value as calculated by the assessing officer.* The Assessing Office will analyze all sales using a mass appraisal technique that takes into account the current cost to replicate your house and then depreciates that cost based on the age of the structure. It is then adjusted to market value by comparing the depreciated cost of homes that have sold in your area. This will allow the assessor to arrive at a uniform and equitable assessment for all properties.

What is Taxable Value (TV)? TV is a mathematical formula which is based on the preceding years Taxable Value increased by the Inflation Rate Multiplier (IRM). The 2016 IRM for the entire State has been determined to be 0.9% (expressed below as a ratio) and is applied by State wide by each municipality. In addition to the IRM, Taxable Value may also increase for physical additions or transfer of ownership, and may decrease for physical losses. Below is the taxable value is calculated:

2017 TAXABLE VALUE=(2016 TAXABLE VALUE –
LOSSES x 1.009 + ADDITIONS)

Ok, so how are ACTUAL taxes calculated?

Assume the 2017 Taxable Value of your Principal Residence is \$50,000 and the millage rate is 36.2363.

Your annual property tax would be calculated as follows:
 $\$50,000 \times 0.0365044 = \$1,825.22$ ***This is an example only to show the process***

Exemptions - what do they mean??

Principal Residence Exemption: A Principal Residence Exemption (PRE) exempts a residence from the tax levied by a local school district for school operating purposes up to 18 mills. To qualify for a PRE, a person must be a Michigan resident who owns and occupies the property as their primary residence. This exemption must be received by June 1st of the current exemption year.

Disabled Veterans Exemption: This exemption can be applied for by a person who is a resident of this state and who meets 1 of the following criteria: (a) Has been determined by the United States department of veterans' affairs to be permanently and totally disabled as a result of military service and entitled to veterans' benefits at the 100% rate. (b) Has a certificate from the United States veterans' administration, or its successors, certifying that he or she is receiving or has received pecuniary assistance due to disability for specially adapted housing. (c) Has been rated by the United States department of veterans' affairs as individually unemployable. This exemption must be received by December 31st of the current assessment year.

Qualified Forest Exemption: The purpose of the Qualified Forest Program (QFP) is to encourage landowners to actively manage their privately owned forests for commercial harvest, wildlife habitat enhancement, and improvement of other non-forest resources. In exchange for managing their forests in a sustainable fashion, the landowner will receive an exemption from the local school operating millage. To contact the Qualified Forest Program, please call 517-284-5630 or email them MDARD-QFP@michigan.gov.

Personal Property Exemption: The General Property Tax Act provides for exemptions for certain categories of personal property, including: Small business Taxpayer Exemption, Eligible Manufacturing Personal Property Act 328–New Personal Property. Contact Jessica for information on each of these exemptions, as well as determining eligibility and how to claim the exemption.

Important Dates & Deadlines in 2017:

Summer Tax Bills are mailed on July 1st – This means that all address changes must be received on or before June 1st in order to be placed on the summer bill. As the Oscoda & Tawas Area School districts collect their school operating millage on the summer tax bill, Principal Residence Exemptions must be received on or before June 1st.

Winter Tax Bills are mailed on December 1st – This means that all address changes must be received on or before November 1st in order to be placed on the summer bill.

TOWNSHIP DIRECTORY

Supervisor: Mark Nunn	989-362-2022
Clerk: Robert D. White	989-362-5410
Treasurer: Steve Ferguson	989-362-5410
Trustee: Sally Krueger	989-362-2510
Trustee: Mary Pingot	989-329-5020
Zoning Administrator &:	
Ordinance Officer: Ron Phillips	989-362-5410
Assessor: Jessica Williams	989-820-6961
Cemetery Sexton: Dave Mioduch	989-362-8222

Planning Commission:

Robert Golka, Chair	989-362-7047
Rich Fullerton, Vice-Chair	989-362-2213
Robert White, Secretary	989-362-5410
Frank Kassuba, Member	989-362-8515
Cheri Mioduch, Member	989-254-0437

Calendar of Events

REGULAR TOWNSHIP BOARD MEETINGS ARE HELD ON THE FIRST MONDAY OF EACH MONTH AT 7:00 PM AT THE TOWNSHIP HALL. WHEN THE FIRST MONDAY IS A HOLIDAY OR HOLIDAY-OBSERVED, MEETINGS ARE THE FOLLOWING MONDAY. REGULAR MEETING DATES WHICH PRECEDE TUESDAY ELECTION DAYS ARE ALSO MOVED TO THE FOLLOWING MONDAY. SPECIAL MEETINGS OF THE TOWNSHIP BOARD, OR CHANGES IN MEETING DATES, ARE POSTED ON THE TOWNSHIP HALL BULLETIN BOARD.

REGULAR PLANNING COMMISSION MEETINGS FOR THE BALANCE OF 2017: JUNE 8, AUGUST 10, OCTOBER 12, AND DECEMBER 14.

MEETING TIMES ARE **9:00 AM** (NOTE THIS IS A CHANGE IN MEETING TIMES). SPECIAL MEETINGS ARE HELD UPON REQUEST, OR AS NEEDED. ALL MEETINGS ARE AT THE TOWNSHIP HALL.

July Board of Review – Tuesday July 18th at 9am. This meeting is to correct qualified errors and mutual mistakes. No appeals will be heard.

December Board of Review – Tuesday December 12th at 9am. This meeting is to correct qualified errors and mutual mistakes. No appeals will be heard.

Township Zoning Permits

The Board of Trustees again wants to remind all residents and property owners that Wilber Township is a zoned community and has had a comprehensive, enforceable zoning ordinance in place since 1989.

Zoning Permits are required for all construction activities, including signs, fences, additions, garages, pole buildings, demolitions, as well as for many others, depending on the zoning district in which your property is located.

Also contained within the zoning ordinance are specific setback requirements for placement of structures from property and lot lines.

The ordinance covers such uses as the number and placement of agricultural buildings, accessory buildings, yard sales, swimming pools, fences, livestock, kennels, roadside stands, and commercial activities, to name a few.

The entire Wilber Township Zoning Ordinance is posted on our website, as are Zoning Permit forms.

Permits must be obtained **before** any such activities begin by contacting the zoning administrator. His number is listed in the directory section of this newsletter.

Township zoning permits are \$25, and are obtained from the zoning administrator. Remember, a Township Zoning Permit is ***always required***.

An Iosco County building permit may also be required, and is obtained at the Iosco County Building Department **after** the issuance of the zoning permit.

2017 Road Projects

The following road projects have been approved by the Township board of Trustees:

Esmond Road between Wilber and Sherman-excavation, machine grading and RAP: \$49,764, Wilber Township share=\$34,834

Brooks & Swan Road Bridge Approach- Aggregate Base: \$16,335.00, Wilber Township share =\$11,434.50.

Wilber Road from Woods Road to Davison Road-repave; +-\$50,000, Wilber Township share =+-\$35,000.00.

Iosco County Road Commission

The Iosco County Road Commission urges residents with general road maintenance complaints or other issues to either call them directly, or for even faster response, register a service request on their automated web site. The web site address is: www.ioscoroads.org/ Click on Service Request.

OF NOTE & INTEREST

Trash Collection

Sunrise Disposal Services of Oscoda, which is one of the disposal companies serving our township, offers an alternative to weekly trash pickup, which is not feasible for many of our seasonal residents. It's called the 'Blue Bag Service'. For \$3.00, you can purchase one of their Blue Bags in which to place your garbage/trash, and it will be picked up on the regularly scheduled pick-up day in your locality. Call 989-739-6400, or toll free at 1-877-362-2440 for more information.

NOTE: Other vendors *may* provide a similar service. Wilber Township does not endorse any particular vendor.

Township Notables

Wilber Township resident Richard Dixon, as was reported in the October 12, 2016 edition of the *Iosco County News-Herald*, placed first in the National Rifle Association (NRA) F-class Long Range Rifle Championship. The event was held at the Winnequah Gun Club in Lodi, Wisconsin. The event lasted several days and concluded October 1, 2016. Congratulations to Mr. Richard Dixon!

Wilber Township resident 4-Star General (ret) Earl O'Loughlin was honored November 11, 2016 at Tawas Area Schools' 21st annual Veterans Day Assembly. He was raised in the Tawas and was a 1948 graduate of East Tawas High School.

He also has a decorated military career spanning 36 years, beginning in 1951 as an enlisted airman and retiring as a United States Air Force Four Star General in 1987.

We all thank him for his service.

Comments about the newsletter, as well as information and topics you would like to see included in future editions should be submitted in writing:

Wilber Township
3120 Sherman Road
East Tawas, MI 48730 or,
E-mail: wilbertownship@hughes.net
Thanks. Bob White, Clerk
Website: wilbertownship.com

AN IMPORTANT ADDENDUM TO THE TOWNSHIP CLEANUP

Wilber Township is partnering with Goodwill Industries of Mid-Michigan to add an electronic recycling component to this year's event.

This provides an opportunity for you to dispose of electronic items in a safe and environmentally friendly way to prevent them from going into landfills.

So, virtually anything with a 'plug' will be accepted, with the exception of old TVs.*

This includes microwaves, computers, printers, monitors, keyboards, scanners, telephones, hair dryers, fans, coffee makers, appliances, power tools, vacuum cleaners, etc. etc. etc.

If you have any questions about a particular item, please email or call the township hall and I'll see if we can get an answer for you.

*In the meantime, we continue to look for an outlet for old TVs, and if we find one prior to the cleanup date we'll post it on our website.

Burn Permits

Burn Permits are required for all outdoor fires, other than small cooking fires, campfires, or fires contained in an approved and covered outdoor container. Burn Permits are issued by the Michigan Department of Natural Resources, either via their web-site, or their toll-free number.

www.michigan.gov/burnpermit
1-866-922-2876

All burn permits are for one day only