
WILBER TOWNSHIP NEWS

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Spring-2018

Supervisor's Corner

There are many different ways that townships handle the issue of dust control. Many times it is dependent upon all the things unique to an individual township. At one time our township stayed out of the organizing of dust control for our residents; a resident who wished to have dust control would set that up on their own and they would later be reimbursed by the township for the portion which the township pays (one third of the cost). Our township has for some time now, in an effort to make it a little easier for the people interested in participating in dust control, obtained the current pricing from the contractor, receiving the participant's payment, and sending the participants payment along with the township's contribution to the vendor. Some of the moving parts related to dust control are weather conditions, type of road bed and road condition (gravel, sandy, etc.), receiving the participant's payment to initiate, and notifying the contractor and the Road Commission. The contractor needs to coordinate application with the Road Commission, as roads must be bladed ahead of the treatment. That being said, hitting the optimum time for dust control would be our goal. Unfortunately it's every townships goal as well. So while our township is always looking to make this process work better, some years we may end up closer to optimum timing than others. Current years pricing is listed elsewhere in this news letter.

Mark Nunn

Annual Township Cleanup Saturday June 9, 2018 8-11 a.m.

The township's annual spring cleanup is scheduled as indicated above at the Township Hall. 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.

Wilber Township is again partnering with Goodwill Industries of Mid-Michigan to add an electronic recycling component to our cleanup. Separating these items from other refuse will help in this endeavor.

This provides an opportunity for you to dispose of
(continued in next column)

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

****We also have an outlet for recycling old TVs and computer monitors (CRTs)***

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').

Participants: 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 9th date.

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



Messages from the Assessor

Welcome Summer 2018! Another year has come and gone! Over the new few months annual property reappraisals will be taking place. As you all know, it is my duty to maintain our property 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 myself or a member of my team. This visit is to update our record cards, 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** necessarily mean a change in your assessment. As always, your cooperation is much appreciated! The 2018 July & December Board of Review meetings will take place Tuesday, July 17th at 9am and Tuesday, December 11th at 9am to correct qualified errors and mutual mistakes – no appeals will be heard at these meetings. It has been my pleasure to meet and work with the taxpayers of Wilber Township and I look forward to continuing to work with the Community.

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 year's Taxable Value increased by the Inflation Rate Multiplier (IRM). The 2017 IRM for the entire State has been determined to be 2.1% (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.

How do I figure out my 2018 Taxable Value?
2018 Taxable Value = (2017 Taxable value – LOSSES) times 1.021 + ADDITIONS

OK, so how do I calculate my ACTUAL taxes?
Assume the 2018 Taxable Value of your Principle Residence is \$50,000 and the millage rate is 36.2363. Your annual property tax would be calculated as follows: \$50,000 x .0365044 = \$1,825.22 (*an example only to demonstrate 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.

Important Dates & Deadlines in 2018:

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. **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. December 31st is the final day to submit Land Division and Combination applications. Please contact the assessor to ensure your application has been received and will be processed.

TOWNSHIP DIRECTORY

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|---------------------------------|--------------|
| 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 2018 ARE FEBRUARY 8, APRIL 12, JUNE 14, AUGUST 9, OCTOBER 11, AND DECEMBER 13.

MEETING TIMES ARE **9:00 AM** SPECIAL MEETINGS ARE HELD UPON REQUEST, OR AS NEEDED. ALL MEETINGS ARE AT THE TOWNSHIP HALL.

JULY BOARD OF REVIEW – TUESDAY, JULY 17TH AT 9AM. THIS MEETING IS TO CORRECT QUALIFIED ERRORS AND MUTUAL MISTAKES. NO APPEALS WILL BE HEARD.

DECEMBER BOARD OF REVIEW – TUESDAY, DECEMBER 11TH 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 also covers such uses as the number and placement of 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.

Cemetery

A couple of reminders about the Wilber Township Cemetery:

1. Anyone planning to have a headstone or other grave monument set must obtain a foundation permit. Foundation permits are \$15. In addition, the foundation must be set by an authorized vendor or mason, and must be authorized in advance and approved by the township, with the township as the payee for the work.
2. Anyone wishing to have loved ones cremains interred in their family plot in the cemetery must make these arrangements through the township clerk or cemetery sexton, and the sexton must perform the interment; individuals are not permitted to perform the interments themselves, per statute.

Dust Control

Dust Control price for 2018 is \$90 for three applications of 300 feet each. Dust control costs are shared equally by the resident, Wilber Township, and the Iosco County Road Commission.

Mail your payment to the township hall, and they would be appreciated by May 23rd, sooner if possible.

The area to be treated must be staked. Some stakes will be available at the township hall.

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

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

2018 Road Improvement Projects

Following is a brief description of road maintenance & improvement projects recommended by the Township Roads Committee and approved by the Board of Trustees:

Trout Road, Camel Road to the end-1,720 feet of Aggregate Base 24 ft wide: \$9,803.75, Wilber Township share=\$6,862.63.

Esmond Road, N. AuSable East to end of certification-Aggregate Base: \$11,082.50, Township share=\$7,757.75.

Davison Road, Swan Road to Tuttle Marsh-Aggregate Base: \$18,073.00, Township share=\$12,651.10.

Wilber Road, from 100 ft south of Esmond Road to 500 ft north of Esmond Road:- Ditch cleanout, drainage, and Aggregate base: \$4,719.00, Township share=\$3,303.30.

Abbott Drive at Sherman-RAP intersection, cut berms to direct water to ditch: \$714.45, Township share=\$500.12.

Brooks and Swan Roads- Aggregate Base on curve at Brooks and Swan, plus miscellaneous areas from Silver creek Bridge to Davison Road: \$10,230.00, Township share=\$7,161.00.

Wilber Road sand fill, 320 ft north of Sheer Road, plus Aggregate Base and slope restoration: \$8,542.88, Township share=\$5,980.01

East Street, top of hill to bottom of hill (non-certified road)- RAP Hill 10 ft wide, machine grading-\$1,460.80, total cost borne by the township.

Total improvement costs estimates: \$64,626.38,

Wilber Township share=\$45,676.71.

The Iosco County Road Commission urges residents with general road maintenance complaints or other issues to either call them directly (989-362-4433), 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.