

**Bois Blanc Township
Regular Meeting
March 9, 2011
Bois Blanc Township Hall**

Meeting was called to order by Supervisor Brent Sharpe at 7:00 PM.

Pledge of Allegiance.

Members present were: Brent Sharpe, Cheryl Gahn, Joan Schrocka, Tom Wybranowski.
Absent: Anne Kennedy.

Approval of the Minutes. Motion by C. Gahn, seconded by T. Wybranowski to approve the minutes of the February 9, 2011 Regular Meeting, as presented. Roll Call Vote: Ayes; B. Sharpe, C. Gahn, J. Schrocka, T. Wybranowski. Nays; None. Absent; A. Kennedy. Motion carried.

Treasurer's Report accepted, as presented.

Budget Amendment: None.

Approval of Bills. Motion by T. Wybranowski, seconded by C. Gahn to approve the payment of the bills and the Chase Visa bill with the exception of the Wolverine Power bill until the late fee is removed.- amount to be \$160.00. Discussion. Roll Call Vote: Ayes; B. Sharpe, C. Gahn, J. Schrocka, T. Wybranowski. Nays; None. Absent; A. Kennedy. Motion carried.

Department Reports:

Airport: Gregg reported that the maintenance and paint job on the runway will be done this year. We have received a letter from MDOT concerning Land Acquisition project. We have received a letter of introduction from Robert Buchanan of Law Weathers. Mr. Buchanan specializes in Airport Law.

Fire: No Report.

Harbor: The Bubblers are working good.

Law: No Report

Community Recreation: No Report.

Planning: No Report.

Transfer Station: No Report.

Zoning: Mike Johnson called this week to see if he was needed.

Old Business:

1. Bois Blanc Township Board Rules. Motion by T. Wybranowski, seconded C. Gahn to adopt the revised Township Board Rules, as presented. Discussion. Roll Call Vote: Ayes; B. Sharpe, C. Gahn, J. Schroka, T. Wybranowski. Nays; None. Absent; A. Kennedy. **Motion 2011-009** carried.

Public Comment: Clover Schlund asked about how many ZBA members and what is the status of the addressing system.

New Business:

1. Poverty Exemption Form and Guidelines. Motion by J. Schroka, seconded by T. Wybranowski to adopt the Poverty Exemption Form and updated Guidelines and corrections. Discussion. Roll Call Vote: Ayes; B. Sharpe, C. Gahn, J. Schroka, T. Wybranowski. Nays; None. Absent; A. Kennedy. **Motion 2011-010** carried.

2. Letter to the Taxpayers from the Assessor. See attached.

Correspondence and Meetings:

1. Notice of MTA Classes received and filed.
2. Mackinac County Road Commission meeting with the Township Representatives on March 17, 2011 at 9:00 AM in St. Ignace.
3. Budget Workshop Meeting set for March 18, 2011 at 10:00 AM.
4. Budget Public Hearing and Special Meeting set for March 30, 2011 at 10:00 AM.
5. Discussion concerning TDS and Broadband. Tom will keep us informed.

There being no further business, meeting was adjourned at 8:00 PM.

Respectively submitted,

Joan E. Schroka,
Bois Blanc Township Clerk

Continued

To All Taxpayers of Bois Blanc Township,

As you all know, the assessment notices went out last month and the Board of Review for appeals will be March 14th and 15th. This year has been very challenging. There have been more sales than last year. The economy seems to have improved for purchasers of property on Bois Blanc Island. In our closed community when we have a few sales, those sales make a huge difference. And there are certain rules that the assessor must follow. Two of them are that property owners must be assessed equitably and the property must be assessed at 50% of Value. And I have tried my best to do this. If the assessor values a significant number of properties too low, the county or state will often apply a "factor", which will raise everyone's assessment by a certain percentage. This year, because of the constraints put on me, most property owners have seen an increase of 10% to 15%. Some have increased a lot more and some less. Those properties with significant increases are larger parcels and those properties with a frontage on the inland lakes. I would like to ask that any property owner who believes that their property assessment may be incorrect, please call or petition the Board of Review. The assessment should be 50% of True Cash Value.

I would also like to add that taxes are paid on the taxable value. This year the taxable value increased 1.7%. I cannot be specific about the effect this will have on taxes because the final numbers are not available. But I can come close. Other factors that affect taxes are if there are any changes due to new construction, uncapping, voted millage (which will increase the tax) or the Headlee Roll Back (which will decrease the millage thereby reducing or maintaining the current tax). The Township millage has not changed from last year.

Joan Schroka
Assessor
Bois Blanc Township