

The Marquette County Board of Commissioners met as a Committee of the Whole on April 9, 1985 at 7:00 P.M. in Room 231 of the Courthouse Annex.

Chairperson Lowe called the meeting to order and the following roll was recorded:
Present: Comm. Berglund, Roberts, Valente and Lowe.
Absent : Comm. DeFant.

Chairperson Lowe opened the meeting for public comment. Ivan Fende, Supervisor, Chocolay Township, asked to reserve the right to speak later in the meeting. The public comment section was then closed.

It was moved by Comm. Valente, supported by Comm. Roberts and carried that the agenda be approved.

Chairperson Lowe stated the purpose of the meeting, which was to discuss the County Equalized Values, and review the recommendations prepared by Henry Schneider, Director of the Equalization Dept. Mr. Schneider was present and gave a brief explanation of the review process. He said the state law requires that this annual Equalization Meeting be held, and that final action be taken and the report submitted to the State Tax Commission by the first Monday in May. Mr. Schneider reviewed how this county process fits in with the assessment process and explained the three step policy that is set up by the state legislature: 1) The local assessment district (township, city or village) establishes equity between the property owners; 2) The County Board is then responsible for determining equity between the townships and cities located within the county (this is the equalization process we are currently in); and 3) State Equalization, the state establishes a state equalized value for each county in Michigan.

Mr. Schneider stated that the Equalization Departments primary responsibility is to survey assessment levels within the local assessment districts, which is 50% of market value and make sure the tax base is distributed equally among the Units of Government. He suggested setting aside a portion of a meeting, or hold a meeting to hear comments from the local units of government and give them an opportunity to express their concerns.

Comm. Valente stated that he had received several calls from people of Republic Township, in which they stated the equity in the township was not equalized. They are not satisfied and refused to sign the tax roll. Mr. Schneider said this must be addressed at the local level, the county cannot get involved. They can write to the State if they feel the assessor did not give a proper valuation. Patricia L. Mickow, Chief Civil Counsel, also stated this is a local problem, that if the Township is dissatisfied with the assessor they have hired, that they can fire him. Chris Mattila, a member of the Republic Township Board of Review, was in attendance and stated she was satisfied with the comments.

Comm. Berglund commented on a call he received from Earl Robinson, Skandia Township Supervisor, in which he stated he and many of his constituents are upset over a change in their valuation. He believed that possibly there was some changes in the assessment of one piece of property that does not properly reflect the whole of the township. Mr. Howard Robare, Assessor for Skandia Township, was present and commented. He said there is one sale, which sways the ratio by 9.19%. The sale was 40 acres with a mobile home that was moved on it sometime in 1981 or 1982, but apparently the assessor at that time did not reflect the value of that trailer on the assessment. He said by using this ratio in 1983 and 1984, this one sale has made a difference of 1.5 million dollars in assessed value for Skandia Township, and he felt this was too much. Mr. Schneider said the appraisal study was done to find support and they feel the projection ratio is fair.

Comm. Roberts asked Mr. Schneider if there is construction going on and how this would affect the valuation. Mr. Schneider said this would not show, it would not have impact on the ratio.

Ivan Fende, Supervisor of Chocolay Township, gave a brief comment, thanking Mr. Schneider for a good job.

Comm. Valente asked Mr. Schneider what the valuation is based on, and Mr. Schneider stated that primarily they use the sale price of property.

There being no further business to come before this Committee, it was moved by Comm. Berglund, supported by Comm. Valente and carried that the meeting be adjourned.

Respectfully submitted,

Joy Schlais

Joy Schlais
Deputy County Clerk

MARQUETTE COUNTY BOARD OF COMMISSIONERS
COMMITTEE OF THE WHOLE
Tuesday, April 9, 1985, 7:00 P.M.

Room 231, Courthouse Annex
Marquette, Michigan 49855

1. ROLL CALL.
2. APPROVAL OF THE MINUTES. (none)
3. PUBLIC COMMENT.
4. APPROVAL OF THE AGENDA.
5. Recommendation and Discussion of County Equalized Values.
- 6.
- 7.
- 8.
- 9.
10. Open Discussion.
11. PUBLIC COMMENT.
12. ANNOUNCEMENTS.
13. ADJOURNMENT.