

Board of Review July 22, 2021, Meeting Agenda

Date: 07/22/2021 @ Time: 10 AM EDT

Location: Osceola Township Board Meeting Room, Dollar Bay, MI

1. Welcome and Call to Order, Roll Call
 - a. Pledge of Allegiance
2. Approval of March 2021 Meetings Minutes
 - a. Approval or Revision to Agenda
3. Request for Public Comment
4. Assessor Report
 - a. Petitions Prepared for Consideration
 - b. Consider/Act on Petitions
 - c. Certify all Corrections per State Law
5. Act on any other Legally Allowed/Required Board of Review Matters
6. Meeting Adjournment

March Draft Board of Review Minutes Public Hearings

Date: Monday, March 8, 2021

Location: Osceola Township Board Room & Via Zoom Meeting Platform

Scheduled Time: 2 PM EDT – 5 PM

Recess: 5 PM EDT – 6 PM

6 PM EDT – 9 PM

Mr. Greub (Board Chair) called the meeting to order at 2PM EDT. Welcomed participants and asked for the roll (attendance) to be taken.

Board Members Present: Mr. Greub, Chair; Mr. Westphal, Member; Mr. Ringler, Alternate Member. Absent: Dan Wenberg, Alternate Member. Also present was Mr. Halkola (Supervisor) Board of Review Secretary.

Mr. Greub asked those in attendance to stand and the Pledge of Allegiance was recited.

Public Comment: At 2:02PM Mr. Greub asked for public comment. No one was present (in the meeting room.) Ms. Lortie identified herself participating via Zoom. Voiced concern that meeting information on the website was posted late.

Approval of the Minutes: After review of the 03/02/2021 organizational meeting minutes and the agenda for the day, Mr. Ringler moved for approval Mr. Westphal supported. MCU

Before the Board started to review petitions, a participant (Ms. Lortie) noted issues with the website and information availability. The Board paused for a moment to address information concerns and insure Zoom access.

After input from the assessor, the Board began with an in-person petitioner. (Note: The following is in numerical order as identified and presented to the Board.

Petitions

M004 – 31009-008-003-00 Louie Vencato Property Tax value to high. Petitioner offered comments and documentation to support. Questions and conversation followed.... Decision pending. (Participated in Person)

M005 – 31009-011-002-00 Beaudoin Value of the property to high. Questioned assessment versus similar property nearby. Suggested she could not sell for value stated. Asked for an explanation. Decision pending. (Participation via mail and Zoom)

M006 – 31009-270-006-00 Kristen Lortie Value of the property to high. Provided significant detail, comparison with four “like” properties, and surrounding property conditions to support her position. Presentation was comprehensive. No Board member had questions for the petitioner... Decision pending. Petitioner had a final question about deliberation process. Assured it will be open.

NOTED: No additional petitioners present.

3PM – 3:10PM Brief pause for assessor to excuse herself momentarily from the meeting. She asked that the balance of the petitions she had be addressed on Friday, March 12, 2021.

3:13PM Board Chair, Mr. Greub, offered another public comment period. A short, far ranging conversation followed. Topics included other areas values and that Osceola Township seems to be increasing values at a rapid pace. Questions were raised as to why. Closed public comment at 3:18PM.

4PM Mr. Greub asked if there were any (new) petitioners. Ms. Lortie and Mr. Greub engaged in a brief conversation that included the assessment rolls. Mr. Greub indicated they were 544 pages.

5PM Mr. Greub recessed the meeting for one hour for dinner.

6PM Mr. Greub called the Board of Review back into session (order.) He asked that attendance be noted. Mr. Grueb (Board Chair), Mr. Westphal (Member) and Mr. Ringler (Alternate Member) were present, and the meeting continued.

Mr. Greub asked if there was anyone online (i.e.: Participating via Zoom) interested in addressing the Board (i.e.: Offering a petition.) There was no response. (Note: No one was present either.) Time 6:05PM

The Board members engaged in a short discussion about petitions presented. Organized the material and placed it in a file. No action was called for and none was taken. Board members reviewed maps and plat books of the Township.

6:35PM Mr. Greub again asked if there were any petitioners wishing to offer comment. No response.

7:07PM Mr. Greub offered another opportunity for public comment. No response. Closed public comment at 7:08PM.

7:45PM The Township Assessor contacted the Board (via phone.) Could not hear the proceedings. The issue was corrected at 7:55PM. A short conversation followed about property values.

8:16PM Mr. Greub once again asked if anyone wished to address the Board. No one responded.

8:59PM Assessor contacted the Board indicating she would be ending her participation for this session.

9PM Mr. Greub recessed the meeting until 9AM on Friday, March 12, 2021.

Board of Review Meeting Minutes Continued

Date: Friday, March 12, 2021

Location: Osceola Township Board Room & Via Zoom Meeting Platform

Scheduled Time: 9 AM EDT – 12 PM

Recess: 12PM EDT – 1PM

1 PM EDT – 4 PM

Mr. Greub (Board of Review Chair) called the Board of Review hearing back to order at 9AM EDT.

Attendance: Mr. Greub, Board of Review Chair; Mr. Westphal, Member; and Mr. Ringler, Board Alternate were present. Also in attendance was Mr. Halkola Board of Review Secretary. Not in attendance Mr. Wenberg Board Alternate. The Township Assessor was not immediately available.

Pledge of Allegiance was recited.

Public Comment: Mr. Greub opened public comment at 9:03AM. (Note: There was a brief pause due to the Zoom meeting set up being incomplete. Corrected at 9:06AM.) Ms. Lortie, taxpayer of Osceola Township, referred to the open meetings act when commenting about the availability for all to hear what occurs while the Board is in session. In addition, she asked if speakers could identify themselves and be visible. Mr. Greub closed public comment at 9:11AM.

Petitions: Ms. Lortie commented on the status of petition information obtained by the Board. There were questions asked and answered. A brief conversation followed about property location(s) and “maps” along with process format after the Township Assessor joins the meeting.

9:55AM Mr. Greub asked if there were other participants, no response.

10AM Petitions

M007 – 31009-124-001-00 Kristin Lortie Protest Assessment Value Review of information began Ms. Lortie presented a detailed explanation of her position to the Board of Review and Assessor. Responded to questions (Note: Mr. Greub allowed additional time for remarks to be made/concluded) when the presentation ended, no questions were asked.

(Note: At 10:03AM EDT, the Township Assessor joined the meeting via Zoom.)

The Board asked a general question about increases in assessment value which the Assessor answered.

The Assessor indicated that she had additional petitions they are:

M008 – 31009-310-014-00 Action deferred to Thursday, March 25, 2021

M009 – 31009-033-071-00 Action deferred to Thursday, March 25, 2021

Material was mailed to the Assessor.

10:34AM Mr. Greub asked again for public comment. Ms. Lortie provided additional comments about her property and asked a question specific to forms. Mr. Greub responded that she was correct. Closed public comment at 10:36AM.

10:45AM Ms. Lortie asked a question about information availability online.... No specific answer.

10:47AM Petitions via Zoom

M010 – 31009-280-019-50 Mr. Campioni

M011 – 31009-280-019-00 Mr. Campioni; Value too high. Board of Review members reviewed the property. The Assessor responded to questions. The petitioner discussed options. Board Chair, Mr. Greub provided information (i.e.: Type of paperwork.) Decision(s) deferred to Thursday, March 25, 2021. Petition number (for appeal) identified (if applicable) M010 31009-280-019-50 & M011 31009-280-019-00

The Assessor provided additional information about early filing and appeal information. Further, four veteran petitions were received, two of which had missing information. Noting these will be addressed in July. Mr. Westphal asked about building permits. Assessor responded that 14 permits information will be emailed. The Assessor added a fifth veteran petition.

M008 – 31009-310-014-00 Allie & Tyler Froberg; Value too high. The petitioner offered comments and questioned the amounts. Figures could be revised at the next meeting.

(Note: Additional information from the Assessor arrived before the noon recess. Will be reviewed after the recess concludes.)

12PM Mr. Greub, Board Chair recessed the meeting until 1PM.

1PM Mr. Greub, Board Chair called the meeting to order/back into session. He noted that requested information (ie: Building Permits) had arrived, been copied, distributed, and were under review. Also, Ms. Barth's attendance was noted.

1:07PM Assessor brought another petition.

M017 – 31009-162-008-00 Disabled Veteran Exemption Request

The Board of Review continues its study of building permits, various maps, and the Assessment Roll. In addition, the Board Chair suggested that the Township order updated Board of Review "Guidebooks" for all members.

1:50PM Ms. Lortie (Zoom participant) asked about activities. Mr. Greub responded that Board members continue to review material.

2:14PM Mr. Greub, Board Chair opened the meeting for "public comment." Ms. Lortie asked generally about the process going forward, noting discussion and any decisions by the Board. Mr. Greub and Board members indicated that action on the petitions will take place at the March 25, 2021 meeting and briefly described activities. Also referenced were "new" standards and that the Board secretary was available to receive forwarded information. Public comment closed at 2:21PM.

2:54PM The Assessor offered her schedule for the 03/25/2021 meeting, available all day, and signed off the Zoom platform.

3PM The Board discussed the process for concluding today's meeting and the follow-up meeting on 03/25/2021.

3:14PM Ms. Lortie asked the Board Chair about having a concluding public comment period. Mr. Greub answered yes, there would be.

3:43PM Mr. Greub again called for public comment.... Ms. Lortie commented (1) Zoom and open mike were appreciated, (2) asked why there was little discussion during the meeting, (3) noted the limited camera access, and (4) inquired about what happens next. 3:48PM Mr. Greub closed public comment.

3:55PM Mr. Greub announced the date, time, location, and method for the next Board of Review meeting, Thursday, March 25, 2021 starting at 10AM EDT (until done) at the Osceola Township Office and via Zoom.

4PM Mr. Greub asked for a motion to adjourn the Board of Review Hearing. Mr. Westphal moved, and Mr. Ringler supported. MCU

Board of Review Meeting Minutes Continued

Date: March 25, 2021

Place: Osceola Township Board Room & Via Zoom Platform

Scheduled Time: 10:00 AM – Until work is done.

Mr. Greub (Board Chair) called the meeting to order at 10AM EDT. Mr. Greub asked that the roll be taken.

Board Members Present: Mr. Greub, Board Chair; Mr. Westphal, Member; Mr. Ringler, Alternate Member. Absent was Mr. Wenberg, Alternate Member. Also present were Mrs. Erhart, Township Assessor and Mr. Halkola, secretary for the Board of Review. (Note: Taxpayers/residents of the Township participated via Zoom)

Mr. Greub asked those present to stand and the Pledge of Allegiance was recited.

10:03AM Mr. Greub asked for public comment. Ms. Lortie raised a concern that the agenda was not available on the website. Mr. Greub presented the agenda (via Zoom) for duplication. Ms. Lortie further offered that Board Members were not always visible on camera and muting has been an issue.... Mr. Greub closed public comment at 10:07AM.

Minutes: The minutes from the hearing were still under development to include the review of updated information. The Board accepted the agenda format. Stated that no new petitions could be accepted, and that once petition review began, no further comments could be accepted unless the Board had a question that could be clarified by the petitioner. The purpose of the follow-up meeting was initiated to review and act upon petitions presented by taxpayers for consideration.

Petitions

M001 – 31009-900-031-00 Mr. Busser; Personal Property Grant Exemption. After hearing explanation, Mr. Westphal moved approval and Mr. Ringler supported. MCU

M002 – 3100-900-300-00 Jubilee Foods Inc. (Mr. Campioni); Tabled initially until Mr. Campioni was available for comment (Time 10:10AM) Removed from the table at 12:05PM. After a short discussion, Mr. Westphal moved that the request be approved, and Mr. Ringler supported to accept the late filing and approve assessed value as adjusted. MCU

M003 – 31009-310-002-00 John Morrell; After the discussion, the assessment was endorsed. Mr. Westphal moved that the request be denied, and Mr. Ringler supported. MCU

M004 – 31009-028-003-00 Louis Vencato; After a review of material and a brief discussion, Mr. Ringler moved that the request be denied, and Mr. Westphal supported the motion. MCU

M005 – 31009-011-002-00 Gretchen Hein & Bruce Beaudoin; The Board quickly reviewed previously provided material and heard from the Assessor. Upon consideration, the assessment appeal was denied on a motion by Mr. Westphal with support from Mr. Ringler. MCU

M006 – 31009-270-006-00 Kristen Lortie; Assessment reviewed. After a brief review of material provided and comments made by the Assessor Mr. Ringler moved and Mr. Westphal supported a motion to reduce the assessed value. MCU

M007 – 31009-124-001-00 Kristen Lortie; Assessed value issue. Value set at 35,250 based on information provided, from Assessor, on a motion from Mr. Ringler and supported by Mr. Westphal. MCU

M008 – 31009-310-014-00 Tyler & Allie Froberg; Assessed value. Following a brief conversation with additional information from the Assessor, Mr. Westphal moved that the request be approved, and Mr. Ringler supported the motion. MCU

M009 – 31009-033-071-00 Brad Banfield; PRE. No action by the Board permitted. No action taken.

M010 – 31009-280-019-50 Ben Campioni; Assessed Value. Mr. Campioni responded to questions asked. Board members reviewed what material was available and the answered questions. Mr. Westphal moved, and Mr. Ringler supported a motion to reduce the value from 99,347 to 49,000. MCU

M011 – 31009-280-019-00 Ben Campioni; Assessed Value. After some discussion, Mr. Westphal moved, and Mr. Ringler supported that the request for reduction be denied. MCU

The following are all disabled veterans' petitions. All were submitted correctly.

M012 – 31009-115-021-00 Robert Peltier

M013 – 31009-003-004-00 Nanue Houle

M014 – 31009-120-006-00 Tom Gurchinoff

M015 – 31009-164-010-00 Elizabeth Edwards

M016 – 31009-154-003-00 John & David Berg

M017 – 31009-162-008-00 Katherine Heimke

After a short discussion, Mr. Westphal moved, and Mr. Ringler supported that all six disabled veteran exemptions be granted. MCU

The Assessor asked about the status of a specific individual's presentation before the Board at the hearings i.e., March 8th and 12th, 2021. The individual did not appear. She then presented faxed material as information versus a petition. (See attached.) Could not be considered as an original signature as is required by the Board of Review. The Board received the information. (Note: Mr. Westphal left the meeting at 12:21PM.)

The Assessor printed the required documents for the Board members and Board secretary (where applicable) signatures. The documents were signed.

12:38PM Mr. Greub again asked for public comment. Ms. Lortie stated that nobody monitored the chat window and that she had attempted to offer input during the meeting. In addition, the camera was an issue as Board members were not always visible.

Ms. Barth asked about who specifically was attending the meeting and why certain petitioners had been named. She concluded her comments by thanking the Board for Zoom access. Mr. Greub closed public comment at 12:43PM.

The next Board of Review meeting is scheduled for July 22, 2021 at 10:00AM.

12:45PM Mr. Ringler moved that the meeting be adjourned, and Mr. Greub supported. MCU

Board of Review Secretary