

SHERIDAN TOWNSHIP -MECOSTA COUNTY

Desk of the Clerk- Christina Martin

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****APPROVED ****

MINUTES: April 23, 2016: Supervisor Darwin Denslow called the meeting to order at 8:00 am with the pledge to the flag. Roll call shows present Darwin Denslow, Christina Martin, Audrey Dubois, Shirley Sprague, and Nora Quisenberry. Also present 4 visitors.

Additions to the agenda: n/a

Assessor's Report: The Assessor gave a hand out with an option for our township on how to proceed. Gail outlined the Improved Parcels by ECF Areas. Gail gave the board an option of doing a score card on 15-20 random record cards using the AMAR form to evaluate the data. In discussion the board did not feel that this needed to be done because of it being random and we knew that we needed to do work on the improved areas.

Gail also gave us an email that she sent to Keli Sobel. The email was a summary of their phone discussion. Keli is employed at the Department of Treasury and does AMAR Reviews. Gail told us that you can ask for an AMAR delay. Gail gave Keli Christina's name as a contact for Sheridan Township if we need to speak with her.

Christina's concern was that in Gail's Annual Report we had 13 building permits and 31 sales for the year of 2015. Gail stated in her report that most of the sales she had photos from and that the sketches were not added yet. The report only showed 147 transactions processed for 2015. Christina felt that of the 1568 parcels for our township 20% would be roughly 310. It appears to Christina that we are quite a bit away from our goal. Christina said that she looked at section 10 and almost all residential homes had house sketches in the old files. Christina pointed out that the record cards are part of the permanent records. Christina told Gail that, in checking with 2 other assessors, if the old sketches and photos were in the file that it would be part of the "Normal Assessing" not a reappraisal. Both of the assessors she spoke with hires someone to go with them to assist. That was at the expense of the Assessor not the Township. Christina asked Gail why the old drawings were not being taken to the parcels and being used? The assessor raised her voice and asked Christina why these questions were being asked over again? Gail told Christina that the Township didn't have any problems until Christina stepped in as Clerk.

Jerrilyn Strong, as a resident of Sheridan Township, told Gail that Christina was not asking unreasonable question. Jerrilyn asked our Assessor if she was fulfilling all of her duties as outlined in her contract with the recommended 20% of parcels visited. Gail said it was not in her contract. Christina read part #3 of Gail's contract that said, "Preparation and maintenance of state approved property record cards and land value maps. When new field work is done, a new digital photo of each significant building shall be taken and available for review. Normal field review up to 20% of parcels each year as recommended by the State Tax Commission." Jerrilynn Strong commented that both she and Gail knew that it was their jobs as assessors. Jerrilyn said that the Section 36 that the assessor pulled out at the last meeting and showed us was not a good section to

compare against because there were not many residential homes in that section just agricultural parcels.

Nola Schlachter also added to the discussion. Nola said it was the Boards responsibility to keep a check on what is being done and that the Assessor's anger and yelling at the Board doesn't solve anything. Nola said the Board had not raised their voices to her and were asking reasonable questions. Nola asked Gail if re-measuring is a reappraisal. Gail said no, it was not a reappraisal. Nola also asked Gail if all the sales and building permits were done? Gail said they were not. After more discussion Nola said we needed to "fish or cut bait".

Gail asked why the Board was not o.k. with doing her contract. Dar told Gail that in their conversation with the Township's attorney, Eric Williams, he said that she should be an employee of the Township. If a contract must be done it should be a 50-50 proposition between the Tax Roll Preparation and Field Work.

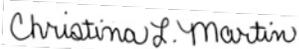
Shirley asked her about the plans that she presented to help us get caught up. Shirley asked Gail what portion she would do without extra pay and Gail stated that this was her only option presented. Gail felt that the Township now has a good analysis of Land Tables. Gail stated that the work needs to be done by ECF Areas only. Diamond Lake has 155 improved parcels, Martiny Chain has 284 parcels, Small Lakes has 48 parcels, Residential Rural has 396 parcels, and Agricultural partial has 48 parcels. Gail will charge us an additional \$20.00 per parcel maximum to have her daughter Megan help her. Gail said she would adjust the amount according to what needs done on the record cards. The projected cost of all that parcels would not exceed \$18,620.00. Discussion was made as to what the board would like to see happen. Gail was asked to give the board the copy of the all record cards that she takes out to the field as she does them so that the board could see what was physically getting done. Gail said that she keeps them at her office in a file. Shirley said that they could be given back to her after they had been reviewed.

Audrey asked about the ECF areas that the assessor outlined for us. Discussion was made on which areas to start on.

More discussion between the board and the assessor's proposal was made. With this being a special meeting no motions can be made.

Motioned was by Shirley, seconded by Nora to adjourn at 11:05 am. Motion carried. Meeting adjourned.

Written by:



Christina Martin, Sheridan Township Clerk Dated: April 25, 2016