

Agenda
Tuscola County Board of Commissioners
Committee of the Whole Monday, September 24, 2018 – 8:00 A.M.
HH Purdy Building - 125 W. Lincoln, Caro, MI

Finance/Technology
Committee Leaders-Commissioners Young and Bierlein

Primary Finance/Technology

1. **Unified Court Staffing Reorganization and Wage Change Request 8:00 A.M.**
2. **Interviews to Fill Vacant Road Commissioner Position 8:15 A.M. – Packet of Candidates Emailed by County Clerk (See A)**
3. **Potential County Land Bank 9:00 A.M. – (Jim Tischler, Michigan Land Bank) (See B)**
4. **Separate Commissioner Responsibilities Regarding State Land Near Caro Regional Center**
5. **2019 County Budget Development**
6. **Michigan Renewal Energy Collaborative – Legislation Proposal (See C)**
7. **Enhanced Access Fees (See D)**

On-Going and Other Finance

1. **MCDC Dental Clinic**
2. **Alternatives Under Review to Provide Broadband to Animal Shelter**
3. **Multi-Year Financial Plan Development**
4. **Potential Formation of a County Land Bank**
5. **Review of Alternative Solutions Concerning the Caro Dam**
6. **Continue Review of Road Commission Legacy Costs**
7. **Work to Resolve Remaining Assessing/Taxation Disputes with Wind Turbine Companies**
8. **Water Rates Paid for County Facilities Along M24 and Deckerville Roads**
9. **Opioid Lawsuit – Major Data Collection by County**
10. **Update Regarding Personal Property Tax Changes**
11. **Raise the Age for Juveniles Funding Proposal**
12. **State Assessing Change Proposal**
13. **Delinquent Tax Legal Chargeback Requirement for Former Vassar Foundry**
14. **Michigan Indigent Defense Commission**
15. **Bid County Audit Services**
16. **County Jail Study Status**
17. **Vacant Church Going Back on Tax Role**
18. **County Property Ownership Inventory**

Personnel
Committee Leader-Commissioner Bardwell

Primary Personnel

1. **Medical Care Facility Commissioner Liaison Appointment**
2. **Michigan Indigent Defense Commission (See E)**
3. **Developing a Backup Plan for Essential Payroll/Financial/Personnel Operations**

On-Going and Other Personnel

1. Reporting Relationship (Nepotism Policy)
2. Sexual Harassment Training

Building and Grounds
Committee Leaders-Commissioners Young and Vaughan

Primary Building and Grounds

1. Recycling Relocation Update
2. Recycling Clean Sweep Grant
3. Bids for Rental of County Farmland

On-Going and Other Building and Grounds

1. Update 10 Year Capital Improvement Plan
2. Extension of Water Line to Caro Regional Center
3. County Record Storage Needs

Other Items Not Assigned to a Committee

1. Cass River Greenways
2. On-Going Economic Development Activity Updates from EDC Director
3. Dairy Farmers of America Phase 2 – Cass City

Other Business as Necessary

Public Comment Period



DENMARK TOWNSHIP

P.O. Box 44 • Richville, MI 48758 • 989-868-9801 • Fax: 989-868-9669

September 11, 2018

Tuscola County Board of Commissioners
125 W. Lincoln Street
Caro, MI 48723

Dear Board Members,

I would like to recommend Dave Kennard for the position of County Road Commissioner to fill the open position on the Board with the passing of Mike Zwerk. I have worked with Dave on several road projects in Denmark Township, and he is very knowledgeable on road conditions. With Dave's past experience working for the Tuscola County Road Commission, he would be an asset to be considered for the position of County Road Commissioner.

Sincerely,

Charles Heihlein
Denmark Township Supervisor

cc: Jodi Fetting
Tuscola County Clerk
440 N. State Street
Caro, MI 48734
jfetting@tuscolacounty.org



Tuscola County

Clayette Zechmeister <zclay@tuscolacounty.org>

Proposed Schedule for Review

6 messages

Tischler, Jim (TED) <TischlerJ2@michigan.gov>

Mon, Aug 13, 2018 at 2:14 PM

To: "zclay@tuscolacounty.org" <zclay@tuscolacounty.org>, Carl Osentoski <carl@huroncounty.com>

Cc: "Huntington, Jeff (TED)" <huntingtonj@michigan.gov>, Steve Erickson <serickson@tuscolaedc.org>, "Burgett, Josh (TED)" <BurgettJ2@michigan.gov>

Hello All -

Based on the recent emails and today's conversations, I propose the following schedule for your review/comment:

Monday 9/24

- 9:00 am – Land Bank presentation and Q&A with Tuscola County Board.
- 10:00 am – Meeting with Tuscola County staff/EDC for discussion of specific sites/projects (with option for site visits).

- 1:30 pm – Meeting with Huron County staff/EDC for discussion of specific sites/projects (with option for site visits).

Tuesday 9/25

- 9:30am – Land Bank presentation and Q&A with Huron County Board.

Please advise at first convenience. Thanks in advance!

Jim

James Tischler, FAICP, PCP

Development Director

Michigan Land Bank Fast Track Authority
300 North Washington Square | Lansing, MI 48913
Mobile 517.242.4376 | TischlerJ2@michigan.gov

Clayette Zechmeister <zclay@tuscolacounty.org>

Mon, Aug 13, 2018 at 2:33 PM

To: Craig Kirkpatrick <ckirkpatrick@tuscolacounty.org>, Kim Vaughan <kvaughan@tuscolacounty.org>

Craig,
Jim will not be able to make the next COW meeting. This might mean another commissioner may take the Co-Lead on this with Kim.

Let me know your thoughts....

(See below proposed dates)

(Quoted text hidden)

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Clayette A. Zechmeister
Chief Accountant, Tuscola County
125 W Lincoln St, Suite 500
Caro, MI 48723

9/6/2018



Tuscola County

Clayette Zechmeister <zclay@tuscolacounty.org>

Tuscola/Caro Property Ad Hoc Committee

1 message

Tischler, Jim (TED) <TischlerJ2@michigan.gov>

Thu, Sep 6, 2018 at 3:42 PM

To: "zclay@tuscolacounty.org" <zclay@tuscolacounty.org>, "mhoagland@tuscolacounty.org" <mhoagland@tuscolacounty.org>

Cc: Steve Erickson <serickson@tuscolaedc.org>, "Burgett, Josh (TED)" <BurgettJ2@michigan.gov>

MLB

Hello All –

This is a follow-up to today's calls, thanks for your time in conversation.

We understand that the Board of Commissioners appointed Commissioners Vaughn and Bierlien to serve on the Ad-Hoc Committee. The question now is which of the appointed commissioners will serve to participate in review of to-be-solicited proposals, and which of the appointed commissioners will be lead rep for proposals submitted by Tuscola County? As previously discussed with former Commissioner Kirkpatrick, we recommended separation of those roles to prevent conflicts of interest in proposal review.

MLB requests your review and response at first convenience. Presently we remain awaiting delivery of title from DTMB, and have provided agency access for Steve Erickson to proceed with due diligence work. Upon hearing your response, we intend to proceed with scheduling a first meeting of the Ad-Hoc Committee. Thanks in advance for your assistance in this matter.

Jim

James Tischler, FAICP, PCP

Development Director

Michigan Land Bank Fast Track Authority
300 North Washington Square | Lansing, MI 48913
Mobile 517.242.4376 | TischlerJ2@michigan.gov



mhoagland@tuscolacounty.org

From: mhoagland@tuscolacounty.org
Sent: Wednesday, September 12, 2018 11:14 AM
To: Senator Mike Green; Representative Canfield; 'Bardwell Thom'; 'Bierlein Matthew'; 'Kim Vaughan'; 'Mark Jensen'; 'Tom Young'
Cc: Deena Bosworth; Keith Aeder; Angie Daniels; 'Carl Osentoski'; Heinlein Chuck; Keith Kosick; Pierce Gene; rsundquist@clarkhill.com; Tod Fackler; Tod Fackler; Stockmeyer Jim; Mike Krause
Subject: FW: STC Bill
Attachments: Talking points - STC legislation-final.docx; 06419'18 Draft 2.pdf

Commissioners and State/Local Officials

As you may be aware, the latest approach in trying to resolve some of the long standing issues in the dispute with wind development companies is to pass legislation. (See attached Senate Bill 1096 introduced by Senator Green). This legislation is intended to resolve some of the issues which the State Tax Commission has not been able to resolve for over 5 years. Significant time and cost have also been involved in the many cases that have gone before the Michigan Tax Tribunal.

Your help is needed to explained to state and other officials this proposed legislation and that it would resolve some of the long standing issues. This may be our best chance to accomplish some of our objectives for a fair and equitable method of assessing and taxing wind turbines. Please act now and make the contacts with the organizations listed in the email below and use the talking points attached above.

Thank you.

Mike

Michael R. Hoagland
 Tuscola County Controller/Administrator
 989-672-3700
mhoagland@tuscolacounty.org

VISIT US ON LINE FOR COUNTY SERVICES @ www.tuscolacounty.org

From: Laura Tyll [mailto:laura@huroncounty.com]
Sent: Tuesday, September 11, 2018 8:32 AM
To: Ms. Diane Foster <dfoster@a-f.k12.mi.us>; Mr. Steve Ley <sley@a-f.k12.mi.us>; Mr. Don Schumk <dons@airadvantage.net>; ndhager@yahoo.com; Joe Kettell <jkettell@appraisaleconomics.com>; argyletownship@yahoo.com; Ms. Marion Herrington <mherrington@badaxelibrary.org>; Mr. Mike Eisengruber <mjeisengruber@gmail.com>; Mr. Don Long <dlongbethany@gmail.com>; Mr. Doug Merchant <dmerchant@pinerivertwp.org>; Bingham.huronassessor@gmail.com; bingham@binghamtwp.com; mjbooms@hotmail.com; Mr. Eric Frahm <goldenelm90@aol.com>; Mr. Rob Grose <rgrose@saginawtownship.net>; wc48601@aol.com; Mr. Leo Sonck <haggerty@greatlakes.net>; actimmons@airadvantage.net; Assessment Pros, Inc. <assessmentpros@yahoo.com>; mike lorencz <mike.lorencz@gmail.com>; ehaley@airadv.net; Mr. William Renn <chanrennb@gmail.com>; Andrew Richner <arichner@clarkhill.com>; GLongworth@clarkhill.com; Stankiewicz, Gina <gstankiewicz@clarkhill.com>; Ms. Ingrid Jensen <ijensen@clarkhill.com>; Mr. Rick Sundquist <rsundquist@clarkhill.com>; coetwpassessor@gmail.com; maas.marykay@yahoo.com; David Howard

<bahoward48@gmail.com>; Mr. Jim Brennan <cityassessor@caseville-gov.com>; smith1@hotmail.com; Mr. Dick Dehmel <rdehmel37@gmail.com>; columbiaassessor@gmail.com; Mr. Michael Hagan <mhagan@deckerville.k12.mi.us>; erdman@echoicemi.com; Mr. Kenneth Wimmer <kennwimmer@yahoo.com>; Mr. Daniel Lanfear <dblanfear@dow.com>; ron.yaroch@yahoo.com; Mr. Bruce W. McCormick <budmcc@comcast.net>; Mr. Mark Cunningham <cunnicar@gmail.com>; assessor@emersontwp.com; Lynn Ferguson <essextwp@yahoo.com>; Ms. Deb Young <d.young@tuscolacounty.org>; keith.aeder@greenstonefcs.com; supervisor@fairgrovetwp.org; Mr. John McQuillan, PLC <johnmcquillan@att.net>; Mr. Clay Kefterborne <kma.michigan@gmail.com>; Lynette Drake <ldrake@geminigroup.net>; Mr. Jim Stockmeyer <gilfordtwp@airadv.net>; Mr. Tod Fackler <Todfackler@sbcglobal.net>; Mr. Ivan Burkhard <iburkhard@yahoo.com>; Ms. Jo Wolschlager <jowolschlager@yahoo.com>; Mr. Michael Mandich <mmandich@airadv.net>; rclark <rclark@gratiotmi.com>; Tracey Cordes <tcordes@gratiotmi.com>; Mr. Rex Smith <rexsmith@gratiotmi.com>; Wendy Giles <wgiles@giresd.net>; Dr. Jan Amsterburg <jamsterburg@giresd.net>; Mr. James E. Wheeler, II <jim.wheeler@gratiot.org>; Mr. Jim Roland <shoredr4@yahoo.com>; Mr. John Bodis <bodisjl@gmail.com>; Mr. Todd Talaski <talaskibuildingmovers@yahoo.com>; Mr. David Peruski <dperuski@peruskiinsurance.com>; Ms. Jodi Essenmacher <essenmaj@co.huron.mi.us>; Mr. John Nugent <johnanugent@gmail.com>; Mr. Sami Khoury <khoury.sami@gmail.com>; Mr. Ron Wruble <rdwruble@comcast.net>; Mr. Steve Vaughan <vaughansteve@live.com>; Mr. Carl Osentoski <carl@huroncounty.com>; Ms. Wendy Maikrzes <maikrzes@co.huron.mi.us>; Mr. Keith Miller <kmillier@hcmcf.org>; Mr. Neal Hentschl <nhentschl@comcast.net>; Mrs. Deb McCollum <mccollumd@co.huron.mi.us>; jmurphy@hisd.k12.mi.us; huroneqdir@gmail.com; Mr. John Shetter <jshetter@activefeedco.com>; Ms. Jill Meeks <thequestover@gmail.com>; lisakoglin@yahoo.com; equalization@isabellacounty.org; Boyd King <boyd8036@gmail.com>; john.gillig <jrgillig@yahoo.com>; jbiscoe@lapeercounty.org; pastieweb52@hotmail.com; pawlowski_4@airadvantage.net; jbuhl@lycos.com; Mr. Fabian Knizacky <fknizacky@masoncounty.net>; Mr. Tom Routhier <trouthier@masoncounty.net>; Steve Brimmer <sbrimmer@mc bain.org>; Ms. Linda Beyer <beyerjerry@yahoo.com>; edna adams <emadams72@yahoo.com>; jones@miccounties.org; J Allen <judy@michigantownships.org>; Ms. Shelly Baumeister <sbaumeister@hotmail.com>; Mr. Terry O'Connor <t_oconnor@echoicemi.com>; Ms. Carolyn Flore <clerk@missaukee.org>; Mr. Dale Rose <equalization@missaukee.org>; Lesli Billot <mooretwptreasurer@gmail.com>; Ms. Debra Cunningham <debbiec@northstarathome.com>; Mr. Lawrence Krohn <lckrohn@yahoo.com>; Mr. Ronald Smalley <cks.smalley@hotmail.com>; supervisor@pinerivertwp.org; Ms. Mary Babcock <m2327inc@hotmail.com>; mbanninga@gmail.com; Mr. Bob Witherspoon <rcspoon09@hotmail.com>; Kathy Stewart <kstewart1@sisd.cc>; steinman.insuranceba@gmail.com; Mr. Wade Mazure <jamwrm2@hotmail.com>; Mr. Bob Conely <bobc@bigtube.net>; Mr. Paul Muxlow <plmuxlow@hotmail.com>; Mr. Daniel Dean <danieldean1959@gmail.com>; leadfootexpressm@yahoo.com; Ms. Tara Griffith <tgriffith@sanilacounty.net>; Ms. Wendi Willing <wwilling@sanilacounty.net>; Mr. Robb Falls <rfalls@sanilacroads.com>; Ms. Trudy Nicol <tnicol@sanilacounty.net>; Mr. Duane Lange <dlange@sanilac.k12.mi.us>; Art Schlichting <assessormail@gmail.com>; Paul Ganley <cpspaul50@gmail.com>; Mr. Kurt Bach <sebtwp@sebewaing.net>; Mr. Donald Heleski <dkheleski@hotmail.com>; Ms. LaDonna Volmering <ladonnavolmering@hotmail.com>; dick.jane57@yahoo.com; bessenmacher@tecmi.coop; speakerassessor@gmail.com; Ms. Jeanie Diaz <jdiaz@stclaircounty.org>; Mr. Dallas Braun <dbraun@tecmi.coop>; Mr. Mike Hoagland <mhoagland@tuscolacounty.org>; Mr. Tom Young <tyoung@tuscolacounty.org>; Mr. Craig Kirkpatrick <ckirkpatrick@tuscolacounty.org>; kvaughan@tuscolacounty.org; mbierlein@tuscolacounty.org; tbardwell@tuscolacounty.org; angie.daniels@tuscolacounty.org; Mr. Gene Pierce <gpierce@tuscolaisd.org>; Ms. Michele Zawerucha <mzawerucha@tuscolaroad.org>; veronatax@gmail.com; washingtontreas@sbcglobal.net; Mr. Rich Honaman <watertownsupervisor@yahoo.com>; Mr. Tom Armstrong <tarmstrong@wmisd.org>; Mr. Jerry Rhodes <jerry@wheelertownship.com>; Ms. Nancy Heck <winsortownship@yahoo.com>

Subject: Fwd: STC Bill

Attached please find a copy of the State tax Commission multiplier table bill and talking points that Clark Hill is sharing with legislators. This SB 1096 was introduced by Senator Mike Green last week. We are asking that you share this information with and ask for support from the Michigan Association of Counties), Michigan Townships Association and school associations (Michigan Association of School Administrators, Michigan Association of School Boards, Michigan School Business Officials, etc.) that you have a good working

relationship with. We will be following up with further information in the future. Please contact Carl or Andrew Richner at Clark Hill with questions. Thanks.

Andrew C. Richner

CLARK HILL PLC

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Laura Tyll, Office Manager
Huron/Sanilac County EDC & Huron County Community Foundation
989.269.6431 HCCF - 989.269.2850

MREC PROPOSAL TO AMEND PROPERTY TAX ASSESSMENT CRITERIA

The proposed legislation amends Section 27 of the General Property Tax Act to help resolve some of the issues in the various tax appeal cases involving wind energy systems which include wind turbines.

Wind energy systems are classified as personal property by state statute. The State Tax Commission ("STC") in a 2008 Memorandum provided that wind energy systems constitute *industrial personal property*. Industrial personal property taxes are paid to townships, cities, counties and intermediate school districts. Local school districts also receive tax revenue for debt millages, although industrial personal property is exempt from school operating millages and state education tax.

The STC has adopted multiplier tables for wind energy systems that are available to local tax assessors in helping to determine true cash value of the property. The multipliers are contained in a Wind Energy System Report approved yearly by the STC. Using the multiplier table, taxable value is determined by multiplying the original historical cost of a wind energy system by the multiplier for the applicable year of taxation.

The STC has employed three different versions of the multiplier table since it was originally adopted.

The current STC table provides for a turbine to be assessed at 100 percent of original historical cost in year one and declines (but not in a straight line) over only ten years to 30 percent of its original cost for the remaining life of the turbine. The multiplier drops each year in different amounts, ranging from .05 to .20. According to the Michigan Public Service Commission, wind energy systems have a useful life of at least 30 years.

The proposed bill would establish criteria for the STC to follow in adopting a new table this year that would require a multiplier of 1.00 in year 1 and allow for reducing the multiplier by no more than .04 each year until it reaches 0.40, which is the floor until the property is decommissioned and removed.

The proposal would further provide that if the STC fails to adopt a revised table by November this year, a new multiplier table would be required that would take the multiplier from 1.00 in year 1 to .40 (or 40% of original cost) in year 10 and thereafter, with a straight-line reduction of .04 in each of the first 10 years.

The proposed legislation also sets the value of any applicable easements, rights-of-way, or leasehold interests based on the electric output of turbines that would be prorated per megawatt for each wind turbine, with a minimum of \$29,067 per megawatt.

The proposed legislation disallows adjustments to multipliers (and true cash value) for tax or other governmental incentives. Cash grants and other federal government incentives are not rebates and should not be used to reduce the original historical cost for assessment purposes.

Note that STC tables are not obligatory for assessors – they are meant to be used as guides for assessors in preparing assessments.

The proposed legislation is intended to lessen major points of contention between taxing jurisdictions and wind energy system owners, which should reduce or eliminate tax appeals and related litigation costs. Importantly, it would also provide budgeting consistency for both wind energy system owners and municipalities. Currently, townships and counties are forced to escrow substantial portions of their yearly wind energy system tax collections in anticipation of repeated costly tax appeals by wind energy system owners. The proposed legislation would solve that problem.

Michigan Renewable Energy Collaborative ("MREC") membership includes 6 counties (Gratiot, Huron, Mason, Saginaw, Sanilac and Tuscola), and over 40 townships and over a dozen intermediate school districts in those counties. Wind energy systems are situated in all of these jurisdictions.

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mhoagland@tuscolacounty.org

From: Eean Lee <eean.lee@tuscolacounty.org>
Sent: Wednesday, September 19, 2018 2:18 PM
To: Mike Hoagland
Subject: enhanced access fees
Attachments: enhanced access fees 2019.pdf

Mike,

Per our phone conversation, here is the Enhanced Access Fee changes. The only changes on this form is the increase from \$0.02/per parcel to \$0.05/per parcel.

This is being done in an effort to recover more costs in the Tax software module. Our previous pricing structure was set too low and this \$0.05 is in alignment with other County's of similar size.

Eean Lee
Director of Information Systems
Tuscola County
www.tuscolacounty.org
989-672-3773 (Office)



Tuscola County Data Enhanced Access Pricing Guide

Property Tax Exports:

Property Taxes are available in a digital format from our BS&A Tax application. This is a complete tax roll export for all parcels in the County and is intended for imports into other equalizer systems. The files are in a .txt format and are not customized by Tuscola County. Tuscola County does not offer customized exports of this information.

Full tax roll exports are billed at \$0.05 per parcel record (cost is figured based on the NAMES.TXT file in export). This cost is billed on NET 30 billing terms, pending appropriate agreements are submitted.

Exports are shipped electronically or by DVD through the United States Postal Service for an additional \$5.00 shipping fee.

Online FETCH Pricing:

Business Accounts enable account holders to make recurring transactions without re-entering information for each transaction. Business Accounts offer pre-payment for credits that can be used through out the website.

- 10 Credits for \$30 (\$3/credit)
- 50 credits for \$125 (\$2.50/credit)
- 100 credits for \$200 (\$2.00/credit)

Credits can be purchased at any time, but are only valid for one (1) year. Account holders will receive notification of payment to the account holders email as entered in the subscription form.

Cadastral Data (Parcels) (.shp Format):

- \$500 per Unit (Township/City)
- \$6,000.00 Countywide and \$1,500 Annual Update*
- \$15,000.00 Countywide and \$3,750 Annual Update**

Costs to other outside agencies may be discounted based on intended use or not for profit status.

* Annual updates mandatory and no redistribution rights of any kind.

** Annual updates mandatory and allows for redistribution rights of altered data.

Thematic Data (.shp Format):

Any spatial data layers not individually addressed above. These could include but are not limited to roads, hydrology, sections etc.

	<i>Township</i>	<i>Countywide</i>
Cost if layer maintained by Tuscola County	\$150.00	\$1,500.00
Cost if layer maintained by other agencies	\$30.00	\$350.00

*A section equals approximately 1 square mile.

Aerial Imagery:

	<i>Township</i>	<i>Countywide</i>
	<i>ip</i>	<i>de</i>

2011 natural color, leaf off, 12" resolution	\$450.00	\$5,000.00

*A section equals approximately 1 square mile.

Disclaimer:

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Agreement:

Please fill out the following, showing that you have fully read, understand, and accept the terms and conditions as stated above.

E

mhoagland@tuscolacounty.org

From: Amy Gierhart <agierhart@tuscolacounty.org>
Sent: Friday, September 14, 2018 11:40 AM
To: Hon. Kim David Gaspie; Mike Hoagland; Sheila Long; Clayette Zechmeister; Shelly Lutz, Amy Gierhart
Cc: Kristi Phipps
Subject: Hiring of MDIC Administrator

Good morning:

Per our discussion yesterday, it is my understanding that the following time frame will be utilized for the hiring of the MDIC Administrator:

Job posted by 09/21/18

App deadline: 10/05/18-we'll copy and distribute applications for review by everyone

Set up a meeting for the week of October 8 to discuss applications and select candidates for interviews-End of week 10/11 or 10/12

Interviews the week of October 15th

Target start date of 11/05

Shelia and I met with Mike Miller this morning regarding wall construction for the office in the basement.

I will have Kristi schedule the meeting for the 11 or 12th.

Thank you for your assistance.

Judge Gierhart

--
Hon. Amy Grace Gierhart
Chief Judge, Tuscola County Courts
54th Judicial Circuit Court Judge
440 N. State Street
Caro, MI 48723
tele: (989) 672-3720
fax: (989) 672-2169