



St James Township

Property Tax Levies December 2022

Special Board Meeting

with a Public Hearing

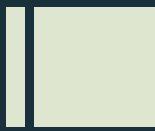
September 28, 2022; 10:00 am

BI Community Center

Roberta (Bobbi) Welke

St James Township Supervisor





Note: This presentation is a revision from that shared at the special meeting/public hearing at 10:00 am on 9/28/22. It came to the Township Board's attention that the Fire Department is requesting a 0.6000 levy, neither a continuation of their past 0.9000 levy nor their 2022 vote. Therefore, with this information, this revised presentation uses 0.6000 levies throughout this document.

Welcome/Introductions

- Call meeting to Order
- Pledge of Allegiance
- Township Board Members and Team
- Organizations' Representatives
- Agenda

Agenda

- **Special Board Meeting**
 - **Public Hearing Component**
 - Presentation
 - Public Comment – 3 minutes per person, identify yourself
 - Close Public Hearing
 - **Special Board Meeting Component**
 - Discuss Public Hearing Outcomes
 - Resolution to Accept L-4029
 - Public Comment on New Information – 3 minutes per person, identify yourself
 - Close Special Board Meeting

Public Hearing



Presentation regarding December 1, 2022 Property Tax Levies for St James Township

Township total property taxable value (TV)
increased from \$48,730,272 in 2021 to
\$51,691,033 in 2022

Note: 2022 TV is based on 3/31/22 property values assessments which are then equalized at the county and then state level and finalized in May 2022



Public Hearing

Property Taxes – Background

- Summer taxes (issued July 1): Two millages, one each for State Education and County Allocated: 2022 total mills: 10.4500
 - 1.0000 mill is for St James Township (Constitution required)
- Winter Taxes (issued December 1): 27 millages for Schools, Library, various County and Township Millages (draft amounts)
 - 35.3420 mills for Principal Residence Exemption
 - 50.7337 mills for Non-PRE (can this be lowered?)
 - Homestead decision: Data from 4/1/21 to 3/31/22

Public Hearing

Proposal to Increase Township Tax Levies

- Existing property owners' TV remains capped, if there were no improvements (e.g., no garage added)
 - Cap decision based on status 12/31/21
- New property owners have new TVs, which are usually higher, so they will pay a larger portion of December's 2022 tax levy (same mills but larger TV = larger amount of tax payment)
 - Assessments as of 3/31/22
- State Prop A Inflation factor for **all** properties' TV
 - 2022: 1.033 = 3.3% (must be less than 5%)

Public Hearing

Proposal to Increase Township Tax Levies

- St James Township proposes an increase of 0.7000 mills for the BIEMS
 - A copy of the proposed BIEMS Budget with their draft increased levy of 0.7000 mills is available on-line
- Due to TV increase, Headlee Reductions for four taxing units applied; the total township increased levies will become 0.6708 mills
 - $0.6708/1000 \times \$50,000 \text{ TV} = \33.54 increase

County, School, and Library tax levies: Headlee reduced millages in 11 of 17 millages; other six stayed the same as 2021 levy as they were voted on as renewals in 2022, though one entity chose to reduce their millage to below that what was voted on in 2022.

Public Hearing

Why does Beaver Island have 'high' taxes?

- Due to remoteness, paying for high service and material costs affecting levied millage amounts.
and
- Paying duplicate taxes to county and island for:
 - County Recycling and BI Transfer Station
 - County Roads and Twp Roads (happens throughout MI)
another consideration
- If we were connected to the mainland via a bridge or were on the mainland, may not need some services
 - BIHRC, Airport, Transfer Station

Public Hearing

Property Taxes Allowable/Actual Millages

	<u>Orig Vote</u>	<u>Max Allow*</u>	<u>2021</u>	<u>2022</u>
■ Township Operations	4.25**	4.2087	4.2000	4.2000
■ Township Sts & Rd***	2.00	2.0000	2.0000	2.0000
■ BI Airport	1.00	1.0000	1.0000	0.9903
■ BI Fire Dept***	1.00	1.0000	0.9000	0.6000++
■ BIEMS	3.00	2.9709	2.2000	2.9000+
■ BIHS	0.25	0.2475	0.2500	0.2475
■ BIRHC***	2.00	2.0000	2.0000	2.0000
■ Waste Mgt	<u>1.75</u>	<u>1.7330</u>	<u>1.7500</u>	<u>1.7330</u>
	15.25	15.1601	14.3000	14.6708

*Affected by Headlee Reduction in 2022

**1.00 mill is allocated by county/voted as part of Summer levies

***Voted in August 2022 ++Fire Dept chose to reduce their levies

+To be discussed further



Public Hearing

Property Tax Revenues w/TV of \$51,691,033

	<u>2022 Mills</u>	<u>Revenues</u>
■ Township Operations	4.2000	\$217,103
■ Township Sts & Rd	2.0000	\$103,382
■ BI Airport	0.9903	\$51,190
■ BI Fire Dept	0.6000*	\$31,015
■ BIEMS	2.9000	\$149,904
■ BIHS	0.2475	\$12,794
■ BIRHC	2.0000	\$103,382
■ Waste Mgt	<u>1.7330</u>	<u>\$89,581</u>
	14.9708	\$758,351

2021 Revenues: \$696,843 *New information (9/28/22)

Public Hearing

Emergency Medical Services

DRAFT Updated Master Plan survey (on-line and in-person) recently presented to Joint Planning Commission:

Overall High Priorities update from 2017 Action Plan Summary – top 20 priorities shared

#1 Priority: Ensure EMS Services remain on the Island

Public Hearing

Why is EMS Millage proposed to go up 0.7 mills?

- | | <u>Orig Vote</u> | <u>Max Alw</u> | <u>2021</u> | <u>2022</u> | <u>Increased Rev</u> |
|---------|------------------|----------------|-------------|-------------|----------------------|
| ■ BIEMS | 3.000 | 2.9709 | 2.2000 | 2.9000 | \$36,183.72 |
- May have difficulties to make payroll for Sept – Dec 2022 period
 - Depends on incoming revenue from billed invoices; much progress is being made in this regard
 - If necessary, both townships - in total - will loan up to \$90,000 to BIEMS with repayment before March 2023
 - Additional tax creates funding source to avoid similar shortfalls in 2023 and beyond (0.7 mills in Peaine raises \$53,170.55)



Public Hearing

- Public Comments – 3 minute limit
- Identify yourself
- Be respectful



Public Hearing



- **Close Public Hearing Component**
- **Special Board Meeting Component**

Special Board Mtg

- **Discuss Public Hearing outcomes**
- **Resolution to complete form L-4029 as discussed (0.6000 mills for Fire Department) and submit to county**
- **Public Comment not previously heard**
 - 3 minutes limit, identify yourself, be respectful
- **Close Special Board Meeting**