



COHOCTAH TOWNSHIP BOARD MEETING

October 10, 2024 at 7:00 PM

Township Hall | Fowlerville, Michigan

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Barb Fear, Township Clerk, by email: bfearclerk@gmail.com, phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.

AGENDA

CALL TO ORDER

AGENDA APPROVAL

CONSENT AGENDA

- [1.](#) Minutes 09-12-2024
- [2.](#) Treasurer's Report
- [3.](#) Expenditures

CALL TO THE PUBLIC

UNFINISHED BUSINESS

- Road Commission
- Howell Fire Authority
- Hall
- Cemetery
- Parks and Recreation

NEW BUSINESS

- [4.](#) House Inspection Report
- [5.](#) Quarterly Budget Review

REPORTS

- Zoning Board of Appeals
- Planning Commission
- Violations and Complaints

CALL TO THE PUBLIC

NEXT REGULAR MEETING DATE - NOVEMBER 14, 2024

ADJOURN



COHOCTAH TOWNSHIP BOARD MEETING

September 12, 2024 at 7:00 PM

Township Hall | Fowlerville, Michigan

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Barb Fear, Township Clerk, by email: bfearclerk@gmail.com, phone: (517) 546-0655, or mail: 10518 N Antcliff Rd Fowlerville MI 48836.

MINUTES

CALL TO ORDER

The meeting was called to order at 7:00pm with the Pledge of Allegiance.

PRESENT: Barb Fear, Phil Charette, Tami Bock, Mark Torigian

ABSENT: Mark Fosdick

AGENDA APPROVAL

Motion made by Charette, Seconded by Bock to approve the agenda as presented. Voting Yea: Charette, Bock, Torigian, motion carried.

CONSENT AGENDA

1. Minutes 08-08-2024
2. Treasurer's Report
3. Expenditures

Motion made by Bock, Seconded by Charette to approve the Consent Agenda as presented. Voting Yea: Fear, Charette, Bock, Torigian, motion carried.

CALL TO THE PUBLIC

Public comment received.

UNFINISHED BUSINESS

Road Commission

No report.

Howell Fire Authority

No report.

Hall

Verbal report given.

Cemetery

Verbal report given.

Parks and Recreation

No report.

NEW BUSINESS

4. Proposal for Vegetation Clean up-Barn

Motion made by Bock, Seconded by Charette to accept the bid for the removal of vegetation around the barn from Sprungtown Outdoor Services. Voting Yea: Fear, Charette, Bock, Torigian, motion carried.

Motion made by Bock, Seconded by Charette to rent the barn to Jonathan Black for storage at \$200/month. A contract will be drawn up with a 30day notice, renters insurance provision and the rent is for the inside of the barn only. Voting Yea: Fear, Charette, Bock, motion carried.

The Board will seek bids for clean up and demolition of the home before further action.

5. EMS Site Plan Review Fees

Motion made by Charette, Seconded by Torigian to waive the Site Plan Review fees for the Livingston County EMS project. Voting Yea: Fear, Charette, Bock, Torigian, motion carried.

REPORTS

Zoning Board of Appeals

No report.

Planning Commission

Verbal report given.

Violations and Complaints

Verbal report given.

CALL TO THE PUBLIC

Public comment was received. A letter from Connie Johnson was received in as Public Comment as well.

NEXT REGULAR MEETING DATE - October 10, 2024

ADJOURN

Motion made by Charette, Seconded by Bock to adjourn the meeting at 7:50pm. Voting Yea: Fear, Charette, Bock, Torigian, motion carried.



Barb Fear <bffearclerk@gmail.com>

Public Comment for 9/12/24

3 messages

CONNIE JOHNSON <iamconniejohnson@comcast.net>

Tue, Sep 10, 2024 at 5:05 PM

To: "supervisor@cohoctahtownship.org" <supervisor@cohoctahtownship.org>

Cc: "david, johnson" <daveyj01@gmail.com>, "bffearclerk@gmail.com" <bffearclerk@gmail.com>, "kbarlettrealty@gmail.com" <kbarlettrealty@gmail.com>

9/10/24

To the Cohoctah Township Board of Directors,

Please accept this email for public comment. Due to previous commitment I am unable to make a public comment at the board meeting.

My name is Connie Johnson. My husband and I have been looking at homes in Livingston County for close to 2 years now. We decided on a home which is located at [6426 Oak Grove Rd](#), Howell MI, in Cohoctah Township. We put in a purchase agreement.

As part of my due diligence, I noted that the assessed value and the SEV taxes levied upon this property were well above market value. As such, I called the tax assessor and had a conversation with her about it.

To give context, the purchase agreement price was \$575,000 <current list price is \$625,000>. The SEV for the year 2024 is \$345,192. Cindy, the township assessor, told me that *when* the property transfer occurred following the sale, the uncapped amount would be \$ 365,900. When I commented that this amount was well above market value, she responded that assessment values do not follow the market and quoted the "market chasing" portion of the statute. However, I pointed out that the SEV maximum and assessed value maximum for a property that sells for \$575 000 would be at 50% or lower. The uncapped \$365,900.00 would be excessive based on the statute and the state constitution.

I've read the [State Constitution on taxation](#), as well as the [statute on assessment](#). I've read The [1997 bulletin number 19 from December 12th](#) regarding "Chasing sales" and assessing over 50% of true cash <market> value. The statute requires the appraiser to appraise at market value and not automatically assess at the SEV IF the SEV exceeds the market value. This practice is illegal under the constitution and the statute and clearly spelled out in the Bulletin 19 from 1997 <attached>. Cindy told me that they don't do that < consider market value>, but rather use the state equalized valuation provided by the state. When I informed her that that would be illegal, to not take into consideration the market value required by the statute, and raise the AV to above market value, this would also be illegal. She stated that this is how the state requires her to do it. I do recognize that there are other multipliers and factors within the prescribed formula for assessing

value. None of them preclude the baseline approach of first assessing True Cash value <which is market value>.

I had a conversation today, 9.10.2024, with Tammy, the township clerk who reiterated her support of the information given by the assessor. To my dismay, Tammy said she wasn't familiar with the process of valuation. She recommended that I speak to the Twp. Supervisor. Tammy also asked that I call the Livingston county equalization office. I did that. They reiterated that their office requires a proper assessment of each property by the township assessor based on the requirements of the state constitution and the statute.

I recognize that this is an issue better left to the appeals board. However, based on the fact that you have an assessor that deems it appropriate to operate outside of the statute, we were alarmed enough to pull our purchase agreement. Who wants to buy a house being over taxed by hundreds of thousands of dollars, hoping that the appeals board will remedy the issue? And if not, face a tax tribunal at the state level?

Additionally, Cindy made the comment that higher priced homes have higher taxes, perhaps we should consider a \$200,000 home instead. This comment was not appropriate. And it was certainly a distortion of the fact that a \$500,000 home should not be taxed as a \$700,000 home.

While I understand that an assessor's job is to take into consideration the valuation of the entire township and put into place the equalization efforts at the county and state level, it does not preclude that an assessor may ignore market value and misrepresent taxes on a single home based on instruction from the state. The assessor has a fiduciary responsibility to The township for whom she serves.

There are currently under 3100 residents in Cohoctah township, down from 3,200 in 2020. The median sales price of a home is just about \$300,000. The township has an average of 1 to 2 home sales per month. In 2023, 67 homes sold in Cohoctah Twp. This year that number is at 13 thus far. While this may be due to less inventory, it may also be due to improperly taxed homes. The average tax rate for the township is 1.2%, or \$2400 for an AV of \$200,000. This home, and others that have been recently uncapped are about 3 times that average.

I just wanted the board to be aware that there are definitely some areas of concerns in the area of tax assessments, enough so to deter our family from considering Cohoctah Township as our next home. Thank you so much for your time and consideration. Please feel free to reach out to me with any follow up you may have.

Blessings & Kind Regards,



TAMI BOCK			
COHOCTAH TOWNSHIP TREASURER			
10518 ANTCLIFF ROAD			
FOWLerville MI 48836			
517-546-0655			
			Sept 2024
RECEIPTS			
	LAND USE		\$ 250.00
	REVENUE SHARING		\$ 60,305.00
	INTEREST		\$ 7.83
	TRASH PICK UP		\$ 22,505.00
	TAX COLLECTION FEE		\$ 2,538.00
	OTHER REVUNUE		\$ 679.21
	BURIAL		\$ 2,462.00
	RECEIPTS TOTAL		\$ 88,747.04
	CASH ACCOUNT ENDING BALANCE		\$ 665,690.87
	THE STATE BANK		\$ 384,996.81
	FLAGSTAR CD		\$ 115,481.00
	PNC BANK		\$ 117,060.00
	GENERAL FUND BALANCE		\$ 1,283,228.68
	TRUST AND AGENCY BALANCE		\$ 7,050.00
	CAPITAL IMPROVEMENT FUND		\$ 223,887.00
	ROAD FUND ENDING BALANCE		\$ 100,757.50
	ARPA FUND		\$ 75,749.69

EXPENDITURES - OCTOBER 2023		
LIVINGSTON CO SHERIFF		\$ 2,240.00
GRANGER		\$ 25,143.00
FOSTER SWIFT		\$ 2,052.00
CONSUMERS ENERGY		\$ 695.61
CARLISLE/WORTMAN		\$ 3,842.50
MCALLISTERS EXCAVATING		\$ 3,282.80
LIVINGSTON COUNTY ASSESSORS		\$ 25.00
LIVINGSTON COUNTY PRESS		\$ 407.32
IVSCOMM INC		\$ 125.00
HARTMAN SEPTIC		\$ 300.00
LIVINGSTON COUNTY CLERK		\$ 1,115.08
ROAN INSPECTIONS		\$ 300.00
SPRUNGTOWN OUTDOOR SERV		\$ 3,615.00
CHASE BANK CREDIT CARD		\$ 734.47
S BRONSBURG		\$ 79.06
J BLACK		\$ 261.41
L DAVENPORT		\$ 13.40
B FEAR		\$ 84.27
T BOCK		\$ 21.44
A KOZAK		\$ 119.26
SUB TOTAL		\$ 44,456.62
T BOCK		\$ 2,015.10
A KOZAK		\$ 500.87
S BRONSBURG		\$ 1,116.65
J BLACK		\$ 242.27
C GARBER		\$ 2,398.33
M FOSDICK		\$ 1,678.50
A HODGE		\$ 83.25
B FEAR		\$ 2,144.36
T LITZ		\$ 484.11
L DAVENPORT		\$ 346.31
MERS		\$ 1,500.82
W/H		\$ 3,468.78
BENEPAY		\$ 69.50
SUB TOTAL		\$ 16,048.85
TOTAL GENERAL FND		\$ 60,505.47
LIVINGSTON COUNTY RD COMM		\$ 142,012.17
CHLORIDE SOLUTIONS		\$ 28,704.02
ROAD FUND		\$ 28,704.02
TOTAL EXPENDITURES		\$ 89,209.49

10515 Antcliff Road Home Inspection

During my walk through inspection of the property at 10529 Antcliff Rd. I did not observe any major settling or cracking in the foundation or the structure of the home. The basement stone foundation does show some signs of mortar decay but no signs of movement were observed during the inspection. Also, the rafters in the attic are all still straight and true with no signs of bowing or movement. So in my opinion, the structure of the home appears sound.

With this in mind, there is a lot of cosmetic or surface updates that need to be addressed. Given the state of the interior and the presence of mold in the home, it would require a couple dumpsters and remediation once all the content and flooring is out of the house. See the below list for an estimated cost on the recommended repairs for the house.

Repair Estimates:

Remove all content from the home - \$1500

Remove and replace all flooring in the home - \$8/sq-ft (estimate 1500sq-ft - \$12,000)

Mold remediation - \$2500

Interior patching / wall repair - \$3000

Mortar addition to the basement walls - \$2000

Replace both exterior doors - \$1000 ea

New windows (recommend replacing 18, negotiable depending on plans for the house) - \$1000 ea

Gutter/Roof cleaning - \$500

Re-shingle both porch roof's / Replace screen door - \$3500

Rear patio roof removal - \$600

Concrete steps/stoop repair - \$1000

Sump pump - \$1000

Attic access (cover) - \$200

Roof leak analysis and repair - \$1500-\$3000

Replace appliances (condition unknown) - depending on choice

Estimate Total: from \$38,800 to \$50,800 depending on how many windows are replaced and flooring choice

		COHOCTAH TOWNSHIP 24-25 EXPENDITURES						-1-
ACCOUNT		BUDGET	1ST	2ND	3RD	4TH	TOTAL	BALANCE
TOWNSHIP BOARD								
PAYROLL TAX EXPENSE		\$11,000.00	\$3,265.60	\$4,722.80			\$7,988.40	\$3,011.60
TRUSTEE WAGES		\$9,000.00		\$4,500.00			\$4,500.00	\$4,500.00
SECRETARY WAGES		\$16,000.00	\$3,759.00	\$3,942.75			\$7,701.75	\$8,298.25
SUPPLIES		\$1,500.00	\$55.10	\$41.58			\$96.68	\$1,403.32
CONTRACTED SERVICES		\$40,000.00	\$10,180.52	\$34,410.85			\$44,591.37	(\$4,591.37)
CONFERENCES		\$1,200.00		\$25.00			\$25.00	\$1,175.00
PUBLISHING		\$3,000.00	\$271.88	\$922.46			\$1,194.34	\$1,805.66
COMMUNICATIONS		\$2,500.00	\$1,360.00	\$193.76			\$1,553.76	\$946.24
ASSOCIATION DUES		\$3,500.00	\$2,947.16	\$100.00			\$3,047.16	\$452.84
DEFERRED COMP		\$15,000.00	\$2,427.36	\$1,835.24			\$4,262.60	\$10,737.40
MAINTENANCE		\$4,000.00	\$1,656.25	\$1,450.00			\$3,106.25	\$893.75
EQUIPMENT		\$1,000.00					\$0.00	\$1,000.00
	TOTAL	\$107,700.00	\$25,922.87	\$52,144.44	\$0.00	\$0.00	\$78,067.31	\$29,632.69
SUPERVISOR								
SALARY		\$24,000.00	\$6,000.00	\$6,000.00			\$12,000.00	\$12,000.00
DEPUTY		\$0.00					\$0.00	\$0.00
SUPPLIES		\$0.00					\$0.00	\$0.00
	TOTAL	\$24,000.00	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$12,000.00	\$12,000.00
ELECTIONS								
WAGES		\$15,000.00		\$4,993.50			\$4,993.50	\$10,006.50
SUPPLIES		\$3,000.00	\$2,833.42	\$434.82			\$3,268.24	(\$268.24)
PUBLISHING		\$500.00		\$59.90			\$59.90	\$440.10
MAINTENANCE/REPAIR		\$1,000.00		\$804.00			\$804.00	\$196.00
EQUIPMENT		\$1,000.00					\$0.00	\$1,000.00
	TOTAL	\$20,500.00	\$2,833.42	\$6,292.22	\$0.00	\$0.00	\$9,125.64	\$11,374.36
ATTORNEY								
	TOTAL	\$80,000.00	\$3,921.00	\$12,965.30			\$16,886.30	\$63,113.70
PUBLIC SAFETY		\$23,000.00					\$0.00	\$23,000.00
ASSESSOR								
SALARY		\$36,000.00	\$9,000.00	\$9,000.00			\$18,000.00	\$18,000.00
CONSULTING FEES		\$3,000.00		\$540.00			\$540.00	\$2,460.00
SUPPLIES		\$4,000.00		\$665.00			\$665.00	\$3,335.00
	TOTAL	\$43,000.00	\$9,000.00	\$10,205.00	\$0.00	\$0.00	\$19,205.00	\$23,795.00
CLERK								
SALARY		\$32,000.00	\$8,000.01	\$8,000.01			\$16,000.02	\$15,999.98
DEPUTY		\$4,000.00	\$168.00	\$1,239.00			\$1,407.00	\$2,593.00
MILEAGE		\$500.00	\$27.47	\$157.12			\$184.59	\$315.41
SUPPLIES		\$700.00		\$74.19			\$74.19	\$625.81
EQUIPMENT REPAIR		\$0.00					\$0.00	\$0.00
	TOTAL	\$37,200.00	\$8,195.48	\$9,470.32	\$0.00	\$0.00	\$17,665.80	\$19,534.20

COHOCTAH TOWNSHIP 24-25 EXPENDITURES							
ACCOUNT	BUDGET	1ST	2ND	3RD	4TH	TOTAL	BALANCE
TREASURER							
SALARY	\$24,000.00	\$6,000.00	\$6,000.00			\$12,000.00	\$12,000.00
DEPUTY	\$4,000.00	\$346.50	\$1,050.00			\$1,396.50	\$2,603.50
MILEAGE	\$1,700.00	\$240.53	400.66			\$641.19	\$1,058.81
SUPPLIES	\$2,500.00					\$0.00	\$2,500.00
CONTRACTED SERVICES	\$6,000.00	\$1,861.38	\$10.78			\$1,872.16	\$4,127.84
TOTAL	\$38,200.00	\$8,448.41	\$7,461.44	0.00	\$0.00	\$15,909.85	\$22,290.15
BOARD OF REVIEW							
WAGES	\$2,200.00		\$255.00			\$255.00	\$1,945.00
PUBLISHING	\$800.00		\$47.92			\$47.92	\$752.08
TOTAL	\$3,000.00	\$0.00	\$302.92	0.00	\$0.00	\$302.92	\$2,697.08
BUILDING & GROUNDS							
SUPPLIES	\$500.00	\$195.54	\$28.59			\$224.13	\$275.87
TELEPHONE	\$4,500.00	\$516.81	\$575.91			\$1,092.72	\$3,407.28
UTILITIES-HALL	\$3,200.00	\$240.75	\$642.87			\$883.62	\$2,316.38
MAINTENANCE/ REPAIRS	\$5,000.00	\$140.00	\$164.76			\$304.76	\$4,695.24
IMPROVEMENTS	\$2,000.00	\$87.84				\$87.84	\$1,912.16
SNOW REMOVAL/HALL	\$600.00					\$0.00	\$600.00
MILEAGE	\$200.00		\$44.89			\$44.89	\$155.11
TOTAL	\$16,000.00	\$1,180.94	\$1,457.02	0.00	\$0.00	\$2,637.96	\$13,362.04
CEMETERY							
CLERICAL	\$2,000.00	\$278.25	\$320.25			\$598.50	\$1,401.50
SUPPLIES	\$100.00					\$0.00	\$100.00
LAWN CARE	\$14,000.00	\$3,375.00	\$4,350.00			\$7,725.00	\$6,275.00
BURIALS	\$5,000.00		\$982.00			\$982.00	\$4,018.00
FOUNDATIONS	\$3,000.00					\$0.00	\$3,000.00
IMPROVEMENTS	\$10,000.00	\$7,327.00	\$6,474.85			\$13,801.85	(\$3,801.85)
PLOT BUY BACKS	\$0.00					\$0.00	\$0.00
TOTAL	\$34,100.00	\$10,980.25	\$12,127.10	0.00	\$0.00	\$23,107.35	\$10,992.65

COHOCTAH TOWNSHIP 24-25 EXPENDITURES							
ACCOUNT	BUDGET	1ST	2ND	3RD	4TH	TOTAL	BALANCE
PLANNING/ ZONING							
WAGES	\$7,000.00		\$5,542.00			\$5,542.00	\$1,458.00
Z.A. WAGES	\$6,000.00	\$4,862.00	\$4,654.00			\$9,516.00	(\$3,516.00)
MASTER PLAN	\$3,000.00					\$0.00	\$3,000.00
PUBLISHING	\$3,000.00	\$160.00	\$395.34			\$555.34	\$2,444.66
MILEAGE	\$150.00	\$181.57	\$163.99			\$345.56	(\$195.56)
SUPPLIES	\$1,000.00	\$152.63				\$152.63	\$847.37

	TOTAL	\$20,150.00	\$5,356.20	\$10,755.33	0.00	\$0.00	\$16,111.53	\$4,038.47
DRAINS AT LARGE								
	TOTAL	\$35,000.00			0.00		\$0.00	\$35,000.00
STREETLIGHTS								
	TOTAL	\$6,600.00	\$1,449.62	\$1,495.88			\$2,945.50	\$3,654.50
TRASH PICK-UP								
	TOTAL	\$300,000.00	\$75,522.76	\$80,316.88			\$155,839.64	\$144,160.36
RECREATION								
WAGES		\$4,000.00	\$346.50	\$1,901.00			\$2,247.50	\$1,752.50
FOWLerville REC		\$7,000.00	\$1,734.92	\$3,136.16			\$4,871.08	\$2,128.92
PARK MAINTENANCE		\$3,000.00	\$834.21	\$1,000.00			\$1,834.21	\$1,165.79
PARK MOWING		\$12,000.00	\$1,800.00	\$2,700.00			\$4,500.00	\$7,500.00
PARK IMPROVEMENTS		\$16,000.00	\$164.21				\$164.21	\$15,835.79
COMMUNITY PROMOTION		\$8,000.00	\$2,068.53	\$3,338.83			\$5,407.36	\$2,592.64
UTILITIES		\$1,500.00	\$461.91	\$165.36			\$627.27	\$872.73
	TOTAL	\$51,500.00	\$7,410.28	\$12,241.35	0.00	\$0.00	\$19,651.63	\$31,848.37
INSURANCE & BONDS								
	TOTAL	\$12,000.00					\$0.00	\$12,000.00
TRUST AND AGENCY								
DELINQUENT TAX		\$10,000.00						
TRAILER BONDS		\$6,000.00						
	TOTAL	\$16,000.00						
UNALLOCATED								
	TOTAL	\$1,062,553.00					\$0.00	\$1,062,553.00
CONTINGENCIES								
	TOTAL	\$90,000.00	\$83.04	\$1,526.47			\$1,609.51	\$88,390.49
ROAD FUND TRANSFER	TOTAL	\$100,000.00						
GRAND TOTAL		\$2,120,503.00	\$166,304.27	\$224,761.67	\$0.00	\$0.00	\$391,065.94	\$1,729,437.06