

City of Luna Pier Spring 2023 NEWSLETTER



FROM THE DESK OF MAYOR GARDNER:



Council

First off, I would like to welcome the newest members of our city council, Marc Donnelly, Amanda Neiding, Joy Perry and Diana Szkatulski.

I am very pleased with the wide range of skills they bring to the council table and their commitment to our community. Working alongside our more seasoned councilors, I believe we are in good hands as we take on the challenges before us, making our community a better place. They are your representatives and I encourage you to get to know them as we work together to serve you and the community we love.

I field many questions about the upcoming work on I-75 that will certainly affect us over the next two years. MDOT is planning to repave I-75 from Erie Road to just north of Otter Creek including replacing the bridges over the creek. Demolition and repaving the northbound side is planned for 2023 with all traffic shifted to two lanes in each direction on what is normally the southbound side. The current plan is to replace the entrance and exit ramps at Luna Pier Road which as you know is long overdue. Starting early in 2024, two-way traffic will be shifted to the newly resurfaced northbound side while the southbound side is demolished and resurfaced. Along with that, the Luna Pier Road bridge over I-75 will be demolished and replaced with a much larger bridge that will include wide shoulders and a bicycle and pedestrian path on the north side of the bridge, funded entirely by MDOT. While the bridge is down, vehicles entering I-75 from Luna Pier will be directed to northbound I-75 and travelers headed south will take exit 9 (South Otter Creek Rd) to re-enter southbound I-75. Normal I-75 traffic will not be routed through Luna Pier. This will be somewhat of a hardship but in the end, we will have a much better situation for motorists and pedestrians plus we will finally have our exit ramps fixed.



Spring is also a time for our fiscal year budgeting process. Where does your money go? Our budgeting process is a public process that begins with planning our priorities then allocating our limited resources to finance those priority items. This is a public process with public workshops and copies of the existing budget and draft proposals for the next budget available as it is created. While we are finally progressing on from the devastating blows we suffered to our finances over the past decade, we still face tough challenges and never can do all we wish we could do. We do all we can with what we have and your input is always welcomed and encouraged. The workshop dates will be posted and I along with our City Council want to hear from you. We are here to answer your questions and hear your comments.

BUDGET



While we face challenges, we also have been presented with unprecedented opportunities with American Rescue Plan funding, planning grant funding, federal and private grants for our Police and Fire Departments and more thanks to the hard work of our volunteer grant writers. I want to thank all of the people who volunteer their time, energy and talent serving on our boards and commissions. They are the citizens who get things done through their vision and hard work. It is not an easy task but they are making a difference. Some prefer to serve without an official title and we appreciate all of them. If you would like to learn more, I encourage you to check the meeting schedules on our website, attend a meeting, see where your skills may be of use or just thank your neighbors for all they do. It is a great time to live in Luna Pier and I am excited about our future. What a great place to live!



Mayor Jim Gardner

CHIEF OF POLICE

Hello Citizens of Luna Pier



It's that time of year, were we are gearing up for the summer and welcoming back the warm weather. As we think of Spring let's think of Spring Cleaning, not just for our homes, cars, boats and trailers but our yards. If your yard and home's exterior need sprucing up, Do it! Let's get the neighborhoods looking clean and sharp.

People have asked, What is Blight? Well, that is hard to give a direct answer too, but to paraphrase Supreme Court Justice Potter Stewart, 'You know it when you see it'. If you have yard decorations that are broken or laying down, bags of pretty much anything, miscellaneous debris be it paper, metal or wood, in your yard. These are all examples of blight. Also, if your yard is not mowed or maintained, this is blight.

Luna Pier is what I consider a recreational resort town. Meaning that being on Lake Erie, residences own and use recreational vehicles, boats, travel trailers, jet skis and golf carts. The problem comes when residence keep these vehicles on their property long after they no longer use them. These items then become in disrepair and start returning to the earth. Literally, they start sinking into the ground and being over grown with weeds and even trees. So please if you have a vehicle or trailer that has not been used in a while and a project that you may never get too. Think about donating the item to a charity. There are several charities that except cars, boats and trailers. They will come and take the item away and give you a tax credit for it.

As the weather gets warmer, we will see an increase in visitors to our city and beaches. The department will continue to enforce parking violations along with other local ordinances. The police department and Parking Committee are pursuing the acquisition of clearer and more visible signage. Hopefully with better notification to our visitors we will see fewer violations. We are asking all residences, please make sure your parking passes and golf cart stickers are up to date and visible.

We are planning to have a couple of public meetings throughout the year to update citizens and to answer questions. We did have a winter informational meeting regarding Scam that was well attended. It was good to hear from residence about their concerns and experiences with

scammers. While we are talking about Scams. Please uses good common sense when someone you don't know is contacting you and asking for money. If it sounds too good to be true it probably is. Never commit the day they contact you. This will give you time to tell a friend or family member about the "opportunity". A legitimate person will not ask you to go buy gift cards to pay for or fund their sales pitch. Another good bit of information is be careful with the use of your debit card. The debit card is directly linked to your bank accounts and if compromised. You will have the money in that account tied up while the issue is resolved. But with a credit card, it is not linked to a bank account and if compromised. You will have a layer of protection as it is credit. Parents, please talk to and monitor your children while they are online. Children are being scammed too. They are contacted by individuals that do not have their best interest in mind. They are grooming your children to do things, be it send them money, send them pictures or even meeting with them. Recently in the news we have seen a young man commit suicide after sending pictures to a person that he met online and then that person asked him for money or the pictures would be put online. Another example is we saw a young girl recovered from a man that she had met online. That man took the girl several states away and kept her locked away. These incidents are real and we are seeing them more and more. Know what your kids are doing online and who they are talking too.

With all that being said, let's have a great summer. I love seeing everyone out enjoying what Luna Pier has to offer. Hope to see you out and talk with you soon.

Jim VanDeraa, Chief of Police
Luna Pier Police Department

LIGHTHOUSE UPDATE:

As you know, the Consumers Energy Foundation awarded a very generous grant to complete the inside construction. Unfortunately, the grant did not cover the entire cost to complete the project. We have been "contracting" the work out ourselves in an effort to make the grant money to go as far as possible. It continues to be very difficult to get materials and workers, due to the effects of the COVID pandemic, so progress has been very slow but we continue to make progress! We are still in the "finish" stages and are doing our best to try to keep things moving.



MESSAGE FROM THE CLERK'S OFFICE



The City of Luna Pier will be having a May School Election, which will be held on Tuesday, May 2, 2023. There will be a Mason Consolidated School Proposal on the ballot and if you would like any information on this proposal, please go to the Monroe County Clerk's website and it will be explained there.

If you are not a registered voter and would like to vote in this May Election you can register at City Hall during regular business hours from 7:30 a.m. to 4:00 p.m. or at any Michigan Secretary of State Branch office.

The last day to register is April 17, 2023. The polls will be open from 7 a.m. until 8 p.m. on May 2, 2023 Election Day at the Luna Pier Fire Hall.

When a registered voter comes to the polls, please bring a photo ID. Here are the acceptable forms of identification:

- Michigan driver's license or state-issued ID card
- Driver's license or personal identification card issued by another state
- Federal or state government-issued photo identification
- U.S. passport
- Military ID with photo
- Student identification with photo from higher school or accredited institution or higher learning
- Tribal identification card with photo

With the passing of Proposal 18-3 in November 2018 all eligible and registered voters in Michigan may now request an absent voter ballot without providing a reason. Simply call the City before an election and request one and it will be sent to you. Also, if anyone would like to be added to the city's permanent absentee voter list, please me and you will receive an absentee voter application automatically for every election. (734)848-6495 ext. 205.

If you need an Absent Voter Ballot Application, please stop at City Hall during regular business hours or call 734- 848-6495 ext. 205. I can mail an Absent Voter Ballot Application to you. I hope to see everyone at the polls in 2023 and exercise your right to vote. If anyone is interested in becoming an Election Inspector, please give me a call.

Jolene Upchurch, CMC. CMMC
Deputy Clerk
SCAM ALERT



- Have you experienced or been the victim of online scam?
- Have you ever received pop-ups that warns of pending doom?

Recently, Police Chief Vanderra hosted a cybersecurity awareness seminar for Luna Pier residents. Cyber threats were discussed. Ofc J. Keck provided in depth information so these "hacks" could be quickly identified and dealt with. Those in attendance, including a few victims who called into the meeting, shared their experiences. The bottom line is to communicate with one another when in doubt about a potential threat! This is the first best step to fighting back and protecting yourself.

To that end, Ofc J. Keck has setup a type of Amber Alert to warn of high-level threats that may impact our residents. He has also setup a group text of interested people so if something comes up that needs to be discussed in real time. By having the benefit of real time communication, as well as pulling comments from a group of people, we all can feel a little safer knowing that we are not alone. That we can reach out and get help, or try to answer questions.

If you're interested in being part of this Cybersecurity SMS Alert System, please follow the QR Code or manually go to: site: <https://rebrand.ly/SMSAlert>
Any questions can be directed at Ofc J. Keck at 734.290.8222 via text.

SUMMER TAXES



Summer Taxes will be payable July 1, 2023 thru July 31, 2023.

You can now pay your taxes on line on the City of Luna Pier's web site at www.cityoflunapier.com.

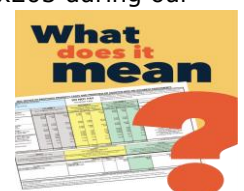
1. Go to: Departments
2. Click on Treasurer
3. Pay your taxes online

When paying with a credit card, there is a 2.6% service fee that will be added.

We also now have a drop box slot located on the front door of City Hall that you can drop your tax payment in. Please no cash and if you would like a receipt, please include a self-addressed stamped envelope.

If you have any questions or need help with this service, please contact me at 734-848-8120 x203 during our regular business hours.

Dee Parran, Treasurer
UNDERSTANDING



YOUR ASSESSMENT NOTICE

Proposal A

On March 15, 1994, Michigan voters approved the constitutional amendment known as Proposal A. Proposal A was designed to limit the growth in property taxes by the Consumer Price Index (CPI) until ownership in the property was transferred.

How It Works

Prior to Proposal A, property taxes were based upon State Equalized Value (SEV). With the implementation of Proposal A, property taxes are now based upon Taxable Value.

Each year, the Assessing Office must calculate the SEV for every property based upon the time frame as outlined by the State Tax Commission. A property's taxable status is determined as of December 31, which is called Tax Day.

Additionally, each property has a Capped Value. Capped Value is calculated by multiplying the prior year's Taxable Value, with adjustments for additions and losses, by the CPI as calculated by the State of Michigan and cannot increase by more than 5%. **For 2023, the CPI has been calculated at 5%.**

Taxable Value (TV), which property taxes are based on, is defined as the **lower** of State Equalized Value or Capped Value.

Generally speaking, this means that unless the current year SEV is less than the previous year Taxable Value multiplied by the CPI, the current years Taxable Value will increase by the CPI.

SEV = 50% of True Cash Value

Capped Value = (Prior TV-Losses) × (1+ CPI*) + Additions

*Percent of change in the rate of inflation or 5%, whichever is less, expressed as a multiplier

Taxable Value = The lesser of State Equalized Value or Capped Value unless there is a transfer of ownership

The Equalization Timetable

With significant evidence of an increasing market, we employ a two-year sales study to determine the increase in property values. The time frame used for the 2023 assessments was April 1, 2020 through March 31, 2022. Use of a 24 study allows the assessments to more accurately reflect current market conditions; however, if there is a limited number of current sales in the City, this also means that many areas of the City have limited data for the Assessor to calculate current assessments. It may be necessary for the Assessor to expand areas for reviewing neighborhood analysis or estimate market changes based upon area trends.

Actual Sale Price is not True Cash Value

The law defines True Cash Value as the usual selling price of a property (MCL 211.27(1)) The Legislature and the Courts have very clearly stated that **the actual selling price of a property is not a controlling factor in the True Cash Value or State Equalized Value** as calculated by the Assessor. For this reason,

when analyzing sales for the purpose of determining assessment changes, the Assessing Office will review all sales but exclude non-representative sales from the assessment analysis.

Foreclosure Sales

Inherent in the definition on usual selling price is the assumption that the sale does not involve any element of distress from either party.

The State Tax Commission has issued guidelines concerning foreclosure sales and, generally speaking, these guidelines preclude the Assessor from considering foreclosure sales when calculating values for assessment purposes.

For this reason, all distressed sales, such as sales involving mortgage foreclosure or sales involving transfers to or from relocation companies, may not be considered as typical sales in the valuation of property for assessment purposes.

Transfers of Ownerships and Uncapping of Assessments

According to Proposal A, when a property (or interest in a property) is transferred, the following year's SEV becomes that year's Taxable Value. In other words, if you purchased a property in 2022, the Taxable Value for 2023 will be the same as the 2023 SEV. The Taxable Value will then be "capped" again in the second year following the transfer of ownership.

Again, it is important to note that a property does not uncap to the selling price but to the SEV in the year following the transfer of ownership.

So, What Does it all Mean?

How can I expect my assessment to change in 2023?

As stated in the Equalization Timetable, for 2023, the time period of the sales study for assessment review is April 1, 2020 through March 31, 2022. **Sales occurring after March 31, 2022 will not be reviewed until the 2023 assessment cycle.**

How can my Taxable Value go up when my SEV goes down?

Remember that the definition of Taxable Value is the lesser of SEV or last year's Taxable Value (adjusted for physical changes) times the CPI. (5% for 2023).

Since the beginning of Proposal A in 1994, overall increases in SEV have generally been greater than the increase in Taxable Value capped at the CPI. The longer a property has been owned and capped, the greater the gap between SEV and Taxable Value. Even with a decrease in SEV for a property, **if there is still a gap between SEV and Taxable Value and the SEV is greater than the Taxable Value in the previous year, the Taxable Value will increase to the limit of the CPI cap.**

If, however, the SEV is lower than the calculation of last years Taxable Value multiplied by the CPI, then the Taxable Value will decrease and become the same as the SEV.

Example of Declining State Equalized Value and Increasing Taxable Value

This example illustrates a property, purchased in 1998 and uncapped in 1999. In 1999 the SEV becomes the new Taxable Value and then the property is subsequently recapped at the CPI. The SEV will increase or decrease based on market conditions. The Capped Value is adjusted by the CPI in the following year. Taxable Value is determined by using the SEV or Capped Value, whichever is less.

In this example, even though the property experiences a loss in the SEV from 2005-2009, the Taxable Value will continue to increase at the CPI until the SEV falls below Capped Value.

	SEV	Capped	Taxable	CPI
2011	\$42,000	\$42,000	\$42,000	1.70%
2012	\$46,000	\$43,134	\$43,134	2.70%
2013	\$49,000	\$44,169	\$44,169	2.40%
2014	\$53,000	\$44,875	\$44,875	1.60%
2015	\$60,000	\$45,593	\$45,593	1.60%
2016	\$67,000	\$45,730	\$45,730	0.03%
2017	\$72,500	\$46,142	\$46,142	0.09%
2018	\$77,000	\$47,111	\$47,111	2.10%
2019	\$80,000	\$48,241	\$48,241	2.40%
2020	\$83,000	\$49,158	\$49,158	1.90%
2021	\$89,000	\$49,846	\$49,846	1.40%
2022	\$93,000	\$51,491	\$51,491	3.30%
2023	\$100,000	\$54,066	\$54,066	5.00%

From the Assessing Department

Voicemail: 734-848-6495 Ext. 204

Email: assessing@cityoflunapier.com



The Importance of (Address) House Numbers

Buildings must have address numbers plainly legible and visible from the street fronting the property.

House numbers are not only convenient for finding addresses but necessary for emergency responders to locate those in need. When houses are encountered without numbers, by First Responders, it slows their response in looking for the correct location, even to those that have address numbers. When responding to an emergency, minutes matter so be sure that fire, ambulance, and police personnel can easily and quickly find your address.

Additionally, package deliveries or having guest over is much more difficult when homes cannot be

identified. We regularly get inquires at City Hall to help with finding correct locations.

The International Property Maintenance Code, which the City of Luna Pier has adopted, requires in Section 304.3 that buildings be numbered:

Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address number shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

It is recommended that all Luna Pier residents take a few moments to install house numbers or examine existing house numbers. Be sure that the numbers are easily read from the street. Consider the following:

- Script numbers or numbers that are spelled out in words may be aesthetically pleasing but are difficult to read quickly from the street.
- Brass or bronze numbers are difficult to see. Use numbers that contrast with the background.
- If the house is located more than 45 feet from the street, the numbers should be displayed on a fence, mailbox, or other appropriate place near the driveway that will make it visible and clear for approaching vehicles.
- Don't rely on numbers that are only on a mailbox that may be across the street or not directly in front of your home.
- Be sure that the view of the numbers is not obstructed by shrubs, trees, or decorations, such as flags.
- Numbers should be clearly seen when approaching from either side of the house.

If the numbers on your house are not visible or easy to read, it will take emergency personnel longer to reach you. Those extra minutes spent trying to locate a property can mean the difference between life and death, so take the time now to be sure your house numbers are able to be seen from the street to help emergency responders find you faster.

Michael Demski, Building/Zoning Official

PARKS AND REC NEWS

Spring 2023

Happy Spring!

Upcoming Events:

In partnership with the Luna Pier Volunteer Fire Department, please join us for:

Easter Egg Hunt & Visit with the Easter Bunny!

Saturday, April 1st @ Noon at the Luna Pier Fire Department Building

Free Community Craft Night

Build an Open Terrarium

Monday, April 17th @ 6:30 pm – 8:00 pm at the Water Tower Park Community Center

Free of charge, donations accepted. Open to children & Adults of all ages!

Link to sign up will be published on community and Luna Pier Parks & Recreation Facebook pages.

Email friendsoflppnr@gmail.com with any questions.

It's Coming! Mark your calendars!

2nd Annual Summer Smash!

When: Saturday, June 17th Noon – 4:00 pm

Where: Water Tower Park, Harold Dr, Luna Pier

We are looking for volunteers and donations for this event. Please contact City Hall for more information or email friendsoflppnr@gmail.com with any questions.

The committee has been working on planning maintenance activities too. An inventory of benches and picnic tables has been made and we will be working on repairing and replacing those in disrepair. Please watch for park clean up dates in May and reach out if you would like to help. Email friendsoflppnr@gmail.com .

Our goal for 2023 is to install new playground equipment at 1st street park. Through generous donations and fundraisers, we have managed to raise the majority of the funds needed to do this! If you would like to get a preview of the plans, please



join us at our meeting the second Tuesday in April, 7pm at the Water Tower Park Community Center.

The second basketball hoop is scheduled to be installed at Water Tower Park this Spring.

MUNICIPAL SERVICES NEWS



It's that time of year that many start working in their yard cleaning out flower beds, trimming trees and mowing grass. Please help the city crew keep Luna Pier clean by NOT blowing grass clippings into the streets. The clippings tend to get into the storm drains and plug them. If you have any storm drains in your yard, please clean any debris from the grate to help with flooding when it rains. If you have any trees or bushes that are growing into the street, please trim them back. The more people helping with this the nicer the city will look.

Roads – We will be purchasing cold patch for the potholes as soon as it is available. Please bear with us until this time.

Brush and Compost – At the south end of Harold Dr. on the Boat Ramp property there is a place to put brush and compost. Please do not dump trash or concrete of any kind on this property. This has been happening quite often and when it does it is an added cost to the city.

Brush - The pile for brush is on the southwest corner of the property. PLEASE, NO WOOD, CONSTRUCTION MATERIAL, CARDBOARD, FURNITURE OR ANY OTHER TRASH.

Compost – The pile for compost is on the northwest corner of the property. Grass and leaves only (NO TRASH) and please remove from plastic bags.

Used Motor Oil – Used motor oil may be disposed of at the city's maintenance garage.

Wastewater Treatment Plant – Please check to see if your sump pump or downspouts are connected to the sanitary sewer, if they are please reroute them. The load to the WWTP that these illegal connections are adding sometimes triples the flow at the plant. This is much higher than what the plant is designed for and adds to the cost of treating the wastewater.



Luna Pier Volunteer Fire Department

P.O. Box 396 Phone: 848-3955
Luna Pier, MI 48157 Emergency: 9-1-1

We are here to serve you and are always looking for good men and women to join us with this rewarding work! If you are interested or have questions, please feel free to drop in the fire hall Monday nights at 7:00 pm. There is no cost for you to sign up, all training is provided.

The Luna Pier Fire Department celebrated its 75th Anniversary with an open house along with refreshments, a rescue demonstration and a dedication of a memorial and recognition wall. The department also honored two Luna Pier firefighters who lost their lives in 1959. The event took place at the hall and began with volunteer firefighters showing off some of the safety and rescue equipment that the department has secured with grant money awards. The main feature of the open house was the public unveiling of a new display wall that commemorates years of service to the department, listing volunteers and their service milestones, as well as a memorial plaque dedicated to those who the department has lost over the years.

HELP WANTED

The City of Luna Pier is looking for a custodian to clean the Bath House for the Summer. This would include cleaning Monday thru Friday once a day and to lock the doors in the evening. The weekends and Holidays will need to be opened and closed and clean as needed (sometimes it may be a couple of times per day). The city would like to fill this position very soon because the bath house will be opening as soon as the weather breaks. Please send resume to City Hall 4357 Buckeye St. P.O. Box 375, Luna Pier, Mi. 48157



LUNA PIER FARMERS MARKET

We are gearing up for the 2023 Luna Pier Farmers Market outdoor season. We look forward to bringing you locally grown produce, delicious cottage foods, locally produced honey, and home baked goods, along with soaps, lotions, and beautiful hand-crafted artisan products. The weekly outdoor market will be open every Wednesday (weather permitting) at First St. Park from 3-7 pm in Luna Pier, beginning Wednesday, May 24, and will run through Wednesday, October 11, 2023. We are excited to offer a free bike adjustment and minor repairs as well! Get your bike ready to roll for summer fun at the LPFM on Wednesday, May 24. We will offer a booth with qualified bike mechanics to assist you in getting your bike in safe and good working condition.

Interested in being a vendor? Our weekly vendor fee is \$10 for a 10x10 ft space. You would need to provide your own canopy and table(s).

Contact Amy Gardner at lunapierfarmersmarket@gmail.com or message us on our Luna Pier Facebook page to receive vendor information. We'd love to have you join the team.

Be sure to like our Facebook page at Luna Pier Farmers Market for market updates. Looking forward to being together once again!

The LPFM Committee
lunapierfarmersmarket@gmail.com

