



Board of Trustees Meeting
8555 Kalamazoo Ave., SE
Caledonia, MI 49316
Township Board Room
Monday, October 13, 2025 ~ Time: 7:00 PM

1. **Opening Prayer ~ Dan Fryling**
2. **Pledge of Allegiance**
3. **Call to Order and Attendance ~**
4. **Declaration of Conflict of Interest**
5. **Review of Consent Agenda ~ *items must be removed from the consent agenda in order to be discussed***
6. **Approval of Agenda**
7. **Communications ~ Informational items ~ *letters, reports, updates, etc.***
 - a. Community Policing Officer's September 2025 Report
[Township Monthly September 2025.pdf](#)
 - b. Gaines Charter Township Fire Department September Run Report
[2025_10_03_2025 September GTFD Monthly Report.pdf](#)
 - c. Letter to Gaines Charter Township Fire Department
[GCTFD Letter.pdf](#)
 - d. Building Department September 2025 Revenue Report
[Bldg Dept Revenue Summary Report 9.1.2025 through 9.30.2025.pdf](#)
 - e. Kent County Commissioner's Newsletter
[KC Commissioners Newsletter.pdf](#)
 - f. Annual Heritage Festival
[heritagefestival.pdf](#)
 - g. Annual Fall Leaf Collection
[FallLeafCollection.pdf](#)

8. **Scheduled Speakers**

- a. Joe Whalen, Reach the Forgotten

9. **Public Comments** - *Public may speak regarding anything on the agenda which is NOT scheduled for a public hearing (comments limited to 3 minutes per speaker)*

10. **Public Hearings**

- a. Public Hearing - Proposed 2026 Operating Budget
- b. Public Hearing - Special Assessment Street Light District Thornapple Farms Phase III

11. **Consent Agenda**

- a. Draft Minutes: September 8, 2025 Board Meeting
[Draft Minutes 09-08-2025.pdf](#)
- b. Treasurer's August 2025 Financial Report
[TreasurersFinancialReport.pdf](#)
- c. September 2025 Check Registers

Sept. 2025 General Funds	\$100,641.32
Sept. 2025 Public Safety	\$175,735.63
Sept. 2025 Building Inspections	\$ 13,528.54
Sept. 2025 Water & Sewer	<u>\$579,404.76</u>

TOTAL **\$869,310.25**

[CheckDisbursementReport_Redacted.pdf](#)

[W&S Sept 2025 check register.pdf](#)

12. **New Business**

- a. Zoning Text Amendment-Electronic Changeable Messaging
[Ch 24 Text Amendment ECMs-Board Memo.pdf](#)
- b. Thornapple Farms III Final Plat Approval
[Thornapple No 3 Final Plat_Board Memo.pdf](#)
- c. Prairie Wolf Station First Amendment to Consent Judgement
[10_13_25-PWS Consent Judgement Amendment Board Packet.pdf](#)
- d. Interim Construction Agreement Prairie Wolf Station Early Starts
[Prairie Wolf Sta-Interim Const Agmt_Board Packet.pdf](#)
- e. Thornapple Farms Street Light Special Assessment District
[MEMOThornappleFarmsSAD.pdf](#)
[1074532287 7094 PILEATED AVE SE Form 547.pdf](#)
[Notice of Public Hearing to Thornapple Farms Phase III SAD.pdf](#)

- f. Platform Truck Final Approval
[MEMOPlatformTruck.pdf](#)
[Platform Graphics Package.pdf](#)
- g. Thermal Imaging Camera
[Memo - Thermal Imaging Camera Replacement.pdf](#)
- h. Extension of METRO Act Contract
[Memo-Extension of METRO Act Agreement.pdf](#)
[VerizonsRequestforExtension.pdf](#)
- i. Utility Bill Relief Request
[1491 Fairwood board memo with support 10.6.25.pdf](#)
- j. Utility Bill Relief Request II
[7300 Bridge Town board memo with support 10.6.25.pdf](#)
- k. Proposed Ordinance to Amend Existing Water & Sewer Ordinance (No.493)
[Memo to Board for amending Article 10 10.6.25.pdf](#)
- l. Water & Sewer Agreement Townline Elementary
[WaterSewerAgreeTownline.pdf](#)
- m. Budget Discussion
[Memo - FY 2026 Budgets.pdf](#)
[101 General Fund Draft 3.pdf](#)
[205 Public Safety Fund Draft 3.pdf](#)
[549 Building Inspections Fund Draft 2.pdf](#)
[590 Sewer Fund Draft 2.pdf](#)
[591 Water Fund Draft 2.pdf](#)

13. **Public Comments** ~ *On any topic (comments limited to 3 minutes per speaker)*

14. **Manager's Comments**

15. **Supervisors Comments**

16. **Trustee Comments**

17. **Adjournment**

NEXT SCHEDULED BOARD OF TRUSTEES MEETING: November 10, 2025

ANY INTERESTED PERSONS ARE INVITED TO ATTEND AND PARTICIPATE IN ALL TOWNSHIP BOARD OF TRUSTEE MEETINGS. PERSONS WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS SHOULD CONTACT THE TOWNSHIP OFFICES ONE WEEK PRIOR TO THE MEETING TO REQUEST MOBILITY, VISUAL OR ANY OTHER ASSISTANCE.

****Preliminary Agenda - Subject to Change****



Michelle LaJoye-Young

SHERIFF

Bryan Muir

UNDERSHERIFF

MONTHLY REPORT FOR SEPTEMBER 2025

- Assisted with following up on several ordinance complaints, issued citation for 2297 68th Street.
- Arrested subject for a misdemeanor traffic violation.
- Welfare check for a nude subject laying in the grass near 60th Street and Eastern Avenue. Subject transported to the hospital for a mental evaluation.
- Assisted citizen with concerns about a relative who resides near 60th/Eastern.
- CRASE presentations for Township staff and for Swan Orthodontics.
- Arrested subject for possessing cocaine and ecstasy.
- Two retail fraud reports at Quality Car Wash.
- Gaines Chamber Lunch.
- Contacted resident on Crispin Ct. about disposing of paint.
- Patrolled Old Lantern for reports of careless driving during school busing hours.
- Deployed speed trailer to multiple locations.
- Disorderly subject at Cross Creek.
- Hit and run accident at Brewer Park.
- Scam report.
- Checked homeless camp near Target, appeared abandoned.
- Taste of Gaines event.
- Responded to a fight at East Kentwood High School.
- Investigating a resident in Cooks Crossing that has mental illness, reports of subject entering neighbors' homes without permission.
- Rapids Drive enforcement.

*Was on vacation from September 12th-21st



616.632.6100



701 Ball Ave NE, Grand Rapids, MI 49503

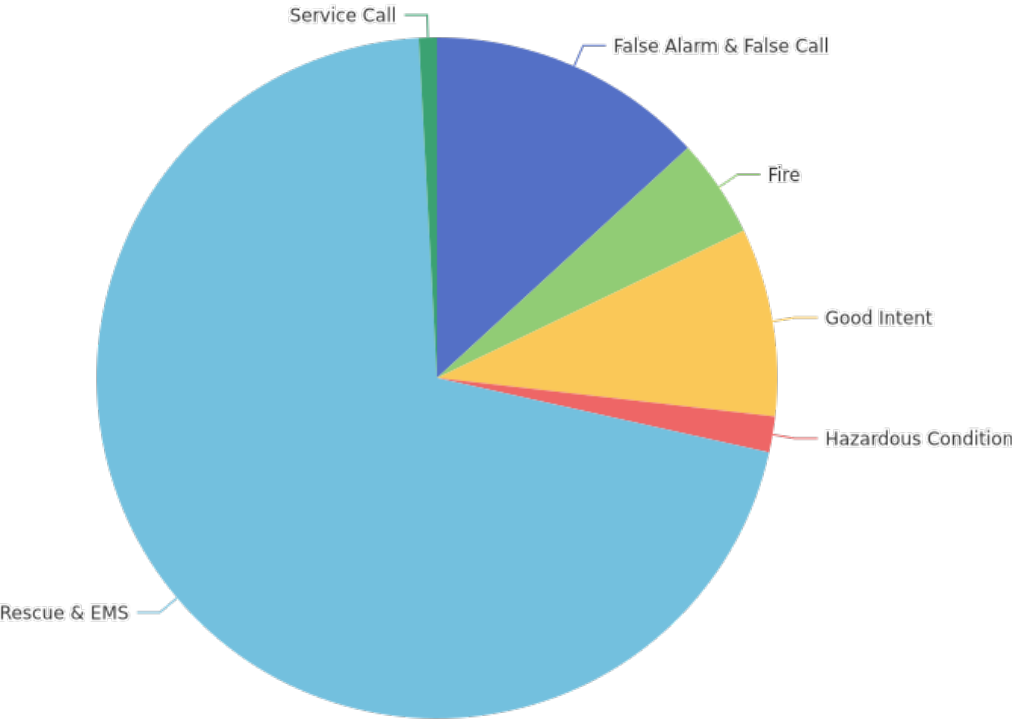


www.kentcountymi.gov/sheriff





Incident Type Summary - Monthly



Incident Type Summary - Monthly

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



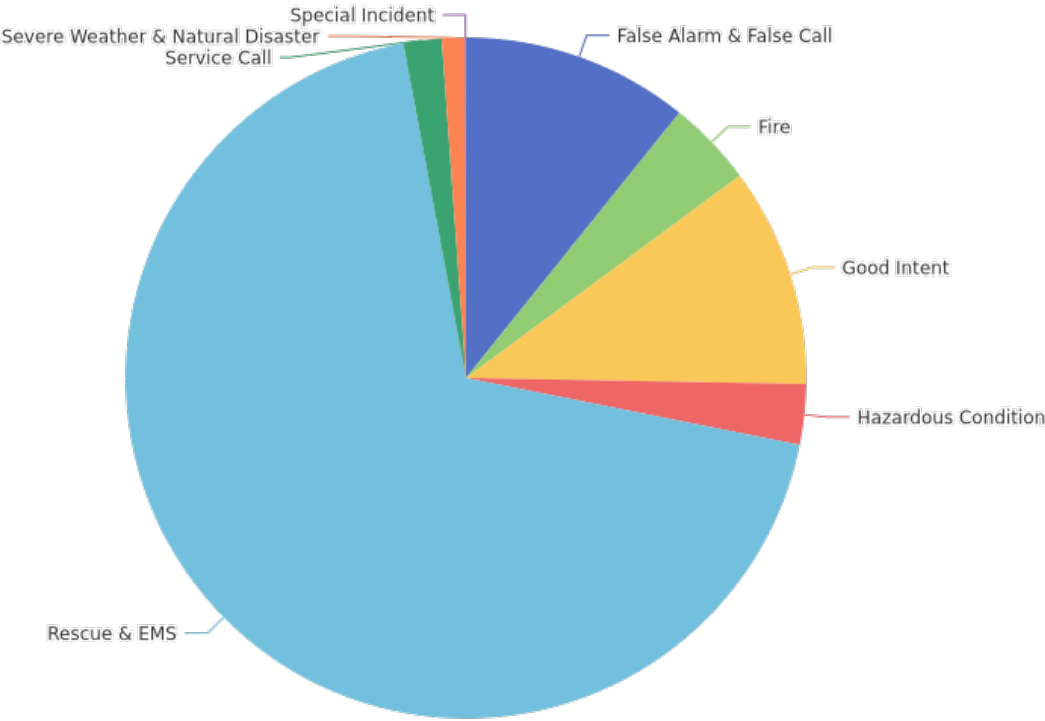
INCIDENT TYPE SERIES NAME (NFIRS)	SEP 2025	TOTAL FOR MONTH	PERCENT
Rescue & EMS	166	166	70.64%
False Alarm & False Call	31	31	13.19%
Good Intent	21	21	8.94%
Fire	11	11	4.68%
Hazardous Condition	4	4	1.70%
Service Call	2	2	0.85%
Total	235	235	100.00%

Description: This report counts the number of incidents within each high-level NFIRS grouping. This report includes incidents for last month

Criteria: PSAP Call Date/Time between 2025-09-01 00:00:00 and 2025-09-30 00:00:00



Incident Type Summary YTD



Incident Type Summary YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



INCIDENT TYPE SERIES NAME (NFIRS)	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025
False Alarm & False Call	31	24	21	18	26	36	31	38	31
Fire	8	7	12	13	12	9	11	14	11
Good Intent	28	36	24	25	35	23	29	26	21
Hazardous Condition	8	8	16	4	11	10	4	3	4
Rescue & EMS	223	172	165	152	198	179	184	196	166
Service Call	5	1	4	4	9	8	4	6	2
Severe Weather & Natural Disaster	1		9	1	14	1			
Special Incident	1								
Total	305	248	251	217	305	266	263	283	235

Description: This report counts the number of incidents within each high-level NFIRS grouping. This report includes incidents YTD

Criteria: PSAP Call Date/Time between 2025-01-01 00:00:00 and 2025-09-30 00:00:00



Response Zone Summary Report - Monthly

RESPONSE ZONE	SEP 2025	TOTAL	PERCENT OF TOTAL
Zone 1U	64	64	27.23%
Byron Township	42	42	17.87%
Zone 4U	42	42	17.87%
Zone 2S	31	31	13.19%
Zone 7S	11	11	4.68%
Zone 3S	9	9	3.83%
Zone 5S	9	9	3.83%
Zone 6R	9	9	3.83%
Zone 10R	6	6	2.55%
Zone 8R	5	5	2.13%
Zone 11R	2	2	0.85%
Zone 9R	1	1	0.43%
Zone 12R	1	1	0.43%
Caledonia Twp FD	1	1	0.43%
Byron Township FD	1	1	0.43%
Wyoming FD	1	1	0.43%
Total	235	235	100.00%



Response Zone Summary Report -YTD

RESPONSE ZONE	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025
Byron Township		71	76	44	74	83	72	90	42
Zone 1U		51	54	58	81	61	62	61	64
Zone 4U		46	35	35	51	43	46	49	42
Zone 2S		21	24	15	22	20	27	24	31
Zone 3S		9	13	12	16	15	8	15	9
Zone 7S		13	10	11	14	12	13	12	11
Zone 5S		9	8	8	12	11	7	8	9
Zone 6R		5	4	12	7	6	7	7	9
Zone 10R		4	12	7	10	3	5	4	6
Zone 11R			7	4	2		4	4	2
Zone 12R		5		5	5	1	3	2	1
Kentwood FD		6	1	1	6	2	1		
Zone 8R		2	1	1	1	3	1		5
Zone 9R		4	2	1	2	2		1	1
Byron Township FD		1	2	1	1	2	2		1
Wyoming FD					1		4	2	1
Caledonia Twp FD		1	1	1		1		2	1
Leighton Twp FD			1	1		1		1	

Response Zone Summary Report -YTD

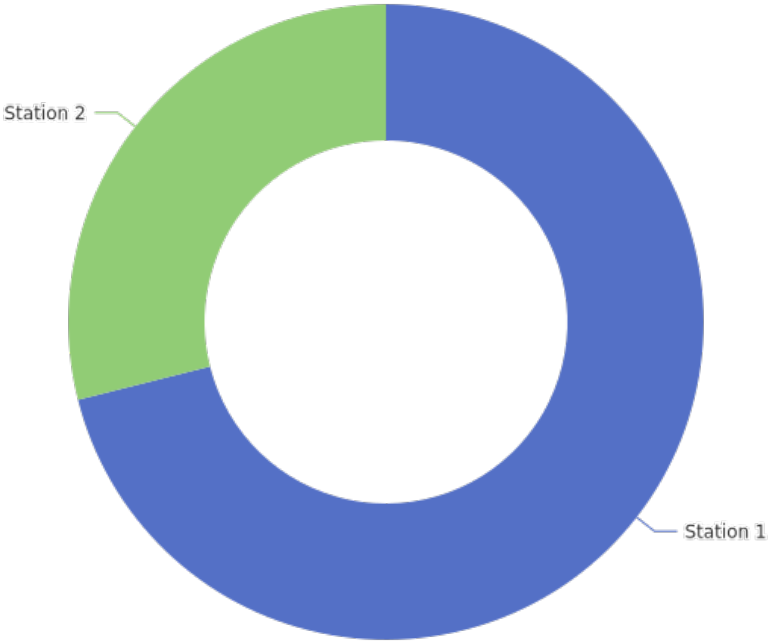
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



RESPONSE ZONE	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025
Cascade Twp FD								1	
Lowell Area FD							1		
(NULL)	305								
Total	305	248	251	217	305	266	263	283	235



Incident Count by Station - Monthly



Incident Count by Station - Monthly

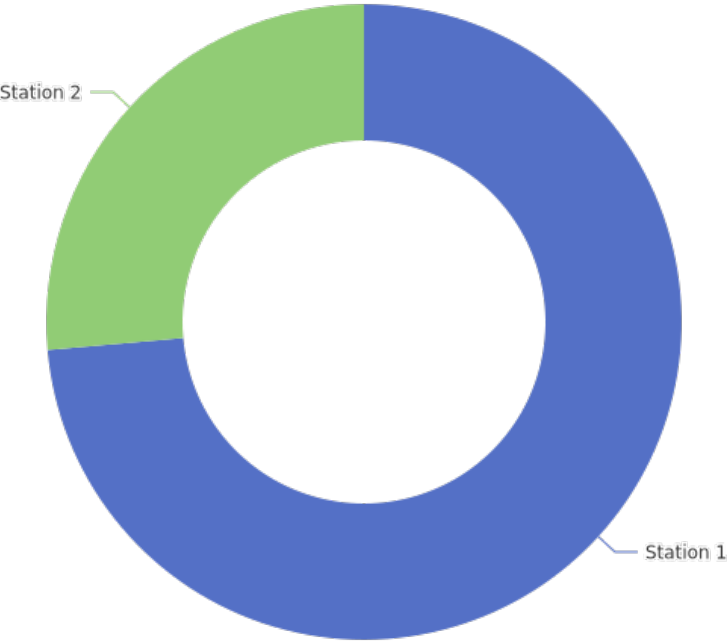
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



FIRE STATION	SEP 2025	INCIDENT COUNT	PERCENT OF TOTAL
Station 1	167	167	71.06%
Station 2	68	68	28.94%
Total	235	235	100.00%



Incident Count by Station - YTD



Incident Count by Station - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316

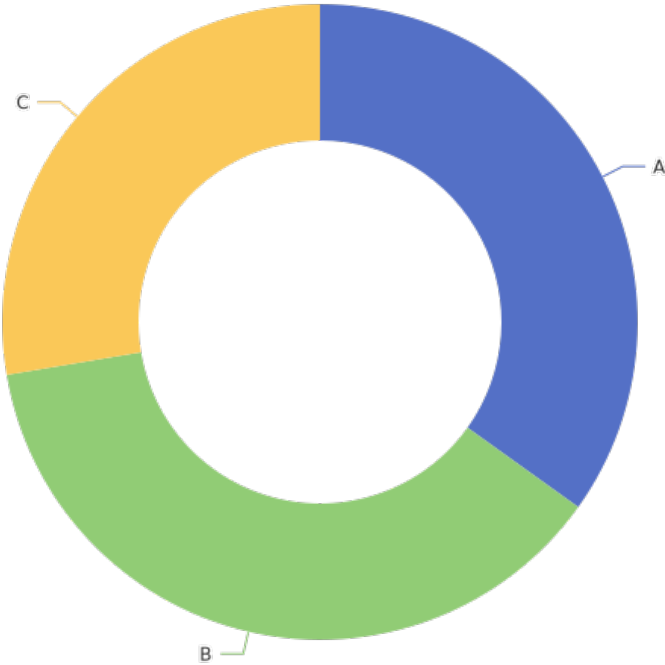


FIRE STATION	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025	INCIDENT COUNT
Station 1	177	172	146	231	205	205	219	167	1522
Station 2	71	79	71	74	61	58	64	68	546
Total	248	251	217	305	266	263	283	235	2068

Criteria: PSAP Call Date/Time between 2025-02-01 00:00:00 and 2025-09-30 00:00:00



Incident Count by Shift - Monthly



Incident Count by Shift - Monthly

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316

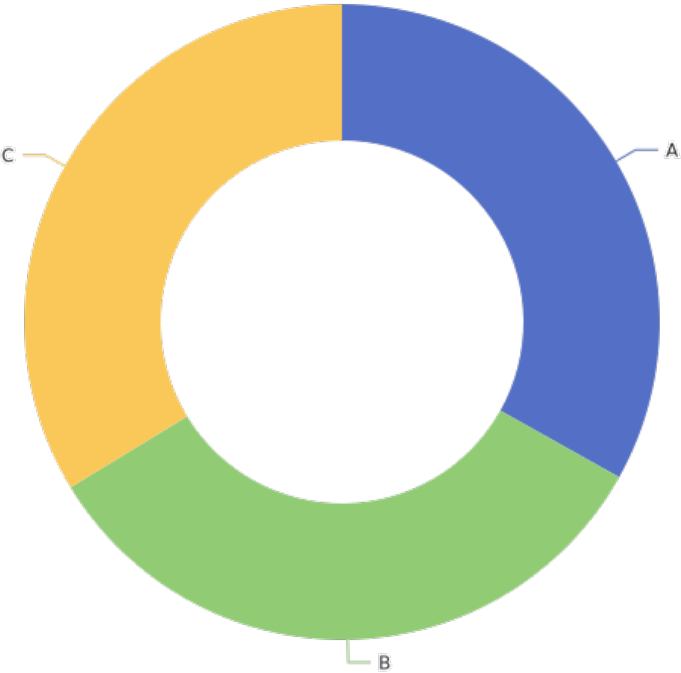


SHIFT NAME	SEP 2025	INCIDENT COUNT	PERCENT OF TOTAL
A	82	82	34.89%
B	88	88	37.45%
C	65	65	27.66%
Total	235	235	100.00%

Criteria: PSAP Call Date/Time between 2025-09-01 00:00:00 and 2025-09-30 00:00:00



Incident Count by Shift - YTD



Incident Count by Shift - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316

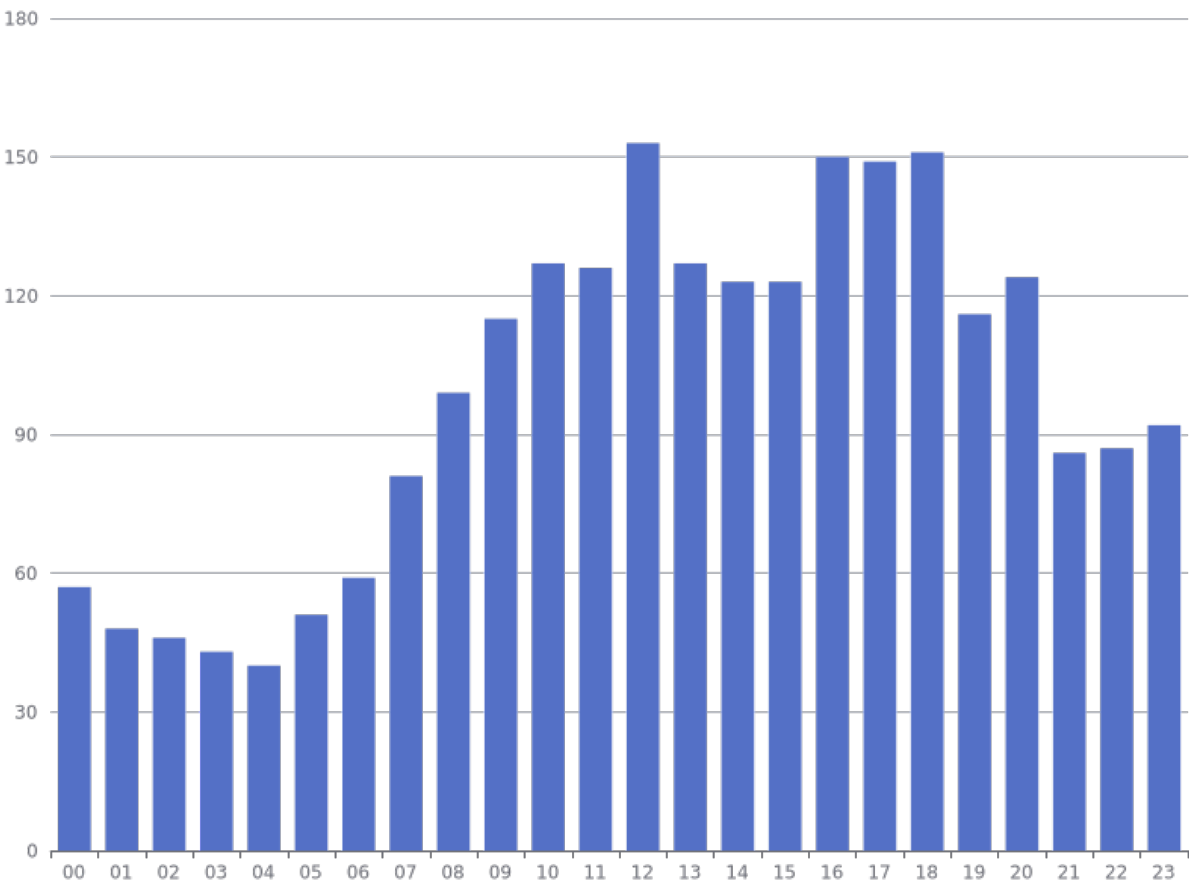


SHIFT NAME	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025	INCIDENT COUNT
A	72	93	77	88	93	80	100	82	685
B	95	72	71	99	91	95	75	88	686
C	81	86	69	118	82	88	108	65	697
Total	248	251	217	305	266	263	283	235	2068

Criteria: PSAP Call Date/Time between 2025-02-01 00:00:00 and 2025-09-30 00:00:00



Count of Incidents by Hour of Day & Day of Week - YTD



Count of Incidents by Hour of Day & Day of Week - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



PSAP CALL DATE/TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL
00	7	9	7	12	9	2	11	57
01	4	5	5	8	6	11	9	48
02	4	6	8	8	7	9	4	46
03	9	5	3	6	6	6	8	43
04	1	9	6	9	6	3	6	40
05	9	5	11	5	10	6	5	51
06	8	13	6	10	10	5	7	59
07	9	19	16	10	14	6	7	81
08	16	18	15	13	13	14	10	99
09	15	29	14	13	15	14	15	115
10	15	27	16	23	10	19	17	127
11	17	20	13	21	14	18	23	126
12	20	24	21	23	21	23	21	153
13	22	19	24	15	24	15	8	127
14	22	19	19	13	12	22	16	123
15	24	18	15	13	19	20	14	123
16	21	23	25	35	16	18	12	150
17	19	25	17	26	18	20	24	149
18	21	22	25	16	23	17	27	151
19	14	6	24	22	16	17	17	116

Count of Incidents by Hour of Day & Day of Week - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316

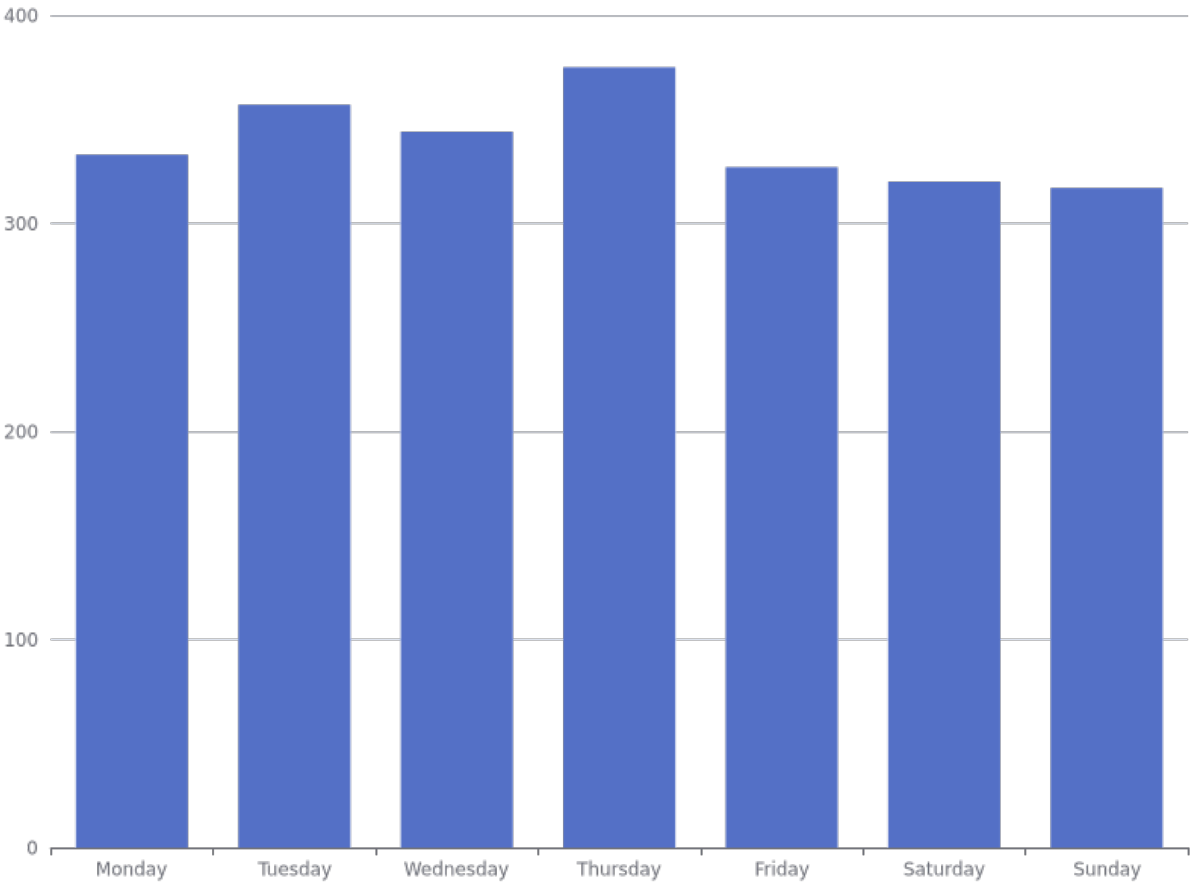


PSAP CALL DATE/TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL
20	17	16	17	26	19	12	17	124
21	13	8	12	16	14	11	12	86
22	14	6	13	12	10	18	14	87
23	12	6	12	20	15	14	13	92
Total	333	357	344	375	327	320	317	2373

Criteria: PSAP Call Date/Time between 2025-01-01 00:00:00 and 2025-09-30 00:00:00



Count of Incidents by Day of Week - YTD



Count of Incidents by Day of Week - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316

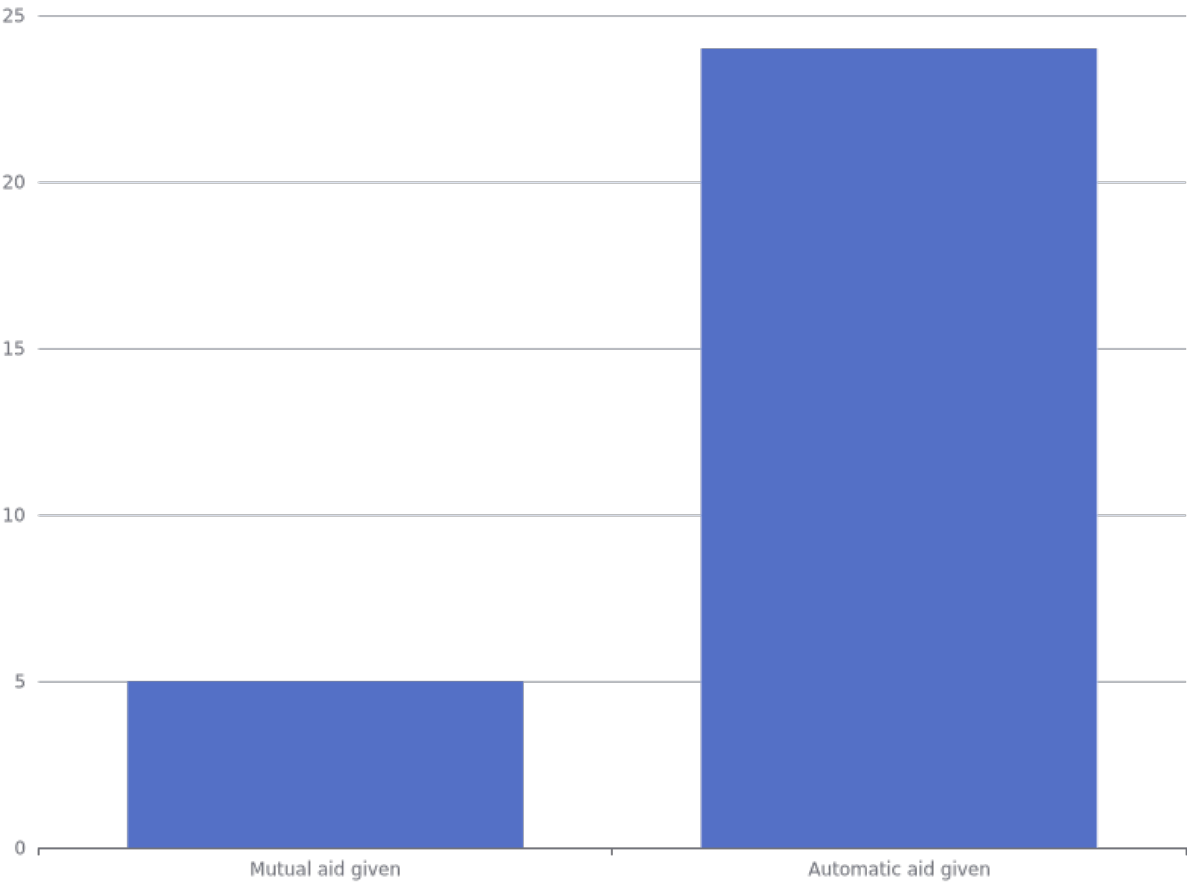


PSAP CALL DATE/TIME	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025
Monday	36	32	43	28	44	45	33	38	34
Tuesday	57	48	31	44	33	40	37	28	39
Wednesday	57	30	35	35	32	32	42	43	38
Thursday	38	39	34	26	61	42	51	45	39
Friday	50	40	20	27	49	37	43	38	23
Saturday	29	29	36	32	49	32	28	53	32
Sunday	38	30	52	25	37	38	29	38	30
Total	305	248	251	217	305	266	263	283	235

Criteria: PSAP Call Date/Time between 2025-01-01 00:00:00 and 2025-09-30 00:00:00



Aid Given (Auto/Mutual) - YTD



Aid Given (Auto/Mutual) - YTD

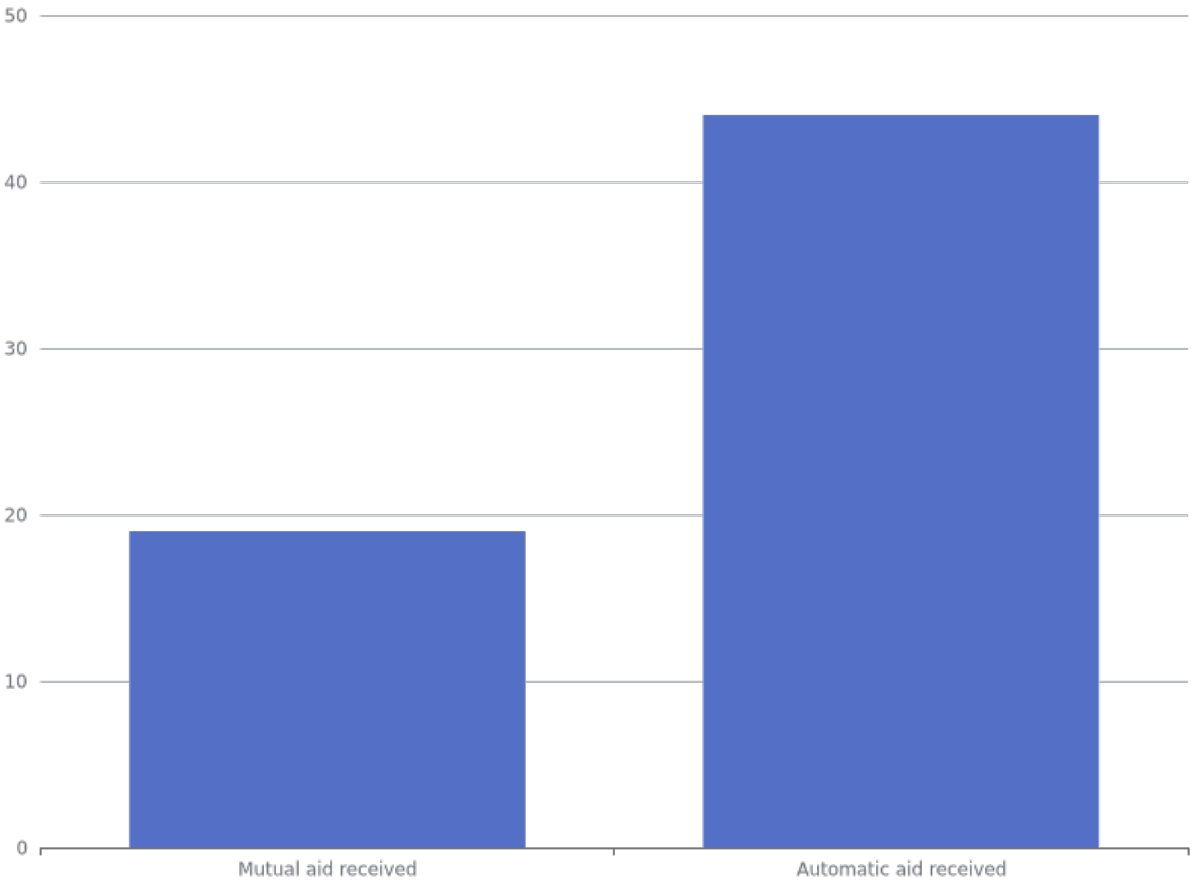
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



AID DEPARTMENT NAME	MUTUAL AID GIVEN	AUTOMATIC AID GIVEN	TOTAL
Byron Twp FD		4	4
Caledonia FD	2	4	6
Cascade Twp FD		1	1
Kentwood FD	2	7	9
Leighton Twp FD		2	2
Lowell Area Fire Department	1		1
Wyoming FD		6	6
Total	5	24	29



Aid Received (Auto/Mutual) - YTD



Aid Received (Auto/Mutual) - YTD

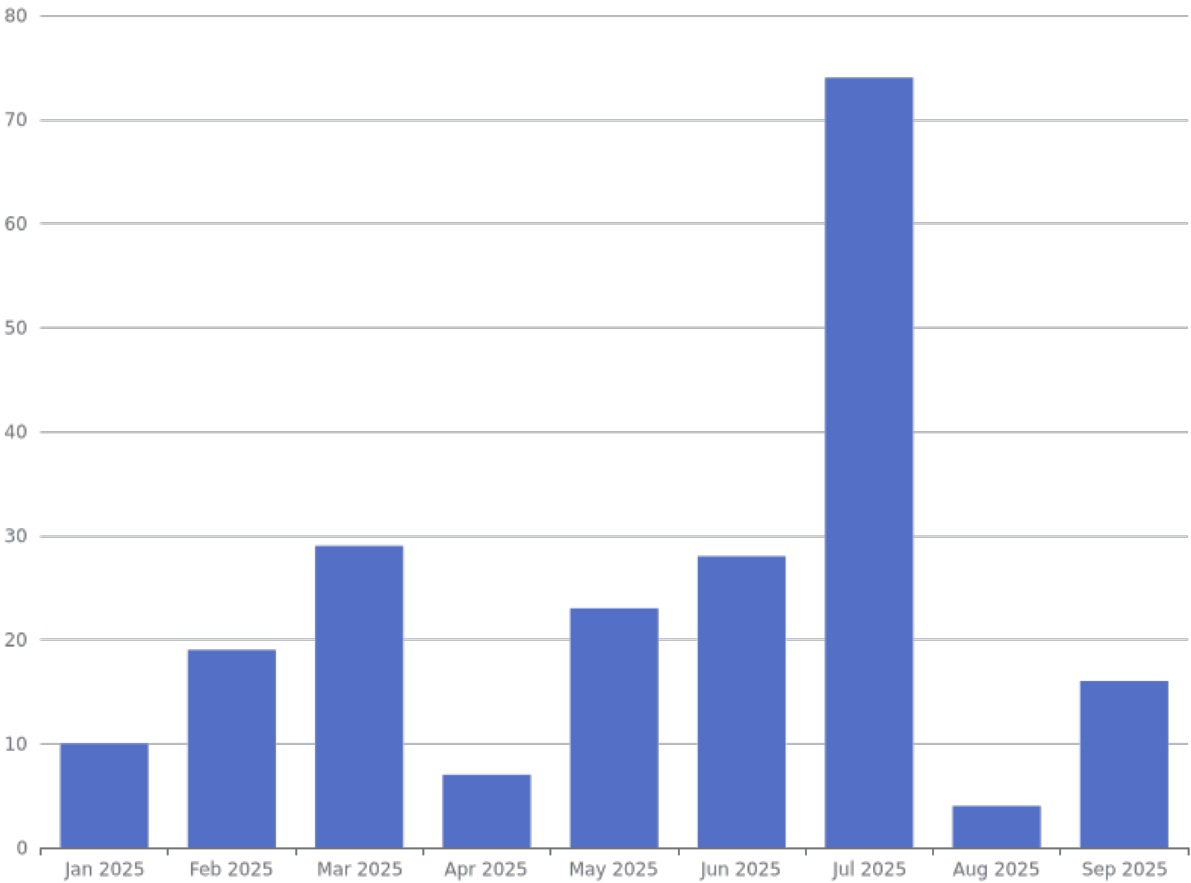
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



AID RECEIVED DEPARTMENT NAME(S) LIST	MUTUAL AID RECEIVED	AUTOMATIC AID RECEIVED	TOTAL
Byron Twp FD	9	1	10
Byron Twp FD, Kentwood FD		8	8
Byron Twp FD, Kentwood FD, Wyoming FD		1	1
Caledonia FD	5		5
Cascade Twp FD, Kentwood FD		1	1
Kentwood FD	5	21	26
Kentwood FD, Wyoming FD		7	7
Wyoming FD		5	5
Total	19	44	63



Inspection/Plan Review Report - YTD



Inspection/Plan Review Report - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



INSPECTION TYPE	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025
Annual Fire Inspection			1						
Certificate of Occupancy	1	1	3		1	1	1		
Complaint		2							
Fire Alarm System Final Acceptance		2	4	1	2		5		3
Fire Sprinkler Hydrostatic Test		1	5	1	3	2	4		2
Fire Sprinkler-Final		2	3		2	1	9		2
Fire Sprinkler-Rough In	3	1	5	2	2	3			
Kitchen Hood Suppression System Inspection	1	2				1		1	
Plan Review-Clean Agent System		5			1		2		
Plan Review-Commercial Kitchen Suppression System	1		1		1				
Plan Review-Fire Alarm Plan		1	1		4	12		1	
Plan Review-New Building							40	1	

Inspection/Plan Review Report - YTD

Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



INSPECTION TYPE	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025
Plan Review-Remodel of Existing Building			1			1		1	
Plan Review-Site Plan	1		1	1	4	1	3		1
Walk Through		1	3	1	2	2	1		1
Plan Review-Sprinkler Plan	3	1		1	1	2			4
Clean Agent Acceptance Test						1	7		2
Fire Pump Acceptance Test						1	1		
Fire Sprinkler- Air Test			1				1		1
Total	10	19	29	7	23	28	74	4	16

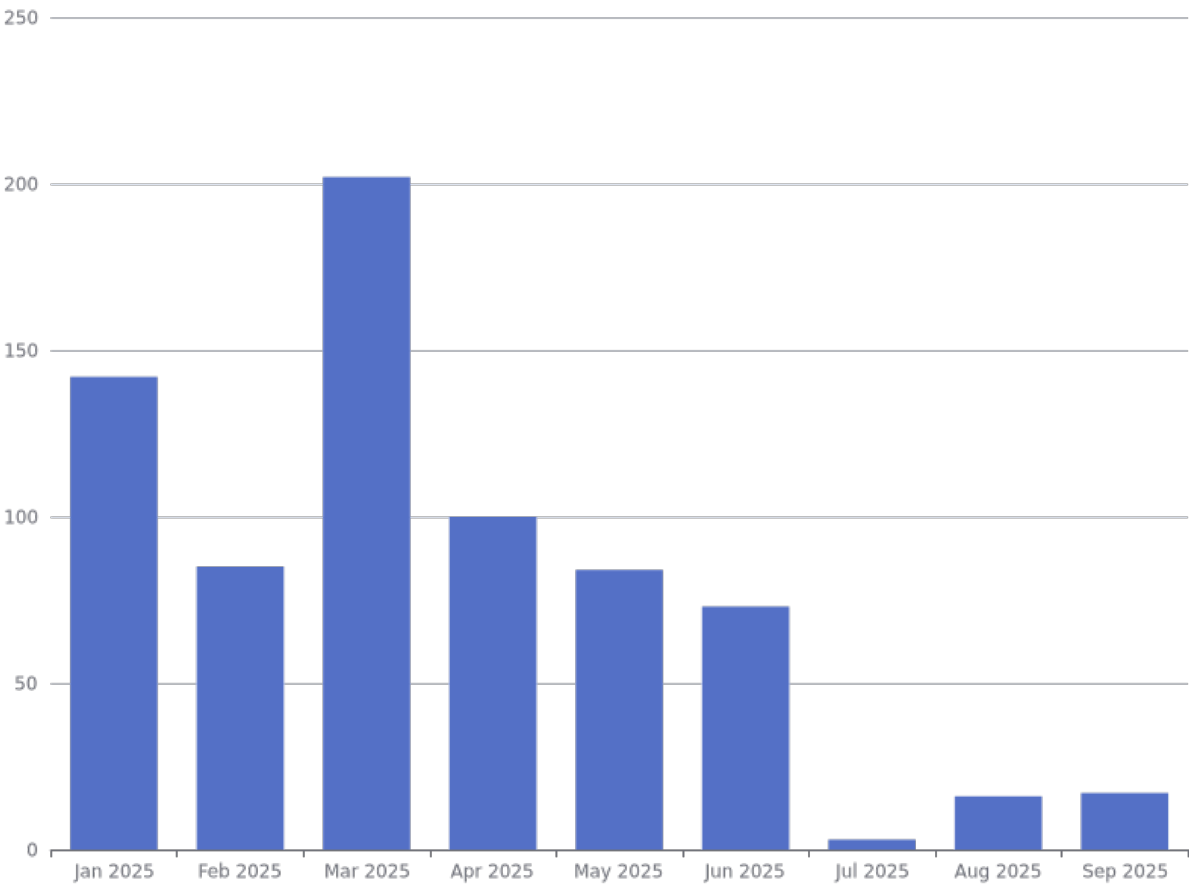


Inspection Report - Monthly

INSPECTION TYPE	SEP 2025	TOTAL
Fire Alarm System Final Acceptance	3	3
Fire Sprinkler Hydrostatic Test	2	2
Fire Sprinkler-Final	2	2
Plan Review-Site Plan	1	1
Walk Through	1	1
Plan Review-Sprinkler Plan	4	4
Clean Agent Acceptance Test	2	2
Fire Sprinkler- Air Test	1	1
Total	16	16



Pre Incident Pre Plan Completion Report



LAST PREPLAN COMPLETED AT	MONTH TOTAL
Jan 2025	142
Feb 2025	85
Mar 2025	202
Apr 2025	100
May 2025	84
Jun 2025	73
Jul 2025	3
Aug 2025	16
Sep 2025	17
Total	722

September 28, 2025

Chief Ken Van Hall
Gaines Township Fire Department
11 68th Street, S.W.
Grand Rapids, Michigan 49548

Dear Chief Van Hall,

We are writing to express our family's deepest gratitude to your team for their exceptional response to an emergency at the Chick-fil-A located at 1545 Edgeknoll Drive, S.E., in Grand Rapids, on September 4, 2025. Our 80-year-old father experienced a cardiac arrest while dining there. Thanks to the quick and skillful actions of the Chick-fil-A team members, the members of the Gaines Township Fire Department, and the AMR crew, our father's life was saved. Many on his care team commended everyone involved for their efforts. Due to effective CPR and care, our father did not suffer any brain damage afterward. He is now doing well, and grateful for the additional time he has been given with his family.

Our mother specifically remembers one of your crew members taking her away from the area where everyone was working on our father. She is thankful for his wisdom in doing this, as it was very traumatic for her to witness.

Rena Spurlin, at Chick-fil-A, gave us the names of the people who responded that day: Greg Friske, Zander Bobeldyke, Darryl Oliver, Ian Lafave, Rachel Lightfoot and Michael Olthof. She called them our father's heroes and we wholeheartedly agree. We believe God spared our father's life and answered many prayers said on his behalf. He shouldn't be alive. This crew is part of the story of God's grace and kindness to our family.

We would appreciate it if you could convey our family's heartfelt gratitude to your wonderful crew for all they did that day. There is no way we can repay them for the gift they have given us.

Sincerely,

Steve & Shelli Cox

Todd & Julie Dykstra

Jim & Charissa Kuiphof

and 11 grandchildren

Revenue Breakdown Report
Records from 9.1.2025 through 9.30.2025

Record Type: Permit	Records	Revenue
Building	23	\$33,628.00
Commerical Sign	1	\$130.00
Residential Roofing	7	\$630.00
Strom Drain	11	\$935.00
Electrical	37	\$6,255.00
Fire Supression	3	\$453.00
Mechanical	53	\$8,597.00
Plumbing	33	\$4,499.00
Total:	168	\$55,127.00



Kent County Board of Commissioners Newsletter - September 2025

Kent County, Michigan sent this bulletin at 09/30/2025 02:40 PM EDT

[View as Webpage](#)



**Board of
Commissioners
Update**
September 2025

Remembering 9/11



On September 11, at our [Board of Commissioners](#) meeting, we paused for a Special Order of Business to honor the lives lost on September 11, 2001, and to reflect on the lasting impact of that day.

The service opened with remarks from **Chair Ben Greene**, the Pledge of Allegiance, and an invocation from **Commissioner Melissa LaGrand**, followed by the presentation of colors from our [Sheriff's Office](#) Honor Guard with processional music by **Tom Bradley** of the [Grand Rapids Police Pipe Band](#). **Vice Chair Dan Burrill** read a proclamation and we shared in a moment of silence before the service concluded with Tom Bradley's moving performance of "Amazing Grace." [You can watch a video of the service here.](#)

As a community, we come together each year to remember the nearly 3,000 lives taken, the courage of first responders, and the resilience of our nation.

State of the County Highlights

More than 250 people attended this year's State of the County Address, which began with remarks from **County Administrator Al Vanderberg**. He highlighted major initiatives such as the Project 2050 visioning project and its framework, Headwater, along with the new Medical Examiner's Office in partnership with Michigan State University, the Grand River Greenway expansion, and the revolving loan fund to help address the housing shortage.

Board Chair Ben Greene then delivered a forward-looking message on how Kent County is preparing for the future. Chair Greene highlighted transformational projects such as the Acrisure Amphitheatre, Amway Soccer Stadium, the Behavioral Health Crisis Center, and the Sheriff's Office Real Time Intelligence Center.

Together, their remarks underscored the County's commitment to investing in infrastructure, public safety, and quality of life for residents.

The program also featured moving video stories from Naval Veteran John Baxter, Amplify GR's Jon Ippel, Deputy Steve Toonstra, and Rockford Public Schools Superintendent Dr. Steven Matthews, each highlighting how County services are impacting residents today and shaping opportunities for future generations. You can watch the video spotlights below.

- [Watch the John Baxter/Kent County Veterans Services Spotlight](#)
- [Watch the Jon Ippel/Amplify GR Spotlight](#)
- [Watch the Dr. Steve Matthews/Sergeant Toonstra - Public school Safety showcase](#)

A special thank you goes to **Judge Sara Smolenski**, who served as emcee and kept the evening fun and engaging.

 [Watch the Entire State of the County Address](#)



Final Call: Applications Close Today for County Boards and Commissions



It's not too late as applications for appointments to Kent County [boards](#), [commissions](#), and [committees](#) are **due today**.

These volunteer positions offer a meaningful way to give back and help shape the future of our community.

Opportunities are available in a variety of areas, including agricultural preservation, public health, veterans' services, social services, and more.

Qualified residents may [apply](#) by creating an [online account](#) and submitting an application

through the County's website. Resumes and cover letters are encouraged but not required. Applications are due by **11:59 p.m. on Sept. 30, 2025**.

For more information, please contact the Board of Commissioners' Office at **616-632-7580**.

Kent District Library Celebrates Krause Memorial Library Expansion



Congratulations to the [Kent District Library](#) on the groundbreaking of their [Krause Memorial/Rockford Branch](#) expansion on September 2, more than doubling its size!

Located in Rockford, the additional space will feature a new barrier-free main entrance, a spacious activity room, expanded children's space, and dedicated teen areas. It will also include new study rooms, a drive-thru book return, a quiet reading room, and an outdoor reading patio.

The Board of Commissioners is proud to have invested \$2 million from the [American Rescue Plan Act \(ARPA\)](#) in this project, ensuring the library will continue to enrich and serve residents for generations to come.

Board of Commissioners Meeting Highlights

The Board of Commissioners generally meet on the second and fourth Thursdays of each month. Attending these meetings in person or [via livestream](#) offers a chance to stay informed and involved in community issues.

Below is a video summarizing key moments from our September Board meetings:

Sept. 11, 2025 Meeting

- Special order of Business - 9/11 Memorial Service
- Invocation by Commissioner Melissa LaGrand
- Resolution Passed to Approve the 2025 Register of Deeds Automation Fund Additional Appropriation
- Resolution Passed to Approve the Tax Sharing Agreement with Byron Township/84th Street Corridor Improvement Authority
- Resolution Passed to Approve the Area Agency on Aging of Western Michigan Appropriation for Senior Center Staffing
- Resolution Passed to Accept Funding from the Kent County Parks Foundation for a Millennium Park Entry Sign and landscaping
- Resolution Passed to Approve the Purchase of Land for an Addition to Millennium Park
- Resolution Passed to Approve Donations for The West Michigan Welcome Plan
- Resolution Passed to Approve the State of Michigan Dept. of Labor & Economic Opportunity - Regional Community Collaborative Grant
- Resolution Passed to Approve the Property Tax Levy for Winter 2025 Dedicated Millage
- Resolution Passed to Approve the Fiscal Year 2026 Unmet Needs Funding Allocations
- Resolution Passed to Approve the Opioid Settlement: Purdue Sackler Family Settlement and 8 Manufacturer or Distributor Defendants

Sept. 25, 2025 Meeting

- Invocation by Commissioner Robert S. Womack
- Special Order of Business - 63rd District Court Annual Report
- Special Order of Business - Employee Recognition for Service
- Special Order of Business - Flat River Outreach Ministries Brownfield Redevelopment Plan Public Hearing
- Resolution Passed to Approve the Acquisition of Property for Public Safety Communications Purposes
- Resolution Passed to Approve a Contract for Medical Examiner Services
- Resolution Passed to Approve the Acquisition of Property for the Kent Trails Corridor Purposes
- Resolution Passed to Approve Purchase of Development Rights 2025 Application Scores and Ranking
- Resolution Passed to Approve the Code of Ethics and Conflict of Interest Policy
- Resolution Passed to Approve Appointment to Deputy Medical Examiner

Strengthening Medical Examiner Services Through Partnership with Michigan State University

Over the past year, the Board of Commissioners and County Administration have focused on



College of
Osteopathic Medicine
MICHIGAN STATE UNIVERSITY

and County Administration have focused on strengthening Medical Examiner services. Last week, the Board approved a new partnership with **Michigan State University's (MSU) College of Osteopathic Medicine**, ensuring continuity of

service while expanding opportunities for training and innovation in forensic pathology.

Under this agreement, **Dr. Stephen Cohle** will continue serving as the **County Medical Examiner**, while **Dr. Joyce deJong, D.O.**, dean of MSU's College of Osteopathic Medicine, has been appointed by the Board as **Interim Deputy County Medical Examiner** following the retirement of Dr. David Start. Together, this team and the County's partnership with MSU create a distinctive training environment, offering enhanced teaching opportunities for the next generation of forensic pathologists at a time when the nation faces a critical shortage of professionals.

All other responsibilities of the Office of the Medical Examiner remain unchanged, including investigations of sudden and unexplained deaths, preparation of reports and death certificates, providing court testimony, and reviewing cremation permit requests.

Through this partnership, the Board reaffirms its commitment to maintaining a Medical Examiner's Office that is not only highly professional but also future-focused, serving residents, families, and law enforcement agencies across West Michigan.

Thank You for Joining Us at the North Community Fest

More than 1,000 residents came together for the [Kent County North Community Fest](#), making it an afternoon to remember. From local food trucks and free ice cream to face painting, glitter tattoos, balloon animals, and big trucks on display—there was something for everyone.

Families enjoyed connecting with neighbors, while kids loved meeting the Sheriff's Office Mounted and K-9 Units. Guests also had the chance to explore more than 15 county department tables and learn about the many resources available right here in Kent County. We were also excited to give away more than 250 backpacks and school supplies to help kids get ready for a successful school year.

We are grateful to everyone who joined us for this day of community, fun, and connection.





Commissioners (left to right): Robin Halsted, Katie DeBoer, Liz Morse, and Monica Sparks

Upcoming Meetings

- Tuesday, Oct. 7: Finance Committee
- Thursday, Oct. 9: Board of Commissioners Meeting
- Tuesday, Oct. 21: Operations & Policy Committee
- Thursday, Oct. 23: Board of Commissioners Meeting
- Tuesday, Oct. 28: Community, Health and Safety Committee

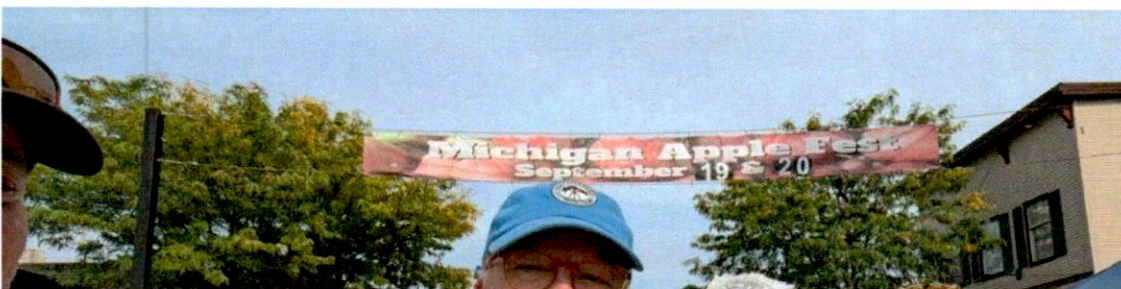
All Board and committee meetings start at 8:30 a.m. at the [County Administration Building](#) within the Board of Commissioners Chambers, unless otherwise specified. [Access meeting agendas and minutes here.](#)

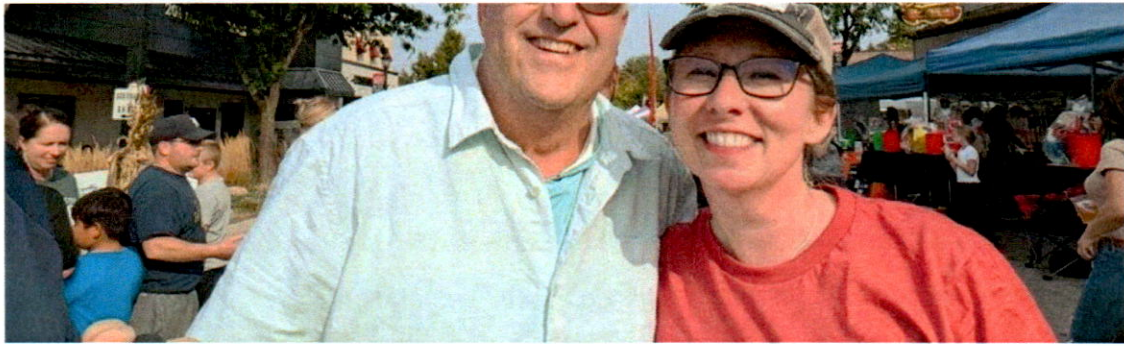
Around The County

- Come celebrate **85 years at the Animal Shelter** on **Oct. 16, 3:30–6:30 p.m.!** We'll have cider, donuts, fall crafts, and activities for the whole family at the shelter.
 - The Health Department and Animal Shelter are [urging residents to take precautions](#) after confirming the county's first rabies-positive bat of the year. Rabies is deadly but preventable, and because bats can enter homes undetected, residents should be aware of the risks and take proper precautions.
 - Veterans Services has [released its quarterly newsletter](#), featuring a Community Resource Guide for Veterans, details on applying for the 2026 House Cleaning Program for Disabled Veterans, information about Operation Green Light in November, and highlights from recent outreach events.
-

Commissioners Celebrate Michigan Apple Festival

Commissioners Liz Morse and Stan Ponstein attended the Michigan Apple Festival in the Village of Sparta, where they connected with residents and celebrated one of Kent County's signature fall events. 🍏





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Grand Rapids, Michigan 49503

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14TH ANNUAL GAINES
TOWNSHIP

FALL HERITAGE FESTIVAL

Prairie Wolf Park & Gaines
Township Offices
8555 Kalamazoo Ave. SE
Caledonia, MI 49316

SATURDAY | 11 | OCTOBER

9am-3pm

FOOD • MUSIC • MARKET
PRIZES • HAYRIDES
ANIMALS • ANTIQUE
TRACTORS • MORE!



Oct. 18th thru Nov. 22nd 2025 FALL LEAF COLLECTION

Yard Waste Recycling

Collection of leaves (**NO PLASTIC BAGS**), grass, annual bedding plants, and brush under 4 ft. long and less than 2 inches in diameter.

We **WILL NOT** ACCEPT IN ANY DUMPSTER:

Plastic bags, trash, metal, garbage, junk, plastic, stone, concrete or brush larger than 4 ft. long and more than 2 inches in diameter

AREA IS UNDER 24-HOUR SURVEILLANCE



**GAINES
CHARTER
TOWNSHIP**

Gain More.

Service available
to all Gaines
Charter Township
residents

Collection
dumpsters located
at south end of
upper parking lot

If you need
assistance, there
will be an
Attendant on duty
each Wednesday
10am – 3pm

GAINES CHARTER TOWNSHIP

8555 Kalamazoo Ave.
Caledonia, MI 49316

616-698-6640
www.gainestownship.org

October 18th thru
November 22nd

**MINUTES OF GAINES CHARTER TOWNSHIP BOARD
FOR THE REGULAR 7:00 PM MEETING
September 08, 2025**

Present: Supervisor Terpstra, Clerk Brew, Treasurer Lemke, Trustees DeWard, Fryling, Vander Stel
Staff: Manager Weersing

Absent: Trustee Haagsma – with notice

Opening prayer was given by Board Member Lemke and the Pledge of Allegiance was recited.

1. The meeting was called to order at 07:03 p.m. by Board Member Terpstra.

2. Question of Conflict of Interest

None

3. Review of the Consent Agenda.

No items were removed for in-depth discussion

4. Meeting Agenda

Motion by Board Member Vander Stel and seconded by Board Member Lemke to approve the published agenda.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

5. Communications ~ Non-action Informational Items

- a) August 2025 Gaines Charter Township Fire Department Run Report
- b) August 2025 Community Policing Officers' Report
- c) Building Department August 2025 Revenue Report

6. Scheduled Speakers

Shirley Bruursema – October 11, 2025 Harvest Festival including Revolutionary War Soldier encampment, pony rides, Township Supervisors past and present grilling hot dogs, country music, and hay rides.

7. Recognition of Individuals and/or Delegations for agenda and non-agenda items.

Steve Kornoelje expressed his interest in establishing a fund, paid by developers per development unit, to reimburse the Township for increased Public Safety costs.

8. Public Hearings

A. Public Safety Special Assessment District Assessment Rate

Motion by Board Member Lemke and seconded by Board Member Vander Stel to open the public hearing for the Public Safety Special Assessment District assessment rate.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

Andrew Wyngarden spoke in conditional agreement with the raising of the Special Assessment District assessment rate to the maximum value. The township has allowed a self created problem to occur. The increased development is beyond the ability of Public Safety to keep up without increased revenue past the maximum value.

Motion by Board Member Vander Stel and seconded by Board Member Lemke to close the public hearing for the Public Safety Special Assessment District assessment rate.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

9. Approval of the Consent Agenda

Motion by Board Member DeWard and seconded by Board Member Vander Stel to approve the Consent Agenda including the Treasurer's July 2025 Financial Report; General fund expenditures from 08/01/2025 through 08/31/2025 totaling \$376,122.67; Public Safety Special Assessment District expenditures totaling \$327,727.10; Building inspections totaling \$30,023.87 and Water and Sewer expenditures totaling \$395,592.32.

ROLL CALL VOTE: Board Member DeWard - yes, Board Member Vander Stel - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes, Board Member Fryling - yes. Motion carried by roll call vote.

10. New Business

A. Ratify Previous Motion

Motion by Board Member Brew and seconded by Board Member DeWard to ratify the motion added to the August 11, 2025 Trustee Board meeting that was not published in the August 11, 2025 agenda.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

B. Approve Draft Minutes from August 11, 2025 Board of Trustees Meeting

Motion by Board Member Vander Stel and seconded by Board Member Fryling to approve the August 11, 2025 meeting minutes as corrected.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

C. Proposed Township Millage Rate - 2025

Motion by Board Member Lemke and seconded by Board Member Vander Stel to adopt the 2025 operating millage rate of .8012 mil.

ROLL CALL VOTE: Board Member Lemke - yes, Board Member Vander Stel - yes, Board Member Brew - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Terpstra - yes. Motion carried by roll call vote.

D. Public Safety Assessment Rate

Motion by Board Member Vander Stel and seconded by Board Member DeWard to approve the Public Safety Special Assessment District Assessment Rate of 1.5 mils.

ROLL CALL VOTE: Board Member Vander Stel - yes, Board Member DeWard - yes, Board Member Fryling - no, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes. Motion carried by roll call vote.

E. Equipment For New Platform 65

Motion by Board Member Vander Stel and seconded by Board Member DeWard to approve the expenditures of the published equipment list for the new Platform 65.

ROLL CALL VOTE: Board Member Vander Stel - yes, Board Member DeWard - yes, Board Member Fryling - yes, Board Member Lemke - yes, Board Member Terpstra - yes, Board Member Brew - yes. Motion carried by roll call vote.

F. Special Events Liquor License Application

Motion by Board Member Lemke and seconded by Board Member Vander Stel to apply for a Special Events Liquor License for Taste of Gaines.

ROLL CALL VOTE: Board Member Vander Stel - yes, Board Member Lemke - yes. Board Member Fryling - yes, Board Member Terpstra – yes, Board Member Brew - yes, Board Member DeWard – yes. Motion carried by roll call vote.

G. 2026 Budget – Set Public Hearing

Motion by Board Member Lemke and seconded by Board Member Vander Stel to set the public hearing for October 13, 2025 regarding the 2026 Gaines Charter Township Budget.

VOICE VOTE: 6 Aye. 0 Nay. Motion carried on voice vote.

11. Public Comments

Andrew Wyngarden spoke about off-road construction vehicles traveling on public roads around the Prairie Wolf Station construction project. Also equipment with their forks at vehicle level traveling on public roads with high speeds around the Prairie Wolf Station construction project. He also express disappointment at the lack of dust control on the project. Several trustees had observed similar events around the construction project.

Andrew Wyngarden expressed concern that once the development is completed with the crossing from Prairie Wolf Park and Prairie Wolf Station with speeds of 55 to 60 mph coming north from the hill and valley to the south of the development and the roundabout intersection.

Andrew Wyngarden expressed his support for Special Assessment Districts over millages so that businesses in the township would not be exempt from the millage and would pay their fair share.

Dana Lehmann spoke her support for expanding the amount of parks and trails in the township

12. Manager's comments

An elderly individual from Moline passed away in Prairie Wolf Park this afternoon.

Grand Valley Metro Council dinner invitations were on the dais for board members.

The Hanna Lake sidewalk project is slated to begin Monday, September 15, 2025

13. Supervisor's comments.

Taste of Gaines needs volunteers and participation from Township Board members

Heritage Festival should be attended by Board members

Information sheet about the branding and logos was given to the trustees so that everyone can explain the choices to anyone who inquires

14. Trustees comments

Comments on excessive speed on Kalamazoo Avenue traveling north into the construction project with the issues raised by Mr. Wyngarden creates a very dangerous condition

The median placed by the Kent County Road Commission near Chick-fil-A is in serious need of work. A reminder that the Township is ultimately responsible for weeding in this median

Questions pertaining to the investments of Township monies are welcome to be addressed to the Treasurer's department

Modus software is saving time and effort in the Clerk's department

The Treasurer's department was very busy with property tax payments

Board Member Vander Stel gave notice of being absent at the October 13, 2025 Trustee Board Meeting

15. Adjournment

Meeting adjourned at 8:21 p.m.

Michael Alex Brew, Clerk

Robert Terpstra, Supervisor

GAINES CHARTER TOWNSHIP

LAURIE J LEMKE, TREASURER

CASH, INVESTMENTS, CD'S , MM AND POOL ACCOUNTS

AUGUST of 2025

Bank	Type	Amount	APR	Term	Maturity Date
GENERAL FUND					
Macatawa Checking	Ckg	\$ 3,141,035.03			
Public Safety	Restricted	\$ 633,215.15			
Opioid Settlement	Assigned	\$ 521.57			
Sidewalk & Trails	Assigned	\$ 15,765.75			
CFD - Truck Fund	Assigned	\$ 400,000.00			
Cemetery	Assigned	\$ 10,000.00			
Township Hall & Grounds	Assigned	\$ 10,981.00			
Division Ave. Improvements	Assigned	\$ 24,000.69			
Total General Fund Checking		\$ 4,235,519.19	4.07%		
Macatawa MM Savings					
Building Dept Reserves	Restricted	\$ 2,985,748.00			
Streetlights	Restricted	\$ 202,015.00			
	Non-restricted	\$ 250,000.00			
Interest Paid to Date		\$ 106,370.83			
	127409	\$ 3,544,133.83	4.58%		
Investments					
Kent Co. Pool - General	Pooled	\$ -	4.22%		
Michigan Class	Pooled	\$ 1,936,628.09	4.35%		
CIBC	CD	\$ 550,000.00	4.25%	119 Days	10.1.2025
Consumers Credit Union	CD	\$ 332,513.70	4.15%	18 Mos.	10.4.2025
		\$ 2,819,141.79			

GENERAL FUND TOTAL	\$ 10,598,794.81
---------------------------	-------------------------

Kent Co. Pool - ARPA Funds	Pooled	\$ 2,338,579.29	3.93%
DIVISION AVE CORRIDOR		\$ 30,605.32	
TRUST & AGENCY		\$ 64,426.90	
TAX FUND		\$ 6,892,659.14	
PETTY CASH		\$ 254.41	

WATER & SEWER					
Bank		Amount	APY	Term	Maturity Date
Macatawa Bank	Checking	\$ 4,893,949.17	4.07%		
Macatawa Bank	HY SAVE	\$ 5,572,908.44	4.50%		
Kent Co. Pool	Pooled	\$ -	3.93%		
Michigan Class	Pooled	\$ 4,298,407.04	4.35%		
Consumers Credit Union	Share	\$ 27.74			
Flagstar Bank	CD	\$ 1,137,826.15	4.25%	204 Days	9.23.2025
Mercantile Bank of MI	CD	\$ 1,112,716.14	4.41%	365 Days	10.25.2025
Flagstar Bank	CD	\$ 1,082,515.38	4.15%	364 Days	11.6.2025
West MI Community Bank	CD	\$ 812,098.87	4.17%	10 Months	12.15.2025
Horizon Bank	CD	\$ 1,152,605.67	3.90%	365 Days	1.23.2026
Michigan First CU	CD/Share	\$ 790,528.82	4.10%	12 Months	3.21.2026
Choice One Bank	CD	\$ 801,343.60	4.13%	12 Months	4.10.2026
Horizon Bank	CD	\$ 645,314.55	3.85%	12 Months	5.13.2026
Union Bank	CD	\$ 852,932.35	5.15%	12 Months	5.22.2026
Choice One Bank	CD	\$ 1,108,212.44	4.13%	12 Months	6.1.2026
West MI Community Bank	CD	\$ 560,121.03	4.36%	365 Days	6.17.2026
First National Bank of A	CD	\$ 558,168.08	4.10%	18 Months	6.17.2026
Macatawa Bank	CD	\$ 1,026,887.20	4.31%	12 Months	7.21.2026
Consumers Credit Union	CD	\$ 938,995.08	4.75%	24 Months	8.1.2026
CIBC USA Bank	CD	\$ 1,120,931.68	4.92%	364 Days	8.8.2025
Restricted W&S Fees	Committed	\$ 28,466,489.43			

CHECK DATE 09/01/2025 - 09/30/2025

Check	Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
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09/05/2025	GEN 2	35195*#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	261.000	31.99
09/05/2025	GEN 2	35196	APEX SOFTWARE	PROGRAMMING/SOFTWARE/NETWORK	809.000	257.000	895.00
09/05/2025	GEN 2	35198	CHARTER COMMUNICATIONS	TELECOMMUNICATIONS	853.000	265.000	264.99
09/05/2025	GEN 2	35199	CHRIS HOLWERDA	TELECOMMUNICATIONS	853.000	253.000	25.00
09/05/2025	GEN 2	35201*#	CONSUMERS ENERGY	ELECTRIC	920.000	265.000	8,177.25
				DIVISION AVE	920.001	448.000	93.96
				DIVISION AVE	920.001	448.000	90.78
				ELECTRIC	920.000	567.000	42.65
				ELECTRIC	920.000	567.000	74.28

09/05/2025	GEN 2	35202	EVERETT'S LANDSCAPE MANAGEMENT INC CONTRACTED SERVICES	808.000	751.000	40.00
			CONTRACTED SERVICES	808.000	751.000	356.72

396.72

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 09/01/2025 - 09/30/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101, 205, 549

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
09/05/2025	GEN 2	35203	FNBO	LUNCHES/DINNERS/MEETINGS	812.000	215.000	15.61
				SEMINARS/CONTINUING EDUCATION	831.000	215.000	1,895.52
		Check GEN 2 35203	Total for Fund 101 GENERAL FUND				1,911.13
09/05/2025	GEN 2	35205	KENT COMMUNICATIONS INC	PRINTING	900.000	262.000	6,145.20
09/05/2025	GEN 2	35206	LAMPHEAR SERVICE COMPANY INC	EQUIPMENT MAINTENANCE	932.000	265.000	538.75
09/05/2025	GEN 2	35207	MEDMUTUAL LIFE	HEALTH & LIFE INSURANCE	717.000	261.000	536.71
09/05/2025	GEN 2	35210	NAGENDER MADHYANAPU	RENTAL OF COMMUNITY ROOM	667.003	000.000	200.00
09/05/2025	GEN 2	35213	PLUMMERS DISPOSAL SERVICE	CONTRACTED SERVICES	808.000	751.000	199.00
09/05/2025	GEN 2	35214	RICHMOND STAMP WORKS INC	SUPPLIES	727.000	567.000	47.55
09/05/2025	GEN 2	35215	SHIRLEY BRUURSEMA	POSTAGE	965.000	751.000	62.40
09/05/2025	GEN 2	35217	STAPLES TECHNOLOGY SOLUTIONS	NEW FURNITURE & EQUIPMENT	979.000	215.000	2,204.04
09/05/2025	GEN 2	35218	STARDUST THEATRE RENTALS	COMMUNITY PROMOTIONS	880.000	751.000	423.00
09/05/2025	GEN 2	35219*#	T-MOBILE	TELECOMMUNICATIONS	853.000	215.000	64.80
				TELECOMMUNICATIONS	853.000	253.000	25.00
				TELECOMMUNICATIONS	853.000	257.000	42.00
				TELECOMMUNICATIONS	853.000	443.000	25.00
				TELECOMMUNICATIONS	853.000	701.000	50.00
				TELECOMMUNICATIONS	853.000	261.000	126.64
		Check GEN 2 35219	Total for Fund 101 GENERAL FUND				333.44
09/12/2025	GEN 2	35225*#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	261.000	176.09
09/12/2025	GEN 2	35226#	AMBER VANDERMOLLEN	MISCELLANEOUS	963.001	262.000	30.00
				MILEAGE REIMBURSEMENT	817.000	567.000	9.38
				MILEAGE REIMBURSEMENT	817.000	262.000	227.80
		Check GEN 2 35226	Total for Fund 101 GENERAL FUND				267.18
09/12/2025	GEN 2	35227*#	ARROWASTE INC	TRASH REMOVAL	822.000	790.000	90.82
				TRASH REMOVAL	822.000	265.000	180.94
				TRASH REMOVAL	822.000	567.000	71.38
		Check GEN 2 35227	Total for Fund 101 GENERAL FUND				343.14
09/12/2025	GEN 2	35228*#	BUSINESS SYSTEM SOLUTIONS, INC	PROGRAMMING/SOFTWARE/NETWORK	809.000	261.000	4,927.29
09/12/2025	GEN 2	35230	CONSUMERS ENERGY	ELECTRIC	920.000	448.000	8,951.64
				ELECTRIC	920.000	448.000	6,121.99
		Check GEN 2 35230	Total for Fund 101 GENERAL FUND				15,073.63
09/12/2025	GEN 2	35231#	DJ'S LANDSCAPE MANAGEMENT	GROUNDS MAINTENANCE	935.000	265.000	2,295.63
				GROUNDS MAINTENANCE	935.000	790.000	192.63
		Check GEN 2 35231	Total for Fund 101 GENERAL FUND				2,488.26
09/12/2025	GEN 2	35232	FNBO	BUILDING REPAIR & MAINTENANCE SUPPLIES	775.000	567.000	355.77
				FUEL	741.000	567.000	66.90
		Check GEN 2 35232	Total for Fund 101 GENERAL FUND				422.67
09/12/2025	GEN 2	35233#	FNBO	COMMUNITY PROMOTIONS	880.000	751.000	69.96

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 09/01/2025 - 09/30/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101, 205, 549

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				SEMINARS/CONTINUING EDUCATION	831.000	253.000	788.00
				COMMUNITY PROMOTIONS	880.000	751.000	100.00
			Check GEN 2 35233 Total for Fund 101 GENERAL FUND				957.96
09/12/2025	GEN 2	35234#	FNBO	BUILDING MAINTENANCE	933.000	790.000	13.99
				BUILDING MAINTENANCE	933.000	265.000	4.99
			Check GEN 2 35234 Total for Fund 101 GENERAL FUND				18.98
09/12/2025	GEN 2	35235#	FNBO	LUNCHES/DINNERS/MEETINGS	812.000	101.000	341.30
				SEMINARS/CONTINUING EDUCATION	831.000	171.000	367.00
				SEMINARS/CONTINUING EDUCATION	831.000	171.000	171.52
				LUNCHES/DINNERS/MEETINGS	812.000	261.000	288.95
			Check GEN 2 35235 Total for Fund 101 GENERAL FUND				1,168.77
09/12/2025	GEN 2	35236#	FNBO	COMMUNITY PROMOTIONS	880.000	751.000	100.00
				COMMUNITY PROMOTIONS	880.000	751.000	5,019.81
				SEMINARS/CONTINUING EDUCATION	831.000	701.000	150.00
			Check GEN 2 35236 Total for Fund 101 GENERAL FUND				5,269.81
09/12/2025	GEN 2	35237*#	FNBO	MISCELLANEOUS	963.001	253.000	12.21
09/12/2025	GEN 2	35239*#	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	1,140.75
09/12/2025	GEN 2	35240	GREY MATTER GROUP	MISCELLANEOUS	963.001	261.000	2,000.00
09/12/2025	GEN 2	35241	HORIZON COMMUNITY PLANNING LLC	CONTRACTED SERVICES	808.000	701.000	303.75
09/12/2025	GEN 2	35242	INTERURBAN TRANSIT PARTNERSHIP	INTERURBAN TRANSIT AUTHORITY	860.000	596.000	3,596.24
				INTERURBAN TRANSIT AUTHORITY	860.000	596.000	736.52
			Check GEN 2 35242 Total for Fund 101 GENERAL FUND				4,332.76
09/12/2025	GEN 2	35243	J & S SIDING	GROUNDS MAINTENANCE	935.000	265.000	1,500.00
09/12/2025	GEN 2	35244#	JACK'S LAWN & SNOWPLOWING, INC	GROUNDS MAINTENANCE	935.000	790.000	484.10
				GROUNDS MAINTENANCE	935.000	265.000	1,940.05
			Check GEN 2 35244 Total for Fund 101 GENERAL FUND				2,424.15
09/12/2025	GEN 2	35245	KENT COUNTY TREASURER	TAX/PERMIT FEES REFUND	964.000	261.000	67.35
09/12/2025	GEN 2	35247	LAMPHEAR SERVICE COMPANY INC	EQUIPMENT MAINTENANCE	932.000	265.000	293.00
09/12/2025	GEN 2	35248#	MEYERS CLEANING SERVICE INC	CLEANING BUILDING	821.000	265.000	1,250.00
				CLEANING BUILDING	821.000	790.000	1,292.70
			Check GEN 2 35248 Total for Fund 101 GENERAL FUND				2,542.70
09/12/2025	GEN 2	35249	MICHAEL BREW	MILEAGE REIMBURSEMENT	817.000	262.000	217.00
09/12/2025	GEN 2	35250#	MINER SUPPLY COMPANY	CLEANING BUILDING	821.000	265.000	300.67
				CLEANING BUILDING	821.000	790.000	237.45
				CLEANING BUILDING	821.000	790.000	451.03
			Check GEN 2 35250 Total for Fund 101 GENERAL FUND				989.15
09/12/2025	GEN 2	35251	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	68.50
09/12/2025	GEN 2	35254	PIVOT POINT PARTNERS LLC	PROGRAMMING/SOFTWARE/NETWORK	809.000	257.000	3,007.25
09/12/2025	GEN 2	35256#	VIEW NEWSPAPER GROUP	PUBLISHING	901.000	261.000	142.00

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 09/01/2025 - 09/30/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101, 205, 549

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				PUBLISHING	901.000	215.000	123.60
				PUBLISHING	901.000	701.000	284.00
		Check GEN 2 35256	Total for Fund 101 GENERAL FUND				549.60
09/12/2025	GEN 2	35257	WEST MICHIGAN DOCUMENT SHREDDING L	CONTRACTED SERVICES	808.000	261.000	40.00
09/19/2025	GEN 2	35258*#	ACCIDENT FUND	WORKERS' COMPENSATION INSURANCE	719.000	261.000	1,789.36
09/19/2025	GEN 2	35259*#	AMAZON CAPITAL SERVICES	NEW FURNITURE & EQUIPMENT	979.000	701.000	24.99
				SUPPLIES	727.000	261.000	14.98
		Check GEN 2 35259	Total for Fund 101 GENERAL FUND				39.97
09/19/2025	GEN 2	35260*#	BLOOM SLUGGETT	LEGAL SERVICES	802.000	261.000	25.50
				LEGAL SERVICES	802.000	701.000	6,739.00
		Check GEN 2 35260	Total for Fund 101 GENERAL FUND				6,764.50
09/19/2025	GEN 2	35261	FIRST UNUM LIFE INSURANCE COMPANY	HEALTH & LIFE INSURANCE	717.000	261.000	1,599.17
09/19/2025	GEN 2	35262	GORDON WATER	CONTRACTED SERVICES	808.000	265.000	64.94
09/19/2025	GEN 2	35263	INTERURBAN TRANSIT PARTNERSHIP	INTERURBAN TRANSIT AUTHORITY	860.000	596.000	3,664.96
				INTERURBAN TRANSIT AUTHORITY	860.000	596.000	750.61
		Check GEN 2 35263	Total for Fund 101 GENERAL FUND				4,415.57
09/19/2025	GEN 2	35264#	K.C. SUPERVISORS ASSOCIATION	DUES AND MEMBERSHIPS	832.000	171.000	115.00
				DUES AND MEMBERSHIPS	832.000	172.000	115.00
		Check GEN 2 35264	Total for Fund 101 GENERAL FUND				230.00
09/19/2025	GEN 2	35266*#	LAMPHEAR SERVICE COMPANY INC	EQUIPMENT MAINTENANCE	932.000	265.000	5,600.00
09/19/2025	GEN 2	35267	LAURIE LEMKE	MILEAGE REIMBURSEMENT	817.000	253.000	133.00
09/19/2025	GEN 2	35268	MAYNARDS WATER CONDITIONING LLC	EQUIPMENT MAINTENANCE	932.000	265.000	189.60
09/19/2025	GEN 2	35269	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	68.50
09/19/2025	GEN 2	35271	VRIESMAN & KORHORN LLC	ENGINEERING CONTRACTED SERVICES	808.001	701.000	361.37
				ENGINEERING CONTRACTED SERVICES	808.001	701.000	782.50
				ENGINEERING CONTRACTED SERVICES	808.001	701.000	177.00
		Check GEN 2 35271	Total for Fund 101 GENERAL FUND				1,320.87
09/19/2025	GEN 2	35272	WEATHER SHIELD ROOFING SYSTEMS	CONTRACTED SERVICES	808.000	790.000	536.61
09/19/2025	GEN 2	35273	WOLVERINE MEMORIAL LETTERING SERVI	CONTRACTED SERVICES	808.000	567.000	300.00
09/24/2025	GEN 2	35274	AB LOCK AND SAFE	BUILDING MAINTENANCE	933.000	265.000	429.00
09/24/2025	GEN 2	35276*#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	567.000	55.23
				SUPPLIES	727.000	261.000	247.80
				SUPPLIES	727.000	567.000	24.99
				SUPPLIES	727.000	215.000	58.66
				SUPPLIES	727.000	215.000	98.55
		Check GEN 2 35276	Total for Fund 101 GENERAL FUND				485.23
09/24/2025	GEN 2	35277	CINTAS	EQUIPMENT RENTAL/SERVICE	805.000	265.000	63.63
09/24/2025	GEN 2	35278*#	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	172.000	185.98

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CHECK DATE 09/01/2025 - 09/30/2025

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				HEALTH & LIFE INSURANCE	717.000	215.000	279.69
				HEALTH & LIFE INSURANCE	717.000	253.000	38.30
				HEALTH & LIFE INSURANCE	717.000	257.000	223.41
				HEALTH & LIFE INSURANCE	717.000	443.000	87.22
				HEALTH & LIFE INSURANCE	717.000	701.000	143.43
			Check GEN 2 35278 Total for Fund 101 GENERAL FUND				958.03
09/24/2025	GEN 2	35279*#	DTE ENERGY	NATURAL GAS	923.000	790.000	57.44
				NATURAL GAS	923.000	265.000	563.00
			Check GEN 2 35279 Total for Fund 101 GENERAL FUND				620.44
09/24/2025	GEN 2	35281	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	140.00
09/24/2025	GEN 2	35282#	KIM TRIPLETT	MILEAGE REIMBURSEMENT	817.000	171.000	25.62
				TELECOMMUNICATIONS	853.000	172.000	25.00
				SUPPLIES	727.000	261.000	7.50
			Check GEN 2 35282 Total for Fund 101 GENERAL FUND				58.12
09/24/2025	GEN 2	35284*#	LAMPHEAR SERVICE COMPANY INC	CONTRACTED SERVICES	808.000	790.000	575.00
09/24/2025	GEN 2	35294*#	SANGOMA US INC	TELECOMMUNICATIONS	853.000	265.000	963.99
Total For Fund: 101							100,641.32
Fund: 205 PUBLIC SAFETY SAD							
09/05/2025	GEN 2	35195*#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	336.003	60.82
				SUPPLIES	727.000	336.003	231.99
			Check GEN 2 35195 Total for Fund 205 PUBLIC SAFETY SAD				292.81
09/05/2025	GEN 2	35200	COMCAST	TELECOMMUNICATIONS	853.000	336.003	275.22
09/05/2025	GEN 2	35201*#	CONSUMERS ENERGY	ELECTRIC	920.000	336.003	1,362.67
09/05/2025	GEN 2	35204	GORDON WATER	CONTRACTED SERVICES	808.000	336.003	10.79
09/05/2025	GEN 2	35208	MENARDS- WYOMING	OPERATING SUPPLIES	740.000	336.003	144.42
09/05/2025	GEN 2	35209	MRS. GAY A JACOBSON	UNIFORMS	776.000	336.003	54.00
09/05/2025	GEN 2	35211	NYE UNIFORM COMPANY	UNIFORMS	776.000	336.003	84.00
09/05/2025	GEN 2	35212	PENN CARE, INC	OPERATING SUPPLIES	740.000	336.003	292.00
				OPERATING SUPPLIES	740.000	336.003	1,382.15
			Check GEN 2 35212 Total for Fund 205 PUBLIC SAFETY SAD				1,674.15
09/05/2025	GEN 2	35216	STAPLES	SUPPLIES	727.000	336.003	63.90
09/05/2025	GEN 2	35219*#	T-MOBILE	TELECOMMUNICATIONS	853.000	336.003	295.35
				TELECOMMUNICATIONS	853.000	336.003	181.02
			Check GEN 2 35219 Total for Fund 205 PUBLIC SAFETY SAD				476.37
09/05/2025	GEN 2	35220	THE BLOWHARD COMPANY	EQUIPMENT MAINTENANCE	932.000	336.003	648.00
09/05/2025	GEN 2	35221	TOTAL FIRE PROTECTION	BUILDING MAINTENANCE	933.000	336.003	207.25
09/05/2025	GEN 2	35222	WEX BANK	FUEL	741.000	336.003	3,076.03
09/12/2025	GEN 2	35225*#	AMAZON CAPITAL SERVICES	OPERATING SUPPLIES	740.000	336.003	43.59

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- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101, 205, 549

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 205 PUBLIC SAFETY SAD							
				SUPPLIES	727.000	336.003	43.78
				SUPPLIES	727.000	336.003	117.38
				OPERATING SUPPLIES	740.000	336.003	199.90
				EQUIPMENT MAINTENANCE	932.000	336.003	38.41
				OPERATING SUPPLIES	740.000	336.003	40.99
				SUPPLIES	727.000	336.003	138.30
				OPERATING SUPPLIES	740.000	336.003	26.92
				SUPPLIES	727.000	336.003	147.05
			Check GEN 2 35225 Total for Fund 205 PUBLIC SAFETY SAD				796.32
09/12/2025	GEN 2	35227*#	ARROWASTE INC	TRASH REMOVAL	822.000	336.003	60.90
				TRASH REMOVAL	822.000	336.003	137.59
			Check GEN 2 35227 Total for Fund 205 PUBLIC SAFETY SAD				198.49
09/12/2025	GEN 2	35228*#	BUSINESS SYSTEM SOLUTIONS, INC	PROGRAMMING/SOFTWARE/NETWORK	809.000	336.003	1,584.82
09/12/2025	GEN 2	35229	COMCAST	TELECOMMUNICATIONS	853.000	336.003	0.27
09/12/2025	GEN 2	35237*#	FNBO	SEMINARS/CONTINUING EDUCATION	831.000	336.003	461.75
09/12/2025	GEN 2	35238	GAINES WATER & SEWER FUND	WATER AND SEWER	924.000	336.003	154.62
09/12/2025	GEN 2	35239*#	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	336.003	371.11
09/12/2025	GEN 2	35246	KLEYN MOBILE REPAIR LLC	VEHICLE MAINTENANCE	931.000	336.003	6,641.09
09/12/2025	GEN 2	35252	NOORDYK BUSINESS EQUIPMENT	CONTRACTED SERVICES	808.000	336.003	42.13
09/12/2025	GEN 2	35253	PENN CARE, INC	OPERATING SUPPLIES	740.000	336.003	108.70
09/12/2025	GEN 2	35255	PURITY CYLINDER GASES INC	OPERATING SUPPLIES	740.000	336.003	195.71
				OPERATING SUPPLIES	740.000	336.003	15.73
			Check GEN 2 35255 Total for Fund 205 PUBLIC SAFETY SAD				211.44
09/19/2025	GEN 2	35258*#	ACCIDENT FUND	WORKER'S COMPENSATION INSURANCE	719.000	336.003	5,666.31
09/19/2025	GEN 2	35259*#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	336.003	19.69
09/19/2025	GEN 2	35260*#	BLOOM SLUGGETT	LEGAL SERVICES	802.000	336.003	1,342.50
09/19/2025	GEN 2	35265	KENT COUNTY TREASURER	KENT COUNTY SHERIFF PATROL	820.000	301.000	112,096.39
09/19/2025	GEN 2	35266*#	LAMPHEAR SERVICE COMPANY INC	BUILDING MAINTENANCE	933.000	336.003	313.00
				BUILDING MAINTENANCE	933.000	336.003	442.00
			Check GEN 2 35266 Total for Fund 205 PUBLIC SAFETY SAD				755.00
09/24/2025	GEN 2	35275	ALL STAR PRINTING COMPANY	UNIFORMS	776.000	336.003	640.00
09/24/2025	GEN 2	35276*#	AMAZON CAPITAL SERVICES	UNIFORMS	776.000	336.003	159.97
				VEHICLE MAINTENANCE	931.000	336.003	22.99
			Check GEN 2 35276 Total for Fund 205 PUBLIC SAFETY SAD				182.96
09/24/2025	GEN 2	35278*#	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	336.003	1,337.32
09/24/2025	GEN 2	35279*#	DTE ENERGY	NATURAL GAS	923.000	336.003	80.27
				NATURAL GAS	923.000	336.003	79.50
			Check GEN 2 35279 Total for Fund 205 PUBLIC SAFETY SAD				159.77

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

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- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101, 205, 549

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 205 PUBLIC SAFETY SAD							
09/24/2025	GEN 2	35280	GORDON WATER	CONTRACTED SERVICES	808.000	336.003	81.58
09/24/2025	GEN 2	35283	KLEYN MOBILE REPAIR LLC	VEHICLE MAINTENANCE	931.000	336.003	14,864.35
09/24/2025	GEN 2	35284*#	LAMPHEAR SERVICE COMPANY INC	BUILDING MAINTENANCE	933.000	336.003	1,010.50
09/24/2025	GEN 2	35285	LUMEN ELECTRIC INC	BUILDING MAINTENANCE	933.000	336.003	622.39
09/24/2025	GEN 2	35286	MACQUEEN EMERGENCY	EQUIPMENT MAINTENANCE	932.000	336.003	1,045.00
09/24/2025	GEN 2	35287	MES SERVICE COMPANY LLC	CAPITAL OUTLAY	972.000	336.003	500.00
				CAPITAL OUTLAY	972.000	336.003	4,595.70
			Check GEN 2 35287 Total for Fund 205 PUBLIC SAFETY SAD				5,095.70
09/24/2025	GEN 2	35288	NYE UNIFORM COMPANY	UNIFORMS	776.000	336.003	1,752.00
09/24/2025	GEN 2	35289	PENN CARE, INC	OPERATING SUPPLIES	740.000	336.003	133.99
09/24/2025	GEN 2	35290	RELIANT FIRE APPARATUS, INC	VEHICLE MAINTENANCE	931.000	336.003	175.57
09/24/2025	GEN 2	35291	RISE ABOVE FIRE TRAINING	CAPITAL OUTLAY	972.000	336.003	7,850.50
09/24/2025	GEN 2	35293	SAFEWARE INC	CAPITAL OUTLAY	972.000	336.003	1,085.53
09/24/2025	GEN 2	35294*#	SANGOMA US INC	TELECOMMUNICATIONS	853.000	336.003	486.06
09/24/2025	GEN 2	35295	WITMER PUBLIC SAFETY GROUP INC	OPERATING SUPPLIES	740.000	336.003	117.17
09/24/2025	GEN 2	35296	WONDERLAND TIRE COMPANY	VEHICLE MAINTENANCE	931.000	336.003	275.00
Total For Fund: 205							175,735.63
Fund: 549 BUILDING INSPECTIONS DEPT							
09/05/2025	GEN 2	35195*#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	371.000	219.95
				SUPPLIES	727.000	371.000	26.15
			Check GEN 2 35195 Total for Fund 549 BUILDING INSPECTIONS DEPT				246.10
09/05/2025	GEN 2	35197	APPLIED INNOVATION	CONTRACTED SERVICES	808.000	371.000	52.00
09/05/2025	GEN 2	35219*#	T-MOBILE	TELECOMMUNICATIONS	853.000	371.000	50.00
09/19/2025	GEN 2	35270	PROFESSIONAL CODE INSPECTIONS INC	CONTRACTED SERVICES	808.000	371.000	12,612.00
09/24/2025	GEN 2	35278*#	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	371.000	330.44
09/24/2025	GEN 2	35292	ROGER STERK	MILEAGE REIMBURSEMENT	817.000	371.000	238.00
Total For Fund: 549							13,528.54
Report Total:							289,905.49

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

CHECK REGISTER FOR GAINES CHARTER TOWNSHIP

CHECK DATE 09/01/2025 - 09/30/2025

BANK CODE: WSK2 - WATER/SEWER CHECKING

Check Date	Check	Vendor Name	Amount
Bank WSK2 WATER/SEWER CHECKING			
09/15/2025	5921	AMAZON CAPITAL SERVICES	21.49
09/15/2025	5922	APPLIED INNOVATION	197.33
09/15/2025	5923	BYRON GAINES UTILITY AUTHORITY	564,756.57
09/15/2025	5924	CISLER, BLANCHE L TRUST	5.93
09/15/2025	5925	EXTEND YOUR REACH	3,893.42
09/15/2025	5926	GAINES TOWNSHIP GENERAL FUND	10,507.53
09/15/2025	5927	JEFFERSON, DON	3.74
09/15/2025	5928	POPAL, KHALID	18.75
WSK2 TOTALS:			
Total of 8 Checks:			579,404.76
Less 0 Void Checks:			0.00
Total of 8 Disbursements:			579,404.76



MEMO

Staff Communication

DATE: October 13th, 2025

TO: Gaines Charter Township Board of Trustees

FROM: Dan Wells, Community Development Director

RE: Zoning Text Amendment

SUMMARY OF TOPIC:

The applicant requests a Zoning Ordinance Text amendment to allow Electronic Changeable Messaging (ECM, a.k.a. LED) signs in the Suburban Residential zoning district for Institutional uses.

Prior to the recent amendment to the Zoning Ordinance, ECMs were permitted in residential areas of the Township for Institutional uses, so long as a Special Use Permit (SUP) was obtained from the Planning Commission. During the process of amending the Zoning Ordinance, the Zoning Ordinance Steering Committee engaged in discussions regarding ECMs and deemed them to be a visual nuisance, and not appropriate for residential areas. The Planning Commission and Board approved the change.

The applicant desires to restore the ability to use ECMs for institutional use in the Suburban Residential (SR) zoning district. The amendment would apply to all institutional uses that are permitted in SR zoning. Practically, this will most often be applicable for places of worship and private schools.

The Planning Commission denied the “by-right” permission to place new ECMs in all residential districts, but did recommend the Board consider allowing in them in SR zoning districts for Institutional uses with a SUP, essentially restoring the process that was removed during the recent Zoning Ordinance amendment.

The current ordinance defines several classes of sign illumination:

External; 1. Sign lighting shall be of low intensity with effective provisions made to minimize spillover of light beyond the actual sign face. 2. The light source shall be enclosed and directed to prevent light from shining directly onto traffic or neighboring property.

Internal; Sign faces shall be opaque so that individual lamps are muted and cannot be distinguished behind the sign face.

Electronic Changeable Messages; Typically LED but includes “red dot” signs. The main regulations are as follows:

- Sign Type. ECMs are only permitted on freestanding signs (as opposed to wall signs).
- Size. No more than 40 percent of the area of the sign may be dedicated to an ECM display. The remainder of the sign shall consist of a static sign face. For a 32-square-foot sign this is 12.8 square feet.
- Images and Transition. A) Each image shall be static and shall not move, flash, or otherwise be animated. B) Each message shall be displayed for a period of no less than eight (8) seconds. C) Transitions between images shall be instantaneous and shall not scroll, fade, or otherwise be animated.
- Brightness; An electronic display sign shall be equipped with automatic dimming technology to adjust the brightness of the sign relative to ambient light conditions.
- ECM components are not allowed within 200 feet of any dwelling unit in residentially zoned areas.

In terms of what is currently allowed in residential areas, which includes Agricultural-Rural Residential, Suburban Residential, Village Residential, Multi-Family Residential;

- Internal and external illumination is allowed for ground signs (for non-residential uses or B&Bs),
- External illumination is allowed for residential development entry and wall signs (for non-residential uses, B&Bs, home occupations). ECMs are not allowed in any case.

TEXT AMENDMENT FACTORS:

The following factors will be considered by the Planning Commission and Township Board while reviewing a proposed Zoning Ordinance text amendment. The amendment shall satisfy at least one (1) of these factors.

1. The amendment will implement the Township’s Master Plan.

In the Master Plans “Chapter 4. Community Facilities & Utilities” issues surrounding artificial lighting in the Township is addressed:

The changing technology of lighting has led to the widespread use of LEDs as a primary use, both at the utility scale and for general commercial and residential use. LEDs have certain qualities that are significantly different from older lighting technologies including a wide range of control over brightness, directional control, and color. LEDs also have several negative effects depending on how they are deployed including high glare, intensity, and luminescence. These attributes can negatively affect driving safety due to distraction, loss of night sky visibility, human circadian rhythms, and wildlife. If deployed incorrectly, light trespass may be considered a nuisance. The increased use of LEDs must be regulated carefully to limit negative effects.

The Master Plan Public Input Survey also shows that residents are concerned about obtrusive lighting in the Township. Question 12 asked residents how they feel about obtrusive lighting, to which 28.9% stated they are “Very Concerned,” while 41.9% are “Somewhat Concerned” about the issue.

Clearly, over 69% of residents do not view obtrusive lighting favorably. The Suburban Residential zoning district serves as the buffer between brightly lit commercial and darker rural areas to the south.

2. The amendment addresses changing conditions in development trends, housing types, industrial standards, environmental best practices, and citizen preferences.

Staff has noticed an influx of inquiries about ECMs and where they are permitted; the demand to install these types of signs for institutional users has certainly increased over the last several years. The Planning Commission has approved two requests for Special Use Permits to allow ECMs in residential districts for institutional users over the last three years.

3. The proposed text amendment would clarify the intent of the Zoning Ordinance.

The intent of the ordinance regarding electronic messaging centers is very clear; ECMs are permitted only within the Neighborhood Commercial, General Commercial, Office Service, Mixed Business, Light Industrial, and Heavy Industrial zoning districts.

4. The proposed text amendment would correct an error in the Zoning Ordinance.

The Zoning Ordinance was amended in April; during final review and revision, no errors were noted in Chapter 24.

5. The proposed text amendment would address changes to the State legislation, recent case law, opinions of the Attorney General of the State of Michigan, or any other county, state, or federal regulations.

Staff is not aware of any new legislation at the local, State, or federal level that would require a modification to the regulations on ECMs.

6. In the event the amendment will add a use to a district, that use shall be fully consistent with the character of the range of uses provided for within the district.

Illuminated signs are an accessory use to a permitted primary use, not a new use.

7. The amendment shall not create incompatible land uses within a zoning district or between adjacent districts.

Illuminated signs in general are allowed within the residential zoning district, the requested amendment just modifies what technology is appropriate to allow.

8. The proposed change shall be consistent with the Township's ability to provide adequate public facilities and services.

Staff does not anticipate there will be any hinderance to the Township's ability to provide adequate public services if the zoning text amendment is approved.

9. The proposed change shall be consistent with the Township's desire to protect the public health, safety, and welfare of the community.

Staff finds that specific ECMs generally do not jeopardize public health, safety, or welfare, and do assist with wayfinding. They do create a light spill nuisance if not turned off at night, and can interfere with night driving for people with astigmatism.

Regulations in the Zoning Ordinance pertaining to electronic messaging centers were purposefully updated to restrict a landowner's ability to install them in residential zoning districts, as they were determined to be a point of nuisance by the Zoning Ordinance Steering Committee. If the Planning Commission determines that the proposed amendment is consistent with the Township's desire to protect public health, safety, and welfare of the community, then consistency with Section 31.40.B.9 will be achieved.

STAFF RECOMMENDATION:

The Planning Commission recommendation to consider allowing ECMs in Suburban Residential with a SUP was made after consideration that the SUP standards would be sufficient to judge whether a specific sign location would be appropriate, or cause a nuisance. In addition, the Planning Commission recommends changing the allowed hours of operation from 6am-11pm to 7am-10pm, shortening the time they are lit at night.

The general requirements under 24.40.7 stipulate that ECMs must be located 200 feet from any residential zoned dwelling unit, which tends to distance neighbors sufficiently, and this requirement is not part of the amendment request.

Staff suggests the Board consider the text amendment allowing ECMs in suburban areas and provide staff with guidance if modifications are desired.

After consideration, the Board may vote to approve, postpone, or deny the request to amend the Gaines Charter Township Zoning Ordinance.

If denial is considered, the reasoning for that should be added to the resolution.

**GAINES CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN
(ORDINANCE NO. ____)**

At a _____ meeting of the Township Board for Gaines Charter Township held at the Township offices on _____, 2025, beginning at ____ p.m., the following Ordinance was offered for adoption by Township Board Member _____, and was seconded by Township Board Member _____:

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF GAINES CHARTER TOWNSHIP TO LIMIT THE
ALLOWABLE HOURS OF ELECTRONIC CHANGEABLE
MESSAGE (ECM) SIGNS IN RESIDENTIAL ZONING
DISTRICTS AND TO ALLOW ECM SIGNS AS SPECIAL
LAND USES FOR NON-RESIDENTIAL USES IN
RESIDENTIAL ZONING DISTRICTS**

THE CHARTER TOWNSHIP OF GAINES (the “Township”) ORDAINS:

Section 1. Chapter 24. Chapter 24 of the Gaines Charter Township Zoning Ordinance is amended to revise Section 24.40 D.4 from “4. Hours. In residential zoning districts, ECM signs shall be shut off between 11 pm and 6 am.” to “4. Hours. In residential zoning districts, ECM signs shall be shut off between 10 pm and 7 am.”

Section 2. Chapter 24. Chapter 24 of the Gaines Charter Township Zoning Ordinance is amended to revise Section 24.80, Table 24.80, to allow electronic changeable message (ECM) signs as special land uses for non-residential uses in residential zoning districts, and for Table 24.80 to read in its entirety as follows:

TABLE 24.80: PERMANENT SIGNS- RESIDENTIAL ZONING DISTRICTS		
Type	Requirements	
Freestanding Sign: Ground Sign for Non-Residential Uses or Bed and Breakfasts	Zoning District	All residential districts
	Maximum Number	1 per lot
	Maximum Size	16 s.f. for bed and breakfasts 32 s.f. for all other uses
	Maximum Height	6 ft.
	Minimum Setbacks	10 feet from street right-of-way or easement 20 feet from all other property lines
	Illumination	External- for bed and breakfasts Internal and external (permitted) and ECM (special land use)- all other non-residential uses
Freestanding Sign: Ground Sign for Residential	Zoning District	All residential districts
	Maximum Number	1 per entry
	Maximum Size	48 s.f.
	Maximum Height	6

TABLE 24.80: PERMANENT SIGNS- RESIDENTIAL ZONING DISTRICTS		
Development Entry Point	Minimum Setbacks	10 ft. from all property lines
	Illumination	External
Wall Sign: for Non-Residential Uses, Bed and Breakfasts, or Major Home Occupations	Zoning District	All residential districts
	Maximum Number	1 per building
	Maximum Size	8 s.f. for bed and breakfasts and major home occupations 32 s.f. for all other non-residential uses
	Illumination	External

Section 3. Effective Date. This Ordinance shall become effective seven (7) days after its publication (or a summary hereof) in a newspaper of general circulation within the Township.

The vote in favor of this Ordinance was as follows:

YEAS: _____

 NAYS: _____

 ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of an Ordinance adopted by the Township Board for Gaines Charter Township at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

By _____

Michael Brew

Gaines Charter Township Clerk



MEMO

Staff Communication

DATE: October 13th, 2025

TO: Gaines Charter Township Board of Trustees

FROM: Dan Wells, Community Development

Director RE: Thornapple Farms Number 3 Final Plat

SUMMARY

The applicant requests approval of the Final Plat for Thornapple Farms No. 2. The plat is 5.93 acres and includes 12 single-family lots and a private park. The Township Board approved the Tentative Preliminary Plat under a “conservation design” layout that allows smaller lots than typical in the Residential-14 zone in exchange for set aside of open space on April 10th, 2023. The Preliminary Plat was approved at the December 11th, 2023 Board meeting. This is the final approval for the plat before the lots can be sold for home development.

FINANCIAL IMPACT

The project is not anticipated to have a negative financial impact on the Township. The applicant bears costs associated with the review process through administrative and escrow review fees. Water and sewer extension and connections, road construction, and stormwater management improvements will be at the expense of the developer. Tax revenue will increase with the improvement of the property.

BUDGET ACTION REQUIRED

None

REVIEW

This project is subject to review against the following requirements and standards:

- GCTZO Section 6.3 Development Standards and GCT Code of Ordinances Section 22-62 Compliance with Zoning Regulations
- GCTZO Section 6.4 Additional Requirements for Plats & Site Condominium Developments

- GCTZO Section 16.13 Residential Landscaping
- GCT Code of Ordinances, Section 22-63 Sidewalks
- GCT Code of Ordinances, Section 22-64 Street Lighting
- GCT Code of Ordinances Section 22- 65 Public Utilities

1. GCTZO Section 6.3 Development Standards and GCT Code of Ordinances Section 22-62 Compliance with Zoning Regulations

Typically, the Residential-14 zoning district required a 14,000 square foot lot, and 80-foot minimum width. The applicant has platted lots under Section 6.4.B of the zoning ordinance which allows for a reduction in lot size to 11,200 square feet and 70 feet in width in exchange for preservation of 10% of the overall plat area.

Setbacks for single-family and two-family lots are 35 feet for the front and rear yards, and eight feet for the sides. The lots appear to be sufficient in size, width, and shape for homes to meet required setbacks, but specific setback measurements of each lot are not noted on the site plan. The street layout, number of lots, and lot arrangement layout as presented generally reflect the configuration reviewed and approved during the tentative preliminary plat approval process. Minor lot adjustments are evident, as anticipated during the platting process.

2. GCTZO Section 6.4 Additional Requirements for Plats & Site Condominium Developments

Section 6.4 A requires that a preliminary plat incorporates a variety of house models. Since the development is proposed to have over 50 units, a minimum of five house models is required. Each house model shall have multiple characteristics that clearly distinguish it from the other house models, such as different exterior materials, rooflines, garage placement, architectural style, number of stories, and/or building face. Review of house models and future variations be an administrative responsibility during the zoning and building permitting process.

3. GCTZO Section 16.13 Residential Landscaping

Section 16.13 A requires that all platted subdivisions include one canopy tree for every 80 feet of road frontage. Street trees must be placed in accordance with Section 16.13 and the requirements of the Kent County Road Commission, and this requirement will be enforced when individual homes are applying for a Certificate of Occupancy.

4. GCT Code of Ordinances, Section 22-63 Sidewalks

In accordance with Section 22-63, sidewalks shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or body. Sidewalks shall be constructed per the Township's sidewalk construction protocol.

5. GCT Code of Ordinances, Section 22-64 Street Lighting

In accordance with Section 22-64, street lighting shall be installed by the proprietor as specified by Township ordinance or as otherwise required by the Township Board or its designated Township official or

body. Consistent with past developments, the developer should request that the Township create a Street Light Assessment District before a residential building permit is issued by the Township.

- The number and location of streetlights are to be determined by Consumers Energy for each phase of development.
- The developer must provide the necessary funds for installation within 30 days of Gaines Charter Township issuing an invoice for the installation costs.

6. GCT Code of Ordinances Section 22- 65 Public Utilities

All infrastructure shall be completed or guaranteed to be completed with bonds. The Township Engineering and Community Development Departments shall ensure that all bonds are in place as a condition of final plat approval.

STAFF RECOMMENDATION

Final Plat approval is recommended with the following conditions:

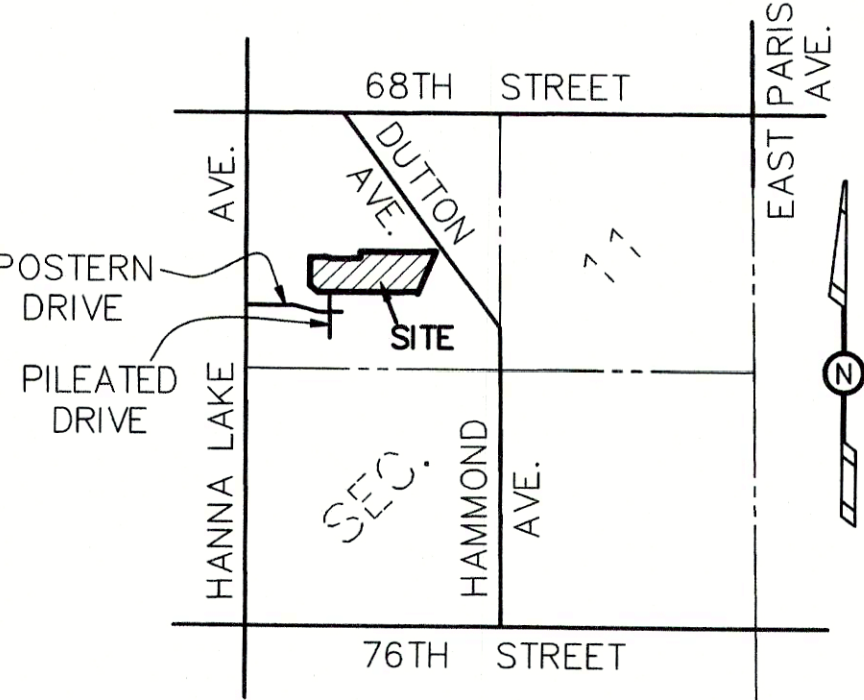
1. Staff shall confirm that no less than five house models that meet the requirements of the GCTZO Section 6.4 A are built within the Plat.
2. Staff shall enforce the street tree requirement of the GCTZO Section 16.13 A at the time of building permitting.
3. The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.
4. All infrastructure, including roads, sidewalks, stormwater facilities, and utilities, shall be completed unless a performance guarantee, such as a bond, is posted to ensure completion. The Township Engineer and Community Development Director shall confirm that all performance guarantees are in place.

THORNAPPLE FARMS NO. 3

PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

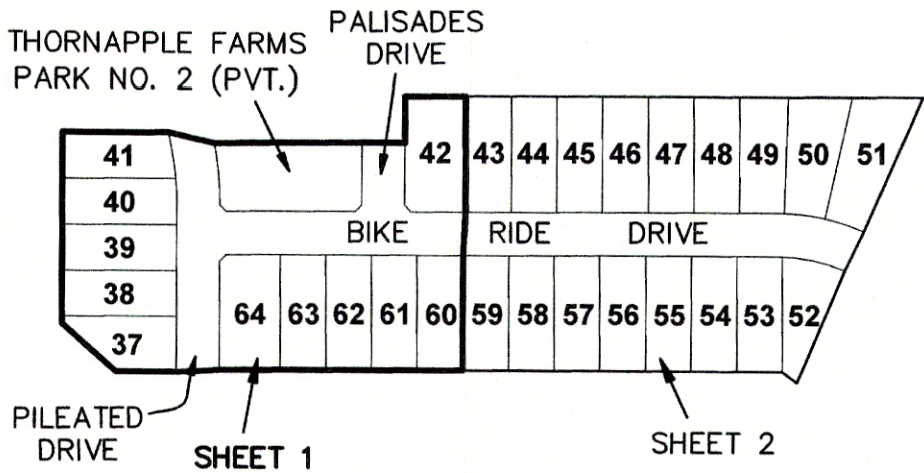
SHEET 1 OF 3

CERTIFIED
TRUE COPY



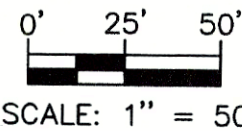
LOCATION MAP
SCALE 1" = 2000'

SHEET INDEX
NO SCALE



THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288
OF 1967, AS AMENDED, ON CERTAIN LOTS WITH RESPECT TO THE
REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT,
GREAT LAKES, AND ENERGY AND THE KENT COUNTY DRAIN
COMMISSIONER WHICH ARE RECORDED IN INSTRUMENT NUMBER
_____, OF RECORDS OF THIS COUNTY.

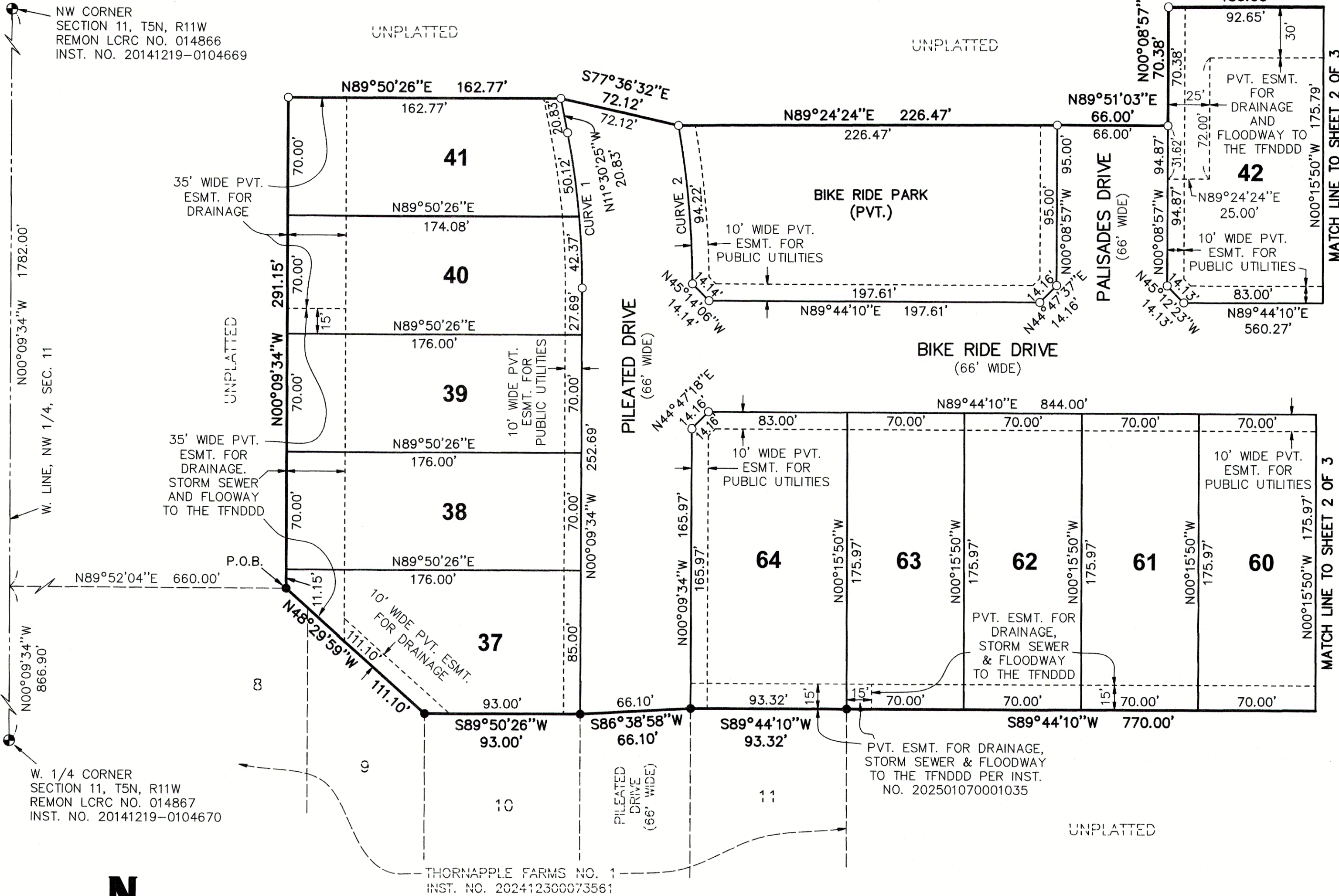
LEGEND
ALL DIMENSIONS ARE IN FEET.
CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.
PLAT BEARINGS ARE BASED ON THORNAPPLE FARMS NO. 1
AS RECORDED IN INSTRUMENT NO. 202412300073561.
○ = SET MONUMENT WITH A 1/2" DIAMETER STEEL BAR, 36" LONG,
ENCASED IN 4" DIAMETER CONCRETE.
ALL LOT CORNERS ARE MARKED BY 1/2" DIAMETER STEEL BARS,
18" IN LENGTH WITH SURVEY CAP MARKED EXXEL 50433.
R = RADIAL. LINES NOT MARKED ARE NON-RADIAL.
● = FOUND MONUMENT WITH A 1/2" DIAMETER STEEL BAR ENCASED
IN 4" DIAMETER CONCRETE.
INST. = INSTRUMENT
TFNDDD = THORNAPPLE FARMS NORTH DRAIN DRAINAGE DISTRICT



SCALE: 1" = 50'



Kenneth J. Vierzen



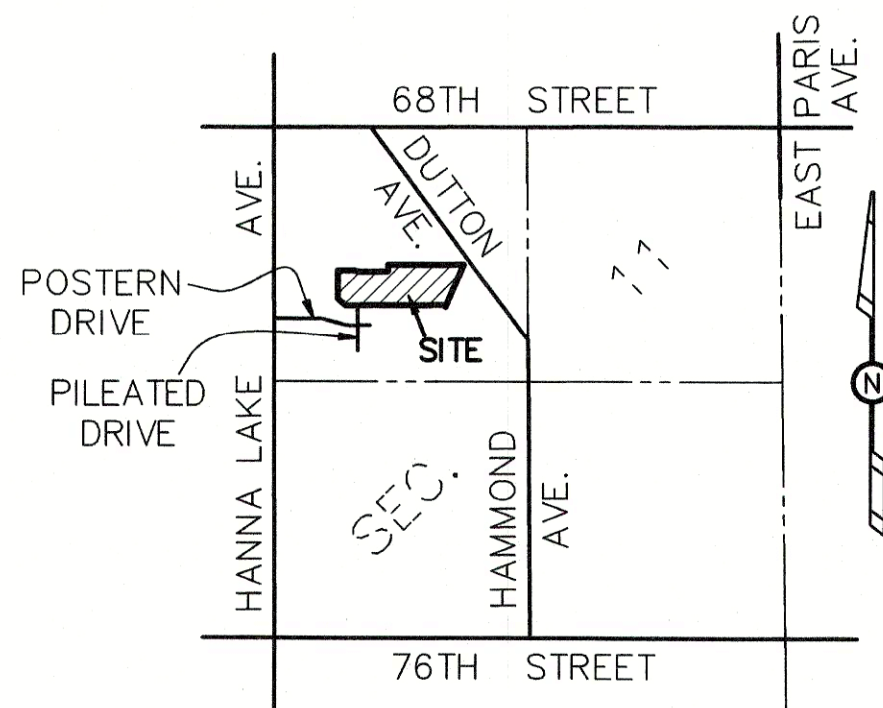
CURVE TABLE				
CURVE NO.	CENTRAL ANGLE	RADIUS	LENGTH	BEARING & CHORD
1	11°20'51"	467.00'	92.49'	N05°49'59"W 92.34'
2	10°07'41"	533.00'	94.22'	N05°32'29"W 94.10'

RECORDING CERTIFICATE
STATE OF MICHIGAN)
KENT COUNTY)
THIS PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY
OF _____, 2025, AT _____ M. AND RECORDED IN
INSTRUMENT NO. _____

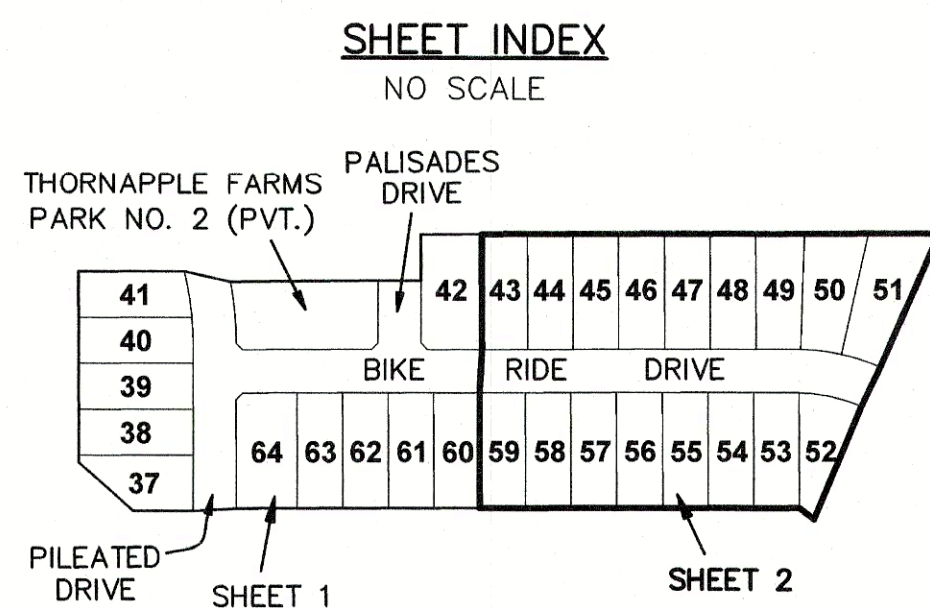
LISA POSTHUMUS LYONS, REGISTER OF DEEDS

**PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN**

SHEET 2 OF 3



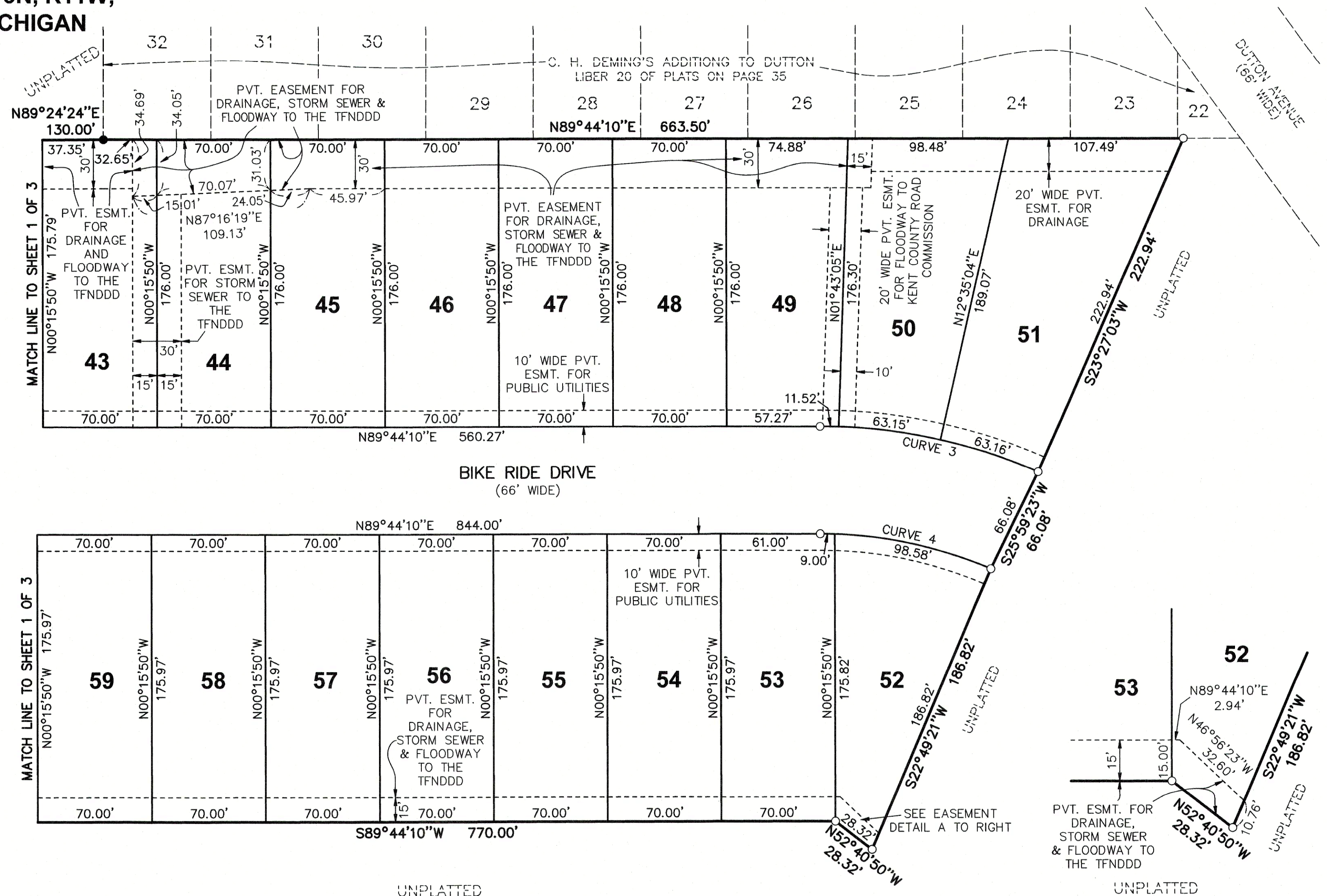
LOCATION MAP
SCALE 1" = 2000'



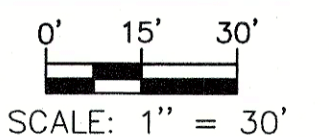
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED, ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY AND THE KENT COUNTY DRAIN COMMISSIONER WHICH ARE RECORDED IN INSTRUMENT NUMBER _____, OF RECORDS OF THIS COUNTY.

LEGEND

LEGEND
ALL DIMENSIONS ARE IN FEET.
CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.
PLAT BEARINGS ARE BASED ON THORNAPPLE FARMS NO. 1
AS RECORDED IN INSTRUMENT NO. 202412300073561.
○ = SET MONUMENT WITH A 1/2" DIAMETER STEEL BAR, 36" LONG,
ENCASED IN 4" DIAMETER CONCRETE.
ALL LOT CORNERS ARE MARKED BY 1/2" DIAMETER STEEL BARS,
18" IN LENGTH WITH SURVEY CAP MARKED EXXEL 50433.
R = RADIAL. LINES NOT MARKED ARE NON-RADIAL.
● = FOUND MONUMENT WITH A 1/2" DIAMETER STEEL BAR ENCASED
IN 4" DIAMETER CONCRETE.
INST. = INSTRUMENT
TFNDDD = THORNAPPLE FARMS NORTH DRAIN DRAINAGE DISTRICT



EASEMENT DETAIL A



CURVE TABLE				
CURVE NO.	CENTRAL ANGLE	RADIUS	LENGTH	BEARING & CHORD
3	23°42'52"	333.00'	137.83'	N78°24'24"W 136.85'
4	23°05'11"	267.00'	107.58'	N78°43'14"W 106.86'



0' 25' 50'



SCALE: 1" = 50'



Kurt Veger

THORNAPPLE FARMS NO. 3

PART OF THE NW 1/4 OF SECTION 11, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

SHEET 3 OF 3

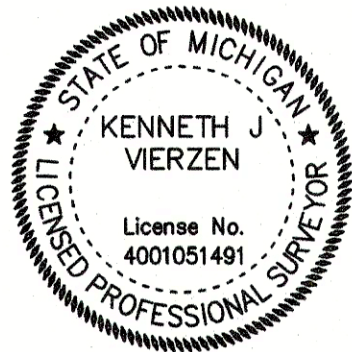
SURVEYOR'S CERTIFICATE

I, KENNETH J. VIERZEN, SURVEYOR, CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT DESCRIBED AS FOLLOWS: THORNAPPLE FARMS NO. 3, PART OF THE NW 1/4 OF SECTION 11, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE N00°09'34"W 866.90 FEET ALONG THE WEST LINE OF SAID NW 1/4; THENCE N89°52'04"E 660.00 FEET ALONG THE NORTH LINE OF THORNAPPLE FARMS NO. 1 (AS RECORDED IN INSTRUMENT NO. 202412300073561) TO THE POINT OF BEGINNING; THENCE N00°09'34"W 291.15 FEET; THENCE N89°50'26"E 162.77 FEET; THENCE S77°36'32"E 72.12 FEET; THENCE N89°24'24"E 226.47 FEET; THENCE N89°51'03"E 66.00 FEET; THENCE N00°08'57"W 70.38 FEET; THENCE N89°24'24"E 130.00 FEET TO THE SW CORNER OF C. H. DEMING'S ADDITION TO DUTTON (AS RECORDED IN LIBER 20 OF PLATS ON PAGE 35, KENT COUNTY RECORDS); THENCE N89°44'10"E 663.50 FEET ALONG THE SOUTH LINE OF SAID C. H. DEMING'S ADDITION TO DUTTON; THENCE S23°27'03"W 222.94 FEET; THENCE S25°59'23"W 66.08 FEET; THENCE S22°49'21"W 186.82 FEET; THENCE N52°40'50"W 28.32 FEET; THENCE S89°44'10"W 770.00 FEET TO THE NORTHEAST CORNER OF SAID THORNAPPLE FARMS NO. 1; THENCE S89°44'10"W 93.32 FEET ALONG THE NORTH LINE OF SAID THORNAPPLE FARMS NO. 1; THENCE S86°38'58"W 66.10 FEET ALONG SAID NORTH LINE; THENCE S89°50'26"W 93.00 FEET ALONG SAID NORTH LINE; THENCE N48°29'59"W 111.10 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 28 LOTS, 1 PRIVATE PARK AND 10.93 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS OF SUCH LAND. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT. THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY AS REQUIRED BY THE ACT. THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ACT. THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY THE ACT AND AS EXPLAINED IN THE LEGEND.

September 22, 2025



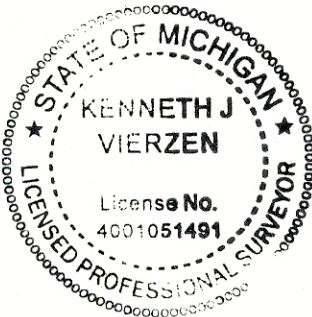
EXXEL ENGINEERING, INC.
5252 CLYDE PARK AVE, SW
GRAND RAPIDS, MI 49509-9724
Kenneth J. Vierzen
KENNETH J. VIERZEN, VICE PRESIDENT
PROFESSIONAL SURVEYOR NO. 4001051491

SURVEYOR CERTIFICATION OF TRUE COPY
I, KENNETH J. VIERZEN, SURVEYOR, CERTIFY:
THAT PURSUANT TO SECTION 560.101 TO 560.293, THIS IS A TRUE COPY OF THE FINAL PLAT OF THORNAPPLE FARMS NO. 3, PART OF THE NW 1/4, SECTION 11, T5N, R11W, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN; AND, THAT THE FINAL PLAT IS SUBJECT TO THE APPROVAL OF EACH OF THE FOLLOWING AGENCIES (WHOSE APPROVAL IS REQUIRED UNDER SECTION 560.101 TO 560.293):

MICHAEL BREW, GAINES TOWNSHIP CLERK
KENNETH YONKER, KENT COUNTY DRAIN COMMISSIONER
BEN GREENE, BOARD CHAIRMAN, COUNTY PLAT BOARD
LISA POSTHUMUS LYONS, COUNTY CLERK/REGISTER OF DEEDS, COUNTY PLAT BOARD
PETER F. MACGREGOR, COUNTY TREASURER, COUNTY PLAT BOARD

September 23, 2025

Kenneth J. Vierzen
KENNETH J. VIERZEN, P.S. NO. 4001051491



PROPRIETOR'S CERTIFICATE

MICHIANA LAND DEVELOPMENT, LLC, 2186 E. CENTRE STREET, PORTAGE, MICHIGAN 49002, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN BY THOMAS M. LARABEL, VICE PRESIDENT, AS PROPRIETOR, HAS CAUSED THE LAND DESCRIBED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT THE STREETS ARE FOR THE USE OF THE PUBLIC; THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT; THAT BIKE RIDE PARK IS A PRIVATE PARK FOR THE USE OF THE THORNAPPLE FARMS HOMEOWNERS ASSOCIATION.

MICHIANA LAND DEVELOPMENT, LLC
2186 E. CENTRE STREET
PORTAGE, MICHIGAN 49002

STATE FILE NUMBER 802611975
FILED ON FEBRUARY 27, 2021

Thomas M. Larabel
BY: THOMAS M. LARABEL, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF MICHIGAN
COUNTY OF KENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2025, BY THOMAS M. LARABEL, VICE PRESIDENT OF MICHIANA LAND DEVELOPMENT, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

Brent M. Feyen
BRENT M. FEYEN
NOTARY PUBLIC, KENT COUNTY, MICHIGAN
MY COMMISSION EXPIRES: 09/14/2029

TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE 5 YEARS PRECEDING _____, 2025, INVOLVING THE LANDS INCLUDED IN THIS PLAT.

PETER F. MACGREGOR, KENT COUNTY TREASURER

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON _____, 2025, AS COMPLYING WITH 1967 PA 288, MCL 560.192 AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF KENT.

KENNETH YONKER, DRAIN COMMISSIONER

DATE: _____

COUNTY ROAD COMMISSION CERTIFICATE

APPROVED ON _____, 2025, AS COMPLYING WITH 1967 PA 288, MCL 560.183 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF KENT COUNTY.

ROB VER HEULEN, CHAIRMAN

DATE: _____

MUNICIPAL CERTIFICATE

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF GAINES, AT A MEETING HELD _____, 2025, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH 1967 PA 288, MCL 560.101 TO 560.293. THE TOWNSHIP DOES HAVE THE PROPERLY ADOPTED ZONING AND SUBDIVISION CONTROL ORDINANCES WITH REFERENCE TO SECTION 148(4) AND 186 OF 1967 PA 288, AND THE CITY WAIVES THE MINIMUM LOT SIZE AND WIDTH REQUIREMENTS. PUBLIC SEWER SERVICES AND PUBLIC WATER SERVICES HAVE BEEN INSTALLED AND ARE READY FOR CONNECTION. SURETY FOR THE INSTALLATION OF LOT CORNERS AND MONUMENTS HAS BEEN POSTED AND EXPIRES WITHIN ONE YEAR OF THE ABOVE DATE.

MICHAEL BREW, TOWNSHIP CLERK

DATE: _____

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE KENT COUNTY PLAT BOARD ON _____, 2025, AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF 1967 PA 288, MCL 560.101 TO 560.293, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

BEN GREENE, BOARD CHAIRMAN
BOARD OF COMMISSIONERS

LISA POSTHUMUS LYONS, COUNTY CLERK
REGISTER OF DEEDS

PETER F. MACGREGOR
KENT COUNTY TREASURER



Rendered in Custom Palette

Allen Edwin Homes
Caledonia, MI - Playground



Rendered in Custom Palette



Allen Edwin Homes
Caledonia, MI - Playground



Rendered in Custom Palette

Allen Edwin Homes
Caledonia, MI - Playground



Rendered in Custom Palette



This Unit includes play events and routes or travel specifically designed for special needs users. It is the opinion of the manufacturer that these play events and routes of travel conform to the accessibility requirements of the ADA (Americans with Disabilities Act)

Total Elevated Play Components	7		
Total Elevated Play Components Accessible By Ramp	0	Required	0
Total Elevated Components Accessible By Transfer	7	Required	4
Total Accessible Ground Level Components Shown	7	Required	3
Total Different Types Of Ground Level Components	5	Required	

This play
equipment is
recommended
for children ages
5 - 12

Minimum Area Required: 65' x 49'
Scale: Bar
This drawing can be scaled only when in an 18" x 24" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By: ALW
Date: 4/7/2025
Drawing Name: Caledonia - Allen Edwin Holmes



GameTime c/o Sinclair Recreation
 176 E Lakewood Blvd
 Holland, MI 49424
 Ph: 800-444-4954
 Fax: 616-392-8634

04/07/2025
 Quote #
 107592-01-01

Caledonia, MI - Playground

Allen Edwin Homes
 Attn: Dan Larabel
 2186 E. Centre Rd
 Portage, MI 49002
 United States
 Phone: 616-450-4631
 dlarabel@allenedwin.com

Ship to Zip 49002

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - Copacabana Unit	\$39,191.17	\$39,191.17
		(1) 12023 -- 3 1/2" Uprt Ass'Y Alum 8'		
		(5) 12025 -- 3 1/2" Uprt Ass'Y Alum 10'		
		(2) 12026 -- 3 1/2" Uprt Ass'Y Alum 11'		
		(5) 12027 -- 3 1/2" Uprt Ass'Y Alum 12'		
		(2) 18200 -- 36" Sq Punched Deck P/T 1.3125		
		(2) 18201 -- 36" Tri Punched Deck P/T		
		(1) 18319 -- Single Steering Wheel		
		(1) 18337 -- 36" Tri Transfer Platform		
		(1) 18679 -- Bongos		
		(1) 19005 -- Transfer System W/Barrier (2' Rise)		
		(1) 19057 -- Wave (Standard)		
		(1) 19123 -- Straight Zip Slide (4')		
		(1) 19198 -- 26" Bubble Panel		
		(1) 19214 -- Rung Enclosure		
		(1) 19234 -- Loop Ladder (6')		
		(1) 19420 -- Fun-L Crawl Tube (Link)		
		(1) 19794 -- Dueling Wave Zip 6'-0"		
		(1) 26080 -- Stretched Loop Ladder		
		(1) 26089 -- Astrol Rail		
		(3) 26094 -- Triangular Shroud		
		(1) 26102 -- Upright 2-Way Link		
		(1) 26155 -- Primetime Cross Beam(Join Pt & Xscape)		
1	RDU	GameTime - Swings with Seats	\$5,124.00	\$5,124.00
		(1) 12583 -- Ada Primetime Swing Frame, 3 1/2" Od		
		(1) 12584 -- Ada Primetime Swing Aab, 3 1/2" Od		
		(2) SS8696 -- Encl Tot Seat 3 1/2"/8' High W/Clevis		
		(2) SS8910 -- Belt Seat 3 1/2" /8' W/Clevis		
1	6246	GameTime - Solo Spinner	\$2,504.00	\$2,504.00
1	8476	GameTime - Infinity Bowl	\$3,199.00	\$3,199.00



GameTime c/o Sinclair Recreation
176 E Lakewood Blvd
Holland, MI 49424
Ph: 800-444-4954
Fax: 616-392-8634

04/07/2025
Quote #
107592-01-01

Caledonia, MI - Playground

Quantity	Part #	Description	Unit Price	Amount
1	INSTALL	Installation - Installation of GameTime equipment- Does not include site preparation or excavation, supply or installation of safety surfacing, curbing or containment, site restoration or landscaping.	\$12,250.00	\$12,250.00
			Sub Total	\$62,268.17
			Discount	(\$17,636.17)
			Freight	\$3,386.21
			Tax	\$1,942.92
			Total	\$49,961.13

Comments

Does not include site preparation or excavation, curbing or containment, supply or installation of safety surfacing, site restoration or landscaping. This quotation is subject to policies in the current GameTime Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases to be supported by your written purchase order made out to GAMETIME C/O SINCLAIR RECREATION. **A 2.5% PROCESSING FEE WILL BE ADDED TO ALL ORDERS PAID VIA CREDIT CARD.**

Pricing: f.o.b. factory, firm for 30 days from date of quotation unless otherwise noted on quotation. Sales tax will be added at time of invoicing unless a tax exemption certificate is provided at time of order entry.

Payment Terms: Payment in full, net 30 days subject to approval by GameTime Credit Manager. A 1.5% per month finance charge will be imposed on all past-due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Shipment: Order shall ship within 6-8 weeks after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of deposit, if required.

Installation: Shall be by a Certified GameTime Installer. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional labor or material costs. Payment terms for installation is Net 10 Days.

NOTE: PRICING **DOES NOT** INCLUDE ANY DAVIS BACON OR PREVAILING WAGE RATES UNLESS SPECIFICALLY IDENTIFIED ABOVE IN QUOTE. THERE WILL BE A BACKCHARGE FOR THE INSTALLATION TO BE DONE THROUGH FELT, PEASTONE, SURFACING, OR WOODCHIPS, UNLESS SPECIFICALLY LISTED IN ABOVE QUOTE.

Exclusions: Unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders, drainage provisions, or any local/municipal permits or paperwork that may be required.



GameTime c/o Sinclair Recreation
176 E Lakewood Blvd
Holland, MI 49424
Ph: 800-444-4954
Fax: 616-392-8634

04/07/2025
Quote #
107592-01-01

Caledonia, MI - Playground

Acceptance of quotation:

Accepted By (printed): Ella VanStedum

Signature: Ella VanStedum

Title: Land Development Associate

Facsimile: _____

Email: evanstedum@allenedwin.com

P.O. No: _____

Please make P.O.s out to GameTime C/O Sinclair Recreation

Date: 5/30/25

Phone: 616-375-6307

Purchase Amount: \$49,961.13

REQUIRED ORDER INFORMATION:

Bill To: Allen Edwin Homes

Contact: Ella VanStedum

Address: 795 Clyde Ct SW

Address: _____

City, State, Zip: Byron Center, MI 49315

Tel: _____

(For Accounts Payable)

Email: evanstedum@allenedwin.com

Ship To: Allen Edwin Homes

Contact: Ella VanStedum

Address: 7081 Pileated Ave

Address: _____

City, State, Zip: Caledonia, MI 49316

Tel: 616-375-6307

(To call before delivery)

Email: evanstedum@allenedwin.com

COLOR SELECTIONS: _____

SALES TAX EXEMPTION CERTIFICATE #: _____ (PLEASE PROVIDE A COPY OF CERTIFICATE)

NOTE: IF INSTALLATION IS BEING QUOTED, THERE WILL BE A BACKCHARGE FOR THE INSTALLATION TO BE DONE THROUGH FELT, PEASTONE, SURFACING, OR WOODCHIPS. PRICING VALID FOR 30 DAYS FROM THE DATE OF QUOTATION UNLESS OTHERWISE NOTED. ANY MODIFICATIONS TO AN ACCEPTED QUOTATION MUST BE DOCUMENTED IN WRITING OR WITH A NEW OR SEPARATE QUOTE. VERBAL MODIFICATIONS TO PREVIOUSLY SIGNED QUOTES WILL NOT BE ACCEPTED.

A minimum deposit of 50% (\$24,980.57) is required upon placing an order.



www.gainestownship.org

MEMO

Staff Communication

DATE: October 13th, 2025

TO: Gaines Charter Township Board of Trustees

FROM: Dan Wells, Community Development Director

RE: Prairie Wolf Station First Amendment to Consent Judgement

SUMMARY

The applicant, AKP Gaines Township, LLC (a subsidiary of American Kendall Properties), requests to amend the site plan for the Prairie Wolf Station Planned Unit Development (PUD). The proposed changes will also require a judicial amendment to the Consent Judgement that served as the approval for the project; amendments must be approved by the Planning Commission and Township Board of Trustees prior to judicial review.

The basic elements of the site plan and project concept as a village center remain in place. The development features a retail and mixed-use residential center at the intersection of 84th and Kalamazoo, which transitions to apartments, then townhomes, then single-family housing towards the south and east areas of the parcel. The developer remains committed to designing the area as a pedestrian-friendly community center, with a variety of housing options, community- oriented public spaces, non-motorized pathways, and water features.

The main reasons for the site plan amendment are changes in layout driven by the Department of Energy, Great Lakes, and Energy (EGLE) wetland preservation requirements, engineering requirements for both utilities and roads, and planning for the senior housing component.

South Side of Gull Prairie Drive

Under the current Consent Judgement all buildings along Gull Prairie Drive and Kalamazoo Avenue are required to be within five feet of the sidewalk. The intent was to create a pleasant pedestrian street with active retail to walk to Prairie Wolf Park in keeping with a village center concept. EGLE has determined that a wetland area at the southeast intersection of Gull Prairie Drive and Kalamazoo will

need to be protected and remain undeveloped. This forced a relocation of buildings that were previously planned to line Gull Prairie Drive to the south, and makes them unable to meet the current five-foot setback requirement. In addition, it has become apparent after final engineering design that a wider utility easement is necessary than previously planned along that side of the road, so the previously proposed building locations would not be able to meet that requirement either.

This area (“Lot B”), which was included in the site plan as a neighborhood commercial/mixed-use, is the preferred site for the senior housing component of the project rather than the one to the north as indicated on the current plan. This relocation of use is permitted within the Consent Judgement, as the end use of the three parcels (“Lot A”, “Lot B”, and “Future Senior Housing”) were always intended to be interchangeable. Staff views the use of this parcel for senior housing as a better location since it provides a residential buffer to the south, and is more appropriate than commercial use. The senior housing also includes a mixed-use component—it will house a café space at the east end of the building—and has 50 independent living apartments.

North Side of Gull Prairie Drive

This area (“Lot A” and “Future Senior Housing”), was formerly planned for senior living and neighborhood commercial and now will be dedicated solely to neighborhood commercial. The building layouts and footprints presented in this plan are not final and will be subject to final site plan review at a future date, but reflect the intent of the original plan. The concept presented here is that neighborhood commercial buildings will line Gull Prairie Drive, Prairie Wolf Drive, 84th Street, and Kalamazoo, and the main parking lots will be behind the buildings in a courtyard arrangement. Staff views this use as compatible with the plaza area to the east and will make a cohesive village center. The buildings along Gull Prairie Drive and Prairie Wolf Drive will create the “main street” character that the village center concept envisions.

Single Family Residential Phases

Several changes to the site plan were required due to final engineering of the northeast stormwater retention pond, which required expansion of it’s original area. In addition, the Kent County Road Commission required a realignment of Gray Wolf Drive.

These changes resulted in the removal of four “terrace” homes and four single-family detached lots, but the overall layout remains very similar to the original.

The proposal now includes:

1. 497 dwelling units (was 515)
 - a. 123 single-family detached single-family lots (was 127)
 - b. 32 T.N.D. condominiums/“Terrace Homes” (was 36)
 - c. 274 multi-family units (was 308)
 - d. 34 mixed-use apartment units (was 34)
 - e. 34 attached single-family townhome units (was 34)
2. 140 senior living units (was 110)

3. Five commercial buildings (B-2 to B-6 surrounding the plaza), ca. 19,450 SF total (was six, 20,800 SF)
4. Conceptual Future Commercial Development (F-1 through F-6), ca. 157,000 SF (was not defined)
5. 10.6-acres of open space (12.9%) (was 10.9-ac, 13.2%)

Parking Summary

A) Parking Requirements:

- Single family lots, townhomes, & “terrace” condos: 1 space per dwelling - will all be provided within lots or associated driveways as shown. These units are not included in the total required spaces below.
- Required parking for future commercial development (F1-F6) is not included in the total required spaces below.
- Multiple family dwellings: 1.5 spaces per one bedroom unit, 2 per spaces per 2 or more bedroom units
- Retail/office/commercial: 5 spaces per 1,000 sf gross floor area (average of assumed uses)
- Nursing home (assisted living & memory care) = 1 space per 5 units
- Independent living = 1 space per dwelling unit

B) Total off-street parking required = 720 spaces

- Commercial use = 104 spaces
- Multiple family residential = 548 spaces
- Senior living = 68 spaces
- Assisted living and memory care = 18 spaces
- Independent living = 50 spaces

C) Total off-street parking provided = 721

D) Total on-street parking provided = 124 spaces

Based on the scale of the project and multiple phases, it is recommended that if the PUD site plan amendment approved, the Planning Commission will review each phase through a site plan review process.

FINANCIAL IMPACT

The project is not anticipated to have a negative financial impact on the Township.

BUDGET ACTION REQUIRED

None

REVIEW

The proposed first amendment to the PUD site plan has been subject to thorough Township staff, Engineering and Byron Gaines Utility Authority review, in consultation with the Township Attorney. The Planning Commission recommended Board approval on July 24th, 2025.

STAFF RECOMMENDATION

Staff recommends that the Township Board consider approval of the first amendment to the PUD site plan. We view the changes to make a better overall development, concentrating commercial uses closer to the intersection of 84th & Kalamazoo.

If the Board approves the amendment, it will be submitted to the court for judicial review under the consent judgement.

STATE OF MICHIGAN
IN THE 17TH CIRCUIT COURT FOR THE COUNTY OF KENT

CALEYDONIA, LLC, a Michigan limited liability company, and AMERICAN KENDALL PROPERTIES LLC, an Indiana limited liability company,

Plaintiffs,

v.

GAINES CHARTER TOWNSHIP, a Michigan municipal corporation,

Defendant.

Hon. Curt A. Benson

Case No. 22-03226-CBB

Eric R. Starck (P63247)
MILLER JOHNSON
Attorneys for Plaintiffs
45 Ottawa SW, Suite 1100
Grand Rapids, MI 49503
(616) 831-1767

Craig R. Noland (P30717)
MCGRAW MORRIS P.C.
Attorneys for Defendant Gaines
Charter Township
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(616) 288-3700

Clifford H. Bloom (P35610)
BLOOM SLUGGETT, PC
Co-Legal Counsel for Defendant Gaines
Charter Township
161 Ottawa Ave, NW, Suite 400
Grand Rapids, MI 49503
Telephone: (616) 965-9340
cliff@bloomsluggett.com

FIRST AMENDMENT TO THE CONSENT JUDGMENT AND FINAL ORDER

At a session of said court held on this ____ day of _____,
2025, in the Circuit Court, Kent County, Michigan.

Present: Hon. Curt A. Benson
Circuit Court Judge

American Kendall Properties LLC, an Indiana limited liability company (“AKP”), on behalf of itself and as successor-in-interest to Caleydonia, LLC, a Michigan limited liability company (“Caleydonia”), as Plaintiff, by and through its legal counsel, Miller Johnson, and Gaines Charter Township, a Michigan municipal corporation (the “Township”), as Defendant, by and through its legal counsel, McGraw Morris P.C. and Bloom Sluggett, P.C. and requests that the Court approve the entry of this First Amendment to Consent Judgment and Final Order (this “Amendment to Consent Judgment”).

RECITALS

1. The Court, pursuant to a stipulation by the parties, entered a Consent Judgment and Final Order on September 22, 2023 (the “Consent Judgment”).

2. The Consent Judgment relates to certain real property located in Gaines Charter Township, Michigan (the “Subject Property”) and legally described in the Consent Judgment and as also described on **Exhibit A** as attached hereto.

3. On February 16, 2023, Caleydonia conveyed the Subject Property to AKP.

4. On October 31, 2023, AKP conveyed a portion of the Subject Property containing approximately 53.90 acres to Signature Land Development, Inc., a Michigan corporation, and Signature Land Development, Inc. has agreed to consent to the entry of this Amended Consent Judgment.

5. Paragraph 5.B. of the Consent Judgment provides that the Development (as defined in the Consent Judgment) will be developed and built in accordance with the approved site plan attached to the Consent Judgment as **Exhibit B** (the “Original Site Plan”).

6. The parties desire to revise and amend the Original Site Plan and replace it with the Overall PUD Site Layout Plan attached hereto as **Exhibit C** (the “Revised Site Plan”).

7. The parties further desire to amend the Consent Judgment to delete the requirement in Paragraph 5.C.i. thereof that all buildings must be built to within 5 feet of the sidewalk along Gull Prairie Drive and Kalamazoo Avenue and that parking lots must be located to the side or rear of street facing facades.

8. Pursuant to Paragraph 13 of the Consent Judgment, the parties agree to amend the Consent Judgment pursuant to the terms set forth below.

AMENDED TERMS OF THE CONSENT JUDGMENT

IT IS ORDERED:

9. The Consent Judgment is hereby amended such that, notwithstanding Paragraph 5 or Paragraph 8 of the Consent Judgment or anything else contained in the Consent Judgment to the contrary, the Development shall be constructed and used in accordance with the Revised Site Plan.

10. All references in the Consent Judgment to “Future Commercial Development Lot A” and “Future Commercial Development Lot B” are deleted and replaced with “Conceptual Future Commercial Development.”

11. All references in the Consent Judgment to “Senior Living” are deleted and replaced with “Proposed Senior Living.”

12. The following language within Paragraph 5.B. of the Consent Judgment is deleted in its entirety:

“Future Commercial Development Lot A, the Senior Living parcel and Future Commercial Development Lot B (all as shown on Exhibit A) shall not be developed or used with the same principal use as one another, and they shall be developed with principal uses that are different from one another (i.e. the use on each such lot or unit shall be substantially different from the use on each of the other lots or units).”

The following wording is added to Paragraph 5.B of the Consent Judgment:

“Lots designated “Conceptual Future Commercial Development” may only be used for those uses allowed under the Neighborhood Commercial zoning designation in Chapter 15 of the Zoning Ordinance, and with the following specific uses:

- General Office & Services; “Financial”, “Medical”, and “Personal” as defined in Section 35.30 “Definitions” of the Zoning Ordinance.
- Convenience store (or the equivalent) with up to 2,000 square feet of floor area or less.”

13. The following language within the first sentence of Paragraph 5.C. of the Consent Judgment is deleted – “and the lot identified as “Senior Living” (as shown on Exhibit A)”.

14. Paragraph 5.C.i. of the Consent Judgment is deleted in its entirety.

15. The reference to building “B-1” within Paragraph 5.D. of the Consent Judgment is deleted as such building has been removed from the Revised Site Plan.

16. Paragraph 8 of the Consent Judgment shall be replaced with the following:

8. Development Procedures.

In pursuing land division, site plan and engineering approvals or permits for the development of the Property, American Kendall shall comply with all applicable permitting requirements of the Township except as may be expressly modified in this Consent Judgment. American Kendall shall be required to submit a complete application for building code, storm water, and similar approvals and pay all applicable fees and applicable deposits for any use requested to be made of the Property in conformance with this Consent Judgment. In addition, American Kendall shall also be required to submit and obtain Township approval for all of the following, unless specific requirements are modified under the approved PUD Site Plan:

- Building Requirements per Chapter 16 of the Zoning Ordinance, as amended.
- Lighting Plan per Chapter 19 of the Zoning Ordinance, as amended.
- Parking and Loading per Chapter 20 of the Zoning Ordinance, as amended.
- Mobility Traffic and Access per Chapter 21 of the Zoning Ordinance, as amended.
- Private Streets and Driveways per Chapter 22 of the Zoning Ordinance, as amended.
- Landscape Plan per Chapter 23 of the Zoning Ordinance, as amended
- Signage Plan per Chapter 24 of the Zoning Ordinance, as amended.
- Approval by the Fire Department.
- Approval of utility plans by Township Engineer.

* * *

In acting upon such applications, the Township shall act promptly and not unreasonably delay review and action on the application, and shall approve such application to the extent consistent with law and the terms of this Consent Judgment.

17. In all other respects not inconsistent with this Amendment to Consent Judgment, the Consent Judgment is hereby ratified and confirmed.

18. Each of the parties to this document represents that all requirements necessary for the party to bind itself to this document and the Consent Judgment (as amended) have been met.

IT IS HEREBY SO ORDERED.

Hon. Curt A. Benson
Circuit Court Judge

APPROVED AS TO FORM AND CONTENT; NOTICE OF ENTRY IS ALSO WAIVED:

MILLER JOHNSON
Attorneys for American Kendall Properties LLC

By: _____

Eric R. Starck (P63247)
Miller Johnson
45 Ottawa SW, Suite 1100
Grand Rapids, MI 49503
(616) 831-1767

MCGRAW MORRIS P.C.
Attorneys for Defendant Gaines Charter
Township

By: _____

Craig R. Noland (P30717)
McGraw Morris P.C.
300 Ottawa NW, Suite 820
Grand Rapids, MI 49503

BLOOM SLUGGETT, PC
Co-legal counsel for Defendant Gaines Charter
Township

By: _____

Clifford H. Bloom (P35610)
Bloom Sluggett, PC
161 Ottawa, NW – Suite 400
Grand Rapids, MI 49503

SIGNATURE LAND DEVELOPMENT, INC.

By: _____

Its: _____

Exhibit A

Legal Description of the Subject Property

The real property in the Charter Township of Gaines, County of Kent, State of Michigan, described as follows:

The Northwest $\frac{1}{4}$ of Section 21, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, EXCEPT the West 240 feet of the North 240 feet thereof;

AND ALSO EXCEPT the East 30 rods of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 21;

AND ALSO EXCEPT the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 21;

AND ALSO EXCEPT the South 300 feet of the West 660 feet of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 21;

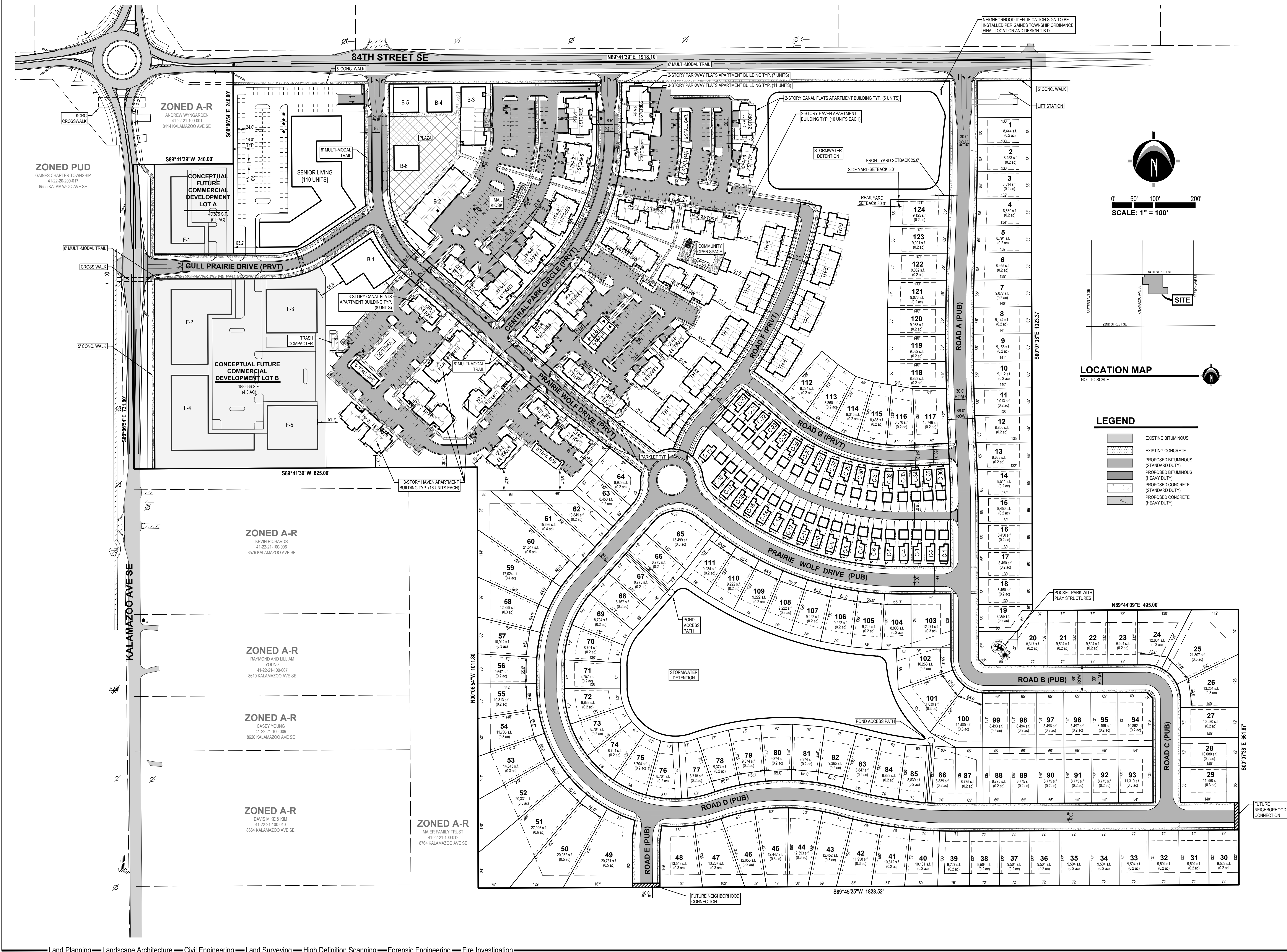
AND ALSO EXCEPT a parcel 40 rods square in the Northwest corner of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 21;

AND ALSO EXCEPT commencing at the Northwest corner of the South 300 feet of the West 660 feet of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 21; thence North 50 feet; thence East 825 feet; thence South 1010 feet to the North line of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 21; thence West 165 feet to the Southeast corner of a parcel 40 rods square in the Northwest corner of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 21; thence North 960 feet to the Northeast corner of the South 300 feet of the West 660 feet of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 21; thence West 660 feet to the point of beginning.

Exhibit B

The Original Site Plan

[See Attached.]



NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
Kendall Property Group
Attn: J.R. Kendall
3600 Woodview Trail, Suite 130
Indianapolis, IN 46268
Phone: 317.872.4600

REVISIONS:

Title	Revised PUD Submittal	Checked: RJB/RP	Date: 10.19.2020
Drawn: DWD	Checked: RJB/RP	Date: 06.17.2021	
Drawn: DWD	Checked: RJB/RP	Date: 09.02.2021	
Drawn: DWD	Checked: RJB/RP	Date: 09.07.2021	
Drawn: DWD	Checked: RJB/RP	Date: 09.13.2021	
Drawn: DWD	Checked: RJB/RP	Date: 09.23.2021	
Drawn: DWD	Checked: RJB/RP	Date: 11.11.2021	
Drawn: DWD	Checked: RJB/RP	Date: 01.04.2022	
Drawn: DWD	Checked: RJB/RP	Date: 01.05.2022	
Drawn: DWD	Checked: RJB/RP	Date: 08.16.2022	
Drawn: DWD	Checked: RJB/RP	Date: 03.29.2023	
Drawn: DWD	Checked: RJB/RP	Date: 06.29.2023	
Drawn: DWD	Checked: RJB/RP	Date: 08.02.2023	

PRAIRIE WOLF STATION
EXHIBIT 1 - Site Layout Plan
8460 Kalamazoo Avenue SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

PROJECT NO: 20400701
SHEET NO: EX-1
SHEET: 1 OF 2

GENERAL NOTES

- 1) PROPOSED ZONING OF PROPERTY: PLANNED UNIT DEVELOPMENT (PUD)
(EXISTING ZONING IS A-R, AGRICULTURAL/RURAL-RESIDENTIAL)

2) SUMMARY OF LAND USE:

A) TOTAL ACREAGE = 82.0 ACRES (3,571,589 SQ.FT.) (EXCLUDING R.O.W.)

B) RESIDENTIAL USE SUMMARY

SINGLE FAMILY LOTS (LOTS 1-127) = 127 LOTS (127 DWELLING UNITS)

T.N.D. CONDOS (C-1 - C-36) = 36 CONDOS (36 DWELLING UNITS)

TOWNHOMES = 11 BUILDINGS (44 DWELLING UNITS)

HAVEN APTS = 8 BUILDINGS (116 DWELLING UNITS)

PARKWAY FLATS APTS = 9 BUILDINGS (91 DWELLING UNITS)

CANAL FLATS APTS = 11 BUILDINGS (67 UNITS)

RESIDENTIAL OVER RETAIL = 34 UNITS (34 DWELLING UNITS)

DWELLING UNIT TOTAL = 515 UNITS

C) COMMERCIAL/RETAIL/OFFICE AND SENIOR LIVING

COMMERCIAL/OFFICE/RETAIL SPACE = 6 BUILDINGS (20,800 SQ.FT.)

SENIOR LIVING = 1 BUILDING (110 SENIOR LIVING UNITS)

FUTURE COMMERCIAL DEVELOPMENT LOTS = 2 LOTS

D) OPEN SPACE = 10.88 ACRES (474,134 SQ.FT.) (13.2%) [10.00% OPEN SPACE REQUIRED]

E) ADJOINING ZONING

ZONING OF PARCELS TO THE NORTH = RL-14, PUD

ZONING OF PARCELS TO THE EAST = RL-14

ZONING OF PARCELS TO THE WEST = RL-14, PUD

ZONING OF PARCELS TO THE SOUTH = A-R

F) PROPOSED PUD REGULATING REQUIREMENTS

SINGLE FAMILY LOTS

1) MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 65 FT.

2) MINIMUM LOTS AREA = 7,000 SQ.FT.

3) MAXIMUM BUILDING HEIGHT = 35 FT.OR 2 1/2 STORIES, WHICHEVER IS LESS

4) SINGLE FAMILY LOT SETBACKS:

FRONT YARD = 25 FT.

SIDE YARD = 5 FT.

REAR YARD = 35 FT.

T.N.D. CONDOS (C-1 - C36)

1) MAXIMUM BUILDING HEIGHT = 35 FT.OR 2 1/2 STORIES, WHICHEVER IS LESS

2) MINIMUM BUILDING TO BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL] = 10 FT.

3) MINIMUM DISTANCE BUILDING [FOUNDATION WALL] TO ALLEY = 22 FT.

4) FRONT YARD SETBACK = 6 FT.

UNIT C-19'S PORCH ENCROACHES THE 6' FRONT YARD SETBACK

TOWNHOMES (TH-1 - TH-11)

1) MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 1/2 STORIES, WHICHEVER IS LESS

2) MINIMUM BUILDING TO BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL] = 12 FT.

3) MINIMUM DISTANCE BUILDING [FOUNDATION WALL] TO ROAD PAVEMENT = 22 FT.

4) MINIMUM DISTANCE BUILDING [FOUNDATION WALL] TO SIDEWALK = 20 FT.

HAVEN, CANAL FLATS, AND PARKWAY FLATS APARTMENT BUILDINGS (HA-1 - HA-8; CFA-1 - CFA-11; PFA-1 - PFA-9)

1) MAXIMUM BUILDING HEIGHT (HA-1, HA-3, HA-5 THROUGH HA-8; CFA-1, CFA-2, CFA-3, CFA-5, CFA-6; PFA-2 THROUGH PFA 7) = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS

2) MAXIMUM BUILDING HEIGHT (HA-2, HA-4; CFA-4, CFA-7 THROUGH CFA-11; PFA-1, PFA-9) = 35 OR 2 1/2 STORIES, WHICHEVER IS LESS

3) MINIMUM BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL] = 20 FT.

F) PROPOSED PUD REGULATING REQUIREMENTS (CONTINUED)

SENIOR LIVING BUILDINGS

1) MAXIMUM BUILDING HEIGHT = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS

2) MINIMUM BUILDING SEPARATION = N/A

MIXED USE BUILDINGS (B-1 - B-6)

1) MAXIMUM BUILDING HEIGHT = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS

2) MINIMUM BUILDING TO BUILDING SEPARATION = 20 FT.

3) PARKING SUMMARY

A) PARKING REQUIREMENTS [PER SECTION 15.2]:

1) SINGLE FAMILY LOTS & T.N.D. CONDOS: 1 SPACES PER DWELLING - WILL ALL BE PROVIDED WITHIN LOTS AS SHOWN

2) MULTIPLE FAMILY DWELLINGS: 1.5 SPACES PER ONE BEDROOM UNIT, 2 PER SPACES PER 2 OR MORE BEDROOM UNITS

3) INDEPENDENT LIVING: 1.5 SPACES PER UNIT

4) RETAIL/OFFICE/COMMERCIAL: 5 SPACES PER 1,000 SF GFA (AVERAGE OF ASSUMED USES)

B) TOTAL NUMBER OF REQUIRED PARKING SPACES (LESS SINGLE FAMILY LOTS AND T.N.D. CONDOS) = 875 SPACES

C) TOTAL NUMBER OF PARKING SPACES PROVIDED = 927 SPACES

D) PROPOSED PARKING:

1) MULTIPLE FAMILY DWELLINGS: 668 SPACES

2) INDEPENDENT LIVING: 146 SPACES

3) RETAIL/OFFICE/COMMERCIAL [5 X (10,800 / 1,000)] : 54 SPACES

E) COVERED PARKING (GARAGES AND/OR CARPORTS) SHALL BE ALLOWED, BASED ON DEVELOPER DISCRETION

4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS

5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.

6) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.

7) EASEMENTS SHALL BE GRANTED FOR UTILITIES AND INGRESS/EGRESS AS REQUIRED BY AGENCIES.

PRAIRIE WOLF STATION

EXHIBIT TWO - GENERAL NOTES

GAINES TOWNSHIP, KENT COUNTY, MI

DRAWN BY: EG

CHECKED BY: DC

DATE: 08/16/2022

PRJ NO: 20400701

2 OF 2



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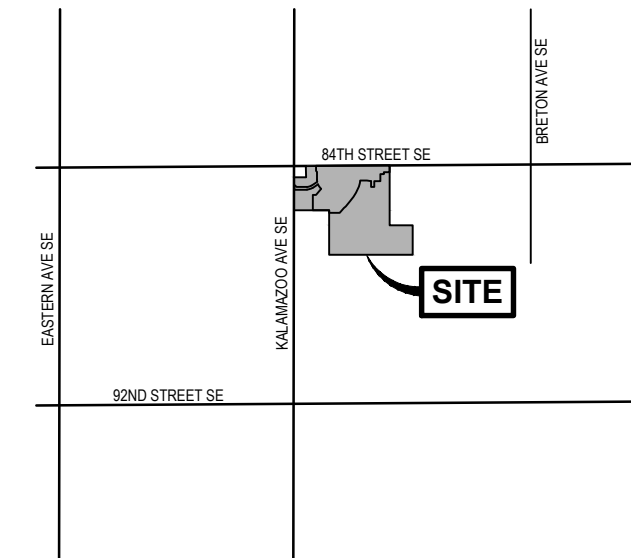
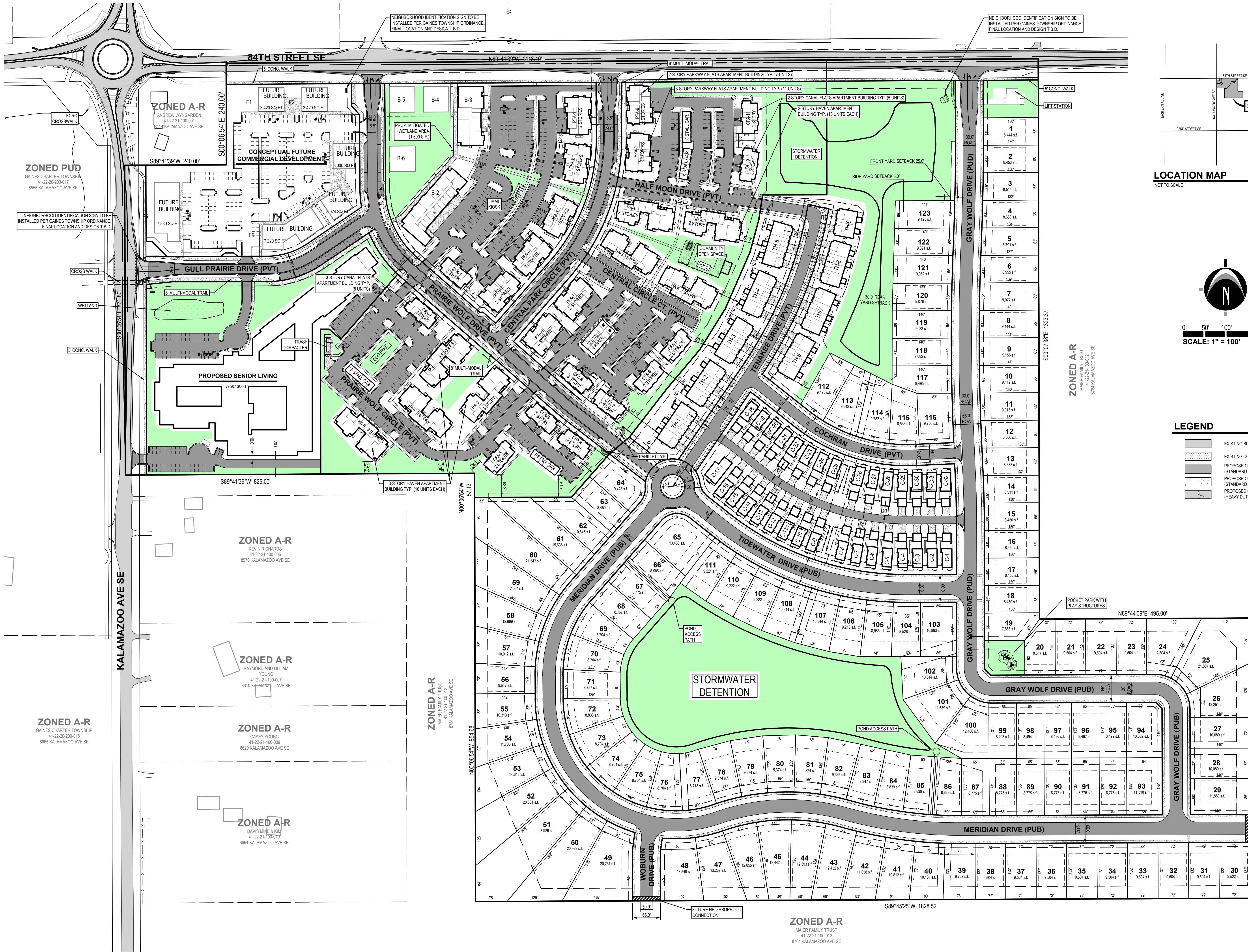
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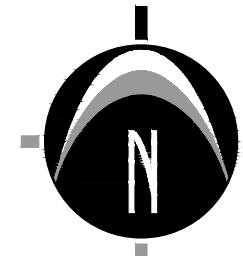
Exhibit C

The Revised Site Plan

[See Attached.]



LOCATION MAP
NOT TO SCALE



0' 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)

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Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:

Kendall Property Group
Attn: J.R. Kendall

3600 Woodview Trail, Suite 130
Indianapolis, IN 46268
Phone: 317.872.4600

REVISIONS:

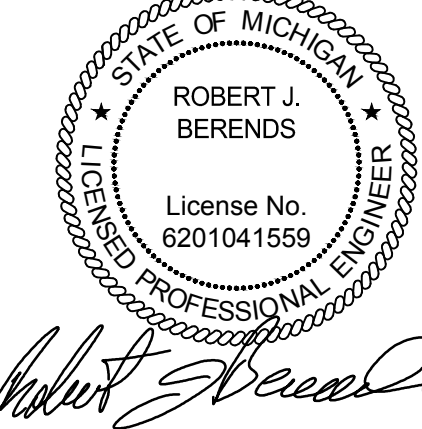
Title: Phase One Final PUD/Site Plan	Checked: EDY	Date: 07.25.2024
Drawn: JW	Checked: EDY	Date: 07.25.2024
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PRAIRIE WOLF STATION
PHASE ONE

Overall PUD Site Layout Plan

8460 Kalamazoo Avenue, SE
PART OF THE NORTHWEST 1/4 OF SECTION 21, T5N, R11W,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
20400701

SHEET NO:
EX-OS
SHEET: 1 OF 2

GENERAL NOTES

- 1) ZONING OF PROPERTY: PLANNED UNIT DEVELOPMENT (PUD)
- 2) SUMMARY OF LAND USE:

A) TOTAL ACREAGE = 82.3 ACRES (3,584,914 SQ.FT.) (EXCLUDING R.O.W.)

B) RESIDENTIAL USE SUMMARY

SINGLE FAMILY LOTS (LOTS 1-123) = 123 LOTS (123 DWELLING UNITS)

T.N.D. CONDOS (C-1 - C-32) = 32 CONDOS (32 DWELLING UNITS)

TOWNHOMES = 9 BUILDINGS (34 DWELLING UNITS)

HAVEN APTS = 8 BUILDINGS (116 DWELLING UNITS)

PARKWAY FLATS APTS = 9 BUILDINGS (91 DWELLING UNITS)

CANAL FLATS APTS = 11 BUILDINGS (67 UNITS)

RESIDENTIAL OVER RETAIL = 34 UNITS (34 DWELLING UNITS)

DWELLING UNIT TOTAL = 497 UNITS

C) COMMERCIAL/RETAIL/OFFICE AND SENIOR LIVING

COMMERCIAL/OFFICE/RETAIL SPACE = 5 BUILDINGS [BUILDINGS B2-B6] (19,450 SQ.FT.)

SENIOR LIVING = 1 BUILDING (140 SENIOR LIVING UNITS) (1,408 SQ.FT. COMMERCIAL USE)

CONCEPTUAL FUTURE COMMERCIAL DEVELOPMENT AREA = 156,980 SQ.FT.

D) OPEN SPACE = 12.48 ACRES (543,971 SQ.FT.) (15.2%) [10.00% OPEN SPACE REQUIRED]

E) ADJOINING ZONING

ZONING OF PARCELS TO THE NORTH = RL-14, PUD

ZONING OF PARCELS TO THE EAST = RL-14

ZONING OF PARCELS TO THE WEST = RL-14, PUD

ZONING OF PARCELS TO THE SOUTH = A-R

F) PROPOSED PUD REGULATING REQUIREMENTS

SINGLE FAMILY LOTS (LOTS 1-123)

1) MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 65 FT.

2) MINIMUM LOTS AREA = 7,000 SQ. FT.

3) MAXIMUM BUILDING HEIGHT = 35 FT.OR 2 1/2 STORIES, WHICHEVER IS LESS

4) SINGLE FAMILY LOT SETBACKS:

FRONT YARD = 25 FT.

SIDE YARD = 5 FT.

REAR YARD = 35 FT.

T.N.D. CONDOS (C-1 - C-32)

1) MAXIMUM BUILDING HEIGHT = 35 FT.OR 2 1/2 STORIES, WHICHEVER IS LESS

2) MINIMUM BUILDING TO BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL] = 10 FT.

3) MINIMUM DISTANCE BUILDING [FOUNDATION WALL] TO ALLEY = 22 FT.

4) FRONT YARD SETBACK = 6 FT.

TOWNHOMES (TH-1 - TH-9)

1) MAXIMUM BUILDING HEIGHT = 35 FT. OR 2 1/2 STORIES, WHICHEVER IS LESS

2) MINIMUM BUILDING TO BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL]= 12 FT.

(NOTE: EGRESS WINDOW WELL IS ALLOWED TO BE WITHIN MINIMUM FOUNDATION WALL SEPARATION DISTANCE)

3) MINIMUM DISTANCE BUILDING [FOUNDATION WALL] TO ROAD PAVEMENT = 22 FT.

4) MINIMUM DISTANCE BUILDING [FOUNDATION WALL] TO SIDEWALK = 20 FT.

HAVEN, CANAL FLATS, AND PARKWAY FLATS APARTMENT BUILDINGS (HA-1 - HA-8; CFA-1 - CFA-11; PFA-2 - PFA-8)

1) MAXIMUM BUILDING HEIGHT (HA-1, HA-3, HA-5 THROUGH HA-9; CFA-1 THROUGH CFA-6; PFA-2 THROUGH PFA 7) = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS

2) MAXIMUM BUILDING HEIGHT (HA-2, HA-4; CFA-7 THROUGH CFA11; PFA-1, PFA-9) = 35 OR 2 1/2 STORIES, WHICHEVER IS LESS

3) MINIMUM BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL] = 20 FT.

SENIOR LIVING BUILDING

1) MAXIMUM BUILDING HEIGHT = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS

2) MINIMUM BUILDING SEPARATION = N/A

MIXED USE BUILDINGS (B-2 - B-6 AND F-1 - F-6)

1) MAXIMUM BUILDING HEIGHT = 50 FT. OR 3 1/2 STORIES, WHICHEVER IS LESS

2) MINIMUM BUILDING TO BUILDING SEPARATION [FOUNDATION WALL TO FOUNDATION WALL]= 20 FT.

3) PARKING SUMMARY

A) PARKING REQUIREMENTS:

1) SINGLE FAMILY LOTS, TOWNHOMES, & T.N.D. CONDOS: 1 SPACES PER DWELLING - WILL ALL BE PROVIDED WITHIN LOTS OR ASSOCIATED DRIVEWAYS AS SHOWN. THESE UNITS ARE NOT INCLUDED IN THE TOTAL REQUIRED SPACES BELOW.

2) REQUIRED PARKING FOR THE FUTURE COMMERCIAL DEVELOPMENT (F1-F6) IS NOT INCLUDED IN THE TOTAL REQUIRED SPACES BELOW.

3) MULTIPLE FAMILY DWELLINGS: 1.5 SPACES PER ONE BEDROOM UNIT, 2 PER SPACES PER 2 OR MORE BEDROOM UNITS

4) RETAIL/OFFICE/COMMERCIAL: 5 SPACES PER 1,000 SF GFA (AVERAGE OF ASSUMED USES)

5) NURSING HOME (ASSISTED LIVING & MEMORY CARE) = 1 SPACE PER 5 UNITS

6) INDEPENDENT LIVING = 1 SPACE PER DWELLING UNIT

B) TOTAL OFF-STREET PARKING REQUIRED = 720 SPACES

1) COMMERCIAL USE = 104 SPACES

2) MULTIPLE FAMILY RESIDENTIAL = 548 SPACES

3) SENIOR LIVING = 68 SPACES

ASSISTED LIVING AND MEMORY CARE = 18 SPACES

INDEPENDENT LIVING = 50 SPACES

C) TOTAL OFF-STREET PARKING PROVIDED = 721

D) TOTAL ON-STREET PARKING PROVIDED = 124 SPACES

4) COVERED PARKING (GARAGES AND/OR CARPORTS) SHALL BE ALLOWED, BASED ON DEVELOPER DISCRETION.

5) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.

6) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.

7) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.

8) EASEMENTS SHALL BE GRANTED FOR UTILITIES AND INGRESS/EGRESS AS REQUIRED BY AGENCIES.
- 

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- PRAIRIE WOLF STATION

PUD General Notes

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- STAMP:



PROJECT NO:
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SHEET NO:
EX-B

SHEET: 2 OF 2
- Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation
- © 2025 Nederveld, Inc.
- 20400701-PR-ELT.dwg JW 7/10/2025 15:35



MEMO

Staff Communication

DATE: October 13th, 2025

TO: Gaines Charter Township Board of Trustees

FROM: Dan Wells, Community Development Director

RE: Interim Construction Agreement for Prairie Wolf Station Early Starts

SUMMARY

The applicant, AKP Gaines Township, LLC (a subsidiary of American Kendall Properties), requests approval to begin setting foundations for fourteen apartment and mixed-use buildings in the Prairie Wolf Station PUD. The foundations and sub-slab utilities will be constructed prior to utility and road installation and will later be connected to water and sewer utilities (a process also known as “early starts”). No vertical construction will be permitted until utilities and roads are completed and approved by the BGUA and Kent County Road Commission respectively. Only foundations within the area defined as “Utility Contract #3” will be built prior to utility completion.

Pursuant to Section 22 of 136 of the Township Code of Ordinances, the Township can issue a foundation permit to allow the installation of footings/foundations/slope pours and under slab plumbing for a given multi-family apartment building prior to the infrastructure being fully completed that is under terms and conditions approved by the Township.

FINANCIAL IMPACT

The project is not anticipated to have a negative financial impact on the Township. Under the contract, AKP Gaines Township, LLC shall post an irrevocable letter of credit for the estimated costs and expenses to complete the infrastructure or alternately, to remove the footings, foundations, slabs and under slab utilities of a partially constructed apartment building.

BUDGET ACTION REQUIRED

None

REVIEW

The proposed Interim Construction Agreement has been subject to thorough Township staff, Engineering and Byron Gaines Utility Authority review, in consultation with the Township Attorney. It provides detailed requirements for permitting and construction review, as well as financial protections for the Township if for some reason the project stalls.

By letting the developer build early foundations, they will be able to build the first fourteen buildings efficiently in a “production line” manner. After the roads and utilities are installed in the Utility Contract #3 area (roughly the northern half of the apartments), the other buildings will be able to tie into the existing lines and early starts won’t be necessary.

STAFF RECOMMENDATION

Staff recommends that the Township Board consider approval of the Interim Construction Agreement.

INTERIM CONSTRUCTION AGREEMENT

This Interim Construction Agreement (“**Agreement**”) is dated as of _____, 2025 (“**Effective Date**”), by and between AKP GAINES TOWNSHIP, LLC, an Indiana limited liability company (the “**Company**”), and GAINES CHARTER TOWNSHIP (“**Township**”), of Kent County, Michigan, acting through its Board of Trustees (the “**Board**”).

RECITALS

WHEREAS, the Company desires to develop a multifamily apartment project (part of the Prairie Wolf Station development) in Gaines Charter Township, Kent County, Michigan, on land more particularly depicted on **Exhibit A** as attached hereto (the land on **Exhibit A** is also referred to herein as the “**Real Estate**”) and in the course of doing so intends to install and construct upon the Real Estate certain improvements and/or facilities as part of the development (collectively, the “**Project**”); and

WHEREAS, the Company desires to commence construction of portions of the Project (the “**Zones**,” and singularly, a “**Zone**”) prior to the completion of the infrastructure (“**Infrastructure**”) as identified on **Exhibit B** and for the Township to issue and/or cause to be issued to the Company building permits (or other permits) for parts of the Project (collectively, the “**Building Permits**”) prior to the completion of all of the Infrastructure; and

WHEREAS, pursuant generally to the Gaines Charter Township Zoning Ordinance (the “Zoning Ordinance”), the Gaines Charter Township Code and the zoning approval for the Project, no building permit for a multi-family apartment building may be issued by the Township unless and until the Infrastructure for that portion of the Project has been completed. Pursuant to Section 22 of 136, the Township has the ability to issue a foundation permit to allow the installation of footings/foundations/slope pours and under slab plumbing for a given multi-family apartment building (but not allowing any further construction beyond the footings/foundations/slab pours and under slab plumbing of such buildings) prior to the Infrastructure being fully completed that is attributable to such proposed apartment building based on terms and conditions approved by the Township. This Agreement serves that function; and

WHEREAS, the Company shall post an irrevocable letter of credit (“**Security**”) for the estimated costs and expenses to complete the Infrastructure or alternately, to remove the footings, foundations, slabs and under slab plumbing of a partially constructed apartment building (the “**Remedial Costs**”) upon the terms and conditions more fully set forth below.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

ARTICLE I SECURITY

Section 1.1 Agreement to Complete the Infrastructure and/or Remove the Partially Constructed Apartment Building; Security.

(a) The Company shall fully complete the Infrastructure in accordance with the terms of this Agreement.

(b) So long as all other Township ordinance and code requirements are met, the Township shall issue and/or cause to be issued to the Company the Building Permits (including foundation permits) for each Zone (as specified in **Exhibit B** as attached hereto) prior to the

completion of the Infrastructure for that Zone as specified in this Agreement. However, to the extent that a Township ordinance, code or interlocal agreement requires that certain other infrastructure or items be completed before a building permit or other permits can be issued (for example, but not by way of limitation, permits for public water or sewer installations), then no building permit or other permits shall be issued until and unless such requirements are met and notwithstanding anything else in this Agreement.

(c) If the Infrastructure attributable to a given proposed apartment building and Zone (as listed in **Exhibit B**) is not fully completed (and approved by the Township after inspection) within twelve (12) months of the Effective Date, then the Township can require that the Company fully remove any footings/foundations/slabs and under slab plumbing (and related items) that have been installed for the apartment building involved and return the ground to its prior status. If the Company does not remove the footings/foundations/slabs and under slab plumbing (and related items) and return the ground to its prior state within 60 days of written notice by the Township to the Company, the Township may utilize the funds from the Security (“**Security Funds**”) to remove the footings/foundations/slabs and under slab plumbing (and related items) and return the ground to its prior state. Alternately, the Township itself may elect to complete the Infrastructure and can utilize the Security Funds for such completion.

(d) No further construction, erection or installation shall occur to a proposed apartment building beyond the installation of the footings/foundations/slabs and under slab plumbing unless and until the Infrastructure attributable to that building (or the development phase involved as determined by the Township) has been fully completed and approved by the Township in writing (after a Township inspection).

(e) No Certificate of Occupancy shall be issued for a building until and unless all related Infrastructure for the Zone involved (as shown in **Exhibit B**) has been fully completed, both the Infrastructure involved and the completed building have been fully inspected by the Township (and approved by the Township) and the building meets all applicable Township ordinance and code requirements.

Section 1.2 Security. Within 30 days of the date of this Agreement (and prior to any construction commencing on any footings/foundations/slabs or under slab plumbing for any apartment building), the Company shall post with the Township (and in favor of the Township) an irrevocable letter of credit or other form of a financial guarantee that is acceptable to the Township in the total amount of \$1,000,000. Such irrevocable letter of credit or other approved form of financial guarantee shall allow partial draws (or the equivalent). The irrevocable letter of credit or other approved form of financial guarantee acceptable to the Township shall be noncancelable and shall also not be defunded, reduced, transferred or canceled until and unless all of the Infrastructure has been fully installed, inspected by the Township and approved by the Township in writing or alternately the footings/foundations/slabs or under slab plumbing for the building involved have been fully removed and the earth returned to its prior state (and the Township has verified the same in writing).

ARTICLE II DISBURSEMENT OF SECURITY

Section 2.1 Rights of the Township.

(a) Infrastructure. In the event that the Company fails to complete the Infrastructure in accordance with the requirements of this Agreement (or any other agreement with the Township, permit or other Township approval), the Township may, in its sole election and discretion and following written notice to the Company, undertake the completion of the Infrastructure. In the event the Township elects to undertake the completion of the Infrastructure, it may utilize the

Security and Security Funds for an amount up to the Infrastructure costs, subject to the limitations set forth herein. Any claim made by the Township upon the Security shall be limited to such expenses incurred by the Township for the completion of the Infrastructure plus 15% for Township administrative and incidental costs and expenses.

(b) Alternate Demolition. Alternately, the Township may demolish and remove the footings/foundations/slabs and under slab plumbing for the building involved and return the earth to its prior state. In the event the Township undertakes such remediation, the Township may utilize the Security and Security Funds for the amount up to the cost of demolition and remediation, subject to the limitations set forth herein. Any claim made by the Township on the Security shall be limited to expenses incurred by the Township for such demolition and remediation plus 15% for Township administrative and incidental costs and expenses.

(c) If the Security proves insufficient, the Company shall remain liable to the Township for any costs and expenses to the Township beyond the Security.

Section 2.2 Release of Security. The Security provider shall release the Security (or any Security Funds left) (a) when the Company has completed all Infrastructure listed in Exhibit B and tested the Infrastructure, as confirmed and certified in writing by VK Civil and approved by the Township in writing, or (b) when the Township has completely removed the footings/foundations/under slab plumbing and slab for a given building and returned the earth to its prior state.

ARTICLE III RESTRICTIONS AND REQUIREMENTS

Section 3.1 Early starts shall be limited to the fourteen (14) buildings within the Zone called "Utility Contract #3".

Section 3.2 Township water and sewer permits must be applied for and paid for prior to the issuance of each building foundation permit.

Section 3.3 Underground plumbing permits related to plumbing installed below the slab and within the foundation must be paid to the Township at the time of the building foundation permit.

Section 3.4 Underground plumbing lines extending from the interior of any foundation may be stubbed five (5) feet maximum from the foundation wall. The Byron-Gaines Utility Authority ("BGUA") must inspect and witness installation of the sewer lateral, the water service, and the fire protection line from five (5) feet inside of the building to five (5) feet outside of the building prior to backfilling; including the stub above the concrete slab for the water service/fire protection line.

Section 3.5 Water lines and sewer lines stubbed out of a building foundation must exit the foundation below the frost line; typically to be at least five (5) feet of depth or greater from finished grade.

Section 3.6 No combustible building materials shall be erected on early start foundations until fire hydrants are in place and operable and roads are fully passable for emergency vehicles as determined by the Fire Marshall and Township Engineer.

Section 3.7 Combustible materials stored on the site must be kept within 500 feet of an operable in-service fire hydrant.

Section 3.8 Township water/sewer permits will not be issued until BGUA accepts ownership of the new sewer and water utilities.

Section 3.9 Final connections to the sewer and water utilities may not occur until water/sewer permits are issued by the Township. Any water and/or sewer connections made without a BGUA inspector being present will be required to be fully excavated and exposed for inspections prior to a certificate of occupancy being issued in addition to all other requirements of the Building Department.

Section 3.10 The Company is required to protect all water and sewer utilities from damage during construction of the buildings. Any damage to the water and sewer utilities that occurs during any construction must be repaired before a certificate of occupancy will be issued. This shall include keeping sewer lines clear of all foreign materials and which also includes, but are not limited to, sand, gravel, building materials, dry wall mud, or other construction materials. The Company is responsible for cleaning sewer lines prior to a certificate of occupancy being issued.

ARTICLE IV REMEDIES

Section 4.1 Remedies. The parties shall have such remedies as are allowed by Michigan law or equity (and as additionally specified in this Agreement) in enforcing, implementing, interpreting or otherwise construing this Agreement. Should litigation occur involving this Agreement and should the Township prevail in whole or in part, then the Company shall reimburse the Township for the Township's reasonable attorney fees and costs (both before litigation, during litigation and through any trial and during any appeal or appeals). Venue shall be in Kent County, Michigan.

Section 2.2 Other Relief. In addition to any other rights and remedies granted herein (and in Section 2.1 hereof), the Township shall also have the right to seek any injunctive relief available under applicable law to effect or complete the Infrastructure or remove the footings/foundations/slabs and under slab plumbing of any partially completed building at issue. In addition, the Township shall have the right to seek reimbursement from the Company and its successors or assigns for any reasonable costs incurred by the Township in excess of the funds available under the Security to complete the Infrastructure or remove the footings/foundations/slabs and under slab plumbing for the partially constructed apartment building involved.

Section 4.3 Ordinance Violations. During the term of this Agreement, except as may be expressly modified by the terms of this Agreement, the Company shall fully comply with the Gaines Charter Township Zoning Ordinance and all other applicable Township ordinances and codes at all times. Should a substantial violation of any such ordinance or code occur, then construction shall not proceed any further for any apartment building until all Infrastructure for the entire Project has been completed, inspected by the Township and approved by the Township in writing.

ARTICLE V REPRESENTATIONS AND WARRANTIES

Section 5.1 Representations of Township. The Township represents as follows:

a. The Township has full power and authority, on behalf of the Township, to deliver and perform this Agreement and to take all actions reasonably necessary to carry out the matters contemplated by this Agreement.

b. This Agreement has been duly executed and delivered by the Township and constitutes the legal, valid and binding obligation of the Township, enforceable against the Township in accordance with its terms.

Section 5.2. Representations, Warranties and Covenants of the Company. The Company represents and warrants to the Township as follows:

a. The Company has full power and authority to execute, deliver and perform this Agreement and to take all actions reasonably necessary to carry out the matters contemplated by this Agreement.

b. This Agreement has been duly executed and delivered by the Company and constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

ARTICLE VI RELEASE, WAIVER AND INDEMNIFICATION

Section 6.1 The Company waives and releases any and all claims and causes of action against Gaines Charter Township (as well as all of its officials, officers, agents and employees) with regard to any liability or matter related to, arising out of, or pertaining to all matters and subjects involving or related to this Agreement and as to any and all related matters, except to the extent that such claims and occurrences are caused by and a result of the willful misconduct or gross negligence of Gaines Charter Township (as well as its officials, officers, agents and/or employees). Furthermore, the Company shall reimburse, indemnify and hold harmless the Township (as well as the Township's officials, officers, employees and agents) for, from and against any and all liabilities, injuries, damages, attorney fees, costs, expenses, causes of action and similar matters related to, arising out of or pertaining to the Infrastructure and removal of any footings/foundations/under slab plumbing and slabs as provided in this Agreement, the Company's ability to complete the Project (if not due to the substantial fault of the Township) and also as to all of the matters contained in this Agreement as well as all related matters, except to the extent resulting from and caused by the willful misconduct or gross negligence of Gaines Charter Township (as well as its officials, officers, agents and/or employees).

ARTICLE VII TERM

Section 7.1 Term. The term of this Agreement shall commence on the Effective Date, and this Agreement and the Township's and Company's rights hereunder shall terminate upon the full completion of the Infrastructure or removal of all footings/foundations/slabs and under slab plumbing as provided in this Agreement in accordance with the terms of this Agreement. Upon termination of this Agreement, the Township shall execute all documentation necessary or reasonably required in order to release and waive all claims of the Township as to any remaining Security upon the request of the Company. However, any provisions, clauses or wording in this Agreement that benefits the Township or involves Township remedies shall survive the overall termination of this Agreement to the extent that the Township still has rights or remedies thereunder.

ARTICLE VIII MISCELLANEOUS

Section 8.1 No Waiver; Remedies Cumulative. No failure on the part of any party hereto to exercise, and no delay in exercising, any right, power or remedy shall operate as a waiver thereof. No single or partial exercise by any party hereto of any such right, power or remedy hereunder shall preclude any other further exercise of any right, power or remedy hereunder. The rights, powers and remedies herein

expressly provided are cumulative and not exclusive of any rights, powers or remedies available under applicable law or this Agreement.

Section 8.2 Notices. All notices, requests and other communications provided for herein (including any modifications, or waivers or consents under this Agreement) shall be given or made in writing (including by email) delivered to the intended recipient at the address set forth below or, as to any party, at such other address as shall be designated by such party in a notice to the other party. Except as otherwise provided herein, all notices and communications shall be deemed to have been duly given when transmitted by email with confirmation of receipt received, personally delivered, or in the case of a mailed notice, upon receipt, in each case given or addressed as provided herein.

If to the Township: Rod Weersing, Township Manager
Gaines Charter Township
8555 Kalamazoo Ave., SE
Caledonia, MI 49316
Phone: 616-698-6640 Ext. 135
Email: rod.weersing@gainestownship.org

With a copy to: Dan Wells
Community Development Director
Gaines Charter Township
8555 Kalamazoo Ave., SE
Caledonia, MI 49316
Phone: 616-698-6640 Ext. 120
Email: dan.wells@gainestownship.org

If to the Company: AKP Gaines Township, LLC
Attn: J.R. Kendall
5100 Charles Ct., Suite 101
Zionsville, IN 46077
Email: jrkendall@kendallpropertygroup.com

With a copy to: Ice Miller LLP
Attn: Blake J. Schulz, Esq.
One American Square, Suite 2900
Indianapolis, IN 46282-0200
Email: blake.schulzs@icemiller.com

Section 8.3 Amendments. This Agreement may be amended, supplemented, changed, modified or waived only by an instrument in writing duly executed by each of the parties hereto.

Section 8.4 Successors and Assigns.

(a) This Agreement shall (i) remain in full force and effect until the termination hereof pursuant to Section 7.1 herein; and (ii) be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

(b) Except as provided in subsections (c) and (d) below, no party to this Agreement shall assign, transfer, delegate, or encumber this Agreement or any or all of its rights, interests, or obligations under this Agreement without the prior written consent of the other party. In those instances in which the approval of a proposed assignee or transferee is required or requested, such approval shall not be unreasonably withheld, conditioned, or delayed.

(c) Any transfer or assignment pursuant to this Section shall be subject to the assignee agreeing in writing to be bound by all of the terms of this Agreement.

(d) This Agreement (and all of its requirements, conditions and regulations) shall not only bind and benefit the parties hereto, but also their respective successors, assigns, creditors and transferees and shall run with the land.

Section 8.5 Counterparts; Effectiveness; Effect. This Agreement constitutes the entire agreement and understanding among the parties hereto with respect to matters covered by this Agreement and supersedes any and all prior agreements and understandings, written or oral, relating to its subject matter. This Agreement has been executed in duplicate, but constitutes only one contract overall. This Agreement shall be deemed jointly drafted by the parties hereto.

Section 8.6. Severability. If any provision hereof is invalid or unenforceable in any jurisdiction, then, to the fullest extent permitted by applicable law: (a) the other provisions hereof shall remain in full force and effect in such jurisdiction in order to carry out the intentions of the parties hereto as nearly as may be possible; and (b) the invalidity or unenforceability of any provision hereof in any jurisdiction shall not affect the validity or enforceability of such provision in any other jurisdiction.

Section 8.7 Headings. Headings appearing herein are used solely for convenience of reference and are not intended to affect the interpretation of any provision of this Agreement.

Section 8.8 Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Michigan, without regard to its conflicts of laws provisions. Venue for any action related to this Agreement shall be in a court of appropriate jurisdiction located in Kent County, Michigan.

Section 8.9 Runs with the Land. This Agreement (and all the provisions and requirements contained herein) shall not only bind and benefit the parties hereto, but also their successors, assigns and transferees.

Section 8.10 Reimbursement to the Township.

(a) Within 45 days of the date of this Agreement, the Company shall reimburse the Township the sum of \$_____ which is attributable to the Township's costs and attorney fees in drafting and negotiating this Agreement.

(b) Throughout the term of this Agreement, the Company shall reimburse the Township for any additional administrative costs and reasonable attorney fees incurred by the Township attributable to allowing the Company to install the Infrastructure in the Zones specified in **Exhibit B** as attached hereto.

IN WITNESS WHEREOF, this Agreement has been duly executed on the date and year first written above.

ATTEST:

Company

AKP GAINES TOWNSHIP, LLC

By: MRK III, LLC, its Manager

By: _____
Max R. Kendall, its Authorized
Representative

* * *

ATTEST:

Township

GAINES CHARTER TOWNSHIP

By: _____
Robert Terpstra
Township Supervisor

EXHIBIT A

Depiction of the Real Estate

EXHIBIT B



www.gainestownship.org

MEMO

Staff Communication

DATE: 9/26/2025
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Manager
RE: Thornapple Farms – Special Assessment Streetlighting District

SUMMARY:

The Thornapple Farms Development is progressing. To date, the Township has approved three (3) requests for special assessments for streetlighting.

Four more lights have been added to the development. These lights will be added to the existing district. The developer ordered and paid for the lights; the Township is required to hold a public hearing and sign the attached “Authorization for Change in Standard Lighting Contract.” This document will authorize Consumers to bill the Township for the four (4) lights. The Township will be reimbursed via the special assessment.

Note the public hearing has not been held on these additional lights because a parcel number had not been assigned.

FINANCIAL IMPACT: NONE

BUDGET ACTION REQUIRED: NONE

STAFF RECOMMENDATION:

Staff recommends the approval of the roll, allowing for the addition of four more lights to the existing SAD.



**AUTHORIZATION FOR CHANGE IN STANDARD LIGHTING
CONTRACT(COMPANY-OWNED) FORM 547**

Contract Number: 103030677407 Consumers Energy Company is authorized as of _____
by the Charter Township of GAINES, to make changes, as listed below, in the lighting system(s)
covered by the existing Standard Lighting Contract between the Company and the Charter
Township of GAINES, dated 4/1/2018.

Lighting Type: General Unmetered Light Emitting Diode Lighting Rate GU-LED

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid
Standard Lighting Contract dated 4/1/2018 shall remain in full force and effect.

Notification Number(s): 1074532287

Comments:

Charter Township of GAINES

By: _____

(Signature)

(Printed)

Its: _____

(Title)

This Agreement may be executed and delivered in counterparts, including by a facsimile or an
electronic transmission thereof, each of which shall be deemed an original. Any document
generated by the parties with respect to this Agreement, including this Agreement, may be imaged
and stored electronically and introduced as evidence in any proceeding as if original business
records. Neither party will object to the admissibility of such images as evidence in any proceeding
on account of having been stored electronically.

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the Charter Township of GAINES, dated 4/1/2018, in accordance with the Authorization for Change in Standard Lighting Contract dated _____,

heretofore submitted to and considered by this ☐ commission ☐ council ☐ board; and

RESOLVED, further, that the _____ Clerk be and are authorized to execute such authorization for change on the behalf of the Charter Township.

STATE OF MICHIGAN
COUNTY OF KENT

I, _____, clerk of the Charter Township of GAINES do hereby certify that the foregoing resolution was duly adopted by the

☐ commission ☐ council ☐ board of said municipality, at the meeting held on _____.

Dated:

Municipal Customer Type: Charter Township

GENERAL UNMETERED LIGHT EMITTING DIODE LIGHTING RATE GU-LED

- (4) 50 watt LED White Post Top Traditional CO to Install at location 7094 PILEATED AVE SE;



**COUNTY OF KENT, MICHIGAN
STREETLIGHTING SPECIAL ASSESSMENT DISTRICT
THORNAPPLE FARMS PHASE 3**

NOTICE IS HEREBY GIVEN that the Township Board of the Charter Township of Gaines, Kent County, Michigan, having received a request to make certain pubic improvements consisting of installation, operation, and maintenance of street lighting within the development of Thornapple Farms Phase III, from the record owner of land, has resolved its intention to proceed on the request and, pursuant to Act 188 of the Public Acts of Michigan of 1954, as amended, to make said improvements in the Township.

The Township Board has tentatively determined that the cost of said improvements shall be specially assessed against each of the following described lot and parcel of land which are benefited by the improvements, and which together comprise the following proposed special assessment district:

41221176005 PART OF NW 1/4 OF SEC COM 866.90 FT N 0D 09M 34S W ALONG W SEC LINE & 660.0 FT N 89D 52M 04S E FROM W 1/4 COR TH N 0D 09M 34S W 291.15 FT TH N 89D 50M 26S E 162.77 FT TH S 77D 36M 32S E 72.12 FT TH N 89D 24M 24S E 226.47 FT TH N 89D 51M 03S E 66.0 FT TH N 0D 08M 57S W 70.38 FT TH N 89D 24M 24S E 130.0 FT TO SW COR OF C H DEMING'S ADD TH N 89D 24M 10S E ALONG S LINE SD PLAT 663.50 FT TH S 23D 27M 03S W 222.94 FT TH S 25D 59M 23S W 66.08 FT TH S 22D 49M 21S W 186.82 FT TH N 52D 40M 50S W 28.32 FT TH S 89D 44M 10S W 836.32 FT TH N 0D 09M 34S W 36.25 FT TH S 89D 50M 26S W 10.0 FT TH S 0D 09M 34S E 36.27 FT TO N LINE OF LOT 11 THORNAPPLE FARMS NO.1 TH S 89D 44M 10S W ALONG SD N LINE 17.0 FT TH S 86D 38M 58S W ALONG N LINE OF SD PLAT 66.10 FT TO N LINE OF LOT 10 OF SD PLAT TH S 89D 50M 26S W ALONG SD N LINE 17.0 FT TH N 0D 09M 34S W 100.79 FT TH N 89D 50M 26S E 100.0 FT TH S 0D 09M 34S E 40.82 FT TH N 89D 50M 26S E 10.0 FT TH N 0D 09M 34S W 50.82 FT TH S 89D 50M 26S W 120.0 FT TH S 0D 09M 34S E 110.79 FT TO N LINE OF LOT 10 THORNAPPLE FARMS NO.1 TH S 89D 50M 26S W ALONG SD N LINE 66.0 FT TO NELY LINE OF SD PLAT TH N 48D 29M 59S W ALONG SD NELY LINE 111.10 FT TO BEG * SEC 11 T5N R11W 10.85 A.
SPLIT/COMBINED ON 03/18/2025 FROM 41-22-11-101-019;

TAKE NOTICE, THAT THE Township Board of the Charter Township of Gaines will hold a public hearing on October 13, 2029 at the Township Offices, 8555 Kalamazoo Avenue, SE, within the

Township to hear and consider any objections to the petitions filed, consider comments and objections to the Special Assessment Roll.

Persons with disabilities needing special accommodations should contact Kim Triplett at 616-504-4332 one week prior to the meeting to request mobility, visual, or any other assistance.

**THORNAPPLE FARMS PHASE III
SPECIAL ASSESSMENT DISTRICT**

ROLL NO. 1

PARCEL #	ADDRESS	OWNER
41-22-11-176-005	7094 Pileated Drive	MICHIANA LAND DEVELOPMENT LLC

MEMO

Staff Communication

DATE: October 7, 2025
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Platform Truck Final Approval

SUMMARY:

The Platform Truck is making its way through production at Pierce Manufacturing, Inc., in Appleton, Wisconsin. The current estimate for delivery is the first week of November. As we have discussed in the past the intended use of this vehicle has changed since it was originally ordered. Those changes have led to some cost increases along the way.

The original contract price of the engine was \$1,711,417.00. In October of 2024, the Township Board approved a change order that included several items to increase the efficiency and use of the engine. That change order increased the price by \$41,177.27. There have been two more change orders that need to be approved before the vehicle is completed.

The first change order is for E-coating the chassis components. The frame rails of this vehicle will be E-coated, and by E-coating the rest of the chassis components it will extend the life of the components that are exposed to the elements yet hard to keep clean. The cost of this change order is \$2,616.86.

The second change order is for the graphics on the vehicle. When this vehicle was first ordered, there was a firefighter that had the capability to lay out the graphics, and they were going to be added locally. With the departure of that staff member, it makes more sense to have the graphics done at the factory. The cost will be about the same either way it is done. The cost of this change order is \$2,731.25.

When all is said and done, the final price of this engine will be \$1,757,942.38. There is \$1,750,000 budgeted toward the purchase price of this vehicle. So, this would go over the budget by \$7,942.38.

FINANCIAL IMPACT:

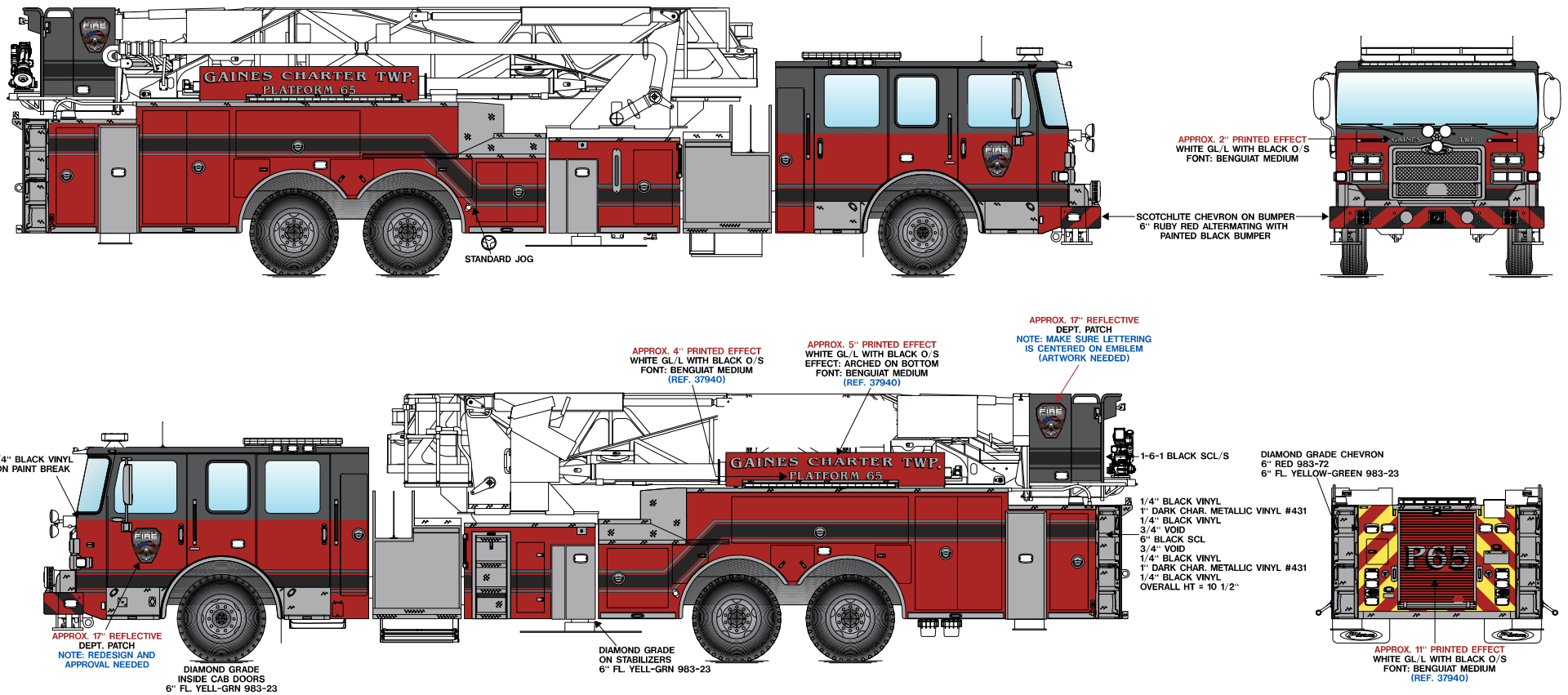
None.

BUDGET ACTION REQUIRED:

None. Approval of these items would make the final cost \$7,942.38 over budget, but a budget amendment would not need to be made at this time

STAFF RECOMMENDATION:

Staff recommends the approval of these two items for completion of the platform truck.



THIS IS FOR GRAPHICS REFERENCE ONLY

THIS IS **NOT** TO BE USED FOR ANY TYPE OF PAINT APPROVAL INFORMATION!!!
PLEASE REFER TO PICTURES ATTACHED TO PAINT OPTIONS FOR DETAILED PAINT BREAK DESIGN!!!

CUSTOMER APPROVAL	
APPROVED BY:	
DATE:	

JOB 39765
GAINES CHARTER TWP, MI
REVISION #3, DATED: 08/25/25

MEMO

Staff Communication

DATE: October 8, 2025
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Thermal Imaging Camera Replacement

SUMMARY:

One of the Fire Department's thermal imaging cameras is no longer working. This is an important piece of equipment that the department should have on each apparatus. The replacement cost of the camera will be \$5,078.55 plus around \$20 in shipping costs.

FINANCIAL IMPACT:

None

BUDGET ACTION REQUIRED:

None

STAFF RECOMMENDATION:

Staff recommends that this equipment replacement be approved.



www.gainestownship.org

MEMO

Staff Communication

DATE: October 7, 2025

TO: Township Board of Trustees

FROM: Rod Weersing, Manager

RE: Extension of METRO Act Permit

SUMMARY:

Verizon has requested an extension of five (5) years of the existing METRO Act Permit issued by our Township to MCImetro Access Transmission Services LLC d/b/a Verizon Access Transmission Service (MCImetro) which expires on December 7, 2025. The current permit was extended thru 2025 in 2020.

FINANCIAL IMPACT: NONE

BUDGET ACTION REQUIRED: NONE

STAFF RECOMMENDATION:

Staff recommends the Township approve the extension of the METRO Act Permit issued to MCImetro Access Transmission Services LLC d/b/a Verizon Access Transmission Services ("MMCImetro"), thru December 7, 2030.



Wireline Franchise/Right of Way
600 Hidden Ridge
Irving, TX 75038

Karen A. Williams
Senior Eng. Consultant - Ntwk Reg/RE

October 9, 2025

Mr. Bob Terpstra – Supervisor
Gaines Charter Township
8555 Kalamazoo Ave., SE
Caledonia, MI 49316

Delivered via email to: bob.terpstra@gainestownship.org; michael.brew@gainestownship.org

Dear Mr. Terpstra,

This is a letter agreement which extends the existing METRO Act Permit issued by Gaines Charter Township to MCImetro Access Transmission Services LLC d/b/a Verizon Access Transmission Services ("MCImetro") which expires on December 7, 2025. The extension is for a term to end on December 7, 2030.

If this is agreeable, please sign the copy of the extension letter agreement in the place provided below and return to MCImetro, attention Karen Williams, at the address on this letterhead. If it is more convenient to sign electronically, please return the completed form to my email at karen.williams2@verizon.com.

Additional information regarding the METRO Act Permit and the renewal request may be found at <http://www.michigan.gov/mpsc>.

I would appreciate return of the signed copy within 45 days of receiving this request. Please contact me at 469-262-7705 or via email if you have any questions or concerns.

Yours sincerely,

Karen Williams

Agreed to by and on behalf of the
Gaines Charter Township

**MCImetro Access Transmission Services
LLC d/b/a Verizon Access Transmission
Services** acknowledges receipt of this Permit
Extension granted by the municipality.

By: _____
Print: _____
Its: _____
Date: _____

By: 
Print: Dina Dye
Its: Associate Director – Network Regulatory/
Real Estate
Date: October 7, 2025



ACTION MEMO

DATE: October 6, 2025
TO: Gaines Charter Township Board of Trustees
FROM: Tracy Lawrence, Water & Sewer Administrator
RE: 1491 Fairwood Ct – Utility Bill Relief Request

SUMMARY:

The homeowner left the outside spigot turned on over the winter. The nozzle on the end of the hose was off, but the hose froze and burst. When the hose thawed, the leak from the split hose resulted in substantial water usage that did not go into the sewer system.

WATER & SEWER ORDINANCE:

The Ordinance allows the Township Board to grant utility bill relief when the water is clearly not going into the sewer system.

RECOMMENDATION:

The Water & Sewer Committee passed a motion recommending the Township Board approve the request for a bill reduction for sewer usage in the amount of \$911.27. This amount represents the cost of sewer that was charged for water that did not go into the sewer system, instead it leaked into the ground from the hose.

1491 Fairwood Ct Sewer Relief

The outside faucet was left on over the winter. The nozzle was off but the hose froze and burst. When the hose thawed, the leak resulted in substantial water use. The water did not go into the sewer system.

Sewer relief is calculated based on the previous 3 years of usage for the same billing quarter. The difference in usage will be given as a credit.

Usage Dates	Usage Gallons	Days Billed	Average Usage/Day	
2/3/25 - 5/2/25	242,600	89	2726	increased usage due to leak
2/1/24 - 5/2/24	23,600	92	257	
2/1/23 - 5/2/23	8,500	92	92	
2/2/22 - 5/4/22	4,700	92	51	
Average Usage / day in gallons			133	

Based on the previous year average usage per day, 2,593 more gallons were used on average per day due to the leak. ($2,726 - 133 = 2,593$)

$2,593 \text{ gallons/day} \times 89 \text{ days} = 230,700$ additional gallons used due to the leak

2025 Sewer Usage Rate is \$3.95/1,000 gallons

Home has an irrigation meter that does not include outside spigots, the domestic meter is billed the full sewer rate

$230.7 \times \$3.95 = \911.27

Total Sewer Relief is \$911.27

History Detail Report

Tuesday, September 30, 2025

Location ID: FAIC-001491-0000-03

Account #: 08479003

Service Address: 1491 SE FAIRWOOD CT

Customer Name: RENKEMA, KAREN

Posted	Created	Action	Item - or - User	Amount	Balance
		Read	Usage	Other Info	
09/18/25	09/18/25 16:51	Payment Posted	R25-349984	\$353.30	\$500.00
09/01/25	09/03/25 12:17	Bill Calculated	05/02/25-08/01/25	\$353.30	\$853.30
08/01/25	08/01/25 16:02	Meter Read	Irrigation		\$500.00
		1843000	46000	Auto	
08/01/25	08/01/25 16:02	Meter Read	Water		\$500.00
		751000	23500	Auto	
07/14/25	07/15/25 16:52	Payment Posted	R25-346277	\$1261.55	\$500.00
06/30/25	07/07/25 13:20	Penalty Reversal	PENDING SEWER ADJ	-\$95.12	\$1761.55
				Reversal	
06/30/25	07/07/25 8:45	Penalty		\$95.12	\$1856.67
06/01/25	05/30/25 14:12	Bill Calculated	02/03/25-05/02/25	\$1761.55	\$1761.55
05/02/25	05/02/25 15:07	Meter Read	Irrigation		\$0.00
		1797000	2000	Auto	
05/02/25	05/02/25 15:07	Meter Read	Water		\$0.00
		727500	242600	Auto	
04/11/25	04/14/25 15:17	Payment Posted	R25-340642	\$270.79	\$0.00
03/31/25	04/01/25 15:59	Penalty		\$13.87	\$270.79
03/01/25	02/27/25 18:09	Bill Calculated	11/01/24-02/03/25	\$256.92	\$256.92
02/20/25	02/21/25 15:05	Payment Posted	R25-337478	\$1511.23	\$0.00
02/03/25	02/04/25 8:57	Meter Read	Irrigation		\$1511.23
		1795000	14000	Auto	
02/03/25	02/04/25 8:57	Meter Read	Water		\$1511.23
		484900	23900	Auto	
12/31/24	01/02/25 14:55	Penalty		\$77.43	\$1511.23
12/01/24	12/02/24 15:57	Bill Calculated	08/02/24-11/01/24	\$805.21	\$1433.80
11/11/24	11/11/24 16:03	Bill Adjustment	Delinquent UB	-\$1534.99	\$628.59
				DELQ	
11/11/24	11/11/24 16:03	Delinquent Tax	\$86.89 Exported	\$86.89	\$2163.58
11/01/24	11/04/24 13:26	Meter Read	Irrigation		\$2076.69
		1781000	91000	Auto	
11/01/24	11/04/24 13:26	Meter Read	Water		\$2076.69
		461000	69800	Auto	
09/30/24	10/01/24 13:29	Penalty		\$106.42	\$2076.69
09/01/24	08/28/24 14:36	Bill Calculated	05/02/24-08/02/24	\$522.17	\$1970.27
08/02/24	08/02/24 15:28	Meter Read	Irrigation		\$1448.10
		1690000	48000	Auto	
08/02/24	08/02/24 15:28	Meter Read	Water		\$1448.10
		391200	48100	Auto	

06/30/24	07/02/24 12:11	Penalty		\$74.21	\$1448.10
06/01/24	05/31/24 9:45	Bill Calculated	02/01/24-05/02/24	\$204.26	\$1373.89
05/02/24	05/06/24 11:05	Meter Read 1642000	Irrigation		\$1169.63
			Auto		
05/02/24	05/06/24 11:05	Meter Read 343100	Water 23600		\$1169.63
			Auto		
03/31/24	04/02/24 12:52	Penalty		\$59.94	\$1169.63
03/01/24	02/27/24 14:35	Bill Calculated	11/01/23-02/01/24	\$177.66	\$1109.69
02/01/24	02/05/24 9:52	Meter Read 1642000	Irrigation		\$932.03
			Auto		
02/01/24	02/05/24 9:52	Meter Read 319500	Water 19800		\$932.03
			Auto		
12/31/23	01/03/24 13:31	Penalty		\$47.77	\$932.03
12/01/23	12/04/23 9:41	Bill Calculated	08/01/23-11/01/23	\$332.74	\$884.26
11/12/23	11/12/23 18:31	Bill Adjustment	Delinquent UB	-\$1315.52	\$551.52
			DELQ		
11/12/23	11/12/23 18:31	Delinquent Tax	\$74.46 Exported	\$74.46	\$1867.04
11/01/23	11/03/23 13:01	Meter Read 1642000	Irrigation 61000		\$1792.58
			Auto		
11/01/23	11/03/23 13:01	Meter Read 299700	Water 22500		\$1792.58
			Auto		
09/30/23	10/03/23 12:39	Penalty		\$91.84	\$1792.58
09/01/23	08/30/23 11:25	Bill Calculated	05/02/23-08/01/23	\$459.68	\$1700.74
08/01/23	08/09/23 13:33	Meter Read 1581000	Irrigation 110000		\$1241.06
			Auto		
08/01/23	08/09/23 13:33	Meter Read 277200	Water 21200		\$1241.06
			Auto		
06/30/23	07/05/23 14:03	Penalty		\$63.58	\$1241.06
06/01/23	05/26/23 11:24	Bill Calculated	02/01/23-05/02/23	\$80.99	\$1177.48
05/02/23	05/04/23 10:48	Meter Read 1471000	Irrigation		\$1096.49
			Auto		
05/02/23	05/04/23 10:48	Meter Read 256000	Water 8500		\$1096.49
			Auto		
03/31/23	04/03/23 16:25	Penalty		\$56.17	\$1096.49
03/01/23	02/28/23 11:43	Bill Calculated	11/01/22-02/01/23	\$89.39	\$1040.32
02/01/23	02/02/23 15:45	Meter Read 1471000	Irrigation		\$950.93
			Auto		
02/01/23	02/02/23 15:45	Meter Read 247500	Water 9900		\$950.93
			Auto		
12/31/22	01/04/23 13:18	Penalty		\$48.71	\$950.93
12/01/22	11/30/22 17:15	Bill Calculated	08/02/22-11/01/22	\$489.88	\$902.22
11/01/22	11/03/22 12:12	Meter Read 1471000	Irrigation 104000		\$412.34
			Auto		
11/01/22	11/03/22 12:12	Meter Read 237600	Water 25600		\$412.34
			Auto		
11/01/22	11/01/22 15:18	Bill Adjustment	Delinquent UB	-\$199.81	\$412.34
			DELQ		
11/01/22	11/01/22 15:18	Delinquent Tax	\$11.31 Exported	\$11.31	\$612.15

						3/3
09/30/22	10/04/22 11:48	Penalty			\$30.77	\$600.84
09/01/22	09/02/22 12:16	Bill Calculated	05/04/22-08/02/22		\$381.57	\$570.07
08/02/22	08/19/22 21:54	Meter Read 1367000	Irrigation 29000		Auto	\$188.50
08/02/22	08/19/22 21:54	Meter Read 212000	Water 43500		Auto	\$188.50
06/30/22	07/01/22 10:58	Penalty			\$9.64	\$188.50
06/01/22	06/01/22 13:44	Bill Calculated	02/02/22-05/04/22		\$60.79	\$178.86
05/04/22	05/05/22 9:56	Meter Read 1338000	Irrigation		Auto	\$118.07
05/04/22	05/05/22 9:56	Meter Read 168500	Water 4700		Auto	\$118.07



ACTION MEMO

DATE: October 6, 2025
TO: Gaines Charter Township Board of Trustees
FROM: Tracy Lawrence, Water & Sewer Administrator
RE: 7300 Bridge Town Lane – Utility Bill Relief Request

SUMMARY:

The Water & Sewer Dept identified high water usage when the quarterly billing meter read was received on May 29, 2025. The homeowner's daughter was contacted due to her name being on the account. The homeowners were out of town from October 2024 – March 2025. They moved out of the home 2 weeks after returning home due to the house going up for sale and closing. The daughter made us aware the home was sold on June 6, and they found the water driven sump pump had failed. The water driven sump pump failure caused high usage over two billing cycles. The water did not go into the sewer system.

WATER & SEWER ORDINANCE:

The Ordinance allows the Township Board to grant utility bill relief when the water is clearly not going into the sewer system.

RECOMMENDATION:

The Water & Sewer Committee passed a motion recommending the Township Board approve the request for a bill reduction for sewer usage in the amount of \$1,683.14. This amount represents the cost of sewer that was charged for water that did not go into the sewer system.

7300 Bridge Town Ln Sewer Relief

The homeowners were out of town from October 2024 - March 2025. They moved out of the house 2 weeks after returning due to the house going up for sale and closing.

The Water & Sewer Dept noticed high usage on the account when the quarterly meter reading was done on May 29. The daughter was contacted as she was listed on the account. She made us aware the home had sold and a final read was needed for June 6. She called us back to report they had to replace the sump pump; it was a water driven sump pump. The water driven sump failure is what caused the high water usage over two billing cycles. The water did not go into the sewer system.

Sewer relief is calculated based on the previous 3 years of usage for the same billing quarters. The difference in usage will be given as a credit.

Usage Dates	Usage Gallons	Days Billed	Average Usage/Day	
2/3/25 - 5/2/25	100,700	89	1,131	increased usage due to sump pump failure
2/1/24 - 5/2/24	10,000	92	109	
2/1/23 - 5/2/23	10,400	92	113	
2/2/22 - 5/4/22	11,600	92	126	
Average Usage / day in gallons			116	

Based on the previous year average usage per day, 1,015 more gallons were used on average per day due to the sump pump failure. (1,131 - 116 = 1,015)

1,015 gallons/day x 89 days = 90,300 additional gallons used due to the sump pump

2025 Sewer Reduced Usage Rate is \$2.95/1,000 gallons

$$90.3 \times \$2.95 = \$266.39$$

Usage Dates	Usage Gallons	Days Billed	Average Usage/Day	
5/2/25 - 6/6/25	489,600	36	13,600	increased usage due to sump pump failure
5/2/24 - 8/2/24	78,200	93	841	
5/3/23 - 8/2/23	66,900	92	727	
5/4/22 - 8/2/22	43,900	92	477	
Average Usage / day in gallons			682	

Based on the previous year average usage per day, 12,918 more gallons were used on average per day due to the sump pump failure. (13,600 - 682 = 12,918)

12,918 gallons/day x 36 days = 465,000 additional gallons used due to the sump pump

$$465 \times \$2.95 = \$1,371.75$$

Total Sewer Relief is \$1,638.14

History Detail Report

Tuesday, September 30, 2025

1/2

Location ID: BRIL-007300-0000-01
Account #: A001633L
Service Address: 7300 SE BRIDGE TOWN LN
Customer Name: TARTAGLIONE, NICHOLAS

Posted	Created	Action Read	Item - or - User Usage	Amount Other Info	Balance
08/29/25	08/29/25 14:02	Bill Calculated	05/02/25-06/06/25	\$2965.02	\$2965.02
08/29/25	08/29/25 14:01	Final Processed	Final Processed		\$0.00
06/18/25	06/23/25 11:47	Payment Posted	R25-344870	\$654.26	\$0.00
06/06/25	08/29/25 14:01	Meter Read 1617100	Water 489600	Act	\$654.26
06/01/25	05/30/25 14:11	Bill Calculated	02/03/25-05/02/25	\$654.26	\$654.26
05/02/25	05/02/25 15:07	Meter Read 1127500	Water 100700	Auto	\$0.00
03/11/25	03/12/25 13:52	Payment Posted	R25-338286	\$45.63	\$0.00
03/01/25	02/27/25 18:08	Bill Calculated	11/04/24-02/03/25	\$45.63	\$45.63
02/03/25	02/04/25 8:57	Meter Read 1026800	Water 100	Auto	\$0.00
12/12/24	12/13/24 15:18	Payment Posted	R24-333103	\$841.78	\$0.00
12/01/24	12/02/24 15:56	Bill Calculated	08/02/24-11/04/24	\$306.07	\$841.78
11/04/24	11/04/24 13:26	Meter Read 1026700	Water 44500	Auto	\$535.71
09/30/24	10/01/24 13:29	Penalty		\$27.45	\$535.71
09/01/24	08/28/24 14:35	Bill Calculated	05/02/24-08/02/24	\$508.26	\$508.26
08/02/24	08/02/24 15:28	Meter Read 982200	Water 78200	Auto	\$0.00
06/06/24	06/07/24 15:32	Payment Posted	R24-321747	\$99.06	\$0.00
06/01/24	05/31/24 9:44	Bill Calculated	02/01/24-05/02/24	\$99.06	\$99.06
05/02/24	05/06/24 11:05	Meter Read 904000	Water 10000	Auto	\$0.00
04/09/24	04/11/24 11:45	Payment Posted	R24-318418	\$62.20	\$0.00
04/05/24	04/09/24 8:54	Payment Posted	R24-318306	\$190.17	\$62.20
03/31/24	04/02/24 12:51	Penalty		\$12.93	\$252.37
03/01/24	02/27/24 14:34	Bill Calculated	11/02/23-02/01/24	\$49.27	\$239.44
02/01/24	02/05/24 9:52	Meter Read 894000	Water 1700	Auto	\$190.17
12/31/23	01/03/24 13:31	Penalty		\$9.74	\$190.17
12/01/23	12/04/23 9:40	Bill Calculated	08/02/23-11/02/23	\$180.43	\$180.43
11/02/23	11/03/23 13:01	Meter Read 892300	Water 29100	Auto	\$0.00
09/27/23	09/28/23 15:58	Payment Posted	R23-307158	\$375.86	\$0

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09/01/23	08/30/23 11:24	Bill Calculated	05/03/23-08/02/23	\$375.86	\$375.86
08/02/23	08/09/23 13:33	Meter Read 863200	Water 66900	Auto	\$0.00
06/14/23	06/15/23 14:28	Payment Posted	R23-300716	\$83.75	\$0.00
06/01/23	05/26/23 11:23	Bill Calculated	02/01/23-05/03/23	\$83.75	\$83.75
05/03/23	05/04/23 10:48	Meter Read 796300	Water 10400	Auto	\$0.00
03/22/23	03/23/23 9:02	Payment Posted	R23-296168	\$59.45	\$0.00
03/01/23	02/28/23 11:41	Bill Calculated	11/02/22-02/01/23	\$59.45	\$59.45
02/01/23	02/02/23 15:45	Meter Read 785900	Water 5700	Auto	\$0.00
12/15/22	12/19/22 10:12	Payment Posted	R22-290144	\$173.89	\$0.00
12/01/22	11/30/22 17:12	Bill Calculated	08/02/22-11/02/22	\$173.89	\$173.89
11/02/22	11/03/22 12:12	Meter Read 780200	Water 26800	Auto	\$0.00
09/29/22	10/03/22 11:05	Payment Posted	R22-285964	\$181.16	\$0.00
09/01/22	09/02/22 12:15	Credit Transfer		\$0.00	\$181.16
09/01/22	09/02/22 12:15	Bill Calculated	05/04/22-08/02/22	\$264.35	\$181.16
08/02/22	08/19/22 21:54	Meter Read 753400	Water 43900	Auto	-\$83.19
06/01/22	06/01/22 13:42	Credit Transfer		\$0.00	-\$83.19
06/01/22	06/01/22 13:42	Bill Calculated	02/02/22-05/04/22	\$93.48	-\$83.19
05/04/22	05/05/22 9:56	Meter Read 709500	Water 11600	Auto	-\$176.67
03/01/22	03/02/22 11:34	Credit Transfer		\$0.00	-\$176.67
03/01/22	03/02/22 11:34	Bill Calculated	11/02/21-02/02/22	\$55.93	-\$176.67
02/02/22	02/11/22 13:15	Meter Read 697900	Water 4500	Auto	-\$232.60

Total Usage: 923,700.00



Vriesman
& Korhorn

MEMO

Date: October 6, 2025

Project Number: 024/025

To: Township Board of Trustees

From: Jeff Gritter, P.E., Township Engineer

Regarding: Proposed Amendment to the Water and Sewer Ordinance.

Message:

Dear Township Board:

Recently, Byron Township amended their Water and Sewer Ordinance. Specifically, they amended Section 1003 and Section 1008 that deal with requirements for connection to the water and sewer systems. Currently, the Ordinance requires in these two sections mandatory connection when a structure is within 200 ft of the public utility and a private well or a private septic system fails. Byron Township made this amendment to their Ordinance in response to push back from property owners over the mandatory requirements for connection.

The proposed changes to the Ordinance, if adopted, would change Sections 1003 and 1008 and allow property owners to seek a permit from the County Health Department for a new well or septic system. Property owners would have a choice in connecting to the public utility system or installing a private well/septic system where they are able to obtain a permit from the County Health Department.

The Gaines Township Water and Sewer Committee recommends that the Township Board adopt the proposed changes to the Water and Sewer Ordinance.

c. Tracy Lawrence, Water & Sewer Administrator

Memorandum

To: Don Tillema, Township Supervisor

cc: Peggy Sattler, Township Clerk, Jeff Gritter, Township Engineer

From: Mark Nettleton

Date: September 4, 2025

Subject: Proposed Ordinance to Amend the Existing Water and Sewer Ordinance, Ordinance No. 493

C/M: 32530-60464

Attached is a proposed ordinance (the “Proposed Ordinance”) to amend the Township’s existing Water and Sewer Ordinance, Ordinance No. 493 (the “Existing Ordinance”). The Proposed Ordinance amends two sections of the Existing Ordinance, namely Section 1003, which addresses when it necessary for an existing structure in the Township to connect to an “Available Public Water Main,” and Section 1008, which addresses when it necessary for an existing structure in the Township to connect to an “Available Public Sewer.”

Under the Existing Ordinance, an existing structure is required to connect to the Township’s water system if the water main is within 200 feet of the structure and a new private water well is required or the existing private water well fails to the extent that it would be necessary to drill a replacement well. With respect to sewer, under the Existing Ordinance, an existing structure is required to connect to the Township’s sewer system if the public sewer is located within 200 feet of the structure and new private Sewage Disposal Facilities (e.g., a new septic system) are required or the existing private Sewage Disposal Facilities fail (as determined by the Kent County Health Department).

As you may recall, the County Health Department is charged with responsibility under Michigan law to regulate water wells for drinking purposes and septic systems.

Under Michigan law, municipalities such as the Township are authorized to mandate connection to public sewer systems and public water systems to protect the public health, safety and welfare of the residents. With respect to sewage disposal, the Michigan Public Health Code endorses connection a public sewer system over the use of private septic systems due to the environmental and health risks associated with failing and poorly maintained septic systems. The public policy of the Public Health Code expressly provides that “[t]he connection to available public sanitary sewer systems at the earliest, reasonable date is a matter for the protection of the public health,

safety, and welfare and necessary in the public interest which is declared as a matter of legislative determination.” MCL 333.12752. Further, under Michigan law, a municipality can be held liable for failing septic systems that harm and pollute the environment. See *Department of Environmental Quality v Township of Worth*, 491 Mich 227 (2012).

In light of the foregoing, the Proposed Ordinance makes slight modifications to these two “mandatory connection” requirements for water and sewer in the Township. Under the Proposed Ordinance and connection to the public water system, an existing structure will be required to connect to the Township water system when the County Health Department determines that the existing private water well has failed, and it is not possible to drill a replacement well on the Premises. With this change, if a property owner can drill a new replacement well with County approval, then the property owner will be able to drill and use that new well, notwithstanding that public water may be within 200’ of the structure. For sewer, under the Proposed Ordinance, an existing structure will be required to connect to the Township sewer system when the County Health Department determines that the existing septic system has failed, and it is not possible to install a new septic system on the Premises. Like the change with connection to public water, if a property owner can install a new septic system with County approval, then the property owner will be able to install such a new system and not have to connect to the public sewer system (unless that new system fails and there is no ability to install another septic system on the Premises).

No other changes are proposed to Sections 1003 or 1008 (or any other sections) of the Existing Ordinance.

GAINES CHARTER TOWNSHIP
COUNTY OF KENT, MICHIGAN

At a regular meeting of the Township Board of the Charter Township of Gaines, County of Kent, Michigan, held at the Gaines Charter Township Hall located at 8555 Kalamazoo Avenue, S.E., Caledonia, Michigan, in the Township, on the ____ day of _____, 2025, at ____ p.m. Local Time.

PRESENT: Members:

ABSENT: Members:

Tracy Lawrence, Gaines Charter Township Water and Sewer Administrator, introduced Ordinance No. ____ entitled:

AN ORDINANCE TO AMEND ORDINANCE _____
_____, AS AMENDED,
THE WATER AND SEWER ORDINANCE

The Ordinance was then discussed.

It was moved by Member _____ and seconded by Member _____ that the following Ordinance be adopted under the authority of the Revenue Bond Act of 1933, being Act 94 of the Public Acts of Michigan of 1933, as amended.

Upon roll call vote, the vote upon the motion adopting said Ordinance was as follows:

YEAS: Members:

NAYS: Members:

The Township Clerk declared the Ordinance adopted.

The following is Ordinance No. ____ as adopted:

**AN ORDINANCE TO AMEND ORDINANCE _____, AS AMENDED,
THE WATER AND SEWER ORDINANCE**

THE CHARTER TOWNSHIP OF GAINES ORDAINS:

Section 1. Amendment of Section 1003. Section 1003 of the Township's Water and Sewer Ordinance, Ordinance _____ (the "Ordinance"), is hereby amended to read in its entirety as follows:

Section 1003. Connection of Existing Improve Properties to Water Systems. Owners of an existing building using or requiring Potable Water, which are located in the Township and which are currently served by a private water well, shall not be required to connect to an Available Public Water Main until such a time as:

- a. the Health Department determines that the existing private water well has failed, and it is not possible to drill a replacement well on the Premises;
- b. an existing single family or multiple family residence is changed from a residential to a non-residential use;
- c. there is an addition to an existing building using or requiring Potable Water equal in size to 50% or more of the area of the existing structure; or
- d. connection of all improved properties, within the area in which said Premises are located, is declared a necessity by the Township for the public health and welfare.

Upon the occurrence of any such event, connection shall be made to an Available Public Water Main in accordance with Section 1001 and 1004. In the alternative, an owner of property subject to this Section 1003, may connect to Available Public Water Main at any time in compliance with the terms of this ordinance.

Section 2. Amendment of Section 1008. Section 1008 of the Ordinance is hereby amended to read in its entirety as follows:

Section 1008. Connection of Existing Improved Properties to Sewer System. Owners of existing Structures in which Sanitary Sewage Originates, which are located within the Township and which are currently served by private Sewage Disposal Facilities, shall not be required to connect to an Available Public Sewer until such a time as:

a. the Health Department determines that the existing private Sewage Disposal Facilities has failed, and it is not possible to locate replacement private Sewage Disposal Facilities on the Premises;

b. an existing single family or multiple family residence is changed from a residential to a non-residential use;

c. there is an addition to an existing Structure in which Sanitary Sewage Originates equals in size to a 50% or more of the area of the existing structure; or

d. connection of all improved properties, within the area in which said Premises are located, is declared by the Township for public health and welfare.

Upon the occurrence of any such event, connection shall be made to an Available Public Sewer in accordance with Sections 1006 and 1009. In the alternative, an owner of property subject to this Section 1008, may connect to an Available Public Sewer at any time in compliance with the terms of this ordinance.

Section 4. Publication. A true copy or a summary of this Ordinance shall be published in the *Grand Rapids Press* within thirty (30) days after the adoption of the Ordinance by the Township.

Section 4. Effective Date. This Ordinance shall be in full force and effect upon publication of this Ordinance or a summary thereof.

Passed and adopted by the Township Board of the Charter Township of Gaines, County of Kent, Michigan, on _____, 2025, and approved by me on _____, 2025.

Robert Terpstra, Supervisor
Charter Township of Gaines

Attest:

Michael Brew, Township Clerk

CERTIFICATE OF TOWNSHIP CLERK

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Township Board of the Charter Township of Gaines, County of Kent, State of Michigan, at a regular meeting held on _____, 2025, and that the public notice of said meeting was given pursuant to the Open Meetings Act, being Act No. 267 of Public Acts of Michigan of 1976, as amended including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and such recording has been authenticated by the signatures of the Supervisor and the Township Clerk.

Michael Brew
Township Clerk

CERTIFICATE OF PUBLICATION

I, Michael Brew, Township Clerk of the Charter Township of Gaines, County of Kent, State of Michigan, hereby certify pursuant to MCL 41.184 that Township Ordinance No. _____ or a summary thereof was published in the *Grand Rapids Press* on _____, 2025.

Michael Brew
Township Clerk

ARTICLE 10
REQUIREMENTS FOR CONNECTION TO PUBLIC
WATER SYSTEM AND PUBLIC SEWER SYSTEM

Section 1001. Mandatory Connection to Water System. All owners of a building using or requiring Potable Water, now situated within the Township, are hereby required at their expense to install suitable plumbing fixtures and connect such facilities directly with an Available Public Water Main in accordance with the provisions of this Ordinance. If there is no Available Public Water Main, the provisions of Section 801 shall apply. The Township may require any such owners, pursuant to the authority conferred upon the Township by law or ordinance, to make such installations or connections.

Section 1002. Connection of New Construction to Water System. All owners of Premises located in the Township which are presently undeveloped and which are hereafter improved by a building using or requiring Potable Water are hereby required at their expense to install suitable plumbing fixtures and connect such facilities directly with an Available Public Water Main in the manner provided by Sections 1001 and 1004. If there is no Available Public Water Main and an extension of the Public Water Main is not required in accordance with Section 702, the provisions of Section 801 shall apply. The Township may require such owners, pursuant to authority conferred upon the Township by law or ordinance, to make such installations or connections.

Section 1003. Connection of Existing Improved Properties to Water System. Owners of an existing building using or requiring Potable Water, which are located in the Township and which are currently served by a private water well, shall not be required to connect to an Available Public Water Main until such time as:

- a. a new private water well is required;
- b. the existing private water well fails to the extent it would be necessary to drill a replacement well;
- c. an existing single family or multiple family residence is changed from a residential to a non-residential use;
- d. there is an addition to an existing building using or requiring Potable Water equal in size to 50% or more of the area of the existing structure; or
- e. connection of all improved properties, within the area in which said Premises are located, is declared a necessity by the Township for the public health and welfare.

Upon the occurrence of any such event, connection shall be made to an Available Public Water Main in accordance with Sections 1001 and 1004. In the alternative, an owner of property subject to this Section 1003, may connect to an Available Public Water Main at any time in compliance with the terms of this ordinance.

Section 1004. Water System Connection Deadline. When connection to an Available Public Water Main is declared a necessity by the Township for the public health and welfare, all

connections to the Available Public Water Main required hereunder shall be completed no later than twelve (12) months after the last to occur of the date of official notice by the Township to make said connections or the modification of a building so as to become a building using or requiring Potable Water. Newly constructed structures required to connect shall be connected prior to occupancy thereof. Notwithstanding the preceding, if the Township Board or Health Department requires completion of a connection within a shorter period of time for reasons of public health, such connection shall be so completed. Persons who fail to complete a required connection to an Available Public Water Main when required shall be liable for a Miscellaneous Customer Fee equal in amount to the Water Readiness to Serve and Water Use Fee that, based upon similarly situated Customers, would have accrued and been payable, effective upon the expiration of the connection period, had the connection been made as required.

Section 1005. Enforcement in the Event of a Failure to Connect to Water System. In the event a required connection to an Available Public Water Main is not made within the time provided by Section 1004, the Township shall require the connection to be made immediately after notice given by first class or certified mail or by posting on the property. The notice shall give the approximate location of the Available Public Water Main and shall advise the owner of the affected property of the requirement and enforcement provisions provided by Township ordinance. In the event the required connection is not made within 90 days after the date of mailing or posting of the written notice, the Township may bring an action in a court of competent jurisdiction for a mandatory injunction or court order to compel the property owner to immediately connect the affected property to the Available Public Water Main.

Section 1006. Mandatory Connection to Sewer System. All owners of Structures in which Sanitary Sewage Originates, now situated within the Township, are hereby required at their expense to install suitable plumbing fixtures and connect such facilities directly with an Available Public Sewer in accordance with the provisions of this Ordinance. If there is no Available Public Sewer, the provisions of Section 902 shall apply. The Township may require any such owners, pursuant to the authority conferred upon the Township by law or ordinance, to make such installations or connections.

Section 1007. Connection of New Construction to Sewer System. All owners of Premises located in the Township which are presently undeveloped and which are hereafter improved by a Structure in which Sanitary Sewage Originates shall be required to connect to an Available Public Sewer in the manner provided by Sections 1006 and 1009. If there is no Available Public Sewer, and an extension of the Public Sewer is not required in accordance with Section 702, the provisions of Section 902 shall apply.

Section 1008. Connection of Existing Improved Properties to Sewer System. Owners of existing Structures in which Sanitary Sewage Originates, which are located in the Township and which are currently served by private Sewage Disposal Facilities, shall not be required to connect to an Available Public Sewer until such time as:

- a. new private Sewage Disposal Facilities are required;
- b. the existing private Sewage Disposal Facilities fail (as determined by the Health Department);

c. an existing single family or multiple family residence is changed from a residential to a non-residential use;

d. there is an addition to an existing Structure in which Sanitary Sewage Originates equal in size to 50% or more of the area of the existing structure; or

e. connection of all improved properties, within the area in which said Premises are located, is declared a necessity by the Township for the public health and welfare.

Upon the occurrence of any such event, connection shall be made to an Available Public Sewer in accordance with Sections 1006 and 1009. In the alternative, an owner of property subject to this Section 1008, may connect to an Available Public Sewer at any time in compliance with the terms of this ordinance.

Section 1009. Sewer System Connection Deadline. When connection to an Available Public Sewer is declared a necessity by the Township for the public health and welfare, all connections to the Available Public Sewer System required hereunder shall be completed no later than twelve (12) months after the last to occur of the date of official notice by the Township to make said connections or the modification of a structure so as to become a Structure in which Sanitary Sewage Originates. Newly constructed structures required to connect shall be connected prior to occupancy thereof. Notwithstanding the preceding, if the Township Board or Health Department requires completion of a connection within a shorter period of time for reasons of public health, such connection shall be so completed. Persons who fail to complete a required connection to an Available Public Sewer when required shall be liable for a Miscellaneous Customer Fee equal in amount to the Sewer Readiness to Serve and Sewer Use Fee that, based upon similarly situated Customers, would have accrued and been payable, effective upon the expiration of the connection period, had the connection been made as required.

Section 1010. Enforcement in the Event of a Failure to Connect to Sewer System. In the event a required connection to an Available Public Sewer is not made within the time provided by Section 1009, the Township shall require the connection to be made immediately after notice given by first class or certified mail or by posting on the property. The notice shall give the approximate location of the Available Public Sewer and shall advise the owner of the affected property of the requirement and enforcement provisions provided by Township ordinance and state law. In the event the required connection is not made within 90 days after the date of mailing or posting of the written notice, the Township may bring an action, in the manner provided by law, in a court of competent jurisdiction for a mandatory injunction or court order to compel the property owner to immediately connect the affected property to the Available Public Sewer.



Vriesman
& Korhorn

September 24, 2025
1191

Tracy Lawrence
Water & Sewer Administrator
Gaines Charter Township
8555 Kalamazoo Avenue, SE
Caledonia, MI 49316

RE: Townline Elementary Building Addition - Water/Sewer Development Contract

Dear Tracy:

Enclosed is the Water/Sewer Development Contract for the Townline Elementary Building Addition project. This project included the extension of public watermain to facilitate the expansion of the school building with a cafeteria and gym addition. The Water/Sewer Development Contract details the project that includes the extension of 266 feet of 8-inch watermain.

No oversizing of watermain is included in the project. No Availability fees or trunkage fees are due for the project. The Kentwood Public Schools is expanding an existing elementary building that is already connected to public watermain and public sanitary sewer.

The proposed Water/Sewer Development contract has been signed by a representative of the School District. We recommend that the Gaines Charter Township Board of Trustees authorize execution of the contract by the Township.

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

VK Civil

A handwritten signature in blue ink, appearing to read 'Jeff M. Gritter', with a stylized flourish at the end.

Jeffrey M. Gritter, P.E.

JMG/nfb

Encl.

**WATER AND/OR SEWER
DEVELOPMENT CONTRACT**

CONTRACT FACE PAGES

I. PARTIES

A. DEVELOPER (the "Developer"):

Kentwood Public Schools

Name

5820 Eastern Avenue, Kentwood, MI 49508

Address

Government agency – Public School

Type of legal entity, i.e. corporation, partnership, limited liability
Company, individual, etc.

**B. CHARTER TOWNSHIP OF GAINES (the "Township"),
whose address is: 8555 Kalamazoo Avenue, S.E., Caledonia, MI 49316**

II. DESCRIPTION OF DEVELOPER'S DEVELOPMENT (the "Development").

Kentwood Public Schools is constructing an addition to Townline Elementary School,
including a public water main extension and new water and fire service.

**III. DESCRIPTION OF WATER AND/OR SEWER
EXTENSIONS/IMPROVEMENTS TO BE CONSTRUCTED BY DEVELOPER IN
ACCORDANCE WITH THIS DEVELOPMENT CONTRACT (the "Project").**

266-feet of 8-inch diameter water main is proposed from the existing water main loop at
the South end of the site.

**Note: A map showing the location of the Development and the Project, which
separately identifies the water and/or sewer extensions/improvements, must be
attached to this Development Contract.**

IV. PROJECT COMPLETION DATE (the "Completion Date"): September 15, 2026

V. IRREVOCABLE LETTER OF CREDIT

A. Required prior to commencement of construction:

YES _____ NO Not Applicable

B. Amount of letter of credit: \$ _____

VI. WATER AVAILABILITY FEE

- A. Basis of Water Availability: Not Applicable
- B. Amount of Water Availability Fee: Not Applicable
- C. Payment Terms: Not Applicable

VII. WATER TRUNKAGE FEE

- A. Basis of Water Trunkage Fee: Not Applicable
- B. Amount of Water Trunkage Fee: Not Applicable
- C. Payment Terms: Not Applicable

VIII. WATERMAIN PAYBACK ARRANGEMENTS

- A. Basis of Payback Arrangements for Watermain: Not Applicable
- B. Maximum Amount of Watermain Payback Payments to the Developer: Not Applicable
- C. Payment Terms: Not Applicable
- D. Expiration Date of Payback Arrangements: Not Applicable
- E. The Developer acknowledges that the obligation of the Township to make payback payments is contingent upon future events (i.e., water and/or sewer connections) which are not within the control of the Township and therefore the Developer further acknowledges that the amount and frequency of payback payments is not guaranteed by the Township.

IX. PAYMENT TO THE DEVELOPER FOR OVERSIZING WATERMAIN

- A. Basis of Oversizing Payment for Watermain: Not Applicable
- B. Amount of Oversizing Payment to the Developer: Not Applicable
- C. Payment Terms: Not Applicable

Note: The payment for oversizing may be funded jointly by the Township of Byron and the Charter Township of Gaines in accordance with a separate cost sharing agreement between the Townships.

X. SEWER AVAILABILITY FEE

- A. Basis of Sewer Availability Fee: Not Applicable

B. Amount of Sewer Availability Fee: Not Applicable

C. Payment Terms: Not Applicable

XI. SEWER TRUNKAGE FEE

A. Basis of Sewer Trunkage Fee: Not Applicable

B. Amount of Sewer Trunkage Fee: Not Applicable

B. Payment Terms: Not Applicable

XII. SANITARY SEWER PAYBACK ARRANGEMENTS

A. Basis of Payback Arrangements for Sanitary Sewer: Not Applicable

B. Maximum Amount of Sanitary Sewer Payback Payments to the Developer: Not Applicable

C. Payment Terms: Not Applicable

D. Expiration Date of Payback Arrangements: Not Applicable

E. The Developer acknowledges that the obligation of the Township to make payback payments is contingent upon future events (i.e., water and/or sewer connections) which are not within the control of the Township and therefore the Developer further acknowledges that the amount and frequency of payback payments is not guaranteed by the Township.

XIII. PAYMENT TO THE DEVELOPER FOR OVERSIZING SANITARY SEWER

A. Basis of Oversizing Payment for Sanitary Sewer: Not Applicable

B. Amount of Oversizing Payment to the Developer: Not Applicable

C. Payment Terms: Not Applicable

Note: The payment for oversizing may be funded jointly by the Township of Byron and the Charter Township of Gaines in accordance with a separate cost sharing agreement between the Townships.

XIV. PAYMENT OF PROJECT COSTS

Subject to oversizing payments as summarized above, if any, the Developer shall pay all costs of the Project, including without limitation all costs related to construction of the public water main and/or public sewer main, water services, sewer laterals and related improvements and appurtenances, the cost of acquiring necessary interests in land and right of ways, engineering, restoration and replacement, the cost of connecting the Project to the existing water or sewer system, the cost of connecting the Development to the Project and the Permit, Plan Review and Construction Inspection Costs identified in XV below.

XV. PERMIT, PLAN REVIEW, AND CONSTRUCTION INSPECTION COSTS:

In addition to the payment of Project costs and applicable availability fees, trunkage fees and all other rates, charges and costs imposed by applicable Township ordinance, the Developer shall reimburse the Township for costs of (a) sanitary sewer and watermain construction permit submittals, (b) Township Engineer and staff review of plans, and (c) construction inspection performed by the Township or the Township's duly authorized representatives.

XVI. MISCELLANEOUS

All connections fees for property previously paid in full

XVII. AGREEMENT OF THE PARTIES:

In consideration of the mutual covenants and agreements contained in the attached Contract Terms, the parties mutually agree that the Developer will acquire and construct the Project at Developer's sole expense, that after completion of the Project ownership of the Project shall be transferred by the Developer to the Township in accordance with the Contract Terms, and that all aspects of the acquisition, construction, completion, and transfer of the Project shall be governed by the Contract Terms, attached hereto.

IN WITNESS WHEREOF, the parties have executed this Contract.

Witnesses:

(1) Stacey Locuy

(2) _____

DEVELOPER:

By: [Signature]

Its: BRET BUEZ Dir of OPS

By: _____

Its: _____

Dated: 3-24, 2025

Witnesses:

CHARTER TOWNSHIP OF GAINES:

(1) _____

By: _____

Its: Supervisor

(2) _____

By: _____

Its: Clerk

Dated: _____, 20__

WATER AND/OR SEWER DEVELOPMENT CONTRACT

CONTRACT TERMS

Section 1. **PRECONSTRUCTION MATTERS.** Before commencing construction of the Project, the Developer shall complete all of the following:

(a) Obtain all necessary permits for the installation and construction of the Project from all state and county agencies having jurisdiction and all necessary permission to work in the public right-of-way from the Township, County Road Commission, Michigan Department of Transportation, and other public bodies.

(b) Submit to the Township for approval detailed plans and specifications for the Project prepared by a professional engineer licensed in Michigan. The plans and specifications are to be provided in a format acceptable to the Township. Construction of the Project shall not commence unless and until the Township reviews and approves these plans and specifications in writing. As part of the approval of the plans and specifications, the Township Engineer shall determine the location of the public water main or public sewer, and approve the construction methods and materials used in the construction, including in the case of a public water main extension, the installation of fire hydrant markers. The extension shall cover the entire road or public right of way frontage of the Development to be served by the extension. If the Township requests changes in the plans and specifications for the Project, the Developer agrees to make such changes as shall be requested by the Township provided, however, the Township shall not withhold its approval of the plans and specifications unreasonably and, further, that if Township requirements with respect to the plans and specifications are in conflict with those of the state or any county agency having jurisdiction, the requirements of the state or county agency shall control. The fact that the Township may require higher quality materials or better construction practices than a state or county agency shall not be deemed a conflict and Township requirements shall control. The plans and specifications shall provide for complete restoration to original condition of all paved street surfaces and bicycle paths as well as replacement of all driveways and landscaping disturbed or damaged in the course of the construction of the Project;

(c) Submit to the Township the names of the proposed general contractor and all subcontractors who will be constructing and completing the Project on behalf of the Developer. Construction of the Project shall not commence unless and until the Township has approved in writing the Developer's general contractor and all subcontractors, such approval not to be withheld unreasonably. On request, the Developer shall submit to the Township such additional information concerning the Developer's proposed contractors as the Township shall reasonably request;

(d) Submit to the Township a copy of a proposed written contract between the Developer and its general contractor. The Developer may remove from this contract price information. This contract shall not be signed until approved in writing by the Township. A copy of the final signed contract shall be provided to the Township. This contract shall contain the following provisions: "The construction project to be completed pursuant to this contract shall be completed in all respects in accordance with the Township's Specifications or the Byron-Gaines Utility Authority Standard Construction Specifications and all revisions thereof (together, the

"Specifications"), and all terms and provisions of this contract and all plans and specifications and other documentation incorporated by reference in this contract or applicable to the construction project provided for in this contract shall be subordinate to the provisions of the Specifications. The Township of Byron shall be deemed to be a third party beneficiary of this construction contract and all provisions of the construction contract in favor of the owner and/or the Charter Township of Gaines may be enforced by the Township of Byron; however, the Township of Byron shall not be obligated to enforce any such provisions;" and

(e) Transfer, in consideration of this Development Contract, to the Charter Township of Gaines and the Township of Byron, jointly (together, the "Townships"), all easements required to construct the Project. All easements shall be in such form and substance as shall be required by the Township. All easements shall be perpetual and shall be at least as wide as required by the Township but no less than twenty (20) feet in width in any event. The Developer shall provide to the Township such proof of title and other title documentation as the Township shall reasonably require in order to verify that the Township is receiving good title to all easements being transferred to the Township by the Developer.

Section 2. **PROJECT CONSTRUCTION.** The Developer shall cause the Project to be constructed in accordance with the approved plans and specifications in a good and workmanlike manner and so as to meet all quality standards and tests which would apply and be conducted if the Township itself constructed and acquired the Project. During construction of the Project, the Township shall have the right, at the cost of the Developer, to undertake with Township employees or third party contractors such inspection of the Project as the Township shall deem appropriate. No change order shall be issued with respect to the approved plans and specifications without prior written approval of the Township, such approval not to be withheld unreasonably.

Section 3. **DEWATERING.** If the Project requires dewatering, the Developer agrees that the Developer alone, at the Developer's sole cost, is responsible for any negative impact caused by Project dewatering including, but without limitation, the drying of lakes, streams, or ponds or the quantity, quality and taste of the well water supply of any lands. No Project shall be transferred to the Township, and the Township will not approve any Project or accept ownership thereof, unless and until the Township is satisfied that all negative impact to well water supplies, or bodies of water, caused by the Project have been fully and satisfactorily corrected. The Township may require written documentation from the owner of lands whose well water supply, or body of water, has been affected by Project dewatering that such land owner is satisfied with his/her/their well water supply, or body of water, if the lands have not been connected to the public water system. In the event of a disagreement between the Township and the Developer as to whether a particular well or body of water has been adversely affected by the Project, the Township's engineer shall make a written determination and this determination shall be final and binding on the Township and the Developer.

Section 4. **COMPLETION OF THE PROJECT.** The Project shall be completed and made available to the Township for final inspection and approval no later than the Completion Date. Upon completion of the Project and after final inspection and written approval by the Township, such approval not to be withheld unreasonably, the Project shall be transferred by the Developer, in consideration of this Development Contract, to the Charter Township of Gaines and the Township of Byron, jointly, (together the "Townships") pursuant to the Townships standard form Warranty Bill of Sale.

The Township shall not be obligated to approve the Project or accept ownership thereof unless and until the Township is satisfied the Project has been constructed in accordance with the approved plans and specifications and in a good and workmanlike manner and, further, that the Project meets all quality standards and tests which would apply and be conducted if the Township itself acquired and constructed the Project. In addition, the Township shall not be obligated to approve the Project and accept ownership thereof unless and until all of the restoration has been fully completed.

Prior to approval of the Project and acceptance of ownership thereof, the Township shall receive from the Developer such waivers of lien, affidavits and other documentation as the Township shall reasonably deem necessary to be assured that all contractor(s) and all pipe, equipment and other suppliers in connection with the Project have been paid in full and that there are no liens or other unpaid obligations outstanding with respect to the Project.

The Township also reserves the right to require, prior to approval of the Township and acceptance of ownership thereof and at the cost of the Developer, a written opinion from the Developer's consulting engineer that the Project has been constructed and completed in accordance with the approved plans and specifications.

If the Contract Face Pages require that the Developer provide an irrevocable letter of credit prior to commencement of construction in order to guarantee completion of the Project by the Completion Date, this irrevocable letter of credit shall be issued by a bank having an office in Kent County in favor of the Township in the amount shown on the Contract Face Pages. The letter of credit to be provided shall be in such form and with such provisions as the Township shall reasonably require.

The Project shall not be connected to the Township's sewer and/or water systems unless and until the Township has completed its final inspection and approved the Project in writing. If the Developer desires to connect the Project to the water and/or sewer systems in advance of this final inspection and written approval, the Developer shall provide to the Township an irrevocable letter of credit issued by a bank having an office in Kent County in favor of the Township in such amount as the Township shall reasonably determine is necessary to pay all costs and expenses related to completing the Project. The letter of credit to be provided shall be in such form and with such provisions as the Township shall reasonably require.

No portion of the Development shall be connected to the Project until the Project has been approved by the Township and the ownership of the Project has been dedicated and conveyed jointly to the Charter Township of Gaines and the Township of Byron in the manner provided by these Contract Terms.

The Developer shall cooperate with the Township at all times, whether before or after the conveyance of the Project to the Township, and to the fullest extent with all Project contract and warranty claims deemed necessary by the Township to be made or filed against the Developer's contractor.

If the Project is not completed by the Completion Date, the Township shall have the right to complete the Project at the Developer's expense and to pay the full cost of such completion by making a draw or draws against the Developer's letter of credit. The Developer shall reimburse the Township for all costs incurred in completing the Project including, but without limitation, engineering, third party contractors and the charges of Township personnel necessary to supervise the completion of the Project. To the extent the Township costs to complete the Project are not fully paid by a draw or draws on a letter of credit, the Developer shall pay such amounts to the Township on demand. Amounts not paid on demand shall bear interest at a rate of 1% per month or fraction of a month that the amount remains unpaid.

Section 5. **INSURANCE.** Beginning as and when construction of the Project is commenced, and continuing at all times while the Project or any part thereof is under construction, the Developer and/or its contractor(s) shall continuously carry and maintain the same insurance coverage which is routinely required by the Township with respect to the construction of its own water and sewer projects. The Charter Township of Gaines, the Township of Byron and their respective Township Board members, officers, agents, employees and Township engineers (together, the "Additional Insured's") shall all be named as additional insured under such insurance, and such insurance shall also provide that it is the primary source of coverage for all such parties named as additional insured's with respect to the Project and the acts of omission of the Developer and its contractor(s) related thereto.

Certificate(s) evidencing the acquisition of all insurance required by this section and that such insurance is in full force and effect shall be deposited with the Township before construction of the Project is commenced. The Developer shall furnish, or cause to be furnished, upon request of the Township, certified copies of all policies required pursuant to this section as well as all amendments and renewals. All insurance policies required pursuant to this section shall contain a provision that they are non-cancelable and not subject to material modification by the insurer except upon 30 days' prior written notice to the Township. At least 30 days prior to the expiration or cancellation of any such insurance policy, there shall be furnished to the Township evidence satisfactory to it that the policy has been renewed or replaced by another policy. Construction of the Project shall not commence unless and until the Township has approved the insurance required to be provided by the Developer and its contractor(s) pursuant to this section in writing, such approval not be withheld unreasonably.

With respect to the Project, the Developer agrees to indemnify the Townships and all of the other Additional Insured's named in the first paragraph of this section, from and against any and all claims, costs, actions, causes of action, liability, judgments, losses, or expenses (including reasonable attorney's fees and other expense of defense) resulting from or caused by the acts or omissions of Developer or its contractor(s) in acquiring, constructing and completing the Project or with respect to the legal title to the Project, including all necessary easements, rights of way and interests in land required for the Project.

Section 6. **CONNECTION CHARGES/RATES.** The Developer shall pay all availability fees and trunkage fees in the amounts and in the manner set forth on the Contract Face Pages. The Developer shall pay all rates and charges imposed by the Township pursuant to the applicable rate ordinance or rate resolution with respect to the Project on such terms and provisions as are provided in that rate ordinance or rate resolution. The Township shall be entitled to establish such water rates and/or sewer usage rates as the Township deems appropriate. The Developer will reimburse the Township for the costs of sanitary sewer and watermain construction permit submittals, Township Engineer and staff review of plans, and construction inspection performed by the Township or the Township's duly authorized representative. The fact the Developer has installed the Project at its expense shall not excuse the Developer or any party owning or utilizing lands and premises within the Development served by the Project or any part thereof from being obligated to pay water and sewer rates and charges or any other charges levied by the Township generally against water and/or sanitary sewer customers.

Section 7. **TOWNSHIPS' UTILIZATION OF THE PROJECT.** As and when the Project has been transferred to the Townships pursuant to the Warranty Bill of Sale referred to in Section 4 above, the Project shall become part of the Townships' water and/or sewer system, as the case may be, and may be utilized by the Townships in such manner as the Townships utilize other portions of their water and sewer systems. Without limiting the generality of the preceding sentence, the Townships may connect other water and/or sewer customers to the Project and may also connect water and/or sewer extensions to the Project and connect additional customers to those extensions, all without any obligation to make any payment or reimbursement to the Developer on account of the Developer having constructed the Project at the Developer's expense, unless there is a written agreement to the contrary set forth in the Contract Face Pages or otherwise.

Section 8. **ZONING AND OTHER APPROVALS.** Approval and execution of this Development Contract by the Township does not constitute or imply that the Developer has received or will receive from the Township or any other applicable governmental entity any or all land use, zoning and/or any other approvals from the Township which are required for or applicable to the Development under applicable Township ordinance or law and the Township makes no guarantee to the Developer that any of such approvals will be granted by the Township. The Developer at Developer's sole risk and expense is required to obtain from the Township or other applicable governmental entity all such applicable land use, zoning and/or other approvals for the Development before proceeding with the construction of the Project.

Section 9. **THIRD PARTY BENEFICIARY.** In consideration of the joint ownership by the Townships of the sanitary sewer and water systems located in the Township, the Township of Byron shall be a third-party beneficiary of this Development Contract and entitled to enforce the terms hereof in accordance with applicable law.

Section 10. **DEFINED TERMS.** All capitalized terms not otherwise defined in these Contract Terms shall have the meanings assigned thereto in the Contract Face Pages.

Section 11. **MISCELLANEOUS.** Neither this Contract nor any rights under it may be assigned nor may any duty be delegated without the prior written consent of the non-assigning or non-delegating party. Any attempt to assign or delegate rights or duties without prior written consent shall be void. This Contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

All notices and other documents to be served and transmitted hereunder shall be in writing and addressed to the respective parties hereto at the addresses stated on the Contract Face Pages or such other address or addresses as shall be specified by the parties hereto from time to time and may be served or transmitted in person or by ordinary or certified mail properly addressed with sufficient postage. This is an integrated contract. It contains the full understanding of the parties and supersedes all other understandings, agreements or conditions, written or oral, regarding the subject matter of this Contract. This Contract has been executed in the State of Michigan and shall be governed by Michigan law, except as to matters pertaining to choice of law. The waiver by any party hereto of a breach or violation of any provision of this Contract shall not be a waiver of any subsequent breach of the same or any other provision of this Contract. If any section or provision of this Contract is unenforceable for any reason, the unenforceability thereof shall not impair the remainder of this Contract, which shall remain in full force and effect. It is contemplated that this Contract will be executed in multiple counterparts, all of which together shall be deemed to be one contract. The captions in this Contract are for convenience only and shall not be considered as part of this Contract or in any way to amplify or modify the terms and provisions hereof. This Contract shall be enforceable only by the parties hereto and their successors in interest by virtue of an assignment which is not prohibited under the terms of this Contract and, with the exception of specified third party beneficiaries, no other person shall have the right to enforce any of the provisions contained herein. No amendment, modification or waiver shall be effective unless in writing and signed by both parties. All rights and remedies set forth in this Contract are cumulative and are in addition to any other legal or equitable rights and remedies.

[END OF CONTRACT TERMS]

Document2



MEMO

Staff Communication

DATE: October 7, 2025
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: FY 2026 Budgets

SUMMARY:

The attached budgets look a little different in format. They were generated from the new BS&A Cloud program. For the budget process, it has been a smooth transition to the Cloud.

You will notice a few changes to the budgets from what was provided to you for the September Board meeting. I have updated the Revenue Sharing projections with the recent passing of the State budget. The current projections are showing the Township will receive around \$200,000 less in revenue for the General Fund budget than what was previously projected. However, there is a new Revenue Sharing category related to Public Safety that I have added to that budget. The revenue projection for that category is just shy of \$81,000. The bottom line is that the original projections showed the Township could anticipate an increase of around \$90,000 over last year's budgeted amount, and now they are saying the Township will fall around \$120,000 less than last year's budgeted amount.

I have also made a few minor updates to items from the previous budgets to try to reflect items more accurately.

FINANCIAL IMPACT: NONE

BUDGET ACTION REQUIRED: NONE

STAFF RECOMMENDATION: Staff recommends that the Board review the budgets for discussion purposes.

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 101 GENERAL FUND							
Account Category: Estimated Revenues							
101-000.000-404.000	GENERAL PROPERTY TAXES	482,168.39	1,000,000.00	995,104.19	1,050,000.00	50,000.00	5.00
101-000.000-411.000	DELINQUENT REAL TAXES	0.00	9,500.00	12,904.47	10,000.00	500.00	5.26
101-000.000-412.000	DELINQUENT PERSONAL TAXES	2.34	250.00	1,059.94	500.00	250.00	100.00
101-000.000-432.001	PAYMENT IN LIEU OF TAXES	0.00	25,000.00	23,876.01	25,000.00	0.00	0.00
101-000.000-434.000	MOBILE HOME TAX	786.00	9,500.00	5,482.00	9,500.00	0.00	0.00
101-000.000-437.000	IND/COMM FACILITIES TAXES	0.00	32,750.00	30,737.57	35,000.00	2,250.00	6.87
101-000.000-445.000	INTEREST/PENALTIES ON TAXES	40.28	17,000.00	21,834.29	20,000.00	3,000.00	17.65
101-000.000-447.000	ADMINISTRATION FEE	50,037.28	430,000.00	231,435.59	440,000.00	10,000.00	2.33
101-000.000-451.000	STREET LIGHTING SPEC ASSESME	145,616.14	146,000.00	174,511.57	175,000.00	29,000.00	19.86
101-000.000-476.000	WASTE MANAGEMENT FEES	0.00	0.00	410.00	0.00	0.00	0.00
101-000.000-477.000	CABLEVISION FEES	(61,118.13)	260,000.00	109,594.04	225,000.00	(35,000.00)	(13.46)
101-000.000-478.000	LIQUOR LICENSE FEES	0.00	2,400.00	2,400.00	2,400.00	0.00	0.00
101-000.000-503.000	SAFER GRANT REVENUE	0.00	0.00	36,550.31	0.00	0.00	0.00
101-000.000-573.000	LOCAL COMMUNITY STABILIZATION	0.00	30,000.00	11,092.55	25,000.00	(5,000.00)	(16.67)
101-000.000-574.000	REVENUE SHARING	(531,942.00)	3,238,596.00	1,618,871.98	3,124,390.00	(114,206.00)	(3.53)
101-000.000-615.000	SUMMER TAX COLLECTION FEES	0.00	35,000.00	0.00	36,000.00	1,000.00	2.86
101-000.000-626.000	PLANNING AND ZONING FEES	700.00	17,000.00	10,880.00	18,000.00	1,000.00	5.88
101-000.000-634.000	CEMETERY OPEN/CLOSE FEES	2,600.00	30,000.00	36,000.00	32,500.00	2,500.00	8.33
101-000.000-642.002	SALE OF PRINTED MATERIALS	0.00	20.00	5.00	20.00	0.00	0.00
101-000.000-642.003	SALE OF CEMETERY LOTS	3,500.00	25,000.00	30,400.00	25,000.00	0.00	0.00
101-000.000-651.000	RIGHT OF WAY/EASEMENTS	0.00	500.00	0.00	500.00	0.00	0.00
101-000.000-651.001	STATE TELECOMMUNICATION SHARE	0.00	0.00	30,648.53	0.00	0.00	0.00
101-000.000-657.000	ORDINANCE FINES	0.00	50.00	118.80	50.00	0.00	0.00
101-000.000-665.001	INTEREST ON INVESTMENTS	17,398.99	200,000.00	240,704.43	200,000.00	0.00	0.00
101-000.000-665.002	INTEREST ON INVESTMENTS/TAXES	3,766.38	4,000.00	0.00	4,000.00	0.00	0.00
101-000.000-667.000	LIBRARY ROOM RENTAL	75.00	250.00	175.00	250.00	0.00	0.00
101-000.000-667.003	RENTAL OF COMMUNITY ROOM	412.50	6,000.00	5,740.00	6,000.00	0.00	0.00
101-000.000-667.004	LIBRARY RENT	4,630.00	17,300.00	13,890.00	17,300.00	0.00	0.00
101-000.000-671.000	SHERIFF'S LEASE	5,460.18	33,000.00	46,211.79	30,000.00	(3,000.00)	(9.09)
101-000.000-671.001	AIR TOUCH LEASE PAYMENTS	0.00	3,400.00	3,712.64	3,400.00	0.00	0.00
101-000.000-676.000	REIMBURSEMENTS	0.00	0.00	31.20	0.00	0.00	0.00
101-000.000-678.000	MISC REVENUE	138.22	2,000.00	8,819.92	2,000.00	0.00	0.00
101-000.000-687.001	WATER/SEWER AND BUILDING FUND	0.00	80,500.00	51,491.63	83,000.00	2,500.00	3.11
101-000.000-699.000	TRANSFER IN	0.00	563,708.00	0.00	2,255,782.00	1,692,074.00	300.17
Estimated Revenues		124,271.57	6,218,724.00	3,754,693.45	7,855,592.00	1,636,868.00	26.32
Account Category: Appropriations							
101-101.000-702.001	SALARIES & WAGES	555.00	15,000.00	5,949.50	15,000.00	0.00	0.00
101-101.000-715.000	SOCIAL SECURITY/MEDICARE	42.46	1,136.00	455.15	1,140.00	4.00	0.35
101-101.000-716.000	PENSION CONTRIBUTION	55.50	1,500.00	585.57	1,500.00	0.00	0.00
101-101.000-727.000	SUPPLIES	0.00	100.00	36.00	100.00	0.00	0.00
101-101.000-802.000	LEGAL SERVICES	0.00	5,000.00	0.00	5,000.00	0.00	0.00
101-101.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	1,500.00	341.30	1,500.00	0.00	0.00
101-101.000-817.000	MILEAGE REIMBURSEMENT	0.00	400.00	0.00	400.00	0.00	0.00
101-101.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	1,500.00	0.00	1,500.00	0.00	0.00
101-171.000-702.001	SALARIES & WAGES	5,284.77	37,087.00	27,529.91	38,578.00	1,491.00	4.02
101-171.000-702.011	PAYMENT IN LIEU OF HEALTH INS	707.96	0.00	4,089.80	0.00	0.00	0.00
101-171.000-715.000	SOCIAL SECURITY/MEDICARE	458.45	2,840.00	2,418.90	2,951.00	111.00	3.91
101-171.000-716.000	PENSION CONTRIBUTION	528.47	3,710.00	2,752.95	3,858.00	148.00	3.99
101-171.000-717.000	HEALTH & LIFE INSURANCE	694.92	0.00	682.01	0.00	0.00	0.00

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 101 GENERAL FUND							
Account Category: Appropriations							
101-171.000-727.000	SUPPLIES	0.00	500.00	494.06	750.00	250.00	50.00
101-171.000-802.000	LEGAL SERVICES	0.00	500.00	0.00	500.00	0.00	0.00
101-171.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	300.00	45.54	500.00	200.00	66.67
101-171.000-817.000	MILEAGE REIMBURSEMENT	0.00	900.00	53.76	900.00	0.00	0.00
101-171.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	1,000.00	1,313.02	2,000.00	1,000.00	100.00
101-171.000-832.000	DUES AND MEMBERSHIPS	0.00	125.00	115.00	150.00	25.00	20.00
101-171.000-853.000	TELECOMMUNICATIONS	21.60	300.00	0.00	500.00	200.00	66.67
101-171.000-963.001	MISCELLANEOUS	0.00	100.00	540.00	250.00	150.00	150.00
101-171.000-965.000	POSTAGE	0.00	125.00	41.16	150.00	25.00	20.00
101-171.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	500.00	0.00	500.00	0.00	0.00
101-172.000-702.001	SALARIES & WAGES	10,807.21	220,000.00	152,030.69	225,000.00	5,000.00	2.27
101-172.000-702.002	SALARY - DEPUTY/ASSISTANT	206.34	0.00	0.00	0.00	0.00	0.00
101-172.000-702.011	PAYMENT IN LIEU OF HEALTH INS	0.00	12,700.00	8,855.25	18,200.00	5,500.00	43.31
101-172.000-715.000	SOCIAL SECURITY/MEDICARE	842.50	16,830.00	12,307.80	14,000.00	(2,830.00)	(16.82)
101-172.000-716.000	PENSION CONTRIBUTION	1,050.07	22,000.00	14,910.90	22,500.00	500.00	2.27
101-172.000-717.000	HEALTH & LIFE INSURANCE	347.90	10,000.00	2,197.54	5,000.00	(5,000.00)	(50.00)
101-172.000-727.000	SUPPLIES	0.00	1,000.00	89.99	1,000.00	0.00	0.00
101-172.000-802.000	LEGAL SERVICES	0.00	1,000.00	0.00	1,000.00	0.00	0.00
101-172.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	0.00	4,500.00	41.40	4,000.00	(500.00)	(11.11)
101-172.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	500.00	41.92	500.00	0.00	0.00
101-172.000-817.000	MILEAGE REIMBURSEMENT	0.00	1,250.00	634.48	1,500.00	250.00	20.00
101-172.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	3,150.00	1,056.07	4,000.00	850.00	26.98
101-172.000-832.000	DUES AND MEMBERSHIPS	(200.00)	775.00	540.00	775.00	0.00	0.00
101-172.000-853.000	TELECOMMUNICATIONS	0.00	500.00	400.00	650.00	150.00	30.00
101-172.000-963.001	MISCELLANEOUS	0.00	250.00	1,384.50	500.00	250.00	100.00
101-172.000-965.000	POSTAGE	0.00	100.00	0.00	100.00	0.00	0.00
101-172.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	2,000.00	17.99	2,000.00	0.00	0.00
101-191.000-702.001	SALARIES & WAGES	0.00	12,000.00	2,702.70	10,000.00	(2,000.00)	(16.67)
101-191.000-715.000	SOCIAL SECURITY/MEDICARE	0.00	918.00	200.63	765.00	(153.00)	(16.67)
101-191.000-716.000	PENSION CONTRIBUTION	0.00	1,200.00	261.94	1,000.00	(200.00)	(16.67)
101-191.000-717.000	HEALTH & LIFE INSURANCE	0.00	0.00	69.02	0.00	0.00	0.00
101-191.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	500.00	50.00	500.00	0.00	0.00
101-191.000-832.000	DUES AND MEMBERSHIPS	0.00	500.00	225.00	500.00	0.00	0.00
101-215.000-702.001	SALARIES & WAGES	8,846.20	210,000.00	115,175.24	212,000.00	2,000.00	0.95
101-215.000-702.002	SALARY - DEPUTY/ASSISTANT	2,244.96	0.00	210.00	0.00	0.00	0.00
101-215.000-702.004	CLERICAL SUPPORT	373.99	0.00	0.00	0.00	0.00	0.00
101-215.000-702.011	PAYMENT IN LIEU OF HEALTH INS	0.00	5,200.00	3,082.95	5,200.00	0.00	0.00
101-215.000-715.000	SOCIAL SECURITY/MEDICARE	858.70	16,065.00	8,817.42	15,800.00	(265.00)	(1.65)
101-215.000-716.000	PENSION CONTRIBUTION	895.04	21,000.00	11,369.07	21,200.00	200.00	0.95
101-215.000-717.000	HEALTH & LIFE INSURANCE	3,985.10	30,000.00	20,030.49	40,000.00	10,000.00	33.33
101-215.000-727.000	SUPPLIES	103.49	3,500.00	1,009.42	4,000.00	500.00	14.29
101-215.000-801.001	FILING FEES/LEGAL	0.00	5,000.00	0.00	5,000.00	0.00	0.00
101-215.000-808.000	CONTRACTED SERVICES	0.00	3,000.00	0.00	3,000.00	0.00	0.00
101-215.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	2,746.60	8,000.00	3,896.80	24,000.00	16,000.00	200.00
101-215.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	1,000.00	296.87	1,500.00	500.00	50.00
101-215.000-817.000	MILEAGE REIMBURSEMENT	0.00	2,200.00	750.90	3,000.00	800.00	36.36
101-215.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	15,000.00	11,842.78	16,000.00	1,000.00	6.67
101-215.000-832.000	DUES AND MEMBERSHIPS	400.00	1,500.00	455.00	2,000.00	500.00	33.33
101-215.000-853.000	TELECOMMUNICATIONS	43.20	1,200.00	518.40	1,200.00	0.00	0.00
101-215.000-900.000	PRINTING	0.00	500.00	0.00	500.00	0.00	0.00

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 101 GENERAL FUND							
Account Category: Appropriations							
101-215.000-901.000	PUBLISHING	0.00	1,500.00	558.48	1,500.00	0.00	0.00
101-215.000-963.001	MISCELLANEOUS	0.00	300.00	652.50	300.00	0.00	0.00
101-215.000-965.000	POSTAGE	0.00	5,000.00	633.65	5,000.00	0.00	0.00
101-215.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	6,000.00	2,931.75	6,000.00	0.00	0.00
101-247.000-702.001	SALARIES & WAGES	0.00	3,000.00	1,146.38	3,000.00	0.00	0.00
101-247.000-715.000	SOCIAL SECURITY/MEDICARE	0.00	230.00	87.69	230.00	0.00	0.00
101-247.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	300.00	240.98	300.00	0.00	0.00
101-247.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	350.00	0.00	350.00	0.00	0.00
101-247.000-901.000	PUBLISHING	0.00	240.00	0.00	240.00	0.00	0.00
101-253.000-702.001	SALARIES & WAGES	6,426.92	115,000.00	87,290.10	120,000.00	5,000.00	4.35
101-253.000-702.011	PAYMENT IN LIEU OF HEALTH INS	349.98	7,800.00	5,190.01	5,200.00	(2,600.00)	(33.33)
101-253.000-715.000	SOCIAL SECURITY/MEDICARE	505.54	8,800.00	6,812.87	9,200.00	400.00	4.55
101-253.000-716.000	PENSION CONTRIBUTION	496.63	11,500.00	8,712.64	12,000.00	500.00	4.35
101-253.000-717.000	HEALTH & LIFE INSURANCE	1,466.58	10,000.00	6,743.77	10,000.00	0.00	0.00
101-253.000-727.000	SUPPLIES	37.75	500.00	442.01	600.00	100.00	20.00
101-253.000-802.000	LEGAL SERVICES	0.00	250.00	0.00	150.00	(100.00)	(40.00)
101-253.000-808.000	CONTRACTED SERVICES	0.00	0.00	225.00	500.00	500.00	0.00
101-253.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	116.30	6,300.00	3,607.15	8,000.00	1,700.00	26.98
101-253.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	400.00	436.49	425.00	25.00	6.25
101-253.000-817.000	MILEAGE REIMBURSEMENT	0.00	1,600.00	995.54	2,000.00	400.00	25.00
101-253.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	3,500.00	2,619.50	4,000.00	500.00	14.29
101-253.000-832.000	DUES AND MEMBERSHIPS	198.00	600.00	647.00	650.00	50.00	8.33
101-253.000-853.000	TELECOMMUNICATIONS	21.60	650.00	425.00	675.00	25.00	3.85
101-253.000-900.000	PRINTING	55.44	4,500.00	1,610.00	4,500.00	0.00	0.00
101-253.000-903.000	PROPERTY TAX NOTIFICATIONS	0.00	1,300.00	568.25	1,300.00	0.00	0.00
101-253.000-963.001	MISCELLANEOUS	0.00	200.00	101.67	250.00	50.00	25.00
101-253.000-965.000	POSTAGE	0.00	9,000.00	4,955.16	11,000.00	2,000.00	22.22
101-253.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	2,500.00	347.90	2,500.00	0.00	0.00
101-257.000-702.001	SALARIES & WAGES	4,823.05	200,000.00	138,174.67	205,000.00	5,000.00	2.50
101-257.000-702.002	SALARY - DEPUTY/ASSISTANT	3,260.38	0.00	0.00	0.00	0.00	0.00
101-257.000-702.010	SALARY - CLERICAL	2,045.75	0.00	0.00	0.00	0.00	0.00
101-257.000-715.000	SOCIAL SECURITY/MEDICARE	743.23	15,300.00	10,004.09	15,100.00	(200.00)	(1.31)
101-257.000-716.000	PENSION CONTRIBUTION	1,012.91	20,000.00	13,817.46	20,500.00	500.00	2.50
101-257.000-717.000	HEALTH & LIFE INSURANCE	7,357.75	60,000.00	38,546.31	60,000.00	0.00	0.00
101-257.000-727.000	SUPPLIES	26.02	500.00	60.19	500.00	0.00	0.00
101-257.000-801.001	FILING FEES/LEGAL	0.00	100.00	0.00	0.00	(100.00)	(100.00)
101-257.000-802.000	LEGAL SERVICES	0.00	20,000.00	990.00	15,000.00	(5,000.00)	(25.00)
101-257.000-808.000	CONTRACTED SERVICES	0.00	500.00	0.00	0.00	(500.00)	(100.00)
101-257.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	0.00	9,000.00	7,688.50	13,000.00	4,000.00	44.44
101-257.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	500.00	522.80	550.00	50.00	10.00
101-257.000-817.000	MILEAGE REIMBURSEMENT	0.00	1,500.00	1,678.95	1,750.00	250.00	16.67
101-257.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	7,500.00	4,645.85	9,500.00	2,000.00	26.67
101-257.000-832.000	DUES AND MEMBERSHIPS	532.14	1,000.00	360.00	1,000.00	0.00	0.00
101-257.000-853.000	TELECOMMUNICATIONS	21.60	700.00	336.00	700.00	0.00	0.00
101-257.000-901.000	PUBLISHING	0.00	500.00	568.00	600.00	100.00	20.00
101-257.000-903.000	PROPERTY TAX NOTIFICATIONS	0.00	2,000.00	1,632.38	2,000.00	0.00	0.00
101-257.000-963.001	MISCELLANEOUS	0.00	300.00	540.00	500.00	200.00	66.67
101-257.000-965.000	POSTAGE	0.00	6,500.00	5,224.08	6,500.00	0.00	0.00
101-257.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	2,000.00	219.00	2,000.00	0.00	0.00
101-261.000-717.000	HEALTH & LIFE INSURANCE	2,959.32	27,500.00	28,305.46	35,000.00	7,500.00	27.27

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 101 GENERAL FUND							
Account Category: Appropriations							
101-261.000-719.000	WORKERS' COMPENSATION INSURAN	2,230.96	30,000.00	25,850.74	30,000.00	0.00	0.00
101-261.000-727.000	SUPPLIES	1,154.28	9,000.00	5,355.37	9,000.00	0.00	0.00
101-261.000-801.000	ACCOUNTING SERVICES/AUDIT	0.00	19,000.00	19,750.00	20,000.00	1,000.00	5.26
101-261.000-801.001	FILING FEES/LEGAL	0.00	200.00	0.00	200.00	0.00	0.00
101-261.000-802.000	LEGAL SERVICES	0.00	15,000.00	2,756.00	15,000.00	0.00	0.00
101-261.000-803.000	ENGINEERING	0.00	8,000.00	4,572.60	10,000.00	2,000.00	25.00
101-261.000-805.000	EQUIPMENT RENTAL/SERVICE	0.00	500.00	0.00	500.00	0.00	0.00
101-261.000-808.000	CONTRACTED SERVICES	0.00	20,000.00	15,668.23	20,000.00	0.00	0.00
101-261.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	4,206.10	225,000.00	104,594.55	225,000.00	0.00	0.00
101-261.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	0.00	1,074.52	500.00	500.00	0.00
101-261.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	1,000.00	0.00	1,000.00	0.00	0.00
101-261.000-832.000	DUES AND MEMBERSHIPS	47,658.31	74,000.00	60,010.94	80,000.00	6,000.00	8.11
101-261.000-853.000	TELECOMMUNICATIONS	868.09	3,600.00	1,670.00	4,000.00	400.00	11.11
101-261.000-901.000	PUBLISHING	0.00	6,000.00	1,562.00	5,000.00	(1,000.00)	(16.67)
101-261.000-902.000	TOWNSHIP NEWSLETTER	0.00	3,200.00	1,439.76	3,200.00	0.00	0.00
101-261.000-958.000	INSURANCE & BONDS	0.00	4,000.00	0.00	4,000.00	0.00	0.00
101-261.000-961.001	MAPPING & AERIAL PHOTO	0.00	4,000.00	3,543.39	4,000.00	0.00	0.00
101-261.000-963.001	MISCELLANEOUS	1,927.09	1,000.00	22,774.94	5,000.00	4,000.00	400.00
101-261.000-964.000	TAX/PERMIT FEES REFUND	46.78	5,000.00	1,618.57	5,000.00	0.00	0.00
101-261.000-965.000	POSTAGE	6,000.00	8,500.00	2,162.23	9,000.00	500.00	5.88
101-261.000-969.002	ADMINISTRATION FEES	0.00	200.00	0.00	200.00	0.00	0.00
101-261.000-975.000	PEG FUND COMMITMENT	0.00	53,000.00	26,360.11	40,000.00	(13,000.00)	(24.53)
101-262.000-702.001	SALARIES & WAGES	2,281.76	15,000.00	2,017.64	25,000.00	10,000.00	66.67
101-262.000-702.002	SALARY - DEPUTY/ASSISTANT	0.00	0.00	8.63	0.00	0.00	0.00
101-262.000-715.000	SOCIAL SECURITY/MEDICARE	174.55	1,150.00	558.49	3,000.00	1,850.00	160.87
101-262.000-716.000	PENSION CONTRIBUTION	0.00	1,500.00	0.00	2,500.00	1,000.00	66.67
101-262.000-727.000	SUPPLIES	177.48	5,000.00	1,357.26	7,500.00	2,500.00	50.00
101-262.000-802.000	LEGAL SERVICES	0.00	1,000.00	0.00	1,500.00	500.00	50.00
101-262.000-808.000	CONTRACTED SERVICES	10,408.00	55,000.00	20,286.30	100,000.00	45,000.00	81.82
101-262.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	0.00	42,000.00	8,867.00	50,000.00	8,000.00	19.05
101-262.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	5,000.00	2,449.67	15,000.00	10,000.00	200.00
101-262.000-817.000	MILEAGE REIMBURSEMENT	0.00	2,000.00	764.19	2,500.00	500.00	25.00
101-262.000-900.000	PRINTING	1,864.00	10,000.00	8,014.52	15,000.00	5,000.00	50.00
101-262.000-901.000	PUBLISHING	0.00	3,000.00	0.00	5,000.00	2,000.00	66.67
101-262.000-963.001	MISCELLANEOUS	0.00	2,500.00	142.50	2,500.00	0.00	0.00
101-262.000-965.000	POSTAGE	0.00	30,000.00	3,356.95	30,000.00	0.00	0.00
101-262.000-979.000	NEW FURNITURE & EQUIPMENT	29.87	5,000.00	9,852.74	7,000.00	2,000.00	40.00
101-265.000-702.001	SALARIES & WAGES	586.57	16,000.00	12,660.39	18,000.00	2,000.00	12.50
101-265.000-715.000	SOCIAL SECURITY/MEDICARE	44.87	1,216.00	1,045.01	1,380.00	164.00	13.49
101-265.000-716.000	PENSION CONTRIBUTION	0.00	100.00	10.00	0.00	(100.00)	(100.00)
101-265.000-727.000	SUPPLIES	0.00	100.00	(41.34)	100.00	0.00	0.00
101-265.000-775.000	BUILDING REPAIR & MAINTENANCE	0.00	2,500.00	494.88	2,500.00	0.00	0.00
101-265.000-805.000	EQUIPMENT RENTAL/SERVICE	40.17	1,700.00	587.96	1,700.00	0.00	0.00
101-265.000-808.000	CONTRACTED SERVICES	40.00	15,000.00	9,065.67	17,000.00	2,000.00	13.33
101-265.000-815.000	MOSQUITO/LEAF COLLECTION	0.00	23,000.00	0.00	25,000.00	2,000.00	8.70
101-265.000-819.000	SNOW PLOWING/REMOVAL	2,357.14	20,000.00	16,013.34	20,600.00	600.00	3.00
101-265.000-821.000	CLEANING BUILDING	2,731.00	22,000.00	12,279.59	22,660.00	660.00	3.00
101-265.000-822.000	TRASH REMOVAL	335.67	2,900.00	1,577.49	2,987.00	87.00	3.00
101-265.000-853.000	TELECOMMUNICATIONS	264.95	20,000.00	12,019.39	20,000.00	0.00	0.00
101-265.000-920.000	ELECTRIC	786.97	38,000.00	52,158.33	50,000.00	12,000.00	31.58

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 101 GENERAL FUND							
Account Category: Appropriations							
101-265.000-923.000	NATURAL GAS	1,683.82	16,000.00	11,812.30	22,000.00	6,000.00	37.50
101-265.000-924.000	WATER AND SEWER	218.30	1,600.00	1,060.90	1,800.00	200.00	12.50
101-265.000-932.000	EQUIPMENT MAINTENANCE	(372.15)	16,000.00	42,031.28	30,000.00	14,000.00	87.50
101-265.000-933.000	BUILDING MAINTENANCE	24.36	13,000.00	6,200.86	13,000.00	0.00	0.00
101-265.000-935.000	GROUPS MAINTENANCE	(932.56)	36,000.00	25,360.44	36,000.00	0.00	0.00
101-265.000-940.000	FLEET VEHICLE RENT	0.00	500.00	0.00	500.00	0.00	0.00
101-265.000-958.000	INSURANCE & BONDS	27,787.72	35,000.00	39,411.25	45,000.00	10,000.00	28.57
101-265.000-963.001	MISCELLANEOUS	0.00	2,500.00	2,777.53	3,000.00	500.00	20.00
101-265.000-972.000	CAPITAL OUTLAY	0.00	0.00	26,360.00	25,000.00	25,000.00	0.00
101-265.000-973.000	GROUPS IMPROVEMENTS	0.00	5,000.00	0.00	5,000.00	0.00	0.00
101-265.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	2,500.00	2,187.00	2,500.00	0.00	0.00
101-371.000-702.001	SALARIES & WAGES	515.61	0.00	6,193.54	0.00	0.00	0.00
101-371.000-715.000	SOCIAL SECURITY/MEDICARE	38.36	0.00	473.83	0.00	0.00	0.00
101-371.000-716.000	PENSION CONTRIBUTION	51.56	0.00	463.83	0.00	0.00	0.00
101-371.000-717.000	HEALTH & LIFE INSURANCE	228.18	0.00	0.00	0.00	0.00	0.00
101-443.000-717.000	HEALTH & LIFE INSURANCE	749.08	0.00	11,362.38	0.00	0.00	0.00
101-443.000-853.000	TELECOMMUNICATIONS	0.00	0.00	200.00	0.00	0.00	0.00
101-443.000-926.000	HYDRANT RENTAL	0.00	0.00	0.00	15,000.00	15,000.00	0.00
101-445.000-808.000	CONTRACTED SERVICES	0.00	40,000.00	35,319.08	350,000.00	310,000.00	775.00
101-446.000-808.000	CONTRACTED SERVICES	2,357.14	25,000.00	10,285.72	25,000.00	0.00	0.00
101-446.000-920.001	DIVISION AVE	0.00	0.00	77.94	0.00	0.00	0.00
101-446.000-960.000	ROAD CONSTRUCTION	0.00	350,007.00	302,133.62	500,000.00	149,993.00	42.85
101-446.000-960.002	TRAIL CONSTRUCTION & MAINTENA	0.00	15,000.00	165.00	15,000.00	0.00	0.00
101-446.000-972.000	CAPITAL OUTLAY	0.00	20,000.00	0.00	20,000.00	0.00	0.00
101-446.000-973.001	DIVISION AVE MAINTENANCE	0.00	10,000.00	610.00	10,000.00	0.00	0.00
101-448.000-901.000	PUBLISHING	0.00	500.00	0.00	500.00	0.00	0.00
101-448.000-920.000	ELECTRIC	119.25	200,000.00	128,752.33	210,000.00	10,000.00	5.00
101-448.000-920.001	DIVISION AVE	119.08	6,000.00	3,354.86	7,000.00	1,000.00	16.67
101-448.000-920.002	INTERSECTION LIGHTS/INSTALL/O	0.00	200.00	0.00	200.00	0.00	0.00
101-567.000-702.001	SALARIES & WAGES	1,708.89	31,000.00	22,867.40	32,550.00	1,550.00	5.00
101-567.000-702.002	SALARY - DEPUTY/ASSISTANT	1,737.47	0.00	19,617.50	30,000.00	30,000.00	0.00
101-567.000-715.000	SOCIAL SECURITY/MEDICARE	263.64	2,375.00	3,250.09	4,500.00	2,125.00	89.47
101-567.000-716.000	PENSION CONTRIBUTION	0.00	3,100.00	0.00	6,255.00	3,155.00	101.77
101-567.000-727.000	SUPPLIES	0.00	250.00	163.55	250.00	0.00	0.00
101-567.000-740.000	OPERATING SUPPLIES	0.00	3,000.00	3,661.94	10,000.00	7,000.00	233.33
101-567.000-741.000	FUEL	0.00	2,000.00	1,335.50	2,500.00	500.00	25.00
101-567.000-775.000	BUILDING REPAIR & MAINTENANCE	0.00	5,000.00	355.77	5,000.00	0.00	0.00
101-567.000-802.000	LEGAL SERVICES	0.00	500.00	0.00	500.00	0.00	0.00
101-567.000-803.000	ENGINEERING	0.00	5,000.00	2,553.29	10,000.00	5,000.00	100.00
101-567.000-808.000	CONTRACTED SERVICES	0.00	2,000.00	941.75	2,000.00	0.00	0.00
101-567.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	0.00	1,400.00	723.00	2,000.00	600.00	42.86
101-567.000-817.000	MILEAGE REIMBURSEMENT	0.00	100.00	43.68	150.00	50.00	50.00
101-567.000-819.000	SNOW PLOWING/REMOVAL	285.71	5,000.00	2,520.00	6,000.00	1,000.00	20.00
101-567.000-822.000	TRASH REMOVAL	63.80	650.00	541.10	800.00	150.00	23.08
101-567.000-920.000	ELECTRIC	97.54	1,600.00	908.17	1,600.00	0.00	0.00
101-567.000-932.000	EQUIPMENT MAINTENANCE	0.00	3,000.00	2,858.93	5,000.00	2,000.00	66.67
101-567.000-963.001	MISCELLANEOUS	0.00	500.00	400.00	500.00	0.00	0.00
101-567.000-972.000	CAPITAL OUTLAY	0.00	40,000.00	22,855.00	80,000.00	40,000.00	100.00
101-567.000-973.000	GROUPS IMPROVEMENTS	0.00	50,000.00	22,715.23	50,000.00	0.00	0.00
101-567.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	50,000.00	101.64	52,000.00	2,000.00	4.00

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 101 GENERAL FUND							
Account Category: Appropriations							
101-596.000-860.000	INTERURBAN TRANSIT AUTHORITY	3,949.78	58,000.00	37,958.78	58,000.00	0.00	0.00
101-701.000-702.001	SALARIES & WAGES	7,288.12	165,000.00	112,965.20	165,000.00	0.00	0.00
101-701.000-702.006	SALARY - BOARDS/COMMISSIONS	0.00	9,500.00	5,670.00	9,500.00	0.00	0.00
101-701.000-702.011	PAYMENT IN LIEU OF HEALTH INS	200.00	5,200.00	3,860.00	5,200.00	0.00	0.00
101-701.000-715.000	SOCIAL SECURITY/MEDICARE	572.83	12,625.00	9,370.88	12,625.00	0.00	0.00
101-701.000-716.000	PENSION CONTRIBUTION	498.04	16,500.00	11,428.01	16,500.00	0.00	0.00
101-701.000-717.000	HEALTH & LIFE INSURANCE	3,818.70	30,000.00	19,585.18	31,500.00	1,500.00	5.00
101-701.000-727.000	SUPPLIES	352.16	700.00	44.48	400.00	(300.00)	(42.86)
101-701.000-727.001	REFERENCE MATERIALS	0.00	200.00	30.00	200.00	0.00	0.00
101-701.000-727.002	MUNICODE UPDATES	934.50	8,000.00	981.23	8,000.00	0.00	0.00
101-701.000-802.000	LEGAL SERVICES	0.00	20,000.00	21,291.50	20,000.00	0.00	0.00
101-701.000-808.000	CONTRACTED SERVICES	0.00	45,000.00	24,006.25	48,000.00	3,000.00	6.67
101-701.000-808.001	ENGINEERING CONTRACTED SERVIC	0.00	25,000.00	5,193.81	25,000.00	0.00	0.00
101-701.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	0.00	3,000.00	968.90	3,000.00	0.00	0.00
101-701.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	200.00	118.23	400.00	200.00	100.00
101-701.000-817.000	MILEAGE REIMBURSEMENT	0.00	750.00	28.10	500.00	(250.00)	(33.33)
101-701.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	2,500.00	1,555.00	2,000.00	(500.00)	(20.00)
101-701.000-832.000	DUES AND MEMBERSHIPS	0.00	500.00	105.00	500.00	0.00	0.00
101-701.000-853.000	TELECOMMUNICATIONS	47.24	600.00	400.00	600.00	0.00	0.00
101-701.000-900.000	PRINTING	55.44	750.00	205.00	500.00	(250.00)	(33.33)
101-701.000-901.000	PUBLISHING	0.00	5,000.00	4,029.66	5,000.00	0.00	0.00
101-701.000-963.001	MISCELLANEOUS	0.00	500.00	540.00	500.00	0.00	0.00
101-701.000-965.000	POSTAGE	0.00	4,000.00	704.22	4,000.00	0.00	0.00
101-701.000-979.000	NEW FURNITURE & EQUIPMENT	202.00	1,000.00	24.99	1,000.00	0.00	0.00
101-751.000-702.006	SALARY - BOARDS/COMMISSIONS	70.00	2,500.00	1,760.00	2,500.00	0.00	0.00
101-751.000-715.000	SOCIAL SECURITY/MEDICARE	5.35	190.00	134.65	190.00	0.00	0.00
101-751.000-716.000	PENSION CONTRIBUTION	7.00	50.00	35.00	50.00	0.00	0.00
101-751.000-727.000	SUPPLIES	0.00	100.00	0.00	100.00	0.00	0.00
101-751.000-808.000	CONTRACTED SERVICES	299.00	25,000.00	6,134.84	25,000.00	0.00	0.00
101-751.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	600.00	453.40	600.00	0.00	0.00
101-751.000-880.000	COMMUNITY PROMOTIONS	0.00	5,000.00	7,123.77	5,000.00	0.00	0.00
101-751.000-900.000	PRINTING	0.00	600.00	0.00	600.00	0.00	0.00
101-751.000-901.000	PUBLISHING	0.00	200.00	0.00	200.00	0.00	0.00
101-751.000-963.001	MISCELLANEOUS	0.00	250.00	97.08	250.00	0.00	0.00
101-751.000-965.000	POSTAGE	0.00	100.00	62.40	100.00	0.00	0.00
101-751.000-972.000	CAPITAL OUTLAY	0.00	0.00	14,289.00	0.00	0.00	0.00
101-751.000-973.000	GROUPS IMPROVEMENTS	0.00	5,000.00	728.48	25,000.00	20,000.00	400.00
101-790.000-775.000	BUILDING REPAIR & MAINTENANCE	0.00	500.00	45.96	500.00	0.00	0.00
101-790.000-805.000	EQUIPMENT RENTAL/SERVICE	0.00	200.00	1,429.21	2,000.00	1,800.00	900.00
101-790.000-808.000	CONTRACTED SERVICES	0.00	2,000.00	2,177.61	2,000.00	0.00	0.00
101-790.000-819.000	SNOW PLOWING/REMOVAL	0.00	8,000.00	5,514.08	8,500.00	500.00	6.25
101-790.000-821.000	CLEANING BUILDING	1,196.00	21,400.00	12,238.19	23,000.00	1,600.00	7.48
101-790.000-822.000	TRASH REMOVAL	80.80	1,000.00	687.16	1,200.00	200.00	20.00
101-790.000-920.000	ELECTRIC	667.45	11,500.00	11,130.90	13,000.00	1,500.00	13.04
101-790.000-923.000	NATURAL GAS	582.36	5,000.00	2,625.07	7,000.00	2,000.00	40.00
101-790.000-924.000	WATER AND SEWER	0.00	800.00	1,031.71	1,500.00	700.00	87.50
101-790.000-932.000	EQUIPMENT MAINTENANCE	0.00	5,000.00	3,675.90	5,000.00	0.00	0.00
101-790.000-933.000	BUILDING MAINTENANCE	25.00	7,000.00	4,930.29	7,000.00	0.00	0.00
101-790.000-935.000	GROUPS MAINTENANCE	0.00	8,500.00	3,414.56	8,500.00	0.00	0.00
101-790.000-958.000	INSURANCE & BONDS	4,893.47	5,000.00	2,108.00	5,000.00	0.00	0.00

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 101 GENERAL FUND							
Account Category: Appropriations							
101-790.000-963.001	MISCELLANEOUS	0.00	100.00	0.00	100.00	0.00	0.00
101-790.000-973.000	GROUNDS IMPROVEMENTS	0.00	8,000.00	0.00	8,000.00	0.00	0.00
101-790.000-979.000	NEW FURNITURE & EQUIPMENT	149.99	5,000.00	4,060.74	5,000.00	0.00	0.00
101-990.000-995.000	TRANSFER OUT	0.00	2,557,780.00	0.00	3,358,958.00	801,178.00	31.32
Appropriations		223,211.96	6,218,724.00	2,402,482.22	7,855,592.00	1,636,868.00	26.32
Fund 101 - GENERAL FUND:							
TOTAL ESTIMATED REVENUES		124,271.57	6,218,724.00	3,754,693.45	7,855,592.00	1,636,868.00	26.32
TOTAL APPROPRIATIONS		223,211.96	6,218,724.00	2,402,482.22	7,855,592.00	1,636,868.00	26.32
NET OF REVENUES & APPROPRIATIONS:		(98,940.39)	0.00	1,352,211.23	0.00	0.00	

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 205 PUBLIC SAFETY SAD							
Account Category: Estimated Revenues							
205-000.000-452.000	PUBLIC SAFETY SAD REVENUE	583,604.52	1,637,200.00	1,553,493.93	2,230,457.00	593,257.00	36.24
205-000.000-543.000	STATE GRANTS - PUBLIC SAFETY	0.00	0.00	42,000.00	80,885.00	80,885.00	0.00
205-000.000-613.000	BYRON TWP SERVICE FEE	6,799.56	564,000.00	0.00	0.00	(564,000.00)	(100.00)
205-000.000-613.001	BYRON TWP REIMBURSEMENT	(13,599.12)	0.00	0.00	0.00	0.00	0.00
205-000.000-642.000	SALE OF EQUIPMENT	0.00	0.00	28.75	0.00	0.00	0.00
205-000.000-675.001	ARPA PUBLIC SAFETY REVENUE	0.00	200,000.00	0.00	0.00	(200,000.00)	(100.00)
205-000.000-687.002	FIRE DEPT REVENUES/REIMBURSEM	(3,575.00)	0.00	362,255.00	0.00	0.00	0.00
205-000.000-699.000	TRANSFER IN	0.00	2,557,780.00	0.00	2,858,958.00	301,178.00	11.77
Estimated Revenues		573,229.96	4,958,980.00	1,957,777.68	5,170,300.00	211,320.00	4.26
Account Category: Appropriations							
205-301.000-727.000	SUPPLIES	0.00	500.00	0.00	500.00	0.00	0.00
205-301.000-820.000	KENT COUNTY SHERIFF PATROL	0.00	1,428,000.00	1,105,212.46	1,475,000.00	47,000.00	3.29
205-336.001-702.001	SALARIES & WAGES	6,488.49	0.00	0.00	0.00	0.00	0.00
205-336.001-702.002	SALARY - DEPUTY/ASSISTANT	73,408.81	0.00	0.00	0.00	0.00	0.00
205-336.001-702.003	FILL IN FOR FULL TIME	5,224.03	0.00	0.00	0.00	0.00	0.00
205-336.001-702.005	SALARIES - POC FIRE FIGHTERS	4,291.10	0.00	0.00	0.00	0.00	0.00
205-336.001-702.008	OFFICER STIPENDS	737.80	0.00	0.00	0.00	0.00	0.00
205-336.001-702.010	SALARY -PART TIME STAFFING	5,198.49	0.00	0.00	0.00	0.00	0.00
205-336.001-702.011	PAYMENT IN LIEU OF HEALTH INS	786.77	0.00	0.00	0.00	0.00	0.00
205-336.001-702.013	OVERTIME	23,966.78	0.00	0.00	0.00	0.00	0.00
205-336.001-702.014	OVERTIME - FLSA	6,247.59	0.00	0.00	0.00	0.00	0.00
205-336.001-702.778	TRAINING PAY	759.05	0.00	0.00	0.00	0.00	0.00
205-336.001-715.000	SOCIAL SECURITY/MEDICARE	9,580.20	0.00	0.00	0.00	0.00	0.00
205-336.001-716.000	PENSION CONTRIBUTION	8,348.18	0.00	0.00	0.00	0.00	0.00
205-336.001-717.000	HEALTH & LIFE INSURANCE	29,875.04	0.00	1,400.77	0.00	0.00	0.00
205-336.001-719.000	WORKER'S COMPENSATION INSURAN	10,676.68	0.00	0.00	0.00	0.00	0.00
205-336.001-727.000	SUPPLIES	880.48	0.00	0.00	0.00	0.00	0.00
205-336.001-740.000	OPERATING SUPPLIES	713.01	0.00	0.00	0.00	0.00	0.00
205-336.001-741.000	FUEL	2,434.28	0.00	0.00	0.00	0.00	0.00
205-336.001-776.000	UNIFORMS	1,513.56	0.00	0.00	0.00	0.00	0.00
205-336.001-776.001	TURN OUT GEAR	93.30	0.00	0.00	0.00	0.00	0.00
205-336.001-808.000	CONTRACTED SERVICES	3,269.65	0.00	0.00	0.00	0.00	0.00
205-336.001-809.000	PROGRAMMING/SOFTWARE/NETWORK	18,543.24	0.00	0.00	0.00	0.00	0.00
205-336.001-810.001	FIRE PREVENTION EDUCATION	443.04	0.00	0.00	0.00	0.00	0.00
205-336.001-811.000	TRAINING	452.34	0.00	0.00	0.00	0.00	0.00
205-336.001-816.000	KENT COUNTY EMS ASSESSMENT	96.02	0.00	0.00	0.00	0.00	0.00
205-336.001-819.000	SNOW PLOWING/REMOVAL	1,148.61	0.00	0.00	0.00	0.00	0.00
205-336.001-822.000	TRASH REMOVAL	272.98	0.00	0.00	0.00	0.00	0.00
205-336.001-831.000	SEMINARS/CONTINUING EDUCATION	100.00	0.00	0.00	0.00	0.00	0.00
205-336.001-832.000	DUES AND MEMBERSHIPS	127.25	0.00	0.00	0.00	0.00	0.00
205-336.001-835.000	PHYSICAL EXAMINATIONS	936.00	0.00	0.00	0.00	0.00	0.00
205-336.001-853.000	TELECOMMUNICATIONS	1,047.07	0.00	0.00	0.00	0.00	0.00
205-336.001-920.000	ELECTRIC	1,094.17	0.00	0.00	0.00	0.00	0.00
205-336.001-923.000	NATURAL GAS	278.18	0.00	0.00	0.00	0.00	0.00
205-336.001-924.000	WATER AND SEWER	185.62	0.00	0.00	0.00	0.00	0.00
205-336.001-931.000	VEHICLE MAINTENANCE	6,005.18	0.00	0.00	0.00	0.00	0.00
205-336.001-932.000	EQUIPMENT MAINTENANCE	700.85	0.00	0.00	0.00	0.00	0.00
205-336.001-933.000	BUILDING MAINTENANCE	913.32	0.00	0.00	0.00	0.00	0.00
205-336.001-935.000	GROUNDS MAINTENANCE	1,671.21	0.00	0.00	0.00	0.00	0.00

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 205 PUBLIC SAFETY SAD							
Account Category: Appropriations							
205-336.001-956.000	FOOD ALLOWANCE	195.00	0.00	0.00	0.00	0.00	0.00
205-336.001-958.000	INSURANCE & BONDS	36,319.53	0.00	0.00	0.00	0.00	0.00
205-336.001-979.000	NEW FURNITURE & EQUIPMENT	130.98	0.00	0.00	0.00	0.00	0.00
205-336.002-702.001	SALARIES & WAGES	3,202.23	0.00	0.00	0.00	0.00	0.00
205-336.002-702.002	SALARY - DEPUTY/ASSISTANT	32,078.36	0.00	0.00	0.00	0.00	0.00
205-336.002-702.003	FILL IN FOR FULL TIME	319.76	0.00	0.00	0.00	0.00	0.00
205-336.002-702.005	SALARIES - POC FIRE FIGHTERS	2,177.46	0.00	0.00	0.00	0.00	0.00
205-336.002-702.008	OFFICER STIPENDS	625.00	0.00	0.00	0.00	0.00	0.00
205-336.002-702.011	PAYMENT IN LIEU OF HEALTH INS	300.00	0.00	0.00	0.00	0.00	0.00
205-336.002-702.013	OVERTIME	1,083.94	0.00	0.00	0.00	0.00	0.00
205-336.002-702.014	OVERTIME - FLSA	2,905.26	0.00	0.00	0.00	0.00	0.00
205-336.002-702.015	ELECTRICAL/FIRE INSPECTOR	123.73	0.00	0.00	0.00	0.00	0.00
205-336.002-702.778	TRAINING PAY	2,400.47	0.00	0.00	0.00	0.00	0.00
205-336.002-715.000	SOCIAL SECURITY/MEDICARE	3,375.93	0.00	0.00	0.00	0.00	0.00
205-336.002-716.000	PENSION CONTRIBUTION	3,636.00	0.00	0.00	0.00	0.00	0.00
205-336.002-717.000	HEALTH & LIFE INSURANCE	16,315.83	0.00	0.00	0.00	0.00	0.00
205-336.002-719.000	WORKER'S COMPENSATION INSURAN	3,067.57	0.00	0.00	0.00	0.00	0.00
205-336.002-727.000	SUPPLIES	176.10	0.00	0.00	0.00	0.00	0.00
205-336.002-740.000	OPERATING SUPPLIES	682.91	0.00	0.00	0.00	0.00	0.00
205-336.002-741.000	FUEL	1,292.26	0.00	0.00	0.00	0.00	0.00
205-336.002-776.000	UNIFORMS	676.98	0.00	0.00	0.00	0.00	0.00
205-336.002-808.000	CONTRACTED SERVICES	1,500.00	0.00	0.00	0.00	0.00	0.00
205-336.002-809.000	PROGRAMMING/SOFTWARE/NETWORK	22,451.69	0.00	0.00	0.00	0.00	0.00
205-336.002-816.000	KENT COUNTY EMS ASSESSMENT	251.98	0.00	0.00	0.00	0.00	0.00
205-336.002-822.000	TRASH REMOVAL	53.52	0.00	0.00	0.00	0.00	0.00
205-336.002-831.000	SEMINARS/CONTINUING EDUCATION	1,335.00	0.00	0.00	0.00	0.00	0.00
205-336.002-832.000	DUES AND MEMBERSHIPS	95.00	0.00	0.00	0.00	0.00	0.00
205-336.002-853.000	TELECOMMUNICATIONS	922.05	0.00	0.00	0.00	0.00	0.00
205-336.002-920.000	ELECTRIC	1,054.54	0.00	0.00	0.00	0.00	0.00
205-336.002-923.000	NATURAL GAS	1,212.01	0.00	0.00	0.00	0.00	0.00
205-336.002-931.000	VEHICLE MAINTENANCE	1,370.46	0.00	0.00	0.00	0.00	0.00
205-336.002-933.000	BUILDING MAINTENANCE	573.50	0.00	0.00	0.00	0.00	0.00
205-336.002-935.000	GROUPS MAINTENANCE	809.10	0.00	0.00	0.00	0.00	0.00
205-336.002-958.000	INSURANCE & BONDS	33,967.90	0.00	0.00	0.00	0.00	0.00
205-336.003-702.001	SALARIES & WAGES	0.00	98,280.00	69,754.94	108,000.00	9,720.00	9.89
205-336.003-702.002	SALARY - DEPUTY/ASSISTANT	0.00	1,100,000.00	772,387.10	1,425,000.00	325,000.00	29.55
205-336.003-702.003	FILL IN FOR FULL TIME	0.00	15,000.00	0.00	0.00	(15,000.00)	(100.00)
205-336.003-702.005	SALARIES - POC FIRE FIGHTERS	0.00	70,000.00	36,305.58	50,000.00	(20,000.00)	(28.57)
205-336.003-702.008	OFFICER STIPENDS	0.00	10,000.00	6,200.88	10,000.00	0.00	0.00
205-336.003-702.010	SALARY -PART TIME STAFFING	0.00	78,000.00	40,954.40	90,000.00	12,000.00	15.38
205-336.003-702.011	PAYMENT IN LIEU OF HEALTH INS	0.00	10,000.00	5,534.00	10,000.00	0.00	0.00
205-336.003-702.013	OVERTIME	0.00	84,000.00	105,381.49	100,000.00	16,000.00	19.05
205-336.003-702.014	OVERTIME - FLSA	0.00	125,000.00	70,621.11	130,000.00	5,000.00	4.00
205-336.003-702.015	ELECTRICAL/FIRE INSPECTOR	0.00	50,000.00	37,832.51	55,000.00	5,000.00	10.00
205-336.003-702.778	TRAINING PAY	0.00	50,000.00	19,468.37	30,000.00	(20,000.00)	(40.00)
205-336.003-715.000	SOCIAL SECURITY/MEDICARE	0.00	131,000.00	86,603.21	155,000.00	24,000.00	18.32
205-336.003-716.000	PENSION CONTRIBUTION	0.00	130,000.00	88,311.67	150,000.00	20,000.00	15.38
205-336.003-717.000	HEALTH & LIFE INSURANCE	0.00	300,000.00	204,306.20	300,000.00	0.00	0.00
205-336.003-719.000	WORKER'S COMPENSATION INSURAN	0.00	80,000.00	81,860.69	75,000.00	(5,000.00)	(6.25)
205-336.003-727.000	SUPPLIES	0.00	15,000.00	4,493.29	15,000.00	0.00	0.00

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 205 PUBLIC SAFETY SAD							
Account Category: Appropriations							
205-336.003-740.000	OPERATING SUPPLIES	0.00	24,500.00	13,681.78	24,500.00	0.00	0.00
205-336.003-741.000	FUEL	0.00	35,000.00	24,476.50	35,000.00	0.00	0.00
205-336.003-776.000	UNIFORMS	0.00	17,000.00	11,582.99	20,000.00	3,000.00	17.65
205-336.003-776.001	TURN OUT GEAR	0.00	91,500.00	67,600.47	40,000.00	(51,500.00)	(56.28)
205-336.003-802.000	LEGAL SERVICES	0.00	10,000.00	2,465.50	5,000.00	(5,000.00)	(50.00)
205-336.003-808.000	CONTRACTED SERVICES	0.00	65,000.00	20,915.86	55,000.00	(10,000.00)	(15.38)
205-336.003-809.000	PROGRAMMING/SOFTWARE/NETWORK	0.00	60,000.00	55,436.76	65,000.00	5,000.00	8.33
205-336.003-810.001	FIRE PREVENTION EDUCATION	0.00	3,800.00	288.77	3,800.00	0.00	0.00
205-336.003-810.002	HAZMAT ASSESSMENT	0.00	2,000.00	0.00	2,000.00	0.00	0.00
205-336.003-811.000	TRAINING	0.00	15,000.00	4,996.66	15,000.00	0.00	0.00
205-336.003-816.000	KENT COUNTY EMS ASSESSMENT	0.00	1,500.00	802.13	1,500.00	0.00	0.00
205-336.003-817.000	MILEAGE REIMBURSEMENT	0.00	600.00	0.00	500.00	(100.00)	(16.67)
205-336.003-819.000	SNOW PLOWING/REMOVAL	0.00	15,000.00	8,658.64	15,000.00	0.00	0.00
205-336.003-822.000	TRASH REMOVAL	0.00	2,500.00	1,543.82	2,750.00	250.00	10.00
205-336.003-831.000	SEMINARS/CONTINUING EDUCATION	0.00	11,500.00	1,082.50	11,500.00	0.00	0.00
205-336.003-832.000	DUES AND MEMBERSHIPS	0.00	1,300.00	229.00	1,500.00	200.00	15.38
205-336.003-835.000	PHYSICAL EXAMINATIONS	0.00	20,500.00	0.00	20,500.00	0.00	0.00
205-336.003-853.000	TELECOMMUNICATIONS	0.00	18,000.00	13,880.44	18,000.00	0.00	0.00
205-336.003-920.000	ELECTRIC	0.00	30,000.00	22,160.62	32,500.00	2,500.00	8.33
205-336.003-923.000	NATURAL GAS	0.00	18,000.00	9,468.33	20,000.00	2,000.00	11.11
205-336.003-924.000	WATER AND SEWER	0.00	2,000.00	1,278.57	2,000.00	0.00	0.00
205-336.003-931.000	VEHICLE MAINTENANCE	0.00	80,000.00	66,068.88	85,000.00	5,000.00	6.25
205-336.003-932.000	EQUIPMENT MAINTENANCE	0.00	21,000.00	9,341.29	21,000.00	0.00	0.00
205-336.003-933.000	BUILDING MAINTENANCE	0.00	21,000.00	18,188.26	21,000.00	0.00	0.00
205-336.003-935.000	GROUPS MAINTENANCE	0.00	4,000.00	2,273.68	4,000.00	0.00	0.00
205-336.003-956.000	FOOD ALLOWANCE	0.00	1,500.00	1,500.00	3,750.00	2,250.00	150.00
205-336.003-958.000	INSURANCE & BONDS	0.00	60,000.00	58,126.00	62,500.00	2,500.00	4.17
205-336.003-963.001	MISCELLANEOUS	0.00	4,000.00	4,388.20	4,000.00	0.00	0.00
205-336.003-972.000	CAPITAL OUTLAY	0.00	525,000.00	330,531.73	376,500.00	(148,500.00)	(28.29)
205-336.003-973.000	GROUPS IMPROVEMENTS	0.00	3,000.00	0.00	3,000.00	0.00	0.00
205-336.003-979.000	NEW FURNITURE & EQUIPMENT	0.00	20,000.00	6,001.91	20,000.00	0.00	0.00
Appropriations		405,190.42	4,958,980.00	3,493,597.96	5,170,300.00	211,320.00	4.26
Fund 205 - PUBLIC SAFETY SAD:							
TOTAL ESTIMATED REVENUES		573,229.96	4,958,980.00	1,957,777.68	5,170,300.00	211,320.00	4.26
TOTAL APPROPRIATIONS		405,190.42	4,958,980.00	3,493,597.96	5,170,300.00	211,320.00	4.26
NET OF REVENUES & APPROPRIATIONS:		168,039.54	0.00	(1,535,820.28)	0.00	0.00	

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 549 BUILDING INSPECTIONS DEPT							
Account Category: Estimated Revenues							
549-000.000-490.000	BUILDING PERMITS	168,394.00	400,000.00	237,208.00	475,000.00	75,000.00	18.75
549-000.000-491.000	MECHANICAL PERMITS	9,350.00	160,000.00	129,570.70	190,000.00	30,000.00	18.75
549-000.000-492.000	PLUMBING PERMITS	12,262.00	100,000.00	69,666.00	120,000.00	20,000.00	20.00
549-000.000-493.000	ELECTRICAL PERMITS	5,365.00	140,000.00	86,489.00	165,000.00	25,000.00	17.86
549-000.000-494.000	REGISTRATIONS FROM BLDG DEPT	85.00	1,500.00	290.00	1,500.00	0.00	0.00
Estimated Revenues		195,456.00	801,500.00	523,223.70	951,500.00	150,000.00	18.71
Account Category: Appropriations							
549-371.000-702.001	SALARIES & WAGES	7,948.95	225,000.00	151,317.79	315,000.00	90,000.00	40.00
549-371.000-702.015	ELECTRICAL/FIRE INSPECTOR	123.74	50,000.00	37,833.73	55,000.00	5,000.00	10.00
549-371.000-715.000	SOCIAL SECURITY/MEDICARE	598.58	21,000.00	13,998.53	24,000.00	3,000.00	14.29
549-371.000-716.000	PENSION CONTRIBUTION	752.47	22,500.00	15,617.75	23,500.00	1,000.00	4.44
549-371.000-717.000	HEALTH & LIFE INSURANCE	5,140.41	60,000.00	34,903.30	90,000.00	30,000.00	50.00
549-371.000-727.000	SUPPLIES	35.83	4,000.00	2,108.74	5,000.00	1,000.00	25.00
549-371.000-741.000	FUEL	0.00	0.00	77.49	2,400.00	2,400.00	0.00
549-371.000-776.000	UNIFORMS	0.00	200.00	0.00	250.00	50.00	25.00
549-371.000-808.000	CONTRACTED SERVICES	0.00	250,000.00	127,445.38	300,000.00	50,000.00	20.00
549-371.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	356.00	6,000.00	5,877.35	13,000.00	7,000.00	116.67
549-371.000-812.000	LUNCHES/DINNERS/MEETINGS	0.00	200.00	0.00	200.00	0.00	0.00
549-371.000-817.000	MILEAGE REIMBURSEMENT	0.00	6,200.00	3,360.00	4,500.00	(1,700.00)	(27.42)
549-371.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	3,000.00	1,380.00	3,000.00	0.00	0.00
549-371.000-832.000	DUES AND MEMBERSHIPS	185.00	2,000.00	285.00	2,000.00	0.00	0.00
549-371.000-853.000	TELECOMMUNICATIONS	43.20	1,000.00	400.00	1,000.00	0.00	0.00
549-371.000-900.000	PRINTING	0.00	600.00	0.00	600.00	0.00	0.00
549-371.000-932.000	EQUIPMENT MAINTENANCE	0.00	0.00	0.00	2,500.00	2,500.00	0.00
549-371.000-962.000	INTERFUND REIMB WITH GEN	0.00	39,500.00	20,767.28	40,000.00	500.00	1.27
549-371.000-963.001	MISCELLANEOUS	0.00	1,000.00	725.00	1,000.00	0.00	0.00
549-371.000-964.000	TAX/PERMIT FEES REFUND	0.00	500.00	0.00	500.00	0.00	0.00
549-371.000-965.000	POSTAGE	0.00	500.00	81.74	500.00	0.00	0.00
549-371.000-972.000	CAPITAL OUTLAY	0.00	0.00	0.00	45,000.00	45,000.00	0.00
549-371.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	3,100.00	10,466.97	7,000.00	3,900.00	125.81
Appropriations		15,184.18	696,300.00	426,646.05	935,950.00	239,650.00	34.42
Fund 549 - BUILDING INSPECTIONS DEPT:							
TOTAL ESTIMATED REVENUES		195,456.00	801,500.00	523,223.70	951,500.00	150,000.00	18.71
TOTAL APPROPRIATIONS		15,184.18	696,300.00	426,646.05	935,950.00	239,650.00	34.42
NET OF REVENUES & APPROPRIATIONS:		180,271.82	105,200.00	96,577.65	15,550.00	(89,650.00)	

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 590 SEWER FUND							
Account Category: Estimated Revenues							
590-536.000-496.000	CONNECTION INSPECTION PERMITS	1,957.00	15,000.00	12,900.00	20,000.00	5,000.00	33.33
590-536.000-628.000	TRUNKAGE FEES	37,689.00	200,000.00	268,047.72	300,000.00	100,000.00	50.00
590-536.000-629.000	AVAILABILITY/LATERALS	0.00	75,000.00	11,545.26	75,000.00	0.00	0.00
590-536.000-633.000	USAGE SERVICE CHARGES	250,249.88	2,150,000.00	2,216,443.56	2,275,000.00	125,000.00	5.81
590-536.000-633.001	READY TO SERVE CHARGES	40,168.15	545,000.00	567,251.23	670,000.00	125,000.00	22.94
590-536.000-635.000	MISCELLANEOUS FEES	25.00	200.00	187.50	200.00	0.00	0.00
590-536.000-658.000	PENALTIES	1,832.48	35,000.00	31,938.47	35,000.00	0.00	0.00
590-536.000-665.005	INTEREST ON PAYMENT PLANS-TRK	0.00	6,500.00	12,853.57	11,000.00	4,500.00	69.23
590-536.000-665.006	INTEREST ON INVESTMENTS-OPER	5,671.46	80,000.00	58,414.91	80,000.00	0.00	0.00
590-536.000-665.009	INTEREST ON INVESTMENTS-TRKG	24,737.87	200,000.00	357,602.72	200,000.00	0.00	0.00
590-536.000-675.000	SPECIAL ASSESSMENT REVENUE	0.00	40,000.00	0.00	40,000.00	0.00	0.00
Estimated Revenues		362,330.84	3,346,700.00	3,537,184.94	3,706,200.00	359,500.00	10.74
Account Category: Appropriations							
590-530.000-702.001	SALARIES & WAGES	3,492.87	70,000.00	52,174.21	75,000.00	5,000.00	7.14
590-530.000-715.000	SOCIAL SECURITY/MEDICARE	266.93	5,355.00	3,935.96	5,545.00	190.00	3.55
590-530.000-716.000	PENSION CONTRIBUTION	322.98	7,000.00	5,143.24	7,500.00	500.00	7.14
590-530.000-717.000	HEALTH & LIFE INSURANCE	524.30	11,000.00	2,014.82	11,000.00	0.00	0.00
590-536.000-727.000	SUPPLIES	0.00	250.00	39.75	250.00	0.00	0.00
590-536.000-802.000	LEGAL SERVICES	0.00	500.00	397.00	500.00	0.00	0.00
590-536.000-803.000	CONTRACT ENGINEERING	(15,698.17)	30,000.00	49,392.74	35,000.00	5,000.00	16.67
590-536.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	2,071.05	4,000.00	3,379.63	10,000.00	6,000.00	150.00
590-536.000-817.000	MILEAGE REIMBURSEMENT	0.00	100.00	0.00	100.00	0.00	0.00
590-536.000-830.000	BGUA OPERATING & PAYROLL	5,048.16	600,000.00	325,688.24	600,000.00	0.00	0.00
590-536.000-830.000	AUTHORITY CAPITAL EXPENSES	0.00	61,000.00	1,554.47	65,000.00	4,000.00	6.56
590-536.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	0.00	420.00	500.00	500.00	0.00
590-536.000-853.000	TELECOMMUNICATIONS	0.00	0.00	0.00	150.00	150.00	0.00
590-536.000-900.000	PRINTING	0.00	150.00	0.00	150.00	0.00	0.00
590-536.000-905.000	WATER & SEWER BILL OUTSOURCIN	5,169.50	14,000.00	9,402.69	14,500.00	500.00	3.57
590-536.000-921.000	CITY OF G.R.MONTHLY SEWER USA	0.00	160,000.00	124,279.15	180,000.00	20,000.00	12.50
590-536.000-922.001	WYOMING SEWER USAGE-CAP & COM	0.00	2,000,000.00	1,014,034.94	2,000,000.00	0.00	0.00
590-536.000-962.000	INTERFUND REIMB WITH GEN	0.00	26,000.00	15,362.17	25,000.00	(1,000.00)	(3.85)
590-536.000-963.001	MISCELLANEOUS	0.00	0.00	16,600.12	0.00	0.00	0.00
590-536.000-965.000	POSTAGE	0.00	1,100.00	174.27	500.00	(600.00)	(54.55)
590-536.000-968.000	DEPRECIATION	0.00	1,110,000.00	0.00	1,200,000.00	90,000.00	8.11
590-536.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	1,250.00	1,223.64	1,500.00	250.00	20.00
Appropriations		1,197.62	4,101,705.00	1,625,217.04	4,232,195.00	130,490.00	3.18
Fund 590 - SEWER FUND:							
TOTAL ESTIMATED REVENUES		362,330.84	3,346,700.00	3,537,184.94	3,706,200.00	359,500.00	10.74
TOTAL APPROPRIATIONS		1,197.62	4,101,705.00	1,625,217.04	4,232,195.00	130,490.00	3.18
NET OF REVENUES & APPROPRIATIONS:		361,133.22	(755,005.00)	1,911,967.90	(525,995.00)	229,010.00	

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 01/31/2024

GL Number	Description	2024 Activity	2025 APPROVED	2025 Activity	2026 RECOMMENDED	2026 RECOMMENDED Amt Change	2026 RECOMMENDED % Change
Fund: 591 WATER FUND							
Account Category: Estimated Revenues							
591-537.000-496.000	CONNECTION INSPECTION PERMITS	1,050.00	20,000.00	16,900.00	25,000.00	5,000.00	25.00
591-537.000-614.000	ANNUAL HYDRANT FEES	0.00	14,500.00	0.00	14,500.00	0.00	0.00
591-537.000-628.000	TRUNKAGE FEES	26,634.00	200,000.00	194,675.40	300,000.00	100,000.00	50.00
591-537.000-630.000	AVAILABILITY/SERVICES	0.00	55,000.00	44,165.38	55,000.00	0.00	0.00
591-537.000-631.000	FIRE PROTECTION SERVICE	4,982.34	31,000.00	30,190.20	35,000.00	4,000.00	12.90
591-537.000-632.000	CAPITAL METER FEES	8,025.00	110,000.00	108,053.00	175,000.00	65,000.00	59.09
591-537.000-633.000	USAGE SERVICE CHARGES	227,170.01	2,100,000.00	2,003,897.37	2,350,000.00	250,000.00	11.90
591-537.000-633.001	READY TO SERVE CHARGES	51,241.13	645,000.00	591,610.08	700,000.00	55,000.00	8.53
591-537.000-633.004	IRRIGATION	16,874.55	250,000.00	270,636.39	300,000.00	50,000.00	20.00
591-537.000-633.006	RES CONSTRUCTION WATER USE FE	75.00	2,500.00	1,625.00	2,500.00	0.00	0.00
591-537.000-635.000	MISCELLANEOUS FEES	25.00	1,000.00	11,012.50	1,500.00	500.00	50.00
591-537.000-658.000	PENALTIES	2,229.31	40,000.00	33,709.50	45,000.00	5,000.00	12.50
591-537.000-658.002	ASSESSMENT PENALTIES	0.00	100.00	0.00	100.00	0.00	0.00
591-537.000-665.005	INTEREST ON PAYMENT PLANS-TRK	0.00	4,500.00	3,419.38	4,500.00	0.00	0.00
591-537.000-665.006	INTEREST ON INVESTMENTS-OPER	2,899.93	50,000.00	17,178.75	50,000.00	0.00	0.00
591-537.000-665.009	INTEREST ON INVESTMENTS-TRKG	19,024.67	70,000.00	151,166.66	70,000.00	0.00	0.00
591-537.000-675.000	SPECIAL ASSESSMENT REVENUE	0.00	20,000.00	0.00	10,000.00	(10,000.00)	(50.00)
Estimated Revenues		360,230.94	3,613,600.00	3,478,239.61	4,138,100.00	524,500.00	14.51
Account Category: Appropriations							
591-530.000-702.001	SALARIES & WAGES	3,492.66	70,000.00	52,171.45	75,000.00	5,000.00	7.14
591-530.000-715.000	SOCIAL SECURITY/MEDICARE	266.88	5,355.00	3,935.04	5,545.00	190.00	3.55
591-530.000-716.000	PENSION CONTRIBUTION	322.95	7,000.00	5,142.79	7,500.00	500.00	7.14
591-530.000-717.000	HEALTH & LIFE INSURANCE	524.28	11,000.00	2,014.80	11,000.00	0.00	0.00
591-537.000-727.000	SUPPLIES	0.00	250.00	39.73	250.00	0.00	0.00
591-537.000-802.000	LEGAL SERVICES	0.00	500.00	397.00	500.00	0.00	0.00
591-537.000-803.000	CONTRACT ENGINEERING	0.00	40,000.00	38,451.49	55,000.00	15,000.00	37.50
591-537.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	2,071.05	4,000.00	3,379.60	10,000.00	6,000.00	150.00
591-537.000-817.000	MILEAGE REIMBURSEMENT	0.00	100.00	0.00	100.00	0.00	0.00
591-537.000-830.000	BGUA OPERATING & PAYROLL	4,715.45	550,000.00	354,098.45	575,000.00	25,000.00	4.55
591-537.000-830.001	CAPITAL METER EXPENSE	0.00	150,000.00	229,209.75	375,000.00	225,000.00	150.00
591-537.000-830.CAP	AUTHORITY CAPITAL EXPENSES	0.00	61,000.00	1,554.47	65,000.00	4,000.00	6.56
591-537.000-831.000	SEMINARS/CONTINUING EDUCATION	0.00	0.00	420.00	500.00	500.00	0.00
591-537.000-853.000	TELECOMMUNICATIONS	0.00	0.00	0.00	150.00	150.00	0.00
591-537.000-900.000	PRINTING	0.00	150.00	474.05	150.00	0.00	0.00
591-537.000-904.000	WATER QUALITY REPORT	0.00	2,500.00	751.07	2,500.00	0.00	0.00
591-537.000-905.000	WATER & SEWER BILL OUTSOURCIN	5,169.50	14,000.00	9,402.64	14,000.00	0.00	0.00
591-537.000-922.000	WYOMING USAGE BILL	0.00	1,850,000.00	917,732.09	1,850,000.00	0.00	0.00
591-537.000-934.000	SENSUS MAINTENANCE	0.00	3,500.00	4,000.00	4,000.00	500.00	14.29
591-537.000-962.000	INTERFUND REIMB WITH GEN	0.00	26,000.00	15,362.18	25,000.00	(1,000.00)	(3.85)
591-537.000-965.000	POSTAGE	0.00	1,100.00	174.25	500.00	(600.00)	(54.55)
591-537.000-968.000	DEPRECIATION	0.00	850,000.00	0.00	1,000,000.00	150,000.00	17.65
591-537.000-969.001	PARTICIPATION FEES LEAD/COPPE	0.00	250.00	600.00	0.00	(250.00)	(100.00)
591-537.000-979.000	NEW FURNITURE & EQUIPMENT	0.00	1,250.00	1,223.62	1,500.00	250.00	20.00
Appropriations		16,562.77	3,647,955.00	1,640,534.47	4,078,195.00	430,240.00	11.79
Fund 591 - WATER FUND:							
TOTAL ESTIMATED REVENUES		360,230.94	3,613,600.00	3,478,239.61	4,138,100.00	524,500.00	14.51
TOTAL APPROPRIATIONS		16,562.77	3,647,955.00	1,640,534.47	4,078,195.00	430,240.00	11.79
NET OF REVENUES & APPROPRIATIONS:		343,668.17	(34,355.00)	1,837,705.14	59,905.00	94,260.00	