



**Board of Trustees Meeting
8555 Kalamazoo Ave., SE
Caledonia, MI 49316
Township Board Room
Monday, November 10, 2025 ~ Time: 7:00 PM**

1. **Opening Prayer ~ R. DeWard**
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. October 2025 - Community Policing Officer's Report
[Township Monthly October 2025.pdf](#)
 - b. October 2025 - Building Department Revenue Report
[Bldg Revenue Summary Report - October 2025.pdf](#)
 - c. October 2025 - Gaines Charter Township Fire Department Run Report
[2025_11_04_GTFD October 2025 Monthly Report.pdf](#)
 - d. Kent County Commissioners October Newsletter
[KentCtyCommissionsNewsletter.pdf](#)
8. **Scheduled Speakers**
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**
11. **Consent Agenda**

- a. Draft Minutes - October 13, 2025 Board of Trustees Meeting
[Draft Minutes 10-13-2025.pdf](#)
- b. Treasurer's Financial Report
[TreasurersSept2025FinancialReport.pdf](#)
- c. October 2025 Check Registers

Oct 2025 General Funds	\$322,158.54
Oct 2025 Public Safety	\$232,133.48
Oct 2025 Building Inspections	\$ 21,272.09
Oct 2025 Water and Sewer	<u>\$ 79,740.91</u>

TOTAL **\$655,305.02**

[101-GeneralFundCheckDisbursementReport.pdf](#)
[205- PublicSafetyCheckDisbursementReport.pdf](#)
[549-BldgDeptCheckDisbursementReport.pdf](#)
[W&S Oct 2025 check register.pdf](#)

12. New Business

- a. Zoning Text Amendment-Electronic Changeable Messaging ~ *1st Read, Set Public Hearing*
[Ch 24 Text Amendment ECMs-Board Memo.pdf](#)
- b. Preliminary Major Condominium - PW Landing I ~ *Approve/Not Approve*
[11_10-PWS-Prelim Major Condo Phs 1 Board Packet.pdf](#)
- c. Preliminary Major Condominium - PW Landing II ~ *Approve/Not approve*
[11_10-PWS-Prelim Major Condo Phs 2 Board Packet.pdf](#)
- d. Proposed Amendment to the Water and Sewer Ordinance ~ *1st Read, Set Public Hearing*
[Memo to Board for amending Article 10 10.6.25.pdf](#)
- e. Patterson Storage Tank ~ *Award Contract for Patterson Tank*
[2025-11-03 Tank Project Bid Award Recommendation.pdf](#)
[Bid Tabulation.pdf](#)
- f. East Paris Water/Sewer Development Contract *Approve/Not Approve*
[W&S 6207 E Paris W&S Development Contract.pdf](#)
- g. Additional Fire Staffing ~ *Follow/don't follow Advisory Committee's Recommendation*
[Memo - Additional Fire Staffing.pdf](#)
[Staffing Proposal.pdf](#)
- h. Proposed FY 2026 Township Operating Budget ~ *Adopt/Not Adopt Proposed 2026*

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: December 8, 2025

Note - December 15th has been reserved for a 2nd December meeting if needed

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 OCTOBER 2025

- Gave lecture with drivers education class at South Christian High School.
- Neighborhood meeting with Stevens Pointe.
- Heritage Festival
- Several sex offender registry home checks.
- Multiple incidents/complaints involving resident in Cooks Crossings. Resident has undiagnosed mental illness and frequently becomes confused. Subject has several reports of wandering into roadways and into other people's homes. Subject had also entered Countryside Elementary during parent teacher conferences. I have brought subject to the hospital and spoke with hospital staff about the incidents that occurred. I have also been working with adult protective services and family to resolve the situation.
- Spoke with Leisure Creek resident about reported harassment in their community.
- Assisted Leisure Creek with a property damage accident with a mailbox.
- Hit and run accident at Brewer Park where the gate was damaged. Driver was located and cited for not reporting the accident.
- Assisted the planning office with township violations.
- Citation issued for accumulation of solid waste on Sundale.
- Assisted Detective Bureau on a traffic stop.
- Resident complaint about dirt bikes driving on private property.
- Traffic enforcement.
- Assisted Pine Rest with a subject in crisis.
- Security walkthrough at Dutton Christian School.



616.632.6100



701 Ball Ave NE, Grand Rapids, MI 49503



www.kentcountymi.gov/sheriff



- Patrolled Kalamazoo/Eastport to deter disorderly issues that have been caused from East Kentwood students after school.
- Heritage Baptist Church wanted homeless subject to move along from their property. Subject was given trespass warning.
- Located cocaine on driver who was at fault for an accident at Division/100th.
- Parking complaint on Hartman.
- Unwanted ammunition turned over.
- Enforced a mental health order and subject was transported without incident.
- Reckless driving complaint 68th/Division.
- Suicidal subject at Pine Rest that made verbal threats of self-harm only.
- Welfare check at Walgreens for a lost toddler. I confirmed a parent was with toddler the entire time.
- HOA complaint in Crystal Springs about basketball hoop in the roadway.
- Blocking accident 84th Street / Division.
- Met with Legacy Christian Schools about recent incidents where their schools went into lockdown.
- Abandoned vehicle at KDL.
- False alarm at Macatawa Bank.
- Accident at 60th/Valley Lane.
- Citizen advice over civil issue with spouse on 76th Street.
- Mental subject in Woodfield Office who believed they worked for management. Network 180 was contacted.
- DEA Drug Takeback program at Corewell Health.
- Received complaints about reckless driving that occurred on October 25th.
- Assisted Woodfield Apartments with trespassing information.
- Assisted Gaines Fire Department on medical incident in Woodfield Apartments.
- Attended South Christian High School's security meeting.
- Hanna Lake ribbon cutting.
- Cited resident for violating noise ordinance.

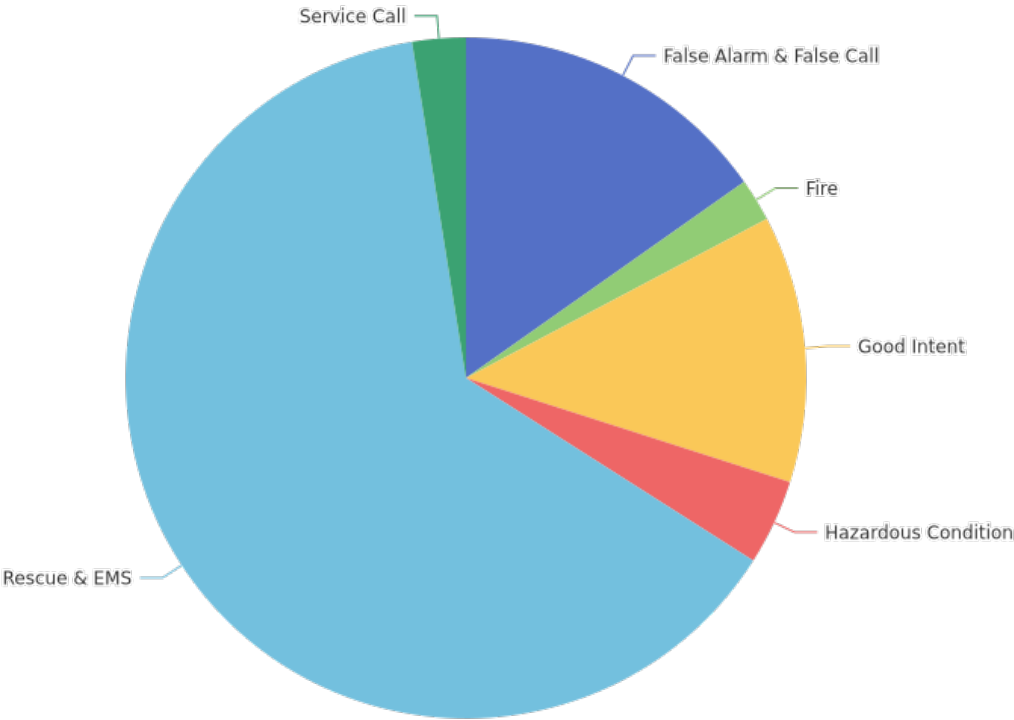


Revenue Breakdown Report
Records from 10.1.2025 through 10.31.2025

Record Type: Permit	Records	Revenue
Building	16	\$9,928.00
Deck	1	\$130.00
Demo	2	\$359.00
Mobile Home Building	1	\$130.00
Residential Roofing	11	\$990.00
Storm Drain	4	\$340.00
Electrical	35	\$5,821.00
Fire Supression	2	\$952.00
Mechanical	48	\$6,310.00
Plumbing	20	\$2,439.00
Total:	140	\$27,399.00



Incident Type Summary - Monthly



Incident Type Summary - Monthly

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



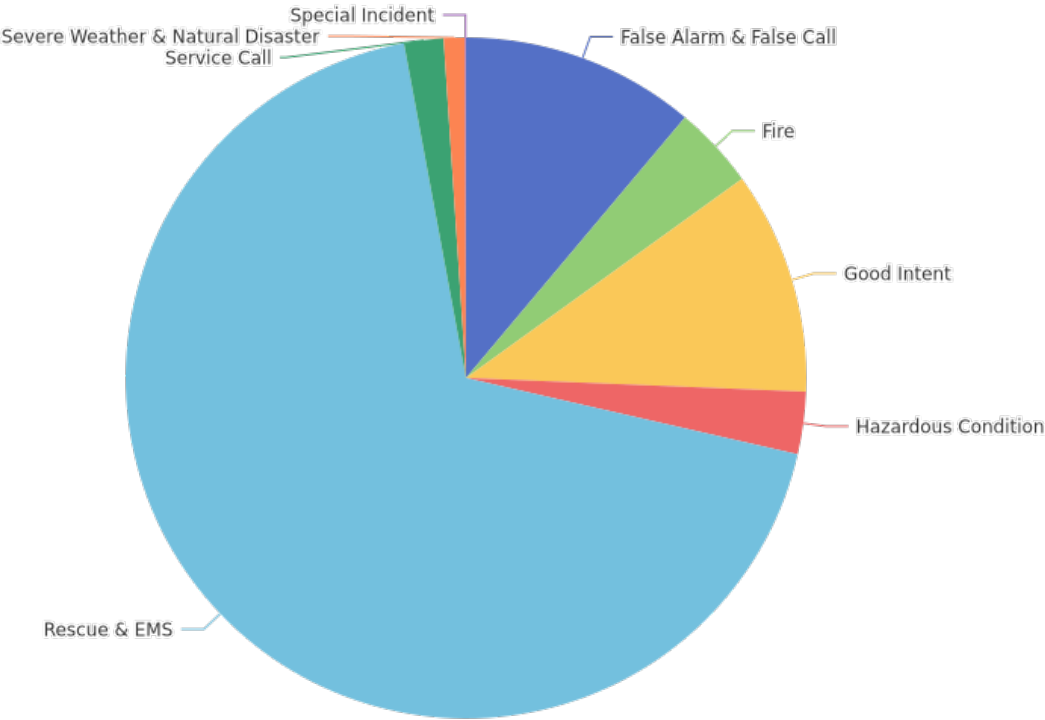
INCIDENT TYPE SERIES NAME (NFIRS)	OCT 2025	TOTAL FOR MONTH	PERCENT
Rescue & EMS	125	125	63.45%
False Alarm & False Call	30	30	15.23%
Good Intent	25	25	12.69%
Hazardous Condition	8	8	4.06%
Service Call	5	5	2.54%
Fire	4	4	2.03%
Total	197	197	100.00%

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 2025-10-01 00:00:00 and 2025-10-31 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 2025-10-31 00:00:00



Response Zone Summary Report - Monthly

RESPONSE ZONE	OCT 2025	TOTAL	PERCENT OF TOTAL
Zone 1U	68	68	34.52%
Zone 4U	43	43	21.83%
Zone 2S	23	23	11.68%
Zone 7S	13	13	6.60%
Zone 6R	12	12	6.09%
Zone 3S	10	10	5.08%
Zone 5S	9	9	4.57%
Zone 10R	5	5	2.54%
Kentwood FD	4	4	2.03%
Zone 8R	3	3	1.52%
Zone 11R	2	2	1.02%
Zone 12R	2	2	1.02%
Byron Township FD	2	2	1.02%
Zone 9R	1	1	0.51%
Total	197	197	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
Zone 1U		51	54	58	81	61	62	61	64
Byron Township		71	76	44	74	83	72	90	42
Zone 4U		46	35	35	51	43	46	49	42
Zone 2S		21	24	15	22	20	27	24	31
Zone 7S		13	10	11	14	12	13	12	11
Zone 3S		9	13	12	16	15	8	15	9
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

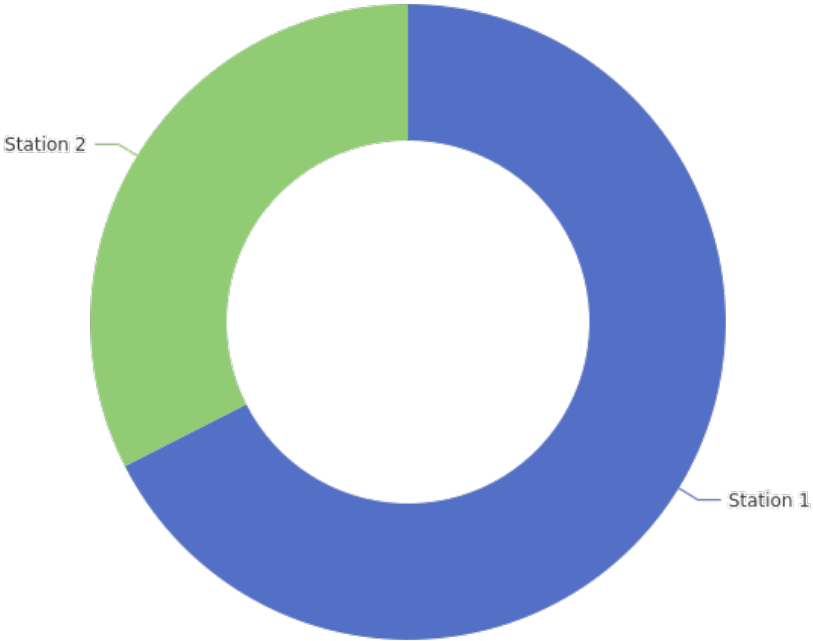
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



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

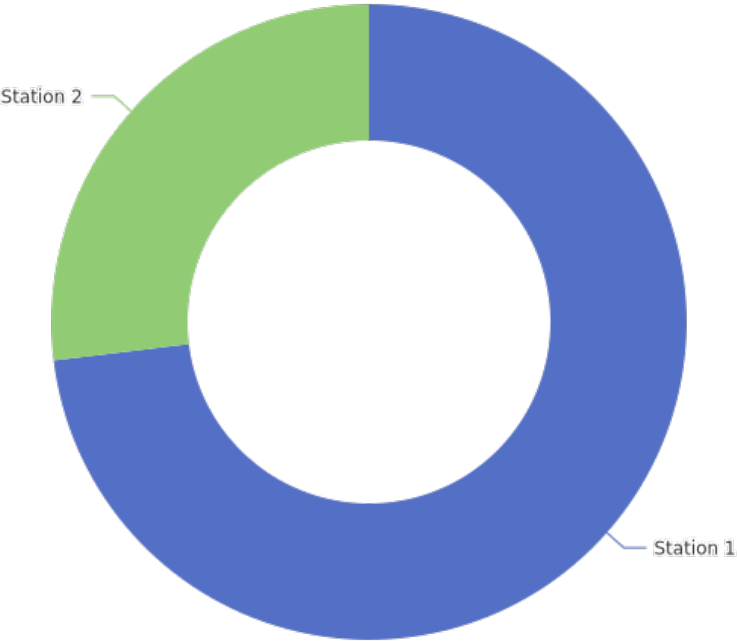
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



FIRE STATION	OCT 2025	INCIDENT COUNT	PERCENT OF TOTAL
Station 1	133	133	67.51%
Station 2	64	64	32.49%
Total	197	197	100.00%



Incident Count by Station - YTD



Incident Count by Station - YTD

Gaines Charter TWP FD MI
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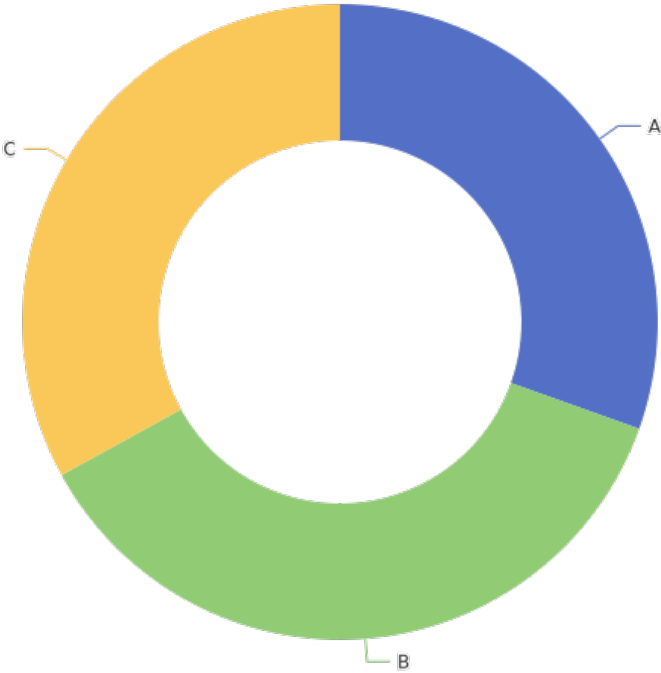


FIRE STATION	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025	OCT 2025
Station 1	177	172	146	231	205	205	219	167	133
Station 2	71	79	71	74	61	58	64	68	64
Total	248	251	217	305	266	263	283	235	197

Criteria: PSAP Call Date/Time between 2025-02-01 00:00:00 and 2025-10-31 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

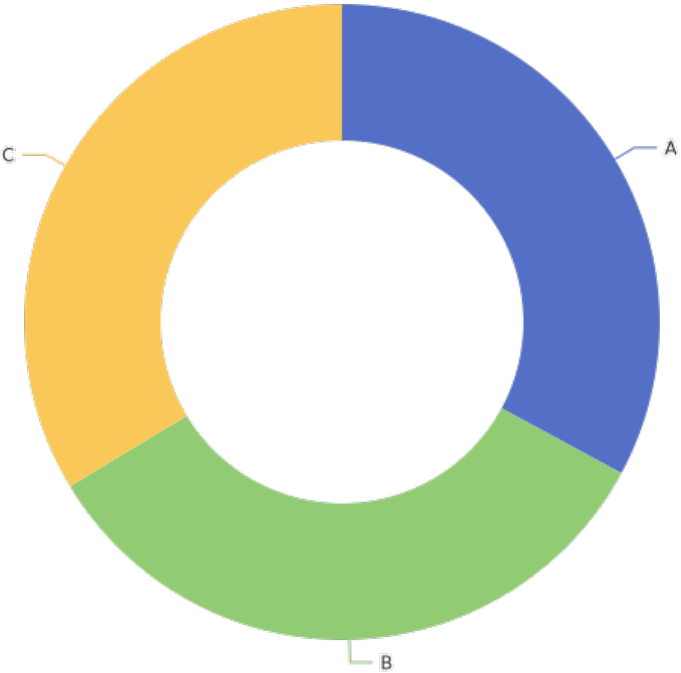


SHIFT NAME	OCT 2025	INCIDENT COUNT	PERCENT OF TOTAL
A	60	60	30.46%
B	72	72	36.55%
C	65	65	32.99%
Total	197	197	100.00%

Criteria: PSAP Call Date/Time between 2025-10-01 00:00:00 and 2025-10-31 00:00:00



Incident Count by Shift - YTD



Incident Count by Shift - YTD

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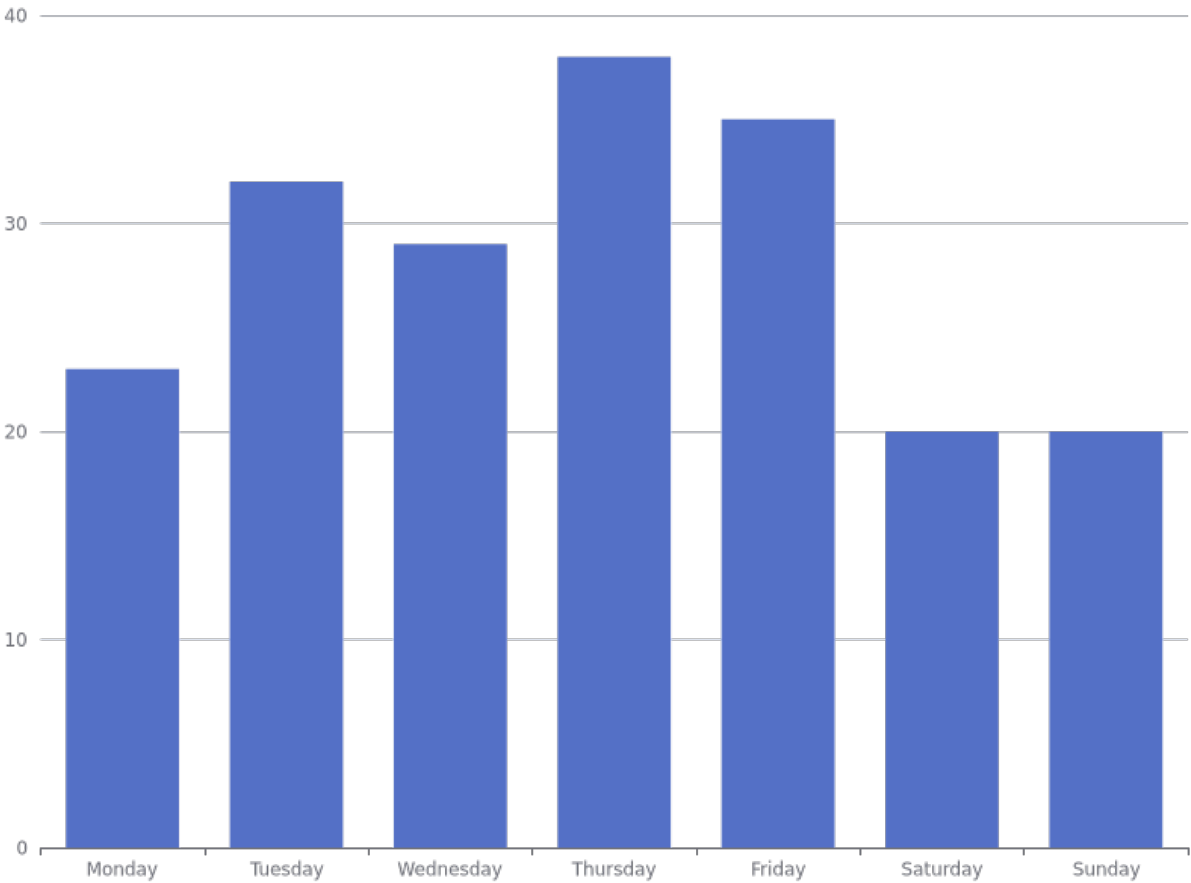


SHIFT NAME	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025	OCT 2025
A	72	93	77	88	93	80	100	82	60
B	95	72	71	99	91	95	75	88	72
C	81	86	69	118	82	88	108	65	65
Total	248	251	217	305	266	263	283	235	197

Criteria: PSAP Call Date/Time between 2025-02-01 00:00:00 and 2025-10-31 00:00:00



Count of Incidents by Day of Week - Monthly



Count of Incidents by Day of Week - Monthly

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

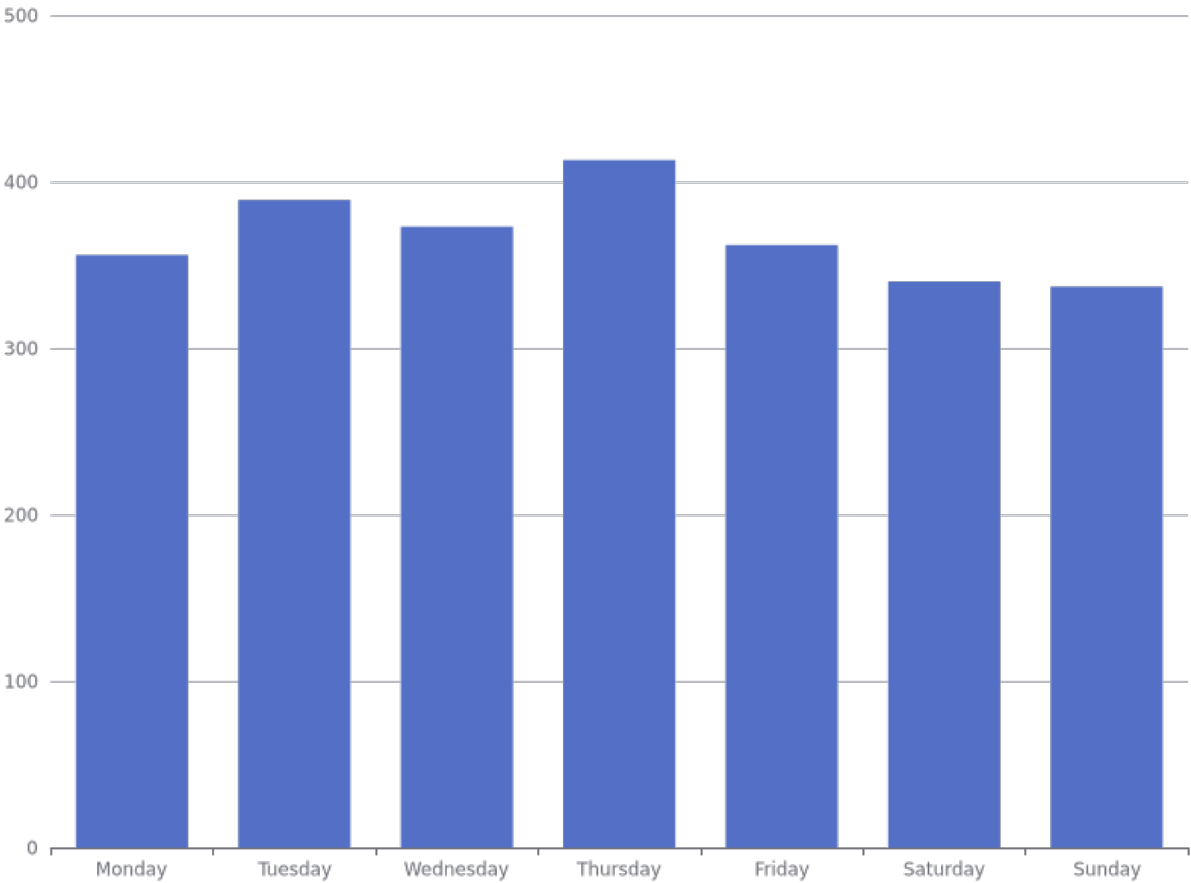


PSAP CALL DATE/TIME	OCT 2025	TOTAL
Monday	23	23
Tuesday	32	32
Wednesday	29	29
Thursday	38	38
Friday	35	35
Saturday	20	20
Sunday	20	20
Total	197	197

Criteria: PSAP Call Date/Time between 2025-10-01 00:00:00 and 2025-10-31 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

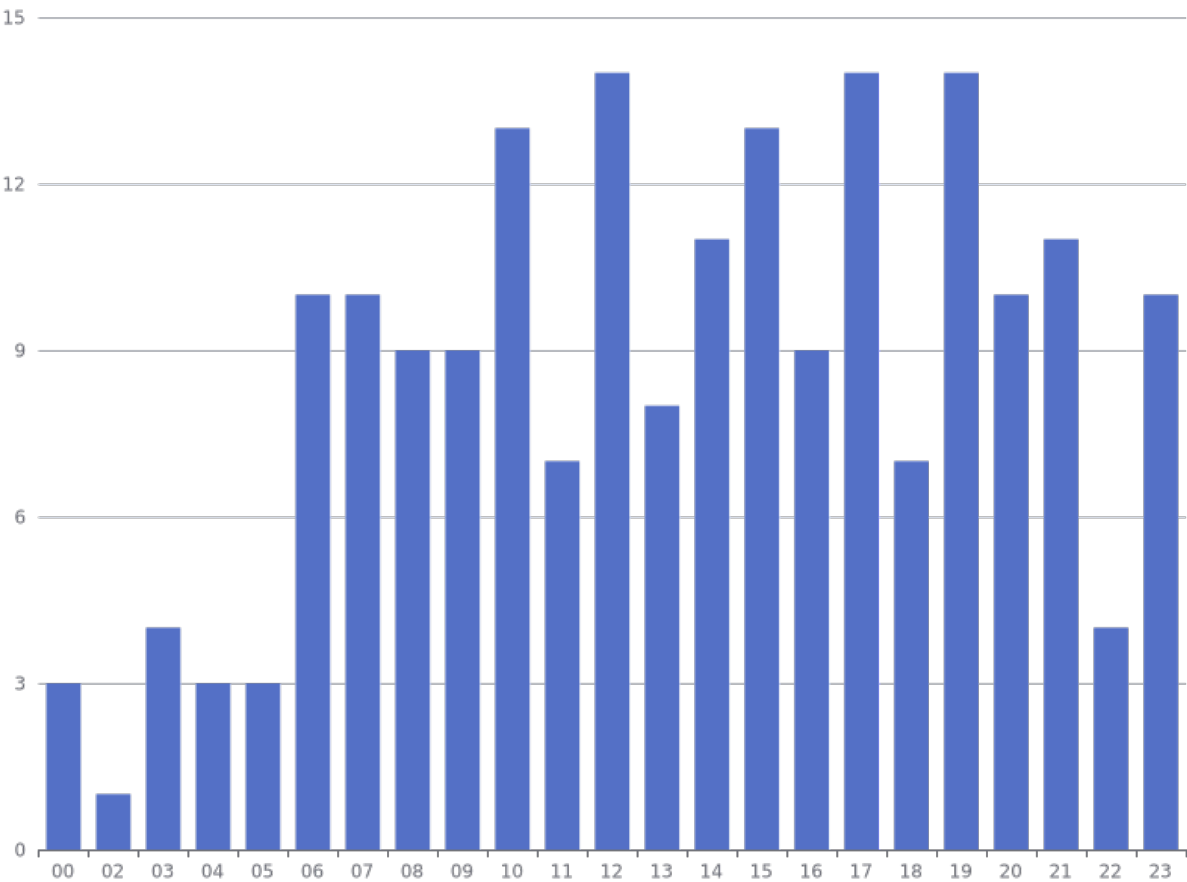


PSAP CALL DATE/TIME	JAN 2025	FEB 2025	MAR 2025	APR 2025	MAY 2025	JUN 2025	JUL 2025	AUG 2025	SEP 2025
Monday	36	32	43	28	44	45	33	38	34
Tuesday	57	48	31	44	33	40	37	28	39
Wednesday	57	30	35	35	32	32	42	43	38
Thursday	38	39	34	26	61	42	51	45	39
Friday	50	40	20	27	49	37	43	38	23
Saturday	29	29	36	32	49	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 2025-10-31 00:00:00



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



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

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					2	1		3
02		1						1
03				1		1	2	4
04					2	1		3
05				1	2			3
06	2	2	2	2	1		1	10
07	1	3	4	1	1			10
08	1	1	3	2			2	9
09		2	2	1	1		3	9
10		2	2	2	4	1	2	13
11	1		2	1	2	1		7
12	2	2	2	2	2	1	3	14
13		1		5	1		1	8
14	2	3	2		1	1	2	11
15	1	2	1	3	5	1		13
16	3	1	1	3		1		9
17	4	5	2	2	1			14
18		1	2	1	1	1	1	7
19	2	2	2	4	1	3		14
20			2	3	2	2	1	10

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

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

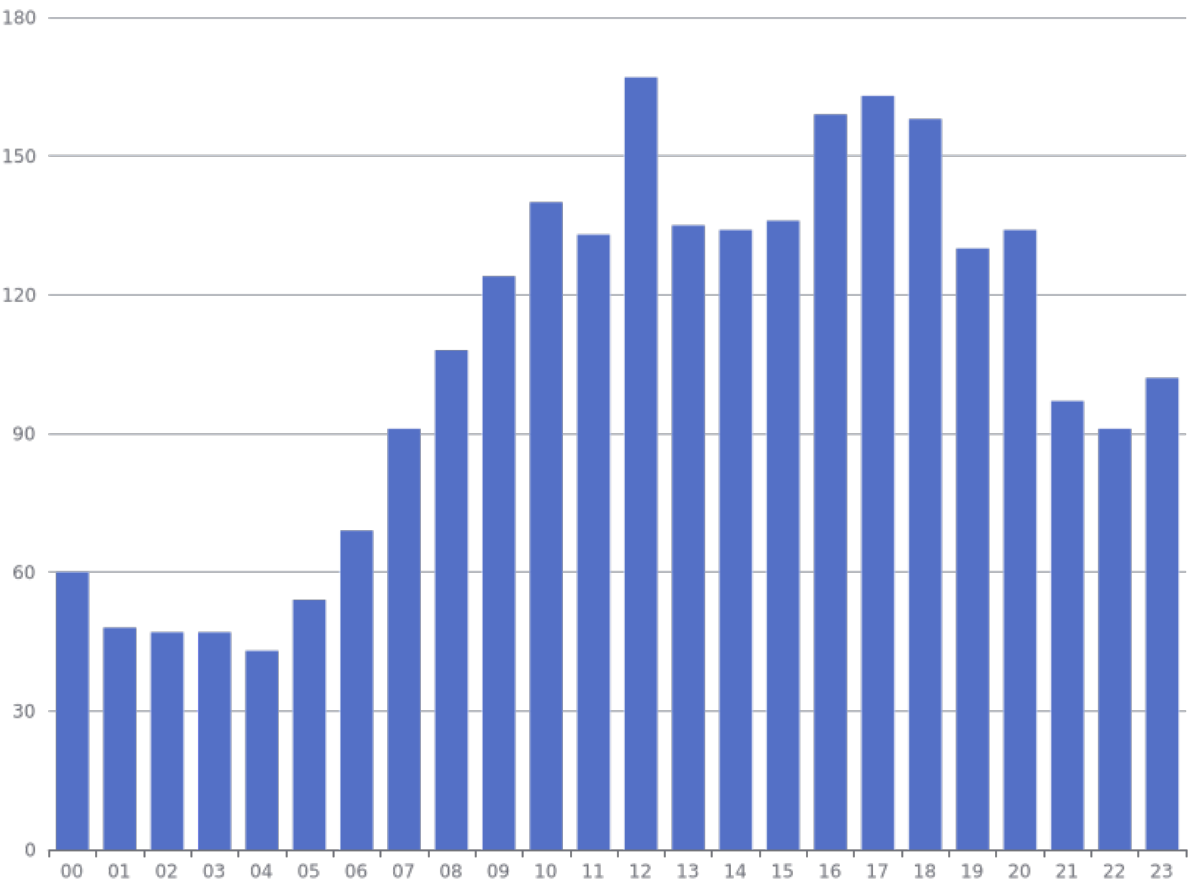


PSAP CALL DATE/TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL
21	1	3		3		3	1	11
22	1				2	1		4
23	2	1		1	4	1	1	10
Total	23	32	29	38	35	20	20	197

Criteria: PSAP Call Date/Time between 2025-10-01 00:00:00 and 2025-10-31 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	11	3	11	60
01	4	5	5	8	6	11	9	48
02	4	7	8	8	7	9	4	47
03	9	5	3	7	6	7	10	47
04	1	9	6	9	8	4	6	43
05	9	5	11	6	12	6	5	54
06	10	15	8	12	11	5	8	69
07	10	22	20	11	15	6	7	91
08	17	19	18	15	13	14	12	108
09	15	31	16	14	16	14	18	124
10	15	29	18	25	14	20	19	140
11	18	20	15	22	16	19	23	133
12	22	26	23	25	23	24	24	167
13	22	20	24	20	25	15	9	135
14	24	22	21	13	13	23	18	134
15	25	20	16	16	24	21	14	136
16	24	24	26	38	16	19	12	159
17	23	30	19	28	19	20	24	163
18	21	23	27	17	24	18	28	158
19	16	8	26	26	17	20	17	130

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

Gaines Charter TWP FD MI
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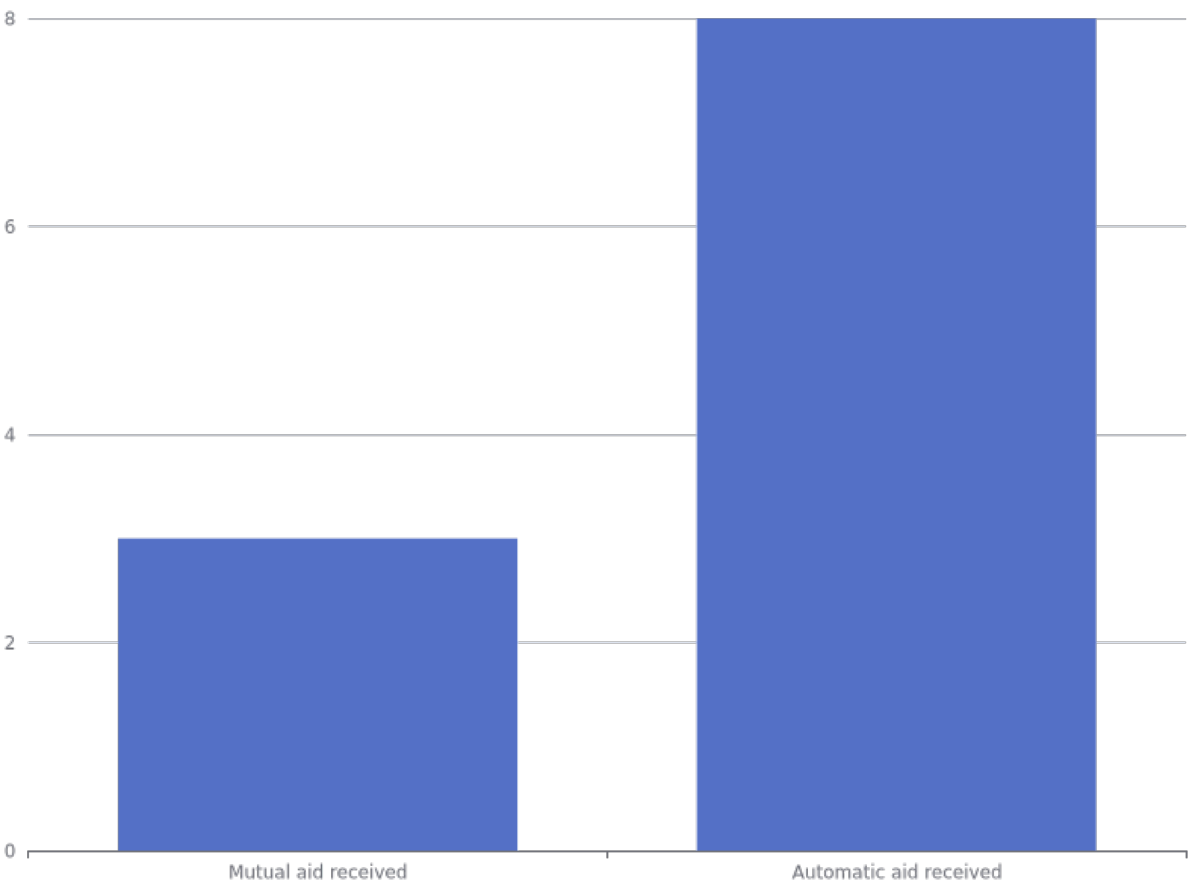


PSAP CALL DATE/TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL
20	17	16	19	29	21	14	18	134
21	14	11	12	19	14	14	13	97
22	15	6	13	12	12	19	14	91
23	14	7	12	21	19	15	14	102
Total	356	389	373	413	362	340	337	2570

Criteria: PSAP Call Date/Time between 2025-01-01 00:00:00 and 2025-10-31 00:00:00



Aid Received (Auto/Mutual) - Monthly



Aid Received (Auto/Mutual) - Monthly

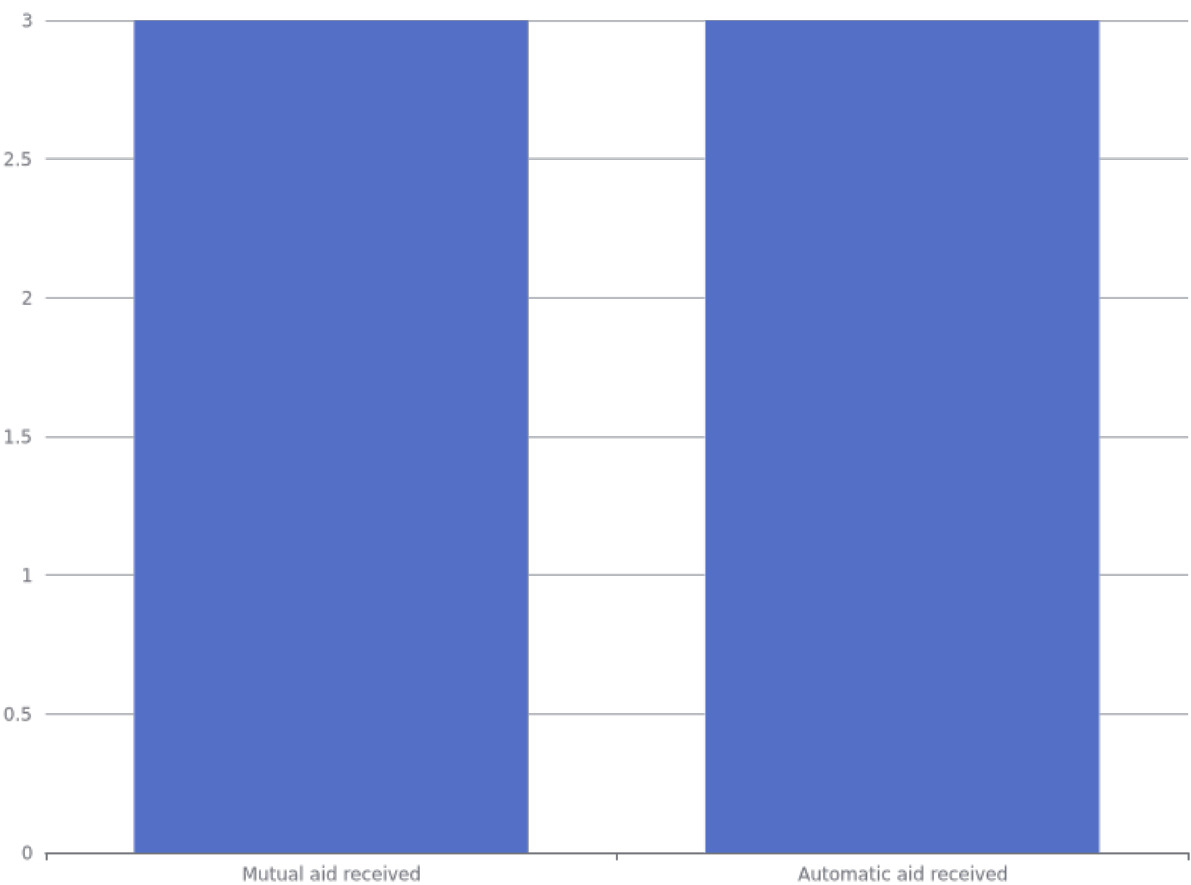
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



AID RECEIVED DEPARTMENT NAME(S) LIST	MUTUAL AID RECEIVED	AUTOMATIC AID RECEIVED	TOTAL
Byron Twp FD	2		2
Byron Twp FD, Caledonia FD, Kentwood FD, Leighton Twp FD		1	1
Byron Twp FD, Kentwood FD		3	3
Byron Twp FD, Kentwood FD, Wyoming FD		1	1
Caledonia FD	1		1
Kentwood FD		2	2
Kentwood FD, Wyoming FD		1	1
Total	3	8	11



Aid Received (Auto/Mutual) - Monthly



Aid Received (Auto/Mutual) - Monthly

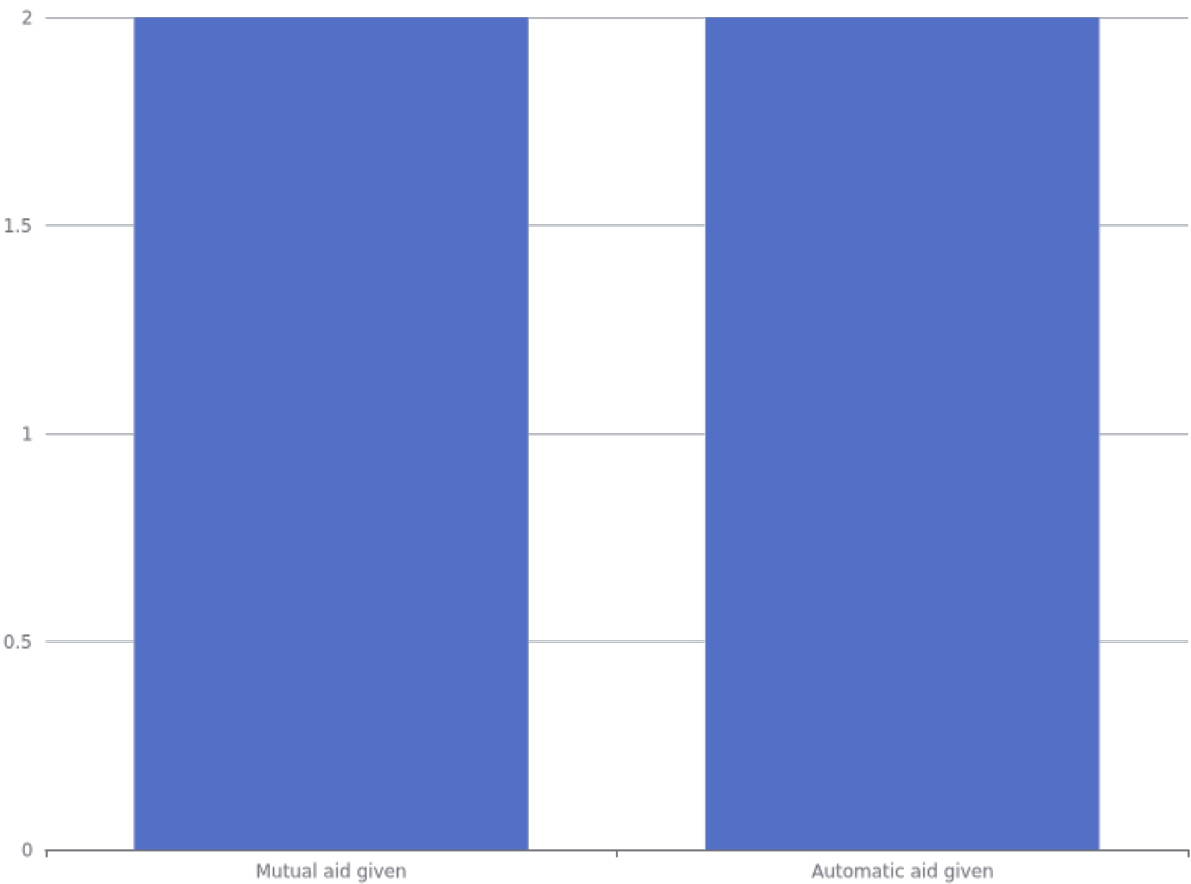
Gaines Charter TWP FD MI
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AID RECEIVED DEPARTMENT NAME(S) LIST	MUTUAL AID RECEIVED	AUTOMATIC AID RECEIVED	TOTAL
Byron Twp FD	2		2
Byron Twp FD, Caledonia FD, Kentwood FD, Leighton Twp FD		1	1
Byron Twp FD, Kentwood FD, Wyoming FD		1	1
Caledonia FD	1		1
Kentwood FD		1	1
Total	3	3	6



Aid Given (Auto/Mutual) - Monthly



Aid Given (Auto/Mutual) - Monthly

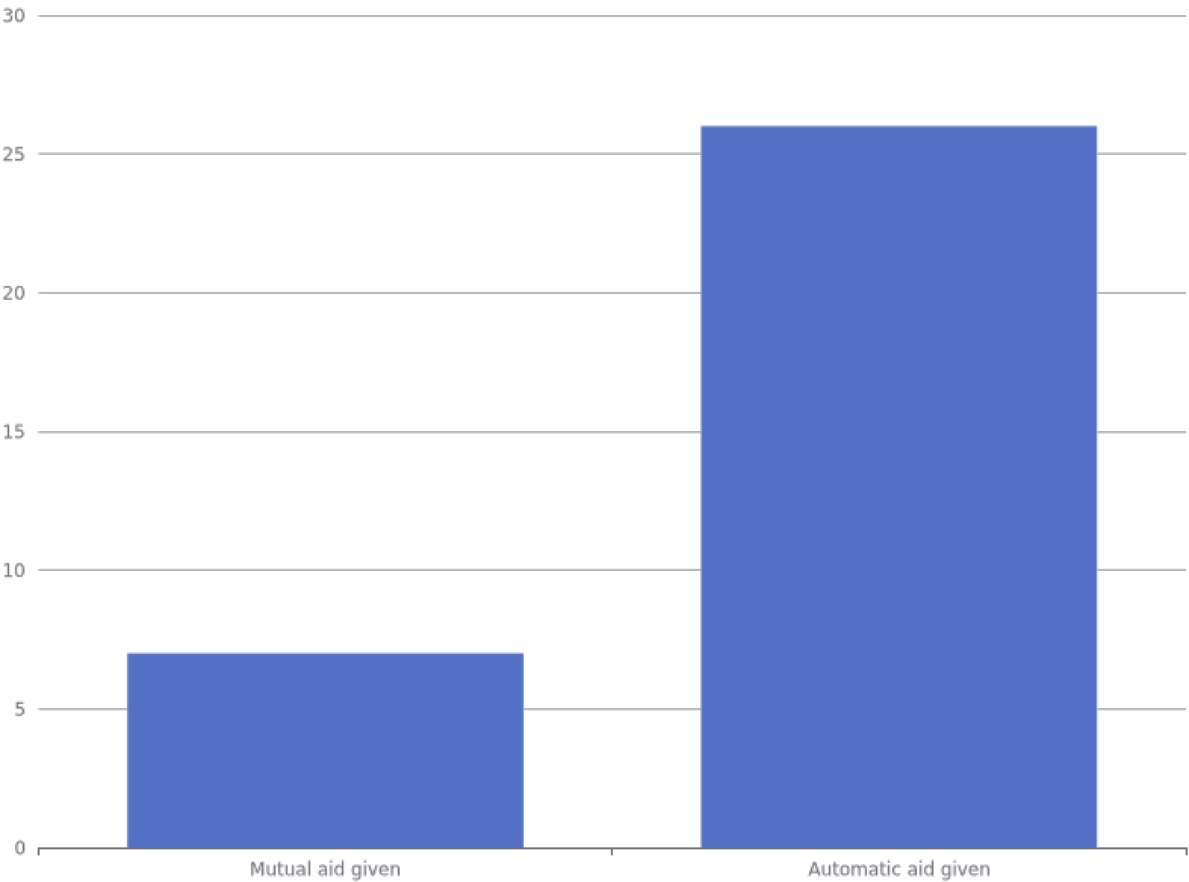
Gaines Charter TWP FD MI
Address: 3471 68th St SE, Caledonia, MI, 49316



AID DEPARTMENT NAME	TOTAL
Byron Twp FD	2
Kentwood FD	2
Total	4



Aid Given (Auto/Mutual) - YTD



Aid Given (Auto/Mutual) - YTD

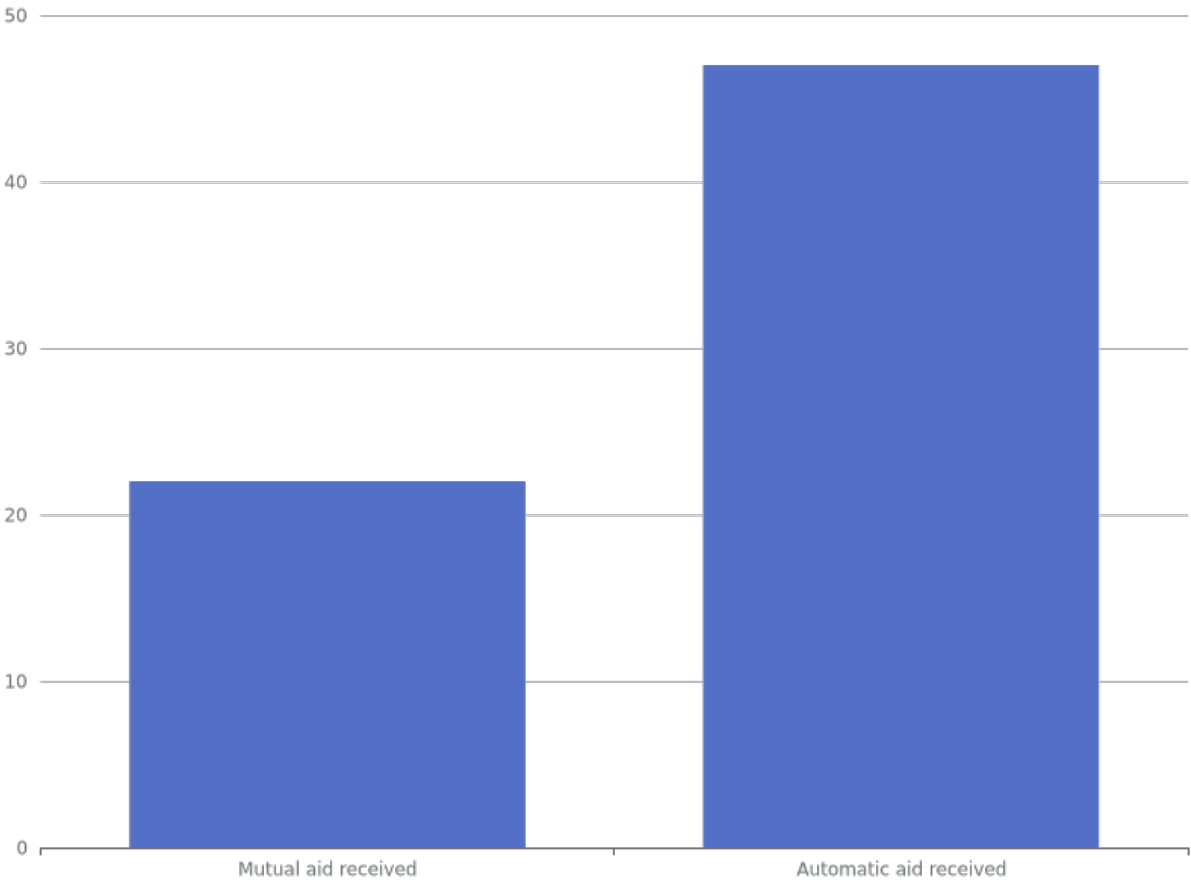
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AID DEPARTMENT NAME	MUTUAL AID GIVEN	AUTOMATIC AID GIVEN	TOTAL
Byron Twp FD	1	5	6
Caledonia FD	2	4	6
Cascade Twp FD		1	1
Kentwood FD	3	8	11
Leighton Twp FD		2	2
Lowell Area Fire Department	1		1
Wyoming FD		6	6
Total	7	26	33



Aid Received (Auto/Mutual) - YTD



Aid Received (Auto/Mutual) - YTD

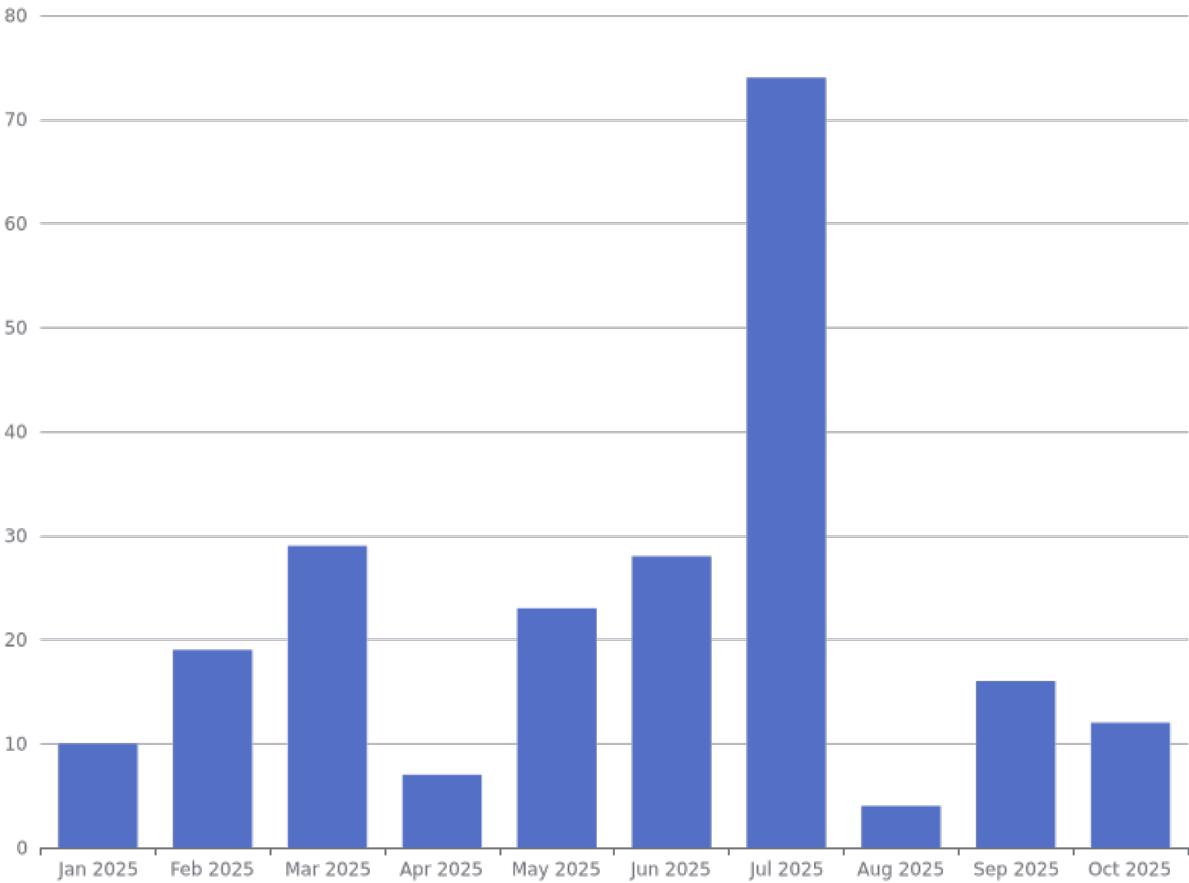
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AID RECEIVED DEPARTMENT NAME(S) LIST	MUTUAL AID RECEIVED	AUTOMATIC AID RECEIVED	TOTAL
Byron Twp FD	11	1	12
Byron Twp FD, Caledonia FD, Kentwood FD, Leighton Twp FD		1	1
Byron Twp FD, Kentwood FD		8	8
Byron Twp FD, Kentwood FD, Wyoming FD		2	2
Caledonia FD	6		6
Cascade Twp FD, Kentwood FD		1	1
Kentwood FD	5	22	27
Kentwood FD, Wyoming FD		7	7
Wyoming FD		5	5
Total	22	47	69



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

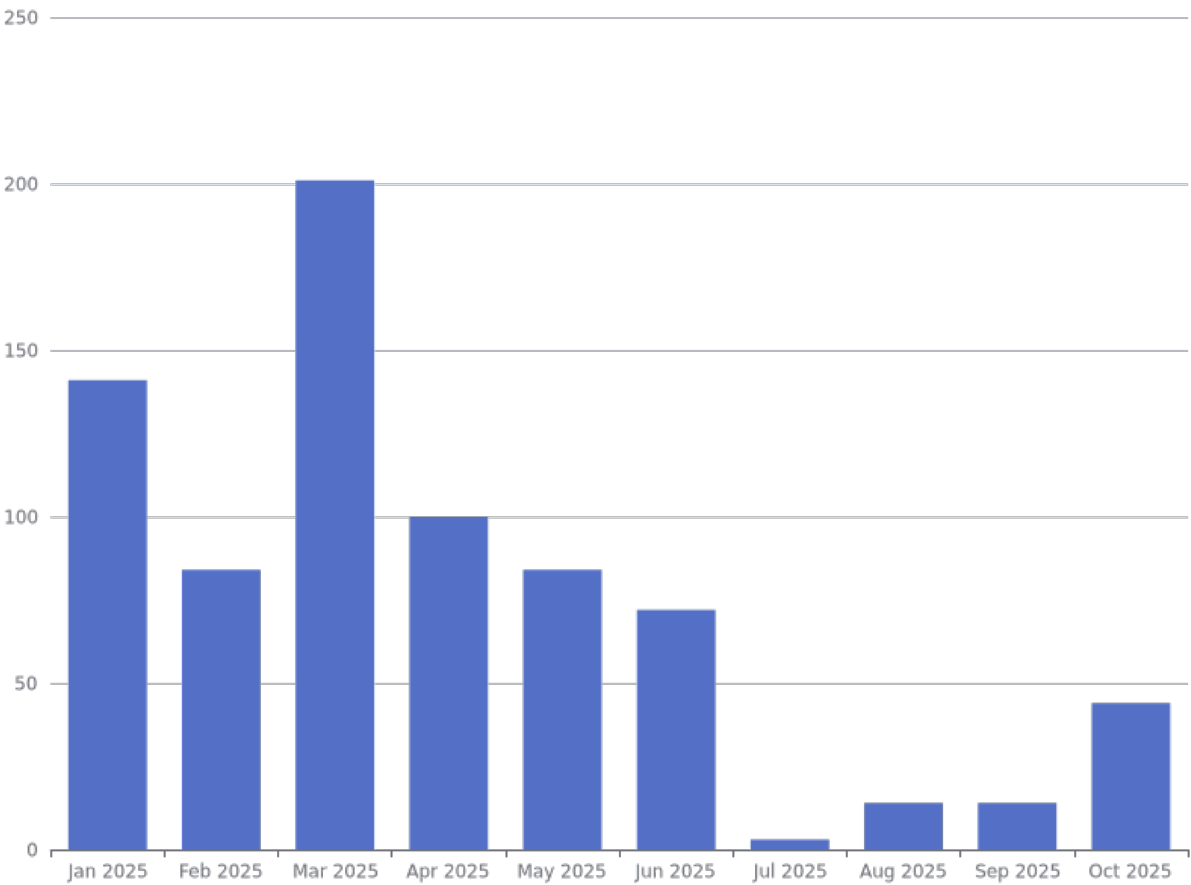


Inspection Report - Monthly

INSPECTION TYPE	OCT 2025	TOTAL
Fire Alarm System Final Acceptance	1	1
Fire Sprinkler-Final	1	1
Plan Review-Fire Alarm Plan	1	1
Plan Review-Site Plan	5	5
Walk Through	2	2
Plan Review-Sprinkler Plan	2	2
Total	12	12



Pre Incident Pre Plan Completion Report



LAST PREPLAN COMPLETED AT	MONTH TOTAL
Jan 2025	141
Feb 2025	84
Mar 2025	201
Apr 2025	100
May 2025	84
Jun 2025	72
Jul 2025	3
Aug 2025	14
Sep 2025	14
Oct 2025	44
Total	757



Kent County Board of Commissioners Newsletter - October 2025

Kent County, Michigan sent this bulletin at 10/28/2025 11:00 AM EDT

[View as Webpage](#)



**Board of
Commissioners
Update**
October 2025

Commissioners Engage with State Leaders on Budget and Policy Issues

Several members of the Board of Commissioners and staff recently traveled to Lansing to meet with state lawmakers and **Governor Gretchen Whitmer**. Discussions included meetings with **Senate Majority Leader Winnie Brinks**, **Senate Republican Leader Aric Nesbitt**, **Democratic Floor Leader John Fitzgerald**, and **Senator Mark Huizenga**, among others.

During the visit, County representatives expressed appreciation for the completion of the state budget, which supports key County priorities such as Prosecutor's funding, public safety grants, and the restoration of Veterans Services funding. They also discussed future legislative goals, including extending the Transformational Brownfield Program, identifying a long-term solution for trial court funding, and securing public investment to advance the Grand River Greenway.

The delegation also met with the **Michigan Association of Counties** to receive updates on statewide issues impacting local governments and to coordinate on shared policy priorities for the upcoming legislative session.



Get Involved: Serve on a County Board

The Board of Commissioners is inviting residents to take an active role in their community by applying to serve on one of several [County boards and commissions](#). These volunteer positions provide an opportunity to help shape programs and policies that impact residents across Kent County.

Current openings include:

- **Community Corrections Advisory Board:** Advises the Office of Community Corrections on policies and programs aimed at reducing local prison commitments. An opening is available for a **Police Chief** representative, as well as for a **Service Provider** representative.
- **Kent District Library Board:** Helps guide library services for 27 participating municipalities. A vacancy exists for a **Region 5 representative** (Ada, Cascade, Grand Rapids Township, or the City of East Grand Rapids).

Application deadlines:

- Community Corrections Advisory Board - Police Chief representative & Kent District Library Board - Region 5 representative: **October 31 at 11:59 p.m.**
- Community Corrections Advisory Board - Service Provider representative: **November 7 at 11:59 p.m.**

Residents interested in applying can complete an [online application](#) on the County's website. Resumes and cover letters are encouraged. For more information, contact the Board of Commissioners' Office at **616-632-7580**.

Commissioners Join City of Wyoming to Celebrate New Pedestrian Bridge

In late September, the City of Wyoming celebrated the opening of a **new pedestrian bridge on 28th Street**, marking an important step toward improving safety and connectivity for residents.

The [new structure](#) provides a safer pathway for walkers and bikers traveling along one of the city's busiest corridors, connecting neighborhoods to Pinery Park and commercial areas on the north side of the street.

Several County leaders joined the celebration, including **Vice Chair Dan Burrill**, **Commissioners Stan Ponstein and Robin Halsted**, and **County Administrator Al Vanderberg**.

"I'm proud that Kent County was able to provide early, catalytic funding for this project—**\$6 million in American Rescue Plan Act (ARPA) funds**—to help bring this vision to life," said Commissioner Burrill. "The City of Wyoming set a bold vision and has delivered on its promise. As the 28th Street corridor continues to be revitalized with new housing, business development, and infrastructure improvements, projects like this will continue to make our community stronger and safer."

This once-in-a-lifetime investment, made possible through ARPA funding, is one of many projects helping to strengthen our communities and improve the daily lives of Kent County residents.





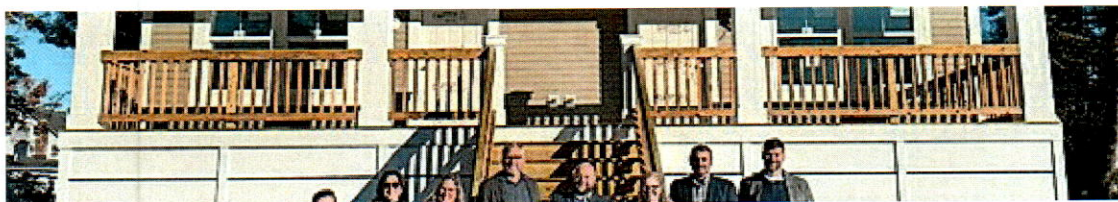
Board Accepts 2025 Apportionment Report

At its last meeting, the **Board of Commissioners** accepted the **2025 Apportionment Report** prepared by the Equalization Department. This [report](#) outlines the property tax rates (millages) for all local jurisdictions across Kent County — including cities, townships, villages, and school districts — and determines how tax dollars are shared among them.

The Apportionment Report also ensures that all millage rates comply with the **Headlee Amendment**, a constitutional provision that prevents local governments from collecting more tax revenue than allowed when property values rise.

While the report itself is technical, it plays a vital role in keeping property tax collection transparent and consistent across the County — ensuring residents' tax dollars are distributed properly to support essential public services. The final report will be submitted to the State by December 1, as required by law.

Commissioners Tour Housing Projects in Grand Rapids and Lowell





Chair Ben Greene and **Commissioners Stephen Faber** and **Kris Pachla** recently joined County staff for a tour of ICCF Community Homes' Seymour Condominiums in Grand Rapids' Alger Heights neighborhood. The project converted the long-vacant Seymour School into 27 affordable two- and three-bedroom homes, with 14 placed in ICCF's Community Homes Land Trust to ensure permanent affordability. Funded through the Kent County Revolving Loan Fund—administered by IFF in partnership with Kent County using ARPA funds—the project demonstrates how County investments are supporting affordable housing and neighborhood redevelopment.

In the Lowell area, the same commissioners—joined by **Commissioner Halsted**—visited Flat River Outreach Ministries (FROM) to review its housing expansion. FROM is constructing 17 new affordable apartments, ranging from single-person units to family-sized homes, to increase housing options in eastern Kent County.

To further support this work, the Board of Commissioners recently approved **FROM's project** as the **County's first Brownfield Redevelopment Plan**, paving the way for new affordable housing in the City of Lowell.

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 October Board meetings:

Oct. 9, 2025 Meeting



- Invocation by Commissioner Steve Faber
- Special Order of Business - 17th Circuit Court and Friend of the Court Annual Reports
- Resolution Passed to Authorize the Issuance of Saddlebag Drainage District's Drain Bonds-Series 2025
- Resolution Passed to Approve the Amended Kent County Fire Commission Contract

**MINUTES OF GAINES CHARTER TOWNSHIP BOARD
FOR THE REGULAR 7:00 PM MEETING
October 13, 2025**

Present: Supervisor Terpstra, Clerk Brew, Treasurer Lemke, Trustees: DeWard, Fryling, Haagsma Staff: Manager Weersing, Community Development Director Wells

Absent: Trustee Vander Stel – with notice

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

Clerk Assistant, Jade Duffield, was introduced commending her for starting well in her new position.

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 Fryling and seconded by Board Member Haagsma to approve the published agenda.

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

5. Communications ~ Non-action Informational Items

- a) September 2025 Gaines Charter Township Fire Department Run Report
- b) Letter to Gaines Charter Township Fire Department
- c) September 2025 Community Policing Officers' Report
- d) Building Department September 2025 Revenue Report
- e) Kent County Commissioner's Newsletter
- f) Annual Heritage Festival
- g) Annual Fall Leaf Collection

6. Scheduled Speakers

Joe Whalen, Reach the Forgotten Jail Ministry, reported on how the opioid settlement funds were used for intervention training for his 21 staff and volunteers from 7 counties.

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

Phil Brondsema questioned the Trustee Board about the management of the Reserve funds.

8. Public Hearings

A. Proposed 2026 Operating Budget

Motion by Board Member Haagsma and seconded by Board Member Lemke to open the public hearing for the proposed 2026 Operating budget.

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

No one spoke

Motion by Board Member Lemke and seconded by Board Member Haagsma to close the public hearing for the proposed 2026 Operating budget.

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

B. Special Assessment Street Light District Thornapple Farms Phase III

Motion by Board Member Lemke and seconded by Board Member Haagsma to open the public hearing for the Special Assessment Street Light District Thornapple Farms Phase III.

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

No one spoke

Motion by Board Member Haagsma and seconded by Board Member Lemke to close the public hearing for the Special Assessment Street Light District Thornapple Farms Phase III.

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

9. Approval of the Consent Agenda

Motion by Board Member Haagsma and seconded by Board Member Lemke to approve the Consent Agenda including the September 08, 2025 draft minutes; the Treasurer's August 2025 Financial Report; General fund expenditures from 09/01/2025 through 09/30/2025 totaling \$100,641.32; Public Safety Special Assessment District expenditures totaling \$175,735.63; Building inspections totaling \$13,528.54 and Water and Sewer expenditures totaling \$579,404.76.

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

10. New Business

A. Zoning Text Amendment – Electronic Changeable Messaging Signs

Motion by Board Member Haagsma and seconded by Board Member DeWard to approve zoning ordinance text amendment to allow Electronic Changeable Messaging (ECM, a.k.a. LED) signs in the Suburban Residential zoning district for Institutional uses.

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

B. Thornapple Farms Phase III Final Plat Approval

Motion by Board Member Haagsma and seconded by Board Member DeWard to approve the Thornapple Farms Phase III Final Plat.

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

C. Prairie Wolf Station First Amendment to Consent Judgement

Motion by Board Member Haagsma and seconded by Board Member DeWard to approve the Consent Judgement Amendment as presented.

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

D. Interim Construction Agreement allowing Prairie Wolf Station Early Starts

Motion by Board Member DeWard and seconded by Board Member Lemke to approve the interim construction agreement allowing Prairie Wolf Station early starts.

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

E. Thornapple Farms Street Light Special Assessment District

Motion by Board Member Lemke and seconded by Board Member Haagsma to approve the Thornapple Farms Street Light Special Assessment District.

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

F. Platform Truck Final Approval

Motion by Board Member Haagsma and seconded by Board Member Lemke to approve the additional expenditures for the new platform truck as presented.

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

G. Thermal Imaging Camera

Motion by Board Member Haagsma and seconded by Board Member Fryling to purchase a thermal imaging camera for the Gaines Charter Township Fire Department to replace the broken camera. This will be placed on the new platform truck when delivered.

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

H. Extension of METRO Act Contract

Motion by Board Member DeWard and seconded by Board Member Haagsma to approve the extension of the METRO Act Contract.

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

I. Utility Bill Relief Request

Motion by Board Member Haagsma and seconded by Board Member DeWard to grant relief to the residents at 1491 Fairwood Court.

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

J. Utility Bill Relief Request II

Motion by Board Member Haagsma and seconded by Board Member DeWard to grant relief to the residents at 7300 Bridge Town Lane.

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

K. Proposed Ordinance to Amend Existing Water and Sewer Ordinance (No. 493)

Motion by Board Member Haagsma and seconded by Board Member Lemke to adopt the Ordinance Amendment to Water and Sewer Ordinance (No. 493).

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

L. Water and Sewer Agreement Townline Elementary

Motion by Board Member Haagsma and seconded by Board Member Lemke to approve the Water and Sewer agreement with Kentwood Public Schools for Townline Elementary building expansion.

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

M. Budget Discussion

Discussion centered around setting goals to accomplish projects and the uncertainty of the new state revenue sharing legislation.

11. Public Comments

Dana Lehmann spoke her support for expanding the amount of parks and trails in the township with questions on how they would be funded.

12. Manager's comments

The Hanna Lake sidewalk project is almost completed. Plans are underway to include the Dutton Christian 6th grade classes in the ribbon cutting event.

The BGUA water tower project will be going out for bids at the end of October.

A columbarium has been placed at Blain cemetery and Dutton cemetery.

13. Supervisor's comments.

Taste of Gaines was considered to be a community success.

Supervisor Terpstra will be attending the Michigan Township Association Supervisor's Conference.

14. Trustees comments

Taste of Gaines was a great event for the community. The township should look into combining generators into a single unit instead of individual generators at each booth.

15. Adjournment

Meeting adjourned at 9:01 p.m.

Michael Alex Brew, Clerk

Robert Terpstra, Supervisor

GAINES CHARTER TOWNSHIP

LAURIE J LEMKE, TREASURER

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

SEPTEMBER of 2025

Bank	Type	Amount	APR	Term	Maturity Date
GENERAL FUND					
Macatawa Checking	Ckg	\$ 4,746,251.38			
Public Safety	Restricted	\$ (1,164,367.51)			
Opioid Settlement	Assigned	\$ 3,590.05			
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		\$ 4,046,221.36	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		\$ 119,251.86			
	127409	\$ 3,557,014.86	4.58%		
Investments					
Kent Co. Pool - General	Pooled	\$ -	4.22%		
Michigan Class	Pooled	\$ 1,943,457.09	4.35%		
CIBC	CD	\$ 557,726.74	4.25%	119 Days	10.1.2025
Consumers Credit Union	CD	\$ 335,939.88	4.15%	18 Mos.	10.4.2025
		\$ 2,837,123.71			

GENERAL FUND TOTAL \$ 10,440,359.93**Kent Co. Pool - ARPA Funds Pooled \$ 2,338,579.29 3.93%**

DIVISION AVE CORRIDOR \$ 30,605.32
 TRUST & AGENCY \$ 65,913.90
 TAX FUND \$ 1,853,093.37
 PETTY CASH \$ 373.81

WATER & SEWER					
Bank		Amount	APY	Term	Maturity Date
Macatawa Bank	Checking	\$ 5,004,255.65	4.07%		
Macatawa Bank	HY SAVE	\$ 5,593,162.98	4.50%		
Michigan Class	Pooled	\$ 4,313,564.17	4.35%		
Consumers Credit Union	Share	\$ 27.74			
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
Flagstar Bank	CD	\$ 1,165,228.79	3.99%	204 Days	4.15.2025
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	\$ 563,936.33	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	\$ 950,043.66	4.75%	24 Months	8.1.2026
CIBC USA Bank	CD	\$ 1,120,931.68	4.92%	364 Days	8.8.2025
Independent Bank	CD	\$ 1,000,000.00	3.35%	330 Days	9.18.2026
Restricted W&S Fees	Committed	\$ 29,656,427.05			

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 10/01/2025 - 10/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund:							
10/30/2025	GEN 2	35423	UNKNOWN VENDOR	VOID CHECK			** VOIDED **
Fund: 101 GENERAL FUND							
10/03/2025	GEN 2	35297#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	262.000	110.23
				NEW FURNITURE & EQUIPMENT	979.000	567.000	31.00
				MISCELLANEOUS	963.001	265.000	401.50
				SUPPLIES	727.000	262.000	24.99
		Check GEN 2 35297	Total for Fund 101 GENERAL FUND				567.72
10/03/2025	GEN 2	35299	CHARTER COMMUNICATIONS	TELECOMMUNICATIONS	853.000	265.000	464.01
10/03/2025	GEN 2	35300	CHRIS HOLWERDA	MILEAGE REIMBURSEMENT	817.000	253.000	233.80
				TELECOMMUNICATIONS	853.000	253.000	25.00
				LUNCHES/DINNERS/MEETINGS	812.000	253.000	5.50
		Check GEN 2 35300	Total for Fund 101 GENERAL FUND				264.30
10/03/2025	GEN 2	35302#	CONSUMERS ENERGY	ELECTRIC	920.000	790.000	1,379.98
				DIVISION AVE	920.001	448.000	83.43
				ELECTRIC	920.000	567.000	29.25
				ELECTRIC	920.000	265.000	6,749.30
				ELECTRIC	920.000	448.000	112.25
				ELECTRIC	920.000	567.000	41.13
				ELECTRIC	920.000	567.000	43.18
		Check GEN 2 35302	Total for Fund 101 GENERAL FUND				8,438.52
10/03/2025	GEN 2	35303	ENVIROSCIENCE, INC.	CONTRACTED SERVICES	808.000	701.000	2,850.00
10/03/2025	GEN 2	35304	FNBO	LUNCHES/DINNERS/MEETINGS	812.000	253.000	136.07
				MISCELLANEOUS	963.001	253.000	10.60
		Check GEN 2 35304	Total for Fund 101 GENERAL FUND				146.67
10/03/2025	GEN 2	35305	FNBO	FUEL	741.000	567.000	192.89
				OPERATING SUPPLIES	740.000	567.000	630.42
		Check GEN 2 35305	Total for Fund 101 GENERAL FUND				823.31
10/03/2025	GEN 2	35306	FNBO	DIVISION AVE	920.001	446.000	20.45
10/03/2025	GEN 2	35307	FNBO	MISCELLANEOUS	963.001	253.000	27.46
				MISCELLANEOUS	963.001	253.000	8.40
		Check GEN 2 35307	Total for Fund 101 GENERAL FUND				35.86
10/03/2025	GEN 2	35308#	FNBO	SUPPLIES	727.000	701.000	7.11
				LUNCHES/DINNERS/MEETINGS	812.000	701.000	118.23
				SEMINARS/CONTINUING EDUCATION	831.000	257.000	1,010.00
				MISCELLANEOUS	963.001	265.000	263.84
				MISCELLANEOUS	963.001	253.000	39.00
		Check GEN 2 35308	Total for Fund 101 GENERAL FUND				1,438.18
10/03/2025	GEN 2	35309#	FNBO	SUPPLIES	727.000	261.000	268.26
				PROGRAMMING/SOFTWARE/NETWORK	809.000	261.000	239.88
				MISCELLANEOUS	963.001	265.000	25.00
		Check GEN 2 35309	Total for Fund 101 GENERAL FUND				533.14
10/03/2025	GEN 2	35311	IDENTIPHOTO	SUPPLIES	727.000	215.000	16.50

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 10/01/2025 - 10/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
10/03/2025	GEN 2	35312#	IPM SERVICES	CONTRACTED SERVICES	808.000	265.000	42.00
				CONTRACTED SERVICES	808.000	790.000	25.00
		Check GEN 2 35312	Total for Fund 101 GENERAL FUND				67.00
10/03/2025	GEN 2	35313	JAMES ZENAS	LUNCHES/DINNERS/MEETINGS	812.000	257.000	165.11
				SEMINARS/CONTINUING EDUCATION	831.000	257.000	405.12
				MILEAGE REIMBURSEMENT	817.000	257.000	32.20
		Check GEN 2 35313	Total for Fund 101 GENERAL FUND				602.43
10/03/2025	GEN 2	35314	KENT COMMUNICATIONS INC	PRINTING	900.000	262.000	1,012.07
				POSTAGE	965.000	262.000	1,245.83
		Check GEN 2 35314	Total for Fund 101 GENERAL FUND				2,257.90
10/03/2025	GEN 2	35315	MEDMUTUAL LIFE	HEALTH & LIFE INSURANCE	717.000	261.000	500.11
10/03/2025	GEN 2	35316	MICHAEL BREW	MILEAGE REIMBURSEMENT	817.000	215.000	267.40
10/03/2025	GEN 2	35317	MIKE VISBARA	MILEAGE REIMBURSEMENT	817.000	257.000	346.92
10/03/2025	GEN 2	35318	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	68.50
10/03/2025	GEN 2	35321	SUNBELT RENTALS, INC.	GROUNDS IMPROVEMENTS	973.000	567.000	158.43
10/06/2025	GEN 2	35324	US POSTMASTER	POSTAGE	965.000	262.000	500.00
10/10/2025	GEN 2	35325	123.NET	TELECOMMUNICATIONS	853.000	265.000	500.00
				TELECOMMUNICATIONS	853.000	265.000	250.00
		Check GEN 2 35325	Total for Fund 101 GENERAL FUND				750.00
10/10/2025	GEN 2	35326	ACCIDENT FUND	WORKERS' COMPENSATION INSURANCE	719.000	261.000	2,644.80
10/10/2025	GEN 2	35327	ACRISURE GREAT LAKES PARTNERS INSU	TASTE OF GAINES	882.000	751.000	500.00
10/10/2025	GEN 2	35328#	AMAZON CAPITAL SERVICES	NEW FURNITURE & EQUIPMENT	979.000	215.000	131.86
				SUPPLIES	727.000	262.000	379.69
				SUPPLIES	727.000	215.000	25.88
				SUPPLIES	727.000	215.000	79.31
				SUPPLIES	727.000	215.000	36.89
				COMMUNITY PROMOTIONS	880.000	751.000	93.67
				NEW FURNITURE & EQUIPMENT	979.000	215.000	228.06
		Check GEN 2 35328	Total for Fund 101 GENERAL FUND				975.36
10/10/2025	GEN 2	35329#	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 35329	Total for Fund 101 GENERAL FUND				343.14
10/10/2025	GEN 2	35330	ART & CONNIE HOOKER	COMMUNITY PROMOTIONS	880.000	751.000	50.00
10/10/2025	GEN 2	35331	BUSINESS SYSTEM SOLUTIONS, INC	PROGRAMMING/SOFTWARE/NETWORK	809.000	261.000	5,212.52
10/10/2025	GEN 2	35332	CLARK HILL	LEGAL SERVICES	802.000	257.000	275.00
10/10/2025	GEN 2	35334	CONSUMERS ENERGY	DIVISION AVE	920.001	448.000	105.29
				DIVISION AVE	920.001	448.000	97.06
				DIVISION AVE	920.001	448.000	97.65
				ELECTRIC	920.000	448.000	6,518.74

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
CHECK DATE 10/01/2025 - 10/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
				ELECTRIC	920.000	448.000	8,265.05
			Check GEN 2 35334 Total for Fund 101 GENERAL FUND				15,083.79
10/10/2025	GEN 2	35336	CUSTOM ENGRAVING INC	COMMUNITY PROMOTIONS	880.000	751.000	64.00
				TASTE OF GAINES	882.000	751.000	5,134.53
				TASTE OF GAINES	882.000	751.000	285.00
			Check GEN 2 35336 Total for Fund 101 GENERAL FUND				5,483.53
10/10/2025	GEN 2	35337#	DJ'S LANDSCAPE MANAGEMENT	GROUNDS MAINTENANCE	935.000	790.000	192.63
				GROUNDS MAINTENANCE	935.000	265.000	2,295.63
			Check GEN 2 35337 Total for Fund 101 GENERAL FUND				2,488.26
10/10/2025	GEN 2	35338	DOUG SMITH COUNTRY MUSIC	COMMUNITY PROMOTIONS	880.000	751.000	150.00
10/10/2025	GEN 2	35340	EVERETT'S LANDSCAPE MANAGEMENT INC	TRAIL CONSTRUCTION & MAINTENANCE	960.002	446.000	266.70
				TRAIL CONSTRUCTION & MAINTENANCE	960.002	446.000	203.87
				TRAIL CONSTRUCTION & MAINTENANCE	960.002	446.000	1,134.72
			Check GEN 2 35340 Total for Fund 101 GENERAL FUND				1,605.29
10/10/2025	GEN 2	35341	EVERETT'S LANDSCAPE MGMT	CONTRACTED SERVICES	808.000	751.000	493.36
10/10/2025	GEN 2	35342	EVERMORE ENTERTAINMENT	TASTE OF GAINES	882.000	751.000	450.00
10/10/2025	GEN 2	35344	GRAND VALLEY METRO COUNCIL	DUES AND MEMBERSHIPS	832.000	261.000	500.00
				DUES AND MEMBERSHIPS	832.000	261.000	48,247.08
				DUES AND MEMBERSHIPS	832.000	261.000	14,232.00
			Check GEN 2 35344 Total for Fund 101 GENERAL FUND				62,979.08
10/10/2025	GEN 2	35345	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	1,140.75
10/10/2025	GEN 2	35346	GREY MATTER GROUP	MISCELLANEOUS	963.001	261.000	6,400.00
10/10/2025	GEN 2	35348#	HUIZINGA LAWN SPRINKLING INC	GROUNDS IMPROVEMENTS	973.000	567.000	9,275.00
				CONTRACTED SERVICES	808.000	790.000	120.00
				CONTRACTED SERVICES	808.000	567.000	225.00
				CONTRACTED SERVICES	808.000	567.000	165.00
			Check GEN 2 35348 Total for Fund 101 GENERAL FUND				9,785.00
10/10/2025	GEN 2	35349	INTEGRITY OFFICE	SUPPLIES	727.000	215.000	15.00
10/10/2025	GEN 2	35350#	JACK'S LAWN & SNOWPLOWING, INC	GROUNDS MAINTENANCE	935.000	265.000	1,940.05
				GROUNDS MAINTENANCE	935.000	790.000	484.10
			Check GEN 2 35350 Total for Fund 101 GENERAL FUND				2,424.15
10/10/2025	GEN 2	35351	JERRY BERG	COMMUNITY PROMOTIONS	880.000	751.000	1,000.00
10/10/2025	GEN 2	35352	JND SNOWPLOWING INC	CONTRACTED SERVICES	808.000	446.000	2,642.87
10/10/2025	GEN 2	35353	K.C. DRAIN COMMISSION	CONTRACTED SERVICES	808.000	445.000	10,754.85
10/10/2025	GEN 2	35355	LAIR INVESTIGATIONS	MISCELLANEOUS	963.001	215.000	190.00
10/10/2025	GEN 2	35356	MARY'S COUNTRY CRITTERS	COMMUNITY PROMOTIONS	880.000	751.000	1,506.00
10/10/2025	GEN 2	35357#	MEYERS CLEANING SERVICE INC	CLEANING BUILDING	821.000	265.000	1,289.55
				CLEANING BUILDING	821.000	790.000	1,284.70
			Check GEN 2 35357 Total for Fund 101 GENERAL FUND				2,574.25

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
10/10/2025	GEN 2	35358	MICK BRURSEMA	COMMUNITY PROMOTIONS	880.000	751.000	325.00
10/10/2025	GEN 2	35359	MINER SUPPLY COMPANY	CLEANING BUILDING	821.000	790.000	76.86
10/10/2025	GEN 2	35360	OCEAN INC.	BUILDING MAINTENANCE	933.000	265.000	378.00
10/10/2025	GEN 2	35361	OMAR ALAMEER	PLANNING AND ZONING FEES	626.000	000.000	500.00
10/10/2025	GEN 2	35362	PLUMMERS DISPOSAL SERVICE	TASTE OF GAINES	882.000	751.000	3,996.00
10/10/2025	GEN 2	35363	RICHARD MCCONNON	COMMUNITY PROMOTIONS	880.000	751.000	50.00
10/10/2025	GEN 2	35364#	STAPLES TECHNOLOGY SOLUTIONS	NEW FURNITURE & EQUIPMENT	979.000	215.000	183.18
				NEW FURNITURE & EQUIPMENT	979.000	265.000	183.18
		Check GEN 2 35364 Total for Fund 101 GENERAL FUND					366.36
10/10/2025	GEN 2	35365#	T-MOBILE	TELECOMMUNICATIONS	853.000	215.000	50.00
				TELECOMMUNICATIONS	853.000	253.000	25.00
				TELECOMMUNICATIONS	853.000	701.000	50.00
				TELECOMMUNICATIONS	853.000	257.000	42.00
				TELECOMMUNICATIONS	853.000	443.000	25.00
				TELECOMMUNICATIONS	853.000	261.000	109.82
		Check GEN 2 35365 Total for Fund 101 GENERAL FUND					301.82
10/10/2025	GEN 2	35366	TDR BALLOON COMPANY LLC	TASTE OF GAINES	882.000	751.000	2,900.00
10/10/2025	GEN 2	35368#	VIEW NEWSPAPER GROUP	PUBLISHING	901.000	261.000	142.00
				PUBLISHING	901.000	215.000	54.00
				PUBLISHING	901.000	701.000	142.00
		Check GEN 2 35368 Total for Fund 101 GENERAL FUND					338.00
10/10/2025	GEN 2	35370	WEST MICHIGAN DOCUMENT SHREDDING L	CONTRACTED SERVICES	808.000	261.000	40.00
10/17/2025	GEN 2	35372	ACCIDENT FUND	WORKERS' COMPENSATION INSURANCE	719.000	261.000	2,450.56
10/17/2025	GEN 2	35373#	AMAZON CAPITAL SERVICES	COMMUNITY PROMOTIONS	880.000	751.000	263.07
				SUPPLIES	727.000	261.000	61.42
				SUPPLIES	727.000	215.000	54.14
				SUPPLIES	727.000	262.000	58.92
				SUPPLIES	727.000	261.000	108.55
		Check GEN 2 35373 Total for Fund 101 GENERAL FUND					546.10
10/17/2025	GEN 2	35375#	BLOOM SLUGGETT	LEGAL SERVICES	802.000	701.000	4,564.50
				LEGAL SERVICES	802.000	257.000	1,634.50
		Check GEN 2 35375 Total for Fund 101 GENERAL FUND					6,199.00
10/17/2025	GEN 2	35376	BS&A SOFTWARE	PROGRAMMING/SOFTWARE/NETWORK	809.000	261.000	48,300.00
10/17/2025	GEN 2	35377#	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	172.000	185.98
				HEALTH & LIFE INSURANCE	717.000	215.000	423.12
				HEALTH & LIFE INSURANCE	717.000	253.000	38.30
				HEALTH & LIFE INSURANCE	717.000	257.000	223.41
				HEALTH & LIFE INSURANCE	717.000	701.000	143.43
				HEALTH & LIFE INSURANCE	717.000	443.000	87.22
		Check GEN 2 35377 Total for Fund 101 GENERAL FUND					1,101.46

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
10/17/2025	GEN 2	35378	FIRST UNUM LIFE INSURANCE COMPANY	HEALTH & LIFE INSURANCE	717.000	261.000	1,644.67
10/17/2025	GEN 2	35379	HORIZON COMMUNITY PLANNING LLC	CONTRACTED SERVICES	808.000	701.000	33.75
10/17/2025	GEN 2	35380	IDENTIPHOTO	SUPPLIES	727.000	261.000	212.00
10/17/2025	GEN 2	35381	K.C. DRAIN COMMISSION	CONTRACTED SERVICES	808.000	445.000	97.80
10/17/2025	GEN 2	35383	KENT COUNTY ROAD COMMISSION	ROAD CONSTRUCTION	960.000	446.000	1,902.41
10/17/2025	GEN 2	35384	KIM TRIPLETT	TELECOMMUNICATIONS	853.000	172.000	25.00
				MILEAGE REIMBURSEMENT	817.000	172.000	7.84
		Check GEN 2 35384	Total for Fund 101 GENERAL FUND				32.84
10/17/2025	GEN 2	35386	LAMPHEAR SERVICE COMPANY INC	CONTRACTED SERVICES	808.000	790.000	1,784.00
				CONTRACTED SERVICES	808.000	790.000	358.50
		Check GEN 2 35386	Total for Fund 101 GENERAL FUND				2,142.50
10/17/2025	GEN 2	35387	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	68.50
10/17/2025	GEN 2	35390	PITNEY BOWES GLOBAL FINANCIAL SRVC	CONTRACTED SERVICES	808.000	261.000	484.23
10/17/2025	GEN 2	35391	PLUMMERS DISPOSAL SERVICE	COMMUNITY PROMOTIONS	880.000	751.000	537.00
10/17/2025	GEN 2	35394	TERRI STEVENS	SALE OF CEMETERY LOTS	642.003	000.000	500.00
10/24/2025	GEN 2	35396#	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	261.000	73.53
				SUPPLIES	727.000	262.000	84.00
				NEW FURNITURE & EQUIPMENT	979.000	215.000	298.99
				SUPPLIES	727.000	262.000	81.57
		Check GEN 2 35396	Total for Fund 101 GENERAL FUND				538.09
10/24/2025	GEN 2	35398	BLACK RIVER HABITATS	CONTRACTED SERVICES	808.000	751.000	1,650.00
10/24/2025	GEN 2	35400	CINTAS	EQUIPMENT RENTAL/SERVICE	805.000	265.000	63.63
10/24/2025	GEN 2	35401#	CULTIVATE RENEWAL INC	MISCELLANEOUS	963.001	171.000	775.00
				MISCELLANEOUS	963.001	172.000	1,675.00
				MISCELLANEOUS	963.001	215.000	1,400.00
					963.001	253.000	775.00
				MISCELLANEOUS	963.001	257.000	1,550.00
				MISCELLANEOUS	963.001	261.000	400.00
				HEALTH & LIFE INSURANCE	717.000	443.000	775.00
				MISCELLANEOUS	963.001	701.000	775.00
		Check GEN 2 35401	Total for Fund 101 GENERAL FUND				8,125.00
10/24/2025	GEN 2	35402	DAKOTA J. SWAN	MILEAGE REIMBURSEMENT	817.000	701.000	43.54
10/24/2025	GEN 2	35403	DAN WELLS	MILEAGE REIMBURSEMENT	817.000	701.000	58.80
				LUNCHES/DINNERS/MEETINGS	812.000	701.000	22.02
		Check GEN 2 35403	Total for Fund 101 GENERAL FUND				80.82
10/24/2025	GEN 2	35404#	DTE ENERGY	NATURAL GAS	923.000	790.000	58.21
				NATURAL GAS	923.000	265.000	610.77
		Check GEN 2 35404	Total for Fund 101 GENERAL FUND				668.98
10/24/2025	GEN 2	35405	ENVIROSCIENCE, INC.	CONTRACTED SERVICES	808.000	701.000	861.00

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
10/24/2025	GEN 2	35406#	FISH WINDOW CLEANING	BUILDING MAINTENANCE	933.000	790.000	185.00
				BUILDING MAINTENANCE	933.000	265.000	2,481.00
		Check GEN 2 35406	Total for Fund 101 GENERAL FUND				2,666.00
10/24/2025	GEN 2	35407	GORDON WATER	CONTRACTED SERVICES	808.000	265.000	50.04
10/24/2025	GEN 2	35408	H&K LANDSCAPING, INC.	GROUNDS IMPROVEMENTS	973.000	567.000	10,155.00
10/24/2025	GEN 2	35409	IPM SERVICES	CONTRACTED SERVICES	808.000	265.000	42.00
10/24/2025	GEN 2	35410	KENT COUNTY TREASURER ASSOCIATION	LUNCHES/DINNERS/MEETINGS	812.000	253.000	70.00
10/24/2025	GEN 2	35411	PLUMMERS DISPOSAL SERVICE	CONTRACTED SERVICES	808.000	751.000	199.00
10/24/2025	GEN 2	35412	PREMIER COLUMBARIA	CAPITAL OUTLAY	972.000	567.000	5,344.00
				CAPITAL OUTLAY	972.000	567.000	5,344.00
		Check GEN 2 35412	Total for Fund 101 GENERAL FUND				10,688.00
10/24/2025	GEN 2	35413	PRINTING SYSTEMS	PRINTING	900.000	253.000	146.97
10/24/2025	GEN 2	35414#	ROD WEERSING	MILEAGE REIMBURSEMENT	817.000	172.000	81.20
				MILEAGE REIMBURSEMENT	817.000	172.000	37.10
				MILEAGE REIMBURSEMENT	817.000	172.000	48.30
				TELECOMMUNICATIONS	853.000	172.000	75.00
				SUPPLIES	727.000	261.000	10.47
		Check GEN 2 35414	Total for Fund 101 GENERAL FUND				252.07
10/24/2025	GEN 2	35415	SANGOMA US INC	TELECOMMUNICATIONS	853.000	265.000	941.62
10/24/2025	GEN 2	35416	STREAMS OF HOPE	TASTE OF GAINES	882.000	751.000	1,500.00
10/24/2025	GEN 2	35417	THE COMMUNITY BASKET	TASTE OF GAINES	882.000	751.000	1,500.00
10/24/2025	GEN 2	35418#	VRIESMAN & KORHORN LLC	ENGINEERING CONTRACTED SERVICES	808.001	701.000	1,099.00
				ENGINEERING CONTRACTED SERVICES	808.001	701.000	762.97
				ENGINEERING CONTRACTED SERVICES	808.001	701.000	604.73
				CONTRACTED SERVICES	808.000	790.000	354.00
		Check GEN 2 35418	Total for Fund 101 GENERAL FUND				2,820.70
10/24/2025	GEN 2	35419	WOLVERINE MEMORIAL LETTERING SERVI	CONTRACTED SERVICES	808.000	567.000	300.00
10/31/2025	GEN 2	35425	AMAZON CAPITAL SERVICES	SUPPLIES	727.000	262.000	28.40
				SUPPLIES	727.000	262.000	151.24
				NEW FURNITURE & EQUIPMENT	979.000	262.000	529.81
		Check GEN 2 35425	Total for Fund 101 GENERAL FUND				709.45
10/31/2025	GEN 2	35426#	BS&A SOFTWARE	PROGRAMMING/SOFTWARE/NETWORK	809.000	215.000	14,463.25
				PROGRAMMING/SOFTWARE/NETWORK	809.000	701.000	781.90
				PROGRAMMING/SOFTWARE/NETWORK	809.000	253.000	7,875.25
				PROGRAMMING/SOFTWARE/NETWORK	809.000	257.000	6,426.00
		Check GEN 2 35426	Total for Fund 101 GENERAL FUND				29,546.40
10/31/2025	GEN 2	35427	BUIST ELECTRIC INC	EQUIPMENT MAINTENANCE	932.000	265.000	579.25
10/31/2025	GEN 2	35428	BYRON TOWNSHIP TREASURER	DIVISION AVE MAINTENANCE	973.001	446.000	1,941.06
10/31/2025	GEN 2	35429	CHARTER COMMUNICATIONS	TELECOMMUNICATIONS	853.000	265.000	315.00

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP
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- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 101 - GENERAL FUND

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
10/31/2025	GEN 2	35430	CHRIS HOLWERDA	TELECOMMUNICATIONS	853.000	253.000	25.00
10/31/2025	GEN 2	35431#	CONSUMERS ENERGY	DIVISION AVE	920.001	448.000	81.51
				ELECTRIC	920.000	790.000	978.19
				ELECTRIC	920.000	265.000	4,974.69
				ELECTRIC	920.000	567.000	29.22
				ELECTRIC	920.000	448.000	106.38
		Check GEN 2 35431	Total for Fund 101 GENERAL FUND				6,169.99
10/31/2025	GEN 2	35432	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	261.000	140.00
10/31/2025	GEN 2	35433#	JADI DUFFIELD	MILEAGE REIMBURSEMENT	817.000	262.000	21.95
				MILEAGE REIMBURSEMENT	817.000	215.000	12.70
		Check GEN 2 35433	Total for Fund 101 GENERAL FUND				34.65
10/31/2025	GEN 2	35434	JAMES ZENAS	MILEAGE REIMBURSEMENT	817.000	257.000	287.00
				LUNCHES/DINNERS/MEETINGS	812.000	257.000	231.17
				SEMINARS/CONTINUING EDUCATION	831.000	257.000	77.25
		Check GEN 2 35434	Total for Fund 101 GENERAL FUND				595.42
10/31/2025	GEN 2	35435	KAREN GEHRLS	MILEAGE REIMBURSEMENT	817.000	257.000	347.20
				LUNCHES/DINNERS/MEETINGS	812.000	257.000	66.45
				SEMINARS/CONTINUING EDUCATION	831.000	257.000	75.00
		Check GEN 2 35435	Total for Fund 101 GENERAL FUND				488.65
10/31/2025	GEN 2	35436	KENT COMMUNICATIONS INC	POSTAGE	965.000	253.000	4,000.00
10/31/2025	GEN 2	35437	MODEL COVERALL SERVICE	EQUIPMENT RENTAL/SERVICE	805.000	790.000	68.50
10/31/2025	GEN 2	35439#	T-MOBILE	TELECOMMUNICATIONS	853.000	215.000	104.99
				TELECOMMUNICATIONS	853.000	253.000	25.00
				TELECOMMUNICATIONS	853.000	701.000	50.00
				TELECOMMUNICATIONS	853.000	257.000	42.00
				TELECOMMUNICATIONS	853.000	443.000	25.00
				TELECOMMUNICATIONS	853.000	261.000	126.51
		Check GEN 2 35439	Total for Fund 101 GENERAL FUND				373.50
Total For Fund: 101							322,158.54
Report Total:							322,158.54

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

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 10/01/2025 - 10/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 205 - PUBLIC SAFETY SAD

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund:							
10/30/2025	GEN 2	35423	UNKNOWN VENDOR	VOID CHECK			** VOIDED **
Fund: 205 PUBLIC SAFETY SAD							
10/03/2025	GEN 2	35297	AMAZON CAPITAL SERVICES	VEHICLE MAINTENANCE	931.000	336.003	24.99
				OPERATING SUPPLIES	740.000	336.003	3.99
		Check GEN 2 35297	Total for Fund 205 PUBLIC SAFETY SAD				28.98
10/03/2025	GEN 2	35298	BYRON TOWNSHIP TREASURER	WATER AND SEWER	924.000	336.003	255.12
10/03/2025	GEN 2	35301	COMCAST	TELECOMMUNICATIONS	853.000	336.003	275.22
10/03/2025	GEN 2	35302	CONSUMERS ENERGY	ELECTRIC	920.000	336.003	1,376.95
10/03/2025	GEN 2	35307	FNBO	OPERATING SUPPLIES	740.000	336.003	1,934.00
10/03/2025	GEN 2	35310	FROG FIRE SERVICE TRAINING LLC	SEMINARS/CONTINUING EDUCATION	831.000	336.003	200.00
10/03/2025	GEN 2	35312	IPM SERVICES	CONTRACTED SERVICES	808.000	336.003	25.00
				CONTRACTED SERVICES	808.000	336.003	25.00
		Check GEN 2 35312	Total for Fund 205 PUBLIC SAFETY SAD				50.00
10/03/2025	GEN 2	35319	PURITY CYLINDER GASES INC	OPERATING SUPPLIES	740.000	336.003	15.50
10/03/2025	GEN 2	35320	STAPLES	SUPPLIES	727.000	336.003	84.90
10/03/2025	GEN 2	35322	WEX BANK	FUEL	741.000	336.003	2,638.93
10/03/2025	GEN 2	35323	WITMER PUBLIC SAFETY GROUP INC	NEW FURNITURE & EQUIPMENT	979.000	336.003	152.95
				NEW FURNITURE & EQUIPMENT	979.000	336.003	165.99
		Check GEN 2 35323	Total for Fund 205 PUBLIC SAFETY SAD				318.94
10/10/2025	GEN 2	35326	ACCIDENT FUND	WORKER'S COMPENSATION INSURANCE	719.000	336.003	8,375.20
10/10/2025	GEN 2	35329	ARROWASTE INC	TRASH REMOVAL	822.000	336.003	60.90
				TRASH REMOVAL	822.000	336.003	137.59
		Check GEN 2 35329	Total for Fund 205 PUBLIC SAFETY SAD				198.49
10/10/2025	GEN 2	35331	BUSINESS SYSTEM SOLUTIONS, INC	PROGRAMMING/SOFTWARE/NETWORK	809.000	336.003	1,584.82
10/10/2025	GEN 2	35333	COMCAST	TELECOMMUNICATIONS	853.000	336.003	450.00
10/10/2025	GEN 2	35334	CONSUMERS ENERGY	ELECTRIC	920.000	336.003	1,157.47
10/10/2025	GEN 2	35335	COREWELL HEALTH	PHYSICAL EXAMINATIONS	835.000	336.003	588.00
				PHYSICAL EXAMINATIONS	835.000	336.003	668.00
		Check GEN 2 35335	Total for Fund 205 PUBLIC SAFETY SAD				1,256.00
10/10/2025	GEN 2	35339	ENDEVER GROUP	FIRE PREVENTION EDUCATION	810.001	336.003	2,938.72
10/10/2025	GEN 2	35343	GOOTJES ASSOCIATES INC	GROUNDS MAINTENANCE	935.000	336.001	115.00
10/10/2025	GEN 2	35345	GREATAMERICA FINANCIAL SERVICES	CONTRACTED SERVICES	808.000	336.003	3.83
10/10/2025	GEN 2	35347	HALT FIRE, INC	EQUIPMENT MAINTENANCE	932.000	336.003	6,307.65
				EQUIPMENT MAINTENANCE	932.000	336.003	7,596.74
				EQUIPMENT MAINTENANCE	932.000	336.003	410.98
		Check GEN 2 35347	Total for Fund 205 PUBLIC SAFETY SAD				14,315.37
10/10/2025	GEN 2	35354	KLEYN MOBILE REPAIR LLC	VEHICLE MAINTENANCE	931.000	336.003	325.00

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 10/01/2025 - 10/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 205 - PUBLIC SAFETY SAD

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 205 PUBLIC SAFETY SAD							
				VEHICLE MAINTENANCE	931.000	336.003	325.00
				VEHICLE MAINTENANCE	931.000	336.003	325.00
				VEHICLE MAINTENANCE	931.000	336.003	325.00
				VEHICLE MAINTENANCE	931.000	336.003	498.53
				VEHICLE MAINTENANCE	931.000	336.003	4,208.94
			Check GEN 2 35354	Total for Fund 205 PUBLIC SAFETY SAD			6,007.47
10/10/2025	GEN 2	35365	T-MOBILE	TELECOMMUNICATIONS	853.000	336.003	300.00
				TELECOMMUNICATIONS	853.000	336.003	200.00
			Check GEN 2 35365	Total for Fund 205 PUBLIC SAFETY SAD			500.00
10/10/2025	GEN 2	35367	THE BDI TEAM	FIRE PREVENTION EDUCATION	810.001	336.003	375.00
10/10/2025	GEN 2	35369	WATERWAY OF MICHIGAN LLC	CONTRACTED SERVICES	808.000	336.003	3,076.20
				CONTRACTED SERVICES	808.000	336.003	3,220.02
			Check GEN 2 35369	Total for Fund 205 PUBLIC SAFETY SAD			6,296.22
10/10/2025	GEN 2	35371	WITMER PUBLIC SAFETY GROUP INC	EQUIPMENT MAINTENANCE	932.000	336.003	252.08
				NEW FURNITURE & EQUIPMENT	979.000	336.003	2,396.95
			Check GEN 2 35371	Total for Fund 205 PUBLIC SAFETY SAD			2,649.03
10/17/2025	GEN 2	35372	ACCIDENT FUND	WORKER'S COMPENSATION INSURANCE	719.000	336.003	7,760.11
10/17/2025	GEN 2	35373	AMAZON CAPITAL SERVICES	OPERATING SUPPLIES	740.000	336.003	209.00
10/17/2025	GEN 2	35374	AUTO VALUE PARTS STORES	OPERATING SUPPLIES	740.000	336.003	612.50
10/17/2025	GEN 2	35375	BLOOM SLUGGETT	LEGAL SERVICES	802.000	336.003	1,124.00
10/17/2025	GEN 2	35377	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	336.003	1,337.32
10/17/2025	GEN 2	35382	KENT COUNTY EMERGENCY MEDICAL SERV	KENT COUNTY EMS ASSESSMENT	816.000	336.003	280.85
10/17/2025	GEN 2	35385	KLEYN MOBILE REPAIR LLC	VEHICLE MAINTENANCE	931.000	336.003	402.94
				VEHICLE MAINTENANCE	931.000	336.003	1,377.90
				VEHICLE MAINTENANCE	931.000	336.003	1,573.45
			Check GEN 2 35385	Total for Fund 205 PUBLIC SAFETY SAD			3,354.29
10/17/2025	GEN 2	35388	NOORDYK BUSINESS EQUIPMENT	CONTRACTED SERVICES	808.000	336.003	42.13
10/17/2025	GEN 2	35389	NYE UNIFORM COMPANY	UNIFORMS	776.000	336.003	18.30
10/17/2025	GEN 2	35393	RELIANT FIRE APPARATUS, INC	VEHICLE MAINTENANCE	931.000	336.003	348.20
10/24/2025	GEN 2	35404	DTE ENERGY	NATURAL GAS	923.000	336.003	72.77
				NATURAL GAS	923.000	336.003	80.76
			Check GEN 2 35404	Total for Fund 205 PUBLIC SAFETY SAD			153.53
10/24/2025	GEN 2	35409	IPM SERVICES	CONTRACTED SERVICES	808.000	336.003	25.00
10/24/2025	GEN 2	35415	SANGOMA US INC	TELECOMMUNICATIONS	853.000	336.003	462.42
10/31/2025	GEN 2	35431	CONSUMERS ENERGY	ELECTRIC	920.000	336.003	1,110.86
10/31/2025	GEN 2	35438	RELIANT FIRE APPARATUS, INC	CAPITAL OUTLAY	972.000	336.003	157,942.38
10/31/2025	GEN 2	35439	T-MOBILE	TELECOMMUNICATIONS	853.000	336.003	295.35
				TELECOMMUNICATIONS	853.000	336.003	181.02

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 10/01/2025 - 10/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 205 - PUBLIC SAFETY SAD

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 205 PUBLIC SAFETY SAD							
Check GEN 2 35439 Total for Fund 205 PUBLIC SAFETY SAD							476.37
10/31/2025	GEN 2	35440	ZYLSTRA DOOR INC	BUILDING MAINTENANCE	933.000	336.003	3,475.06
Total For Fund: 205							232,133.48
Report Total:							232,133.48

CHECK DISBURSEMENT REPORT FOR GAINES CHARTER TOWNSHIP

CHECK DATE 10/01/2025 - 10/31/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS FUNDS: 549 - BUILDING INSPECTIONS DEPT

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund:							
10/30/2025	GEN 2	35423	UNKNOWN VENDOR	VOID CHECK			** VOIDED **
Fund: 549 BUILDING INSPECTIONS DEPT							
10/10/2025	GEN 2	35365	T-MOBILE	TELECOMMUNICATIONS	853.000	371.000	50.00
10/17/2025	GEN 2	35377	DELTA DENTAL	HEALTH & LIFE INSURANCE	717.000	371.000	266.99
10/17/2025	GEN 2	35392	PROFESSIONAL CODE INSPECTIONS INC	CONTRACTED SERVICES	808.000	371.000	10,236.75
10/17/2025	GEN 2	35395	WESTERN MICHIGAN ELECTRICAL INSPEC	DUES AND MEMBERSHIPS	832.000	371.000	100.00
10/24/2025	GEN 2	35397	APPLIED INNOVATION	CONTRACTED SERVICES	808.000	371.000	52.00
10/24/2025	GEN 2	35399	BS&A SOFTWARE	PROGRAMMING/SOFTWARE/NETWORK	809.000	371.000	574.00
10/24/2025	GEN 2	35401	CULTIVATE RENEWAL INC	MISCELLANEOUS	963.001	371.000	1,550.00
10/31/2025	GEN 2	35426	BS&A SOFTWARE	PROGRAMMING/SOFTWARE/NETWORK	809.000	371.000	8,392.35
10/31/2025	GEN 2	35439	T-MOBILE	TELECOMMUNICATIONS	853.000	371.000	50.00
Total For Fund: 549							21,272.09
Report Total:							21,272.09

CHECK REGISTER FOR GAINES CHARTER TOWNSHIP

CHECK DATE 10/01/2025 - 10/31/2025

BANK CODE: WSCK2 - WATER/SEWER CHECKING

Check Date	Check	Vendor Name	Amount
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Bank WSCK2 WATER/SEWER CHECKING

10/27/2025	5929	BYRON GAINES UTILITY AUTHORIT	748,953.81
10/27/2025	5930	EXTEND YOUR REACH	402.37
10/27/2025	5931	PRINTING SYSTEMS	121.42
10/27/2025	5932	SIGNATURE LAND DEVELOPMENT CO	10,000.00
10/27/2025	5933	VRIESMAN & KORHORN	30,263.31

WSCK2 TOTALS:

Total of 5 Checks:	789,740.91
Less 0 Void Checks:	0.00
Total of 5 Disbursements:	789,740.91



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: November 10th, 2025
TO: Board of Trustees
FROM: Dan Wells, Community Development Director
RE: Preliminary Major Condominium, Prairie Wolf Landing Phase 1

SUMMARY:

The applicant requests preliminary major condominium approval of the Prairie Wolf Landing Phase 1, a portion of the Prairie Wolf Station Planned Unit Development. This phase is being developed by Signature Land Development (a subsidiary of Eastbrook Homes) and features 28 single-family detached site condominiums arrayed along Gray Wolf Drive, a public road. Prairie Wolf Landing has been chosen as the name for the Eastbrook portions of the development, in order to differentiate it from the commercial, multifamily and mixed use portions being developed by Kendall properties.

If approved, the applicant will have one year to submit a final condominium plan. Final details related to utilities, stormwater, and streets will be reviewed by the Fire Marshal, Township Engineer, and Byron-Gaines Utility Authority as required for final approval.

SECTION 28.40 CONDOMINIUM APPROVAL STANDARDS

A. Design

The preliminary condominium plan is consistent with the requirements of the Prairie Wolf Station PUD site plan as approved and amended. The development will be served by extensions of municipal water and sanitary sewer lines. Provisions for the installation of buried power, telephone, gas distribution, and cable TV lines are also to be included. A streetlight assessment district will be established by the developer. The applicant shall be required to comply with all utility and stormwater requirements of the Township Engineer.

B. Zoning Compliance and Compatibility: Detached Single-Family Site Condominiums

REQUIREMENT	COMPLIANCE	COMMENT
PUD Requirements		
Minimum Lot Area Table	Yes	7,000 SF minimum
Minimum Lot Width	Yes	65 feet minimum
Max. Building Height	Yes	35 foot maximum or 2.5 stories
Front Setback-25'	Yes	
Side Setback-5'	Yes	
Rear Setback-35'	Yes	

C. Mobility, Traffic, and Access

All road layouts are subject to approval by the Township Board, Kent County Road Commission, Township Engineer and Fire Marshal. Staff finds that proposed road layout is conducive to good mobility and pedestrian access. The entry point to 84th Street is three lanes, with one entry lane and a left and right turn lane.

Sidewalks will be installed on both sides of the road. No multi-use pathways were required in this part of the development as roads and sidewalks are assumed to fill that need.

D. Stormwater And Water Quality

A majority of the northern stormwater detention basin is located within this development phase, and stormwater management utilities are located within the public road right-of-way. All stormwater plans are subject to review by the Township Engineer and Kent County Drain Commission.

E. Outside Agencies

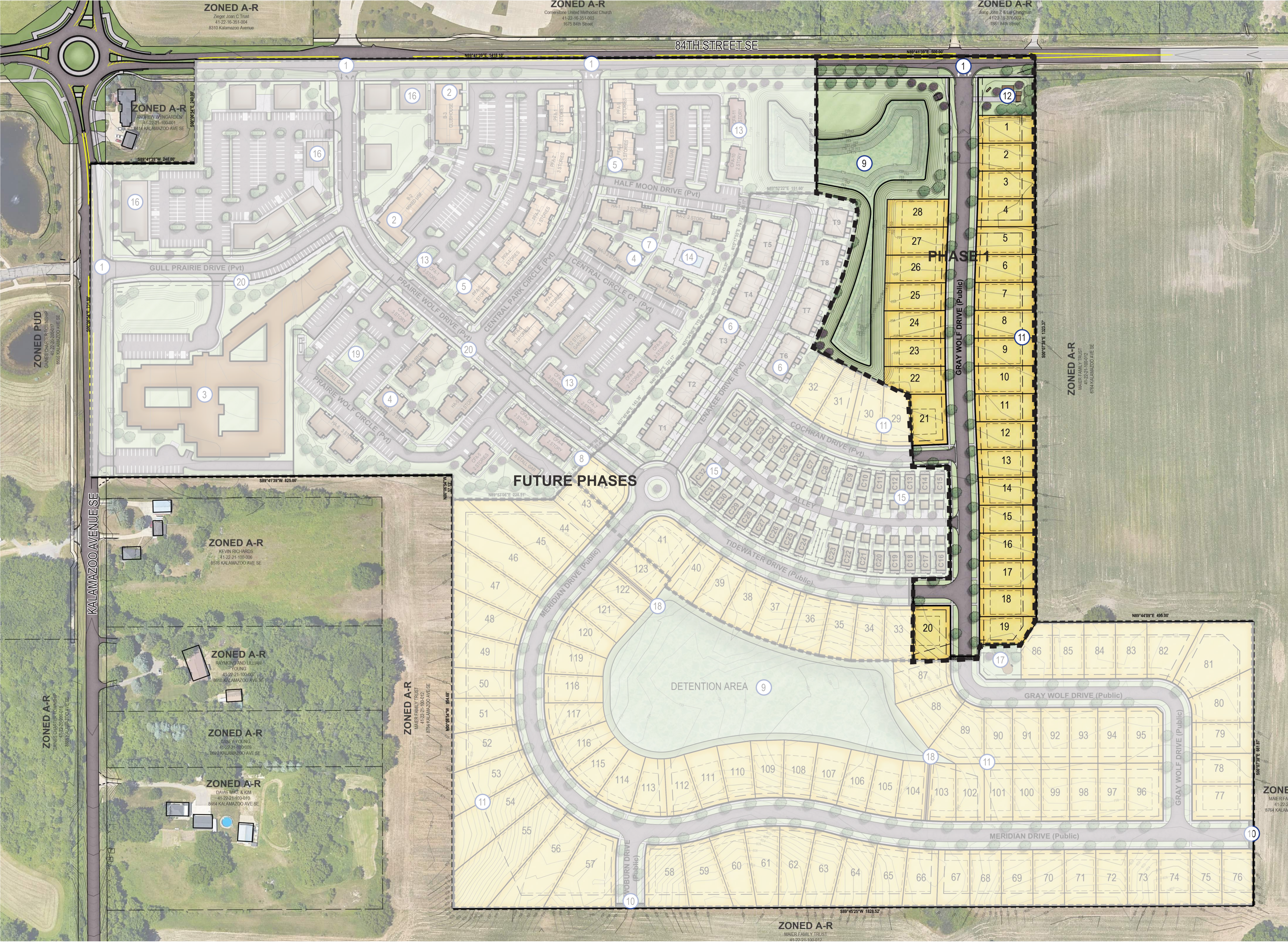
Applicants shall secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies.

These approvals will be a requirement for the final condominium plan. The Township Attorney will review the master deed and bylaws for the condominium when the final condominium plan is submitted.

STAFF RECOMMENDATION:

The Planning Commission made a positive recommendation to approve the preliminary major condominium on October 23rd, 2025.

Based on staff and Planning Commission review, both recommend that the Township Board of Trustees approve the preliminary major condominium.



LEGEND

- 1 SITE ENTRANCE
- 2 MIXED USE BUILDING TYP.
- 3 SENIOR LIVING FACILITY
- 4 HAVEN APARTMENT BUILDING TYP.
- 5 PARKWAY FLATS APARTMENT BUILDING TYP.
- 6 TOWNHOMES TYP.
- 7 COMMUNITY OPEN SPACE
- 8 MAIL KIOSK
- 9 STORMWATER DETENTION
- 10 FUTURE NEIGHBORHOOD CONNECTION
- 11 SINGLE FAMILY LOT TYP.
- 12 LIFT STATION
- 13 CANAL FLATS APARTMENT BUILDING TYP.
- 14 POOL
- 15 T.N.D. CONDO TYP.
- 16 COMMERCIAL SPACE
- 17 PLAYGROUND
- 18 PATH FOR POND ACCESS
- 19 DOG PARK
- 20 MULTI-MODAL PATH

NOTES

Site Location:	8460 Kalamazoo Ave. SE Caledonia, MI 49316
Phase 1 Site Area	= 11.2 ac.
Single Family Lots	= 28 lots
Proposed Density	= 2.5 units/acre

PRAIRIE WOLF STATION PHASE 1
ILLUSTRATIVE SITE PLAN RENDERING
project number: 25401111 - 23400096

TOWNSHIP OF GAINES, KENT COUNTY, MICHIGAN

84TH STREET SE

EASTERN AVE SE

KALAMAZOO AVE SE

92ND STREET SE

SITE

LOCATION MAP

NOT TO SCALE

North arrow icon



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:
Paramount Development
Corporation

1188 E Paris Avenue SE, Suite 100
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Preliminary Phase One Submittal
 Drawn: JW Checked: EDY/RP Date: 09.25.2025

[illegible]

SHEET INDEX

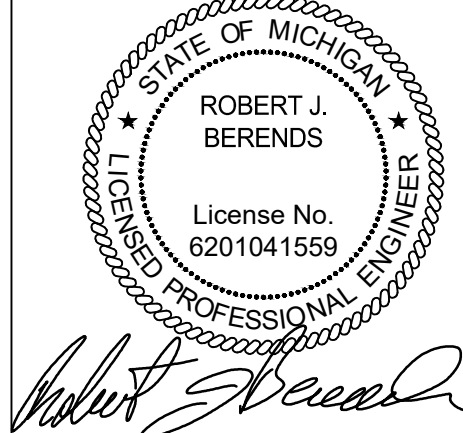
Cover Sheet - CONTRACT 2	C-100
Existing Site Conditions Plan	C-201
Site Layout Plan	C-205
Site Utility Plan	C-300

PRAIRIE WOLF STATION
SINGLE FAMILY RESIDENTIAL - PHASE ONE

Cover Sheet

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

STAMP:



PROJECT NO:
23400096

SHEET NO:

C-100

BENCHMARKS

BENCHMARK #10082 ELEV. = 806.83 (NAVD88)
Set railroad spike in East side of utility pole, located 40'± south of drive to Gaines Township Offices and 35'± west of the centerline of Kalamazoo Avenue

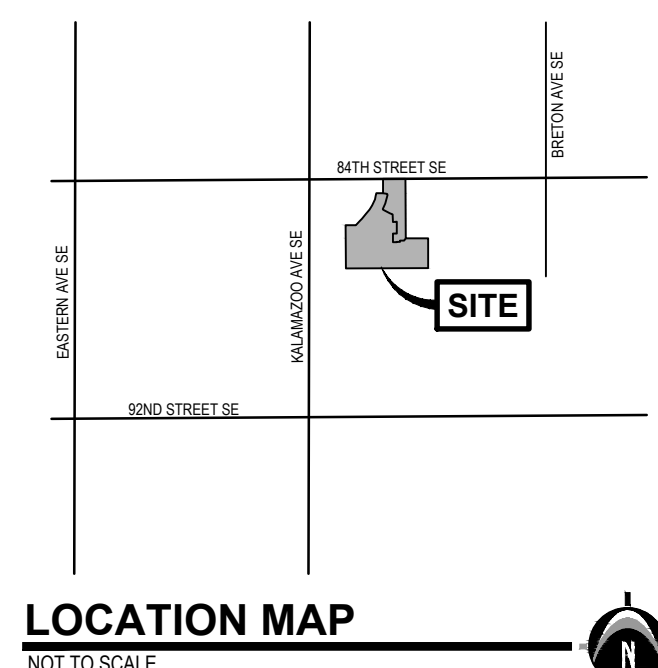
BENCHMARK #10144 ELEV. = 809.63 (NAVD88)
Set railroad spike in East side of utility pole, located 35'± West of the centerline of Kalamazoo Avenue and 100'± North of the centerline of the drive to "Prairie Wolf Park"



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE
OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE
CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

— Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation



- 1) EXISTING ZONING OF PROPERTY: PLANNED UNIT DEVELOPMENT (PUD)
- 2) SUMMARY OF LAND USE:
 - a) PHASE ONE AREA (EXCLUDING EX. R.O.W.) = 11.18 ACRES (487.073 SQ. FT.)
 - b) PROPOSED SINGLE FAMILY LOTS = 28 SITE CONDOMINIUMS
 - c) ADJOINING ZONING TO OVERALL PUD:
 - ZONING OF PARCELS TO THE NORTH AND WEST = SR, A/R
 - ZONING OF PARCELS TO THE EAST = A/R
 - ZONING OF PARCELS TO THE SOUTH = SR
- 3) APPROVED PUD SITE REGULATING STANDARDS FOR SINGLE FAMILY LOTS

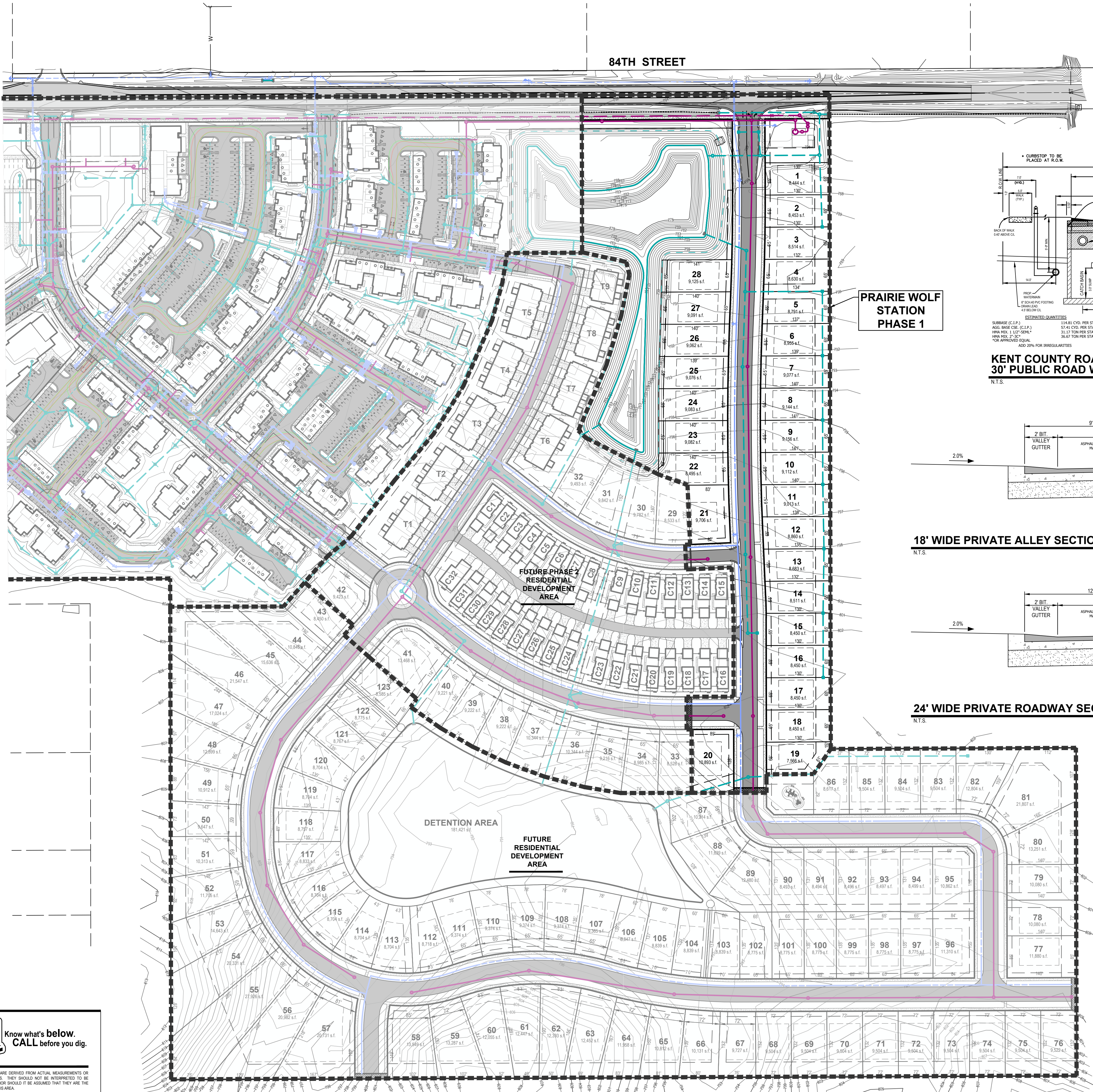
- 1) MINIMUM LOT WIDTH AT FRONT YARD SETBACK = 65 FT.
- 2) MINIMUM LOTS AREA = 7,000 SQ.FT.
- 3) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES, WHICHEVER IS LESS
- 4) SETBACKS:
 - FRONT YARD = 25 FT.
 - SIDE YARD = 5 FT.
 - REAR YARD = 35 FT.
- 4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD 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 USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING.
- 6) STREET LIGHTING TO BE TO CONSUMERS ENERGY STANDARDS.
- 7) EASEMENTS SHALL BE GRANTED FOR UTILITIES AND INGRESS/EGRESS AS REQUIRED BY AGENCIES.
- 8) FUTURE PHASE DETENTION IS PLANNED TO BE BUILT WITH THIS PHASE OF PRAIRIE WOLF STATION.

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

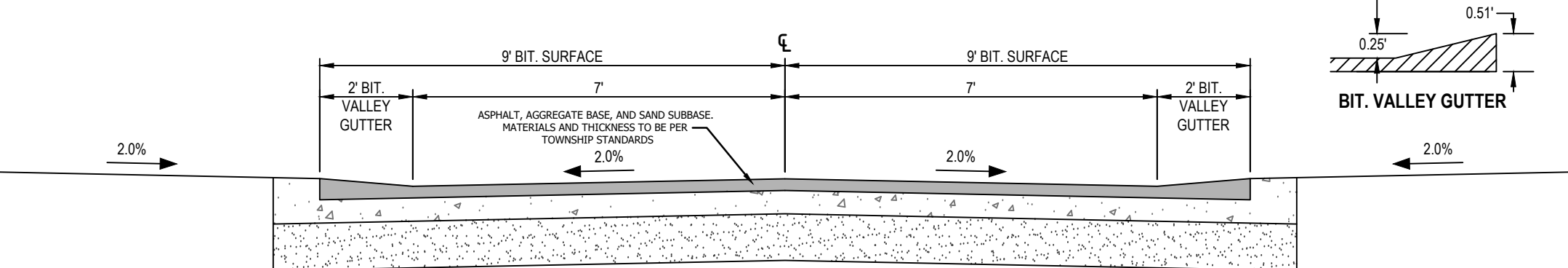
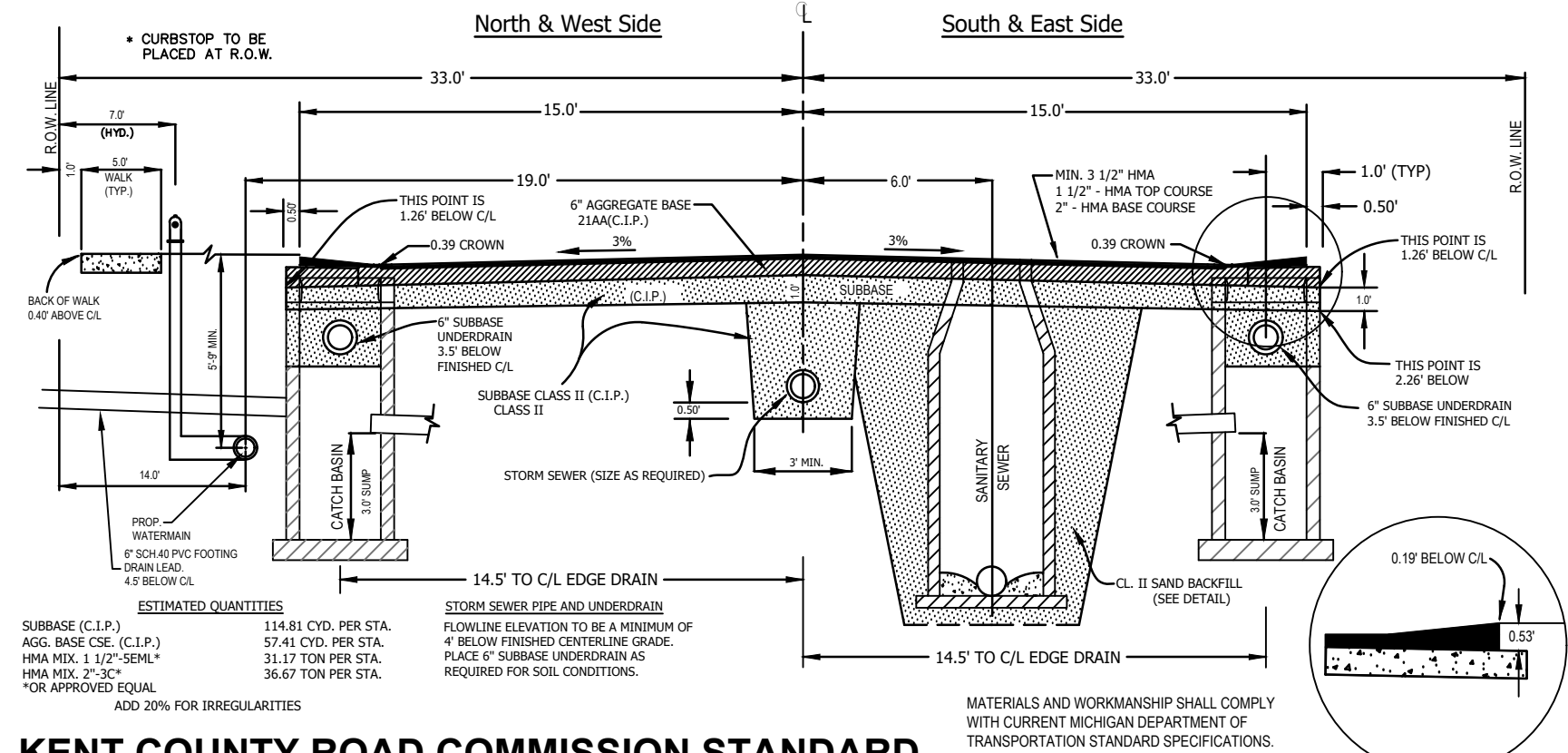
STATE OF MICHIGAN
★ ROBERT J. BERENDS ★
LICENSED PROFESSIONAL ENGINEER
License No.
6201041559

Robert J. Berends

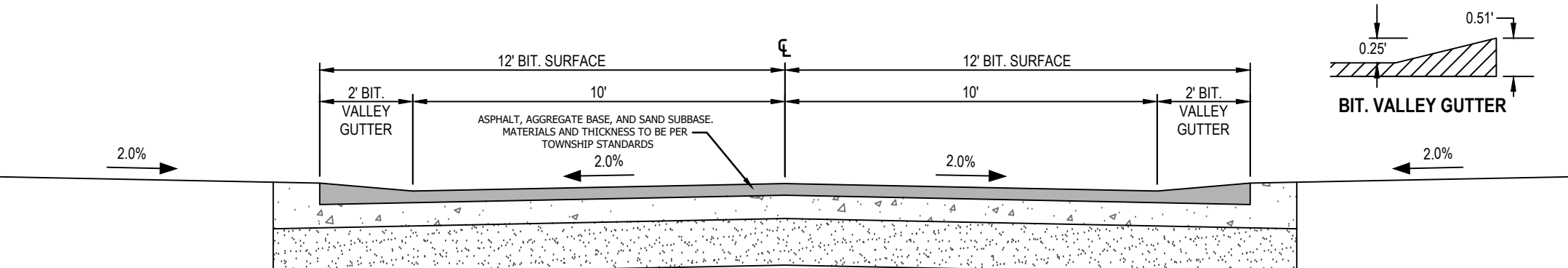
SHEET NO:
C-205



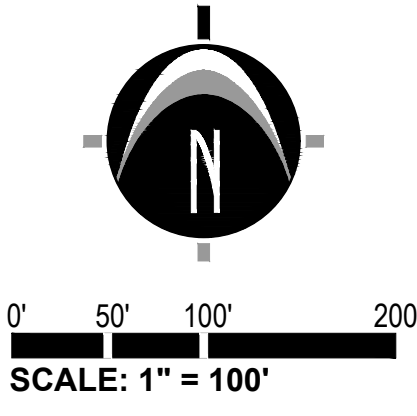
**PRAIRIE WOLF
STATION
PHASE 1**



18' WIDE PRIVATE ALLEY SECTION
N.T.S.



24' WIDE PRIVATE ROADWAY SECTION
N.T.S.



LEGEND

--- 75' ---	PROP. CONTOUR
---	EX. GRADE CONTOUR
---	PROPOSED BITUMINOUS (STANDARD DUTY)
---	PROPOSED CONCRETE (STANDARD DUTY)
---	PROP. 12" to 36" STM SEWER
---	PROP. 8" SANITARY SEWER
---	PROP. 12" WATERMAIN



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

24-53 - Pat Quick

Completed at

10/08/2025

Business Name	Address	Suite	City	Zip
Prairie Wolf Station	8460 KALAMAZOO -- AVE SE		Caledonia	49316

Introduction:

ITEM: REVIEW REQUIREMENTS We have reviewed your plans for the above facility. The following items are noted for compliance with code requirements. Code references to the International Fire Code 2015, as amended, are noted IFC; references to the Michigan/International Building Code are noted MBC; references to National Fire Protection Association codes and standards are noted NFPA. Please review the appropriate code for further details. All construction and processes must meet applicable code provisions.

RESULT: Plan Review

REMARK:

Phase 1 consisting of 28 site condominiums.

General Construction and Demolition:

ITEM: REQUIRED ACCESS Approved vehicle access for fire fighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

RESULT: Plan Review

ITEM: HYDRANTS REQUIRED Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

RESULT: Plan Review

REMARK:

No vertical construction prior to having working hydrants in place

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

Plans Approved or Denied:

ITEM: PLAN APPROVAL Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

RESULT: Approved

Inspection Signatures

Inspector Signature



24-53 - Pat Quick

Fire Marshal

Deputy Chief

--

pat.quick@gainestownship.org

**CHARTER TOWNSHIP OF GAINES
COUNTY OF KENT, MICHIGAN**

RESOLUTION NO. 2025-_____

The following Resolution was offered and adopted by the Gaines Charter Township Board of Trustees at a regular meeting held on November 10th, 2025, at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present:

Member Absent:

The following Resolution was offered for adoption by Member _____ and supported by Member _____ to document the findings and decision by the Gaines Charter Township Board of Trustees regarding a request made by Signature Land Development for preliminary site condominium approval for the Prairie Wolf Landing Phase 1 which includes 28 units and related common elements within the Prairie Wolf Station Planned Unit Development.

**PRELIMINARY CONDOMINIUM PLAN FOR THE PRAIRIE WOLF
LANDING PHASE 1 AT 1920 84TH STREET**

WHEREAS, Signature Land Development, the "Applicant," has requested approval of the preliminary site condominium for the Prairie Wolf Landing Phase 1 (the "Plan") at 1920 84th Street (41-22-21-100-014);

WHEREAS, the proposed Plan consists of 28 single-family site condominium units on a 11.19-acre development site (excluding public right-of-way);

WHEREAS, the Planning Commission considered the application and the proposed Plan and, at a meeting on October 23rd, 2025, recommended that the Gaines Charter Township Board of Trustees grant approval of the preliminary site condominium Plan upon certain terms and conditions; and

WHEREAS, the Gaines Charter Township Board of Trustees has received the request and has considered all standards of approval.

Township Board Resolution No. 2025-_____

Prairie Wolf Landing Phase 1
November 10th, 2025

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. Approval of the Preliminary Site Condominium

The Gaines Charter Township Board of Trustees approves the preliminary site condominium Plan, as shown on the Plan dated 09/25/2025, upon the terms and subject to the conditions stated in this Resolution. This Resolution approves the overall layout and preliminary Plan for site condominium units, streets, open space, stormwater infrastructure, and utilities.

2. Site Condominium Units

The Plan consists of 28 residential site condominium units for one (1) single-family detached dwelling each, numbered 1-28. Residential construction shall comply with the Gaines Charter Township Zoning Ordinance.

3. Other Required Approvals

Written approvals from other agencies having jurisdiction over the Plan shall be obtained, and copies shall be provided to the Township as part of final site condominium review or as a condition of final site condominium approval.

4. Private Street

The public and private street extensions shall be reviewed and approved as part of the final site condominium review.

5. Master Deed

Prior to the issuance of a building permit for any building in any proposed site condominium development, the following items must be submitted to the Zoning Administrator unless waived by the appropriate Township department:

- a. The Master Deed for the condominium development.
- b. The Articles of Incorporation for the condominium association.

6. Conditions of Approval

- a. Staff shall confirm that no less than three (3) house models that meet the requirements of the Zoning Ordinance Section 16.20.F (General Residential Requirements, Single-Family Detached Development Variety) are built within the development.
- b. Staff shall enforce the landscaping requirements of Chapter 23 of the Zoning Ordinance, and Section 23.50 (Front Yard Trees) prior to the issuance of Certificates of Occupancy. Trees shall be placed between the curb and sidewalk unless otherwise approved by the Planning Commission.

Township Board Resolution No. 2025-_____

Prairie Wolf Landing Phase 1
November 10th, 2025

- c. The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.
- d. The applicant shall adhere to all review comments provided by the Township Engineer and Fire Marshal.

TOWNSHIP BOARD DECISION

Based on the above, the Gaines Charter Township Board of Trustees hereby adopts Resolution No. 2025-_____ and approves the preliminary condominium plan with the conditions outlined in this Resolution.

Approval under Section 28.30 of the Zoning Ordinance grants the applicant one (1) year to develop final plans in accordance with the overall design and layout of the preliminary site condominium plan. One (1) year extensions are allowable if authorized by the Township Board.

A motion was made to adopt this resolution by Township Board Member _____ and supported by Township Board Member _____, the roll call vote being as follows:

AYES: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Board at a regular meeting held on _____, 2025.

Respectfully submitted,

Michael Brew, Clerk
Gaines Charter Township

Dated: _____, 2025

Township Board Resolution No. 2025-_____
Prairie Wolf Landing Phase 1
November 10th, 2025



MEMO

Staff Communication

DATE: November 10th, 2025

TO: Board of Trustees

FROM: Dan Wells, Community Development Director

RE: Preliminary Major Condominium, Prairie Wolf Landing Phase 2

SUMMARY:

The applicant requests preliminary major condominium approval of the Prairie Wolf Landing Phase 2, a portion of the Prairie Wolf Station Planned Unit Development. This phase is being developed by Signature Land Development (a subsidiary of Eastbrook Homes) and features 80 single-family dwelling units; 14 detached site condominiums, 32 “terrace” homes, and 34 units of two-story multi-unit townhouse buildings ranging from two to four homes each. All the homes in this phase are single-family, and the phase was designed as a transition between the higher density apartments to the west and the detached single-family homes to the east. Prairie Wolf Landing has been chosen as the name for the Eastbrook portions of the development, in order to differentiate it from the commercial, multifamily and mixed-use portions being developed by Kendall properties.

If approved, the applicant will have one year to submit a final condominium plan. Final details related to utilities, stormwater, and streets will be reviewed by the Fire Marshal, Township Engineer, and Byron-Gaines Utility Authority as required for final approval.

SECTION 28.40 CONDOMINIUM APPROVAL STANDARDS

A. Design

The preliminary condominium plan is consistent with the requirements of the Prairie Wolf Station PUD site plan as approved and amended. The development will be served by extensions of municipal water and sanitary sewer lines. Provisions for the installation of buried power, telephone, gas distribution, and

cable TV lines are also to be included. A streetlight assessment district will be established by the developer. The applicant shall be required to comply with all utility and stormwater requirements of the Township Engineer.

B. Zoning Compliance and Compatibility: Detached Single-Family Site Condominiums

DETACHED SINGLE-FAMILY SITE CONDOMINIUMS

REQUIREMENT	COMPLIANCE	COMMENT
PUD Requirements		
Minimum Lot Area Table (PUD)	Yes	7,000 SF minimum
Minimum Lot Width (PUD)	Yes	65 feet minimum
Max. Building Height (PUD)	Yes	35 foot maximum or 2.5 stories
Front Setback-25' (PUD)	Yes	
Side Setback-5' (PUD)	Yes	
Rear Setback-35' (PUD)	Yes	

TERRACE HOMES (C1 - C32)

REQUIREMENT	COMPLIANCE	COMMENT
PUD Requirements		
Minimum Lot Area	Yes	Condominium
Minimum Lot Width	Yes	Condominium
Max. Building Height	Yes	35 foot maximum or 2.5 stories
Front Setback-10'	Yes	To R.O.W.
Side Setback-5'	Yes	10' total between buildings
Rear Setback – 20'	Yes	Rear foundation to alley pavement

TWO-STORY CONDOMINIUMS (T1 - T9)

REQUIREMENT	COMPLIANCE	COMMENT
PUD Requirements		
Minimum Lot Area	Yes	Condominium
Minimum Lot Width	Yes	Condominium
Max. Building Height	Yes	35 foot maximum or 2.5 stories
Front Setback-20'	Yes	Building foundation to road edge
Side Setback-6'	Yes	12' total between buildings
Setback to multi-family- 45'	Yes	Condominium
Setback to single-family- 25'	Yes	Condominium

C. Mobility, Traffic, and Access

All road layouts are subject to approval by the Township Board, Kent County Road Commission, Township Engineer and Fire Marshal. Staff finds that proposed road layout is conducive to good mobility and pedestrian access. Notable is the use of a traffic circle in the core of the project area.

Sidewalks will be installed on both sides of the road. No multi-use pathways were required in this part of the development as roads and sidewalks are assumed to fill that need.

D. Stormwater And Water Quality

Stormwater management utilities are located within the public road right-of-way. All stormwater plans are subject to review by the Township Engineer and Kent County Drain Commission.

E. Outside Agencies

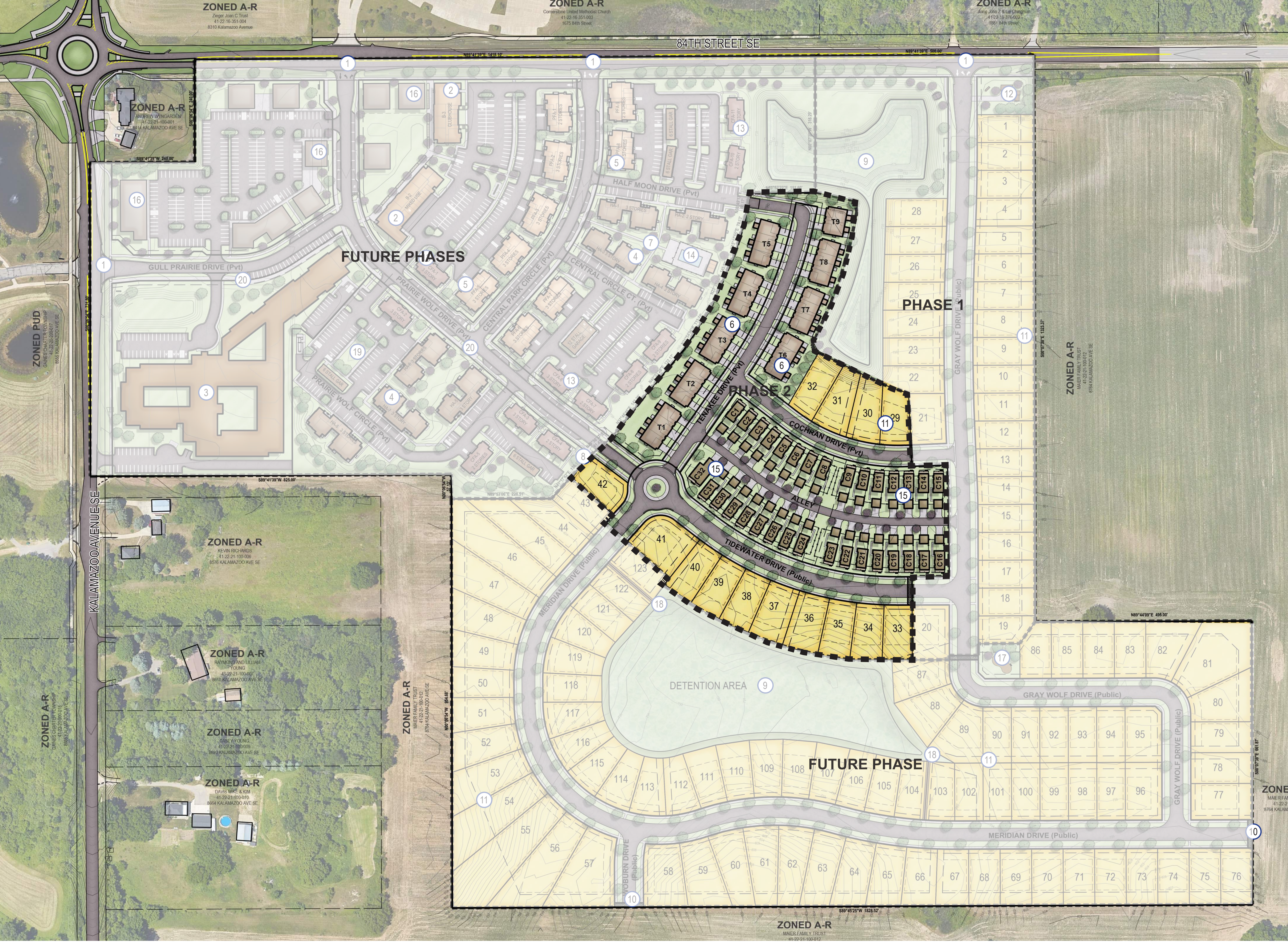
Applicants shall secure all applicable outside agency approvals, including but not limited to the Kent County Health Department, Kent County Road Commission, Kent County Drain Commission, Fire Department, and State of Michigan regulatory agencies.

These approvals will be a requirement for the final condominium plan. The Township Attorney will review the master deed and bylaws for the condominium when the Final Condominium Plan is submitted.

STAFF RECOMMENDATION:

The Planning Commission made a positive recommendation to approve the preliminary major condominium on October 23rd, 2025.

Based on staff and Planning Commission review, both recommend that the Township Board of Trustees approve the preliminary major condominium.



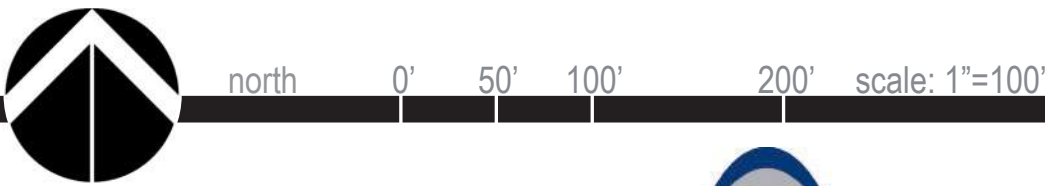
LEGEND

- 1 SITE ENTRANCE
- 2 MIXED USE BUILDING TYP.
- 3 SENIOR LIVING FACILITY
- 4 HAVEN APARTMENT BUILDING TYP.
- 5 PARKWAY FLATS APARTMENT BUILDING TYP.
- 6 TOWNHOMES TYP.
- 7 COMMUNITY OPEN SPACE
- 8 MAIL KIOSK
- 9 STORMWATER DETENTION
- 10 FUTURE NEIGHBORHOOD CONNECTION
- 11 SINGLE FAMILY LOT TYP.
- 12 LIFT STATION
- 13 CANAL FLATS APARTMENT BUILDING TYP.
- 14 POOL
- 15 T.N.D. CONDO TYP.
- 16 COMMERCIAL SPACE
- 17 PLAYGROUND
- 18 PATH FOR POND ACCESS
- 19 DOG PARK
- 20 MULTI-MODAL PATH

NOTES

Site Location:	8460 Kalamazoo Ave. SE Caledonia, MI 49316
Phase 2 Site Area	= 11.76 ac.
Residential Unit Total	= 80 units
Single Family Lots	= 14 lots (14 units)
Terrace Homes	= 32 condos (32 units)
Two-Story Condominiums	= 9 buildings (34 units)
Proposed Density	= 6.8 units/acre

PRAIRIE WOLF STATION PHASE 2
ILLUSTRATIVE SITE PLAN RENDERING
project number: 25401111 - 23400096



September 22, 2025



TOWNSHIP OF GAINES, KENT COUNTY, MICHIGAN

84TH STREET SE

EASTERN AVE SE

2ND STREET SE

KALAMANDZO AVE SE

BIRCH AVE SE

SITE

LOCATION MAP

NOT TO SCALE

North arrow icon



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GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS

PREPARED FOR:
Paramount Development
Corporation

1188 E Paris Avenue SE, Ste 100
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Preliminary Phase Two Submittal
Drawn: JW Checked: EDY/RP Date: 09.25.2025

[illegible]

SHEET INDEX

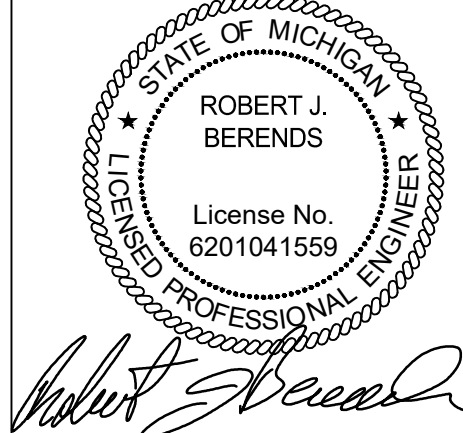
Cover Sheet - CONTRACT 2	C-100
Existing Site Conditions Plan	C-201
Site Layout Plan	C-205
Site Utility Plan	C-300

PRAIRIE WOLF STATION
SINGLE FAMILY RESIDENTIAL - PHASE TWO

Cover Sheet

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

STAMP:



PROJECT NO:
25401111

SHEET NO:

C-100



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
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— Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation



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Grand Rapids, MI 49503
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REVISIONS:

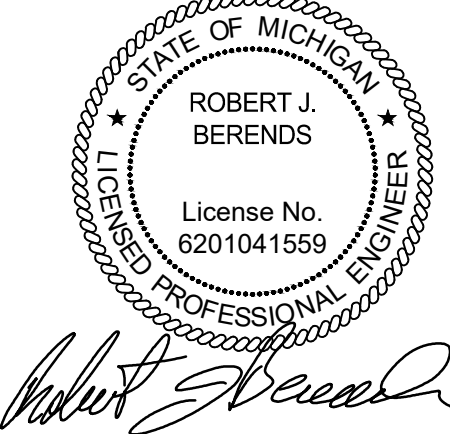
Title: Preliminary Phase Two Submittal		
Drawn: JW	Checked: EDY/RP	Date: 09.25.2025
Title: Township Planner Review		
Drawn: JW	Checked: RP	Date: 10.15.2025

PRAIRIE WOLF STATION

Site Layout Plan

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

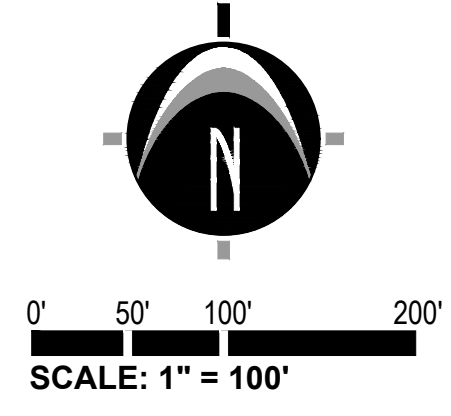
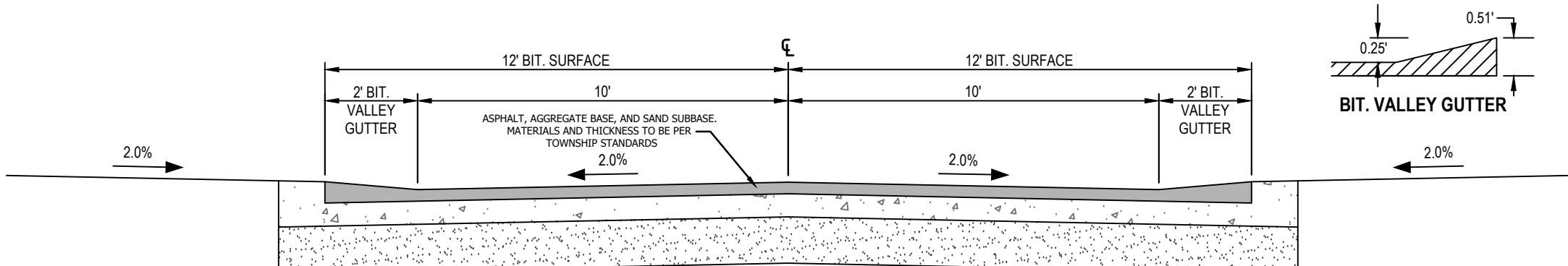
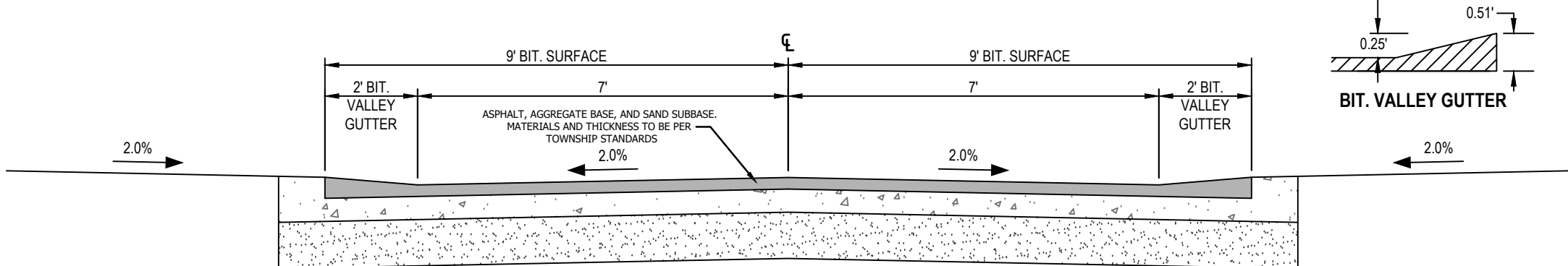
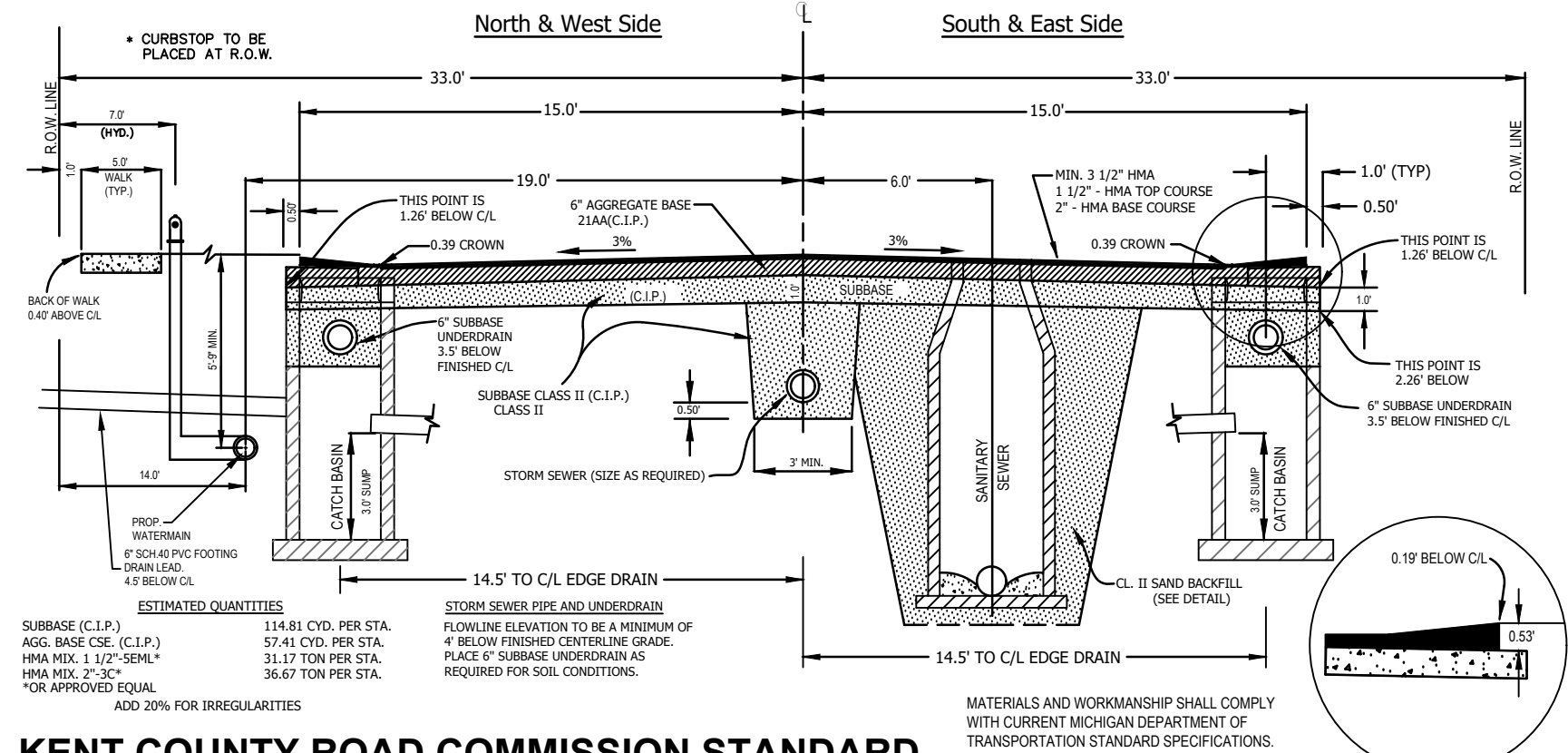
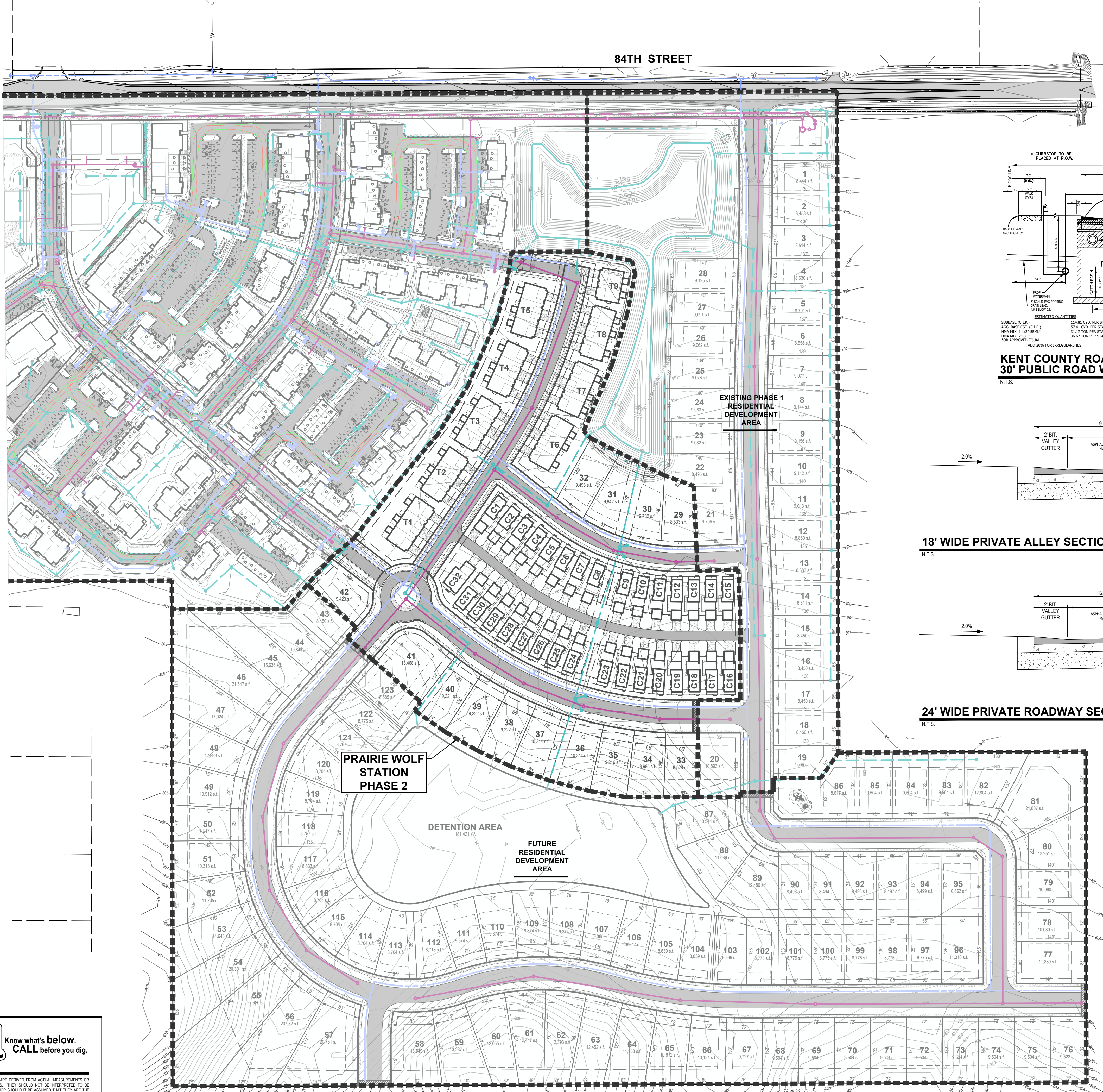
STAMP:



PROJECT NO:
2540111

SHEET NO:

C-205



LEGEND	
---	PROP. CONTOUR
- - -	EX. GRADE CONTOUR
---	PROPOSED BITUMINOUS (STANDARD DUTY)
---	PROPOSED CONCRETE (STANDARD DUTY)
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Gaines Charter Township Fire Department Inspection Report

Plan Review-Site Plan Inspection Result

Inspection Status

Completed

Inspected by

24-53 - Pat Quick

Completed at

10/13/2025

Business Name	Address	Suite	City	Zip
Prairie Wolf Station	8460 KALAMAZOO -- AVE SE		Caledonia	49316

Introduction:

ITEM: REVIEW REQUIREMENTS We have reviewed your plans for the above facility. The following items are noted for compliance with code requirements. Code references to the International Fire Code 2015, as amended, are noted IFC; references to the Michigan/International Building Code are noted MBC; references to National Fire Protection Association codes and standards are noted NFPA. Please review the appropriate code for further details. All construction and processes must meet applicable code provisions.

RESULT: Plan Review

REMARK:

Phase 2 consisting of 80 dwellings (14 site Condos, 32 Terrace Homes, and 34 Two-story Condos)

General Construction and Demolition:

ITEM: REQUIRED ACCESS Approved vehicle access for fire fighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

RESULT: Plan Review

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REMARK:

No vertical construction prior to having working hydrants in place.

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RESULT: Plan Review

Plans Approved or Denied:

ITEM: PLAN APPROVAL Any changes must be reviewed and approved by the Gaines Township Fire Department. All construction and processes must meet applicable codes and standards.

RESULT: Approved

Inspection Signatures

Inspector Signature



24-53 - Pat Quick

Fire Marshal

Deputy Chief

--

pat.quick@gainestownship.org

**CHARTER TOWNSHIP OF GAINES
COUNTY OF KENT, MICHIGAN**

RESOLUTION NO. 2025-_____

The following Resolution was offered and adopted by the Gaines Charter Township Board of Trustees at a regular meeting held on November 10th, 2025, at the Gaines Charter Township Offices, 8555 Kalamazoo Avenue, Caledonia, Michigan.

Members Present:

Member Absent:

The following Resolution was offered for adoption by Member _____ and supported by Member _____ to document the findings and decision by the Gaines Charter Township Board of Trustees regarding a request made by Kelly Kuiper (Signature Land Development) for preliminary major condominium approval for the Prairie Wolf Landing Phase 2 which includes 80 units and related common elements within the Prairie Wolf Station Planned Unit Development.

**PRELIMINARY MAJOR CONDOMINIUM PLAN FOR THE PRAIRIE WOLF
LANDING PHASE 2 AT 1920 84TH STREET**

WHEREAS, Signature Land Development, the “Applicant,” has requested approval of the preliminary major condominium for the Prairie Wolf Landing Phase 2 (the “Plan”) at 1920 84th Street (41-22-21-100-014);

WHEREAS, the proposed Plan consists of 80 single-family condominium units on a 11.76-acre development site (excluding public and private right-of-ways);

WHEREAS, the Planning Commission considered the application and the proposed Plan and, at a meeting on October 23rd, 2025, recommended that the Gaines Charter Township Board of Trustees grant approval of the preliminary condominium Plan upon certain terms and conditions; and

WHEREAS, the Gaines Charter Township Board of Trustees has received the request and has considered all standards of approval.

Township Board Resolution No. 2025-_____

Prairie Wolf Landing Phase 2
November 10th, 2025

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. Approval of the Preliminary Condominium

The Gaines Charter Township Board of Trustees approves the preliminary condominium Plan, as shown on the Plan dated 09/25/2025, upon the terms and subject to the conditions stated in this Resolution. This Resolution approves the overall layout and preliminary Plan for condominium units, streets, open space, stormwater infrastructure, and utilities.

2. Condominium Units

The Plan consists of 80 single-family dwelling units; 14 “site” condominiums (numbered 29-42), 32 “terrace” homes (C1-C32), and 34 units of two-story multi-unit townhouse buildings ranging from two to four homes each (T1-T9). Residential construction shall comply with the Gaines Charter Township Zoning Ordinance.

3. Other Required Approvals

Written approvals from other agencies having jurisdiction over the Plan shall be obtained, and copies shall be provided to the Township as part of final condominium review or as a condition of final condominium approval.

4. Private Street

The public and private street extensions shall be reviewed and approved as part of the final condominium review.

5. Master Deed

Prior to the issuance of a building permit for any building in any proposed site condominium development, the following items must be submitted to the Zoning Administrator unless waived by the appropriate Township department:

- a. The Master Deed for the condominium development.
- b. The Articles of Incorporation for the condominium association.

6. Conditions of Approval

- a. Staff shall confirm that no less than five (5) house models that meet the requirements of the Zoning Ordinance Section 16.20.F (General Residential Requirements, Single-Family Detached Development Variety) are built within the development.
- b. Staff shall enforce the landscaping requirements of Chapter 23 of the Zoning Ordinance, and Section 23.50 (Front Yard Trees) prior to the issuance of Certificates of Occupancy. Trees shall

Township Board Resolution No. 2025-_____

Prairie Wolf Landing Phase 2
November 10th, 2025

be placed between the curb and sidewalk unless otherwise approved by the Planning Commission.

- c. The applicant shall request the creation of a Street Light Assessment District before applying for residential building permits.
- d. The applicant shall adhere to all review comments provided by the Township Engineer and Fire Marshal.

TOWNSHIP BOARD DECISION

Based on the above, the Gaines Charter Township Board of Trustees hereby adopts Resolution No. 2025-_____ and approves the preliminary condominium plan with the conditions outlined in this Resolution.

Approval under Section 28.30 of the Zoning Ordinance grants the applicant one (1) year to develop final plans in accordance with the overall design and layout of the preliminary site condominium plan. One (1) year extensions are allowable if authorized by the Township Board.

A motion was made to adopt this resolution by Township Board Member _____ and supported by Township Board Member _____, the roll call vote being as follows:

AYES: _____
NAYS: _____
ABSENT: _____

RESOLUTION DECLARED ADOPTED

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Gaines Charter Township Board at a regular meeting held on _____, 2025.

Respectfully submitted,

Michael Brew, Clerk
Gaines Charter Township

Dated: _____, 2025

Township Board Resolution No. 2025-_____
Prairie Wolf Landing Phase 2
November 10th, 2025



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

November 3, 2025
0646

Rod Weersing
Gaines Charter Township
8555 Kalamazoo Ave, SE
Caledonia, MI 49316

Peggy Sattler
Byron Township
8385 Byron Center Avenue, SW
Byron Center, MI 49315

RE: 2.0MG Patterson Tank – Bid Award Recommendation

Dear Rod and Peggy:

Two (2) bids were received for construction of the 2.0MG Patterson Tank project. We have reviewed the bids for accuracy and completeness, and Preload, LLC is the low bidder in the amount of \$4,628,000.00. Enclosed is a tabulation of bids.

Preload, LLC has sufficient experience in the construction of AWWA D110 Type III tanks, and we recommend the project be awarded to them at the Gaines Charter Township Board meeting and the Byron Township Board meeting scheduled for November 10, 2025 if feasible. This project has a completion date of October 31, 2027 due to the lack of availability in the schedules of the two bidders.

Please note that Preload, LLC has constructed the two existing concrete ground storage tanks that are currently a part of the Byron-Gaines Water System.

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

Enclosures

- c. Amos Tillema, Byron Township Supervisor
- Bob Terpstra, Gaines Township Supervisor
- Angie Vander Ploeg, Byron Water & Sewer Administrator
- Tracy Lawrence, Gaines Water & Sewer Administrator
- Barry Korhorn, BGUA Operations Supervisor

BID TAB

0646

2.0MG PATTERSON TANK

**GAINES CHARTER TOWNSHIP
BYRON TOWNSHIP
KENT COUNTY, MICHIGAN
OCTOBER 31, 2025**

1st Low Bidder:
Preload, LLC

2nd Low Bidder:
DN Tanks

3rd Low Bidder:

ITEM #	ITEM	CONTRACT QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization, Bonds, Permits, & Insurance (5% Maximum)	1	L. SUM	<u>\$230,000.00</u>	<u>\$230,000.00</u>	<u>\$258,800.00</u>	<u>\$258,800.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
2	Traffic Control	1	L. SUM	<u>\$20,000.00</u>	<u>\$20,000.00</u>	<u>\$25,000.00</u>	<u>\$25,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
3	Mass Site Grading	1	L. SUM	<u>\$400,000.00</u>	<u>\$400,000.00</u>	<u>\$786,300.00</u>	<u>\$786,300.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
4	Furnish, construct, and place into operation a two million gallon AWWA D110 Type III pre-stressed concrete tank with steel daphragm including yard piping and all necessary appurtenant work	1	L. SUM	<u>\$3,008,000.00</u>	<u>\$3,008,000.00</u>	<u>\$3,246,300.00</u>	<u>\$3,246,300.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
5	Construct Geopier Rammed Aggregate Pier Soil Reinforcement System	1	L. SUM	<u>\$150,000.00</u>	<u>\$150,000.00</u>	<u>\$518,600.00</u>	<u>\$518,600.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
6	20-Inch, Class 53 Ductile Iron Watermain	1	L. SUM	<u>\$630,000.00</u>	<u>\$630,000.00</u>	<u>\$520,500.00</u>	<u>\$520,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
7	24-Inch, C-76-III Concrete Storm Sewer	1	L. SUM	<u>\$190,000.00</u>	<u>\$190,000.00</u>	<u>\$139,400.00</u>	<u>\$139,400.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
TOTAL ALL CONTRACT ITEMS					<u>\$4,628,000.00</u>		<u>\$5,494,900.00</u>		<u>\$0.00</u>

No additional bids received.



Vriesman
& Korhorn

October 24, 2025
1499

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

RE: 6207 East Paris Avenue - Water/Sewer Development Contract

Dear Tracy:

Enclosed is the Water/Sewer Development Contract for the new industrial building being developed by First Companies at 6207 East Paris Avenue. The Water/Sewer Development Contract details the project which includes the extension of 957 feet of 12-inch watermain and 500 feet of 8-inch watermain. The building is connecting to an existing sanitary sewer located in the East Paris Avenue ROW.

No oversizing of watermain or sanitary sewer is included in the project. All water and sewer availability fees and trunkage fees have been paid for the project.

The proposed Water/Sewer Development contract has been signed by the Developer. 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'.

Jeffrey M. Gritter, P.E.

JMG/nfb

Encl.

**WATER AND/OR SEWER
DEVELOPMENT CONTRACT**

CONTRACT FACE PAGES

I. PARTIES

A. DEVELOPER (the "Developer"):

First Companies, Inc.

6355 East Paris Avenue, Caledonia, MI 49316

Corporation

**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").

The Development consists of the following: 6207 East Paris Avenue, see Exhibit A.

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

-182 lin. Ft. of 12" watermain in the East Paris Avenue ROW from an existing 16" watermain in East Paris to the property line/ROW line.

-775 lin ft. of 12" watermain in public easement from the East Paris Avenue ROW line to a point 775' west of the ROW line.

-250 lin. ft. of 8" watermain in a public easement from the proposed 12" watermain 775' west of East Paris Avenue to the west and north.

-250 lin. ft. of 8" watermain in a public easement from the proposed 12" watermain 75' west of East Paris Avenue to the north.

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"): 5/1/26

V. IRREVOCABLE LETTER OF CREDIT

A. Required prior to commencement of construction:

YES _____ NO X _____

B. Amount of letter of credit: \$ N/A

VI. **WATER AVAILABILITY FEE**

A. Basis of Water Availability: N/A – Paid in Full

B. Amount of Water Availability Fee: \$ N/A

C. Payment Terms: N/A

VII. **WATER TRUNKAGE FEE**

A. Basis of Water Trunkage Fee: N/A – Paid in Full

B. Amount of Water Trunkage Fee: \$ N/A

C. Payment Terms: N/A

VIII. **WATERMAIN PAYBACK ARRANGEMENTS**

A. Basis of Payback Arrangements for Watermain: N/A – watermain being constructed with the project is not eligible for payback.

B. Maximum Amount of Watermain Payback Payments to the Developer:
\$ N/A

C. Payment Terms: N/A

D. Expiration Date of Payback Arrangements: N/A

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: N/A – watermain being constructed as a part of the project has been sized to provide fire flows for the proposed building.

B. Amount of Oversizing Payment to the Developer: \$ N/A

C. Payment Terms: N/A

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: N/A – Paid in Full.

B. Amount of Sewer Availability Fee: \$ N/A

C. Payment Terms: N/A

XI. SEWER TRUNKAGE FEE

A. Basis of Sewer Trunkage Fee: N/A – Paid in Full.

B. Amount of Sewer Trunkage Fee: \$ N/A

C. Payment Terms: N/A

XII. SANITARY SEWER PAYBACK ARRANGEMENTS

A. Basis of Payback Arrangements for Sanitary Sewer: N/A – no public sewer is being extended as part of the development of this site.

B. Maximum Amount of Sanitary Sewer Payback Payments to the Developer: \$ N/A

C. Payment Terms: N/A

D. Expiration Date of Payback Arrangements: N/A

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: N/A
- B. Amount of Oversizing Payment to the Developer: \$ N/A
- C. Payment Terms: N/A

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

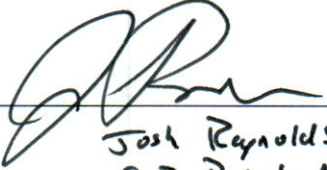
N/A

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) 
Josh Reynolds
FCI Project Manager
10-7-25

(2) _____

DEVELOPER:

By: 
Its: Director of Construction Development.

By: Kevin Vreugdenhil
Its: _____

Dated: October 7th, 2025

Witnesses:

(1) _____

(2) _____

CHARTER TOWNSHIP OF GAINES:

By: _____
Its: Supervisor

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.

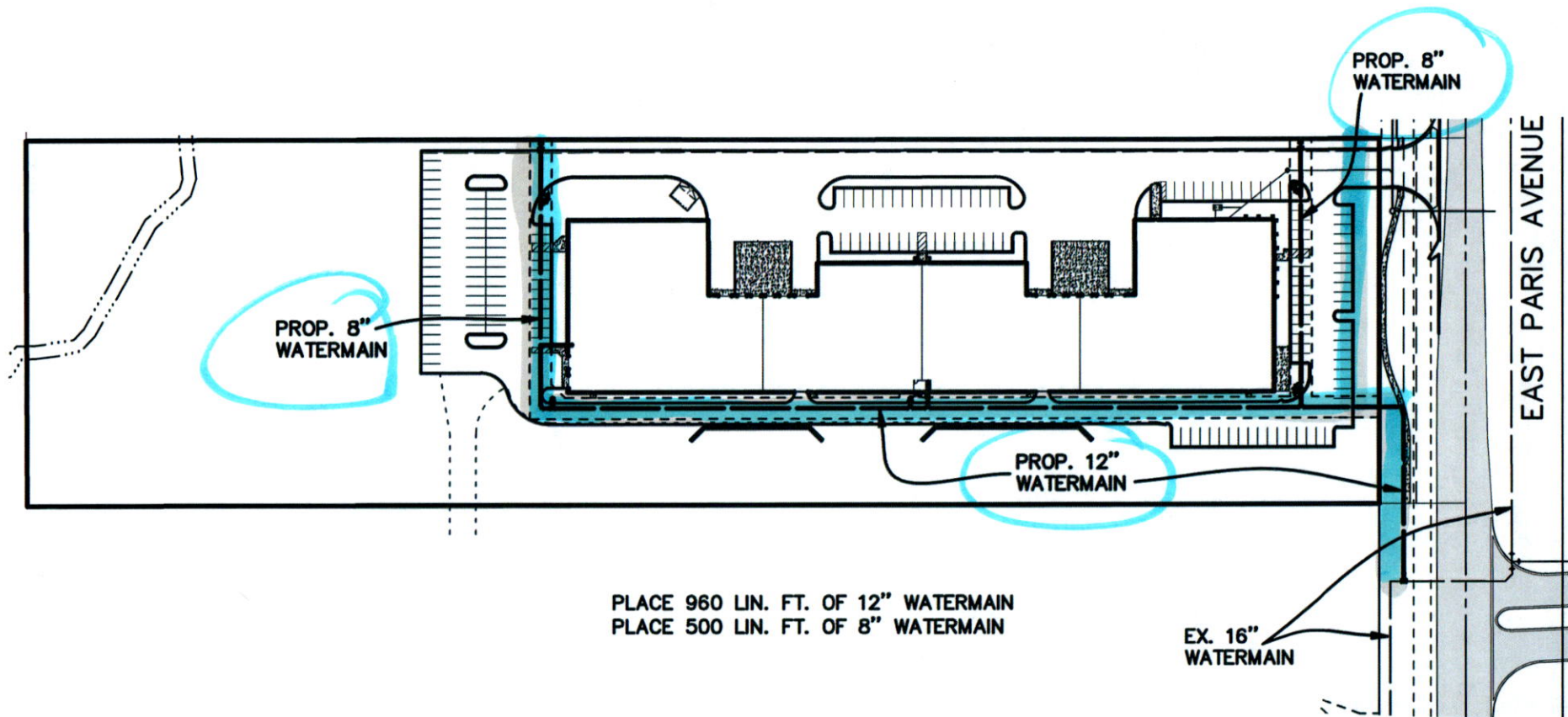
Section 11. **MISCELLANEOUS.** Neither this Contract nor any rights under it may be assigned nor may any duty be delegated without the prior written consent of the non-assigning

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.

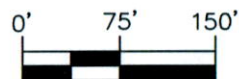
All notices and other documents to be served and transmitted hereunder shall be in writing and addressed to the respective parties hereto at the addresses stated on the Contract Face Pages or such other address or addresses as shall be specified by the parties hereto from time to time and may be served 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



PLACE 960 LIN. FT. OF 12" WATERMAIN
PLACE 500 LIN. FT. OF 8" WATERMAIN



SCALE: 1" = 150'

EXHIBIT "A"
RE: 6207 EAST PARIS AVENUE



exxel engineering, inc.

planners • engineers • surveyors

5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com



MEMO

Staff Communication

DATE: November 4, 2025
TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: Approval to Hire Additional Full-time Firefighters

SUMMARY:

The Gaines Charter Township Fire Advisory Committee has presented to the Township Board a request to hire additional firefighters. The ultimate staffing goal is to have four firefighters on each shift at each station. This staffing level aligns with NFPA standards.

In an effort to achieve that level of staffing, the Advisory Committee has requested the addition of one firefighter to each shift at one of the Fire Stations. This request was presented to the Township Personnel Committee for their input. The Personnel Committee has made a recommendation to the Township Board to approve the hiring of three Firefighters that would be added to all three shifts at one Fire Station. The attachment provided for this item details the rationale for the request from the Advisory Committee.

FINANCIAL IMPACT:

This will increase the personnel cost in the Township Public Safety budget.

BUDGET ACTION REQUIRED:

None currently. Hiring would begin in early 2026 and the cost for this additional staffing has been added to the Fiscal Year 2026 Public Safety budget.

STAFF RECOMMENDATION:

Staff recommends that the Township Board follow the recommendation from the Advisory and Personnel Committees.

Fire Department Staffing Proposal

Addressing current and future needs



Executive Summary

This proposal addresses the critical need for increased staffing within the fire department to meet the growing demands of our community. The present staffing levels do not meet consensus or regulatory guidelines for safe and effective emergency response, exposing critical gaps in service delivery. This document outlines the identified staffing needs, provides a justification for additional positions, and presents an implementation timeline.

Staffing Needs Assessment

As part of our strategic planning initiative, a comprehensive analysis of call volume trends, response performance metrics, and community risk data has identified a persistent gap in staffing that directly impacts our department's ability to meet operational objectives. Current personnel levels fall short of what is required to sustain NFPA-compliant coverage, address surges in service demand, and implement proactive community risk reduction strategies.

- **Insufficient On-Scene Personnel:** Limited personnel on scene hinder the ability to conduct simultaneous operations, such as fire suppression and victim rescue.
- **Growing Population Density:** Rapid population growth in certain areas increases the risk of incidents and will continue to strain existing resources.
- **Staffing Resiliency:** Compromised ability to scale during large or multi-incident scenarios. Overreliance on overtime and callbacks leads to physical and mental strain.

Justification for Additional Staff

The proposed staffing increases are essential to address the identified needs and ensure the safety and well-being of our community. The following justifications support this proposal:

- **Enhanced Firefighter Safety:** Adequate staffing levels will allow for safer and more effective fireground operations, reducing the risk of firefighter injuries and fatalities.
- **Enhanced Community Safety:** By addressing staffing shortages, we can improve our ability to protect lives and property from fire, medical emergencies, and other hazards.
- **Compliance with Industry Standards:** Expanding the department's workforce ensures compliance with national benchmarks while strengthening our capacity to respond effectively to

growing community demands.

- **Staffing Resiliency:** Absorb shocks to the system like illness, turnover, or high demand periods without compromising service. Reduced burnout and long-term workforce stability.

Implementation Timeline

The proposed timeline is as follows:

- **FY 2026:** Station 1 - Three (3) additional FTE's, one per (1) shift
- **FY 2026:** Station 2 - Part-time position moved to Station 2
- Continuous evaluation of staffing needs and adjustments as necessary.

Conclusion

The proposed staffing increases are critical to ensuring the safety and well-being of our firefighters and the community they serve. By addressing the identified staffing needs, we can improve response times, enhance firefighter safety, and strengthen our overall emergency response capabilities. We urge the approval of this proposal to invest in a safer and more resilient community.

Addressing this gap is essential to preserving service reliability, mitigating firefighter fatigue, and ensuring readiness for both routine and complex emergencies. Strategic investment in staffing will support scalable resource deployment, improved incident outcomes, and long-term organizational resilience.

FY 2026

PROPOSED BUDGET



GAINES CHARTER TOWNSHIP

Rod Weersing, Township Manager



October 23, 2025

TO: Gaines Charter Township Board of Trustees
FROM: Rod Weersing, Township Manager
RE: DRAFT FY 2026 Gaines Charter Township Budgets

Township staff and elected officials began work on the Fiscal Year 2026 budget in July of 2025. The Manager met with all department heads in preparation of this draft budget. All department heads presented their recommendations for their departmental budgets for 2026. With some ongoing conversations, the recommended budget was developed for the Township Board to review.

A draft version of the budget was presented to Board members on August 29. The draft budget was placed on the September 8 Township Board meeting agenda to go through a first read. The Board then set the Public Hearing and second read of the draft budget for the October 13, Township Board meeting. The Public Hearing took place along with more discussion by the Township Board at that meeting. The Township Board will further review the proposed budgets at the November 10, Township Board meeting, and may approve the budgets at that time.

One of the bigger challenges with the Fiscal Year 2026 Public Safety budget is the loss of the revenue that was coming in from Byron Township, along with the depletion of American Rescue Protection Act (ARPA) funds that had been used for the last three years to offset expenses. The loss of this revenue has led to a bigger transfer being proposed from the General Fund budget. Another challenge has been working through the many different revenue projections that had been provided by the State as they were working to approve their budget.

FISCAL YEAR 2026 TOTAL RECOMMENDED APPROPRIATIONS

Fund	Recommended Appropriation
General	\$7,966,792
Public Safety	\$5,215,300
Building	\$939,950
Sewer	\$4,232,195
Water	\$4,078,195
Total	\$22,431,982*

*This total includes \$3,403,958 in interfund transfers. The total without transfers is \$19,028,024.

General Fund

General fund activities are basic activities and services that are required to be provided by the Township. This includes assessing property values, enforcing zoning and planning activities, running elections, and collecting taxes (among other activities). Generally, this fund is supported through property taxes paid by residents to the Township and State shared revenues.

General Fund Revenues

General Fund revenues fall into five (5) broad categories as listed in the table below.

Table 1

Category	Projected revenue FY 2026	Percent Revenues	Percent of total funds available
Taxes	\$1,150,000	20.27%	14.44%
State Revenue	\$3,203,601	56.45%	40.21%
Fees for Service	\$526,500	9.28%	6.61%
Restricted Revenue	\$395,000	6.96%	4.96%
Other	\$399,520	7.04%	5.01%
Total	\$5,661,902		
Fund Balance Transfer*	\$2,304,890		28.77%
Total Available	\$7,966,792		

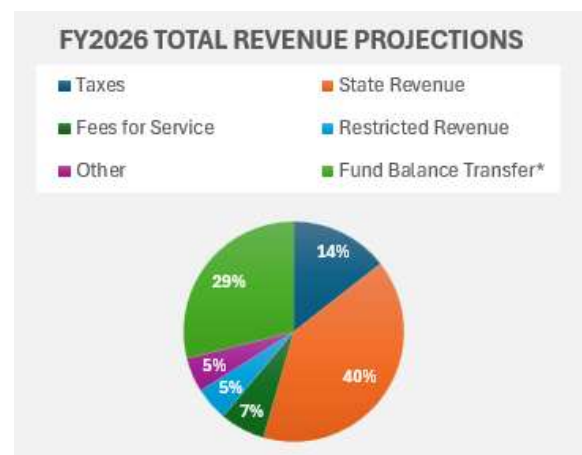
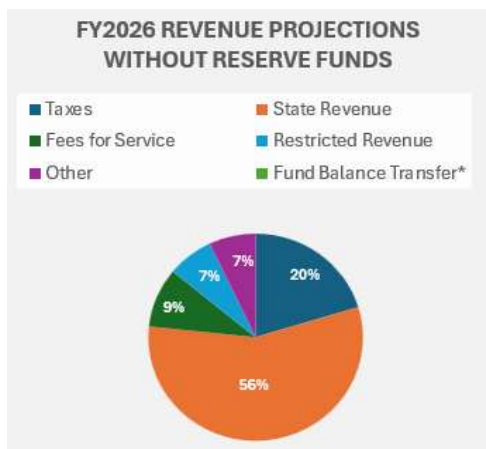
*Fund balance transfers are not revenues for the current fiscal year, but unspent revenues from previous fiscal years.

"Restricted Revenue" includes Cablevision franchise fees & streetlight special assessment revenues

"Other" includes (but is not limited to) cemetery revenues, various enterprise fund & intergovernmental rents, & interest earnings

General Fund Revenues are anticipated to increase by about \$7,000 (this does NOT include the fund balance transfer). The increase is not as much as originally anticipated as the State made cuts to Constitutional Revenue Sharing when adopting their budget. State revenue sharing dollars are projected to decrease by \$62,747, or 1.90%, from 2025 revenue sharing.

Revenue projections are visualized in two tables below, projected revenues without the fund balance transfer and with it.

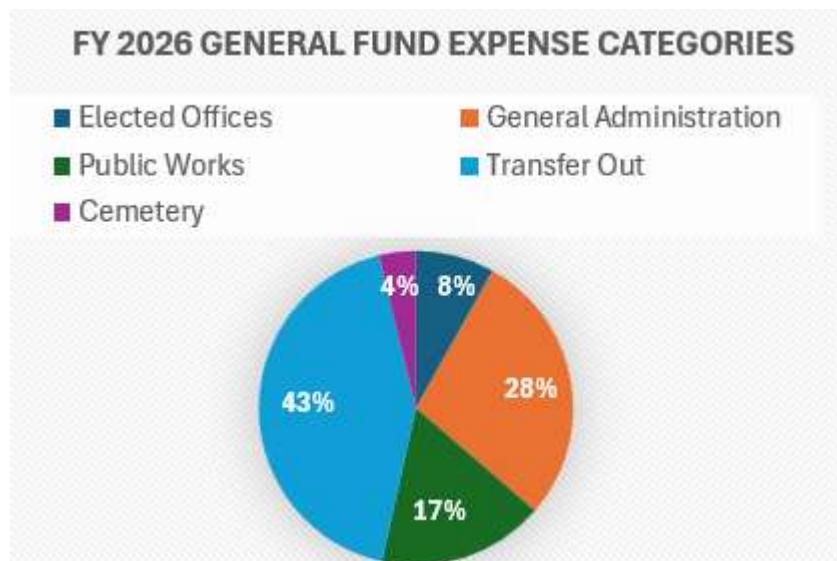


General Fund Expenses

General Fund expenses are being broken out into five (5) broad categories as seen below.

Table 2

Category	Projected Expenses FY 2024	Percent of total
Elected Offices	\$649,477	8.15%
General Administration	\$2,244,162	28.17%
Public Works	\$1,367,590	17.17%
Transfer Out	\$3,403,958	42.73%
Cemetery	\$301,605	3.78%
Total	\$7,966,792	



Transfer In

There is a larger than normal Transfer In of \$2,304,890 proposed for the FY 2026 budget. This transfer will be utilized to help cover several different budgeted expenditures.

A portion of the transfer from the Fund Balance, or savings account, in the amount of \$778,958, will be transferred to the Public Safety Fund to help offset expenses there. These funds will be added to the \$2,125,000 that has historically been transferred from the General Fund to the Public Safety Fund for operating purposes.

The remainder of the Fund Balance transfer will be used for several initiatives. \$500,000 will be transferred to the Fire Department Apparatus Capital Fund to help fund future fire apparatus purchases. The Capital

Improvement Plan that has been established for the Fire Department shows that an investment of \$500,000 per year will help to keep the future purchases on target.

Another initiative that will be accomplished with these funds will be additional road improvements. The FY 2026 budget doubles the amount of funding for road improvements and brings it to \$500,000. These funds, along with the matching dollars from the Kent County Road Commission, will help the Township to stay on track with road improvements.

Lastly, the Kent County Drain Commissioner alerted the Township to a project that may be completed in 2026. The Township's At Large portion of that project is anticipated to be between \$300,000 and \$400,000. This led to the apportionment of an additional \$310,000 in the budget for drain work.

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 000.000							
101-000.000-404.000	GENERAL PROPERTY TAXES	970,799.14	1,000,000.00	995,104.19	1,050,000.00	50,000.00	5.00
101-000.000-411.000	DELINQUENT REAL TAXES		9,500.00	12,904.47	10,000.00	500.00	5.26
101-000.000-412.000	DELINQUENT PERSONAL TAXES	393.31	250.00	1,059.94	500.00	250.00	100.00
101-000.000-432.001	PAYMENT IN LIEU OF TAXES	18,359.31	25,000.00	23,876.01	25,000.00		
101-000.000-434.000	MOBILE HOME TAX	11,010.00	9,500.00	6,266.50	9,500.00		
101-000.000-437.000	IND/COMM FACILITIES TAXES	34,724.48	32,750.00	30,737.57	35,000.00	2,250.00	6.87
101-000.000-438.000	INCOME TAXES						
101-000.000-445.000	INTEREST/PENALTIES ON TAXES	17,543.29	17,000.00	21,834.29	20,000.00	3,000.00	17.65
101-000.000-447.000	ADMINISTRATION FEE	443,767.71	430,000.00	473,371.53	440,000.00	10,000.00	2.33
101-000.000-451.000	STREET LIGHTING SPEC ASSESME	252,709.81	146,000.00	174,511.57	175,000.00	29,000.00	19.86
101-000.000-476.000	WASTE MANAGEMENT FEES			410.00			
101-000.000-477.000	CABLEVISION FEES	245,892.56	260,000.00	109,594.04	220,000.00	(40,000.00)	(15.38)
101-000.000-478.000	LIQUOR LICENSE FEES	3,400.00	2,400.00	2,400.00		(2,400.00)	(100.00)
101-000.000-490.000	BUILDING PERMITS						
101-000.000-491.000	MECHANICAL PERMITS						
101-000.000-492.000	PLUMBING PERMITS						
101-000.000-493.000	ELECTRICAL PERMITS						
101-000.000-494.000	REGISTRATIONS FROM BLDG DEPT						
101-000.000-495.000	DOG LICENSES						
101-000.000-503.000	SAFER GRANT REVENUE			36,550.31			
101-000.000-528.000	OTHER FEDERAL GRANTS						
101-000.000-573.000	LOCAL COMMUNITY STABILIZATION	27,887.45	30,000.00	11,092.55	25,000.00	(5,000.00)	(16.67)
101-000.000-574.000	REVENUE SHARING	3,196,678.00	3,238,596.00	1,620,526.48	3,203,601.00	(34,995.00)	(1.08)
101-000.000-576.000	STATE GRANTS - SPECIAL ELECTI	56,736.85					
101-000.000-613.000	BYRON TWP SERVICE FEE						
101-000.000-615.000	SUMMER TAX COLLECTION FEES	35,338.70	35,000.00		36,000.00	1,000.00	2.86
101-000.000-616.000	STREET LIGHT INSTALL/ETC						
101-000.000-626.000	PLANNING AND ZONING FEES	13,585.00	17,000.00	12,145.00	18,000.00	1,000.00	5.88
101-000.000-634.000	CEMETERY OPEN/CLOSE FEES	30,497.51	30,000.00	40,000.00	32,500.00	2,500.00	8.33
101-000.000-636.000	COPIER CHARGES						
101-000.000-642.000	SALE OF EQUIPMENT						
101-000.000-642.001	SALE OF PROPERTY						
101-000.000-642.002	SALE OF PRINTED MATERIALS	30.00	20.00	5.00	20.00		
101-000.000-642.003	SALE OF CEMETERY LOTS	23,300.00	25,000.00	31,400.00	25,000.00		
101-000.000-651.000	RIGHT OF WAY/EASEMENTS	500.00	500.00		500.00		
101-000.000-651.001	STATE TELECOMMUNICATION SHARE			30,648.53			
101-000.000-657.000	ORDINANCE FINES	47.85	50.00	118.80	50.00		
101-000.000-665.001	INTEREST ON INVESTMENTS	328,903.51	200,000.00	271,725.37	200,000.00		
101-000.000-665.002	INTEREST ON INVESTMENTS/TAXES	3,766.38	4,000.00		4,000.00		
101-000.000-666.000	DIVIDENDS	3,564.29					
101-000.000-667.000	LIBRARY ROOM RENTAL	300.00	250.00	175.00	250.00		
101-000.000-667.001	BUILDING DEPT RENT						
101-000.000-667.002	WATER/SEWER DEPT RENT						
101-000.000-667.003	RENTAL OF COMMUNITY ROOM	5,190.00	6,000.00	5,990.00	6,000.00		
101-000.000-667.004	LIBRARY RENT	18,520.00	17,300.00	13,890.00	17,300.00		
101-000.000-671.000	SHERIFF'S LEASE	79,555.64	33,000.00	46,211.79	33,000.00		
101-000.000-671.001	AIR TOUCH LEASE PAYMENTS	3,535.85	3,400.00	3,712.64	3,400.00		
101-000.000-674.000	CONTRIBUTIONS AND DONATIONS	56,144.90					
101-000.000-676.000	REIMBURSEMENTS			31.20			
101-000.000-678.000	MISC REVENUE	5,302.17	2,000.00	8,925.92	2,000.00		

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 000.000							
101-000.000-687.000	REFUNDS OF EXPENDITURES						
101-000.000-687.001	WATER/SEWER AND BUILDING FUND	80,326.40	80,500.00	51,491.63	83,000.00	2,500.00	3.11
101-000.000-687.002	FIRE DEPT REVENUES/REIMBURSEM						
101-000.000-687.003	SCHOOL ELECTION REIMBURSEMENT						
101-000.000-687.004	SPONGY MOTH						
101-000.000-699.000	TRANSFER IN		563,708.00		2,292,171.00	1,728,463.00	306.62
Total Department 000.000:		5,968,310.11	6,218,724.00	4,036,710.33	7,966,792.00	1,748,068.00	28.11
Department: 101.000 TOWNSHIP BOARD							
101-101.000-702.001	SALARIES & WAGES	8,285.50	15,000.00	6,559.50	15,000.00		
101-101.000-715.000	SOCIAL SECURITY/MEDICARE	633.85	1,136.00	501.81	1,140.00	4.00	0.35
101-101.000-716.000	PENSION CONTRIBUTION	819.17	1,500.00	646.57	1,500.00		
101-101.000-717.000	HEALTH & LIFE INSURANCE						
101-101.000-727.000	SUPPLIES		100.00	36.00	100.00		
101-101.000-801.001	FILING FEES/LEGAL						
101-101.000-802.000	LEGAL SERVICES		5,000.00		5,000.00		
101-101.000-812.000	LUNCHES/DINNERS/MEETINGS	238.06	1,500.00	341.30	1,500.00		
101-101.000-817.000	MILEAGE REIMBURSEMENT		400.00		400.00		
101-101.000-831.000	SEMINARS/CONTINUING EDUCATION	2,750.00	1,500.00		1,500.00		
101-101.000-965.000	POSTAGE						
Total Department 101.000:		(12,726.58)	(26,136.00)	(8,085.18)	(26,140.00)	(4.00)	0.02
Department: 171.000 SUPERVISOR							
101-171.000-702.001	SALARIES & WAGES	87,716.23	37,087.00	30,382.75	38,578.00	1,491.00	4.02
101-171.000-702.002	SALARY - DEPUTY/ASSISTANT						
101-171.000-702.004	CLERICAL SUPPORT						
101-171.000-702.010	SALARIES & WAGES						
101-171.000-702.011	PAYMENT IN LIEU OF HEALTH INS	11,864.16		4,089.80			
101-171.000-715.000	SOCIAL SECURITY/MEDICARE	7,618.10	2,840.00	2,637.15	2,951.00	111.00	3.91
101-171.000-716.000	PENSION CONTRIBUTION	8,771.59	3,710.00	3,038.23	3,858.00	148.00	3.99
101-171.000-717.000	HEALTH & LIFE INSURANCE	4,996.43		682.01			
101-171.000-727.000	SUPPLIES	199.16	500.00	494.06	750.00	250.00	50.00
101-171.000-801.001	FILING FEES/LEGAL						
101-171.000-802.000	LEGAL SERVICES		500.00		500.00		
101-171.000-812.000	LUNCHES/DINNERS/MEETINGS		300.00	45.54	500.00	200.00	66.67
101-171.000-817.000	MILEAGE REIMBURSEMENT	581.98	900.00	53.76	900.00		
101-171.000-831.000	SEMINARS/CONTINUING EDUCATION	428.50	1,000.00	1,313.02	2,000.00	1,000.00	100.00
101-171.000-832.000	DUES AND MEMBERSHIPS		125.00	115.00	150.00	25.00	20.00
101-171.000-853.000	TELECOMMUNICATIONS	396.70	300.00		500.00	200.00	66.67
101-171.000-963.001	MISCELLANEOUS	45.20	100.00	1,315.00	250.00	150.00	150.00
101-171.000-965.000	POSTAGE	54.66	125.00	41.16	150.00	25.00	20.00
101-171.000-979.000	NEW FURNITURE & EQUIPMENT	2,266.21	500.00		500.00		
Total Department 171.000:		(124,938.92)	(47,987.00)	(44,207.48)	(51,587.00)	(3,600.00)	7.50
Department: 172.000 MANAGER							
101-172.000-702.001	SALARIES & WAGES	199,897.53	220,000.00	168,447.89	261,000.00	41,000.00	18.64
101-172.000-702.002	SALARY - DEPUTY/ASSISTANT	206.34					
101-172.000-702.004	CLERICAL SUPPORT						
101-172.000-702.011	PAYMENT IN LIEU OF HEALTH INS		12,700.00	10,199.25	18,200.00	5,500.00	43.31
101-172.000-715.000	SOCIAL SECURITY/MEDICARE	15,307.88	16,830.00	13,666.54	14,000.00	(2,830.00)	(16.82)
101-172.000-716.000	PENSION CONTRIBUTION	19,255.06	22,000.00	16,534.09	26,100.00	4,100.00	18.64

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 172.000 MANAGER							
101-172.000-717.000	HEALTH & LIFE INSURANCE	4,333.68	10,000.00	2,383.52	5,000.00	(5,000.00)	(50.00)
101-172.000-727.000	SUPPLIES	134.90	1,000.00	89.99	1,000.00		
101-172.000-801.001	FILING FEES/LEGAL						
101-172.000-802.000	LEGAL SERVICES		1,000.00		1,000.00		
101-172.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	39.75	4,500.00	41.40	4,000.00	(500.00)	(11.11)
101-172.000-812.000	LUNCHES/DINNERS/MEETINGS	43.83	500.00	41.92	500.00		
101-172.000-817.000	MILEAGE REIMBURSEMENT	959.31	1,250.00	808.92	1,500.00	250.00	20.00
101-172.000-831.000	SEMINARS/CONTINUING EDUCATION	2,904.84	3,150.00	1,056.07	4,000.00	850.00	26.98
101-172.000-832.000	DUES AND MEMBERSHIPS	225.00	775.00	540.00	775.00		
101-172.000-853.000	TELECOMMUNICATIONS	462.50	500.00	500.00	650.00	150.00	30.00
101-172.000-900.000	PRINTING						
101-172.000-963.001	MISCELLANEOUS	90.37	250.00	3,059.50	500.00	250.00	100.00
101-172.000-965.000	POSTAGE		100.00		100.00		
101-172.000-979.000	NEW FURNITURE & EQUIPMENT	3,426.85	2,000.00	17.99	2,000.00		
Total Department 172.000:		(247,287.84)	(296,555.00)	(217,387.08)	(340,325.00)	(43,770.00)	14.76
Department: 191.000 ACCOUNTING							
101-191.000-702.001	SALARIES & WAGES		12,000.00	2,827.44	10,000.00	(2,000.00)	(16.67)
101-191.000-715.000	SOCIAL SECURITY/MEDICARE		918.00	209.64	765.00	(153.00)	(16.67)
101-191.000-716.000	PENSION CONTRIBUTION		1,200.00	274.41	1,000.00	(200.00)	(16.67)
101-191.000-717.000	HEALTH & LIFE INSURANCE			69.02			
101-191.000-831.000	SEMINARS/CONTINUING EDUCATION		500.00	50.00	500.00		
101-191.000-832.000	DUES AND MEMBERSHIPS		500.00	225.00	500.00		
Total Department 191.000:		0.00	(15,118.00)	(3,655.51)	(12,765.00)	2,353.00	(15.56)
Department: 215.000 CLERK							
101-215.000-702.001	SALARIES & WAGES	151,410.15	210,000.00	130,631.30	226,000.00	16,000.00	7.62
101-215.000-702.002	SALARY - DEPUTY/ASSISTANT	38,660.76		210.00			
101-215.000-702.004	CLERICAL SUPPORT	7,048.23					
101-215.000-702.010	SALARY -PART TIME STAFFING						
101-215.000-702.011	PAYMENT IN LIEU OF HEALTH INS		5,200.00	3,454.95	10,400.00	5,200.00	100.00
101-215.000-715.000	SOCIAL SECURITY/MEDICARE	14,763.78	16,065.00	10,002.82	16,800.00	735.00	4.58
101-215.000-716.000	PENSION CONTRIBUTION	15,117.82	21,000.00	12,738.68	22,600.00	1,600.00	7.62
101-215.000-717.000	HEALTH & LIFE INSURANCE	27,341.90	30,000.00	20,453.61	30,000.00		
101-215.000-727.000	SUPPLIES	1,389.40	3,500.00	1,220.64	4,000.00	500.00	14.29
101-215.000-801.001	FILING FEES/LEGAL		5,000.00		5,000.00		
101-215.000-808.000	CONTRACTED SERVICES	100.00	3,000.00		3,000.00		
101-215.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	4,480.60	8,000.00	18,360.05	24,000.00	16,000.00	200.00
101-215.000-812.000	LUNCHES/DINNERS/MEETINGS	310.83	1,000.00	296.87	1,500.00	500.00	50.00
101-215.000-817.000	MILEAGE REIMBURSEMENT	1,535.57	2,200.00	763.60	3,000.00	800.00	36.36
101-215.000-831.000	SEMINARS/CONTINUING EDUCATION	7,352.37	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	583.20	1,200.00	673.39	1,200.00		
101-215.000-900.000	PRINTING	49.00	500.00		500.00		
101-215.000-901.000	PUBLISHING	552.60	1,500.00	612.48	1,500.00		
101-215.000-932.000	EQUIPMENT MAINTENANCE						
101-215.000-963.001	MISCELLANEOUS		300.00	2,242.50	300.00		
101-215.000-965.000	POSTAGE	1,059.99	5,000.00	633.65	5,000.00		
101-215.000-979.000	NEW FURNITURE & EQUIPMENT	4,061.17	6,000.00	3,773.84	6,000.00		
Total Department 215.000:		(276,217.37)	(335,965.00)	(218,366.16)	(378,800.00)	(42,835.00)	12.75

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 247.000 BOARD OF REVIEW							
101-247.000-702.001	SALARIES & WAGES	1,650.00	3,000.00	1,146.38	3,000.00		
101-247.000-715.000	SOCIAL SECURITY/MEDICARE	126.24	230.00	87.69	230.00		
101-247.000-716.000	PENSION CONTRIBUTION						
101-247.000-717.000	HEALTH & LIFE INSURANCE						
101-247.000-801.001	FILING FEES/LEGAL						
101-247.000-812.000	LUNCHES/DINNERS/MEETINGS	294.80	300.00	240.98	300.00		
101-247.000-831.000	SEMINARS/CONTINUING EDUCATION	150.00	350.00		350.00		
101-247.000-901.000	PUBLISHING		240.00		240.00		
101-247.000-965.000	POSTAGE						
Total Department 247.000:		(2,221.04)	(4,120.00)	(1,475.05)	(4,120.00)	0.00	0.00
Department: 253.000 TREASURER							
101-253.000-702.001	SALARIES & WAGES	113,219.95	115,000.00	96,213.44	120,000.00	5,000.00	4.35
101-253.000-702.002	SALARY - DEPUTY/ASSISTANT						
101-253.000-702.004	CLERICAL SUPPORT						
101-253.000-702.011	PAYMENT IN LIEU OF HEALTH INS	7,759.97	7,800.00	5,590.01	5,200.00	(2,600.00)	(33.33)
101-253.000-715.000	SOCIAL SECURITY/MEDICARE	9,037.05	8,800.00	7,491.69	9,200.00	400.00	4.55
101-253.000-716.000	PENSION CONTRIBUTION	11,169.86	11,500.00	9,604.96	12,000.00	500.00	4.35
101-253.000-717.000	HEALTH & LIFE INSURANCE	9,105.64	10,000.00	6,782.07	10,000.00		
101-253.000-727.000	SUPPLIES	125.16	500.00	442.01	600.00	100.00	20.00
101-253.000-801.001	FILING FEES/LEGAL						
101-253.000-802.000	LEGAL SERVICES		250.00		150.00	(100.00)	(40.00)
101-253.000-808.000	CONTRACTED SERVICES			225.00	500.00	500.00	
101-253.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	3,697.80	6,300.00	11,482.40	8,000.00	1,700.00	26.98
101-253.000-812.000	LUNCHES/DINNERS/MEETINGS	408.35	400.00	506.49	425.00	25.00	6.25
101-253.000-817.000	MILEAGE REIMBURSEMENT	1,510.18	1,600.00	995.54	2,000.00	400.00	25.00
101-253.000-831.000	SEMINARS/CONTINUING EDUCATION	3,015.33	3,500.00	2,619.50	4,000.00	500.00	14.29
101-253.000-832.000	DUES AND MEMBERSHIPS	597.00	600.00	647.00	650.00	50.00	8.33
101-253.000-853.000	TELECOMMUNICATIONS	476.59	650.00	500.00	675.00	25.00	3.85
101-253.000-900.000	PRINTING	4,161.86	4,500.00	1,756.97	4,500.00		
101-253.000-903.000	PROPERTY TAX NOTIFICATIONS	899.84	1,300.00	568.25	1,300.00		
101-253.000-963.001	MISCELLANEOUS	55.21	200.00	876.67	250.00	50.00	25.00
101-253.000-965.000	POSTAGE	9,954.98	9,000.00	8,955.16	11,000.00	2,000.00	22.22
101-253.000-979.000	NEW FURNITURE & EQUIPMENT	4,490.00	2,500.00	347.90	2,500.00		
Total Department 253.000:		(179,684.77)	(184,400.00)	(155,605.06)	(192,950.00)	(8,550.00)	4.64
Department: 257.000 ASSESSOR							
101-257.000-702.001	SALARIES & WAGES	86,684.70	200,000.00	152,646.55	205,000.00	5,000.00	2.50
101-257.000-702.002	SALARY - DEPUTY/ASSISTANT	54,071.69					
101-257.000-702.004	CLERICAL SUPPORT						
101-257.000-702.010	SALARY - CLERICAL	36,604.52					
101-257.000-702.011	PAYMENT IN LIEU OF HEALTH INS						
101-257.000-715.000	SOCIAL SECURITY/MEDICARE	12,913.98	15,300.00	11,048.65	15,100.00	(200.00)	(1.31)
101-257.000-716.000	PENSION CONTRIBUTION	17,728.99	20,000.00	15,264.65	20,500.00	500.00	2.50
101-257.000-717.000	HEALTH & LIFE INSURANCE	51,712.95	60,000.00	38,769.72	60,000.00		
101-257.000-727.000	SUPPLIES	269.06	500.00	60.19	500.00		
101-257.000-801.001	FILING FEES/LEGAL		100.00			(100.00)	(100.00)
101-257.000-802.000	LEGAL SERVICES	12,092.50	20,000.00	2,899.50	15,000.00	(5,000.00)	(25.00)
101-257.000-808.000	CONTRACTED SERVICES		500.00			(500.00)	(100.00)
101-257.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	7,574.75	9,000.00	14,114.50	13,000.00	4,000.00	44.44
101-257.000-812.000	LUNCHES/DINNERS/MEETINGS	383.91	500.00	820.42	550.00	50.00	10.00

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 257.000 ASSESSOR							
101-257.000-817.000	MILEAGE REIMBURSEMENT	732.72	1,500.00	2,313.15	1,750.00	250.00	16.67
101-257.000-831.000	SEMINARS/CONTINUING EDUCATION	6,362.39	7,500.00	4,798.10	9,500.00	2,000.00	26.67
101-257.000-832.000	DUES AND MEMBERSHIPS	1,779.28	1,000.00	360.00	1,000.00		
101-257.000-853.000	TELECOMMUNICATIONS	446.20	700.00	420.00	700.00		
101-257.000-901.000	PUBLISHING	406.20	500.00	568.00	600.00	100.00	20.00
101-257.000-903.000	PROPERTY TAX NOTIFICATIONS	1,520.36	2,000.00	1,632.38	2,000.00		
101-257.000-963.001	MISCELLANEOUS	147.35	300.00	2,090.00	500.00	200.00	66.67
101-257.000-965.000	POSTAGE	517.74	6,500.00	5,224.08	6,500.00		
101-257.000-979.000	NEW FURNITURE & EQUIPMENT	1,182.76	2,000.00	219.00	2,000.00		
Total Department 257.000:		(293,132.05)	(347,900.00)	(253,248.89)	(354,200.00)	(6,300.00)	1.81
Department: 261.000 GENERAL ADMINISTRATION							
101-261.000-702.001	SALARIES & WAGES						
101-261.000-702.004	CLERICAL SUPPORT						
101-261.000-715.000	SOCIAL SECURITY/MEDICARE						
101-261.000-716.000	PENSION CONTRIBUTION						
101-261.000-717.000	HEALTH & LIFE INSURANCE	25,316.90	27,500.00	29,950.13	35,000.00	7,500.00	27.27
101-261.000-719.000	WORKERS' COMPENSATION INSURAN	25,701.96	30,000.00	30,946.10	45,000.00	15,000.00	50.00
101-261.000-727.000	SUPPLIES	8,011.95	9,000.00	5,821.34	9,000.00		
101-261.000-801.000	ACCOUNTING SERVICES/AUDIT	19,325.00	19,000.00	19,750.00	20,000.00	1,000.00	5.26
101-261.000-801.001	FILING FEES/LEGAL	114.93	200.00		200.00		
101-261.000-802.000	LEGAL SERVICES	2,122.50	15,000.00	2,756.00	15,000.00		
101-261.000-803.000	ENGINEERING	1,457.00	8,000.00	4,572.60	10,000.00	2,000.00	25.00
101-261.000-805.000	EQUIPMENT RENTAL/SERVICE		500.00		500.00		
101-261.000-808.000	CONTRACTED SERVICES	23,246.81	20,000.00	17,473.21	20,000.00		
101-261.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	65,918.40	225,000.00	158,107.07	225,000.00		
101-261.000-812.000	LUNCHES/DINNERS/MEETINGS			1,074.52	500.00	500.00	
101-261.000-831.000	SEMINARS/CONTINUING EDUCATION		1,000.00		1,000.00		
101-261.000-832.000	DUES AND MEMBERSHIPS	76,628.89	74,000.00	122,990.02	80,000.00	6,000.00	8.11
101-261.000-853.000	TELECOMMUNICATIONS	3,184.74	3,600.00	1,906.33	4,000.00	400.00	11.11
101-261.000-901.000	PUBLISHING	1,714.10	6,000.00	1,704.00	5,000.00	(1,000.00)	(16.67)
101-261.000-902.000	TOWNSHIP NEWSLETTER	2,628.42	3,200.00	1,439.76	3,200.00		
101-261.000-958.000	INSURANCE & BONDS	100.00	4,000.00		4,000.00		
101-261.000-961.001	MAPPING & AERIAL PHOTO	3,543.39	4,000.00	3,543.39	4,000.00		
101-261.000-963.001	MISCELLANEOUS	2,723.94	1,000.00	29,574.94	5,000.00	4,000.00	400.00
101-261.000-964.000	TAX/PERMIT FEES REFUND	3,353.26	5,000.00	1,618.57	5,000.00		
101-261.000-965.000	POSTAGE	1,482.84	8,500.00	2,162.23	9,000.00	500.00	5.88
101-261.000-969.002	ADMINISTRATION FEES		200.00		200.00		
101-261.000-975.000	PEG FUND COMMITMENT	40,817.03	53,000.00	26,360.11	40,000.00	(13,000.00)	(24.53)
Total Department 261.000:		(307,392.06)	(517,700.00)	(461,750.32)	(540,600.00)	(22,900.00)	4.42
Department: 262.000 ELECTIONS							
101-262.000-702.001	SALARIES & WAGES	14,570.84	15,000.00	(1,170.78)	25,000.00	10,000.00	66.67
101-262.000-702.002	SALARY - DEPUTY/ASSISTANT	14,705.67		8.63			
101-262.000-715.000	SOCIAL SECURITY/MEDICARE	2,497.81	1,150.00	718.05	3,000.00	1,850.00	160.87
101-262.000-716.000	PENSION CONTRIBUTION	116.52	1,500.00		2,500.00	1,000.00	66.67
101-262.000-717.000	HEALTH & LIFE INSURANCE						
101-262.000-727.000	SUPPLIES	2,030.01	5,000.00	1,843.84	7,500.00	2,500.00	50.00
101-262.000-801.001	FILING FEES/LEGAL						
101-262.000-802.000	LEGAL SERVICES	1,304.00	1,000.00		1,500.00	500.00	50.00
101-262.000-808.000	CONTRACTED SERVICES	81,905.05	55,000.00	20,111.30	100,000.00	45,000.00	81.82

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 262.000 ELECTIONS							
101-262.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	13,565.04	42,000.00	8,867.00	50,000.00	8,000.00	19.05
101-262.000-812.000	LUNCHES/DINNERS/MEETINGS	11,449.83	5,000.00	2,449.67	15,000.00	10,000.00	200.00
101-262.000-817.000	MILEAGE REIMBURSEMENT	1,252.85	2,000.00	786.14	2,500.00	500.00	25.00
101-262.000-853.000	TELECOMMUNICATIONS						
101-262.000-900.000	PRINTING	4,025.11	10,000.00	8,014.52	15,000.00	5,000.00	50.00
101-262.000-901.000	PUBLISHING	7,094.46	3,000.00		5,000.00	2,000.00	66.67
101-262.000-940.000	FLEET VEHICLE RENT						
101-262.000-963.001	MISCELLANEOUS	558.57	2,500.00	142.50	2,500.00		
101-262.000-965.000	POSTAGE	9,431.32	30,000.00	1,745.83	30,000.00		
101-262.000-972.000	CAPITAL OUTLAY						
101-262.000-979.000	NEW FURNITURE & EQUIPMENT	3,149.42	5,000.00	2,303.97	7,000.00	2,000.00	40.00
Total Department 262.000:		(167,656.50)	(178,150.00)	(45,820.67)	(266,500.00)	(88,350.00)	49.59
Department: 265.000 TOWNSHIP HALL AND GROUNDS							
101-265.000-702.001	SALARIES & WAGES	14,628.58	16,000.00	13,838.39	18,000.00	2,000.00	12.50
101-265.000-715.000	SOCIAL SECURITY/MEDICARE	1,187.92	1,216.00	1,135.12	1,380.00	164.00	13.49
101-265.000-716.000	PENSION CONTRIBUTION	40.00	100.00	10.00		(100.00)	(100.00)
101-265.000-717.000	HEALTH & LIFE INSURANCE						
101-265.000-727.000	SUPPLIES	29.37	100.00	(41.34)	100.00		
101-265.000-775.000	BUILDING REPAIR & MAINTENANCE	53.71	2,500.00	494.88	2,500.00		
101-265.000-801.001	FILING FEES/LEGAL						
101-265.000-805.000	EQUIPMENT RENTAL/SERVICE	1,085.61	1,700.00	673.80	1,700.00		
101-265.000-808.000	CONTRACTED SERVICES	12,093.49	15,000.00	9,157.71	17,000.00	2,000.00	13.33
101-265.000-815.000	MOSQUITO/LEAF COLLECTION	10,340.00	23,000.00		25,000.00	2,000.00	8.70
101-265.000-819.000	SNOW PLOWING/REMOVAL	22,466.75	20,000.00	16,013.34	20,600.00	600.00	3.00
101-265.000-821.000	CLEANING BUILDING	19,941.68	22,000.00	13,569.14	22,660.00	660.00	3.00
101-265.000-822.000	TRASH REMOVAL	2,433.55	2,900.00	1,758.43	2,987.00	87.00	3.00
101-265.000-853.000	TELECOMMUNICATIONS	16,040.16	20,000.00	14,026.01	20,000.00		
101-265.000-920.000	ELECTRIC	54,748.74	38,000.00	57,133.02	50,000.00	12,000.00	31.58
101-265.000-923.000	NATURAL GAS	12,883.17	16,000.00	12,423.07	22,000.00	6,000.00	37.50
101-265.000-924.000	WATER AND SEWER	1,433.08	1,600.00	1,060.90	1,800.00	200.00	12.50
101-265.000-932.000	EQUIPMENT MAINTENANCE	34,455.19	16,000.00	42,610.53	30,000.00	14,000.00	87.50
101-265.000-933.000	BUILDING MAINTENANCE	15,065.83	13,000.00	9,059.86	13,000.00		
101-265.000-935.000	GROUNDS MAINTENANCE	30,484.77	36,000.00	29,596.12	36,000.00		
101-265.000-940.000	FLEET VEHICLE RENT		500.00		500.00		
101-265.000-958.000	INSURANCE & BONDS	25,276.86	35,000.00	39,411.25	45,000.00	10,000.00	28.57
101-265.000-963.001	MISCELLANEOUS	1,904.63	2,500.00	2,777.53	3,000.00	500.00	20.00
101-265.000-965.000	POSTAGE						
101-265.000-972.000	CAPITAL OUTLAY	61,428.70		26,360.00	25,000.00	25,000.00	
101-265.000-973.000	GROUNDS IMPROVEMENTS		5,000.00		5,000.00		
101-265.000-979.000	NEW FURNITURE & EQUIPMENT	845.47	2,500.00	2,370.18	2,500.00		
Total Department 265.000:		(338,867.26)	(290,616.00)	(293,437.94)	(365,727.00)	(75,111.00)	25.85
Department: 272.000 OTHER TOWNSHIP							
101-272.000-715.000	SOCIAL SECURITY/MEDICARE TAXE						
101-272.000-716.000	PENSION CONTRIBUTION						
101-272.000-719.000	WORKERS' COMPENSATION INSURAN						
101-272.000-810.002	HAZMAT ASSESSMENT						
101-272.000-815.000	MOSQUITO/LEAF COLLECTION						
101-272.000-816.000	KENT COUNTY EMS ASSESSMENT						
101-272.000-816.003	DISPATCH/FIRE						

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 272.000 OTHER TOWNSHIP							
101-272.000-958.000	INSURANCE AND BONDS						
101-272.000-961.000	GIS STUDY/EQUIPMENT						
101-272.000-963.001	MISCELLANEOUS						
101-272.000-964.000	Tax/Permit fees refund						
Total Department 272.000:		0.00	0.00	0.00	0.00	0.00	0.00
Department: 371.000 BUILDING/MECHANICAL INSPECTION							
101-371.000-702.001	SALARIES & WAGES			8,362.11			
101-371.000-702.002	SALARY - DEPUTY/ASSISTANT						
101-371.000-702.003	SALARY - ELECTRICAL INSPECT						
101-371.000-702.004	CLERICAL SUPPORT						
101-371.000-702.009	DEFERRED COMP IN LIEU OF HEAL						
101-371.000-702.011	PAYMENT IN LIEU OF HEALTH INS						
101-371.000-702.012	TEMPORARY HELP						
101-371.000-715.000	SOCIAL SECURITY/MEDICARE			639.74			
101-371.000-716.000	PENSION CONTRIBUTION			680.69			
101-371.000-717.000	HEALTH & LIFE INSURANCE						
101-371.000-718.000	UNEMPLOYMENT COMPENSATION						
Total Department 371.000:		0.00	0.00	(9,682.54)	0.00	0.00	0.00
Department: 443.000 WATER & SEWER							
101-443.000-702.001	SALARIES & WAGES						
101-443.000-702.002	SALARY - DEPUTY/ASSISTANT						
101-443.000-702.009	DEFERRED COMP IN LIEU OF HEAL						
101-443.000-702.011	PAYMENT IN LIEU OF HEALTH INS						
101-443.000-705.001	METER READING						
101-443.000-715.000	SOCIAL SECURITY/MEDICARE						
101-443.000-716.000	PENSION CONTRIBUTION						
101-443.000-717.000	HEALTH & LIFE INSURANCE			12,224.60			
101-443.000-853.000	TELECOMMUNICATIONS			250.00			
101-443.000-926.000	HYDRANT RENTAL	13,980.00			15,000.00	15,000.00	
Total Department 443.000:		(13,980.00)	0.00	(12,474.60)	(15,000.00)	(15,000.00)	0.00
Department: 445.000 DRAINS							
101-445.000-801.001	FILING FEES/LEGAL						
101-445.000-808.000	CONTRACTED SERVICES	51,163.53	40,000.00	46,171.73	350,000.00	310,000.00	775.00
Total Department 445.000:		(51,163.53)	(40,000.00)	(46,171.73)	(350,000.00)	(310,000.00)	775.00
Department: 446.000 HIGHWAYS, STREETS & TRAILS							
101-446.000-702.006	SALARY - BOARDS/COMMISSIONS						
101-446.000-801.001	FILING FEES/LEGAL						
101-446.000-808.000	CONTRACTED SERVICES	20,239.46	25,000.00	12,928.59	25,000.00		
101-446.000-920.001	DIVISION AVE			77.94			
101-446.000-960.000	ROAD CONSTRUCTION	226,532.56	350,007.00	304,036.03	500,000.00	149,993.00	42.85
101-446.000-960.002	TRAIL CONSTRUCTION & MAINTENA	6,502.54	15,000.00	1,770.29	15,000.00		
101-446.000-972.000	CAPITAL OUTLAY	8,200.00	20,000.00		20,000.00		
101-446.000-973.001	DIVISION AVE MAINTENANCE	2,943.18	10,000.00	2,551.06	10,000.00		
Total Department 446.000:		(264,417.74)	(420,007.00)	(321,363.91)	(570,000.00)	(149,993.00)	35.71
Department: 448.000 STREET LIGHTING							
101-448.000-801.001	FILING FEES/LEGAL						
101-448.000-802.000	LEGAL SERVICES						

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 448.000 STREET LIGHTING							
101-448.000-901.000	PUBLISHING		500.00		500.00		
101-448.000-920.000	ELECTRIC	205,908.18	200,000.00	143,642.50	210,000.00	10,000.00	5.00
101-448.000-920.001	DIVISION AVE	4,903.00	6,000.00	3,736.37	7,000.00	1,000.00	16.67
101-448.000-920.002	INTERSECTION LIGHTS/INSTALL/O		200.00		200.00		
Total Department 448.000:		(210,811.18)	(206,700.00)	(147,378.87)	(217,700.00)	(11,000.00)	5.32
Department: 567.000 CEMETERY							
101-567.000-702.001	SALARIES & WAGES	29,880.77	31,000.00	25,237.08	32,550.00	1,550.00	5.00
101-567.000-702.002	SALARY - DEPUTY/ASSISTANT	22,619.97		24,067.50	30,000.00	30,000.00	
101-567.000-715.000	SOCIAL SECURITY/MEDICARE	4,016.30	2,375.00	3,771.79	4,500.00	2,125.00	89.47
101-567.000-716.000	PENSION CONTRIBUTION		3,100.00		6,255.00	3,155.00	101.77
101-567.000-717.000	HEALTH & LIFE INSURANCE						
101-567.000-727.000	SUPPLIES	144.00	250.00	163.55	250.00		
101-567.000-740.000	OPERATING SUPPLIES	5,730.15	3,000.00	3,661.94	10,000.00	7,000.00	233.33
101-567.000-741.000	FUEL	178.57	2,000.00	1,335.50	2,500.00	500.00	25.00
101-567.000-775.000	BUILDING REPAIR & MAINTENANCE	865.20	5,000.00	355.77	5,000.00		
101-567.000-801.001	FILING FEES/LEGAL						
101-567.000-802.000	LEGAL SERVICES	798.50	500.00		500.00		
101-567.000-803.000	ENGINEERING	24,197.56	5,000.00	2,553.29	10,000.00	5,000.00	100.00
101-567.000-808.000	CONTRACTED SERVICES	300.00	2,000.00	1,631.75	2,000.00		
101-567.000-809.000	PROGRAMMING/SOFTWARE/NETWORK		1,400.00	723.00	2,000.00	600.00	42.86
101-567.000-817.000	MILEAGE REIMBURSEMENT	101.01	100.00	43.68	150.00	50.00	50.00
101-567.000-819.000	SNOW PLOWING/REMOVAL	4,461.39	5,000.00	2,520.00	6,000.00	1,000.00	20.00
101-567.000-822.000	TRASH REMOVAL	845.00	650.00	612.48	800.00	150.00	23.08
101-567.000-853.000	TELECOMMUNICATIONS						
101-567.000-920.000	ELECTRIC	1,309.56	1,600.00	937.39	1,600.00		
101-567.000-932.000	EQUIPMENT MAINTENANCE	250.00	3,000.00	2,858.93	5,000.00	2,000.00	66.67
101-567.000-940.000	FLEET VEHICLE RENT						
101-567.000-963.001	MISCELLANEOUS		500.00	400.00	500.00		
101-567.000-965.000	POSTAGE						
101-567.000-972.000	CAPITAL OUTLAY	127,496.07	40,000.00	33,543.00	80,000.00	40,000.00	100.00
101-567.000-973.000	GROUNDS IMPROVEMENTS	4,009.24	50,000.00	42,145.23	50,000.00		
101-567.000-979.000	NEW FURNITURE & EQUIPMENT	6,491.19	50,000.00	101.64	52,000.00	2,000.00	4.00
Total Department 567.000:		(233,694.48)	(206,475.00)	(146,663.52)	(301,605.00)	(95,130.00)	46.07
Department: 596.000 PUBLIC TRANSPORTATION							
101-596.000-860.000	INTERURBAN TRANSIT AUTHORITY	47,321.21	58,000.00	37,958.78	58,000.00		
Total Department 596.000:		(47,321.21)	(58,000.00)	(37,958.78)	(58,000.00)	0.00	0.00
Department: 701.000 PLANNING AND ZONING							
101-701.000-702.001	SALARIES & WAGES	146,457.32	165,000.00	124,671.44	165,000.00		
101-701.000-702.002	SALARY - DEPUTY/ASSISTANT						
101-701.000-702.004	CLERICAL SUPPORT						
101-701.000-702.006	SALARY - BOARDS/COMMISSIONS	8,680.00	9,500.00	5,820.00	9,500.00		
101-701.000-702.010	INTERN SUPPORT						
101-701.000-702.011	PAYMENT IN LIEU OF HEALTH INS	5,140.00	5,200.00	4,260.00	5,200.00		
101-701.000-715.000	SOCIAL SECURITY/MEDICARE	12,261.24	12,625.00	10,308.49	12,625.00		
101-701.000-716.000	PENSION CONTRIBUTION	14,188.95	16,500.00	12,613.63	16,500.00		
101-701.000-717.000	HEALTH & LIFE INSURANCE	26,893.93	30,000.00	19,728.61	31,500.00	1,500.00	5.00
101-701.000-727.000	SUPPLIES	526.23	700.00	44.48	400.00	(300.00)	(42.86)
101-701.000-727.001	REFERENCE MATERIALS	152.00	200.00	30.00	200.00		

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 701.000 PLANNING AND ZONING							
101-701.000-727.002	MUNICODE UPDATES	934.50	8,000.00	981.23	8,000.00		
101-701.000-801.001	FILING FEES/LEGAL						
101-701.000-802.000	LEGAL SERVICES	12,478.50	20,000.00	25,356.00	20,000.00		
101-701.000-808.000	CONTRACTED SERVICES	32,612.72	45,000.00	24,766.00	48,000.00	3,000.00	6.67
101-701.000-808.001	ENGINEERING CONTRACTED SERVIC	1,960.29	25,000.00	7,194.76	25,000.00		
101-701.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	939.90	3,000.00	1,750.80	3,000.00		
101-701.000-812.000	LUNCHES/DINNERS/MEETINGS	417.25	200.00	140.25	400.00	200.00	100.00
101-701.000-817.000	MILEAGE REIMBURSEMENT	107.73	750.00	130.44	500.00	(250.00)	(33.33)
101-701.000-831.000	SEMINARS/CONTINUING EDUCATION	880.00	2,500.00	1,555.00	2,000.00	(500.00)	(20.00)
101-701.000-832.000	DUES AND MEMBERSHIPS	95.00	500.00	105.00	500.00		
101-701.000-853.000	TELECOMMUNICATIONS	530.52	600.00	500.00	600.00		
101-701.000-900.000	PRINTING	405.44	750.00	205.00	500.00	(250.00)	(33.33)
101-701.000-901.000	PUBLISHING	6,973.56	5,000.00	4,171.66	5,000.00		
101-701.000-963.001	MISCELLANEOUS	54.00	500.00	1,315.00	500.00		
101-701.000-964.000	TAX/PERMIT FEES REFUND						
101-701.000-965.000	POSTAGE	1,693.11	4,000.00	704.22	4,000.00		
101-701.000-979.000	NEW FURNITURE & EQUIPMENT	2,106.88	1,000.00	24.99	1,000.00		
Total Department 701.000:		(276,489.07)	(356,525.00)	(246,377.00)	(359,925.00)	(3,400.00)	0.95
Department: 728.000 ECONOMIC DEVELOPMENT							
101-728.000-806.000	PURCHASE OF DEVELOPMENT RIGHT						
Total Department 728.000:		0.00	0.00	0.00	0.00	0.00	0.00
Department: 751.000 PARKS AND RECREATION							
101-751.000-702.006	SALARY - BOARDS/COMMISSIONS	1,180.00	2,500.00	1,760.00	2,500.00		
101-751.000-715.000	SOCIAL SECURITY/MEDICARE	90.26	190.00	134.65	190.00		
101-751.000-716.000	PENSION CONTRIBUTION	12.00	50.00	35.00	50.00		
101-751.000-727.000	SUPPLIES	87.08	100.00		100.00		
101-751.000-801.001	FILING FEES/LEGAL						
101-751.000-808.000	CONTRACTED SERVICES	15,920.23	25,000.00	8,477.20	25,000.00		
101-751.000-812.000	LUNCHES/DINNERS/MEETINGS	332.52	600.00	453.40	600.00		
101-751.000-880.000	COMMUNITY PROMOTIONS	3,505.09	5,000.00	11,162.51	5,000.00		
101-751.000-882.000	TASTE OF GAINES			16,265.53			
101-751.000-900.000	PRINTING		600.00		600.00		
101-751.000-901.000	PUBLISHING		200.00		200.00		
101-751.000-963.001	MISCELLANEOUS	818.73	250.00	97.08	250.00		
101-751.000-965.000	POSTAGE		100.00	62.40	100.00		
101-751.000-972.000	CAPITAL OUTLAY			14,289.00			
101-751.000-973.000	GROUNDS IMPROVEMENTS	562.88	5,000.00	728.48	25,000.00	20,000.00	400.00
Total Department 751.000:		(22,508.79)	(39,590.00)	(53,465.25)	(59,590.00)	(20,000.00)	50.52
Department: 757.000 TASK FORCE 20/20							
101-757.000-702.001	SALARIES & WAGES						
101-757.000-702.006	SALARY - BOARDS/COMMISSIONS						
101-757.000-963.001	MISCELLANEOUS						
Total Department 757.000:		0.00	0.00	0.00	0.00	0.00	0.00
Department: 790.000 LIBRARY							
101-790.000-727.000	SUPPLIES						
101-790.000-775.000	BUILDING REPAIR & MAINTENANCE	29.85	500.00	45.96	500.00		
101-790.000-801.001	FILING FEES/LEGAL						

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Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 101 GENERAL FUND							
Department: 790.000 LIBRARY							
101-790.000-805.000	EQUIPMENT RENTAL/SERVICE		200.00	1,566.21	2,000.00	1,800.00	900.00
101-790.000-808.000	CONTRACTED SERVICES	1,758.55	2,000.00	4,794.11	2,000.00		
101-790.000-819.000	SNOW PLOWING/REMOVAL	7,532.65	8,000.00	5,514.08	8,500.00	500.00	6.25
101-790.000-821.000	CLEANING BUILDING	19,972.20	21,400.00	13,599.75	23,000.00	1,600.00	7.48
101-790.000-822.000	TRASH REMOVAL	1,071.20	1,000.00	777.98	1,200.00	200.00	20.00
101-790.000-920.000	ELECTRIC	11,101.56	11,500.00	12,109.09	13,000.00	1,500.00	13.04
101-790.000-923.000	NATURAL GAS	3,058.10	5,000.00	2,683.28	7,000.00	2,000.00	40.00
101-790.000-924.000	WATER AND SEWER	569.24	800.00	1,031.71	1,500.00	700.00	87.50
101-790.000-932.000	EQUIPMENT MAINTENANCE	3,162.59	5,000.00	3,675.90	5,000.00		
101-790.000-933.000	BUILDING MAINTENANCE	6,245.26	7,000.00	5,115.29	7,000.00		
101-790.000-935.000	GROUPS MAINTENANCE	5,027.67	8,500.00	4,091.29	8,500.00		
101-790.000-958.000	INSURANCE & BONDS	4,419.21	5,000.00	2,108.00	5,000.00		
101-790.000-963.001	MISCELLANEOUS		100.00		100.00		
101-790.000-973.000	GROUPS IMPROVEMENTS		8,000.00		8,000.00		
101-790.000-979.000	NEW FURNITURE & EQUIPMENT	3,353.88	5,000.00	4,060.74	5,000.00		
Total Department 790.000:		(67,301.96)	(89,000.00)	(61,173.39)	(97,300.00)	(8,300.00)	9.33
Department: 900.000 CAPITAL OUTLAY							
101-900.000-972.000 CAPITAL OUTLAY							
Total Department 900.000:		0.00	0.00	0.00	0.00	0.00	0.00
Department: 990.000 TRANSFER OUT							
101-990.000-995.000	TRANSFER OUT	1,800,392.74	2,557,780.00		3,403,958.00	846,178.00	33.08
Total Department 990.000:		(1,800,392.74)	(2,557,780.00)	0.00	(3,403,958.00)	(846,178.00)	33.08
Department: 999.000							
101-999.000-998.000 CONTINGENCY							
Total Department 999.000:		0.00	0.00	0.00	0.00	0.00	0.00
Fund 101 - GENERAL FUND:							
TOTAL ESTIMATED REVENUES		5,968,310.11	6,218,724.00	4,036,710.33	7,966,792.00	1,748,068.00	28.11
TOTAL APPROPRIATIONS		4,938,205.09	6,218,724.00	2,785,748.93	7,966,792.00	1,748,068.00	28.11
NET OF REVENUES & APPROPRIATIONS:		1,030,105.02	0.00	1,250,961.40	0.00	0.00	

Public Safety Fund

Public Safety Revenue

Revenue for public safety falls into three categories as outlined in Table 3. They are Public Safety Special Assessment Revenue, transfers from the General Fund, and a new category of Revenue Sharing from the State that is specifically earmarked for Public Safety policing activities.

Table 3

Category	Projected Revenue	Percent
SAD Revenue	\$2,230,457	42.77%
Transfer from General Fund	\$2,903,958	55.68%
State Revenue Sharing	\$80,885	1.55%
Total	\$5,215,300	

The Township Board approved an increase in the Public Safety Special Assessment from a 1.25 mill equivalent to a 1.50 mill equivalent at their September meeting. The increased Special Assessment will cost the average homeowner around \$207 per year. General Fund contributions continue to fund the majority of expenses for Public Safety.

The combination of the funds above will be used to fund the Community Policing contract with the Kent County Sheriff's Office. They will also be used to fund the operation of the Gaines Charter Township Fire Department. This GCTFD is responsible for fire and medical coverage throughout the entire Township.



Public Safety Expenses

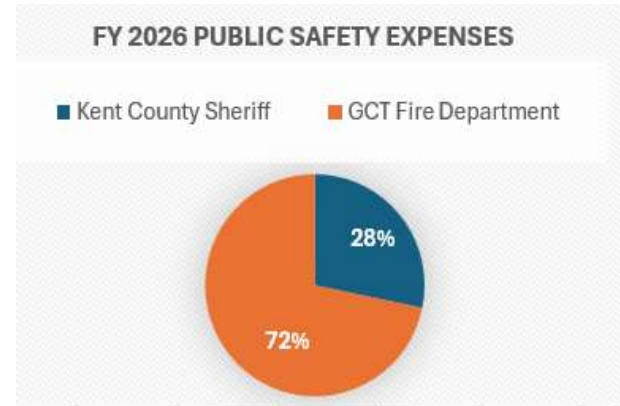
The Public Safety Expenses fall into two categories which can be seen in Table 4.

Table 4

Category	Projected Expense	Percent
Kent County Sheriff	\$1,475,000	28.28%
GCT Fire Department	\$3,740,300	71.72%
Total	\$5,215,300	

The Kent County Sheriff's Office budget is anticipated to increase by \$47,000 for FY 2026. The Township added a new patrol shift in 2024. This additional coverage has produced the desired effect of increasing the KCSO presence in the Township and reducing critical response times.

The largest portion of the Public Safety Fund will continue to go to fire department operations. The FY 2026 budget includes funding for additional full-time firefighter staffing. This will help the department be better able to respond to incidents in the Township.



BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 205 PUBLIC SAFETY SAD							
Department: 000.000							
205-000.000-452.000	PUBLIC SAFETY SAD REVENUE	1,211,634.87	1,637,200.00	1,553,493.93	2,230,457.00	593,257.00	36.24
205-000.000-503.000	SAFER GRANT REVENUE						
205-000.000-543.000	STATE GRANTS - PUBLIC SAFETY	10,000.00		42,000.00	80,885.00	80,885.00	
205-000.000-613.000	BYRON TWP SERVICE FEE	18,312.37	564,000.00	8,430.00		(564,000.00)	(100.00)
205-000.000-613.001	BYRON TWP REIMBURSEMENT	2,144.54					
205-000.000-642.000	SALE OF EQUIPMENT	77,805.45		28.75			
205-000.000-665.000	INTEREST						
205-000.000-666.000	DIVIDENDS	11,286.91					
205-000.000-674.000	CONTRIBUTIONS AND DONATIONS						
205-000.000-675.001	ARPA PUBLIC SAFETY REVENUE	340,000.00	200,000.00			(200,000.00)	(100.00)
205-000.000-687.002	FIRE DEPT REVENUES/REIMBURSEM	332,154.86		530,875.00			
205-000.000-699.000	TRANSFER IN	1,800,392.74	2,557,780.00		2,903,958.00	346,178.00	13.53
Total Department 000.000:		3,803,731.74	4,958,980.00	2,134,827.68	5,215,300.00	256,320.00	5.17
Department: 301.000 LAW ENFORCEMENT							
205-301.000-727.000	SUPPLIES	188.17	500.00		500.00		
205-301.000-820.000	KENT COUNTY SHERIFF PATROL	1,425,987.01	1,428,000.00	1,105,212.46	1,475,000.00	47,000.00	3.29
205-301.000-880.000	COMMUNITY PROMOTIONS						
205-301.000-972.000	CAPITAL OUTLAY						
Total Department 301.000:		(1,426,175.18)	(1,428,500.00)	(1,105,212.46)	(1,475,500.00)	(47,000.00)	3.29
Department: 336.001 CUTLERVILLE FIRE DEPARTMENT							
205-336.001-702.001	SALARIES & WAGES	28,883.47					
205-336.001-702.002	SALARY - DEPUTY/ASSISTANT	372,551.83					
205-336.001-702.003	FILL IN FOR FULL TIME	18,892.44					
205-336.001-702.005	SALARIES - POC FIRE FIGHTERS	23,960.20					
205-336.001-702.008	OFFICER STIPENDS	3,192.60					
205-336.001-702.010	SALARY -PART TIME STAFFING	29,512.74					
205-336.001-702.011	PAYMENT IN LIEU OF HEALTH INS	316.19					
205-336.001-702.013	OVERTIME	56,251.03					
205-336.001-702.014	OVERTIME - FLSA	28,868.61					
205-336.001-702.778	TRAINING PAY	3,253.47					
205-336.001-715.000	SOCIAL SECURITY/MEDICARE	42,423.38					
205-336.001-716.000	PENSION CONTRIBUTION	39,568.52					
205-336.001-717.000	HEALTH & LIFE INSURANCE	106,867.57		1,400.77			
205-336.001-719.000	WORKER'S COMPENSATION INSURAN	35,804.64					
205-336.001-727.000	SUPPLIES	3,378.42					
205-336.001-740.000	OPERATING SUPPLIES	6,804.24					
205-336.001-741.000	FUEL	10,095.73					
205-336.001-775.000	BUILDING REPAIR & MAINTENANCE						
205-336.001-776.000	UNIFORMS	5,161.19					
205-336.001-776.001	TURN OUT GEAR	12,412.18					
205-336.001-801.001	FILING FEES/LEGAL						
205-336.001-802.000	LEGAL SERVICES	8,641.50					
205-336.001-808.000	CONTRACTED SERVICES	7,116.53					
205-336.001-809.000	PROGRAMMING/SOFTWARE/NETWORK	29,112.66					
205-336.001-810.000	INSPECTIONS						
205-336.001-810.001	FIRE PREVENTION EDUCATION	1,407.00					
205-336.001-810.002	HAZMAT ASSESSMENT						
205-336.001-811.000	TRAINING	9,951.46					
205-336.001-816.000	KENT COUNTY EMS ASSESSMENT	769.33					

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 205 PUBLIC SAFETY SAD							
Department: 336.001 CUTLERVILLE FIRE DEPARTMENT							
205-336.001-816.001	BYRON TWP ASSESSMENT	1,146.73					
205-336.001-816.002	KENT CO FIRE ASSESSMENT						
205-336.001-817.000	MILEAGE REIMBURSEMENT						
205-336.001-819.000	SNOW PLOWING/REMOVAL	4,383.35					
205-336.001-822.000	TRASH REMOVAL	1,215.57					
205-336.001-831.000	SEMINARS/CONTINUING EDUCATION	618.03					
205-336.001-832.000	DUES AND MEMBERSHIPS	306.65					
205-336.001-835.000	PHYSICAL EXAMINATIONS	7,286.47					
205-336.001-853.000	TELECOMMUNICATIONS	4,768.81					
205-336.001-920.000	ELECTRIC	10,968.43					
205-336.001-923.000	NATURAL GAS	3,726.99					
205-336.001-924.000	WATER AND SEWER	892.67					
205-336.001-931.000	VEHICLE MAINTENANCE	37,822.48					
205-336.001-932.000	EQUIPMENT MAINTENANCE	16,888.90					
205-336.001-933.000	BUILDING MAINTENANCE	5,658.01					
205-336.001-935.000	GROUPS MAINTENANCE	1,480.01		115.00			
205-336.001-956.000	FOOD ALLOWANCE	1,067.47					
205-336.001-958.000	INSURANCE & BONDS	23,922.07					
205-336.001-963.001	MISCELLANEOUS	895.93					
205-336.001-972.000	CAPITAL OUTLAY	17,853.65					
205-336.001-973.000	GROUPS IMPROVEMENTS						
205-336.001-979.000	NEW FURNITURE & EQUIPMENT	5,496.99					
205-336.001-998.000	CONTINGENCY						
Total Department 336.001:		(1,031,596.14)	0.00	(1,515.77)	0.00	0.00	0.00
Department: 336.002 DUTTON FIRE DEPARTMENT							
205-336.002-702.001	SALARIES & WAGES	49,347.03					
205-336.002-702.002	SALARY - DEPUTY/ASSISTANT	481,200.99					
205-336.002-702.003	FILL IN FOR FULL TIME	1,589.36					
205-336.002-702.005	SALARIES - POC FIRE FIGHTERS	30,169.56					
205-336.002-702.008	OFFICER STIPENDS	6,125.00					
205-336.002-702.010	SALARY -PART TIME STAFFING						
205-336.002-702.011	PAYMENT IN LIEU OF HEALTH INS	5,100.00					
205-336.002-702.013	OVERTIME	40,909.06					
205-336.002-702.014	OVERTIME - FLSA	51,450.32					
205-336.002-702.015	ELECTRICAL/FIRE INSPECTOR	14,548.93					
205-336.002-702.778	TRAINING PAY	22,733.44					
205-336.002-715.000	SOCIAL SECURITY/MEDICARE	52,185.00					
205-336.002-716.000	PENSION CONTRIBUTION	51,870.93					
205-336.002-717.000	HEALTH & LIFE INSURANCE	105,922.20					
205-336.002-719.000	WORKER'S COMPENSATION INSURAN	35,340.24					
205-336.002-727.000	SUPPLIES	2,582.15					
205-336.002-740.000	OPERATING SUPPLIES	7,526.20					
205-336.002-741.000	FUEL	17,503.44					
205-336.002-775.000	BUILDING REPAIR & MAINTENANCE						
205-336.002-776.000	UNIFORMS	6,720.61					
205-336.002-776.001	TURN OUT GEAR	26,167.77					
205-336.002-801.001	FILING FEES/LEGAL						
205-336.002-802.000	LEGAL SERVICES	24.50					
205-336.002-808.000	CONTRACTED SERVICES	7,418.84					

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

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GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 205 PUBLIC SAFETY SAD							
Department: 336.002 DUTTON FIRE DEPARTMENT							
205-336.002-809.000	PROGRAMMING/SOFTWARE/NETWORK	34,965.79					
205-336.002-810.001	FIRE PREVENTION EDUCATION	1,887.98					
205-336.002-810.002	HAZMAT ASSESSMENT	2,000.00					
205-336.002-811.000	TRAINING	884.42					
205-336.002-816.000	KENT COUNTY EMS ASSESSMENT	1,016.58					
205-336.002-817.000	MILEAGE REIMBURSEMENT						
205-336.002-819.000	SNOW PLOWING/REMOVAL	6,091.54					
205-336.002-822.000	TRASH REMOVAL	654.72					
205-336.002-831.000	SEMINARS/CONTINUING EDUCATION	2,811.88					
205-336.002-832.000	DUES AND MEMBERSHIPS	661.16					
205-336.002-835.000	PHYSICAL EXAMINATIONS	5,955.25					
205-336.002-853.000	TELECOMMUNICATIONS	10,414.15					
205-336.002-920.000	ELECTRIC	13,271.99					
205-336.002-923.000	NATURAL GAS	5,752.84					
205-336.002-924.000	WATER AND SEWER	669.24					
205-336.002-931.000	VEHICLE MAINTENANCE	30,322.01					
205-336.002-932.000	EQUIPMENT MAINTENANCE	4,182.77					
205-336.002-933.000	BUILDING MAINTENANCE	6,412.54					
205-336.002-935.000	GROUPS MAINTENANCE	1,004.09					
205-336.002-958.000	INSURANCE & BONDS	29,419.11					
205-336.002-963.001	MISCELLANEOUS	3,938.10					
205-336.002-972.000	CAPITAL OUTLAY	61,951.13					
205-336.002-973.000	GROUPS IMPROVEMENTS						
205-336.002-979.000	NEW FURNITURE & EQUIPMENT	7,038.86					
205-336.002-998.000	CONTINGENCY						
Total Department 336.002:		(1,247,741.72)	0.00	0.00	0.00	0.00	0.00
Department: 336.003 GAINES FIRE DEPARTMENT							
205-336.003-702.001	SALARIES & WAGES	2,671.65	98,280.00	74,930.38	108,000.00	9,720.00	9.89
205-336.003-702.002	SALARY - DEPUTY/ASSISTANT	38,456.45	1,100,000.00	849,195.72	1,425,000.00	325,000.00	29.55
205-336.003-702.003	FILL IN FOR FULL TIME		15,000.00			(15,000.00)	(100.00)
205-336.003-702.005	SALARIES - POC FIRE FIGHTERS		70,000.00	39,880.15	50,000.00	(20,000.00)	(28.57)
205-336.003-702.008	OFFICER STIPENDS		10,000.00	6,871.32	10,000.00		
205-336.003-702.010	SALARY -PART TIME STAFFING	554.65	78,000.00	47,040.17	90,000.00	12,000.00	15.38
205-336.003-702.011	PAYMENT IN LIEU OF HEALTH INS	140.00	10,000.00	6,306.00	10,000.00		
205-336.003-702.013	OVERTIME	2,245.84	84,000.00	115,897.38	100,000.00	16,000.00	19.05
205-336.003-702.014	OVERTIME - FLSA	2,868.60	125,000.00	76,893.90	130,000.00	5,000.00	4.00
205-336.003-702.015	ELECTRICAL/FIRE INSPECTOR	1,326.74	50,000.00	41,646.67	55,000.00	5,000.00	10.00
205-336.003-702.778	TRAINING PAY		50,000.00	20,930.81	30,000.00	(20,000.00)	(40.00)
205-336.003-715.000	SOCIAL SECURITY/MEDICARE	3,597.24	131,000.00	95,176.06	155,000.00	24,000.00	18.32
205-336.003-716.000	PENSION CONTRIBUTION	4,228.98	130,000.00	96,970.24	150,000.00	20,000.00	15.38
205-336.003-717.000	HEALTH & LIFE INSURANCE	18,825.54	300,000.00	205,643.52	300,000.00		
205-336.003-719.000	WORKER'S COMPENSATION INSURAN		80,000.00	97,996.00	120,000.00	40,000.00	50.00
205-336.003-727.000	SUPPLIES		15,000.00	4,493.29	15,000.00		
205-336.003-740.000	OPERATING SUPPLIES		24,500.00	14,503.28	24,500.00		
205-336.003-741.000	FUEL		35,000.00	24,476.50	35,000.00		
205-336.003-775.000	BUILDING REPAIR & MAINTENANCE						
205-336.003-776.000	UNIFORMS		17,000.00	11,601.29	20,000.00	3,000.00	17.65
205-336.003-776.001	TURN OUT GEAR		91,500.00	67,600.47	40,000.00	(51,500.00)	(56.28)
205-336.003-801.001	FILING FEES/LEGAL						

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GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 205 PUBLIC SAFETY SAD							
Department: 336.003 GAINES FIRE DEPARTMENT							
205-336.003-802.000	LEGAL SERVICES		10,000.00	3,589.50	5,000.00	(5,000.00)	(50.00)
205-336.003-808.000	CONTRACTED SERVICES		65,000.00	27,283.04	55,000.00	(10,000.00)	(15.38)
205-336.003-809.000	PROGRAMMING/SOFTWARE/NETWORK	34,912.42	60,000.00	57,021.58	65,000.00	5,000.00	8.33
205-336.003-810.000	INSPECTIONS						
205-336.003-810.001	FIRE PREVENTION EDUCATION		3,800.00	3,602.49	3,800.00		
205-336.003-810.002	HAZMAT ASSESSMENT		2,000.00		2,000.00		
205-336.003-811.000	TRAINING		15,000.00	4,996.66	15,000.00		
205-336.003-816.000	KENT COUNTY EMS ASSESSMENT		1,500.00	1,082.98	1,500.00		
205-336.003-816.001	BYRON TWP ASSESSMENT						
205-336.003-816.002	KENT CO FIRE ASSESSMENT						
205-336.003-817.000	MILEAGE REIMBURSEMENT		600.00		500.00	(100.00)	(16.67)
205-336.003-819.000	SNOW PLOWING/REMOVAL	2,164.66	15,000.00	8,658.64	15,000.00		
205-336.003-822.000	TRASH REMOVAL	191.67	2,500.00	1,742.31	2,750.00	250.00	10.00
205-336.003-831.000	SEMINARS/CONTINUING EDUCATION		11,500.00	1,082.50	11,500.00		
205-336.003-832.000	DUES AND MEMBERSHIPS	249.50	1,300.00	229.00	1,500.00	200.00	15.38
205-336.003-835.000	PHYSICAL EXAMINATIONS		20,500.00	1,256.00	20,500.00		
205-336.003-853.000	TELECOMMUNICATIONS		18,000.00	15,769.23	18,000.00		
205-336.003-920.000	ELECTRIC		30,000.00	24,428.95	32,500.00	2,500.00	8.33
205-336.003-923.000	NATURAL GAS		18,000.00	9,621.86	20,000.00	2,000.00	11.11
205-336.003-924.000	WATER AND SEWER		2,000.00	1,278.57	2,000.00		
205-336.003-931.000	VEHICLE MAINTENANCE		80,000.00	90,094.21	85,000.00	5,000.00	6.25
205-336.003-932.000	EQUIPMENT MAINTENANCE		21,000.00	9,593.37	21,000.00		
205-336.003-933.000	BUILDING MAINTENANCE		21,000.00	21,663.32	21,000.00		
205-336.003-935.000	GROUNDS MAINTENANCE		4,000.00	2,273.68	4,000.00		
205-336.003-956.000	FOOD ALLOWANCE		1,500.00	1,500.00	3,750.00	2,250.00	150.00
205-336.003-958.000	INSURANCE & BONDS		60,000.00	58,126.00	62,500.00	2,500.00	4.17
205-336.003-963.001	MISCELLANEOUS		4,000.00	4,388.20	4,000.00		
205-336.003-972.000	CAPITAL OUTLAY		525,000.00	488,474.11	376,500.00	(148,500.00)	(28.29)
205-336.003-973.000	GROUNDS IMPROVEMENTS		3,000.00		3,000.00		
205-336.003-979.000	NEW FURNITURE & EQUIPMENT		20,000.00	8,398.86	20,000.00		
205-336.003-998.000	CONTINGENCY						
Total Department 336.003:		(112,433.94)	(3,530,480.00)	(2,744,208.21)	(3,739,800.00)	(209,320.00)	5.93
Fund 205 - PUBLIC SAFETY SAD:							
TOTAL ESTIMATED REVENUES		3,803,731.74	4,958,980.00	2,134,827.68	5,215,300.00	256,320.00	5.17
TOTAL APPROPRIATIONS		3,817,946.98	4,958,980.00	3,850,936.44	5,215,300.00	256,320.00	5.17
NET OF REVENUES & APPROPRIATIONS:		(14,215.24)	0.00	(1,716,108.76)	0.00	0.00	

Enterprise Funds

The Township's Enterprise Funds consist of the Building, Water, and Sewer Funds. In general, the operations for these funds are covered by fees paid by customers for business-type activities (building inspections and paying for water and sewer service). Each of these funds is approved separately as each is a standalone fund. Enterprise fund revenues can only be used within the fund in which the revenues are generated.

Building

For Fiscal Year 2026 staff is projecting \$951,500 in Building Department revenues which is an increase of around 19% over FY 2025 projections. There are a couple of large permits that are expected to be issued that will foster this increase in revenue. Overall activity has been strong for the department as well. This strong performance is expected to continue into and through 2026.

Staff is expecting an increase on the expense side of around 34% with a budgeted amount of \$935,950. As revenues increase, the expenses to our contracted inspection partner will follow. The increase in expenses includes the provision for additional staffing as well as the purchase of a department vehicle. The overall projection for the Building Department is to end the year at \$15,550 in revenue over expenses.

Water & Sewer Funds

Water and Sewer function as one Department, but the funds stand independently and are budgeted separately. However, a review of the two funds can be done together to get a better picture of the Water/Sewer Department's activities.

Revenues in both funds are estimated to increase. Staff projects the water revenue will be up about 14.51%, at \$4,138,100, and sewer revenues will be up about 10.74%, at \$3,706,200, from 2025 to 2026. The team expects a water fund expense increase of about 11.79%, at \$4,078,195, next fiscal year, and an increase in expenses in the sewer fund of 3.18%, at \$4,232,195.

The significant cost increases in the water and sewer funds are related to estimated increases in water and sewer fees from the City of Wyoming and depreciation expenses. There have also been increases in operating expenses at the Byron Gaines Utility Authority that will lead to an increase in expenses for the water and sewer funds.

The Water and Sewer Funds budget for system depreciation to cover long-term costs in the system. These dollars are shifted into the respective fund balances for each fund and allow the Water & Sewer Department to pay for the replacement of aging infrastructure as well as repair and maintenance of the systems. In addition, by taking this budget step, the Township can set utility rates appropriately.

Looking at the two funds together, the Department is projected to end the year with a deficit of about \$466,090. The sewer fund is projected to end the year in the red by about \$525,995 and the water fund is projected to be in the black by about \$59,905. This negative projection can be attributed to depreciation and should not be much of a concern for the reasons noted in the previous paragraph. Additionally, the Township does not budget for revenue from developers' contributions because of the difficulty in estimating this

revenue. Generally, after the auditors adjust for developers' contributions at the close of the Fiscal Year, both the Water and Sewer Funds end in the black.

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 549 BUILDING INSPECTIONS DEPT							
Department: 000.000							
549-000.000-490.000	BUILDING PERMITS	1,012,203.00	400,000.00	271,671.00	475,000.00	75,000.00	18.75
549-000.000-491.000	MECHANICAL PERMITS	151,251.65	160,000.00	142,959.70	190,000.00	30,000.00	18.75
549-000.000-492.000	PLUMBING PERMITS	87,248.00	100,000.00	71,799.00	120,000.00	20,000.00	20.00
549-000.000-493.000	ELECTRICAL PERMITS	178,654.75	140,000.00	90,301.00	165,000.00	25,000.00	17.86
549-000.000-494.000	REGISTRATIONS FROM BLDG DEPT	350.00	1,500.00	555.00	1,500.00		
549-000.000-699.000	TRANSFER IN						
549-000.000-702.010	SALARY -PART TIME STAFFING						
Total Department 000.000:		1,429,707.40	801,500.00	577,285.70	951,500.00	150,000.00	18.71
Department: 371.000 BUILDING/MECHANICAL INSPECTION							
549-371.000-702.001	SALARIES & WAGES	179,202.63	225,000.00	165,350.13	315,000.00	90,000.00	40.00
549-371.000-702.002	SALARY - DEPUTY/ASSISTANT						
549-371.000-702.003	SALARY - ELECTRICAL INSPECTOR						
549-371.000-702.004	CLERICAL SUPPORT	1,529.00					
549-371.000-702.009	DEFERRED COMP IN LIEU OF HEAL						
549-371.000-702.011	PAYMENT IN LIEU OF HEALTH INS						
549-371.000-702.015	ELECTRICAL/FIRE INSPECTOR	15,847.88	50,000.00	41,647.97	55,000.00	5,000.00	10.00
549-371.000-715.000	SOCIAL SECURITY/MEDICARE	14,655.31	21,000.00	15,314.50	24,000.00	3,000.00	14.29
549-371.000-716.000	PENSION CONTRIBUTION	14,875.71	22,500.00	17,244.93	23,500.00	1,000.00	4.44
549-371.000-717.000	HEALTH & LIFE INSURANCE	38,024.35	60,000.00	35,170.29	90,000.00	30,000.00	50.00
549-371.000-719.000	WORKERS' COMPENSATION INSURAN						
549-371.000-727.000	SUPPLIES	1,840.59	4,000.00	2,108.74	5,000.00	1,000.00	25.00
549-371.000-741.000	FUEL			77.49	2,400.00	2,400.00	
549-371.000-775.000	BUILDING REPAIR & MAINTENANCE						
549-371.000-776.000	UNIFORMS		200.00		250.00	50.00	25.00
549-371.000-801.000	ACCOUNTING SERVICES/AUDIT						
549-371.000-801.001	FILING FEES/LEGAL						
549-371.000-805.000	EQUIPMENT RENTAL/SERVICE						
549-371.000-807.008	RENT						
549-371.000-808.000	CONTRACTED SERVICES	204,938.91	250,000.00	137,734.13	300,000.00	50,000.00	20.00
549-371.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	5,786.60	6,000.00	14,843.70	13,000.00	7,000.00	116.67
549-371.000-812.000	LUNCHES/DINNERS/MEETINGS	52.02	200.00		200.00		
549-371.000-817.000	MILEAGE REIMBURSEMENT	6,448.66	6,200.00	3,360.00	4,500.00	(1,700.00)	(27.42)
549-371.000-819.000	SNOW PLOWING/REMOVAL						
549-371.000-821.000	CLEANING BUILDING						
549-371.000-822.000	TRASH REMOVAL						
549-371.000-831.000	SEMINARS/CONTINUING EDUCATION	1,646.12	3,000.00	1,380.00	3,000.00		
549-371.000-832.000	DUES AND MEMBERSHIPS	760.00	2,000.00	385.00	2,000.00		
549-371.000-853.000	TELECOMMUNICATIONS	518.40	1,000.00	500.00	1,000.00		
549-371.000-900.000	PRINTING	345.00	600.00		600.00		
549-371.000-920.000	ELECTRIC						
549-371.000-923.000	NATURAL GAS						
549-371.000-924.000	WATER AND SEWER						
549-371.000-932.000	EQUIPMENT MAINTENANCE	185.00			2,500.00	2,500.00	
549-371.000-933.000	BUILDING MAINTENANCE						
549-371.000-935.000	GROUNDS MAINTENANCE						
549-371.000-958.000	INSURANCE & BONDS						
549-371.000-962.000	INTERFUND REIMB WITH GEN	39,360.60	39,500.00	20,767.28	40,000.00	500.00	1.27
549-371.000-963.001	MISCELLANEOUS	244.64	1,000.00	2,275.00	1,000.00		
549-371.000-964.000	TAX/PERMIT FEES REFUND		500.00		500.00		

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 549 BUILDING INSPECTIONS DEPT							
Department: 371.000 BUILDING/MECHANICAL INSPECTION							
549-371.000-965.000	POSTAGE	335.38	500.00	81.74	500.00		
549-371.000-968.000	DEPRECIATION	2,643.36					
549-371.000-969.002	ADMINISTRATION FEES						
549-371.000-972.000	CAPITAL OUTLAY				45,000.00	45,000.00	
549-371.000-979.000	NEW FURNITURE & EQUIPMENT	1,234.61	3,100.00	10,466.97	7,000.00	3,900.00	125.81
Total Department 371.000:		(530,474.77)	(696,300.00)	(468,707.87)	(935,950.00)	(239,650.00)	34.42
Fund 549 - BUILDING INSPECTIONS DEPT:							
TOTAL ESTIMATED REVENUES		1,429,707.40	801,500.00	577,285.70	951,500.00	150,000.00	18.71
TOTAL APPROPRIATIONS		530,474.77	696,300.00	468,707.87	935,950.00	239,650.00	34.42
NET OF REVENUES & APPROPRIATIONS:		899,232.63	105,200.00	108,577.83	15,550.00	(89,650.00)	

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 591 WATER FUND							
Department: 530.000 w/S - WAGES							
591-530.000-702.001	SALARIES & WAGES	64,308.18	70,000.00	56,926.27	75,000.00	5,000.00	7.14
591-530.000-702.007	ADMIN LONG TERM DISABILITY/LI						
591-530.000-715.000	SOCIAL SECURITY/MEDICARE	4,913.24	5,355.00	4,292.29	5,545.00	190.00	3.55
591-530.000-716.000	PENSION CONTRIBUTION	6,367.25	7,000.00	5,616.34	7,500.00	500.00	7.14
591-530.000-717.000	HEALTH & LIFE INSURANCE	5,992.22	11,000.00	2,014.80	11,000.00		
591-530.000-719.000	ADMIN WORKMANS COMP						
Total Department 530.000:		(81,580.89)	(93,355.00)	(68,849.70)	(99,045.00)	(5,690.00)	6.10
Department: 537.000 WATER							
591-537.000-496.000	CONNECTION INSPECTION PERMITS	17,900.00	20,000.00	22,900.00	25,000.00	5,000.00	25.00
591-537.000-584.000	DEVELOPER CONTRIBUTIONS	5,240,000.00					
591-537.000-614.000	ANNUAL HYDRANT FEES	13,980.00	14,500.00		14,500.00		
591-537.000-628.000	TRUNKAGE FEES	293,294.80	200,000.00	319,085.40	300,000.00	100,000.00	50.00
591-537.000-630.000	AVAILABILITY/SERVICES	199,798.60	55,000.00	44,165.38	55,000.00		
591-537.000-631.000	FIRE PROTECTION SERVICE	31,006.11	31,000.00	30,190.20	35,000.00	4,000.00	12.90
591-537.000-632.000	CAPITAL METER FEES	114,267.70	110,000.00	132,103.00	175,000.00	65,000.00	59.09
591-537.000-633.000	USAGE SERVICE CHARGES	2,266,578.92	2,100,000.00	2,005,109.16	2,350,000.00	250,000.00	11.90
591-537.000-633.001	READY TO SERVE CHARGES	609,694.68	645,000.00	591,774.73	700,000.00	55,000.00	8.53
591-537.000-633.004	IRRIGATION	282,947.57	250,000.00	270,738.69	300,000.00	50,000.00	20.00
591-537.000-633.006	RES CONSTRUCTION WATER USE FE	1,600.00	2,500.00	1,700.00	2,500.00		
591-537.000-635.000	MISCELLANEOUS FEES	1,337.50	1,000.00	1,025.00	1,500.00	500.00	50.00
591-537.000-658.000	PENALTIES	49,001.59	40,000.00	33,706.74	45,000.00	5,000.00	12.50
591-537.000-658.001	PENALTIES/DORMANT						
591-537.000-658.002	ASSESSMENT PENALTIES		100.00		100.00		
591-537.000-665.004	INTEREST ON ASSESSMENTS						
591-537.000-665.005	INTEREST ON PAYMENT PLANS-TRK	3,690.53	4,500.00	3,419.38	4,500.00		
591-537.000-665.006	INTEREST ON INVESTMENTS-OPER	178,132.82	50,000.00	17,178.75	50,000.00		
591-537.000-665.008	INTEREST ON INVESTMENTS-TF						
591-537.000-665.009	INTEREST ON INVESTMENTS-TRKG	226,569.14	70,000.00	151,166.66	70,000.00		
591-537.000-675.000	SPECIAL ASSESSMENT REVENUE	10,318.75	20,000.00		10,000.00	(10,000.00)	(50.00)
591-537.000-678.000	MISC REVENUE						
591-537.000-727.000	SUPPLIES	584.23	250.00	39.73	250.00		
591-537.000-727.001	REFERENCE MATERIALS						
591-537.000-801.001	FILING FEES/LEGAL						
591-537.000-802.000	LEGAL SERVICES	3,045.00	500.00	397.00	500.00		
591-537.000-803.000	CONTRACT ENGINEERING	36,176.19	40,000.00	45,883.59	55,000.00	15,000.00	37.50
591-537.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	3,794.49	4,000.00	3,379.60	10,000.00	6,000.00	150.00
591-537.000-817.000	MILEAGE REIMBURSEMENT	48.07	100.00		100.00		
591-537.000-830.000	BGUA OPERATING & PAYROLL	529,213.97	550,000.00	393,928.11	575,000.00	25,000.00	4.55
591-537.000-830.001	CAPITAL METER EXPENSE	349,213.54	150,000.00	229,209.75	375,000.00	225,000.00	150.00
591-537.000-830.002	CAPITAL MHP CHANGEOVER						
591-537.000-830.003	PRESSURE REDUCING V ALVES						
591-537.000-830.CAP	AUTHORITY CAPITAL EXPENSES	50,962.93	61,000.00	1,554.47	65,000.00	4,000.00	6.56
591-537.000-831.000	SEMINARS/CONTINUING EDUCATION			420.00	500.00	500.00	
591-537.000-832.000	DUES AND MEMBERSHIPS						
591-537.000-853.000	TELECOMMUNICATIONS	108.00			150.00	150.00	
591-537.000-881.000	LDFA EXPENSES						
591-537.000-900.000	PRINTING		150.00	534.76	150.00		
591-537.000-902.000	TOWNSHIP NEWSLETTER						
591-537.000-904.000	WATER QUALITY REPORT	2,117.38	2,500.00	751.07	2,500.00		

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 591 WATER FUND							
Department: 537.000 WATER							
591-537.000-905.000	WATER & SEWER BILL OUTSOURCIN	8,906.08	14,000.00	9,603.82	14,000.00		
591-537.000-922.000	WYOMING USAGE BILL	1,482,502.74	1,850,000.00	1,282,985.33	1,850,000.00		
591-537.000-930.000	REPAIRS/TRUNKAGE EXPENSE	30,391.74					
591-537.000-930.001	OVERSIZING						
591-537.000-934.000	SENSUS MAINTENANCE	3,045.99	3,500.00	4,000.00	4,000.00	500.00	14.29
591-537.000-962.000	INTERFUND REIMB WITH GEN	20,482.90	26,000.00	15,362.18	25,000.00	(1,000.00)	(3.85)
591-537.000-963.001	MISCELLANEOUS						
591-537.000-965.000	POSTAGE	371.42	1,100.00	174.25	500.00	(600.00)	(54.55)
591-537.000-968.000	DEPRECIATION	965,144.77	850,000.00		1,000,000.00	150,000.00	17.65
591-537.000-968.001	LOSS ON ABANDONMENT						
591-537.000-969.001	PARTICIPATION FEES LEAD/COPPE		250.00	600.00		(250.00)	(100.00)
591-537.000-979.000	NEW FURNITURE & EQUIPMENT	460.49	1,250.00	1,223.62	1,500.00	250.00	20.00
Total Department 537.000:		6,053,548.78	59,000.00	1,634,215.81	158,950.00	99,950.00	169.41
Fund 591 - WATER FUND:							
TOTAL ESTIMATED REVENUES		9,540,118.71	3,613,600.00	3,624,263.09	4,138,100.00	524,500.00	14.51
TOTAL APPROPRIATIONS		3,568,150.82	3,647,955.00	2,058,896.98	4,078,195.00	430,240.00	11.79
NET OF REVENUES & APPROPRIATIONS:		5,971,967.89	(34,355.00)	1,565,366.11	59,905.00	94,260.00	

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 590 SEWER FUND							
Department: 530.000 w/S - WAGES							
590-530.000-702.001	SALARIES & WAGES	64,311.55	70,000.00	56,929.30	75,000.00	5,000.00	7.14
590-530.000-702.007	ADMIN LONG TERM DISABILITY/LI						
590-530.000-715.000	SOCIAL SECURITY/MEDICARE	4,914.60	5,355.00	4,293.34	5,545.00	190.00	3.55
590-530.000-716.000	PENSION CONTRIBUTION	6,367.45	7,000.00	5,616.85	7,500.00	500.00	7.14
590-530.000-717.000	HEALTH & LIFE INSURANCE	5,992.24	11,000.00	2,014.82	11,000.00		
590-530.000-719.000	ADMIN WORKMANS COMP						
Total Department 530.000:		(81,585.84)	(93,355.00)	(68,854.31)	(99,045.00)	(5,690.00)	6.10
Department: 536.000 SEWER							
590-536.000-496.000	CONNECTION INSPECTION PERMITS	14,207.00	15,000.00	16,100.00	20,000.00	5,000.00	33.33
590-536.000-584.000	DEVELOPER CONTRIBUTIONS	3,750,000.00					
590-536.000-628.000	TRUNKAGE FEES	356,262.67	200,000.00	449,877.72	300,000.00	100,000.00	50.00
590-536.000-629.000	AVAILABILITY/LATERALS	190,217.67	75,000.00	11,545.26	75,000.00		
590-536.000-632.000	CAPITAL METER FEES						
590-536.000-633.000	USAGE SERVICE CHARGES	2,461,555.08	2,150,000.00	2,217,700.84	2,275,000.00	125,000.00	5.81
590-536.000-633.001	READY TO SERVE CHARGES	568,518.77	545,000.00	567,442.80	670,000.00	125,000.00	22.94
590-536.000-633.002	RTS/SUBMETERS						
590-536.000-635.000	MISCELLANEOUS FEES	287.50	200.00	200.00	200.00		
590-536.000-658.000	PENALTIES	44,982.61	35,000.00	31,935.83	35,000.00		
590-536.000-658.001	PENALTIES/DORMANT						
590-536.000-658.002	ASSESSMENT PENALTIES	16.81					
590-536.000-665.004	INTEREST ON ASSESSMENTS						
590-536.000-665.005	INTEREST ON PAYMENT PLANS-TRK	7,230.66	6,500.00	12,853.57	11,000.00	4,500.00	69.23
590-536.000-665.006	INTEREST ON INVESTMENTS-OPER	208,058.42	80,000.00	58,414.91	80,000.00		
590-536.000-665.007	INTEREST ON INVESTMENTS/SADS						
590-536.000-665.009	INTEREST ON INVESTMENTS-TRKG	478,917.06	200,000.00	357,602.72	200,000.00		
590-536.000-675.000	SPECIAL ASSESSMENT REVENUE	171,684.79	40,000.00		40,000.00		
590-536.000-678.000	MISC REVENUE						
590-536.000-727.000	SUPPLIES	559.22	250.00	39.75	250.00		
590-536.000-727.001	REFERENCE MATERIALS						
590-536.000-801.001	FILING FEES/LEGAL						
590-536.000-802.000	LEGAL SERVICES	3,045.00	500.00	397.00	500.00		
590-536.000-803.000	CONTRACT ENGINEERING	11,558.03	30,000.00	72,223.95	35,000.00	5,000.00	16.67
590-536.000-809.000	PROGRAMMING/SOFTWARE/NETWORK	3,794.51	4,000.00	3,379.63	10,000.00	6,000.00	150.00
590-536.000-817.000	MILEAGE REIMBURSEMENT	48.08	100.00		100.00		
590-536.000-830.000	BGUA OPERATING & PAYROLL	517,948.63	600,000.00	364,212.12	600,000.00		
590-536.000-830.CAP	AUTHORITY CAPITAL EXPENSES	50,962.93	61,000.00	1,554.47	65,000.00	4,000.00	6.56
590-536.000-831.000	SEMINARS/CONTINUING EDUCATION			420.00	500.00	500.00	
590-536.000-832.000	DUES AND MEMBERSHIPS						
590-536.000-853.000	TELECOMMUNICATIONS	108.00			150.00	150.00	
590-536.000-900.000	PRINTING		150.00	60.71	150.00		
590-536.000-902.000	TOWNSHIP NEWSLETTER						
590-536.000-905.000	WATER & SEWER BILL OUTSOURCIN	8,906.12	14,000.00	9,603.88	14,500.00	500.00	3.57
590-536.000-921.000	CITY OF G.R.MONTHLY SEWER USA	237,339.85	160,000.00	135,749.30	180,000.00	20,000.00	12.50
590-536.000-922.001	WYOMING SEWER USAGE-CAP & COM	1,676,783.47	2,000,000.00	1,307,911.82	2,000,000.00		
590-536.000-930.000	REPAIRS/TRUNKAGE EXPENSE						
590-536.000-930.001	OVERSIZING						
590-536.000-962.000	INTERFUND REIMB WITH GEN	20,482.90	26,000.00	15,362.17	25,000.00	(1,000.00)	(3.85)
590-536.000-963.001	MISCELLANEOUS			16,600.12			
590-536.000-965.000	POSTAGE	371.45	1,100.00	174.27	500.00	(600.00)	(54.55)

BUDGET REPORT FOR GAINES CHARTER TOWNSHIP

Calculations As of 12/31/2025

GL Number	Description	2024 Activity	2025 Approved	2025 Activity	2026 Recommended	2026 Recommended Amt Change	2026 Recommended % Change
Fund: 590 SEWER FUND							
Department: 536.000 SEWER							
590-536.000-968.000	DEPRECIATION	1,168,314.03	1,110,000.00		1,200,000.00	90,000.00	8.11
590-536.000-968.001	LOSS ON ABANDONMENT						
590-536.000-979.000	NEW FURNITURE & EQUIPMENT	460.50	1,250.00	1,223.64	1,500.00	250.00	20.00
Total Department 536.000:		4,551,256.32	(661,650.00)	1,794,760.82	(426,950.00)	234,700.00	(35.47)
Department: 536.CAP SEWER CAPITAL/TRUNKAGE							
590-536.CAP-830.CAP	AUTHORITY CAPITAL EXPENSES						
Total Department 536.CAP:		0.00	0.00	0.00	0.00	0.00	0.00
Fund 590 - SEWER FUND:							
TOTAL ESTIMATED REVENUES		8,251,939.04	3,346,700.00	3,723,673.65	3,706,200.00	359,500.00	10.74
TOTAL APPROPRIATIONS		3,782,268.56	4,101,705.00	1,997,767.14	4,232,195.00	130,490.00	3.18
NET OF REVENUES & APPROPRIATIONS:		4,469,670.48	(755,005.00)	1,725,906.51	(525,995.00)	229,010.00	

**GAINES CHARTER TOWNSHIP APPROPRIATIONS ACT
FISCAL YEAR 2025
RESOLUTION 2025-_____**

AN APPROPRIATIONS ACT FOR GAINES CHARTER TOWNSHIP: TO DEFINE THE POWERS AND DUTIES OF THE GAINES CHARTER TOWNSHIP OFFICERS IN RELATION TO THE ADMINISTRATION OF THE BUDGET.

The Board of Trustees of Gaines Charter Township resolves:

SECTION 1: TITLE

This Act shall be known as the Gaines Charter Township General Appropriations Act.

SECTION 2: PUBLIC HEARINGS ON THE BUDGET

Pursuant to MCLA 141.412; MCLA 141.413, notice of a public hearing on the proposed budget was published in the Sun and News October 03, 2025 and October 10, 2025 and a public hearing was held on the proposed budget on October 13, 2025.

SECTION 3: CHIEF ADMINISTRATIVE OFFICER

The Township Manager shall be the Chief Administrative Officer and shall perform the duties of the Chief Administrative Officer, including annual preparation and presentation of the Gaines Charter Township Budget and periodically introducing budget adjustments and resolutions as deemed necessary.

SECTION 4: FISCAL OFFICER

The Clerk shall be the Fiscal Officer and shall perform the duties of the Fiscal Officer, including providing the Chief Administrative Officer with timely and accurate budget status reports no later than seven (7) days prior to township meetings. The Fiscal Officer shall not expend any monies out of any department above department budgets.

SECTION 5: ESTIMATED REVENUES

- Estimated Township General Fund revenues for fiscal year 2026 shall total \$7,966,792.00.
- Estimated Township Public Safety Special Assessment revenues for fiscal year 2026 shall total \$5,215,300.00.
- Estimated Township Water Department revenues for fiscal year 2026 shall total \$4,078,195.00.
- Estimated Township Sewer Department revenues for fiscal year 2026 shall total \$4,232,195.00.
- Estimated Township Building Department revenues for fiscal year 2026 shall total \$939,950.00

SECTION 6: MILLAGE LEVY

The Gaines Charter Township Board shall cause to be levied and collected the general property tax on all real and personal property within the Township upon current tax roll and allocated millage of 0.8012.

SECTION 7: SPECIAL ASSESSMENT LEVY

The Gaines Charter Township Board shall cause to be levied and collected the special assessment millage for public safety services on all real property within the Township upon current tax roll and allocated millage of 1.50.

SECTION 8: ESTIMATED EXPENDITURES

Estimated Township general fund expenditures for fiscal year 2026 are in accordance with Attachment A.

SECTION 8: ADOPTION OF BUDGET BY REFERENCE

The General Fund Budget of Gaines Charter Township is hereby adopted by reference, with revenues and activity expenditures as indicated in Sections 5 and 8 of this Act.

SECTION 9: ADOPTION OF DEPARTMENT BUDGET

The Board of Trustees of Gaines Charter Township adopts the 2026 fiscal year department budgets. Township officials responsible for the expenditures authorized in the budgets may expend Township funds up to, but not to exceed, the total appropriation authorized for each department, and may make transfers among the various line items contained in the department appropriation. Appropriations for line items related to personnel wages may not exceed projections by more than 10% without prior Board approval by Budget amendment.

SECTION 10: APPROPRIATION NOT A MANDATE TO SPEND

Appropriations will be deemed maximum authorization to incur expenditures. The Fiscal Officer shall exercise supervision and control to ensure that expenditures are within appropriations and shall not issue any township order for expenditures that exceed appropriations.

SECTION 11: PERIODIC FISCAL REPORTS

The Fiscal Officer shall transmit to the Board at the end of each of the first three (3) quarters, and at the end of each month occurring during the fourth quarter, a report of financial operations, including, but not limited to:

- a. A summary statement of the actual financial condition of the General Fund at the end of the previous quarter (month).
- b. A summary statement showing the receipts and expenditures and encumbrances for the previous quarter (month).

c. A detailed list of:

- i. Expected revenues by major source as estimated in the budget; actual receipts to date for the current fiscal year compared with actual receipts for the same period in the prior fiscal year; the balance of estimated revenues to be collected in the then current fiscal year; and any revisions in revenue estimates resulting from collection experience to date.
- ii. For each department: the amount appropriated; the amount charged to each appropriation in the previous quarter (month) for the current fiscal year and as compared with the same period in the prior fiscal year; the unencumbered balance of appropriations; and any revisions in estimate of expenditures.

SECTION 12: LIMIT ON OBLIGATIONS AND PAYMENTS

No obligation shall be incurred against, and no payment shall be made from any appropriation account unless there is a sufficient unencumbered balance in the appropriation and sufficient funds are or will be available to meet the obligation.

SECTION 13: BUDGET MONITORING

Whenever it appears to the Chief Administrative Officer or the Township Board that the actual and probable revenues in any fund will be less than the estimated revenues upon which appropriations from such fund were based, and when it appears that expenditures shall exceed an appropriation, the Chief Officer shall present to the Township Board recommendations to prevent expenditures from exceeding available revenues or appropriations for the current fiscal year. Such recommendations shall include proposals for reducing appropriations, increasing revenues, or both.

SECTION 14: VIOLATIONS OF THIS ACT

Any obligations or payment authorized in violation of this resolution shall be void and shall subject any responsible official(s) or employee(s) to disciplinary action as outlined in Public Act 621 of 1978.

SECTION 15: BOARD ADOPTION

Resolution 2025 - "Resolution Adopting General Appropriations Act: 2026 Budgets for the General Fund, Water & Sewer, Building Inspections, and Public Safety Services was passed at a regularly held Township Board meeting, November 10, 2025.

ATTACHMENT A

FISCAL YEAR 2026 ESTIMATED EXPENDITURES

Fund	Recommended Appropriation
General	\$7,966,792
Public Safety	\$5,125,300
Water	\$4,078,195
Sewer	\$4,232,195
Building	\$ 939,950
TOTAL	\$22,342,432

FY 2026 Discretionary Project List

Projects on this list have not been built into the budget and can be added at the Township Board's discretion. If these projects are included, they would be paid for out of revenue received in previous years (reserve funds).

Project	Cost	Possible Fund
Bridge and Trail Maintenance	\$325,000	General Fund Reserves

Project Notes: Many of the bridges along the walking trails in the Township need repair. The Township Engineer has recommended replacing as many of the bridges as possible with culverts. This could be a difficult process to accomplish with the State, but it would be the best long-term solution.

Project	Cost	Possible Fund
Master Plan Cody's Mill	\$25,000	General Fund Reserves

Project Notes: The Parks and Trails Committee would like to start looking at how this property could be utilized as a Township park.

Project	Cost	Possible Fund
Township Hall Carpet Replacement	\$100,000	General Fund Reserves

Project Notes: The carpeting in the Township Hall is quite worn. This is an item that should be considered at some point but is not posing any danger.

Project	Cost	Possible Fund
Trail Development, Land Acquisition, Pavillion, Expand Parking Lot, Restrooms	\$200,000	General Fund Reserves

Project Notes: Past resident surveys show a desire for more open and green space in the Township. These funds could be used to create a plan for further development of parks and trails in the Township. They could also be used to enhance Prairie Wolf Park.

Project	Cost	Possible Fund
Voting Equipment Replacement	\$165,000	General Fund Reserves

Project Notes: The County Clerk's office has notified the Township Clerk that the equipment currently being used for elections will be due for an update in as early as 2027. The County Clerk is estimating the replacement cost to be around \$15,000 per precinct. There has been no indication from the State that there will be assistance in paying for this new equipment.

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