



**GRAND HAVEN CHARTER TOWNSHIP
REGULAR BOARD MEETING AGENDA
September 08, 2025**

REGULAR BOARD MEETING – 7:00 P.M.

- I. CALL TO ORDER
- II. PLEDGE TO THE FLAG
- III. ROLL CALL
- IV. APPROVAL OF MEETING AGENDA
- V. CONSENT AGENDA
 - 1. Approve August 25, 2025 Board Minutes
 - 2. Approve Payment of Invoices in the amount of \$733,627.97 (*A/P checks of \$568,648.13 and payroll of \$164,979.84*)
 - 3. Approve
- VI. PRESENTATION – GHAPS Superintendent Kristin Perkowski – Update on Local District Matters
- VII. PUBLIC HEARING – Truth in Taxation
- VIII. OLD BUSINESS
 - 1. Approve Resolution 25-09-01 – Establish Property Tax Millage Rates
 - 2. Approve Resolution 25-09-02 – Approve September Budget Amendments
- IX. NEW BUSINESS
 - 1. Approve – FY2026 Budget Policies Memo
 - 2. First Reading – Rezoning – Harbor Transit Authority AG to C-2
- X. REPORTS & CORRESPONDENCE
 - 1. Committee Reports
 - 2. Manager’s Report
 - a. August Building Report
 - b. August Ordinance Enforcement Report
 - c. Broadband Update – 123NET
 - 3. Other
- XI. PUBLIC COMMENTS – (*Non-Agenda Items*)
- XII. ADJOURNMENT

Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to Township Staff prior to the meeting.

NOTE: The public will be given an opportunity to comment on any agenda item when the item is brought up for discussion. Please complete a Speaker Information Sheet. The Supervisor will initiate comment time.

**GRAND HAVEN CHARTER TOWNSHIP BOARD
MONDAY, AUGUST 25, 2025**

REGULAR MEETING

I. **CALL TO ORDER**

The regular meeting of the Grand Haven Charter Township Board to order at 7:00 p.m.

II. **PLEDGE TO THE FLAG**

III. **ROLL CALL**

Board members present: Larsen, Gaasch, Dumbrell, Behm, Kieft, Wagenmaker and Reenders.

Board members absent:

Also present were Superintendent Cargo, Assistant Manager Sherwood, Senior Planner Chaphalkar, and Fire/Rescue Chief Schrader.

IV. **APPROVAL OF MEETING AGENDA**

Motion by Trustee Gaasch and seconded by Trustee Wagenmaker to approve the meeting agenda. **Which motion carried.**

V. **APPROVAL OF CONSENT AGENDA**

1. Approve August 11, 2025, Regular Board Minutes
2. Approve Payment of Invoices in the amount of \$304,654.19 (*A/P checks of \$160,727.41 and payroll of \$143,926.78*)

Motion by Treasurer Kieft, seconded by Trustee Behm to approve the items listed on the Consent Agenda. **Which motion carried.**

VI. **OLD BUSINESS**

1. **Motion** by Trustee Dumbrell, supported by Trustee Wagenmaker to conditionally approve the Lincoln Pines Expansion PUD application and rezoning of Parcel No. 70-07-12-400-039 from Rural Residential (RR) to Planned Unit Development (PUD). This is based on the application meeting the requirements and standards set forth by the Grand Haven Charter Township Zoning Ordinance, Master Plan, and Private Road Ordinance. This motion is subject to and incorporates the following conditions and report. This is the second reading. **Which motion carried**, as indicated by the following roll call vote:

Ayes: Dumbrell, Wagenmaker, Behm, Reenders, Gaasch, Kieft, Larsen

Nays:

Absent:

2. **Motion** by Trustee Gaasch, supported by Clerk Larsen to approve the proposed Zoning Text Amendment Ordinance with draft date of 7/17/2025. This is the second reading. **Which motion carried**, as indicated by the following roll call vote:
 Ayes: Gaasch, Larsen, Reenders, Wagenmaker, Behm, Dumbrell, Kieft
 Nays:
 Absent:
3. **Motion** by Trustee Behm, supported by Trustee Wagenmaker to adopt Resolution 25-08-02 approving the Fire Cadet/Explorer Program. **Which motion carried**, as indicated by the following roll call vote:
 Ayes: Behm, Wagenmaker, Reenders, Dumbrell, Kieft, Gaasch, Larsen
 Nays:
 Absent:

VII. NEW BUSINESS

1. **Motion** by Treasurer Kieft, supported by Clerk Larsen to approve Resolution 25-08-04 which schedules the “Truth in Taxation” Public hearing for September 8, 2025 and proposes the additional allowable millage rate of .1436 mills for a proposed total of 5.7519 mills (*includes 1.05 Debt mills*). **Which motion carried**, as indicated by the following roll call vote:
 Ayes: Kieft, Reenders, Wagenmaker, Dumbrell, Gaasch, Larsen, Behm
 Nays:
 Absent:

VIII. REPORTS AND CORRESPONDENCE

1. Committee Reports
2. Manager’s Report
 - a. July Community Oriented Police Services (COPS Report)
 - b. Manager Cargo noted that Assessing Director Larrison received a perfect Public Act 660 Assessing Audit by the State Tax Commission, which is completed every 5 years. Larrison met each of the substantial and technical compliance review items without exception or mitigating comment.
3. Trustee Larsen requested that the Sheriff’s department provide an update at the September 22nd regular Board meeting.
4. In response to a query Manager Cargo noted that he believed that the Ordinance Review Committee had been eliminated and that certain political signs – i.e., Θ signs and similar – were exempt from time limits due to a Supreme Court ruling. That said, he would verify his understanding and email the Board.

IX. PUBLIC COMMENTS

None

X. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Gaasch to adjourn the meeting at 7:17

p.m. Which motion carried.

Respectfully Submitted,



Laurie Larsen
Grand Haven Charter Township Clerk



Mark Reenders
Grand Haven Charter Township Supervisor



Deputy Treasurer

DATE: September 4, 2025

TO: Township Board

FROM: Ashley Larrison

RE: Truth in Taxation - Public Hearing

At the last Township Board Special meeting, the “Truth in Taxation” hearing was scheduled for Monday, September 8th 2025.

Under the requirements of MCL Section 211.24e, a taxing unit may not generate more revenue than it generated in the prior year unless it holds a “Truth in Taxation” public hearing. As part of the budget process, the Board needs to set the property tax millage rate to help support the coming year budget.

As stated in the “*Notice of Public Hearing on Increasing Property Taxes*” published August 28th 2025 in the Grand Haven Tribune, although the overall property tax millage rate is decreasing ↓, Grand Haven Charter Township will hold a public hearing on a proposed increase of \$206,580 of property taxes collected that will be spread over the eight (8) Funds over the amount levied in 2024.

The following is a breakdown of the proposed allowable 2025 millage rates and the tax dollars generated.

Millage Levy	2024 Millage	2025 Proposed Millage	2024 Tax Dollars Generated	2025 Tax Dollars proposed to be generated
Township Operating	0.9624	1.0013	\$1,078,763	\$1,187,909
Fire/Rescue Operating	1.8804	1.8615	\$2,107,757	\$2,208,423
Transportation	0.9311	0.9217	\$1,043,678	\$1,093,475
Bike Path	0.4242	0.4199	\$475,489	\$498,156
Fire Debt	0.9000	0.7500	\$1,008,818	\$899,775
Parks Debt	0.3200	0.3000	\$358,691	\$355,910
Township Subtotal	5.4181	5.2544	\$6,073,196	\$6,233,648
Museum	0.2404	0.2475	\$269,466	\$293,626
(NOCA)Four Pointes	0.2450	0.2500	\$274,623	\$296,592
Grand Total	5.9035	5.7519	\$6,617,285	\$6,823,865

What does this mean for Grand Haven Charter Township Taxpayers?

The Township portion of the proposed millage rate is 5.2544 mills (*which includes the parks debt millage and the fire debt millage*).

The overall taxable value of the Township has increased about 6.0% which means that on average a \$390,000 (\$195,000 T.V.) home in 2024 will be valued at \$413,000 (\$206,500 T.V.) in 2025.

This average homeowner will pay approximately **\$38 more**↑ on the Winter Taxes this year than in December of 2024.

Attached, you will find the resolution to adopt after the public hearing which establishes the actual millage rate levied by the Township and authorizes the Supervisor and Clerk to sign the attached L-4029 2025 Tax Rate Request.

If approved, the following motion can be offered:

Move to Adopt Resolution No. 25-09-01 approving the levy of an additional allowable millage rate of 0.1436 and authorizing Supervisor Reenders and Clerk Larsen to sign the L-4029 2025 Tax Rate Request.

If there are any questions or comments regarding the above, please contact me.

RESOLUTION # 25-09-01

WHEREAS, the Township Board of the Charter Township of Grand Haven, Ottawa County, Michigan, held a public hearing on September 8, 2025 to receive testimony and public comments on the issue of whether or not to levy an "additional millage rate" of 0.1436 mills, pursuant to the Resolution of the Township Board, dated August 25, 2025; and

WHEREAS, the Township Board's resolution of August 25, 2025 was duly published by the Township Clerk in accordance with the requirements of the Truth in Taxation Law; and

WHEREAS, it appears to be in the best interest of the Township to levy an additional millage rate of 0.1436 mills.

NOW, THEREFORE, be it hereby resolved that the Township Board of Grand Haven Charter Township, Ottawa County, Michigan does hereby approve the levy of an additional millage rate of 0.1436 mills, pursuant to the requirements of the Truth in Taxation Law and does hereby establish the 2025 Grand Haven Charter Township millage rate as follows:

1. Allocated, Operating Millage – 1.0013;
2. Voted, Museum – .2475;
3. Voted, Council on Aging – .2500;
4. Voted, Fire Rescue – 1.8615;
5. Voted, Transportation – .9217;
6. Voted, Bike Path –.4199;
7. Debt, Parks - .3000; AND
8. Debt, Fire- .7500

and as delineated on the attached L-4029 2025 Tax Rate Request Form, pursuant to the requirements of State law, and instructs Supervisor Reenders and Clerk Larsen to sign the aforementioned form.

AYES:

NAYS:

ABSENT AND NOT VOTING:

RESOLUTION DECLARED ADOPTED.

Dated: September 8th, 2025

Laurie Larsen, Township Clerk

CERTIFICATE

I, the undersigned, duly qualified and acting Township Clerk of the Charter Township of Grand Haven, Ottawa County, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Township Board at a regular meeting of the Township Board held on the 8th day of September 2025. I do further hereby certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available by said act.

Dated: September 8th, 2025

Laurie Larsen, Township Clerk

ORIGINAL TO: County Clerk(s)
COPY TO: Equalization Department(s)
COPY TO: Each township or city clerk

2025 Tax Rate Request (This form must be completed and submitted on or before September 30, 2025)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory. Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes Ottawa	2025 Taxable Value of ALL Properties in the Unit as of 05-27-2025 1,186,889,173
Local Government Unit Requesting Millage Levy Grand Haven Charter Township	For LOCAL School Districts: 2025 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2025 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5)** 2024 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2025 Current Year "Headlee" Millage Reduction Fraction	(7) 2025 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy*	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
ALLOE	Operating	11/6/18	1.0510	1.0115	0.9900	1.0013	1.0000	1.0013	1.0013	1.0013	12/31/28
VOTED	Museum	8/6/24	0.2500	0.2500	0.9900	0.2475	1.0000	0.2475	0.2475	0.2475	12/31/30
VOTED	Aging council	5/6/25	0.2500	0.2500	1.0000	0.2500	1.0000	0.2500	0.2500	0.2500	12/31/28
VOTED	Fire/Rescue	5/3/22	1.9000	1.8804	0.9900	1.8615	1.0000	1.8615	1.8615	1.8615	12/31/26
VOTED	Transportation	5/4/21	0.9500	0.9311	0.9900	0.9217	1.0000	0.9217	0.9217	0.9217	12/31/26
VOTED	Bike path	11/8/2016	0.4500	0.4242	0.9900	0.4199	1.0000	0.4199	0.4199	0.4199	12/31/35
DEBT	Debt-Fire	5/2/23	N.A.	N.A.	N.A.	N.A.	1.0000			0.7500	
DEBT	Debt-Parks	5/4/21	N.A.	N.A.	N.A.	N.A.	1.0000			0.3000	

Prepared by Ashley Larrison	Telephone Number (616) 604-6306	Title of Preparer Deputy Treasurer	Date 09/08/2025
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CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

<input checked="" type="checkbox"/> Clerk	Signature	Print Name Laurie Larsen	Date 09/08/2025
<input type="checkbox"/> Secretary			
<input type="checkbox"/> Chairperson	Signature	Print Name Mark Reenders	Date 9/08/2025
<input checked="" type="checkbox"/> President			

* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2025 for instructions on completing this section.	
Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag., Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

** **IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).



SUPERINTENDENT'S MEMO

DATE: September 3, 2025
TO: Township Board
FROM: Cargo and Sandoval
SUBJECT: Budget Amendments – September

Attached, please find the proposed September budget amendments for FY2025.

The Township's financial situation continues to remain healthy with a stable long-term outlook. Nothing within these budget amendments changes that outlook.

- 1) The General Fund revenues are increased↑ by about **\$90k**, which mostly reflects building activity being greater↑ than expected.

General Fund Expenditures are also increased↑ by about **\$124k** with the following noteworthy changes:

- a. Building and Grounds expenditures are increased↑ by about \$48k mostly related to building activity being higher↑ than anticipated.
- b. Yard Waste expenditures are increased by about \$3k due to higher↑ than anticipated use by residents.
- c. Cemetery expenditures are increased↑ by about \$8k due to damage from the Spring windstorm.
- d. Parks and Recreation costs are increased↑ by over \$59k mostly due to the contracted services to control Woolly Adelgid infestations of the hemlock trees and costs associated with the Spring windstorm.

The undesignated fund balance of the General Fund will be an estimated **\$2.20 million** at the end of FY 2025 – which is above↑ the minimum standard of \$1.6 million established by the Township Board.

The designated fund balance of the General Fund will remain at **\$1.5 million** and be used for

future Parks projects.

- 2) The Road Fund expenditures are increased by \$1k to reflect legal and professional fees being slightly higher than anticipated.

The fund balance of the Road Fund will decrease↓ to an estimated **\$106k** at the end of FY2025.

- 3) The Fire/Rescue Fund revenues are increased↑ by about **\$7k** – mostly due to higher than anticipated training fees and Opioid settlement revenues.

The fund balance of the Fire/Rescue Fund will increase↑ by the same to an estimated **\$2.00 million** at the end of FY2025.

- 4) The Police Services Fund revenues are decreased↓ by about **\$6k** due Special Assessment fees collected being slightly less than estimated.

The fund balance of the Police Services Fund will decrease↓ by the same to an estimated **\$155k** at the end of FY2025.

- 5) The DDA Fund expenditures are decreased↓ by about **\$215k** due to the Ferris Street Storm Drain project being postponed while the Township works through permitting issues with EGLE.

The fund balance of the DDA Fund will increase↑ by the same to an estimated **\$3.85 million** at the end of FY2025.

- 6) The Pathway Fund expenditures are decreased↓ by less than **\$1k** because a variety of minor line-item shifts.

The fund balance of the Pathway Fund will decrease↓ by the same to an estimated **\$391k** at the end of FY2025.

- 7) The Sewer Fund expenditures are increased↑ by **\$5k** because of lift station maintenance costs being higher than anticipated.

The fund balance of the Sewer Fund will increase↑ by the same to an estimated **\$1.28 million** at the end of FY2025.

- 8) The Water Fund expenditures are decreased↓ by almost **\$472k** because the West Water Tank Repair/Painting project was under budget estimates.

The fund balance of the Water Fund will increase↑ by the same to an estimated **\$5.64 million** at the end of FY2025.

- 9) The OPEB Fund expenditures are increased↑ by about **\$1k** due to higher than anticipated health care cost.

The projected fund balance of the OPEB Fund at the end of FY 2025 will be about **\$210k**.

If the Board supports the proposed budget amendments, the following motion may be offered:

Move to adopt Resolution 25-09-02 that adopts the September budget amendments for fiscal year 2025.

If you have any questions or comments, please contact either Cargo or Sandoval at your convenience.

GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
GENERAL FUND
September 8, 2025

		From	To	+ or (-)
General Fund Revenues				
590.000	GHACF Grant	35,000	36,770	1,770
627.000	Building Permit Fees	260,000	310,000	50,000
627.500	Rental Inspections (Apartments)	49,650	54,650	5,000
629.000	Plumbing Permit Fees	30,000	45,000	15,000
630.000	Mechanical Permit Fees	58,000	73,000	15,000
651.500	Parks Rentals	26,000	29,000	3,000
TOTAL GENERAL FUND REVENUE		5,247,490	5,337,260	89,770
Dept. Group 101- Legislative				
707.000	Committee Meeting & Conference Pay	1,500	3,500	2,000
965.000	Equipment Purchases (Letter opener)	0	500	500
	Total	200,050	202,550	2,500
Dept. Group 262 - Elections				
900.000	Printing & Publishing (Paid to County)	3,500	4,110	610
	Total	52,960	53,570	610
Dept. Group 265 - Building & Grounds				
719.000	Health Insurance	5,010	6,660	1,650
801.000	Legal & Professional Fees	200	500	300
922.000	Gas	4,000	5,000	1,000
	Total	406,280	409,230	2,950
Dept. Group 371 - Community Development				
801.000	Legal & Professional Fees	10,000	20,000	10,000
803.000	Contracted Services (Plan reviews)	10,000	20,000	10,000
807.000	Plumbing Inspections	21,300	33,300	12,000
807.100	Mechanical Inspections	41,760	56,760	15,000
956.000	Miscellaneous (E-Citation Software)	100	900	800
	Total	779,760	827,560	47,800
Dept. Group 528 - Waste Collection				
831.000	Yard Waste	15,300	18,300	3,000
	Total	15,300	18,300	3,000
Dept. Group 567 - Cemetery				
803.000	Contracted Services (Backflow testing)	0	250	250
930.000	Maint & Repairs of B&G (Tree removal)	4,600	12,100	7,500
	Total	205,650	213,400	7,750
Dept. Group 751 - Parks and Recreation				
727.000	Office Supplies & Postage	500	750	250
803.000	Contracted Services (Hemlock, Woolly, Adelgid)	10,000	63,670	53,670
930.000	Maint & Repairs of B&G (Tree clean up)	46,600	51,600	5,000

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
GENERAL FUND
September 8, 2025**

		From	To	+ or (-)
965.000	Equipment Purchases	1,000	1,200	200
	Total	745,040	804,160	59,120
TOTAL GENERAL FUND EXPENDITURES		5,128,880	5,252,610	123,730
GENERAL FUND - FUND BALANCE:				
	Fund Balance (From 2024 Financial Audit)			3,613,616
	2025 Revenue			5,247,490
	Total Revenue budget amendments			89,770
	2025 Amended Revenue			5,337,260
	2025 Expenditures			5,128,880
	Total Expense budget amendments			123,730
	2025 Amended Expenditures			5,252,610
	Net Budget Amendments			(33,960)
	Projected Total Fund Balance - 12/31/25			3,698,266
	Projectected Undesignated Fund Balance - 12/31/25			2,198,266
	Projectected Designated Fund Balance - 12/31/25			1,500,000
	Undesignated Fund Balance as a % of General Fund Expenditures			41.85%

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
ROAD FUND
September 8, 2025**

	From	To	+ or (-)
Road Fund Revenues (No changes)			0
TOTAL FUND REVENUE	1,179,420	1,179,420	0
 Dept. Group 446 - Road Construction			
801.000 Legal & Professional Fees	1,000	2,000	1,000
TOTAL FUND EXPENDITURES	1,293,630	1,294,630	1,000
 ROAD FUND - FUND BALANCE:			
Fund Balance (From 2024 Financial Audit)			221,231
2025 Revenue			1,179,420
Total revenue budget amendments			0
2025 Amended Revenue			1,179,420
2025 Expenditures			1,293,630
Total expense budget amendments			1,000
2025 Amended Expenditures			1,294,630
Net Budget Amendments			(1,000)
Projected Total Fund Balance - 12/31/25			106,021

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
FIRE/RESCUE FUND
September 8, 2025**

	From	To	+ or (-)
Fire Fund Revenues			
636.000 Charges for Services (Blue Card Training)	1,000	5,000	4,000
673.000 Sale of Fixed Assets (Misc items from old station)	1,000	1,600	600
674.000 Private Contributions & Donations	250	900	650
685.000 Opioid Settlement Revenue	310	2,400	2,090
TOTAL FIRE/RESCUE FUND REVENUE	2,394,720	2,402,060	7,340

Dept. Group 336 - Fire/Rescue Department (No changes)			0
TOTAL FIRE DEPT. EXPENDITURES	1,771,000	1,771,000	0

FIRE DEPARTMENT FUND BALANCE:

	Fund Balance (From 2024 Financial Audit)		1,375,842
	2025 Revenue		2,394,720
	Total revenue budget amendments		7,340
	2025 Amended Revenue		2,402,060
	2025 Expenditures		1,771,000
	Total expense budget amendments		0
	2025 Amended Expenditures		1,771,000
	Net Budget Amendments		7,340
	Projected Total Fund Balance - 12/31/25		2,006,902

GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
POLICE SERVICES
September 8, 2025

	From	To	+ or (-)
Police Services Revenues			
427.000 Community Wide Special Assessment	608,520	602,500	(6,020)
TOTAL FUND REVENUE	642,620	636,600	(6,020)

Dept. Group 301 - Police/Sheriff Expenditures (No changes)			0
TOTAL EXPENDITURES	700,820	700,820	0

POLICE SERVICES FUND BALANCE:

	Fund Balance (From 2024 Financial Audit)	218,923
	2025 Revenue	642,620
	Total revenue budget amendments	(6,020)
	2025 Amended Revenue	636,600
	2025 Expenditures	700,820
	Total expense budget amendments	0
	2025 Amended Expenditures	700,820
	Net Budget Amendments	(6,020)
	Projected Total Fund Balance - 12/31/25	154,703

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
DOWNTOWN DEVELOPMENT AUTHORITY
September 8, 2025**

	From	To	+ or (-)
DDA Revenues (No changes)			0
TOTAL FUND REVENUE	1,207,830	1,207,830	0

Dept. Group 000 - DDA Department			
971.000 Capital Outlay (Ferris St storm drain project)	496,000	306,000	(190,000)
971.250 Capital Outlay - Professional Fees	67,000	42,000	(25,000)
TOTAL EXPENDITURES	655,910	440,910	(215,000)

DDA FUND BALANCE:

Fund Balance (From 2024 Financial Audit)		3,084,624
2025 Revenue		1,207,830
Total revenue budget amendments		0
2025 Amended Revenue		1,207,830
2025 Expenditures		655,910
Total expense budget amendments		(215,000)
2025 Amended Expenditures		440,910
Net Budget Amendments		215,000
Projected Total Fund Balance - 12/31/25		3,851,544

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
PATHWAY FUND
September 8, 2025**

	From	To	+ or (-)
Pathway Revenues (No changes)	0	0	0
TOTAL FUND REVENUE	1,166,070	1,166,070	0
Dept. Group 000 - Pathway Department			
719.000 Health Insurance	35,810	27,160	(8,650)
936.000 Equipment Maintenance (Tool Cat)	18,800	25,800	7,000
965.000 Equipment Purchases	500	1,500	1,000
TOTAL EXPENDITURES	1,080,630	1,079,980	(650)

PATHWAY FUND BALANCE:

Fund Balance (From 2024 Financial Audit)		304,771
2025 Revenue		1,166,070
Total revenue budget amendments		0
2025 Amended Revenue		1,166,070
2025 Expenditures		1,080,630
Total expense budget amendments		(650)
2025 Amended Expenditures		1,079,980
Net Budget Amendments		650
Projected Total Fund Balance - 12/31/25		390,861

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
SEWER FUND
September 8, 2025**

	From	To	+ or (-)
Sewer Fund Revenues (No changes)	0	0	0
TOTAL SEWER FUND REVENUE	1,937,940	1,937,940	0
Dept. Group 590.537 - Sewer Fund			
936.400 Lift Station Maintenance (OCPU)	29,670	34,670	5,000
TOTAL SEWER FUND EXPENDITURES	1,901,290	1,906,290	5,000

SEWER FUND CASH RESERVES:

Cash Reserves from 2024 Financial Audit	1,252,340
2025 Revenue	1,937,940
Total Revenue budget amendments	0
2025 Amended Revenue	1,937,940
2025 Expenditures	1,901,290
Total Expense budget amendments	5,000
2025 Amended Expenditures	1,906,290
Net Budget Amendments	(5,000)
Projected Unassigned Cash Reserves - 12/31/25	1,283,990

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
WATER FUND
September 8, 2025**

	From	To	+ or (-)
Water Fund Revenues			
634.000 Lateral Charges/Inspection Fees	68,000	93,000	25,000
634.100 Trunkage Fees	83,400	58,400	(25,000)
TOTAL WATER FUND REVENUE	3,815,940	3,815,940	0

Dept. Group 591.536 - Water Department			
719.000 Health Insurance	39,570	46,570	7,000
803.000 Contracted Services (1' Install at 14776 Park Ct)	25,000	52,000	27,000
971.000 Capital Outlay (West water tank repair)	914,200	380,000	(534,200)
971.250 Capital Outlay Prof fees (Dixon Eng - wtr tank)	125,000	153,390	28,390
TOTAL WATER FUND EXPENDITURES	3,910,550	3,438,740	(471,810)

WATER FUND CASH RESERVES:

Cash Reserves from 2024 Financial Audit	5,266,826
2025 Revenue	3,815,940
Total Revenue budget amendments	0
2025 Amended Revenue	3,815,940
2025 Expenditures	3,910,550
Total Expense budget amendments	(471,810)
2025 Amended Expenditures	3,438,740
Net Budget Amendments	471,810
Projected Unassigned Cash Reserves - 12/31/25	5,644,026

**GRAND HAVEN CHARTER TOWNSHIP
BUDGET AMENDMENTS & LINE ITEM TRANSFERS
OTHER POST EMPLOYMENT BENEFITS
September 8, 2025**

	From	To	+ or (-)
OPEB Revenues (No changes)			
TOTAL FUND REVENUE	31,420	31,420	0
Dept. Group 000 - OPEB Department			
719.600 Retirement Health Care	32,680	33,680	1,000
TOTAL EXPENDITURES	33,160	34,160	1,000
INFORMATION TECHNOLOGY FUND BALANCE:			
Cash Reserves from 2024 Financial Audit			213,538
2025 Revenue			31,420
Total revenue budget amendments			0
2025 Amended Revenue			31,420
2025 Expenditures			33,160
Total expense budget amendments			1,000
2025 Amended Expenditures			34,160
Net Budget Amendments			(1,000)
Projected Unassigned Cash Reserves - 12/31/25			210,798

RESOLUTION NO. 25-09-02

WHEREAS, Grand Haven Charter Township has formally adopted the 2025 fiscal year budget;

WHEREAS, the Grand Haven Charter Township Board of Trustees have determined that the proposed attached amendments to this budget are necessary to comply with the requirements of the State of Michigan and to respond to changes that have occurred since the budget was adopted in October of 2024;

NOW, THEREFORE BE IT RESOLVED that the Board of Trustees of Grand Haven Charter Township determines:

SECTION 1:

This resolution shall be known as the Grand Haven Charter Township 2025 September Budget Amendments.

SECTION 2:

The list of attached amendments to the 2025 fiscal year budget are found to be acceptable and are adopted by the Board.

SECTION 3:

Motion made by _____ and seconded by _____ to adopt the foregoing resolution upon the following roll call vote:

AYES:

NAYS:

ABSENT AND NOT VOTING:

RESOLUTION DECLARED: ADOPTED.

The **motion** carried and the resolution was duly adopted on September 8, 2025.

Laurie Larsen, Township Clerk
Dated: September 8, 2025



MANAGER'S MEMO

DATE: September 3, 2025

TO: Township Board

FROM: Bill

SUBJECT: 2026 Fiscal Year Budget Policies

OVERVIEW OF SCHEDULE:

Pursuant to state law, the Township must adopt a budget prior to December 31st (*with a public hearing prior to December 15th*).

However, because the Winter Taxes are mailed to residents on **December 1st** and because the Winter Taxes contain special assessments that are approved through the Budget Resolution; the final draft of the FY2026 budget is scheduled to be approved at the **November 27th Board meeting**.

The review of the annual budget remains the main planning and policy activity of the Township Board. Following the guidelines found in the Township's *Administrative Policies and Procedures Manual*, the timetable for the 2026 Fiscal Year budget is as follows:

Date	Activity
08/25	Schedule Truth-in-Taxation Public Hearing
09/08	Budget policies submitted to the Township Board
09/08	Truth-in-Taxation Public Hearing
10/07	Initial Joint Department Directors Budget Meeting
10/30	Department Directors submit initial budget figures
11/10	Board holds Special Assessment Hearings
11/13	Department Directors complete final draft
11/18	Board holds Budget Work Session
11/24	Truth in Budgeting Public Hearing
11/24	Board Adopts FY 2026 Budget

BUDGET ASSUMPTIONS – REVENUES:

As you are aware, under state law, the Township Superintendent is required to prepare and submit a budget to the Township Board for consideration. However, pursuant to the Township's *Administrative Policies and Procedures Manual*, the Township Board must first adopt the 2026

Fiscal Year budget assumptions and policies memorandum that provides detailed direction regarding the budget. (*Work on the FY 2026 budget began in June at the staff level.*)

The budget assumptions for FY 2026 that will impact the **REVENUE** side of the budget equation include the following:

- ✓ The growth rate for the **United States** is expected to be moderate in 2026 compared to recent years.

Wage increases are expected to be modest, taking into account inflation (*e.g., estimated at about 2.5%*) and step increases for newer employees. However, the Township will have to anticipate steep increases in health insurance due to rising premiums and market trends.

The Federal Reserve is expected to lower interest rates, which will reduce interest income for the Township.

Bottom line – this budget will use cautious assumptions and will not include any capital costs that rely on borrowing or heavy reliance of cash reserves or fund balances.

- ✓ **Property taxes** are expected to see modest increases driven by continued growth in residential construction and housing shortages. Specifically, The FY 2025 **Taxable Value** (TV) of the Township has increased↑ by about **5.9%** or **\$66 million** to the current estimate of about **\$1.19 billion**. (*The SEV for the Township exceeds \$1.70 billion.*) About \$32 million (*or 48%*) of this \$66 million increase is related to the inflation factor imposed by the State of Michigan, which leaves about \$34 million (*or 52%*) related to other factors – such as new construction, additions, or “uncapping”.
- ✓ A “**Truth in Taxation**” hearing will be held on **September 8th**.
- ✓ **State Shared Revenues** (*constitutional and statutory*) are estimated at about \$2.03 million for FY2026 – with about \$1.94 million in constitutional and \$0.09 million in statutory revenue sharing. This will be substantially equal to FY2025 (*or about \$12k more*↑).
- ✓ The Taxable Value of the **Downtown Development Authority** (DDA) is estimated at about **\$140.2 million**. TIF revenues will be collected based upon the increase of the 2025 taxable values over the 1998 taxable values (*and the increase in 2025 taxable values over the 2021 taxable values for the newly added land*), should collect about **\$1.04 million**.
- ✓ The **General Operating millage** will generate about **\$1.09 million** in revenues, after the “capture” of the tax increment revenues by the DDA.
- ✓ The **Disabled Veterans exemption** – based upon current exemptions – is expected to reduce property tax collections. The FY 2025 revenue loss is estimated at \$10k for the General Fund; \$19k for the Fire/Rescue Fund; \$4k for the Pathway Fund; \$3k for the Park Debt; \$8k for the Fire Debt and, \$3k for the Municipal Street Fund.

- ✓ The **Fire/Rescue millage** will generate about **\$2.02 million** in revenues, after the “capture” of the tax increment revenues by the DDA.
- ✓ The **Fire Station Debt millage** will generate about **\$892k** in revenues. *(This will be sufficient to cover the debt payments at about \$885k and provide small increase↑ in reserves.)*
- ✓ The **Pathway millage** will generate about **\$456k** in revenues, after the “capture” of the tax increment revenues by the DDA. *(This will be sufficient to cover the debt payments at about \$318k and provide about \$138k for pathway maintenance, which will be in addition to a General Fund transfer of about \$770k.)*
- ✓ The **Parks Debt millage** will generate **\$357k** in revenues. *(This will be sufficient monies to fund the FY2026 bond payments of about \$370k ... with a portion coming from reserves.)*
- ✓ The **Streets millage** will generate about **\$1.0 million** in revenues, after the “capture” of the tax increment revenues by the DDA. *(This will be sufficient to cover both the Township’s share of the Harbor Transit operating budget of 0.59± mills or about \$645k – after DDA capture – and provide about \$356k – after the DDA capture – for street maintenance, which will be in addition to a General Fund transfer of about \$750k.)*
- ✓ The **Police Services SAD levy** of 0.55 mills (*i.e., no change*) will collect about **\$638k**.
- ✓ **Construction** estimates in the Township for 2026 indicate that there will be about **700 construction permits** with revenues being about **\$255k**. *(This does not include plumbing, electrical, or mechanical fees, which adds about \$140k.)* Building permits estimate about:
 - 50 single family homes or condominium units
 - 30 apartment units
 - 15 commercial/industrial (*including alterations*)
 - 15 accessory buildings
 - 25 additions
 - 55 residential alterations
 - 50 decks
 - 180 re-roofing
 - 60 re-siding, window, and/or door replacements
 - 40 basement finishes
 - 35 swimming pools/hot tubs
 - 7 manufactured or “mobile” homes
- ✓ **Millage rates** for the Township’s various Funds will be **5.7519 mills** and divided among the various funds as noted below:
 - 1.0013 mills for the **General Fund** (*which is a 4% millage increase↑*) that will raise about \$1.19 million.
 - 1.8615 mills for the **Fire/Rescue Fund** (*which is a 1% millage decrease↓*) that will raise about \$2.21 million.
 - 0.9217 mills for the **Transportation Fund** (*which is a 1% millage decrease↓*) that

will raise about \$1.10 million.

- 0.4199 mills for the **Pathway Fund** (*which is a 2% millage decrease*↓) which will raise about \$499k.
 - 0.7500 mills for **Fire Station Debt** that will raise about \$892k; and,
 - 0.3000 mills for **Parks Debt Fund** that will raise about \$357k.
- ✓ **Administrative fees** paid to the General Fund will be substantially equal to FY 2025 or about \$590k.
- ✓ **Water and Sewer utility rates** will increase for both water and sewer pursuant to the 2025 Cost of Service Study. However, the amount of the increase cannot be estimated at this time since the study is currently being compiled for the Board. That said, there will be an estimated 60 new water connections and 40 new sewer connections.
- ✓ All other fees and charges will be unchanged for FY 2026.

The fund balance or cash reserves of the Township's fourteen (14) Funds at the end of FY 2025 will remain strong with the following estimates based upon the most recent budget amendments:

1. General Fund <u>undesignated</u> fund balance	= \$ 2,198,266
General Fund <u>designated</u> fund balance	= \$ 1,500,000 ¹
2. Municipal Street Fund fund balance	= \$ 106,021
3. Fire/Rescue Fund fund balance	= \$ 2,006,902
4. Police Services SAD Fund fund balance	= \$ 154,703
5. DDA Fund fund balance	= \$ 3,851,544
6. Fire Debt Fund fund balance	= \$ 763,512
7. Parks Debt Fund fund balance	= \$ 130,304
8. Pathway Debt Fund fund balance	= \$ 0
9. Pathway Fund fund balance	= \$ 390,861
10. Parks Construction Fund fund balance	= \$ 689,027
11. Sewer Fund cash reserves	= \$ 1,283,990
12. Water Fund cash reserves	= \$ 5,644,026
13. Information Technologies Fund fund balance	= \$ 152,137
14. OPEB Trust Fund fund balance	= \$ 210,798
GRAND TOTAL	= \$19,082,091

These fund balance numbers will be adjusted at least one more time during FY2025 due to budget amendments that will be proposed in November.

BUDGET ASSUMPTIONS – EXPENDITURES:

The budget policies that will impact the **EXPENDITURE** side of the budget equation include the following:

¹ Designated GF fund balance for Park capital projects.

First, the number of capital construction projects in FY2026 will be rather average with no major projects or undertakings (*i.e., no bonds or borrowings*).

Second, the superintendent is recommending adoption of a modified "*continuation budget*". This means that there will be no significant new programs added, or services eliminated except as delineated in this budget policies memorandum under "Capital Projects and Other Changes."

Third, the budget will include a Cost-of-Living Adjustment (COLA) to the 2025 Wage Rates. Please recall that the Township does not provide "performance" pay increases or "bonuses;" but rather follows the step increases listed in the wage study.

That said, for the purposes of comparisons, it is noted that the Township uses a twelve-month "chained" CPI ending in July to determine any Cost-of-Living- Adjustment (COLA). The most recent information from the United States Bureau of Labor Statistics, based on the percent changes of the Chained Consumer Price Index or C-CPI for the previous twelve months ending on July 30th indicates a rate of **2.5%**. (*The CPI for the same period is 2.7%, which is 8% higher↑ than the Chained CPI.*)

☑ *Recall that the Township Board agreed to use the C-CPI-U to determine the cost-of-living allowance provided to non-union employees and further instructed staff to use a July-to-June measurement focus to ensure there is continuity from one budget year to the next.*

Further, it is noted that the Chained CPI is designed to be a closer approximation to a "cost-of-living" index than the CPI that is normally reported in the news. Specifically, the Chained CPI is used to overcome a shortcoming of the CPI series, which does not account for the changes that people make in the composition of goods that they purchase over time, often in response to price or market changes.)

Fourth, it is noted that the seven members of the Local 4476 International Association of Fire Fighters (IAFF) are covered by a collective bargaining agreement – which expires on December 31, 2028 – that currently provides the union members the same cost-of-living adjustment as the Board accords to non-union Township employees.

Fifth, the items within the Township's benefit package offered to employees will neither increase nor decrease over the current fiscal year and any cost increase will be limited to projected premium costs estimated by staff and the respective insurance companies.

However, full-time staff may be required to contribute **up to 20%** of the cost of their respective health insurance premiums for Fiscal Year 2026, assuming that the Township cannot stay below↓ the "Hard Cap" that is calculated annually by the State of Michigan.

Currently, the projected insurance increases are estimated as follows:

- Health insurance cost increases are projected to increase↑ up to 25% for the current health care plan. (*Assistant Manager Sherwood will be meeting with health insurance providers and may recommend changing insurance companies. It is unknown whether the Township will remain below↓ the state-mandated "hard cap" until the insurance companies release their quotes. Costs above the hard cap are borne by the employees.*)
- Dental Insurance premiums are projected to increase↑ by about 3.4%.
- Disability and Life insurances are expected to hold steady ↔ with no increases.

- Liability insurance (e.g., building and grounds, vehicle, employee bonding and liability, etc.) are expected to increase↑ a minimal amount – even with the new Fire/Rescue station.
- Workers Compensation insurance costs are expected to increase↑ by about 2%.

Sixth, the staffing level at the Township will remain level (i.e., no additions or reductions).

CAPITAL COSTS AND OTHER CHANGES IN EXCESS OF \$10,000:

The following lists the notable capital expenditures and other costs being proposed for the Fiscal Year 2026 budget.

General Fund:

Normal Operations with certain capital expenditures or other changes that include the following:

Legislative:

- Normal operations, except for the following:
 - ✓ \$25k to hire a Management Search Firm to assist with the recruitment and selection of a new Superintendent after his planned retirement.
 - ✓ Increase↑ 4th of July fireworks contribution from \$7,500 to \$15k (for **250th** year *Independence Day Anniversary*).
 - ✓ Decrease annual Chamber service fee from \$38k to \$5k.

Supervisor:

- Normal operations.

Elections:

- Normal operation with three (3) elections including:
 - ✓ Special School Millage Election (*May 5th*)
 - ✓ Primary Election (*August 4th*)
 - ✓ Gubernatorial/General Election (*November 3rd*)

Finance:

- Normal Operations.

Assessing:

- Normal operations, including \$82k for the fifth year of the property assessment review contract with Property Assessment Solutions.

Clerk:

- Normal operations.

Board of Review:

- Normal operations.

Administrative:

- Normal operations.

Treasurer:

- Normal operations.

Building and Grounds:

- Normal operations, except for the following capital or equipment costs:
 - ✓ \$25k to replace the shingled roof on Building #3.
 - ✓ \$20k to replace the furnace for a portion of the Administrative Building (*i.e., Conference Room, Server Room*)
 - ✓ \$10k Storage Rack System for Building #3
 - ✓ \$ 8k to rehab or replace the Administrative Building sign

Cemetery:

- Normal operations, except for the following requirement related to the PC and land transfer with Anlaan:
 - ✓ \$10k for installation of 200' of 8' privacy fence

Community Development:

- Normal operations.

Road Construction:

- \$750k General Fund transfer to the Municipal Street Fund. (*See "General Fund Appropriation Transfers" on next page.*)

Lights District:

- Normal operations. (*More lights will be changed over to LED fixtures; thereby lowering operating costs.*)

Waste Collections:

- Normal operations.

Drains at Large:

- \$164k for at-large contributions for drain maintenance that will cover the local costs for a variety of drain maintenance projects.

- ☑ The so-called "Orphan Drain" project will continue, as time permits. Although this initially was projected to be a ten-year project; the amount of attention that that Water Resources Commission staff and Township staff can offer has been limited. Ultimately, the goal is to identify all orphan drains within the Township, schedule Board of Determination hearings, and bring the orphan drains under the authority of the Ottawa County Water Resources Commissioner.

Parks:

- Normal operations with the following projects:
 - ✓ \$91k – second phase of Woolly Adelgid treatment in Hofma Park and Preserve
 - ✓ \$30k – refurbish and replace with metal roof Hofma Park picnic shelter

- ✓ \$20k – install irrigation at Hofma Park entrance
- ✓ \$25k – replace Odawa/Battle Boat Launch sign
- ✓ \$30k – remove 20 trees from Pottawattomie and Hofma Park
- ✓ \$20k – replace 17 pines along Mercury Park – Kitchel Street berm
- ✓ \$65k – replace 2008 Jacobson mower/snowblower with Toro 7200
- ✓ \$60k – replace 1990 John Deere AMT with line stripper for all sports fields
(possible \$36k contribution from Fluor Schwartz Memorial Fund)

☑ **Note** - *The Parks and Recreation Committee may request additional projects.*

Planning Commission:

- Normal operations.

Zoning Board of Appeals:

- Normal operations.

General Fund Appropriation Transfers:

- \$750k to Transportation Fund;
- \$770k to the Pathway Construction Fund; and,
- \$ 5k to Retiree Health Care Trust Fund (OPEB).

Municipal Street Fund (includes Harbor Transit contribution):

Normal operations with a division of monies raised from the millage rate between street paving and Harbor Transit, after the capture of the TIF revenues by the DDA, that is substantially similar to FY 2025 (i.e., about 0.59 mills or about \$645k to Harbor Transit and 0.32 mills or about \$356k for street maintenance) and a \$750k contribution from the General Fund for street resurfacing and maintenance.

The total for street maintenance projects will be just over \$1.2 million and will include:

- \$1.17 million for subdivision re-surfacing; and,
- \$ 36k for dust control on gravel.

☑ **Note** -- **\$100k** of these capital costs will be funded with a portion of the fund balance from the Municipal Street Fund.

Fire/Rescue Fund:

Fire/Rescue service calls are expected to continue to increase↑ and are expected to exceed↑ 1,550 during FY 2026, which is an average of about 4.25 calls per day. There will be a greater reliance on the full-time staff as the call volume increases.

The Fire/Rescue Fund will have very few capital expenditure budget in FY2026.

Further, \$25k will be budgeted to purchase six new sets of fire gear.

The lack of clarity regarding the Ambulance Contract inserts some uncertainty into this portion of the budget; but with a strong fund balance, this is not problematic for the Township.

Police Services SAD Fund:

The annual expenditures should remain similar to FY2025 ... at about \$580k.

DDA Fund:

The DDA will collect about **\$1.2 million** in revenues – mostly in the form of Tax Increment Finance (TIF) monies (*i.e., about \$1.04 million*) – with about \$525k in expenditures.

More specifically, there will be one minor capital project – \$225k to enclose 400 feet of open storm drain along Ferris Street west of Wesco. In addition, there will be one engineering project -- \$300k to design the looped Grand Rapids water main system from M-45 to Hiawatha.

☑ **Note – a portion of this project – including the engineering – will be paid by the Water Fund.**

It is expected that the DDA Fund will have about \$4.32 million in cash reserves at the end of FY 2026 that will allow for a major capital improvement project(s) in FY2027.

Parks Debt Fund:

The debt millage rate is decreased↓ from 0.35 mills to 0.30 mills – and the Fund will pay the scheduled debt payment of about **\$350k**.

Pathway Fund & Pathway Debt Fund:

Normal operations (*e.g., sweeping, snow plowing, etc.*) except for the following capital projects or purchases:

- \$318k for bond payments.
- \$475k for resurfacing the Ferris Street pathway Lakeshore to US-31.
- \$265k for resurfacing the Ferris Street pathway from Acacia Drive to 152nd Avenue.
- \$165k for engineering fees.
- \$ 75k to replace the 2011 Toolcat.

☑ **Note -- \$300k of these capital costs will be funded with a portion of the fund balance from the Pathway Fund.**

Fire Station Debt Fund:

This Fund that will make debt payments for the next 19-years. The debt millage started at 0.9 mills but will be reduced↓ to 0.75 mills and will generate about **\$892k** in revenues. (*This will be sufficient to cover the debt payments at about \$885k and provide small increase↑ in reserves.*)

Parks Construction Fund:

There are no capital projects planned for this Fund in 2026.

☑ **Note -- \$689k remains in the fund balance from the Parks Construction Fund to be used for future park construction projects, as determined by the Board. This is in addition to the \$1.5 million of the General Fund fund balance that has also been designated for park projects.**

Sewer Fund:

Normal operations, except for the following capital projects or purchases:

- \$100k to add a back-up generator to the M-45/US-31 Lift Station
- \$ 65k to replace 2008 Ford F-250 crane truck

Water Fund:

Normal operations, except for the following capital projects or purchases:

- \$999k – Ferris Water Main Loop project (*carry forward from 2025*)
- \$100k – Ferris Water Main Loop engineering
- \$280k – reconstruct Ferris Street pathway (*due to watermain project*)
- \$ 60k – reconstruct Ferris Street pathway engineering
- \$140k – Replace 16 plastic service lines on Parkwood
- \$ 28k – sandblast and paint 200 fire hydrants
- \$ 48k – replace 1996 Dodge ¾ ton pickup with Ford F-150 with crew cab
- \$ 20k – update system reliability study (*this is the Township portion; the actual study will be completed collaboratively with all of the NOWS members and the NOWS plant*)

Information Technology Fund:

Normal operations totaling of about \$578k (*with \$100k being funded from cash reserves*) – with the following projects:

- \$297k annual software/licensing expense
- \$158k for capital and equipment costs, including:
 - ✓ \$47k – replace security door lock system for the Administrative & DPW Buildings
 - ✓ \$20k – replacement of Windows 2016 Servers
 - ✓ \$30k – replace on-site ExaGrid system (*manages on-site back-up of data*)
 - ✓ \$30k – replace GHAPS DR Exa Grid system (*manages off-site back-up data*)
 - ✓ \$ 5k – replace GHAPS DR site firewall with Watch Guard Firewall device
 - ✓ \$ 2k – replace HR ID badge printer
- \$ 92k for contracted services (*e.g., Rehmann and Schweitzer*)
- \$ 30k for communications (*e.g., spectrum fiber and cable Internet services, VOIP service for campus, etc.*)

☑ Note -- **\$100k** of these capital costs will be funded with a portion of the fund balance from the IT Fund.

Retiree Health Care Trust Fund (OPEB):

Normal OPEB operations totaling about \$30k with about \$5k from the General Fund and \$25k from the Fire/Rescue Fund. There are 3 covered retirees/spouses under the General Fund and 17 covered employees/spouses under the Fire Fund portion.

☑ *Note - Other Post-Employment Benefits (OPEB) is an accounting concept created by the Governmental Accounting Standards Board (GASB) Statement No. 75 that is designed to address expenses that entities may or may not be legally bound to pay but pay as a moral obligation. For the Township, the only OPEB cost is a retiree medical benefits plan that provides health insurance for certain retirees and IAFF union members (*i.e., full-time fire fighters*) between the ages of 60 and 65 and a Medicare “filler” insurance program after age 65.

The Township transferred the OPEB Fund monies into a Trust Fund in 2016 in order that contributions for retiree health care on behalf of certain retirees and IAFF union members could be counted toward any OPEB liability – which will allow this obligation to be fully funded pursuant to an amortization schedule prepared by Watkins Ross.

The Township is due to complete a “Full Valuations Report” pursuant to GASB 75 (*which is typically completed by Watkins Ross*) in 2026 at an estimated cost of about \$4,500.

The OPEB Fund fund balance will be about **\$218k** at the end of FY2026.

If the Board is satisfied with the budget priorities outlined within this 11-page Budget Policies Memoranda – understanding that the “devil is in the details” – the following motion can be offered:

Move to adopt the 2026 detailed budget assumptions and policies as delineated by the Superintendent within the September 4th memorandum and to instruct the Superintendent to proceed with completion of a 2026 Fiscal Year line-item budget for Board review and consideration pursuant to state law and the proposed budget schedule.

If there are any questions or comments prior to the meeting, please contact Sandoval or me at your convenience.



Community Development Memo

DATE: September 4, 2025
 TO: Township Board
 FROM: Cassandra Chaphalkar – Senior Planner
 RE: Rezoning – Harbor Transit – AG to C-2

BACKGROUND

Board Members are familiar with Harbor Transit, which provides public transportation to the tri-cities community. The demands for service have grown, resulting in a search for a property to develop a new operational center.

Harbor Transit received funding through the Federal Transit Administration’s Bus and Bus Facilities Grant to acquire the subject properties, two vacant parcels totaling about 30-acres located between Aldi/Speedway and Walmart. The parcels are currently zoned Agricultural (AG) and would need to be rezoned to Regional Commercial (C-2) prior to the Special Land Use request being processed. The parcels were recently combined into one parcel, which is reflected in the motion to refer to both the current parcel number and the prior parcel numbers which were used in the public notice.

The rezoning application was tested against the “Three C’s” evaluation method. **The Planning Commission reviewed the application at the September 2nd meeting and recommended the Township Board approve the rezoning.**

COMPATIBILITY

*Is the proposed rezoning **compatible** with the existing developments or zoning in the surrounding area?*

The adjacent zoning is:

Direction	Current Zoning	Existing Use
North	PUD	Commercial
East	I-1	Industrial
West	R-1	Residential



ZONING MAP

South	PUD	Commercial
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The existing Agricultural zoning would appear to be out of alignment with the surrounding uses.

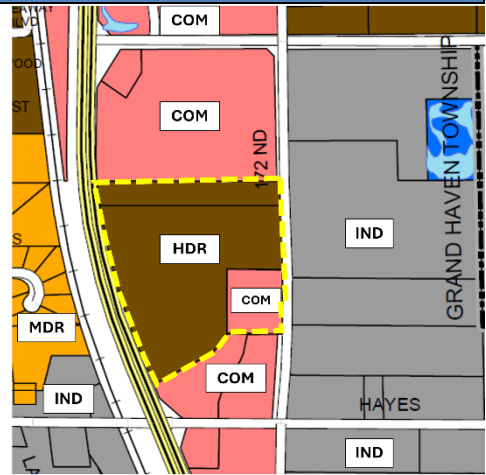
CONSISTENCY

*Is the proposed rezoning **consistent** with the goals and objectives of the Master Plan and does it coincide with the Future Land Use Map in terms of an appropriate use of the land?*

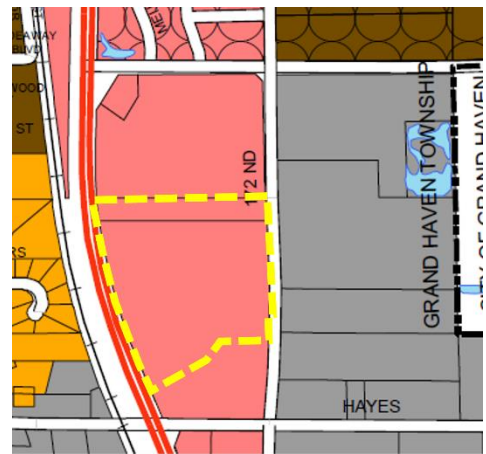
As provided in the map to the right, the current Future Land Use (FLU) Map has master-planned the majority of the parcel for High Density Residential. However, this was a departure from prior versions of the FLU Map which had intended the property to be used for Commercial, shown on the map below. The FLU map was amended as part of the 2021 Master Plan Review because of anticipated development.

The revision in the FLU Map was based upon a pre-application meeting for a multi-family dwelling development on the parcel, however, the project never came to fruition. The parcel is encumbered by a significant amount of regulated wetlands, which made it difficult to develop at the scale that was desired.

Considering the historic intentions for the parcels and the nearby uses, staff are supportive of the proposed rezoning to C-2 - Regional Commercial.



2022 - FUTURE LAND USE MAP



2016 - FUTURE LAND USE MAP

CAPABILITY

*Does the proposed rezoning require an extension of public sewer and water, roadway improvements, or enhanced fire and police protection, and if so, is it in an area **capable** of being provided with such services?*

Parcels zoned C-2 are required to have public utilities, natural gas, and direct access to paved roads. The property has direct access to 172nd Avenue, which is paved. Additionally, there is access to municipal water and sewer, as well as natural gas.

SAMPLE MOTIONS

If the Township Board finds the rezoning application meets the standards, the following motion can be offered:

Motion to present and postpone the Zoning Map Amendment Ordinance concerning the conditional rezoning application for the property located at 14623 172nd Avenue, Parcel #70-03-33-300-074, formerly known as Parcels #70-03-33-300-067 and #70-03-33-300-013, from Agricultural (AG) to Regional Commercial (C-2). Further action will be postponed until the next regularly scheduled Board meeting when the Ordinance will be considered for adoption. **This is the first reading.**

If the Township Board finds the rezoning application is premature or needs revisions, the following motion can be offered:

Motion to **table** the 14623 172nd Avenue rezoning application, and direct the applicant to address the following items:

1. *List the items...*

If the Township Board finds the rezoning application does not meet the standards, the following motion can be offered:

Motion to **deny** the rezoning application for 14623 172nd Avenue, Parcel #70-03-33-300-074, formerly known as Parcels #70-03-33-300-067 and #70-03-33-300-013, from Agricultural (AG) to Regional Commercial (C-2) based on the application not meeting the rezoning standards of the Zoning Ordinance and Master Plan.

Please contact staff prior to the meeting with any questions.

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
ACCESSORY BUILDING				
P25BU0422	BROMLEY RYAN-DAWN	11257 EVERT CT	\$63,552	\$543.73
P25BU0439	CHAPEL KARL TRUST	16171 LINCOLN ST	\$75,000	\$622.15
P25BU0476	ROBINS TREVOR-SARAH	10528 168TH AVE	\$95,920	\$765.45
			\$234,472	\$1,931.33
			<i>Total Permits For Type: 3</i>	
ADDITIONS				
P25BU0474	FEDEWA LANNA C	18284 MC CREA CT	\$23,963	\$397.55
			\$23,963	\$397.55
			<i>Total Permits For Type: 1</i>	
ADDRESS				
P25AD0011	ANDERSON DAVID L-DEBORAH K	15392 LAKE AVE	\$0	\$14.00
P25AD0012	ANDERSON DAVID L-DEBORAH K	15392 LAKE AVE	\$0	\$14.00
			\$0	\$28.00
			<i>Total Permits For Type: 2</i>	
ALTERATIONS				
P25BU0409	BROWER BRANDWELL-RACHAEL	14942 ROBINWOOD CT	\$5,500	\$105.00
P25BU0426	ELENBAAS JOSEPH L & PATRICA L TRUST	13472 HIDDEN CREEK DR	\$235,000	\$1,502.15
P25BU0427	MILLER THOMAS H-DONNA J	11881 MISTRAL LN PVT	\$10,000	\$168.00
P25BU0434	KAIL DAVID-ROBIN	11609 LAKESHORE DR	\$60,000	\$519.40
P25BU0438	ATEN PATRICK-CARRIE	13412 FOREST PARK DR	\$26,303	\$288.58
P25BU0442	SMITH CHARLES G-ZARA	14953 MERCURY DR	\$40,000	\$382.40
P25BU0444	GIBSON DAVID-CAROL	12761 152ND AVE	\$1,600	\$75.00
P25BU0453	FRITSCH ISAAC-MARIE T	15285 COLEMAN AVE	\$25,000	\$404.65
P25BU0462	KAIL DAVID-ROBIN	11609 LAKESHORE DR	\$64,000	\$546.80
P25BU0468	STODDARD JEANNE-LOVRENCEVIC TIMOTH	923 MISTRAL LN PVT	\$95,815	\$764.73
P25BU0469	DULIN ANTHONY-REBECCA	12596 LAKESHORE DR	\$42,500	\$474.53
P25BU0471	FAGAN MATTHEW B-ANGELA L	14031 OAK CHAPEL AVE	\$2,300	\$75.00
			\$608,018	\$5,306.24
			<i>Total Permits For Type: 12</i>	
BASEMENT FINISH				
P25BU0443	OLSON JOSHUA J-TANYA N	12497 MANCHESTER DR	\$48,806	\$442.72
P25BU0454	MORSTADT RYAN-CAITLIN NOEL	15679 LELAND DR	\$74,418	\$743.16
			\$123,224	\$1,185.88
			<i>Total Permits For Type: 2</i>	
CHICKENS				
P25ZL0073	ROPP GREGORY-MARY	16622 BUCHANAN ST	\$0	\$75.00
			\$0	\$75.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
			<i>Total Permits For Type:</i>	<i>1</i>
DECK				
P25BU0350	STANISIEWSKI EDWARD P-BETHANY	15822 BRUCKER ST	\$36,807	\$360.53
P25BU0420	DEVRIES MARCIANNE-TODTZ ANDREW	17994 HOLCOMB HILLS RD	\$13,532	\$201.09
			\$50,339	\$561.62
			<i>Total Permits For Type:</i>	<i>2</i>
ELECTRICAL				
P25EL0206	ROGERS MATTHEW-CHRISTINE	13367 REDBIRD LN	\$0	\$150.00
P25EL0208	STEARNS THOMAS M-JENNIFER L	10226 MESIC DR	\$0	\$126.00
P25EL0209	MILLER THOMAS H-DONNA J	11881 MISTRAL LN PVT	\$0	\$196.00
P25EL0210	GORBACH TRUST	11956 GARNSEY AVE	\$0	\$81.00
P25EL0211	PETZOLDT-HOLDREN-BOGGIANO	17378 MOUNTAIN PLAT DR	\$0	\$82.00
P25EL0212	YAGER SHARON KAY	14070 152ND AVE	\$0	\$170.00
P25EL0213	POTTER JASON W	15338 161ST AVE	\$0	\$80.00
P25EL0214	DISHER JEFFREY-KATHY	17197 BUCHANAN ST	\$0	\$261.00
P25EL0215	TABER SCOTT-KRISTEN	11069 LAKESHORE DR	\$0	\$408.00
P25EL0216	B CUBED OF MICHIGAN LLC	17233 HAYES ST	\$0	\$222.00
P25EL0217	AMERICAN DUNES SUNSETS LLC	16966 LINCOLN ST	\$0	\$988.00
P25EL0218	KELLEY SANFORD L-KRISTINE	12087 SANDY WOODS DR	\$0	\$80.00
P25EL0219	EASTBROOK HOMES INC	14664 WINDWAY DRIVE	\$0	\$326.00
P25EL0220	MORSTADT RYAN-CAITLIN NOEL	15679 LELAND DR	\$0	\$181.00
P25EL0221	KROLL JAMES R	17869 OAK HILL CT	\$0	\$80.00
P25EL0222	ELENBAAS JOSEPH L & PATRICA L TRUST	13472 HIDDEN CREEK DR	\$0	\$231.00
P25EL0223	SHOHAM JONATHAN-MARCIE	10529 LAKESHORE DR	\$0	\$166.00
P25EL0224	SMIT PETER-DIANNE TRUST	11303 LAKESHORE DR	\$0	\$547.00
P25EL0225	LAVALLEE CHRISTOPHER-CYNTHIA	17288 BURKSHIRE DR	\$0	\$80.00
P25EL0226	STODDARD JEANNE-LOVRENCEVIC TIMOTHY	923 MISTRAL LN PVT	\$0	\$166.00
P25EL0227	SHAPE CORP	14600 172ND AVE	\$0	\$182.00
P25EL0228	ARKESTEYN JAMES P-CLAUDIA C	16964 BUCHANAN ST	\$0	\$80.00
P25EL0229	MALKOSKI KRISTINE K TRUST	12925 WILDERNESS TR PVT	\$0	\$275.00
P25EL0230	VILIM ROBERT D-JOANNA B	10940 LAKESHORE DR	\$0	\$88.00
			\$0	\$5,246.00
			<i>Total Permits For Type:</i>	<i>24</i>
FENCE				
P25ZL0058	LANGE TODD C-ELIZABETH D TRUST	12934 WOODRUSH CT	\$8,202	\$40.00
P25ZL0070	SUTTON LINDSEY-BENNETT	14905 SANDSTONE PL	\$14,270	\$40.00
P25ZL0071	MILLER JONI-JOSHUA	15720 NORWALK RD	\$6,162	\$40.00
P25ZL0078	CROSS JEFF-SARAH	12378 168TH AVE	\$500	\$40.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
			\$29,134	\$160.00
			<i>Total Permits For Type:</i>	<i>4</i>
MECHANICAL				
P25ME0129	LAKESHORE BAPTIST CHURCH	17306 CHURCH HILL ST	\$0	\$135.00
P25ME0334	MCAFFREY LINDA-BROWN BARBARA	13749 COTTAGE DR	\$0	\$100.00
P25ME0345	GOOSSEN CHAD D-ERIN B	13341 FOREST PARK DR	\$0	\$140.00
P25ME0354	SIMMER JOHN E-MELODIE A	13175 ACACIA DR	\$0	\$135.00
P25ME0355	DOUD CECILIA-DAVID	15317 PINE ST	\$0	\$105.00
P25ME0356	FORSLIN JOHN D-ABIGAIL	13443 RAVINE VIEW DR	\$0	\$105.00
P25ME0357	SCHMELTZER MICHAEL E-JULIE A	13662 152ND AVE	\$0	\$135.00
P25ME0358	HORODYSKI STEVEN-ANN TRUST	15503 PINE ST	\$0	\$135.00
P25ME0359	HEIN THU-NYO SANDA MIN	13348 HIDDEN CREEK DR	\$0	\$135.00
P25ME0360	STEARNS THOMAS M-JENNIFER L	10226 MESIC DR	\$0	\$80.00
P25ME0361	LODER DAVID-ANDREA	12644 LINCOLN FARMS DR	\$0	\$260.00
P25ME0362	JTB HOMES LLC	15735 NORWALK RD	\$0	\$275.00
P25ME0363	PALMER DAVID-NANCY-JORGENSEN AVE	14636 MERCURY DR	\$0	\$110.00
P25ME0364	DEMPSEY JOSEPH-PATRICIA	14878 CANARY DR	\$0	\$80.00
P25ME0365	DISHER JEFFREY-KATHY	17197 BUCHANAN ST	\$0	\$185.00
P25ME0366	KELLEY CORY J	12585 RIVERTON RD	\$0	\$105.00
P25ME0367	TJM HOLDINGS LLC	17064 ROBBINS RD	\$0	\$305.00
P25ME0368	BROOKS SARA-BENJAMIN	15348 HARRY ST	\$0	\$105.00
P25ME0369	KINDEM LUANN S TRUST	13550 HIDDEN CREEK CT	\$0	\$105.00
P25ME0370	BAKKER TRUST	14488 ANGELUS CIR	\$0	\$105.00
P25ME0371	ROTZ JEFFREY S-PATRICIA A	15553 WINCHESTER CIR PVT	\$0	\$105.00
P25ME0372	SMITH STEVEN D-LESLIE K	13298 LAKESHORE DR	\$0	\$145.00
P25ME0373	LAVIGNE FAMILY JOINT LIVING TRUST	14766 WILLIAMS WY	\$0	\$135.00
P25ME0374	VISSER MARTIN W-KIMBERLY J	15387 MEADOWS DR	\$0	\$105.00
P25ME0375	OTTAWA COUNTY ROAD COMMISION	14110 LAKESHORE DRIVE	\$0	\$270.00
P25ME0376	RIVER HAVEN OPERATING COMPANY LLC	13831 SUNSET PLACE	\$0	\$80.00
P25ME0377	BLEICH RUSSELL-PHYLLIS	12515 LAKESHORE DR	\$0	\$105.00
P25ME0378	WHALEN PATRICK-CORI	15237 GRAND OAK RD	\$0	\$135.00
P25ME0379	OLSON JOSHUA J-TANYA N	12497 MANCHESTER DR	\$0	\$80.00
P25ME0380	WERKING FAMILY TRUST	11645 LAKESHORE DR	\$0	\$350.00
P25ME0381	MCKEE-BETHKE DEBRA TRUST	15265 LAKE AVE	\$0	\$110.00
P25ME0382	ROTHERICHARD-SHARON	15396 CANARY DR	\$0	\$105.00
P25ME0383	YAGER SHARON KAY	14070 152ND AVE	\$0	\$105.00
P25ME0384	AMERICAN DUNES SUNSETS LLC	16966 LINCOLN ST	\$0	\$1,140.00
P25ME0385	GAMBOA RAFAEL A	15293 BROADMOOR PL PVT	\$0	\$105.00
P25ME0386	SHEPHERD MATTHEW-KRISTEN	13244 RAVINE VIEW DR	\$0	\$105.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P25ME0387	B CUBED OF MICHIGAN LLC	17233 HAYES ST	\$0	\$395.00
P25ME0388	SLUIS GARY-ANNA	17441 REENDERS CT	\$0	\$105.00
P25ME0389	UNIVERSAL PROPERTIES PLA LLC	14849 PIPER LN 202-BLDG 4	\$0	\$80.00
P25ME0390	EASTBROOK HOMES INC	14664 WINDWAY DRIVE	\$0	\$280.00
P25ME0391	JTB HOMES	15709 NORWALK RD	\$0	\$275.00
P25ME0392	BROCK DAVID-JENNIFER TRUST	11833 168TH AVE	\$0	\$140.00
P25ME0393	TAYLOR HEIDI	15261 NICKOLAS DR	\$0	\$135.00
P25ME0394	HILL NICHOLAS	14964 SHARON AVE	\$0	\$270.00
P25ME0395	MORSTADT RYAN-CAITLIN NOEL	15679 LELAND DR	\$0	\$160.00
P25ME0396	GRAND HAVEN CHARTER TOWNSHIP	13300 168TH AVE	\$0	\$0.00
P25ME0397	DIEKEVERS BERNIE-CAROLYN	16190 COMSTOCK ST	\$0	\$285.00
P25ME0398	AMERICAN DUNES SUNSETS LLC	16966 LINCOLN ST	\$0	\$403.00
P25ME0399	JTB HOMES LLC	12581 RIVERTON RD	\$0	\$185.00
P25ME0400	LINCOLN STREET HOLDINGS	15783 NORWALK RD	\$0	\$185.00
P25ME0401	RIVER HAVEN OPERATING COMPANY LLC	13258 PINWOOD DR	\$0	\$80.00
P25ME0402	KROLL JAMES R	17869 OAK HILL CT	\$0	\$135.00
P25ME0403	VIZITHUM ROBERT-SHANNON	16550 RICH ST	\$0	\$80.00
P25ME0404	REENDERS MARK-JANA	16694 WARNER ST	\$0	\$415.00
P25ME0406	REYNOLDS WILLIAM ALAN-LAURA	17134 TIMBER DUNE DR	\$0	\$100.00
P25ME0407	SCHMIDT JAMES A	14516 INDIAN TRAILS DR	\$0	\$135.00

\$0 **\$9,863.00**
Total Permits For Type: **56**

PLUMBING

P25PL0101	TABER SCOTT-KRISTEN	11069 LAKESHORE DR	\$0	\$248.00
P25PL0114	EVERHART EDWARD-CARRIE	12087 BLUEWATER RD	\$0	\$395.00
P25PL0115	LEE ALLEN HOMES LLC	13024 WOODRUSH CT	\$0	\$239.00
P25PL0116	STEARNS THOMAS M-JENNIFER L	10226 MESIC DR	\$0	\$95.00
P25PL0117	MILLER THOMAS H-DONNA J	11881 MISTRAL LN PVT	\$0	\$155.00
P25PL0118	DELIBERO NAHED	14972 LAKESHORE DR	\$0	\$165.00
P25PL0119	LINCOLN STREET HOLDINGS	15751 NORWALK RD	\$0	\$355.00
P25PL0120	MORA ROBYNN	16104 GARY AVE	\$0	\$80.00
P25PL0121	START TERRI	15149 DAVID ST	\$0	\$85.00
P25PL0122	FARNQUIST TRACY M-MARY JANE	13574 HIDDEN CREEK CT	\$0	\$80.00
P25PL0123	SACKS JAMES JOSEPH III	13499 HIDDEN CREEK DR	\$0	\$80.00
P25PL0124	AMERICAN DUNES SUNSETS LLC	16966 LINCOLN ST	\$0	\$610.00
P25PL0125	OLSON JOSHUA J-TANYA N	12497 MANCHESTER DR	\$0	\$170.00
P25PL0126	REENDERS KELLEY A TRUST	16697 JOHNSON ST	\$0	\$88.00
P25PL0127	SMIT PETER-DIANNE TRUST	11303 LAKESHORE DR	\$0	\$393.00
P25PL0128	MICHIGAN CONFERENCE ASSOCIATION	15051 177TH AVE	\$0	\$80.00

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P25PL0129	DEBOER TRUST - AGNES G	17095 TIMBER DUNE DR	\$0	\$80.00
P25PL0130	BAGLEY JOHN T	16552 WINANS ST	\$0	\$258.00
P25PL0131	LINCOLN STREET HOLDINGS	15710 HAWLEY DR	\$0	\$314.00
P25PL0132	LINCOLN STREET HOLDINGS	15708 HAWLEY DR	\$0	\$324.00
P25PL0133	LINCOLN STREET HOLDINGS	15706 HAWLEY DR	\$0	\$324.00
P25PL0134	LINCOLN STREET HOLDINGS	15774 NORWALK RD	\$0	\$314.00
P25PL0135	JTB HOMES LLC	12581 RIVERTON RD	\$0	\$365.00
P25PL0136	GRAND HAVEN CHARTER TOWNSHIP	13300 168TH AVE	\$0	\$0.00
P25PL0137	LINCOLN STREET HOLDINGS	15783 NORWALK RD	\$0	\$340.00
P25PL0138	STODDARD JEANNE-LOVRENCEVIC TIMOTH	923 MISTRAL LN PVT	\$0	\$173.00
P25PL0139	LINCOLN STREET HOLDINGS	12421 GLENBURN DR	\$0	\$332.00
P25PL0140	LINCOLN STREET HOLDINGS	12423 GLENBURN DR	\$0	\$332.00
P25PL0141	KOOPMAN GERALD J	15534 TERRENCE ST	\$0	\$80.00
P25PL0142	TEG 43 NORTH LLC	17501 CRESCENT ST 202	\$0	\$80.00
P25PL0143	TEG 43 NORTH LLC	17515 RIDGEMOOR CT 101	\$0	\$80.00
P25PL0144	MORSTADT RYAN-CAITLIN NOEL	15679 LELAND DR	\$0	\$170.00

\$0 **\$6,884.00**
Total Permits For Type: **32**

POOL/SPA/HOT TUB

P25BU0416	LAVALLEE CHRISTOPHER-CYNTHIA	17288 BURKSHIRE DR	\$15,000	\$211.15
P25BU0435	PETZOLDT-HOLDREN-BOGGIANO	17378 MOUNTAIN PLAT DR	\$16,942	\$224.45
P25BU0480	VILIM ROBERT D-JOANNA B	10940 LAKESHORE DR	\$6,500	\$120.75

\$38,442 **\$556.35**
Total Permits For Type: **3**

PORTABLE STORAGE UNIT

P25ZL0079	AMERICAN DUNES LLC	17000 LINCOLN ST	\$0	\$75.00
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\$0 **\$75.00**
Total Permits For Type: **1**

REPLACEMENT WINDOWS/DOORS

P25BU0405	RABIDEAU RAYMOND-VIRGINIA TRUST	17984 HOLCOMB RD	\$40,103	\$383.11
P25BU0406	LARUE SCOT K-BETH M	12933 MARIPOSA ST	\$18,957	\$238.26
P25BU0419	HANMER ALEC-KENDALL	12482 LAKESHORE DR	\$3,600	\$75.00
P25BU0429	WILDROM DAVID J-CHRISTINE	13642 FAWN LN	\$34,333	\$343.58
P25BU0431	WALLACE DONOVAN-PATTI TRUST	15027 GROESBECK ST	\$7,149	\$136.50
P25BU0433	DENOMME-BEIMERS TRUST	15294 CANTERBURY LN PVT	\$4,816	\$89.25
P25BU0460	BOEVE JARED	14973 160TH AVE	\$2,500	\$75.00

\$111,458 **\$1,340.70**
Total Permits For Type: **7**

RE-ROOFING

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P25BU0424	BRYANT VICKI	15430 MERCURY DR	\$7,500	\$100.00
P25BU0428	AMBROSE COMMERCIAL HOLDINGS LLC	17365 HAYES ST	\$9,950	\$100.00
P25BU0437	PHELPS-GENE-KAREN TRUST	11519 OAK GROVE RD	\$34,697	\$100.00
P25BU0440	KELLEY SANFORD L-KRISTINE	12087 SANDY WOODS DR	\$1,233	\$100.00
P25BU0441	JULLIE JEFFREY A-KELLI J TRUST	16258 GRAND POINT CT	\$27,417	\$100.00
P25BU0445	BETTEN LIFETIME QTIP TRUST	11037 LAKESHORE DR	\$34,565	\$100.00
P25BU0446	MARESSA JUSTIN	15678 MERCURY DR	\$18,146	\$100.00
P25BU0447	HOERLE JOSEPH M	15341 161ST AVE	\$13,000	\$100.00
P25BU0448	SLATER MATTHEW D-MEREDITH D	15309 NICKOLAS DR	\$15,415	\$100.00
P25BU0450	BRAYMER BEAU J-KRISTEN	17622 BRUCKER ST	\$15,879	\$100.00
P25BU0451	HILGEMAN REBECCA	15210 GRAND OAK RD	\$16,500	\$100.00
P25BU0452	SWIATLOWSKI GEORGE-DONNA TRUST	16048 ROBRICK AVE	\$13,450	\$100.00
P25BU0455	MANDRICK ROSEMARY TRUST	17332 TIMBER DUNE DR	\$16,097	\$100.00
P25BU0457	SMITH NANCY C	16108 VANDEN BERG DR	\$17,200	\$100.00
P25BU0465	SLATER BRETT-LISA	13546 RAVINE VIEW DR	\$15,000	\$100.00
P25BU0467	SCHROEDER KURT-BEVERLY	11555 LOGGERS TR	\$4,814	\$100.00
P25BU0472	BOGUS GERIELLE-NICHOLAS	14811 WOODSIDE TR	\$12,986	\$100.00
P25BU0473	COOKE SARA-JASON	15225 GRAND OAK RD	\$10,964	\$100.00
P25BU0477	KOSTER JOSEPH B-JENNIFER	11579 156TH AVE	\$18,231	\$100.00
P25BU0478	ATEN PATRICK-CARRIE	13412 FOREST PARK DR	\$15,786	\$100.00

\$318,830 **\$2,000.00**
Total Permits For Type: **20**

RE-SIDING

P25BU0449	WEERSING DONALD R-KAREN J	11445 LAKESHORE DR	\$19,825	\$100.00
P25BU0456	CAMP BLODGETT	10451 LAKESHORE DR	\$195,000	\$1,417.15

\$214,825 **\$1,517.15**
Total Permits For Type: **2**

SHED (<200 SQFT)

P25ZL0060	PRIESE CHARLES A II-JAMIE S TRUST	15928 TREELINE DR PVT	\$6,000	\$40.00
P25ZL0072	BETHEL DANIEL E-SHELLEY R	15366 FERRIS ST	\$800	\$40.00
P25ZL0074	MILLER TERRY	15267 KEVIN ST	\$7,450	\$40.00
P25ZL0075	RUST DALE L-MARY JO	18165 SHORE ACRES DR	\$600	\$40.00
P25ZL0076	KHADIJA MURSHED-JANET	14999 BRIARWOOD ST	\$0	\$40.00
P25ZL0077	STALZER PETER-MAHANAY MIMI	14738 178TH AVE	\$0	\$40.00

\$14,850 **\$240.00**
Total Permits For Type: **6**

SINGLE FAMILY DWELLING

P25BU0430	LINCOLN STREET HOLDINGS	12423 GLENBURN DR	\$371,277	\$2,217.60
P25BU0432	LINCOLN STREET HOLDINGS	12421 GLENBURN DR	\$371,277	\$2,217.60

Building Permit Report - Monthly

			Estimated Cost	Permit Fee
P25BU0436	LINCOLN STREET HOLDINGS	15760 NORWALK RD	\$411,835	\$2,430.53
P25BU0458	KNOLL JAMES-SHERYL	15770 MERCURY DR	\$412,664	\$2,434.89
P25BU0466	LOFTIS JOSHUA J-MARICELA	11992 168TH AVE	\$679,451	\$3,691.96
P25BU0470	VANBEEK JOSH-ERICA	10027 160TH AVE	\$626,749	\$3,457.43
			\$2,873,253	\$16,450.01
			<i>Total Permits For Type:</i>	6
VEHICLE SALES				
P25VS0020	RAUSCHERT STEPHEN-JEANNA	12977 152ND AVE	\$0	\$0.00
P25VS0021	PUSHAW THOMAS-EVE	16085 MERCURY DR	\$0	\$0.00
P25VS0022	VESS KAREN ANNE	13407 152ND AVE	\$0	\$0.00
			\$0	\$0.00
			<i>Total Permits For Type:</i>	3
Totals			\$4,640,808	\$53,817.83
			<i>Total Permits In Month:</i>	187

AUGUST 2025 Enforcement Letters By Category

All enforcement letters sent the previous month

Type of Enforcement Letter	Number Mailed
CHICKENS AND ROOSTERS	1
FARM ANIMALS	1
FARM STAND - WARNING LETTER	1
LITTER - 1ST NOTICE	12
LITTER - 3RD CITATION	1
NOISE - 1ST NOTICE	1
RENTAL - SECOND CITATION LETTER	1
SHED - 1ST NOTICE	1
VEHICLE IN ROW - 1ST NOTICE	1
WORK WITHOUT PERMITS - 2ND NOTICE	1

Total Letters Sent: 21

Letter.DateTimeCreated Between 08/01/2025 AND 0
Letter.LinkFromType = Enforcement

AUGUST 2025 OPEN Enforcements By Category

Monthly Report

ACCESSORY BUILDING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0135	14525 LAKESHORE DR	IST NOTICE OF VIOLATION LETTER	08/04/25		

Total Entries: 1

CHICKENS & OTHER ANIMALS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0136	16622 BUCHANAN ST	RESOLVED	08/05/25	08/25/25	
E25CE0138	14813 RIVERSIDE TR	IST NOTICE OF VIOLATION LETTER	08/05/25		

Total Entries: 2

JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0140	14780 LAKESHORE DR	COMPLAINT LOGGED	08/05/25	08/26/25	
E25CE0141	14337 168TH AVE	IST NOTICE OF VIOLATION LETTER	08/05/25		
E25CE0142	15819 LAKE MICHIGAN DR	IST NOTICE OF VIOLATION LETTER	08/05/25		

Total Entries: 3

LITTER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0149	16202 VANDEN BERG DR	IST NOTICE OF VIOLATION LETTER	08/19/25		
E25CE0150	16085 GARY AVE	IST NOTICE OF VIOLATION LETTER	08/19/25		
E25CE0151	16116 GARY AVE	IST NOTICE OF VIOLATION LETTER	08/19/25		
E25CE0152	16180 GARY AVE	IST NOTICE OF VIOLATION LETTER	08/19/25		
E25CE0153	14091 155TH AVE	IST NOTICE OF VIOLATION LETTER	08/19/25		
E25CE0154	11536 LAKESHORE DR	IST NOTICE OF VIOLATION LETTER	08/19/25		
E25CE0156	15330 160TH AVE	RESOLVED	08/21/25	09/02/25	
E25CE0158	15385 COLEMAN AVE	IST NOTICE OF VIOLATION LETTER	08/25/25		
E25CE0160	15129 MITCHELL ST	IST NOTICE OF VIOLATION LETTER	08/26/25		

Total Entries: 9

NOISE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
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AUGUST 2025 OPEN Enforcements By Category

Monthly Report

E25CE0147	17000 LINCOLN ST	COMPLAINT LOGGED	08/14/25	08/14/25
E25CE0148	15385 WINCHESTER CIR PVT	COMPLAINT LOGGED	08/18/25	08/18/25
E25CE0161	15725 RONNY RD	IST NOTICE OF VIOLATION LETTER	08/27/25	

Total Entries: 3

OTHER

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0162	11150 LAKESHORE DR	COMPLAINT LOGGED	08/28/25		

Total Entries: 1

RENTAL INVESTIGATION

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0134	12902 MARIPOSA ST	INVESTIGATION ONLY	08/04/25		
E25CE0143	15567 COMSTOCK ST	INVESTIGATION ONLY	08/06/25		
E25CE0144	15364 GROESBECK ST	INVESTIGATION ONLY	08/08/25		
E25CE0155	15090 DAVID ST 15088	INVESTIGATION ONLY	08/21/25		
E25CE0157	11860 JUNIPER HILLS CT	INVESTIGATION ONLY	08/25/25		

Total Entries: 5

VEHICLE IN ROW

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0139	12677 RIVERTON RD	IST NOTICE OF VIOLATION LETTER	08/05/25		

Total Entries: 1

ZONING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0159	16998 FERRIS ST	IST NOTICE OF VIOLATION LETTER	08/25/25		

Total Entries: 1

Total Records: 26

Enforcement.CodeOfficer = ERIC VANDERMEULEN AND
 Enforcement.DateFiled Between 8/1/2025 12:00:00 AM
 AND 8/31/2025 11:59:59 PM

AUGUST 2025 CLOS Enforcements By Category

Monthly Report

CHICKENS & OTHER ANIMALS

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0136	16622 BUCHANAN ST	RESOLVED	08/05/25	08/25/25	

Total Entries: 1

JUNK & RUBBISH

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0140	14780 LAKESHORE DR	COMPLAINT LOGGED	08/05/25	08/26/25	

Total Entries: 1

NOISE

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0147	17000 LINCOLN ST	COMPLAINT LOGGED	08/14/25	08/14/25	
E25CE0148	15385 WINCHESTER CIR PVT	COMPLAINT LOGGED	08/18/25	08/18/25	

Total Entries: 2

RENTAL INVESTIGATION

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E23CE0386	15567 COMSTOCK ST	CLOSED	10/23/23	08/06/25	
E25CE0103	16143 MERCURY DR	RESOLVED	06/27/25	08/07/25	

Total Entries: 2

SHORT TERM RENTAL

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0112	15135 WESTRAY ST	NO VIOLATION	07/08/25	08/28/25	
E25CE0113	15055 GROESBECK ST	NO VIOLATION	07/08/25	08/21/25	

Total Entries: 2

ZONING

Enforcement No.	Address	Status	Filed	Closed	Last Action Date & Last Action
E25CE0120	14640 LAKESHORE DR	RESOLVED	07/09/25	08/05/25	

Total Entries: 1

Enforcement .DateClosed Between 8/1/2025 12:00:00 AM
AND 8/31/2025 11:59:59 PM AND

Total Records: 9

BROADBAND PROJECT UPDATES

MiOttawa.org/Broadband • Provided by Ottawa County Department of Strategic Impact • August 2025

Through a substantial partnership with internet service provider 123NET, the County is working to ensure all residents and businesses have access to affordable and reliable high-speed internet.

The County strategically leveraged Board Initiative Funds in two phases to maximize grant opportunities from the state – *Realizing Opportunity with Broadband Infrastructure Network (ROBIN)* and *Broadband, Equity, Access, and Deployment (BEAD)*. Here's a closer look at each investment:

Current Project: Realizing Opportunity with Broadband Infrastructure (ROBIN) Grant

The County strategically leveraged **\$4 million in Board Initiative funds** alongside **\$1.9 million from preferred fiber internet service provider 123NET** to apply for the Realizing Opportunity with Broadband Infrastructure Network (ROBIN) grant.

In early 2024, Ottawa County was awarded approximately **\$9 million** in state ROBIN grant funding. All together, this approximately **\$15 million** total investment is being deployed to develop **325 miles*** of fiber and potential to connect up to **6,000 addresses**.

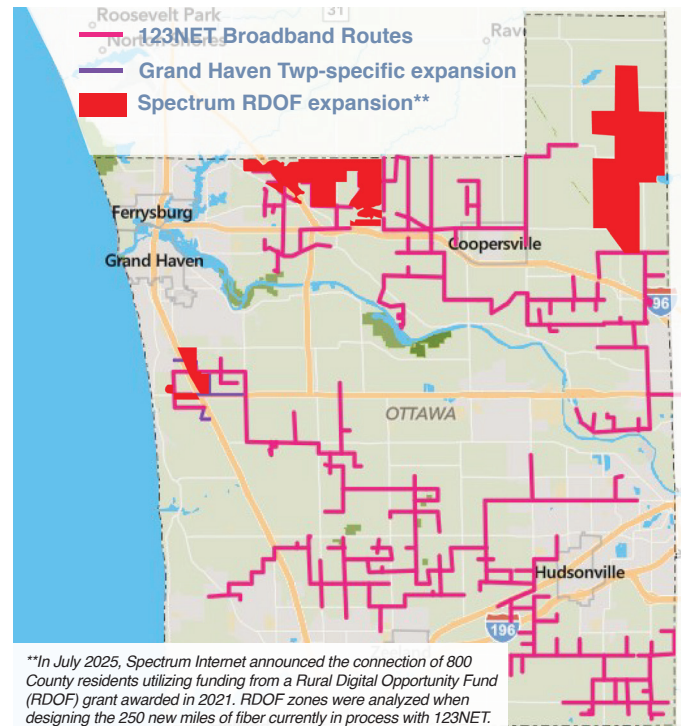
Over the past year, 123NET and the County have worked closely developing the high-level and detailed-level designs required to convert the application to real-world, actionable plans.

Currently, 123NET is working with the Ottawa County Road Commission (OCRC) to permit what might be the largest infrastructure project the County and OCRC have taken on at once. As of Aug. 22, the OCRC and the County Water Resources office were reviewing plans for Batch 1 of 17 'batches' (**geographic regions** – see Table 1). Batches

TABLE 1: BATCHES

#	Approximate Municipality
1	Jamestown Twp.
2	Jamestown Twp./Zeeland Twp.
3	Georgetown Twp.
4	Blendon Twp.
5	Holland Twp.
6	Olive Twp.
7	Park Twp.
8	Robinson Twp.
9	Grand Haven Twp.
10	Tallmadge Twp.
11	Allendale Twp.
12	Wright Twp.
13	Conklin (Chester Twp.)
14	City of Coopersville
15	Polkton Twp.
16	Polkton Twp.
17	Nunica (Crockery Twp.)

Planned ROBIN Routes



2-17 are begin refined by 123NET's design team, and will be submitted for review as they are completed.

Ahead of the broader batch permitting process, 123NET announced connecting its first Ottawa County customer – Ronda Fisher of Hudsonville – on Aug. 20. This connection was part of a limited test area ahead of the full launch.

Next Up: Broadband, Equity, Access, and Deployment (BEAD) Program

In April 2025 **Ottawa County** formally supported a joint application with **123NET** for the **Broadband, Equity, Access, and Deployment (BEAD) program**. By pairing **\$3.5 million in Board Initiative Funds** previously earmarked for broadband with a **\$3.5 million match from 123NET**, the County had the potential to leverage as much as **\$16 million** in grant funds. This **\$23 million** total investment has the potential to connect an additional **5,400 addresses** not covered by the ROBIN expansion.

However, on June 6, 2025, the National

Telecommunications and Information Administration released a BEAD Restructuring Policy Notice which prompted significant changes to funding requirements. The Michigan High-Speed Internet Office (MIHI) quickly reopened the application process under the new criteria. 123NET successfully resubmitted applications before MIHI's new Aug. 4, 2025 deadline.

BEAD awards are expected to be announced by late September. County staff stand ready to support 123NET in this powerful opportunity to improve broadband service.

* Preliminary estimates were reported as 250 miles of fiber. According to 123NET, to ensure network integrity and coverage, total mileage was expanded to 325.