



DEXTER TOWNSHIP

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Supervisor's Message

2023 has been a year of tremendous progress for Dexter Township. As the pandemic shutdown recedes into the past, our organization has coalesced around our strategic vision, with its four pillars designed to ensure good government, environmental stewardship, communication, and community enrichment. Here's a quick snapshot of our work this year.

In 2023, our Board of Trustees approved several initiatives to improve quality of life for our residents. We embarked on the third year of a five-year plan to bring all our local collector roads into good condition, and improved road and waterway safety with new speed limit signs, street lighting, and speed limit buoys. The broadband initiative – bringing broadband coverage to 100% of our residents – moved into the implementation phase. The Board of Trustees have been working steadily on the nuts and bolts. This year, we approved new personnel guidelines, improved our budget and financial oversight, and implemented accessibility improvements to our public meeting room, just to name a few.

In 2023, we persevered through record setting heat, poor air quality from Canadian wildfires, and extreme storms. Trustee Laura Sanders took a leadership role in establishing a Farmland and Open Space Preservation program that came to full fruition this year. With generous support from our residents, we will be closing on our first purchase of development rights in early December, with more properties soon to follow. Heartfelt thanks to the Township's volunteers, consultants, and elected officials who made this important program a reality.

Our Master Plan is slated for approval by the Board of Trustees in January 2025, the culmination of a two-year, community-driven initiative. Its five pillars – thoughtful planning for future development, protection of our natural resources, preservation of our agricultural heritage, management of our traffic, and creating a sustainable community – coalesce neatly with our strategic planning goals.

In 2023, we doubled the number of print newsletter editions, under the leadership of Trustee Karen Nolte. Trustee Nolte's eNewsletter subscriptions increased from 50 to more than 500. Thanks to our richer, more informative board packages, we've received more news coverage at the *Sun Times* and *M-Live*. And our social media presence is ramping up with routine updates on Facebook, NextDoor, and our web site. If you'd like to subscribe to our eNewsletter, please email Trustee Nolte at info@dextertownship.org. Happy reading!

Dexter Township is home to some of the most beautiful parks in the State of Michigan. Until this year, our residents had to pay to enjoy Hudson Mills, the beautiful Metropark in our own backyard. With support from the Board of Trustees and our residents, Dexter Township this year provided Metroparks passes free of charge to our residents. We continued our Community Clean-Up Day tradition with electronic, metal, and Styrofoam recycling, and free shredding last March. Film plastic recycling, a volunteer-run program, continues in the Town Hall parking lot.

For the first time this year, we hosted a “Community Movie Night” in August, led by Trustee Lonnie Scott, along with several coffee chats throughout the year. In December, a volunteer appreciation event allowed us to say “Thank you!” to the more than 100 volunteers, board and committee members, and staff members who make our programs run so well.

We are on an amazing trajectory for 2024. We’ll continue to improve roads, purchase development rights, and host community events. New initiatives for next year include improving our zoning ordinance to serve our residents better, working to ensure ongoing funding for police and fire services, and initiating a waterways committee to coordinate stewardship of our precious lakes and rivers. I am so proud of everything we have accomplished over the last 12 months. I can’t wait to see what the future brings!

Respectfully,

Karen Sikkenga, Supervisor

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Budget Narrative

The proposed FY25 all-funds expenditure budget totals \$4.4M against \$3.8M in revenues over five funds. This reflects \$3.5M in operating costs and \$1.4M in capital costs (local roads, building improvements, and conservation easements). Not all of the capital improvements will occur in FY25.

Dexter Township's **General Fund** operating budget is proposed at \$1.26M, assuming all budget requests included in this document are approved, against annual revenue of \$1.52M. Approval of the proposed budget would set aside \$2.5M in fund balances for emergency and capital reserves, fund \$925K in strategic capital initiatives, fund \$283K in conservation easements/open space purchases, and leave \$583K in remaining General Fund reserves for strategic capital initiatives.

The **Fire Fund** \$1.3M revenue is slightly less than the \$1.37M in expenses. The Board of Trustees made a decision to renew the fire millage at the current rate, and to spend down the Fire Fund's \$1.4M fund balance over the five-year millage period. The **Police Fund**'s \$750K in revenue exceeds the \$605K cost, representing a future policy decision for the Board of Trustees. The **Open Space Land Initiative Fund**'s annual \$240K millage, along with the proposed General Fund transfer, will be primarily expensed for conservation easements, budgeted at \$500K.

The new **Capital Fund** (described below) is funded from fund balances, shown as General Fund transfers, with no revenue of its own.

FY25 Revenue

Revenue forecasts are based on the following assumptions:

- Property taxes will increase by 5%, the statutory inflationary cap
- Property tax administrative fee and state shared revenues will increase by 5%
- Other revenue sources (planning and zoning permit fees, investment revenue, franchise fees) are based on historical actuals; in many cases the proposed budget is less than the FY24 budget

The proposed budget assumes that the Police Millage and the Fire Millage ballot initiatives will be approved by the voters. Dexter Township's police and fire/emergency medical services millages expired at the end of December, 2023. The Board of Trustees decided to pursue millage renewals at the November 2023 meeting.

Our General Fund revenue mostly comes from property taxes and State revenue share (mostly sales taxes). General Fund property tax for township operations, at one mill, does not require voter approval. The General Fund supports mandated township operations noted above. If any additional funds are available, the General Fund may also support any permissive functions, such as local roads maintenance and zoning administration, not supported by special funds.

The other three funds (Fire, Police, and Open Space) come from voter-approved millages. The Fire Fund supports the Dexter Area Fire Department contract. The Police Fund supports the Sheriff's Department contract. The Open Space Land Initiative supporting the purchase of development rights and related expenses.

FY25 Operating Funding Requests

The FY25 General Fund budget request includes these changes:

- Increase staff salaries based on cost-of-living increases (additional increases may result from reclassifications currently underway – compensation ordinance to be considered in January)
- Increased elected officials compensation based on recommendations from the Compensation Committee
- Increase benefits costs for current staff to reflect our new benefits policy, offset by reduced contribution to MERS for defined benefits
- Increase in cost for Office Assistant from 20 hours a week to 24 hours a week, adding \$5K to the annual cost (from \$20 to \$25K), not including COLA. This cost results from increased evening and weekend use of the town hall for more boards and committees and for HOA meetings
- Add a Deputy Supervisor at \$38K (up to 24 hours per week, \$30/hr., as needed), job description attached
- Increase Lawn Care from \$5K to \$8K to support restoration work at the Town Hall (conversion of lawns to native prairies) consistent with our specific strategic planning action step of furthering environmental stewardship by demonstrating best land management practices
- Fund non-salary lines based on historical actuals (an overall decrease) with adjustments based on inflation and operational knowledge; a \$2K one-time increase in cemetery expenses to support cemetery imaging
- Increase Community Engagement appropriation from \$20K to \$120K to include MetroParks pass, community events, newsletters, and clean-up day; the WAVE board has requested a \$2K increase (from \$15K to \$17K) to support activities designed to increase ridership
- Provide \$20K to engage OHM, Dexter Township's engineer, to develop engineering standards that protect our waterways in compliance with Washtenaw County Water Commission's approved standards
- Assessor, Accountant and Auditor contracts will remain at FY24 levels; Planning contract budgeted at up to \$115K. This is the first full year of the planning contract. The cost is commensurate with our prior staffing levels, but higher than the initial contract because we have added a lower level planner at 8-12 hours per week to process zoning permits as needed

In the Fire Fund, the request includes \$80K for two hydrants in key locations around the Township to lower response times and improve fire safety.

In the Police Fund, the request includes moving \$25K in Emergency Siren maintenance to the Police Fund from the General Fund. Our Police Fund has a structural surplus. Washtenaw County places emergency siren operations within the Sheriff's Department; the Sheriff's Department directs the use of emergency sirens funds. Our auditor has advised that this is an allowable use of the Police Fund.

Compensation Approach for FY25 Budget

Staff Positions: We have six staff members, two are deputies and three others have been in their roles less than one year. Staff are currently working on revising job descriptions and developing work plans with

performance goals based on strategic priorities for the next year. This process may result in requests for reclassifications. For example, we know our Zoning Enforcement Officer is performing duties commensurate with a Zoning Administrator. New classifications will require setting new compensation ranges based on market pay for like positions. The Compensation Committee has collected extensive data about wage comparisons for townships in Washtenaw County and statewide, and we will use these data to propose new ranges and place our incumbent staff appropriately within the ranges.

In the meantime, the proposed FY25 budget request will include cost-of-living increases based on CPI data from our Assessor. This is a reasonable approach to meeting our statutory obligation to revise the compensation ordinance while giving ourselves time to set performance goals. Performance will be measured at staff anniversary dates. We may be able to request updated salary ranges by the March 2024 BOT meeting for the FY25 Compensation Ordinance; if these recommendations are not ready the FY25 Compensation Ordinance request will be based on CPI increases, with a specific timeline for a more refined request.

Elected Officials: The Board of Trustees established a Compensation Committee to make recommendations regarding compensation for elected officials. The Compensation Committee has been collecting and analyzing data, and will have recommendations for the Board of Trustees by the December 2023 BOT meeting. These recommendations are automatically adopted unless the BOT takes action to override the Compensation Committee's recommendations.

Proposed Capital Expenses

Capital expenditures can be supported by fund balances or operating revenue. For FY25, capital expenditure requests totaling \$675K include:

- \$500K for Local Roads improvements, to support Colby Road, Donner Road, North Lake Road, and Stinchfield Road (\$552K cost less WCRC share of \$52K). This would be year four of the BOT's five-year plan to bring all local collector roads into good repair; the FY26 requested cost will be \$347K for Dancer, Madden, and Quigley. The schedule was rearranged due to the safety project occurring next summer; we asked that the roads that will be impacted by the safety project be pushed to the following year. After FY26, annual cost for local roads will be \$125K per year in perpetuity to maintain the local collector roads in good condition, which assumes that 4" of material will be added every ten years for 20 miles of roads with less than 500 daily users, and every five years for five miles of roads with more than 500 daily users (Huron River Drive, McKinley, and Wylie) (some costs shared with other townships for border roads). This would be consistent with our strategic planning principles of investing in infrastructure;
- \$283K for Open Space purchases. In FY22, prior to the Open Space Land Initiative millage approval by the voters, the Board of Trustees appropriated \$300K to Open Space purchases to allow Dexter Township to meet the requirements of a Federal grant application at that time. Only \$17K of that appropriation was used. FOSB will be submitting a budget request for the unused portion of that prior appropriation. Using funds in this way would be consistent with our strategic priority of stewardship of our land and waterways, and with our master plan priority of protection of our natural resources (see attached);
- \$100K to renovate the Town Hall basement. This proposed renovation will allow the Town Hall basement to be reserved by community groups and community members with little operational impact on our staff. There will be a small conference room for public use. The large meeting room will be configured with a mix of lounge areas and tables. There will be three large dedicated file rooms for Dexter Township archives, and dedicated storage for the meeting spaces and for supplies;

- As a holding place, \$250K for cell tower installation based on the an article about typical costs for cell towers. Cell towers are an important strategic initiative for Dexter Township. Construction and installation of a cell tower will not occur in FY25, it will take longer, and we need to obtain cost estimates specific to our situation. Revenue estimates from cell towers seem to begin at \$100K per year based on a google search. If true, this investment would ultimately result in net positive revenues, but much more research and planning needs to be done.

Capital Reserves Request

The Capital Reserves Study recommends that a Capital Reserve of \$500K be established, and then funds be contributed annually to maintain it at the desired level, with about \$15K to be contributed annually thereafter. The capital improvements/maintenance to be supported with this reserve are detailed in the Capital Reserves Study, which is available upon request. Providing this capital reserve would be consistent with our strategic planning principles of investing in infrastructure.

I am requesting that the Board of Trustees amend Dexter Township's fund balances policy to establish a \$500K capital reserve. This would set our overall policy as follows:

- 75% of the following year planned operating expenditures to cover expenditures before the next tax levy (General, Police & Fire)
- 60% of operating expenditures for an operating reserve (General, Police. & Fire)
- \$500K in emergency reserve for the General Fund and Fire Fund; \$200K for this purpose in the Police Fund; and
- \$500K in capital reserves, to be transferred to the new Capital Fund (General only)

The following table shows our forecasted fund balances including the amount available for capital expenditures.

Fund Balances Table	General	Police	Fire
FY24 Ending Balance (Forecast as of 11/21/23))	\$ 4,301,558	\$ 1,398,715	\$ 1,527,418
FY25 Proposed Operating Expenses	\$ 1,258,587	\$ 629,475	\$ 1,445,535
Cash Flow Funds @ 75% of Operating Costs	\$ 943,940	\$ 472,106	\$ 1,084,151
Operating Reserve @ 60% of Operating Costs	\$ 566,364	\$ 283,264	\$ 650,491
Emergency Reserve	\$ 500,000	\$ 200,000	\$ 500,000
Capital Reserve	\$ 500,000	\$ -	\$ -
Reserves Available for Capital (balances less reserves)	\$ 1,791,254	\$ 443,345	\$ (707,224)
Proposed Capital Expenses	925,000	250,000	
Remaining Reserves Available for Capital YE25	\$ 866,254	\$ 193,345	

Note the Fire Fund balances are not sufficient to meet our policy. Revising our fund balances policy for the Police and Fire Funds is a topic that will be considered by the Board of Trustees at a future date. Both police and fire services are provided by outside agencies with their own fund balances. Our auditor has confirmed that fund balances within the Township for these operations should focus on cash flow; emergency funds and operating reserves should be retained by the departments, not the participating entities.

As a separate initiative, we plan to bring our emergency sirens into conformity with the other townships in Washtenaw County. The Capital Reserve Study estimates that the cost of this will be about \$250K, which can be paid from our Police Fund reserves of \$443K. This matter will be taken up as a separate budget amendment later in the year.

General Fund Budget Restructure

Government Finance Officers Association best practices dictate that budgets should be strategic, long-term, results-oriented, and outcomes oriented. Dexter Township's budget has not followed this best practice. Our budget is fragmented, with over 20 activity centers, each with 2-15 line items, some as low as \$100. This makes it difficult for the public and the Board of Trustees to interpret and monitor our budget, and it also makes it impossible to fully expend the authorized budget. To solve these problems and move toward GFOA best practices, the Supervisor will be presenting a FY25 budget proposal with a simpler budget structure organized around the township's mandated functions and strategic priorities. This means fewer activity centers. Each activity center will have strategic or policy-level value, and/or require separate monitoring to manage expenses or capture revenue. This budget structure was reviewed and fully endorsed by our financial auditor.

Proposed new strategic General Fund budget structure:

- 1. General Government**

Collapsing General Government, Trustee, Supervisor, Township Office Manager, Clerk, Treasurer, Information Technology, Legal/Professional. Create line items for the separate position and contracts to comply with GASB standards, which mandate showing Clerk, Trustee, and Treasurer expenses separately.

- 2. Elections**

Elections expenses are variable depending on the number and nature of elections; retaining separate elections makes it easier to adjust the budget as needed

- 3. Buildings & Grounds**

Collapse Building & Grounds and Fire Substation 2. Building-related expenses have different cost drivers than General Government, such as variation in timing, such that a separate department will facilitate oversight.

- 4. Assessor**

Collapse Board of Review.

- 5. Planning and Zoning Administration**

Collapse Zoning Board of Appeals but keep it as a line item; provides separate monitoring of expenses relating to our master plan priorities.

- 6. Public Works Department**

Show public works expenses that have broad community benefit as a separate activity center. Collapse Cemetery, Drains, Landfill, and Warning Sirens. Per diems for public works committees (WWRA, Local Roads)

- 7. Community Service Support**

Community service is of high strategic importance to Board of Trustees

Activity Center Budgeting

The Uniform Budgeting and Accounting Act (MCL 141.436) allows a township board to decide to budget on the activity center basis. The Dexter Township Board of Trustees approved the FY24 budget at the line item level rather than the activity center (department) level. This approach is not a GFOA best practice. Line items (such as "Supplies" or "Printing") are used for monitoring and internal controls; line item budgets are not designed to be strategic. If the budget is adopted by line item, the BOT must approve any over-spending in any individual line item. In contrast, activity-based budgets allow transfers within line items, which is simpler and more straightforward. I will be asking the Board to approve the budget at the "department" (ie activity center) level. Budget amendments will be required only when a department requires more funding. This is in compliance with GFOA and State of Michigan budgeting best practices.

To make it easier to monitor our financial activity, we will create more line items within the departments, such as line items by position (“Trustee,” “Treasurer,” “Supervisor,” etc). I’m also eliminating the “Contracted Services” line item in favor of more descriptive line items, such as “Engineering Services,” “Assessor Services,” “Planning Services,” “IT Software,” “IT Hardware” etc.

Basis for Operating Expenses

Dexter Township has historically based its budget proposals on the prior year original approved budget. The FY25 budget proposal will be based on historical actual expenses offset by known future differences in operations, a budgeting best practice. For example, our *per diem* expenses have historically been set based on the assumption that 100% of boards and committee meetings will occur, with 100% attendance, which is very unlikely. The proposed FY25 budget will be based on historical actual expenses for per diems combined with our knowledge of future events. For example, we know that the Planning Commission is likely to meet more in FY25 than in FY24 due to upcoming proposed changes in the Zoning Ordinance, so we will budget for slightly higher expenses in FY25 than in FY24.

Capital Improvement Fund

In the current budget model, our capital expenses are shown as an operating budget department instead of as a separate fund. The FY25 Supervisor’s proposed budget will request a **Capital Improvement Fund**, with any capital improvement costs budgeted within that fund. This change will allow the Board of Trustees and the public to understand our operating costs *vs.* our capital costs. Deployment of fund balances for capital improvements will be clear.

The BOT requested a Capital Budget to complete our fund balances policy and ensure good stewardship of our capital assets. Our fund balances policy only includes cash balances, emergency funds, and rainy day funds. We can also transfer funds to the Capital Improvement Fund from our fund balances consistent with our fund balances policy and the Uniform Budgeting and Accounting Act.

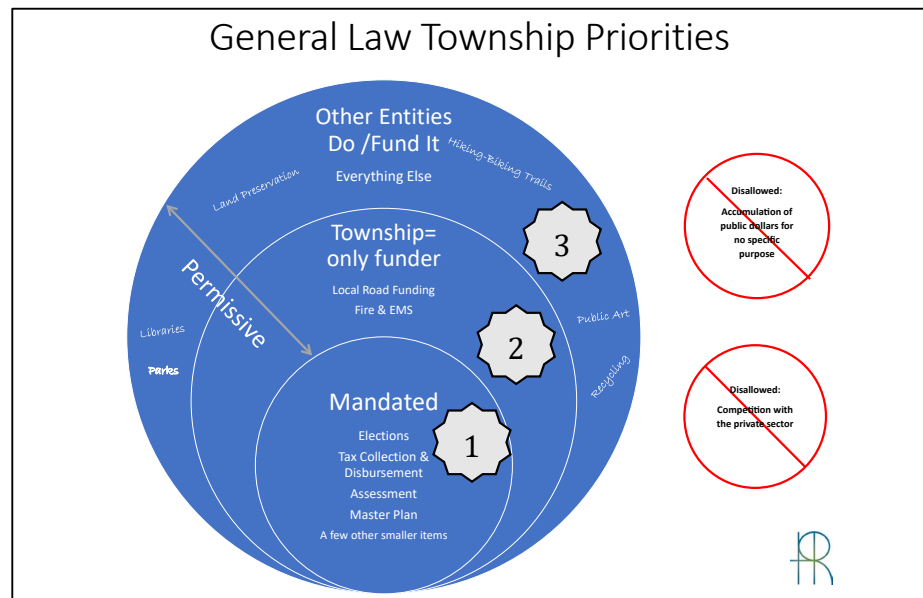
We are undertaking a Reserve Study to accomplish this goal, pending approval by the BOT. Our primary capital assets are the Dexter Township Town Hall and Fire Station 2. We also own 16 warning sirens, three cemeteries, one landlocked parcel, and one lake bottom. We have financial responsibility for maintenance and repair of 25 miles of local collector roads that are “owned” by the Washtenaw County Road Commission.

Strategic Context

Government Finance Officers Association (GFOA) best practices dictate that budgets should be strategic, long-term, results-oriented, and outcomes oriented. The budget is a resource allocation that should be derived from our overarching priorities. (See *Top 10 GFOA Budgeting Best Practices*, attached.) The following paragraphs are a reminder of the strategic context of our budget.

Core Responsibilities of a General Law Township

The mandated functions of a general law township in Michigan include (1) master planning; (2) running elections; (3) assessment; and (4) collecting and disbursing taxes. Permissive functions that are the sole financial responsibility of the township include fire protection and local road maintenance. Permissive functions that have other funders include police services and land preservation. Zoning is an optional function that many (even most) townships undertake.



Dexter Township Strategic Plan Goals

Our four strategic planning priorities are:

- (1) Good Government: Conduct government operations in a clear and transparent nature
- (2) Environmental Stewardship: Be good stewards of the environment through township government policies, operations, and programs
- (3) Communication: Improve communication within the Township organization and with residents and stakeholders
- (4) Community Enrichment: Provide amenities and programs to increase the quality of life of residents

Dexter Township Guiding Principles for Deploying our Fund Balances

In August 2023, the Board of Trustees and members of the public reviewed our strategic planning goals and at our September meeting, the BOT approved these priorities resulting from that meeting. Dexter Township will use these guiding principles to deploy its fund balances:

- We will validate our fund balances policy with careful analysis and specific policy setting around our Capital Budget and emergency funds, and adjust available balances accordingly
- We will prioritize items that provide direct benefits to the largest number of Dexter Township residents

- We will prioritize items that provide ongoing or perpetual benefits, especially infrastructure
- We will prioritize items that don't require ongoing administrative effort (so we don't grow our need for ongoing operational revenue and expenses)

The most urgent matters that might meet these requirements right now are:

- Emergency Preparedness (for extreme weather and other emergencies). Initiatives might include developing an emergency plan, or providing grants to residents who have financial need as a result of an emergency
- Connectivity - ensuring that Dexter Township has cellular coverage in all areas
- Stewardship of our waterways and land - such as supporting septic testing and maintenance, well testing, matching funds for sewer connections within the township, or support for conservation efforts (perhaps using an alternative rubric that favors environmental value over eligibility for matching funds)
- Public Safety - improving fire safety infrastructure
- Direct Benefits for Residents – especially those that further our programs and projects, such as MetroParks passes for all residents

Dexter Township Master Plan Pillars

Our draft master plan's five pillars are consistent with our strategic planning priorities:

- (1) Thoughtful planning for future development
- (2) Protection of our natural resources
- (3) Preservation of our agricultural heritage
- (4) Management of our traffic
- (5) Creating a sustainable community

Dexter Township Proposed FY25 Budget Proposal

		2023-24 AMENDED BUDGET	PROPOSED FY25
GL NUMBER	DESCRIPTION		
GENERAL FUND (Fund 101)			
<i>Revenues</i>			
Dept 000			
101-000-401.001	CURRENT PROPERTY TAXES	\$ 380,050	\$ 399,053
101-000-407.003	STATE OF MICHIGAN PILT	110,000	-
101-000-447.001	PROPERTY TAX ADMIN FEE	200,000	210,000
101-000-451.000	LICENSES & PERMITS	10,000	12,000
101-000-451.001	PLANNING REVENUES	3,000	3,000
101-000-451.002	ZBA REVENUES	3,000	1,800
101-000-451.003	LAND DIVISION REVENUES	2,500	2,000
101-000-539.000	STATE SHARED REVENUE	731,000	733,429
101-000-601.000	CHARGES FOR SERVICES	0	8,700
101-000-655.000	FINES AND FORFEITS	5,000	5,000
101-000-665.000	INTEREST INCOME	0	1,000
101-000-665.001	MICLASS INTEREST REVENUE	15,000	36,000
101-000-667.002	FIRE SUB STATION	4,000	4,800
101-000-672.000	REFUNDS & REIMBURSE	1,800	1,500
101-000-673.000	MISC	0	-
101-000-674.000	CABLE TV FRANCHISE	56,000	54,620
101-000-675.000	RECYCLE/CLEANUP DAY REVENUE	1,000	1,200
101-000-676.000	TELECOM ACT	10,000	14,000
101-000-6XX.00X	ELECTIONS REIMBURSEMENT		
TOTAL REVENUES		\$ 1,532,350	\$ 1,488,102
<i>Expenditures</i>			
Total Dept 209 - ASSESSOR		\$ 72,300	\$ 72,900
Total Dept 216 - ELECTION		\$ 6,000	\$ 47,000
Total Dept 265 - BUILDING & GROUNDS		\$ 88,500	\$ 50,500
Total Dept 294 -- GENERAL GOVERNMENT		\$ 652,786	\$ 668,424
Total Dept 400 - PLANNING & ZONING ADMINISTRATION		\$ 210,270	\$ 215,263

Total Dept 4XX - PUBLIC WORKS	\$ 57,000	\$ 59,000
Total Dept 774 - COMMUNITY SERVICE SUPPORT	\$ 43,300	\$ 145,500
TOTAL GENERAL FUND EXPENDITURES	\$ 1,130,156	\$ 1,258,587
TOTAL REVENUE		\$ 1,488,102
TOTAL EXPENSES		\$ 1,258,587
OPERATING SURPLUS/(DEFICIT)		\$ 229,514
(includes 1-time \$23K engineering expenses)		
NEW GF TRANSFER TO FARMLAND & OPEN SPACE		283,000
NET CHANGE IN FUND BALANCE		\$ (53,486)

FIRE FUND (Fund 206)

Revenues		
Dept 000		
206-000-401.001	CURRENT PROPERTY TAXES	\$ 1,160,895 1,277,444
206-000-665.000	INTEREST INCOME	\$ -
206-000-665.001	MICLASS INTEREST REVENUE	15,000 15,000
206-000-699.000	TRANSFER IN	<u>191,935</u>
TOTAL REVENUES		\$ 1,367,830 1,292,444

Expenditures		
Dept 206 - FIRE		
TOTAL EXPENDITURES	\$ 1,367,180	1,445,535

FIRE FUND (Fund 206) GRAND TOTALS:

TOTAL REVENUES	1,367,830	1,292,444
TOTAL EXPENDITURES	<u>1,367,180</u>	1,445,535
NET OF REVENUES & EXPENDITURES	650	(153,091)

POLICE FUND (Fund 207)

Revenues		
Dept 000		
207-000-401.001	CURRENT PROPERTY TAXES	\$ 685,552 754,134
207-000-665.001	MICLASS INTEREST REVENUE	\$ -
TOTAL REVENUES	\$ 685,552	754,134
Expenditures		
TOTAL EXPENDITURES	\$ 605,000	\$ 629,475

POLICE FUND (Fund 207) GRAND TOTALS:				
TOTAL REVENUES		685,552		754,134
TOTAL EXPENDITURES		<u>605,000</u>		<u>629,475</u>
NET OF REVENUES & EXPENDITURES	\$	80,552		124,659
OPEN SPACE LAND INITIATIVE (Fund 245)				
Revenues				
245-000-401.001	PY PROPERTY TAX ADJ/COLLECTIONS	\$	224,922	\$ 224,922
245-000-665.001	MICLASS INTEREST REVENUE	\$	-	<u>15,000</u>
TOTAL REVENUES		\$	224,922	\$ 239,922
Expenditures				
Total Dept 294 - GENERAL GOVERNMENT			71,500	\$ 67,470
Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE		\$	300,000	\$ 500,000
OPEN SPACE LAND INITIATIVE (Fund 245) GRAND TOTALS:				
TOTAL REVENUES		\$	508,154	\$ 239,922
TOTAL EXPENDITURES			371,500	567,470
245-201-699.101	TRANSFER IN			(283,232)
NET/CHANGE IN FUND BALANCE		\$	136,654	\$ (44,316)
CAPITAL IMPROVEMENTS/INFRASTRUCTURE (Fund 4xx)				

Dexter Township Proposed FY25 Line Item Detail

		2023-24	FY24 YEAR-	CHANGED	
		AMENDED	END	PROPOSED	ACCT
		BUDGET	FORECAST	FY25	TITLE?
GL NUMBER	DESCRIPTION				
GENERAL FUND (Fund 101)					
Revenues					
Dept 000					
101-000-401.001	CURRENT PROPERTY TAXES	\$ 380,050	\$ 380,050	\$ 399,053	
101-000-407.003	STATE OF MICHIGAN PILT	110,000	0	-	
101-000-447.001	PROPERTY TAX ADMIN FEE	200,000	200,000	210,000	
101-000-451.000	LICENSES & PERMITS	10,000	18,690	12,000	
101-000-451.001	PLANNING REVENUES	3,000	8,444	3,000	
101-000-451.002	ZBA REVENUES	3,000	1,800	1,800	
101-000-451.003	LAND DIVISION REVENUES	2,500	2,660	2,000	
101-000-539.000	STATE SHARED REVENUE	731,000	731,000	733,429	
101-000-601.000	CHARGES FOR SERVICES	0	8,883	8,700	
101-000-655.000	FINES AND FORFEITS	5,000	4,940	5,000	
101-000-665.000	INTEREST INCOME	0	614	1,000	
101-000-665.001	MICLASS INTEREST REVENUE	15,000	55,594	36,000	
101-000-667.002	FIRE SUB STATION	4,000	5,297	4,800	
101-000-672.000	REFUNDS & REIMBURSE	1,800	34,527	1,500	
101-000-673.000	MISC	0	321	-	
101-000-674.000	CABLE TV FRANCHISE	56,000	54,620	54,620	
101-000-675.000	RECYCLE/CLEANUP DAY REVENUE	1,000	1,242	1,200	
101-000-676.000	TELECOM ACT	10,000	14,034	14,000	
101-000-6XX.00X	ELECTIONS REIMBURSEMENT				
TOTAL REVENUES		\$ 1,532,350	\$ 1,522,716	\$ 1,488,102	
Expenditures					
Dept 209 - ASSESSOR					
101-209-801.001	ASSESSOR SERVICES	\$ 68,000	\$ 68,000	\$ 71,400	*
101-247-707.000	BOARD OF REVIEW PER DIEM	1,800.0	450.0	1,500.0	*
Total Dept 209 - ASSESSOR		\$ 72,300	\$ 68,450	\$ 72,900	
Dept 216 - ELECTIONS & VOTER REGISTRATION					
101-216-706.002	ELECTION WORKERS			14,000	
101-216-706.004	ELECTION MANAGEMENT			10,000	
101-216-727.001	SUPPLIES	\$ 500	\$ 387	7,000	
101-216-727.002	POSTAGE	500	0	8,000	
101-216-860.000	TRAVEL & TRANSPORTATION	1,000	0	1,000	
101-216-861.000	PROF DEVELOPMENT	2,000	0	500	
101-216-900.000	PRINTING/PUBLISHING	2,000	0	2,000	
101-216-801.002	CONTRACTUAL SERVICES			4,500	
Total Dept 216 - ELECTION		\$ 6,000	\$ 387	\$ 47,000	
Dept 265 - BUILDING & GROUNDS					
101-265-727.001	SUPPLIES	800	120	500	
101-265-920.000	UTILITIES	9,000	7,035	10,000	
101-265-955.001	MISC - B&G	2,000	753	-	
101-276-955.001	MISC - Cemetery	500	-	-	
101-270-955.001	MISC - Fire Substation	27,000	2,331	-	
101-426-955.001	MISC - Emergency Preparedness	200	-	-	
NEW	LAWN CARE	-	2,560	8,000	*
101-265-956.000	GENERAL MAINTENANCE	40,000	12,440	25,000	
101-265-956.002	JANITORIAL	9,000	6,643	7,000	
Total Dept 2 - BUILDING & GROUNDS		\$ 88,500	\$ 31,882	\$ 50,500	

Dept 294 - GENERAL GOVERNMENT					
101-101-706.001	TRUSTEE SALARY	\$ 25,657	\$ 25,656	29,200	*
101-253-706.001	TREASURER	40,549	40,550	45,000	*
101-215-706.001	CLERK	40,549	40,550	45,000	*
101-171-706.001	SUPERVISOR SALARY	40,549	40,550	45,000	*
101-215-706.002	DEPUTY CLERK	31,200	23,443	25,000	*
101-253-706.002	DEPUTY TREASURER	38,400	19,246	38,400	*
NEW	DEPUTY SUPERVISOR			38,400	
101-172-706.001	OFFICE MANAGER	62,000	54,385	65,000	*
101-294-706.011	ASSISTANT WAGES	20,000	20,000	26,250	
101-215-706.005	RECORDING SECRETARY	12,000	6,211	6,500	
NEW	INTERN SALARY			12,000	
101-294-725.000	FICA/MED MATCH	34,582	26,146	32,332	
101-172-715.000	HEALTH INSURANCE	2,400	9,000	10,200	
101-172-725.002	RETIREMENT PLAN	5,000	23,323	14,000	
101-294-727.001	SUPPLIES	8,000	6,665	9,000	
101-294-900.000	PRINTING/PUBLISHING	15,000	6,567	12,000	
101-294-727.002	POSTAGE	3,000	2,405	7,500	
101-294-728.000	TELEPHONE	12,000	10,195	12,000	
101-294-805.000	INSURANCE	18,000	18,000	32,000	
101-253-955.003	BANK CHARGE-FOR TAXES	3,000	3,792	4,000	
101-294-863.000	DUES	11,000	11,000	11,000	
101-294-860.000	TRAVEL & TRANSPORTATION	0	0	4,000	
101-294-861.000	PROF DEVELOPMENT	0	0	11,000	
101-267-800.000	ATTORNEY	60,000	60,000	60,000	
101-267-800.001	AUDITOR	16,000	11,500	12,000	
NEW	ACCOUNTING SERVICES	0	0	25,000	*
101-253-801.002	CONTRACTED SERVICES	3,000	1,650	1,642	
101-228-981.001	INFO SYSTEM HDW	1,500	1,961	5,000	
101-294-981.002	INFO SYST SFTWR	0	0	30,000	
Total Dept 294 -- GENERAL GOVERNMENT		\$ 652,786	\$ 583,138	\$ 668,424	
Dept 400 - PLANNING & ZONING ADMINISTRATION					
101-400-706.003	SALARY & WAGES - FT	\$ 12,815	\$ 27,335	37,441	
101-400-706.005	RECORDING SECRETARY	3,000	3,794	3,500	
101-400-NEW	PER DIEM - PLANNING COMMISSION	10,000	3,514	5,000	*
101-400-NEW	PER DIEM - ZONING BOARD OF APPI	3,000	\$ 2,614	2,250	*
101-400-715.000	HEALTH INSURANCE	2,067	960	1,200	
101-400-725.002	RETIREMENT PLAN	996	2,000	1,872	
101-400-800.000	ATTORNEY	20,000	20,000	20,000	
101-400-801.005a	ENGINEERING	0	823	4,000	
101-400-801.005b	ENGINEERING	0	823	20,000	
101-400-801.005	PLANNING CONSULTANT	115,142	86,920	115,000	
101-400-860.000	TRAVEL & TRANSPORTATION	1,500	1,216	1,500	
101-400-861.000	PROF DEVELOPMENT	2,000	1,100	2,000	
101-400-900.000	PRINTING/PUBLISHING	3,750	1,671	1,500	
101-400-955.001	MISC	2,000	986	-	
Total Dept 400 - PLANNING & ZONING ADMINISTRATION		\$ 210,270	\$ 176,729	\$ 215,263	
Dept 4XX - PUBLIC WORKS					
101-445-955.005	AT LARGE DRAINS	\$ 8,000	\$ 8,000	8,000	*
101-276-956.000	CEMETERY MAINTENANCE	11,000	11,000	13,000	*
101-526-806.003	CHELSEA LANDFILL CONT	13,000	13,000	13,000	*
101-4XX-707.000	PER DIEM - WWRA; LOCAL ROADS	4,000	3,257	4,000	
Total Dept 4XX - PUBLIC WORKS		\$ 57,000	\$ 35,257	\$ 38,000	
Dept 774 - COMMUNITY SERVICE SUPPORT					
101-774-801.006	DEXTER SENIOR CITIZENS, INC	\$ 4,000	\$ 4,000	4,000	
101-774-801.007	CHELSEA SENIOR CITIZENS	4,000	4,000	4,000	

101-774-801.010	CS DEXTER HISTORICAL	500	500	500
101-774-801.011	WASHTENAW AREA VALUE TRANSI	14,800	14,750	17,000
101-774-956.010	COMMUNITY ENGAGEMENT	<u>20,000</u>	<u>20,000</u>	<u>120,000</u>
Total Dept 774 - COMMUNITY SERVICE SUPPORT		\$ 43,300	\$ 43,250	\$ 145,500
TOTAL GENERAL FUND EXPENDITURES		\$ 1,130,156	\$ 939,093	\$ 1,237,587
TOTAL REVENUE				\$ 1,488,102
TOTAL EXPENSES				\$ 1,237,587
OPERATING SURPLUS/(DEFICIT)				\$ 250,514
(includes 1-time \$23K engineering expenses)				
NEW	GF TRANSFER TO FARMLAND & OPEN SPACE			283,000
NEW	GF TRANSFER TO CAPITAL IMPROVEMENTS			1,425,000
NET CHANGE IN FUND BALANCE				\$(1,457,486)
FY25 BEG FUND BALANCE FORECAST				\$ 4,404,668
FY25 END FUND BALANCE FORECAST				2,947,182

FIRE FUND (Fund 206)

Revenues				
Dept 000				
206-000-401.001	CURRENT PROPERTY TAXES	\$ 1,160,895		1,277,444
206-000-665.000	INTEREST INCOME	\$ -		
206-000-665.001	MICLASS INTEREST REVENUE	15,000		15,000
206-000-699.000	TRANSFER IN	<u>191,935</u>		
TOTAL REVENUES		\$ 1,367,830		1,292,444
Expenditures				
Dept 206 - FIRE				
206-206-707.000	PER DIEM	\$ 1,800		1,800
206-206-801.002	CONTRACTED SERVICES	1,365,380		1,363,735
206-206-955.001	MISC	500		-
206-206-955.XXX	EQUIPMENT			80,000
TOTAL EXPENDITURES		\$ 1,367,680		1,445,535

FIRE FUND (Fund 206) GRAND TOTALS:

TOTAL REVENUES	1,367,830	1,292,444
TOTAL EXPENDITURES	<u>1,367,680</u>	1,445,535
NET OF REVENUES & EXPENDITURES	150	(153,091)

POLICE FUND (Fund 207)

Revenues				
Dept 000				
207-000-401.001	CURRENT PROPERTY TAXES	\$ 685,552		754,134
207-000-665.001	MICLASS INTEREST REVENUE	<u>\$ -</u>		
TOTAL REVENUES		\$ 685,552		754,134
Expenditures				
Dept 301 - POLICE				
207-301-801.002	CONTRACTED SERVICES	\$ 605,000	\$ 629,475	
101-426-727.003	EMERGENCY SIREN MAINT CONTR	25,000	25,000	25,000
207-301-955.001	MISC	<u>\$ -</u>		
TOTAL EXPENDITURES		\$ 605,000	\$ 654,475	

POLICE FUND (Fund 207) GRAND TOTALS:

TOTAL REVENUES	685,552	754,134
TOTAL EXPENDITURES	<u>605,000</u>	<u>654,475</u>
NET OF REVENUES & EXPENDITURES	\$ 80,552	99,659

OPEN SPACE LAND INITIATIVE (Fund 245)
Revenues

245-000-401.001	PY PROPERTY TAX ADJ/COLLECTIO	\$ 224,922	\$ 224,922
245-000-665.001	MICLASS INTEREST REVENUE	\$ -	15,000
TOTAL REVENUES		\$ 224,922	\$ 239,922

Expenditures
Dept 294 - GENERAL GOVERNMENT

245-294-706.005	RECORDING SECRETARY	\$ 1,400	1,470
245-294-707.000	PER DIEM	6,600	4,500
245-294-727.002	POSTAGE	2,000	-
245-294-801.002	CONTRACTED SERVICES	61,500	61,500
245-294-955.001	MISC	0	-
Total Dept 294 - GENERAL GOVERNMENT		71,500	\$ 67,470

Dept 201 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE

245-201-976.000	OPEN SPACE PURCHASES	\$ 300,000	500,000
Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUC'		\$ 300,000	\$ 500,000

OPEN SPACE LAND INITIATIVE (Fund 245) GRAND TOTALS:

TOTAL REVENUES	\$ 508,154	\$ 239,922
TOTAL EXPENDITURES	371,500	567,470
245-201-699.101	TRANSFER IN	(283,232)
NET/CHANGE IN FUND BALANCE	\$ 136,654	\$ (44,316)

CAPITAL IMPROVEMENTS/INFRASTRUCTURE (Fund 4xx)

Dexter Township's p	TRANSFER IN		(1,425,000) *includes trans
4XX-901-971.000	BUILDING IMPROVEMENTS	\$ 50,000	\$ 150,000
4XX-901-975.000	ROAD IMPROVEMENTS	145,115	500,000
4XX-901-XXX.XXX	CELLULAR CONNECTIVITY		250,000
	CAPITAL IMPROVEMENTS TOWN HALL BASEMENT		100,000
	CAPITAL IMPROVEMENTS TOWN HALL RESERVES		50,000
	CAPITAL IMPROVEMENTS FIRE STATION RESERVES		25,000
Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUC'	\$ 195,115		925,000

Dexter Township Proposed FY25 Budget Restructure Detail

		2023-24 AMENDED BUDGET	FY24 YEAR- END FORECAST	PROPOSED FY25	CHANGED ACCT TITLE?
GL NUMBER	DESCRIPTION				
GENERAL FUND (Fund 101)					
<i>Revenues</i>					
Dept 000					
101-000-401.001	CURRENT PROPERTY TAXES	\$ 380,050	\$ 380,050	\$ 399,053	
101-000-407.003	STATE OF MICHIGAN PILT	110,000	0	-	
101-000-447.001	PROPERTY TAX ADMIN FEE	200,000	200,000	210,000	
101-000-451.000	LICENSES & PERMITS	10,000	18,690	12,000	
101-000-451.001	PLANNING REVENUES	3,000	8,444	3,000	
101-000-451.002	ZBA REVENUES	3,000	1,800	1,800	
101-000-451.003	LAND DIVISION REVENUES	2,500	2,660	2,000	
101-000-539.000	STATE SHARED REVENUE	731,000	731,000	733,429	
101-000-601.000	CHARGES FOR SERVICES	0	8,883	8,700	
101-000-655.000	FINES AND FORFEITS	5,000	4,940	5,000	
101-000-665.000	INTEREST INCOME	0	614	1,000	
101-000-665.001	MICLASS INTEREST REVENUE	15,000	55,594	36,000	
101-000-667.002	FIRE SUB STATION	4,000	5,297	4,800	
101-000-672.000	REFUNDS & REIMBURSE	1,800	34,527	1,500	
101-000-673.000	MISC	0	321	-	
101-000-674.000	CABLE TV FRANCHISE	56,000	54,620	54,620	
101-000-675.000	RECYCLE/CLEANUP DAY REVENUE	1,000	1,242	1,200	
101-000-676.000	TELECOM ACT	10,000	14,034	14,000	
101-000-6XX.00X	ELECTIONS REIMBURSEMENT				
TOTAL REVENUES		\$ 1,532,350	\$ 1,522,716	\$ 1,488,102	
<i>Expenditures</i>					
Dept 209 - ASSESSOR					
101-209-801.001	ASSESSOR SERVICES	\$ 68,000	\$ 68,000	\$ 71,400	*
101-247-707.000	BOARD OF REVIEW PER DIEM	1,800.0	450.0	1,500.0	*
Total Dept 209 - ASSESSOR		\$ 72,300	\$ 68,450	\$ 72,900	
Dept 216 - ELECTIONS & VOTER REGISTRATION					
101-216-706.002	ELECTION WORKERS			14,000	
101-216-706.004	ELECTION MANAGEMENT			1,000	
101-216-727.001	SUPPLIES	\$ 500	\$ 387	7,000	
101-216-727.002	POSTAGE	500	0	8,000	
101-216-860.000	TRAVEL & TRANSPORTATION	1,000	0	1,000	
101-216-861.000	PROF DEVELOPMENT	2,000	0	500	
101-216-900.000	PRINTING/PUBLISHING	2,000	0	2,000	
101-216-801.002	CONTRACTUAL SERVICES			4,500	

		2023-24 AMENDED BUDGET	FY24 YEAR- END FORECAST	PROPOSED FY25	CHANGED ACCT TITLE?	
Total Dept 216 - ELECTION		\$ 6,000	\$ 387	\$ 38,000		
Dept 265 - BUILDING & GROUNDS						
101-265-727.001	SUPPLIES	800	120	500		
101-265-920.000	UTILITIES	9,000	7,035	10,000		Move waste mgmt to utilities from misc
101-265-955.001	MISC - B&G	2,000	753	-		
101-276-955.001	MISC - Cemetery	500	-	-		
101-270-955.001	MISC - Fire Substation	27,000	2,331	-		Used for Lawn Care
101-426-955.001	MISC - Emergency Preparedness	200	-	-		
NEW	LAWN CARE	-	2,560	8,000	*	Inc lawn care from fire substation & town hall
101-265-956.000	GENERAL MAINTENANCE	40,000	12,440	25,000		
101-265-956.002	JANITORIAL	9,000	6,643	7,000		
Total Dept 2 - BUILDING & GROUNDS		\$ 88,500	\$ 31,882	\$ 50,500		
Dept 294 - GENERAL GOVERNMENT						
101-101-706.001	TRUSTEE SALARY	\$ 25,657	\$ 25,656	29,200	*	Comp committee recs
101-253-706.001	TREASURER	40,549	40,550	45,000	*	"
101-215-706.001	CLERK	40,549	40,550	45,000	*	"
101-171-706.001	SUPERVISOR SALARY	40,549	40,550	45,000	*	"
101-215-706.002	DEPUTY CLERK	31,200	23,443	25,000	*	
101-253-706.002	DEPUTY TREASURER	38,400	19,246	38,400	*	
NEW	DEPUTY SUPERVISOR			38,400		
101-172-706.001	OFFICE MANAGER	62,000	54,385	65,000	*	
101-294-706.011	ASSISTANT WAGES	20,000	20,000	26,250		To support 24 hours a week instead of 20
101-215-706.005	RECORDING SECRETARY	12,000	6,211	6,500		
NEW	INTERN SALARY			12,000		
101-294-725.000	FICA/MED MATCH	34,582	26,146	32,332		
101-172-715.000	HEALTH INSURANCE	2,400	9,000	10,200		
101-172-725.002	RETIREMENT PLAN	5,000	23,323	14,000		
101-294-727.001	SUPPLIES	8,000	6,665	9,000		
101-171-727.001	SUPPLIES	500	219	-		
101-172-727.001	SUPPLIES	1,000	0	-		
101-247-727.001	SUPPLIES	200	160	-		
101-209-727.001	SUPPLIES	1,000	712	-		
101-253-727.001	SUPPLIES	2,500	0	-		
101-215-727.001	SUPPLIES	500	610	-		
101-400-727.001	SUPPLIES	500	0	-		
101-412-727.001	SUPPLIES	500	0	-		
101-247-900.000	PRINTING/PUBLISHING	500	0	-		
101-209-900.000	PRINTING/PUBLISHING	300	0	-		
101-294-900.000	PRINTING/PUBLISHING	15,000	6,567	12,000		Meeting notices; RICOH contract \$3,200
101-215-900.000	PRINTING/PUBLISHING	500	0	-		
101-209-727.002	POSTAGE	3,000	0	-		
101-253-727.002	POSTAGE	4,300	3,564	-		

		2023-24	FY24 YEAR-		CHANGED
		AMENDED	END	PROPOSED	ACCT
		BUDGET	FORECAST	FY25	TITLE?
101-215-727.002	POSTAGE	500	0	-	
101-294-727.002	POSTAGE	3,000	2,405	7,500	
101-400-727.002	POSTAGE	300	0	-	
101-412-727.002	POSTAGE	200	-	-	
101-294-728.000	TELEPHONE	12,000	10,195	12,000	
101-294-805.000	INSURANCE	18,000	18,000	32,000	
101-426-805.000	INSURANCE	1,600	1,600	-	
101-265-805.000	INSURANCE-TWP HALL	2,500	2,500	-	
101-270-805.000	INSURANCE	4,000	4,000	-	
101-253-955.003	BANK CHARGE-FOR TAXES	3,000	3,792	4,000	
101-294-863.000	DUES	11,000	11,000	11,000	
101-294-955.001	MISC	5,000	5,000	-	Includes a portion of insurance cost
101-171-955.001	MISC	500	128	-	
101-101-955.001	MISC	100	0	-	
101-215-955.001	MISC	500	0	-	
101-294-860.000	TRAVEL & TRANSPORTATION	0	0	4,000	
101-101-860.000	TRAVEL & TRANSPORTATION	3,000	1,400	-	
101-253-860.000	TRAVEL & TRANSPORTATION	1,500	700	-	
101-215-860.000	TRAVEL & TRANSPORTATION	2,250	700	-	
101-171-860.000	TRAVEL & TRANSPORTATION	500	350	-	
101-172-860.000	TRAVEL & TRANSPORTATION	750	700	-	
101-294-861.000	PROF DEVELOPMENT	0	0	11,000	
101-101-861.000	PROF DEVELOPMENT	4,000	3,400	-	
101-253-861.000	PROF DEVELOPMENT	2,000	1,700	-	
101-171-861.000	PROF DEVELOPMENT	1,000	1,700	-	
101-172-861.000	PROF DEVELOPMENT	1,000	850	-	
101-215-861.000	PROF DEVELOPMENT	3,000	850	-	
101-247-861.000	PROF DEVELOPMENT	1,000	0	-	
101-267-800.000	ATTORNEY	60,000	60,000	60,000	
101-267-800.001	AUDITOR	16,000	11,500	12,000	
NEW	ACCOUNTING SERVICES	0	0	25,000	*
101-267-801.002	CONTRACTED SERVICES	60,000	60,000	-	Master plan complete; move accountant
101-294-801.002	CONTRACTED SERVICES	20,000	12,000	-	IT services being billed here
101-228-801.002	CONTRACTED SERVICES	14,000	14,000	-	BS&A Field Inspection System billed here \$2250
101-253-801.002	CONTRACTED SERVICES	3,000	1,650	1,642	Being used for supplies
101-228-981.001	INFO SYSTEM HDW	1,500	1,961	5,000	
101-294-981.002	INFO SYST SFTWR	0	0	30,000	Paychex, Microsoft, BS&A, Spectrum/Charter
101-253-981.002	INFO SYST SFTWR	1,200	0	-	
101-228-981.002	INFO SYST SFTWR	2,000	2,000	-	
101-400-981.002	INFO SYST SFTWR	1,500	1,500	-	
101-253-863.000	DUES	<u>200</u>	<u>0</u>	<u>-</u>	
Total Dept 294 -- GENERAL GOVERNMENT		\$ 652,786	\$ 583,138	\$ 668,424	

		2023-24 AMENDED BUDGET	FY24 YEAR- END FORECAST	PROPOSED FY25	CHANGED ACCT TITLE?
Dept 400 - PLANNING & ZONING ADMINISTRATION					
101-400-706.003	SALARY & WAGES - FT	\$ 12,815	\$ 27,335	37,441	
101-400-706.005	RECORDING SECRETARY	3,000	3,794	3,500	
101-400-706.008	OFFICER WAGES	34,000	22,973	-	
101-400-NEW	PER DIEM - PLANNING COMMISSION	10,000	3,514	5,000	*
101-400-NEW	PER DIEM - ZONING BOARD OF APPE	3,000	\$ 2,614	2,250	*
101-400-715.000	HEALTH INSURANCE	2,067	960	1,200	
101-400-725.002	RETIREMENT PLAN	996	2,000	1,872	
101-400-800.000	ATTORNEY	20,000	20,000	20,000	
101-400-801.005a	ENGINEERING	0	823	4,000	base buget for annual GF engineering svcs special project to establish DT water engineering stds inc planning director & 9 hrs/wk permit assistance
101-400-801.005b	ENGINEERING	0	823	20,000	
101-400-801.005	PLANNING CONSULTANT	115,142	86,920	115,000	
101-400-860.000	TRAVEL & TRANSPORTATION	1,500	1,216	1,500	
101-400-861.000	PROF DEVELOPMENT	2,000	1,100	2,000	
101-400-900.000	PRINTING/PUBLISHING	3,750	1,671	1,500	
101-400-955.001	MISC	<u>2,000</u>	<u>986</u>	-	
Total Dept 400 - PLANNING & ZONING ADMINISTRATION		\$ 210,270	\$ 176,729	\$ 215,263	
Dept 4XX - PUBLIC WORKS					
101-445-955.005	AT LARGE DRAINS	\$ 8,000	\$ 8,000	8,000	*
101-276-956.000	CEMETERY MAINTENANCE	11,000	11,000	13,000	*
101-526-806.003	CHELSEA LANDFILL CONT	13,000	13,000	13,000	*
101-4XX-707.000	PER DIEM - WWRA; LOCAL ROADS	4,000	3,257	4,000	
Total Dept 4XX - PUBLIC WORKS		\$ 57,000	\$ 35,257	\$ 38,000	
Dept 774 - COMMUNITY SERVICE SUPPORT					
101-774-801.006	DEXTER SENIOR CITIZENS, INC	\$ 4,000	\$ 4,000	4,000	
101-774-801.007	CHELSEA SENIOR CITIZENS	4,000	4,000	4,000	
101-774-801.010	CS DEXTER HISTORICAL	500	500	500	
101-774-801.011	WASHTENAW AREA VALUE TRANSI	14,800	14,750	17,000	\$2K increase to support new recruitment activities Metroparks pass
101-774-956.010	COMMUNITY ENGAGEMENT	<u>20,000</u>	<u>20,000</u>	<u>120,000</u>	
Total Dept 774 - COMMUNITY SERVICE SUPPORT		\$ 43,300	\$ 43,250	\$ 145,500	
TOTAL GENERAL FUND EXPENDITURES		\$ 1,130,156	\$ 939,093	\$ 1,228,587	
TOTAL REVENUE				\$ 1,488,102	
TOTAL EXPENSES				\$ 1,228,587	
OPERATING SURPLUS/(DEFICIT)				\$ 259,514	
(includes 1-time \$23K engineering expenses)					
NEW	GF TRANSFER TO FARMLAND & OPEN SPACE			283,000	
NEW	GF TRANSFER TO CAPITAL IMPROVEMENTS			600,000	
NET CHANGE IN FUND BALANCE				\$ (623,486)	
FY25 BEG FUND BALANCE FORECAST				\$ 4,404,668	

		2023-24 AMENDED BUDGET	FY24 YEAR- END FORECAST	PROPOSED FY25	CHANGED ACCT TITLE?
FY25 END FUND BALANCE FORECAST				3,781,182	
FIRE FUND (Fund 206)					
Revenues					
Dept 000					
206-000-401.001	CURRENT PROPERTY TAXES	\$ 1,160,895		1,277,444	
206-000-665.000	INTEREST INCOME	\$ -			
206-000-665.001	MICLASS INTEREST REVENUE	15,000		15,000	
206-000-699.000	TRANSFER IN	<u>191,935</u>			
TOTAL REVENUES		\$ 1,367,830		1,292,444	
Expenditures					
Dept 206 - FIRE					
206-206-707.000	PER DIEM	\$ 1,800		1,800	
206-206-801.002	CONTRACTED SERVICES	1,365,380		1,363,735	
206-206-955.001	MISC	500		-	
206-206-955.XXX	EQUIPMENT			80,000	
TOTAL EXPENDITURES		\$ 1,367,680		1,365,535	
FIRE FUND (Fund 206) GRAND TOTALS:					
TOTAL REVENUES		1,367,830		1,292,444	
TOTAL EXPENDITURES		<u>1,367,680</u>		1,365,535	
NET OF REVENUES & EXPENDITURES		150		(73,091)	
POLICE FUND (Fund 207)					
Revenues					
Dept 000					
207-000-401.001	CURRENT PROPERTY TAXES	\$ 685,552		754,134	
207-000-665.001	MICLASS INTEREST REVENUE	<u>\$ -</u>			
TOTAL REVENUES		\$ 685,552		754,134	
Expenditures					
Dept 301 - POLICE					
207-301-801.002	CONTRACTED SERVICES	\$ 605,000		\$ 629,475	\$555K base + \$75K OT
101-426-727.003	EMERGENCY SIREN MAINT CONTR	25,000	25,000	25,000	*
207-301-955.001	MISC	<u>\$ -</u>		<u>-</u>	
TOTAL EXPENDITURES		\$ 605,000		\$ 654,475	
POLICE FUND (Fund 207) GRAND TOTALS:					
TOTAL REVENUES		685,552		754,134	
TOTAL EXPENDITURES		<u>605,000</u>		<u>654,475</u>	
NET OF REVENUES & EXPENDITURES		\$ 80,552		99,659	

		2023-24 AMENDED BUDGET	FY24 YEAR- END FORECAST	PROPOSED FY25	CHANGED ACCT TITLE?
OPEN SPACE LAND INITIATIVE (Fund 245)					
Revenues					
245-000-401.001	PY PROPERTY TAX ADJ/COLLECTIO	\$ 224,922		\$ 224,922	
245-000-665.001	MICLASS INTEREST REVENUE	\$ -		15,000	
TOTAL REVENUES		\$ 224,922		\$ 239,922	
Expenditures					
<u>Dept 294 - GENERAL GOVERNMENT</u>					
245-294-706.005	RECORDING SECRETARY	\$ 1,400		1,470	
245-294-707.000	PER DIEM	6,600		4,500	
245-294-727.002	POSTAGE	2,000		-	
245-294-801.002	CONTRACTED SERVICES	61,500		61,500	
245-294-955.001	MISC	0		-	
Total Dept 294 - GENERAL GOVERNMENT		71,500		\$ 67,470	
<u>Dept 201 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE</u>					
245-201-976.000	OPEN SPACE PURCHASES	\$ 300,000		500,000	
Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE		\$ 300,000		\$ 500,000	
OPEN SPACE LAND INITIATIVE (Fund 245) GRAND TOTALS:					
TOTAL REVENUES		\$ 508,154		\$ 239,922	
TOTAL EXPENDITURES		371,500		567,470	
245-201-699.101	TRANSFER IN			(283,232)	
NET/CHANGE IN FUND BALANCE		\$ 136,654		\$ (44,316)	
GRANT - AMERICAN RESCUE PLAN ACT (Fund 285)					
Expenditures					
<u>Dept 901 Capital Improvements/Infrastructure</u>					
285-901-975.000	DEXTER SENIOR CITIZENS, INC	5,000			
285-901-801.006	ROAD IMPROVEMENTS	579,885			
285-901-986.000	EQUIPMENT	60,903			
TOTAL EXPENDITURES		\$ 645,788			
Fund 285 - GRANT - AMERICAN RESCUE PLAN ACT:					
TOTAL REVENUES		\$ -			
TOTAL EXPENDITURES		645,788			
NET OF REVENUES & EXPENDITURES		\$ (584,885)			
CAPITAL IMPROVEMENTS/INFRASTRUCTURE (Fund 4xx)					
4XX-000-699.101	TRANSFER IN			(600,000)	
4XX-901-971.000	BUILDING IMPROVEMENTS	\$ 50,000	\$ 150,000	-	
4XX-901-975.000	ROAD IMPROVEMENTS	145,115		500,000	
4XX-901-XXX.XXX	CELLULAR CONNECTIVITY				
	CAPITAL IMPROVEMENTS TOWN HALL BASEMENT			100,000	

	2023-24 AMENDED BUDGET	FY24 YEAR- END FORECAST	PROPOSED FY25	CHANGED ACCT TITLE?
CAPITAL IMPROVEMENTS TOWN HALL RESERVE STUDY HOLD			50,000	
CAPITAL IMPROVEMENTS FIRE STATION RESERVE STUDY HOLI			25,000	
Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTU \$	195,115		675,000	

Dexter Township Resolution # 23-672

A resolution to set the 2023 Dexter Township millage rates.

Whereas, State Law requires that Dexter Township annually set the millage rates for Allocated and Voted millages, and;

Whereas, the millage rates are based on the Taxable Value of ALL Properties in Dexter Township as of 6/1/2023, and;

Whereas, the Dexter Township allocated and voted millages are limited in accordance with the provisions of the “Headlee” tax limitation amendment to the Michigan Constitution, and;

Whereas, On August 7, 2018, the voters in Dexter Township approved a renewal of a Fire millage with an increase of “up to **2.4 mills**” for a term of five years, commencing with the 2023 tax year, and;

Whereas, On August 7, 2018, the voters in Dexter Township approved a renewal of a Police millage of “up to **1.4199** mills” for a term of five years, commencing with the 2023 tax year, and;

Whereas, because the millages were approved by the voters prior to the year in which they expired, they were subject to the “Headlee” tax limitation amendment to the Michigan Constitution during the first year of collection;

Now therefore be it resolved, the Dexter Township Board, by a vote of the majority at a regularly scheduled and duly noticed meeting held this 15th day of August 2023, sets the Dexter Township 2023 tax-year millage rates as follows:

1. Allocated Operating Millage: **0.7708** mills (reduced from 0.7733) Expected to raise \$379,973.67
2. Voted Fire Millage: **2.3543** mills Expected to raise \$1,160,576.04
3. Voted Police Millage: **1.3903** mills Expected to raise \$685,362.47
4. Voted Farm Preservation Millage: **0.5000** mills Expected to raise \$246,480.06
5. TOTAL EXPECTED TO RAISE IS \$2,472,392.24

Resolution offered by Board Member:

Resolution supported by Board Member:

Roll call vote:

Yeas:

Nays: 0 Abstain: 0 Absent:

Tally Y= 5; N = 0; Abstain = 0; Absent =

The Supervisor declared the resolution **adopted**

CERTIFICATE

The undersigned, being the duly appointed and acting Clerk of the Township of Dexter hereby certifies that the foregoing resolution was duly adopted at a regular meeting of the Dexter Township Board at which a quorum was present on the 15th day of August, 2023, and that the members voted thereon as hereinbefore set forth.

Michelle Stamboulellis, Clerk

DEXTER TOWNSHIP FEE SCHEDULE – EFFECTIVE MARCH 31, 2023

A) Copies

1) Black and White (standard size sheets)	\$0.25 per page	For copies not related to a Freedom of Information Act Request
2) Black and White (large format)	\$5.00 per page	
3) Color (standard size sheets)	\$0.50 per page	For copies not related to a Freedom of Information Act Request
4) Color (large format)	\$8.00 per page	
5) Zoning Map (11"x17")	\$5.00	
6) Zoning Map (35"x42")	\$10.00	
7) Zoning Text	\$15.00	
8) Master Plan	\$15.00	
9) Video of Meeting	\$10.00	

B) Divisions/Boundary Line Adjustments/Combinations

1) Land Division	\$450.00- first split +	\$30.00- each additional split	Fee includes Engineering Review. Additional Legal Review Fees may be necessary. (\$P2)
2) Resubmittal	\$150.00 +		Fee includes Engineering Review. Additional Legal Review Fees may be necessary. (\$P2)
3) Additional Revisions	\$50.00 +	Deposit	Additional Engineering and Legal Review Fees may be necessary. (\$P2, \$P3) A deposit may be required, as determined by the Director of Planning and Zoning, to cover anticipated costs.
4) Boundary Line Adjustment	\$250.00 +		Fee includes Engineering Review. Additional Legal Review Fees may be necessary. (\$P2)
5) Resubmittal	\$150.00 +		Fee includes Engineering Review. Additional Legal Review Fees may be necessary. (\$P2)
6) Additional Revisions	\$75.00 +	Deposit	Additional Engineering and Legal Review Fees may be necessary. (\$P2, \$P3) A deposit may be required, as determined by the Director of Planning and Zoning, to cover anticipated costs.
7) Combinations	\$0.00		There is no charge for a combination.

C) Open Space Community (OSC) or Open Space Preservation (OSP)

1) Open Space Community	\$400.00 +	Additional site plan review fee required. (\$L)
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DEXTER TOWNSHIP FEE SCHEDULE – EFFECTIVE MARCH 31, 2023

D) Permits

1) Zoning Permit- Major	\$85.00 +		Major zoning permit includes two zoning inspections. Additional stormwater management fees may be required. (\$M) Additional WWRA fee required for construction of new residences or businesses on vacant properties. (\$H)
2) Zoning Permit- Minor	\$40.00		Minor zoning permit includes one zoning inspection.
3) Fence	\$50.00		Permit includes two zoning inspections.
4) Sign Permit- Freestanding	\$60.00		Permit includes two zoning inspections.
5) Sign Permit- Wall-mounted	\$35.00		Permit includes one zoning inspection.
6) Home Occupation	\$35.00		Permit includes one zoning inspection.
7) Liquid Propane Tank	\$35.00		Permit includes one zoning inspection.
8) Temporary Dwelling Permit	\$500.00	\$1,000 deposit	Fee is for every six months or portion thereof. Deposit is refunded once the temporary dwelling is removed and the site is restored.
9) Temporary Zoning Permit	\$80.00	Deposit	A deposit may be required, as determined by the Director of Planning and Zoning, to cover anticipated costs.
10) Amended Permit	\$35.00		
11) Additional Inspections	\$35.00		For additional zoning inspections beyond those included in the permit fee.
12) Post-construction Permits	Double the cost of the original permit		

E) Planned Unit Development (PUD)

1) Planned Unit Development	\$500 +		Additional site plan or land division review fee required. (\$L)
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F) Pre-application Conference

1) Pre-application Conference	Planning/Engineering/ Legal Review (\$P)	\$800 deposit	Review fees are taken from the deposit. The balance of the deposit is returned.
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G) Private Roads

1) Each Road	\$750.00 +	Deposit	Additional Legal/Engineer/Planning review fees required. (\$P) A deposit may be required by the Director of Planning and Zoning to cover anticipated costs.
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DEXTER TOWNSHIP FEE SCHEDULE – EFFECTIVE MARCH 31, 2023

H) Recycle Fee

1) WWRA Recycle Fee	\$189		<i>Fee is for calendar year 2023, and includes operating fee through calendar year 2023 (\$93) and debt fee through calendar year 2026 (\$96).</i>
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I) Shared Driveways

1) Driveway Serving Two Lots	\$500.00 +		<i>Fee includes Engineering Review. Additional Legal Review Fees may be necessary. (\$P2)</i>
2) Driveway Serving Three of Four Lots	\$800.00 +		<i>Fee includes Engineering Review. Additional Legal Review Fees may be necessary. (\$P2)</i>
3) Resubmittal	\$250.00 +		<i>Fee includes Engineering Review. Additional Legal Review Fees may be necessary. (\$P2)</i>
4) Additional Submittals	Engineering/Legal Review (\$P)	Deposit	<i>For shared driveways that have been resubmitted more than two times. A deposit may be required, as determined by the Director of Planning and Zoning, to cover anticipated costs.</i>

J) Special Land Use

1) New or Amended Special Land Use	\$300.00 +		<i>Additional site plan review fee required. (\$L)</i>
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K) Special Meetings

1) Planning Commission	\$800.00 +		<i>Additional fees required for application being considered by the Planning Commission.</i>
2) Zoning Board of Appeals	\$600.00 +		<i>Additional fees required for application being considered by the Zoning Board of Appeals.</i>

L) Site Plans

1) Preliminary, Final, or Amended	\$525.00 per meeting + Planning/ Legal/ Engineer Review Fees,	Initial deposit of at least \$2,000. Work stops when balance is \$500 or less.	<i>Cost varies based on the number of meetings necessary for review and hours necessary for Planning, Legal, and Engineering reviews. (\$P) Balance of deposit is returned when all work is completed.</i>
2) Wireless Communication Facility- Preliminary, final, or amended	\$525 per meeting + Planning/Legal/ Engineer Review, with a maximum fee of \$1,000	\$2,000 deposit	<i>Cost varies based on the number of meetings necessary for review and hours necessary for Planning, Legal, and Engineering reviews. (\$P) Balance of deposit is returned after all review fees are paid in full.</i>

Site Plan fees continue →

DEXTER TOWNSHIP FEE SCHEDULE – EFFECTIVE MARCH 31, 2023

3) Extension of an Approved Site Plan	\$525.00 per meeting + Planning/ Legal/ Engineer Review Fees	Initial deposit of at least \$2,000. Work stops when balance is \$500 or less.	Cost varies based on the number of meetings necessary for review and hours necessary for Planning, Legal, and Engineering reviews. (\$P) Balance of deposit is returned when all work is completed.
4) Reinstatement of a Previously-Approved Site Plan That Has Expired	\$525.00 per meeting + Planning/ Legal/ Engineer Review Fees	Initial deposit of at least \$2,000. Work stops when balance is \$500 or less.	Cost varies based on the number of meetings necessary for review and hours necessary for Planning, Legal, and Engineering Reviews. (\$P) Balance of deposit is returned when all work is completed.

M) Storm Water Management (when a site plan review is not required)

1) Storm Water Management Plan	\$350.00		Fee includes Engineering Review and initial site visit.
2) Resubmittal	\$175.00		Fee includes Engineering Review.
3) Construction Inspection	\$250.00		
4) Additional Inspections	\$125.00		Fee is for additional inspections beyond those included with other fees.
5) Additional Review or Inspections	Engineering Review Fees	Deposit	This applies to storm water management plans that have been resubmitted more than two times. A deposit may be required, as determined by the Director of Planning and Zoning, to cover anticipated costs.

N) Zoning Board of Appeals

1) Variance	\$450.00		Fee is for the first developmental standard from which a variance is being requested.
2) Each Additional Variance	\$50.00 per variance		Fee is for each additional standard from which a variance is being requested as part of the same petition.
3) Revised Variance	\$300.00		Fee is for review of a variance that has not received approval or denial or an amendment of conditions of an approved variance.
4) Appeal of Decision	\$450.00		Fee is for the first decision being appealed. If all of the decisions being appealed are fully reversed, the fees are refunded.
5) Each Additional Appeal of Decision	\$50.00 per decision		Fee is for each additional decision being appealed as part of the same petition.
6) Interpretation	\$450.00		Fee is for the first interpretation being requested. If all of the interpretations are completely reversed, the fees are refunded.
Zoning Board of Appeals fees continue →			

DEXTER TOWNSHIP FEE SCHEDULE – EFFECTIVE MARCH 31, 2023

7) Each Additional Interpretation	\$50.00 per interpretation	<i>Fee is for each additional interpretation being requested as part of the same petition.</i>
8) Other Petitions	\$450.00	

o) Zoning Ordinance Amendment

1) Text or Map Amendment	\$1,000.00	
2) Alleged Error Review	\$500.00	<i>Fee is returned if the error is validated.</i>

p) Other

1) Bounced Check	All charges incurred + collection + legal
2) Legal Review	\$265.00 per hour
3) Engineer Review	\$100.00 - \$175.00 per hour \$300.00 pre-application conference
4) Mailing	Postage
5) Planning Review	\$62.50 per hour
6) Township as Applicant	No fee is charged when Dexter Township is the Applicant.

Unless otherwise noted, application fees are nonrefundable.

Dexter Township does not accept credit or debit cards at this time.

**Constitutional and CVTRS Revenue Sharing Payments
FY 2023 Actuals and FY 2024 Projected - P.A. 119 - May Consensus**

Revshare Code	Local Unit Name	Unit Type	County	FY 2023 Actuals			FY 2024 Projections					\$ Chg	% Chg
				Const	CVTRS	Total	Const	CVTRS Std	CVTRS CL	CVTRS PS	Total		
810000	Washtenaw	Cnty	Washtenaw	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	N/A
811010	Ann Arbor	Twp	Washtenaw	\$469,146	\$0	\$469,146	\$477,233	\$0	\$0	\$0	\$477,233	\$8,087	1.7%
811020	Augusta	Twp	Washtenaw	\$762,673	\$0	\$762,673	\$775,819	\$0	\$0	\$0	\$775,819	\$13,146	1.7%
811030	Bridgewater	Twp	Washtenaw	\$173,897	\$0	\$173,897	\$176,895	\$0	\$0	\$0	\$176,895	\$2,998	1.7%
811040	Dexter	Twp	Washtenaw	\$721,002	\$0	\$721,002	\$733,429	\$0	\$0	\$0	\$733,429	\$12,427	1.7%
811050	Freedom	Twp	Washtenaw	\$143,425	\$0	\$143,425	\$145,897	\$0	\$0	\$0	\$145,897	\$2,472	1.7%
811060	Lima	Twp	Washtenaw	\$433,289	\$0	\$433,289	\$440,758	\$0	\$0	\$0	\$440,758	\$7,469	1.7%
811070	Lodi	Twp	Washtenaw	\$690,960	\$0	\$690,960	\$702,870	\$0	\$0	\$0	\$702,870	\$11,910	1.7%
811080	Lyndon	Twp	Washtenaw	\$278,343	\$0	\$278,343	\$283,141	\$0	\$0	\$0	\$283,141	\$4,798	1.7%
811090	Manchester	Twp	Washtenaw	\$278,773	\$0	\$278,773	\$283,579	\$0	\$0	\$0	\$283,579	\$4,806	1.7%
811100	Northfield	Twp	Washtenaw	\$920,634	\$31,518	\$952,152	\$936,503	\$32,470	\$312	\$624	\$969,909	\$17,757	1.9%
811110	Pittsfield	Twp	Washtenaw	\$4,097,306	\$131,849	\$4,229,155	\$4,167,932	\$135,829	\$1,306	\$2,612	\$4,307,679	\$78,524	1.9%
811120	Salem	Twp	Washtenaw	\$755,674	\$0	\$755,674	\$768,699	\$0	\$0	\$0	\$768,699	\$13,025	1.7%
811130	Saline	Twp	Washtenaw	\$245,179	\$0	\$245,179	\$249,405	\$0	\$0	\$0	\$249,405	\$4,226	1.7%
811140	Scio	Twp	Washtenaw	\$1,889,938	\$62,962	\$1,952,900	\$1,922,515	\$64,863	\$624	\$1,247	\$1,989,249	\$36,349	1.9%
811150	Sharon	Twp	Washtenaw	\$195,648	\$0	\$195,648	\$199,020	\$0	\$0	\$0	\$199,020	\$3,372	1.7%
811160	Superior	Twp	Washtenaw	\$1,597,058	\$49,918	\$1,646,976	\$1,624,586	\$51,425	\$494	\$989	\$1,677,494	\$30,518	1.9%
811170	Sylvan	Twp	Washtenaw	\$356,516	\$0	\$356,516	\$362,662	\$0	\$0	\$0	\$362,662	\$6,146	1.7%
811180	Webster	Twp	Washtenaw	\$707,974	\$0	\$707,974	\$720,176	\$0	\$0	\$0	\$720,176	\$12,202	1.7%
811190	York	Twp	Washtenaw	\$896,084	\$30,410	\$926,494	\$911,529	\$31,328	\$301	\$602	\$943,760	\$17,266	1.9%

CVTRS Std = CVTRS Standard Payment, CVTRS CL = CVTRS CLFRF, CVTRS PS = CVTRS Public Safety Payment

August 1, 2023

FY 2023 Actuals and FY 2024 Projected - P.A. 119 - May Consensus

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Prepared by the Revenue Sharing and Grants Division, Michigan Department of Treasury

DEXTER TOWNSHIP



Public Safety Funding

January 5, 2024

Dexter Township's police and fire/emergency medical services millages expired at the end of December, 2023. The Board of Trustees decided to pursue millage renewals at the November 2023 meeting. This budget proposal assumes that the millage proposals are approved by the voters at the end of February 2024.

Dexter Area Fire Department is forecasting significant cost increases: wages are expected to increase as a result of collective bargaining, and the DAFD board made a policy decision to increase staffing levels to two firefighters 24/7 at all three fire stations. The millage renewal is not sufficient to support the ongoing costs of fire services. At the November 28, 2023 meeting, the Supervisor committed to providing financial forecasts. Dexter Township forecasts that there will be sufficient funds to pay for fire services through the five-year millage period:

Year	Taxable	Fire Millage Rate	Fire Millage Revenue \$	Fund Bal.	Dexter Twp Cost
2028	\$640,000,000	2.3020	\$1,463,371	\$748,948	\$1,751,534
2027	\$606,000,000	2.3150	\$1,396,331	\$1,037,111	\$1,611,347
2026	\$575,000,000	2.3280	\$1,330,932	\$1,252,126	\$1,482,380
2025	\$545,000,000	2.3411	\$1,277,032	\$1,403,574	\$1,363,735
2024	\$520,000,000	2.3543	\$1,217,444	\$1,490,276	\$1,254,586
2023	\$492,960,132		\$1,160,576	\$1,527,418	\$1,182,030

Cash flow may not be sufficient in year five: we collect taxes in January when $\frac{3}{4}$ of the fiscal year has elapsed (\$1.3M of FY28's \$1.75M cost will be due against FY27 fund balances of \$1.04K). However, I do plan to request that the BOT move the Township to a calendar year fiscal year in the coming months, which would solve this problem before it occurs. This and other possible solutions to the cash flow problem will be discussed at a future date.

The proposed police millage would fully support forecasted police services costs. The Sheriff's Department has not yet provided the FY25 contract value for police services. I used a 10% annual increase for forecasting purposes. Dexter Township contracts with the Sheriff's Department for shared 24/7 coverage (requiring eight deputies) with Webster Township and the City of Dexter. This is a contractual relationship, so we have more control over contract values than for fire services (where the annual cost is set by the DAFD board). The Sheriff's Department has experienced staffing shortages in recent years, which has resulted in increased fund balances for participating entities.

Year	Taxable	Police Millage Rate	Police Millage \$	Fund Bal.
2028	\$640,000,000	1.3594	\$864,174	\$1,020,569
2027	\$606,000,000	1.3671	\$824,585	\$1,115,892
2026	\$575,000,000	1.3748	\$785,964	\$1,205,115
2025	\$545,000,000	1.3825	\$754,134	\$1,289,443
2024	\$520,000,000	1.3903	\$718,945	\$1,364,159
2023	\$492,960,132			\$1,398,714

Dexter Township Historical Actual Expenses FY20-FY23

run date: 10/23/2023 9:48:00 AM

User: KSIKKENGA

Month Ended: March

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
Fund 101 - GENERAL FUND					
Revenues					
Dept 000		3/31/2020	3/31/2021	3/31/2022	3/31/2023
101-000-401.001	CURRENT PROPERTY TAXES	316,593.59	336,069.93	344,203.23	360,087.04
101-000-402.001	PY PROPERTY TAX ADJ/COLLECTIONS	8,129.72	648.57	4,117.48	133
101-000-447.001	PROPERTY TAX ADMIN FEE	166,790.56	174,510.98	179,150.06	189,629.92
101-000-451.000	LICENSES & PERMITS	11,285.00	9,270.00	12,163.00	12,091.00
101-000-451.001	PLANNING REVENUES	-350	1,775.00	-2,640.00	0
101-000-451.002	ZBA REVENUES	4,840.00	4,050.00	1,400.00	1,400.00
101-000-451.003	LAND DIVISION REVENUES	2,750.00	2,053.00	3,170.00	1,177.25
101-000-451.005	LAND DIVISION DEPOSITS	0	0	250	0
101-000-452.000	SIGN LEASES	0	0	80	0
101-000-539.000	STATE SHARED REVENUE	534,043.00	534,828.00	622,735.65	818,780.00
101-000-601.000	CHARGES FOR SERVICES	8,755.00	8,732.50	8,727.50	8,702.50
101-000-603.000	PRIVATE ROAD APPL	1,300.00	0	611.25	800
101-000-655.000	FINES AND FORFEITS	6,345.90	3,476.55	5,116.65	4,820.31
101-000-665.000	INTEREST INCOME	47,138.45	15,740.43	1,471.08	567.51
101-000-665.001	MICLASS INTEREST REVENUE	0	0	0	28,051.26
101-000-667.001	6900 DEXTER PINCKNEY HOUSE	15,450.00	15,450.00	11,254.74	1,595.00
101-000-667.002	FIRE SUB STATION	3,698.37	4,215.64	2,139.78	4,846.47
101-000-672.000	REFUNDS & REIMBURSE	33,654.91	17,274.51	1,745.21	1,785.79
101-000-672.001	PLANNING REIMBURSEMENTS	0	525	0	0
101-000-673.000	MISC	1,000.00	9,338.22	2,400.12	285,105.51
101-000-674.000	CABLE TV FRANCHISE	56,135.18	55,543.30	40,725.40	56,015.41
101-000-674.001	AT&T/MICH BELL FRANCHISE	851.09	771.25	13,390.13	0
101-000-674.002	ZAYO	500	0	0	0
101-000-675.000	RECYCLE/CLEANUP DAY REVENUE	0	0	1,055.00	4,499.70
101-000-675.002	DONATION FROM PRIVATE PARTY	320	315	0	310
101-000-676.000	TELECOM ACT	10,046.85	10,958.89	11,242.86	11,631.07

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
Total Dept 000		1,229,277.62	1,205,546.77	1,264,509.14	1,792,028.74
TOTAL REVENUES		1,229,277.62	1,205,546.77	1,264,509.14	1,792,028.74
Expenditures					
Dept 000					
101-000-955.001	MISC	0	0	0	1,785.80
Total Dept 000		0	0	0	1,785.80
Dept 101 - TRUSTEE					
101-101-706.001	SALARY & WAGES	24,000.00	24,720.00	24,205.00	24,248.58
101-101-707.000	PER DIEM	0	0	0	0
101-101-725.000	FICA/MED MATCH	0	0	0	0
101-101-860.000	TRAVEL & TRANSPORTATION	288.12	63.26	79.35	0
101-101-861.000	PROF DEVELOPMENT	353	717.58	110	0
101-101-863.000	DUES	0	0	0	0
101-101-955.001	MISC	0	0	0	0
Total Dept 101 - TRUSTEE		24,641.12	25,500.84	24,394.35	24,248.58
Dept 171 - SUPERVISOR					
101-171-706.001	SALARY & WAGES	36,060.00	37,142.00	37,142.04	38,163.37
101-171-706.002	DEPUTY WAGES	0	0	0	0
101-171-706.011	ASSISTANT WAGES	0	0	0	0
101-171-716.000	LIFE AND DISABILITY	0	0	0	0
101-171-725.000	FICA/MED MATCH	0	0	0	0
101-171-727.001	SUPPLIES	0	0	409.76	109.9
101-171-727.002	POSTAGE	0	0	0	0
101-171-860.000	TRAVEL & TRANSPORTATION	372.89	0.04	0	0
101-171-861.000	PROF DEVELOPMENT	0	203.64	147	136.66
101-171-863.000	DUES	0	0	0	0
101-171-955.001	MISC	0	0	0	44.97
Total Dept 171 - SUPERVISOR		36,432.89	37,345.68	37,698.80	38,454.90
Dept 172 - TOWNSHIP OFFICE MANAGER					
101-172-706.001	SALARY & WAGES	0	0	0	0
101-172-715.000	HEALTH INSURANCE	0	0	0	0
101-172-716.000	LIFE AND DISABILITY	0	0	0	0

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
101-172-725.000	FICA/MED MATCH	0	0	0	0
101-172-725.002	RETIREMENT PLAN	0	0	0	0
101-172-727.001	SUPPLIES	0	0	0	0
101-172-860.000	TRAVEL & TRANSPORTATION	0	0	0	0
101-172-861.000	PROF DEVELOPMENT	0	0	0	0
101-171-955.001	MISC	0	0	0	436
Total Dept 172 - TOWNSHIP OFFICE MANAGER		0	0	0	0
Dept 209 - ASSESSOR					
101-209-706.005	RECORDING SECRETARY	0	0	0	0
101-209-706.011	ASSISTANT WAGES	859.44	1,181.03	46.06	0
101-209-727.001	SUPPLIES	264.99	132.96	2,216.36	300
101-209-727.002	POSTAGE	1,547.92	1,480.70	709.56	2,342.13
101-209-801.001	CONTRACTED SERVICE WAGES	63,110.00	63,859.92	60,151.63	66,960.96
101-209-801.002	CONTRACTED SERVICES	752.84	3,412.34	235	0
101-209-860.000	TRAVEL & TRANSPORTATION	12.76	0	0	0
101-209-861.000	PROF DEVELOPMENT	157.5	326.25	0	0
101-209-900.000	PRINTING/PUBLISHING	0	0	0	0
101-209-955.001	MISC	0	0	0	0
101-209-981.001	INFO SYSTEM HDW-ASSESSING	0	780	0	0
101-209-981.002	INFO SYST SFTWR	0	0	0	0
Total Dept 209 - ASSESSOR		66,705.45	71,173.20	63,358.61	69,603.09
Dept 215 - CLERK					
101-215-706.001	SALARY & WAGES	36,060.00	37,142.00	37,292.04	38,163.37
101-215-706.002	DEPUTY WAGES	25,964.57	23,242.35	29,736.89	12,400.00
101-215-706.005	RECORDING SECRETARY	464.5	1,259.89	5,782.60	8,330.00
101-215-716.000	LIFE AND DISABILITY	0	0	0	0
101-215-725.000	FICA/MED MATCH	0	0	0	0
101-215-727.001	SUPPLIES	24.95	299.78	289.97	334.86
101-215-727.002	POSTAGE	275.36	331.28	114.75	0
101-215-801.002	CONTRACTED SERVICES	0	0	0	0
101-215-860.000	TRAVEL & TRANSPORTATION	1,064.58	-365.3	0	186.25
101-215-861.000	PROF DEVELOPMENT	1,620.00	474.64	66	1,646.67
101-215-863.000	DUES	0	0	0	0

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
101-215-900.000	PRINTING/PUBLISHING	0	0	0	0
101-215-955.001	MISC	9.52	0	0	280
101-215-981.001	INFO SYSTEM HDW	0	0	0	0
101-215-981.002	INFO SYST SFTWR	0	0	0	0
Total Dept 215 - CLERK		65,483.48	62,384.64	73,282.25	61,341.15
Dept 216 - ELECTION					
101-216-706.002	ELECTION WORKER WAGES	10,881.00	12,380.94	0	12,824.00
101-216-706.004	ELECTION MANAGEMENT	6,867.88	10,775.10	0	15,077.35
101-216-706.005	RECORDING SECRETARY	0	1,581.63	0	0
101-216-725.000	FICA/MED MATCH	0	0	0	0
101-216-727.001	SUPPLIES	2,821.37	4,958.14	1,578.39	7,902.57
101-216-727.002	POSTAGE	2,234.00	3,936.97	0	7,239.03
101-216-860.000	TRAVEL & TRANSPORTATION	926.45	809.91	57.34	642.35
101-216-861.000	PROF DEVELOPMENT	0	0	0	0
101-216-900.000	PRINTING/PUBLISHING	323.14	1,156.11	0	1,955.00
101-216-955.001	MISC	0	350	0	0
101-216-986.000	EQUIPMENT	470.61	2,845.00	12,991.80	7,838.12
Total Dept 216 - ELECTION		24,524.45	38,793.80	14,627.53	53,478.42
Dept 228 - INFORMATION TECHNOLOGY					
101-228-801.001	CONTRACTED SERVICE WAGES	0	0	0	0
101-228-801.002	CONTRACTED SERVICES	12,401.57	17,129.38	13,894.42	5,533.00
101-228-955.001	MISC	29.99	557.99	0	0
101-228-981.001	INFO SYSTEM HDW	1,560.00	0	55.49	0
101-228-981.002	INFO SYST SFTWR	784	481.78	11,585.41	1,955.50
Total Dept 228 - INFORMATION TECHNOLOGY		14,775.56	18,169.15	25,535.32	7,488.50
Dept 247 - BOARD OF REVIEW					
101-247-706.005	RECORDING SECRETARY	800.41	655.14	460.6	0
101-247-707.000	PER DIEM	1,450.00	1,920.00	175	1,250.00
101-247-725.000	FICA/MED MATCH	0	0	0	0
101-247-727.001	SUPPLIES	95.52	114.78	0	0
101-247-727.002	POSTAGE	14.61	0	0	0
101-247-860.000	TRAVEL & TRANSPORTATION	0	0	0	0
101-247-861.000	PROF DEVELOPMENT	514	482.5	103	0

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
101-247-900.000	PRINTING/PUBLISHING	95.9	300	0	912.5
101-247-955.001	MISC	0	0	0	0
Total Dept 247 - BOARD OF REVIEW		2,970.44	3,472.42	738.6	2,162.50
Dept 253 - TREASURER					
101-253-706.001	SALARY & WAGES	36,060.00	37,142.00	37,142.04	38,163.37
101-253-706.002	DEPUTY WAGES	24,067.21	26,804.73	22,242.75	30,278.50
101-253-706.005	RECORDING SECRETARY	0	0	0	0
101-253-716.000	LIFE AND DISABILITY	0	0	0	0
101-253-725.000	FICA/MED MATCH	0	0	0	0
101-253-727.001	SUPPLIES	439.17	719.19	2,354.20	2,425.11
101-253-727.002	POSTAGE	2,950.55	3,091.63	2,492.13	3,088.78
101-253-801.002	CONTRACTED SERVICES	2,157.51	4,264.36	2,301.25	2,567.11
101-253-860.000	TRAVEL & TRANSPORTATION	881.75	310.96	0	5.11
101-253-861.000	PROF DEVELOPMENT	808.5	984.64	125	1,795.67
101-253-863.000	DUES	0	0	0	0
101-253-900.000	PRINTING/PUBLISHING	0	0	708.97	0
101-253-955.003	BANK CHARGE-FOR TAXES	1,036.00	1,180.85	2,358.98	3,010.36
101-253-981.001	INFO SYSTEM HDW	0	1,568.00	863.79	0
101-253-981.002	INFO SYST SFTWR	393.01	31.78	3,655.00	0
Total Dept 253 - TREASURER		68,793.70	76,098.14	74,244.11	81,334.01
Dept 265 - BUILDING & GROUNDS					
101-265-727.001	SUPPLIES	394.34	480	558.78	232.2
101-265-805.000	INSURANCE-TWP HALL	0	0	0	2,187.00
101-265-920.000	UTILITIES	6,981.34	6,658.98	6,811.30	7,509.96
101-265-955.001	MISC	59,366.34	654.74	31.76	120
101-265-956.000	MAINTENANCE	16,012.23	25,177.68	32,787.59	12,210.60
101-265-956.001	CAPITAL IMPROVEMENT	334.95	337.71	558.77	0
101-265-956.002	JANITORIAL	6,500.00	7,445.00	6,948.00	6,500.00
Total Dept 265 - BUILDING & GROUNDS		89,589.20	40,754.11	47,696.20	28,759.76
Dept 266 - 6900 DEXTER-PINCKNEY HOUSE					
101-266-800.000	ATTORNEY	0	0	0	0
101-266-805.000	INSURANCE	316	334	334	0

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
101-266-920.000	UTILITIES	0	0	0	971.48
101-266-955.000	MISCELLANEOUS EXPENDITURE-TAX	5,379.18	5,507.05	1,050.23	1,082.08
101-266-955.001	MISC	0	0	0	800
101-266-956.000	MAINTENANCE	2,743.00	2,012.50	992	12,067.40
101-266-970.001	LAND PURCHASE	0	0	0	0
Total Dept 266 - 6900 DEXTER-PINCKNEY HOUSE		8,438.18	7,853.55	2,376.23	14,920.96
Dept 267 - LEGAL AND PROFESSIONAL					
101-267-800.000	ATTORNEY	0	0	0	44,800.90
101-267-800.001	AUDITOR	0	0	0	11,850.00
101-267-801.002	CONTRACTED SERVICES	0	0	0	25,728.75
101-267-801.004	ENGINEERING	0	0	0	15,891.50
101-267-801.012	ACCOUNTING & FINANCE	0	0	0	13,884.21
101-267-801.999	LEGAL PROFESSIONAL COST ALLOCATI	0	0	0	0
Total Dept 267 - LEGAL AND PROFESSIONAL		0	0	0	112,155.36
Dept 270 - FIRE SUB-STATION PROPERTY					
101-270-805.000	INSURANCE	2,837.00	3,000.00	0	0
101-270-955.001	MISC	62.27	43	0	0
101-270-956.000	MAINTENANCE	9,450.00	9,055.00	0	0
Total Dept 270 - FIRE SUB-STATION PROPERTY		12,349.27	12,098.00	0	0
Dept 276 - CEMETERY					
101-276-955.001	MISC	80.88	43.88	0	106.92
101-276-956.000	MAINTENANCE	1,791.62	1,137.50	1,900.00	3,250.00
Total Dept 276 - CEMETERY		1,872.50	1,181.38	1,900.00	3,356.92
Dept 294 - GENERAL GOVERNMENT					
101-294-706.003	SALARY & WAGES - FT	0	0	0	49,188.77
101-294-706.005	RECORDING SECRETARY	1,114.43	535.37	216.98	0
101-294-706.010	OFFICE MANAGER WAGES	32,934.38	46,612.33	51,903.29	27,025.00
101-294-706.011	ASSISTANT WAGES	13,572.00	240	0	0
101-294-706.012	WEB SITE CORD WAGE	0	0	0	0

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
101-294-707.000	PER DIEM	3,825.00	2,800.00	6,300.00	425
101-294-725.000	FICA/MED MATCH	15,859.64	15,812.66	24,368.74	28,161.81
101-294-725.002	RETIREMENT PLAN	214,697.75	25,384.89	27,312.00	33,476.72
101-294-727.001	SUPPLIES	4,106.07	4,262.66	2,174.85	4,122.53
101-294-727.002	POSTAGE	575.67	419.53	208.43	1,757.29
101-294-727.003	EQUIP MAINT CONTR	0	0	0	0
101-294-728.000	TELEPHONE	2,950.47	3,719.87	3,979.45	9,922.55
101-294-800.000	ATTORNEY	9,103.25	8,596.00	47,815.56	0
101-294-800.001	AUDITOR	11,000.00	15,500.00	11,500.00	0
101-294-801.002	CONTRACTED SERVICES	9,325.08	11,633.20	17,336.17	18,325.16
101-294-801.012	ACCOUNTING & FINANCE	0	0	36,397.50	0
101-294-805.000	INSURANCE	0	0	13,885.40	17,543.00
101-294-860.000	TRAVEL & TRANSPORTATION	22.62	9.78	73.92	55.58
101-294-861.000	PROF DEVELOPMENT	7,613.09	10,028.55	0	0
101-294-863.000	DUES	0	0	8,205.15	10,004.21
101-294-900.000	PRINTING/PUBLISHING	1,993.04	4,887.15	5,949.06	5,707.48
101-294-955.001	MISC	323.93	3,701.55	3,705.68	751.88
101-294-955.003	BANK CHARGE	2,224.06	1,831.89	139.9	0
101-294-981.002	INFO SYST SFTWR	0	0	3,135.00	0
Total Dept 294 - GENERAL GOVERNMENT		331,240.48	155,975.43	264,607.08	206,657.65
Dept 400 - PLANNING & ZONING ADMINISTRATION					
101-400-706.003	SALARY & WAGES - FT	0	0	0	82,013.54
101-400-706.005	RECORDING SECRETARY	1,685.21	2,471.58	705.96	506.25
101-400-706.008	OFFICER WAGES	0	0	0	26,613.75
101-400-707.000	PER DIEM	5,850.00	8,025.30	4,025.00	1,250.00
101-400-715.000	HEALTH INSURANCE	0	0	5,606.56	8,769.28
101-400-716.000	LIFE AND DISABILITY	0	0	0	0
101-400-725.000	FICA/MED MATCH	0	0	0	0
101-400-725.002	RETIREMENT PLAN	0	0	509.62	2,340.44
101-400-727.001	SUPPLIES	72	0	0	0
101-400-727.002	POSTAGE	52.63	153.58	53.98	0
101-400-800.000	ATTORNEY	1,663.25	663	19,995.36	21,273.94

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
101-400-801.003	PLANNER	15,673.00	19,325.40	12,216.30	0
101-400-801.004	ENGINEERING	1,674.25	1,448.25	1,995.00	2,481.00
101-400-801.005	PLANNING CONSULTANT	27,692.18	5,537.50	11,153.75	0
101-400-860.000	TRAVEL & TRANSPORTATION	295.92	0	0	1,500.39
101-400-861.000	PROF DEVELOPMENT	1,098.00	730	286	3,460.00
101-400-863.000	DUES	0	0	0	0
101-400-900.000	PRINTING/PUBLISHING	575.64	700	372.5	957.5
101-400-955.001	MISC	0	0	742.52	0
101-400-981.002	INFO SYST SFTWR	0	0	0	11,640.00
101-400-992.000	REFUNDS/REIMBURSE	0	0	0	0
Total Dept 400 - PLANNING & ZONING ADMINISTRATION		56,332.08	39,054.61	57,662.55	162,806.09
Dept 412 - ZONING BOARD OF APPEALS					
101-412-706.005	RECORDING SECRETARY	1,307.71	1,340.58	737.64	787.5
101-412-707.000	PER DIEM	2,650.00	2,725.00	1,910.00	575
101-412-725.000	FICA/MED MATCH	0	0	0	0
101-412-727.001	SUPPLIES	0	579.36	0	0
101-412-727.002	POSTAGE	163.24	104.32	95.13	0
101-412-800.000	ATTORNEY	2,477.25	3,187.00	3,510.94	0
101-412-801.004	ENGINEERING	0	0	0	0
101-412-801.005	PLANNING CONSULTANT	11,901.31	11,595.24	4,279.19	0
101-412-860.000	TRAVEL & TRANSPORTATION	0	0	0	0
101-412-861.000	PROF DEVELOPMENT	152.31	152.31	36	0
101-412-863.000	DUES	0	0	0	0
101-412-900.000	PRINTING/PUBLISHING	548.28	1,000.00	872.5	0
101-412-955.001	MISC	0	0	0	0
101-412-992.000	REFUNDS/REIMBURSE	0	0	0	0
Total Dept 412 - ZONING BOARD OF APPEALS		19,200.10	20,683.81	11,441.40	1,362.50
Dept 413 - ORDINANCE ADMIN					
101-413-706.003	SALARY & WAGES - FT	43,319.23	46,380.96	63,141.84	0
101-413-706.005	RECORDING SECRETARY	4,128.00	144	0	0
101-413-706.008	OFFICER WAGES	15,739.50	17,486.93	23,693.26	0
101-413-706.009	ADMIN SALARY	0	0	0	0

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
101-413-707.000	PER DIEM	0	0	0	0
101-413-725.002	RETIREMENT PLAN	0	0	764.43	0
101-413-727.001	SUPPLIES	292.39	0	0	0
101-413-727.002	POSTAGE	167.47	126.61	55.34	0
101-413-800.000	ATTORNEY	4,027.25	3,110.50	9,712.08	0
101-413-801.002	CONTRACTED SERVICES	9,263.75	0	0	0
101-413-801.004	ENGINEERING	823	0	0	0
101-413-801.005	PLANNING CONSULTANT	0	0	0	0
101-413-860.000	TRAVEL & TRANSPORTATION	986.05	1,064.95	921.82	0
101-413-861.000	PROF DEVELOPMENT	1,169.58	227.69	0	0
101-413-900.000	PRINTING/PUBLISHING	0	0	0	0
101-413-955.001	MISC	0	0	0	0
101-413-992.000	LAND DIVISION REFUNDS/REIMBURSE	0	0	0	0
Total Dept 413 - ORDINANCE ADMIN		79,916.22	68,541.64	98,288.77	0
Dept 426 - EMERGENCY PREPAREDNESS					
101-426-727.003	EQUIP MAINT CONTR	0	0	0	0
101-426-805.000	INSURANCE	1,027.00	1,068.00	0	1,133.00
101-426-955.001	MISC	0	0	0	110
101-426-956.000	MAINTENANCE	4,710.92	7,916.60	0	0
101-426-974.000	CAP IMPR FACILITY	0	0	0	23,150.00
Total Dept 426 - EMERGENCY PREPAREDNESS		5,737.92	8,984.60	0	24,393.00
Dept 445 - DRAINS - PUBLIC BENEFIT					
101-445-955.005	AT LARGE DRAINS	2,997.10	2,158.72	4,722.19	5,879.59
Total Dept 445 - DRAINS - PUBLIC BENEFIT		2,997.10	2,158.72	4,722.19	5,879.59
Dept 446 - ROADS					
101-446-801.002	CONTRACTED SERVICES	29,343.14	59,569.95	66,245.85	45,680.94
Total Dept 446 - ROADS		29,343.14	59,569.95	66,245.85	45,680.94
Dept 526 - LANDFILL					
101-526-801.002	CONTRACTED SERVICES	0	0	0	0
101-526-806.003	CHEL LANDFILL CONT	3,968.90	5,702.91	12,603.79	5,124.76
Total Dept 526 - LANDFILL		3,968.90	5,702.91	12,603.79	5,124.76
Dept 774 - COMMUNITY SERVICE SUPPORT					
101-774-801.006	DEXTER SENIOR CITIZENS, INC	3,000.00	3,000.00	3,000.00	3,000.00

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
101-774-801.007	CHELSEA SENIOR CITIZENS	3,000.00	3,000.00	3,000.00	3,000.00
101-774-801.010	CS DEXTER HISTORICAL	250	250	250	250
101-774-801.011	WASHTENAW AREA VALUE TRANSIT	11,800.00	11,800.00	11,800.00	11,800.00
101-774-956.010	COMMUNITY ENGAGEMENT	0	0	3,512.73	6,796.49
101-774-971.000	BUILDING IMPROVEMENTS	0	0	4,123.75	0
Total Dept 774 - COMMUNITY SERVICE SUPPORT		18,050.00	18,050.00	25,686.48	24,846.49
Dept 851 - INSURANCE					
101-851-805.000	INSURANCE	14,748.00	12,438.00	661	0
Total Dept 851 - INSURANCE		14,748.00	12,438.00	661	0
Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE					
101-901-971.000	BUILDING IMPROVEMENTS	0	0	0	11,156.84
101-901-973.000	SEWER EXPENSES	0	0	0	0
101-901-975.000	ROAD IMPROVEMENTS	0	0	0	145,115.00
101-901-981.000	BROADBAND INFRASTRUCTURE	0	0	0	0
101-901-981.001	INFO COMMUNICATION SYSTEMS	0	0	0	24,634.00
Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE		0	0	0	714,229.88
Dept 965 - OTHER FINANCING USES					
101-965-999.285	TRANSFER TO OPEN SPACE	0	0	30,000.00	0
101-965-999.999	FIRE TRANSFER OUT	0	0	0	0
Total Dept 965 - OTHER FINANCING USES		0	0	30,000.00	0
TOTAL EXPENDITURES		978,110.18	785,984.58	937,771.11	1,690,070.85
Fund 101 - GENERAL FUND TOTALS:					
TOTAL REVENUES		1,229,277.62	1,205,546.77	1,264,509.14	1,792,028.74
TOTAL EXPENDITURES		978,110.18	785,984.58	937,771.11	1,690,070.85
NET OF REVENUES & EXPENDITURES		251,167.44	419,562.19	326,738.03	101,957.89
BEG. FUND BALANCE		3,190,598.75	3,441,766.19	3,861,328.38	4,188,066.41
END FUND BALANCE		3,441,766.19	3,861,328.38	4,188,066.41	4,290,024.30
Fund 206 - FIRE FUND					
Revenues					
Dept 000					
206-000-401.001	CURRENT PROPERTY TAXES	966,051.94	1,026,504.34	1,050,341.78	1,099,393.97
206-000-402.001	PY PROPERTY TAX ADJ/COLLECTIONS	24,726.78	19.95	0.84	0
206-000-402.999	PROPERTY TAX REFUND	0	0	0	0

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
206-000-407.003	STATE OF MICHIGAN PILT	0	0	0	0
206-000-665.000	INTEREST INCOME	9,328.90	6,412.55	771.11	0
206-000-665.001	MICLASS INTEREST REVENUE	0	0	0	9,439.04
206-000-672.000	REFUNDS & REIMBURSE	0	0	0	0
206-000-675.002	DONATION FROM PRIVATE PARTY	970	965	0	13,943.00
206-000-699.000	TRANSFER IN	0	0	0	0
206-000-699.001	TXFR IN FROM FUND BALANCE	0	0	0	0
Total Dept 000		1,001,077.62	1,033,901.84	1,051,113.73	1,122,776.01
TOTAL REVENUES		1,001,077.62	1,033,901.84	1,051,113.73	1,122,776.01
Expenditures					
Dept 206 - FIRE					
206-206-707.000	PER DIEM	0	0	225	750
206-206-725.000	FICA/MED MATCH	0	0	0	0
206-206-801.002	CONTRACTED SERVICES	0	0	13,789.58	0
206-206-818.001	DEXTER	793,110.51	838,781.58	935,122.80	1,102,365.56
206-206-818.002	CHELSEA	0	0	0	0
206-206-818.003	PUTNAM	0	0	0	0
206-206-955.001	MISC	105.88	27.82	245.63	374.12
206-206-966.000	BUDGETED USE OF FUND BALANCE	0	0	0	0
Total Dept 206 - FIRE		793,216.39	838,809.40	949,383.01	1,103,489.68
Dept 267 - LEGAL AND PROFESSIONAL					
206-267-801.999	LEGAL PROFESSIONAL COST ALLOCATI	0	0	0	0
Total Dept 267 - LEGAL AND PROFESSIONAL		0	0	0	0
Dept 270 - FIRE SUB-STATION PROPERTY					
206-270-805.000	INSURANCE	0	0	3,190.00	3,423.00
206-270-955.001	MISC	0	0	11,829.60	1,389.80
206-270-956.000	MAINTENANCE	0	0	7,810.00	25,312.60
Total Dept 270 - FIRE SUB-STATION PROPERTY		0	0	22,829.60	30,125.40
Dept 965 - OTHER FINANCING USES					
206-965-999.999	FIRE TRANSFER OUT	0	0	0	0
Total Dept 965 - OTHER FINANCING USES		0	0	0	0
TOTAL EXPENDITURES		793,216.39	838,809.40	972,212.61	1,133,615.08
Fund 206 - FIRE FUND:					

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
TOTAL REVENUES		1,001,077.62	1,033,901.84	1,051,113.73	1,122,776.01
TOTAL EXPENDITURES		793,216.39	838,809.40	972,212.61	1,133,615.08
NET OF REVENUES & EXPENDITURES		207,861.23	195,092.44	78,901.12	-10,839.07
BEG. FUND BALANCE		1,056,251.92	1,264,113.15	1,459,205.59	1,538,106.71
END FUND BALANCE		1,264,113.15	1,459,205.59	1,538,106.71	1,527,267.64
Fund 207 - POLICE FUND					
Revenues					
Dept 000					
207-000-402.999	PROPERTY TAX REFUND	0	0	0	0
207-000-665.000	INTEREST INCOME	0	0	123.74	0
207-000-665.001	MICLASS INTEREST REVENUE	0	0	0	9,439.04
207-000-675.002	DONATION FROM PRIVATE PARTY	570	570	0	557
Total Dept 000		570	570	123.74	9,996.04
Dept 301 - POLICE					
207-301-401.001	CURRENT PROPERTY TAXES	570,507.48	606,200.72	620,262.82	649,225.26
207-301-402.001	PY PROPERTY TAX ADJ/COLLECTIONS	14,622.95	11.47	0.5	0
207-301-407.003	STATE OF MICHIGAN PILT	0	0	0	0
207-301-665.000	INTEREST INCOME	10,012.98	3,618.53	448.96	0
207-301-672.000	REFUNDS & REIMBURSE	0	0	0	0
207-301-675.002	DONATION FROM PRIVATE PARTY	0	0	0	0
207-301-699.000	TRANSFER IN	0	0	0	0
207-301-699.001	TXFR IN FROM FUND BALANCE	0	0	0	0
TOTAL REVENUES		595,713.41	610,400.72	620,836.02	659,221.30
Expenditures					
Dept 267 - LEGAL AND PROFESSIONAL					
207-267-801.999	LEGAL PROFESSIONAL COST ALLOCATI	0	0	0	0
Total Dept 267 - LEGAL AND PROFESSIONAL		0	0	0	0
Dept 301 - POLICE					
207-301-801.002	CONTRACTED SERVICES	492,232.75	463,410.31	490,483.27	518,797.37
207-301-901.000	BLDG EXPENSES	0	0	0	0
207-301-921.000	OFFICE FURNITURE	0	0	0	0
207-301-955.001	MISC	90.85	3,881.44	3.91	10.94

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
207-301-966.000	BUDGETED USE OF FUND BALANCE	0	0	0	0
	Total Dept 301 - POLICE	492,323.60	467,291.75	490,487.18	518,808.31
	Dept 965 - OTHER FINANCING USES				
207-965-999.999	FIRE TRANSFER OUT	0	0	0	0
	Total Dept 965 - OTHER FINANCING USES	0	0	0	0
	TOTAL EXPENDITURES	492,323.60	467,291.75	490,487.18	518,808.31
	Fund 207 - POLICE FUND:				
	TOTAL REVENUES	595,713.41	610,400.72	620,836.02	659,221.30
	TOTAL EXPENDITURES	492,323.60	467,291.75	490,487.18	518,808.31
	NET OF REVENUES & EXPENDITURES	103,389.81	143,108.97	130,348.84	140,412.99
	BEG. FUND BALANCE	880,901.74	984,291.55	1,127,400.52	1,257,749.36
	END FUND BALANCE	984,291.55	1,127,400.52	1,257,749.36	1,398,162.35
Fund 245 - OPEN SPACE LAND INITIATIVE					
	Revenues				
	Dept 000				
245-000-401.001	PY PROPERTY TAX ADJ/COLLECTIONS	0	0	0	233,475.26
245-000-665.001	MICLASS INTEREST REVENUE	0	0	0	1,357.70
245-000-699.101	TRANSFER IN	0	0	30,000.00	0
	Total Dept 000	0	0	30,000.00	234,832.96
	TOTAL REVENUES	0	0	30,000.00	234,832.96
	Expenditures				
	Dept 000				
245-000-999.999	TRANSFER OUT	0	0	0	0
	Total Dept 000	0	0	0	0
	Dept 294 - GENERAL GOVERNMENT				
245-294-706.005	RECORDING SECRETARY	0	0	0	1,493.75
245-294-707.000	PER DIEM	0	0	0	2,650.00
245-294-725.000	FICA/MED MATCH	0	0	0	0
245-294-727.002	POSTAGE	0	0	625.6	0
245-294-801.002	CONTRACTED SERVICES	0	0	1,451.63	15,475.82
245-294-955.001	MISC	0	0	0	0

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
Total Dept 294 - GENERAL GOVERNMENT		0	0	2,077.23	19,619.57
Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE					
245-901-976.000	OPEN SPACE PURCHASES	0	0	0	0
245-901-981.000	BROADBAND INFRASTRUCTURE	0	0	0	0
Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE		0	0	0	0
TOTAL EXPENDITURES		0	0	2,077.23	19,619.57
Fund 245 - OPEN SPACE LAND INITIATIVE:					
TOTAL REVENUES		0	0	30,000.00	234,832.96
TOTAL EXPENDITURES		0	0	2,077.23	19,619.57
NET OF REVENUES & EXPENDITURES		0	0	27,922.77	215,213.39
BEG. FUND BALANCE					27,922.77
END FUND BALANCE				27,922.77	243,136.16
Fund 285 - GRANT - AMERICAN RESCUE PLAN ACT					
Revenues					
Dept 000					
285-000-528.000	OTHER FEDERAL GRANTS	0	0	4,082.50	0
Total Dept 000		0	0	4,082.50	0
TOTAL REVENUES		0	0	4,082.50	0
Expenditures					
Dept 191 - FINANCE AND ACCOUNTING					
285-191-801.012	ACCOUNTING & FINANCE	0	0	4,082.50	0
Total Dept 191 - FINANCE AND ACCOUNTING		0	0	4,082.50	0
Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE					
285-901-801.006	DEXTER SENIOR CITIZENS, INC	0	0	0	0
285-901-955.000	MISCELLANEOUS EXPENDITURE	0	0	0	0
285-901-970.000	CAPITAL OUTLAY	0	0	0	0

GL NUMBER	DESCRIPTION	FY20	FY21	FY22	FY23
285-901-973.000	SEWER EXPENSES	0	0	0	0
285-901-975.000	ROAD IMPROVEMENTS	0	0	0	0
285-901-981.000	BROADBAND INFRASTRUCTURE	0	0	0	0
285-901-986.000	EQUIPMENT	0	0	0	0
Total Dept 901 - CAPITAL IMPROVEMENTS/INFRASTRUCTURE		0	0	0	0
Dept 965 - OTHER FINANCING USES					
285-965-999.999	TRANSFER OUT	0	0	0	0
Total Dept 965 - OTHER FINANCING USES		0	0	0	0
TOTAL EXPENDITURES		0	0	4,082.50	0



DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

November 20, 2023

Memorandum

From: Dexter Township Compensation Committee

To: Dexter Township Board of Trustees

Re: Compensation Committee determination of Dexter Township Elected Officials Annual Salary for 2024.

The members of the Compensation Committee are Alissa Reyes, Chairperson, Patrick Casady, James (Jim) Michaud, Peter Maier, and Regina Hamlett.

In keeping with the terms of the Ordinance passed at the Dexter Township Board of Trustees on September 19, 2023, the Compensation Committee has met three times and has come to the following determination concerning compensation for Dexter Township elected officials for 2024.

Trustees annual salary is to be increased from \$6,414 to \$7,300, effective the beginning of January 2024.

Annual salaries for the Clerk, Treasurer, and Supervisor are to be increased from \$40,549 to \$45,000 effective the beginning of January 2024.

In reaching this conclusion, the Committee reviewed comparable salary data for 2023 for Michigan Township elected officials from the Michigan Township Association, as well as comparable data for other Washtenaw County Townships, researched by member Patrick Casady, and by Samantha Edwards of the Dexter Township staff.

The Committee believes this set of recommendations is appropriate in consideration of the recent period of substantial inflation and the relative comparisons of the salaries to other Township jurisdictions, both in Washtenaw County and more broadly within the state.

The Committee was also asked to review whether benefits are generally being provided to elected officials in other Townships. The Township Association data indicated that a small number of Townships provided benefits, but the Committee was unable to determine any further data on this matter from available sources and has no recommendation on benefits at this time.

The Committee will be available to answer any questions from the Board of Trustees and the public. The Committee will have one or more members present at the December Board meeting as well to respond to any questions.

The Committee would like to thank Supervisor Sikkenga, Samantha Edwards, and Janis Miller, Recording Secretary for their assistance in the Committee's data gathering and meeting minutes.



WASHTENAW COUNTY OFFICE OF THE SHERIFF



JERRY L. CLAYTON

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL sheriffinfo@ewashtenaw.org

MARK A. PTASZEK
SHERIFF
UNDERSHERIFF

October 26, 2022

CV 32860.4

Diane Ratkovich, Township Supervisor
Dexter Township
6880 Dexter-Pinckney Road
Dexter, MI 48130

Dear Township Supervisor Diane Ratkovich,

Washtenaw County wishes to amend the contract with your agency. Corporation Counsel has indicated that this amendment could be accomplished by a letter signed by both of us. If this amendment is agreeable to you, please sign and return all copies of this letter. You will receive an executed copy of this letter upon completion.

Accordingly, I hereby amend the Service Contract between Washtenaw County and Dexter Township dated January 1, 2012 as follows:

Amend ARTICLE II – COMPENSATION AND OVERTIME to extend the contract as follows:

“The price for a PSU is fixed as follows: (1) \$150,594.00 per PSU for 2012; (2) \$152,100.00 per PSU for 2013; (3) \$153,621.00 per PSU for 2014; (4) \$155,157.00 per PSU for 2015; (5) \$156,709.00 per PSU for 2016; (6) \$158,276.00 per PSU for 2017; (7) \$160,650.00 per PSU for 2018 (8) \$160,650.00 per PSU for 2019, (9) \$160,650.00 per PSU for 2020; (10) \$163,060.00 per PSU for 2021; and (11) \$165,506.00 per PSU for 2022. Since 2019, the cost for a PSU has been subsidized by the Public Safety and Mental Health Millage. Starting in 2023, that subsidy will be enumerated as follows: The full cost is (12) \$208,220.00 per PSU for 2023 with a price of \$170,471; (13) \$219,670.00 per PSU for 2024 with a price of \$177,290; (14) \$231,692.00 per PSU for 2025 with a price of \$184,825; and (15) \$244,315.00 per PSU for 2026 with a price of \$192,680.”

“Since 2014, the County reserves the right to adjust these prices as a result of significant unforeseen cost increases in line items contained the Direct Cost categories (Salary, Fringe, Uniform Allowance, Gun Allowance and Fleet). The county and Sheriff shall give each Contracting Partner six (6) months written notice of any such increase.”

Amend ARTICLE V – TERM to extend the contract as follows:

“The term of this contract shall be for one hundred sixty-eight months with an effective date of January 1, 2012 and ending on December 31, 2026.”

All other terms and conditions remain the same as in the original contract.



WASHTENAW COUNTY

OFFICE OF THE SHERIFF



2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ **OFFICE** (734) 971-8400 ♦ **FAX** (734) 973-4624 ♦ **EMAIL** sheriffinfo@ewashtenaw.org

JERRY L. CLAYTON

MARK A. PTASZEK
SHERIFF
UNDERSHERIFF

ATTEST:

WASHTENAW COUNTY

Lawrence Kestenbaum (DATE)
County Clerk/Register

Gregory Dill (DATE)
County Administrator

APPROVED FOR CONTENT:

Dexter Township

Jerry L. Clayton (DATE)
Sheriff

Diane Ratkovich (DATE)
Township Supervisor

Original: Clerk
Vendor

cc: Department
Purchasing



December 5, 2023

Ms. Karen Sikkenga
Township Supervisor
Dexter Township
6880 Dexter-Pinckney Road
Dexter, MI 48130

RE: Proposal for Professional Services
Dexter Township – FY25 Engineering Services

Dear Ms. Sikkenga:

We are pleased to submit this proposal for professional engineering services for Dexter Township's 2025 Fiscal Year (FY25) from April 1, 2024, to March 31, 2025. This proposal provides a summary of the proposed scope of services, project deliverables, schedule, and fee estimation.

UNDERSTANDING OF TOWNSHIP OBJECTIVES

Dexter Township strives to serve its residents through efficient administration of resources that prioritizes economic, social, and environmental sustainability. To further this objective, the Township seeks to develop Engineering Standards to provide clear rules and specifications for future infrastructure projects. Engineering Standards are a useful tool to ensure development projects within the Township conform to minimum technical requirements and align with Township values of environmental stewardship. Once adopted by elected officials, standards provide guidance and clarity for private developers, which helps streamline the design and review process.

Related to the development of Engineering Standards, the Township has also requested assistance in incorporating the Washtenaw County Water Resources Commissioner Rules and Guidelines into the Township Zoning Ordinance. Referencing the County rules where applicable will help alleviate existing inconsistencies in the Ordinance, especially with regards to stormwater management. The goal is to provide clarity for both applicants and Township staff as they move through the review process.

The Township has requested continued engineering support, especially for the Department of Planning and Zoning. In years past, OHM has provided general engineering services for any issues or projects that fell outside of the standard site plan and storm water reviews. These services include all labor not covered by developer fees.

Lastly, the Township has requested GIS services to document the three Township-managed historic cemeteries. This technology documents the current location and condition of monuments, trees, and other assets in the cemeteries. This service furthers the Township's goal of compliance with Government Finance Officers Association (GFOA) standards of creating and maintaining an inventory of municipal assets.

SCOPE

OHM Advisors proposes the following scope of services based on our understanding of Township objectives.

Objective 1A – Create Dexter Township Engineering Standards

Work on this objective will consist of creating the engineering standards manual, site development procedures, and standard construction detail sheets. Standards from outside agencies (e.g., the Washtenaw County Road Commission



[WCRC], the Washtenaw County Water Resource Commissioner [WCWRC], Multi Lakes Water and Sewer Authority [MLWSA], and the Michigan Department of Transportation [MDOT], etc.) will be referenced as appropriate. The manual will detail both the technical engineering requirements for construction, as well as specific Dexter Township process requirements.

Our team will draft a preliminary standards document based on current industry standards and Township priorities. Once a draft has been developed, OHM Advisors will meet with the Township as outlined below to discuss and refine the engineering standards. Our internal OHM team will also provide both engineering and construction staff reviews to ensure updated standards meet the needs of the Township. OHM will generate construction details, as applicable, in full size design sheets as is standard in the industry.

The final engineering design standard document is anticipated to contain the following sections:

- ▼ General Requirements and Procedures
 - Outline the Township process from site plan submittal through final construction and project approval and closeout.
- ▼ Engineering/Site Plan Review Requirements
 - Outline in specific detail the required information for site plan and engineering plan submittal.
- ▼ Soil Erosion
 - Reference Washtenaw County Water Resources Commissioner's Requirements.
- ▼ Topography
- ▼ Water Distribution System
 - Industry standards for future development if needed
- ▼ Sanitary Sewer Collection System
 - Reference MLWSA standards and requirements.
- ▼ Storm Sewer Collection System and Detention Requirements
- ▼ Road/Paving Construction Standards
 - Road cross sections, signs, pavement markings, etc.
 - Reference MDOT and WCRC standard details and customize as necessary for Dexter Township.
- ▼ Grading
- ▼ Right-of-way permit requirements and associated details
 - Referenced WCRC standards and requirements.
- ▼ Construction Specifications
- ▼ Appendices
 - Bond and insurance templates
 - As-built requirements
 - Traffic impact analysis standards
 - Other related information.

Objective 1B – Incorporate WCWRC Rules and Guidelines into the Engineering Standards, revise Zoning Ordinance References as Necessary.

Work on this objective will consist of a comprehensive review of the existing ordinance to identify all references to stormwater management. Where applicable, OHM will draft revised text to:

- ▼ Explicitly reference the WCWRC Rules and Guidelines for calculation procedures and design requirements in Township Engineering Standards.
- ▼ Detail storm water management requirements and best practices for Storm Water Reviews as required under the Zoning Code. These may differ from the storm water requirements required under the engineering/site plan review process.
- ▼ Refer to the Township Engineering Standards for detailed information on materials and method of construction.



This work will be performed in coordination with any other efforts to revise the ordinance (i.e. any proposed revisions by Carlisle Wortman Associates, Inc. or township staff).

The following meetings are anticipated and included for Objectives 1A & 1B:

- Kickoff meeting with Dexter Township staff to determine the areas of focus.
- Up to two (2) meetings following submission of the draft version for comment by Township staff for discussion and refinement.
- Up to two (2) Planning Commission meetings for discussion and formal adoption.

Objective 2 – Provide Engineering Services to the Township As-Needed

Work on this objective will be performed on an as-needed basis. This line-item is designed to account for any engineering labor that is not covered by developer or applicant fees.

Objective 3 – Cemetery 360 imagery/video

The OHM GIS team will capture 360 imagery/video of the three (3) Township-managed cemeteries. This technology documents the current location and condition of monuments, trees, and other assets in the cemeteries.

DELIVERABLES AND SCHEDULE

Objectives		Deliverables
Objective 1A	Create Dexter Township Engineering Standards	Engineering Standards Manual and Standard Details
Objective 1B	Incorporate WCWRC Rules and Guidelines into the Township Zoning Ordinance	Proposed ordinance revisions as needed and direct users to the Engineering Standards
Objective 2	Provide Engineering Services to the Township As-Needed	Professional engineering evaluations, opinions of probable cost, design work, etc.
Objective 3	Cemetery 360 imagery/video	Digital files including photos, video, and GIS data that document the location and condition of cemetery assets

OHM would commence work on objectives 1A and 1B at the beginning of Dexter Township's FY25 in April 2024. For Objectives 1A and 1B, OHM estimates it will take twelve (12) weeks from the notice to proceed to provide a draft to Dexter Township. Upon receiving all comments from the Township, it will take four (4) weeks to provide a final draft for review and approval.

Work for Objective 2 will be conducted on an as-needed basis from April 1, 2024, to March 31, 2025.

Objective 3 can be conducted over a span of three (3) weeks per the Township's request. Communities often prefer to wait for the most scenic conditions before documenting their historic assets as these materials are sometimes used for promotional or educational purposes.

ASSUMPTIONS/CLARIFICATIONS

- ▼ Engineering Standards and all proposed revisions to the zoning ordinance are subject to approval by the appropriate elected officials (Planning Commission, Board of Trustees, etc.)
- ▼ Township staff will coordinate with the Fire Department and Police Department to solicit input on the draft standards.

OHM Advisors®

34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
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OHM-Advisors.com



FEE

OHM Advisors will invoice Dexter Township for the above stated services on an hourly not-to-exceed basis, in accordance with our 2024 Rate Schedule. Invoices will be sent monthly as work is performed.

Objectives		Fee
Objectives 1A & 1B	Engineering Standards & WCWRC Incorporation	\$ 20,000.00
Objective 2	As-Needed Engineering Services	\$ 4,000.00
Objective 3	Cemetery 360 imagery/video	\$ 2,000.00
Total		\$ 26,000.00

The total fee is estimated to be \$26,000. Additional services can be provided on a time and material basis, as requested.

ACCEPTANCE

If this proposal is acceptable to you, a signature on this letter and initials on the contract terms and conditions will serve as our authorization to proceed. This proposal uses OHM Advisors Standard Terms and Conditions that have also been used on past proposals with the Township.

Thank you for giving us the opportunity to present this proposal to you. We look forward to working with you throughout this project.

OHM ADVISORS
 CONSULTANT

Rachel M. Jackson

(Signature)

Rachel Jackson, P.E.

(Name)

Project Manager

(Title)

December 5, 2023

(Date)

Dexter Township
 CLIENT

Ms. Karen Sikkenga

Township Supervisor

Encl: Standard Terms and Conditions

cc: Matt Parks, PE, OHM Advisors
 MC Moritz, OHM Advisors

Good afternoon, Karen,

We had a chance to sit down with our GIS specialists to discuss the 360-imagery/video for the cemeteries and the anticipated fee for the three (3) cemeteries owned by the Township. We were informed that OHM has provided cemetery asset management assistance using GIS for multiple other clients and were given insight into the capabilities (it was so cool - see links below). I wanted to share what we learned and see if any of the options are something the Township is interested in.

360 Imagery/Video for all three (3) Township owned Cemeteries (as discussed at our meeting)

1. Set up tripod in multiple locations and take the 360 imagery/video (deliverable will be consistent with the links below)
2. Estimated cost: \$2,000

360 Imagery/Video can also be paired with the building/architectural assessment under this project. We anticipate an extra \$2,000-\$3,000 for both Township Hall and the Fire Station. See links below for what OHM assisted with for Orion Township and City of Farmington.

Orion Township:

<https://bit.ly/oriontwphall360>

<https://bit.ly/OrionTwpCommunityCenter>

City of Farmington:

<https://kuula.co/share/collection/7vYw0?logo=1&info=0&logosize=160&fs=1&vr=0&zoom=1&thumbs=1&inst=0>

GIS Cemetery Viewer

1. Can utilize GIS to map out cemetery lots and add data for cemetery management.
2. OHM has done this for multiple clients and price varied based on existing data/management currently available. Fee would vary between \$4k-10k per cemetery depending on multiple factors (existing data, size, desired asset info, etc.)
3. GIS Example: use the link to Little Traverse Twp Cemetery Viewer – <https://ltt-gis.maps.arcgis.com/apps/webappviewer/index.html?id=75abf48bceb745069e4bd0e822467d11>

We wanted to forward this over to you for your consideration and to show what the deliverable may look like. MC will be sending out the proposal scope early next week. We will add a task for “optional cemetery 360 imagery/video” unless otherwise directed.

Thanks, and have a great weekend!

RACHEL JACKSON, PE
PROJECT MANAGER

OHM Advisors®

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CWA Dexter Township 2024 Estimate

	Staff/Function			
	Megan	Planner		
Rate	\$ 145	\$ 110		
Office hours (4 hours weekly)	208			
Office hours (8 hours/2 weeks)		208		
Vacation coverage (40 hours)		40		
Monthly PC meeting (3 hours/month)	36			
Support from A2 office (2 hours a week)	104			
Support from A2 office (5 hours a week)		260		
Zoning Ordinance amendments	15	30		
Total Hours	363	538	Annual	Cost/month
Total Cost	\$ 52,635	\$ 59,180	\$ 111,815	\$ 9,317.92

DEXTER TOWNSHIP



Deputy Supervisor Job Description

Overview

The key areas of responsibility for the proposed new Deputy Supervisor position will be:

- (1) To execute new projects and programs initiated by the Board of Trustees, including volunteer recruitment and management
- (2) To support the Supervisor in preparing for and following up on Board of Trustee meetings
- (3) To support the Supervisor in budget activities, including preparing the annual budget book; planning for the annual budget hearing; monitoring budget to actuals; and proposing budget amendments

Activities performed by the new position will include project management (including executing any task associated with the KARs) and communications. This will be an as-needed position not to exceed 24 hours per week, similar to the Deputy Clerk and Deputy Treasurer.

New projects and programs are the primary driver for adding this position. This activist Board of Trustees has initiated several new projects and programs each year, without adding staff to coordinate. These include:

- Broadband and cellular service expansion
- Cemetery clean-up and maintenance (includes volunteer management)
- Community engagement activities: community clean-up days; community movie night; coffee chats; annual volunteer appreciation (includes volunteer management)
- Farmland and Open Space program
- Local Road Committee and local roads community email
- Master planning and zoning audit
- MetroPark pass program for Dexter Township residents
- Northwest Passage trail planning
- Plastic film recycling (includes volunteer management)
- Print newsletter and social media
- Town Hall renovation

Under the current activist board, additional future initiatives are under consideration. These include single hauler trash collection, sewer expansion, and a new waterways committee.

From: [Burby, Scott](#)
To: [Supervisor](#)
Cc: [lapea](#)
Subject: RE: FY25 Budget Request
Date: Tuesday, December 5, 2023 10:31:25 AM

Karen,

Turns out I had these prepped from our tree work conversations. So, the list is as follows aside from the potential contract increases that we won't know until next year. Work performed in 2024 is going to be under the \$500K budget and then work performed in 2025 will be a touch over the \$500K budget. I arranged the project roads to get as close to the budget as possible and then also to avoid the 2024 North Territorial Rd Hill Cut Project.

2024 work to include, Drainage Improvements, Aggregate C.I.P., Restoration

Dancer Rd \$43,000

Donner Rd \$91,000

N Lake Rd \$ 153,000

Colby Rd \$ 183,000

\$ 470,000

2025 work to include, Drainage Improvements, Aggregate C.I.P., Restoration

Madden Rd \$152,000

Quigley Rd E \$ 83,000

Quigley Rd W \$ 104,000

Stinchfield Woods Rd E \$ 180,000

\$ 519,000

Let me know if you have any other questions.

Scott

From: Burby, Scott
Sent: Tuesday, December 5, 2023 9:08 AM
To: Supervisor <supervisor@dextertownship.org>
Cc: Lape, Adam <lapea@wccroads.org>
Subject: RE: FY25 Budget Request

I can get the estimates around, the only thing we will be missing is any 2024 contract price increases from our material distributors, but that won't be enough to make it or break it. You should see something this week.

From: Supervisor <supervisor@dextertownship.org>
Sent: Tuesday, December 5, 2023 8:57 AM
To: Burby, Scott <burbys@wccroads.org>

Cc: Lape, Adam <lapea@wcroads.org>

Subject: FY25 Budget Request

Hi Scott and Adam:

I'm putting together our FY25 budget book for consideration by the BOT at our December meeting. Would it be possible to get the WCRC cost estimate for FY25 to include in the package? With the tree work moving to this year, I believe we are targeting \$500K for next year's work. I should have asked for this previously – I forgot all about it. I'm producing the board package a week from today; if that's too soon, I'll just put in \$500K as a holding number and whenever you get it to me is good.

Thank you!
Karen

Karen Sikkenga, Supervisor
Dexter Township
(734) 726-7596

CAUTION - External Sender: This email was received from an external sender. Please be careful clicking links or opening attachments. When in doubt, contact WCRC IT.



3219 Broad Street • Dexter, MI 48130 • Phone: 734-253-2550

Dexter Township
Phone: 734-426-3767

6880 Dexter-Pinckney Road
Dexter, MI 48130

Job Address:
6880 Dexter Pinckney Rd.
Dexter, MI 48130

Print Date: 12-12-2023

Proposal for Dexter Township Lower Level

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Demo 1300 - Demolition	Remove the contents of the lower level as needed for the new design. Demo the contents of the existing bathrooms. Confirm the removal and replacement plan for the two bathrooms with building department.		1	\$5,250.00	\$5,250.00
Framing Framing	Framing: Remove and replace the existing hollow core doors. Installation of new steel doors and frames throughout the main level for additional fire support. Frame and install a new keyless locking steel door between the lower level and the upstairs securing the upstairs. Frame in the office at the bottom of the stairs. Close the sliding window and add a locking door to the new closet. Close opening between the office and the closet. Installation of new french doors to the conference space. Installation of new doors and keyless locksets throughout the file rooms in the basement. Frame in as needed for both the lower level bathrooms.		1	\$6,270.00	\$6,270.00
Electrical Panel Upgrade 3810 - Electrical—rough	Replace the two pushmatic electrical panels that are unable to be updated.		1	\$4,500.00	\$4,500.00
Carpentry General Labor	Box in the framing jack posts in the larger open room. Install a new LED drop ceiling throughout the large open room. Labor and materials.		1	\$10,200.00	\$10,200.00
Mold Abatement General Labor	Remediate the mold in the lower level store room. T & M. This will require having the remediation company come in for initial testing.		1	\$4,200.00	\$4,200.00
Electrical Electrical	Update all switches and outlets. Update any florescent lighting as needed throughout the lower level.		1	\$4,650.00	\$4,650.00
Solid Wood Door and Metal Frames Windows and Doors	Door price with installation per unit. Fire rated doors and installation. Including the new french door set.		8 0	\$1,500.00	\$12,000.00
Plumbing Fixtures Plumbing Fixtures	(2) ADA accessible toilets. (2) Wall Mount Sinks. (2) Lavatory Faucets. Sink/ Faucet for LL outside the bathrooms.		1	\$2,700.00	\$2,700.00
Decorative Accessories Accessories	Decorative Accessories: Mirror(s), Grab Bar(s), Tissue Holder(s), Decorative Lighting.		1	\$900.00	\$900.00
Cabinetey 5400 - Cabinets and vanities	Cabinet for LL outside the bathroom. Credenza outside large room.		1	\$1,500.00	\$1,500.00
Plumbing Plumbing	New plumbing for the two lower level bathrooms.		1	\$4,800.00	\$4,800.00
Waterheaters Plumbing	Water heater replacement. Small heater in the lower storage area.		1	\$3,450.00	\$3,450.00
Tile Tile	Tile and installation for the lower level area and bathrooms. Supply and installation. Grout and setting materials. Commercial grade non slip tile.		1	\$9,000.00	\$9,000.00
Painting 5300 - Painting—interior	Update the painting throughout the LL. Trim, ceilings as needed. NEW MOISTURE paint through out the closets and the storage areas. Final Estimate required.		1	\$13,500.00	\$13,500.00

Total Price: \$82,920.00

Michigan Reserve Associates LLC

424 Little Lake Drive, Suite 23 Office: (734) 237-1828 paul@MichiganReserveAssociates.com
Ann Arbor, MI 48103 Direct: (734) 417-4736 www.MichiganReserveAssociates.com



December 11, 2023

Karen Sikkenga, Supervisor
Dexter Township
6880 Dexter-Pinckney Road
Dexter, MI 48130

Re: Preliminary Reserve Study – Next Steps in the Process
Dexter Township
Dexter, Michigan

Dear Ms. Sikkenga:

Please find enclosed the preliminary reserve study. In this letter I will comment briefly on the next steps required to finalize the reserve study.

Now that the preliminary report has been delivered, the next step is a collaborative review process. I truly regard this process as a partnership in which all of us are working to provide the best and most accurate reserve study possible. This process typically takes most organizations about one to two months to complete. During that time, the Organization should carefully read the preliminary reserve report and review the accompanying charts and graphs. All comments are welcome. In particular, the Organization should make sure that all Reserve Components have been accounted for and that the reserve fund balance information provided to Michigan Reserve Associates has been presented back to the Organization accurately.

Please note that the reserve component list and cash flow pages located in the addenda of the reserve study have been optimized for ledger-size paper. If you choose to print out the reserve study, please print these pages on ledger-size paper to provide the most legible reading experience. Alternatively, you can use the “zoom” function in the Adobe Acrobat reader to adjust the pages to your specific needs on your video screen.

If at the end of the review process you decide that no changes are needed, then the reserve study process is complete and no further communications are needed with Michigan Reserve Associates.

However, if you wish to request changes to the reserve study, please follow the series of escalating communication steps detailed below. It is our experience that virtually all issues and questions can be resolved by using the following protocol.

- 1) Submit questions and comments in writing (email preferred) and reference the reserve study report's page numbers when relevant. All communications should be vetted internally and funneled through a designated point person, such as a board member or property manager. It can get confusing if multiple people request changes, especially

December 11, 2023

Page 2

if there is not common agreement from the Organization on what those changes should be.

- 2) If, after written communications have been completed, more in-depth communication is needed, a conference call can be arranged. Please provide a list of general topics and questions in advance so that we are effective with our time together.

Sincerely,



Paul K.T. Conahan, MBA, RS



Kai B. Conahan

FULL RESERVE STUDY

Dexter Township
Dexter, Michigan

Commencing First Fiscal Year: April 1, 2024 to March 31, 2025



Photo: View of entry area



Michigan Reserve Associates LLC
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December 11, 2023

Karen Sikkenga, Supervisor
Dexter Township
6880 Dexter-Pinckney Road
Dexter, MI 48130

Re: "Full" Reserve Study
Dexter Township
Dexter, Michigan

Dear Ms. Sikkenga,

In fulfillment of our agreement as outlined in the letter of engagement dated November 22, 2023, we are pleased to transmit this "Full" Reserve Study for the Dexter Township. This report details the development of our study and sets forth our conclusions, along with supporting data and reasoning which forms the basis of our conclusions.

The conclusions in this Reserve Study are qualified by certain definitions, assumptions, limiting conditions, and certifications which are set forth in the attached report.

The intended user of this report is the Dexter Township. This study is to be used by the intended user for the purpose of budgeting and long-term major repair and replacement planning. The scope of work included in this study is unique to the intended use and intended user, and this report may not be utilized for any other use or user.

This study complies with the standards promulgated by the Community Associations Institute (CAI) for a "Full" Reserve Study. In addition, this study adheres to the applicable sections of the *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation, as well as the *Code of Professional Ethics* of the Appraisal Institute.

This letter also confirms that Michigan Reserve Associates has provided the client with an option to receive an **Update With Site Visit** reserve study within five-years of the date shown above. This option provides the client with the right but not the obligation to receive an updated reserve study at a guaranteed update price of **\$1,920** and this option may be used more than once in a five-year period.

Respectfully submitted,

A handwritten signature in black ink that reads "Paul Conahan".

Paul K.T. Conahan, MBA, RS
State Certified General Real Estate Appraiser
License No. 1201002454

A handwritten signature in black ink that reads "Kai Conahan".

Kai B. Conahan

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SUMMARY AND RECOMMENDED FUNDING PLAN

INTRODUCTION

A Reserve Study is a tool which anticipates major common area repair and replacement expenses and develops a prudent Reserve Funding Plan to pay for these expenses. By its nature, a Reserve Study must make assumptions about the future, which can sometimes be unpredictable. However, by using meticulous research and analysis together with proven methodologies, a well-executed Reserve Study provides organizations with valuable budget planning information and guidance on upcoming long-term maintenance and repairs.

Dexter Township directed Michigan Reserve Associates to do a “Full” Reserve Study. On November 30, 2023 we performed an on-site noninvasive inspection.

A Reserve Study consists of two major components.

Physical Analysis	Financial Analysis
<ul style="list-style-type: none">• Component Survey and Inventory• Assessment of Component Condition• Estimate of Useful Life, Effective Age, Remaining Useful Life, and Replacement Cost	<ul style="list-style-type: none">• Current Reserve Fund Status• Recommended Funding Plan

Dexter Township consists of two buildings. Dexter Township Hall was built in 2001 while the Dexter Area Fire Department was built in 2016.

The Reserve Components were established based on interviews with representatives of the client. The following table provides an inventory of the reserve components:

Inventory of Reserve Components

<u>Reserve Component Inventory</u>	Quantities	First Year of	Life Analysis (Yrs.)	
	<u>Total</u>	<u>Replacement</u>	<u>Normal</u>	<u>Remaining</u>
<u>Dexter Township Hall Components</u>				
Asphalt Roof Shingles+Gutters/Downspouts; Replacement	6,240 SF	2028	25	5
Exterior Siding; Painting	3,859 SF	2030	10	7
Carpet; 1st Floor; Replacement	3,312 SF	2038	15	15
Interior Walls; 1st Floor; Painting	5,373 SF	2038	15	15
Windows; Replacement	524 SF	2031	30	8
Elevator; Modernization	1 UNIT	2026	25	3
Backup Generator; Replacement	1 UNIT	2041	40	18
HVAC; Forced-Air Furnaces; Replacement	4 UNITS	2024	20	1
HVAC; Condensers; Replacement	4 UNITS	2024	20	1
Concrete Parking Area; Phased Partial Replacement	39,074 SF	2031	40-50	8
<u>Dexter Area Fire Department Components</u>				
Overhead Doors; Replacement	6 UNITS	2041	25	18
HVAC; Forced-Air Furnaces; Replacement	3 UNITS	2036	20	13
HVAC; Condensers; Replacement	3 UNITS	2036	20	13
Concrete Parking Area; Phased Partial Replacement	38,934 SF	2031	40-50	8
<u>Other Components</u>				
Whelen Emergency Sirens With Solar Panels; Replacement	16 UNITS	2025	20	2
Reserve Study; Update (Guaranteed Update Price Years 1-5)	1 UNIT	2028	5	5

RECOMMENDED FUNDING PLAN

The purpose of this reserve study is to assist the client in developing the budget for the next fiscal year. Since the next fiscal year for Dexter Township commences April 1, 2024, the reserve fund balance as of April 1, 2024 must be calculated to account for revenues and expenses between the present date and the start of the new fiscal year.

According to information provided by the client, the Dexter Township reserve fund balance as of April 1, 2024 will be \$500,000. This balance was calculated by taking the reserve balance of \$0 as of November 30, 2023, then adding \$500,000 in anticipated reserve revenue until the end of the fiscal year, then adding \$0 in earned interest until the end of the fiscal year, and deducting \$0 in anticipated reserve expenditures until the end of the fiscal year. This calculation is shown below.

Projected Reserve Fund Balance as of 04/01/2024

Reserve Fund Balance as of 11/30/2023	\$	-
Plus Remaining Reserve Contribution Until End of Current Fiscal Year		500,000
Plus Estimated Interest From Reserve Funds Until End of Current Fiscal Year		-
Minus Remaining Reserve Expenditures Until End of Current Fiscal Year		
None Reported	\$	-
Total Expenditures To Deduct		-
Equals Projected Reserve Fund Balance as of 04/01/2024	\$	500,000

Using the current Reserve Contribution amount plus a typical 0% annual increase, the projected Reserve Balance will remain positive until the year 2045-46, at which time there will be a negative balance of \$350,318. This indicates that the current Reserve Balance and annual Reserve Contributions will be inadequate to fund the anticipated Reserve Expenditures (see “Reserve Funding Plan Graphs” beginning on page N).

This Reserve Study calculates Reserve Expenditures based on local costs, estimated interest which will accrue to the Reserve Funds collected, and accounting for projected future inflation for materials and workmanship.

The following is our recommended Reserve Funding Plan Contributions for the duration of the projection period, along with a snapshot of the current and Recommended Reserve Contribution.

Recommended Annual Reserve Contributions

Fiscal Year	Recommended Reserve Contrib.	Additional Reserve Contribution	Fiscal Year	Recommended Reserve Contrib.	Additional Reserve Contribution
2024-25	\$ 15,300	\$ -	2037-38	\$ 22,500	\$ -
2025-26	15,800	-	2038-39	23,200	-
2026-27	16,300	-	2039-40	23,900	-
2027-28	16,800	-	2040-41	24,600	-
2028-29	17,300	-	2041-42	25,300	-
2029-30	17,800	-	2042-43	26,100	-
2030-31	18,300	-	2043-44	26,900	-
2031-32	18,800	-	2044-45	27,700	-
2032-33	19,400	-	2045-46	28,500	-
2033-34	20,000	-	2046-47	29,400	-
2034-35	20,600	-	2047-48	30,300	-
2035-36	21,200	-	2048-49	31,200	-
2036-37	21,800	-			

Snapshot of Current and Recommended Reserve Contribution

	Annual Amount
Projected Reserve Contribution at Start of Next Fiscal Year●	\$ -
Recommended Reserve Contribution at Start of Next Fiscal Year	\$ 15,300
Amount Increase/(Decrease) Current vs. Recommended (Year 1)	\$ 15,300

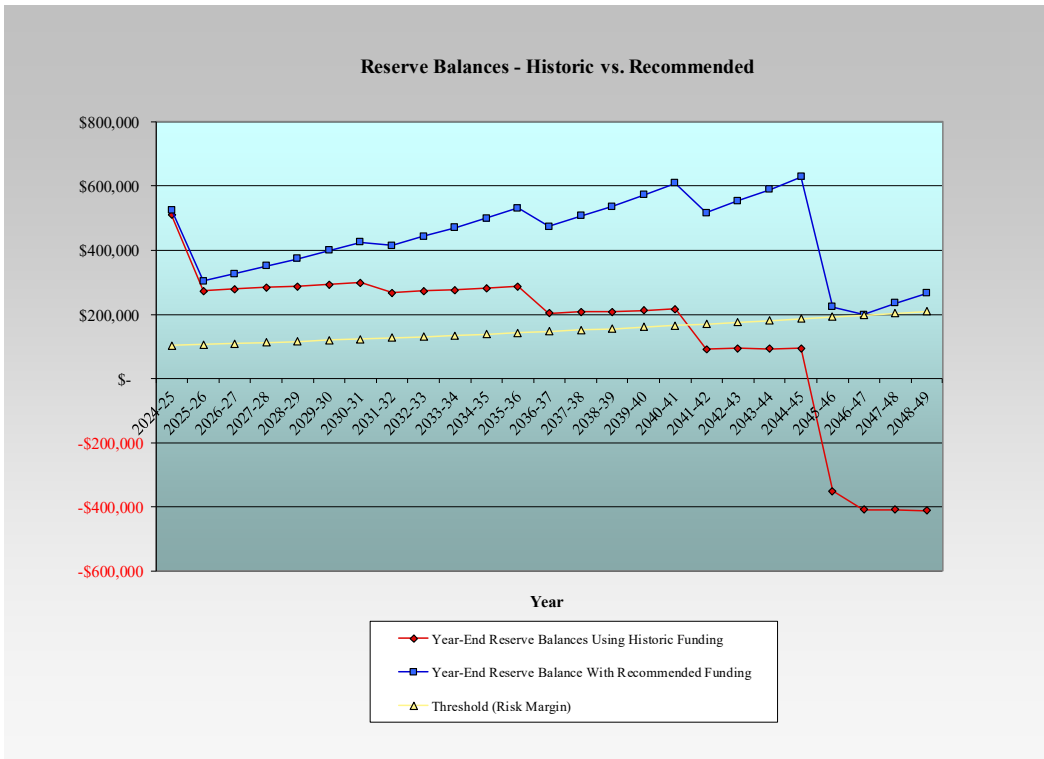
● Based on the association's current budgeted Reserve Contribution plus 0% typical annual increase

The recommended year 2024-25 Reserve Contribution is \$15,300. Starting with the 2024-25 Recommended Reserve Contribution of \$15,300 per annum, and then increasing the Recommended Reserve Contribution by 3.0% per year, the Organizations' Reserves will typically remain above zero as well as above the Threshold for all years shown ("Threshold" is discussed in the next paragraph).

By following the recommended Reserve Contributions, the Organization will gradually accrue a Reserve Fund which will provide the financial means to address the major Reserve Component Expenditures which will arise in the future. The recommended Reserve Contribution amount will provide adequate, but not excessive, levels of Reserves, while still

maintaining a reasonable Threshold Margin which suits the particular needs of the Organization and will provide a “safety buffer” for unanticipated Reserve Expenditures which are unpredictable but inevitable.

The following graph illustrates the year-end Reserve Fund balance using the Recommended Reserve Funding Plan compared with the Organization’s current funding plan for the next 25 years.



In order to ensure that significant overfunding or underfunding does not occur, we recommend that Dexter Township update this Reserve Study every three to five years, or when any major changes in the Physical or Financial analysis occur. Such changes include accelerated Reserve Component Expenditures undertaken at the client’s discretion, addition (construction) or demolition of Reserve Components, interest rate changes on reserve investments, and changes in local building costs.

INTRODUCTION AND METHODOLOGY

INTRODUCTION

A Reserve Study is a tool which anticipates major common area repair and replacement expenses and develops a prudent Reserve Funding Plan to pay for these expenses. By its nature, a Reserve Study must make assumptions about the future, which can sometimes be unpredictable. However, by using meticulous research and analysis together with proven methodologies, a well-executed Reserve Study provides organizations with valuable budget planning information, and guidance on upcoming long-term maintenance and repairs.

There are three levels of service for Reserve Studies as espoused by the Community Associations Institute.¹

I) **Full:** A Full Reserve Study consists of the following:

- Component Inventory
- Condition Assessment (based upon on-site visual observation)
- Life and Valuation Estimates
- Reserve Fund Status
- Recommended Reserve Funding Plan

II) **Update, With-Site-Visit/On-Site Review**, consists of:

- Component Inventory (verification only, not quantification)
- Condition Assessment (based upon on-site visual observation)
- Life and Valuation Estimates
- Reserve Fund Status
- Recommended Reserve Funding Plan

III) **Update, No-Site-Visit/Off-Site Review**, consists of:

- Life and Valuation Estimates

¹ “RS National Reserve Study Standards,” Community Associations Institute, April 2009, p. 2.

- Reserve Fund Status
- Recommended Reserve Funding Plan

This is a “Full” Reserve Study. For simplicity, the terms “Full” Reserve Study and “Reserve Study” will be used interchangeably following this section.

Typically, the Level I (Full Reserve Study) option is only required for an organization’s first Reserve Study. This is our most comprehensive offering and should be used by organizations which are ordering their first reserve study, or whose previous reserve study is so dated and/or inaccurate as to require a “blank slate” approach to re-survey the various common element components and their conditions. As part of our scope of work, we will thoroughly review your governing documents, maintenance schedule, and interview Board members and/or property management representatives to determine what items should be included in the list of reserve components. We will then estimate Useful Life, Remaining Useful Life, and Replacement Cost, all documented and supported with color photographs. From this Physical Analysis we will then perform a Financial Analysis which will account for your current reserve funding situation and recommend an ongoing Reserve Funding Plan.

Level II (Update, With-Site-Visit/On-Site Review) reserve studies are recommended if the organization is confident that the Reserve Components have been accurately surveyed, and no major changes have occurred since the last Full Reserve Study. The scope of work includes an on-site inspection to update Useful Life, Remaining Useful Life, Cost Figures, and Financial Assumptions, but component quantities will not be re-surveyed.

When doing an “Update With Site Visit” assignment, the Reserve Component inventory is not quantified. The quantification of reserve components as determined by the previous reserve study will be assumed to be accurate.

Level III (Update, No-Site-Visit/Off-Site Review) reserve studies are useful when the organization is confident that the Reserve Components have been accurately identified and surveyed, but due to the minimal number of Reserve Components, and short-time period

elapsed since the last Reserve Study, the organization does not feel an on-site inspection would be required. In order to provide a credible reserve study, we only provide this type of reserve study for existing clients, and our previous reserve study (with site visit) is less than five years old. Narrative content of this type of Reserve Study is extremely limited, with most communication occurring via an Executive Summary, charts, and graphs (Reserve Expenditures and Reserve Funding Plan).

When doing an “Update Without Site Visit” assignment, the Reserve Component conditions are not visually confirmed and updated, and the Remaining Useful Lives of the Reserve Components will typically be calculated based on the assumption that the actual time elapsed since the previous reserve study is added to the effective age as determined in the previous reserve study. The quantification of Reserve Components as determined by the previous reserve study will be assumed to be accurate.

METHODOLOGY

The Physical Analysis precedes the Financial Analysis since we must first determine the projected expenses before evaluating the Organization's financial status to develop a Recommended Reserve Funding Plan.

The Physical Analysis therefore starts with an inventory of Reserve Components. To establish what items to include in our inventory, we conducted interviews with the Organization's representatives to determine if there are historical precedents which warrant inclusion in the Reserve Component Inventory.

What Physical Assets Should be Included in an Inventory of Reserve Components?

Reserves are large items that require advance planning to repair or replace. Operating expenses are ongoing, predictable expenses that repeat throughout the year or from year-to-year, with modest unanticipated items typically covered by a maintenance contingency in the budget, whereas larger items may be covered by additional assessments or insurance.

There is a national standard five-part test to establish whether an item should be funded through reserves. First, the item must be a common element maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable. Fourth, the item must be above a threshold cost. Fifth, the item is required by local codes. A sixth criteria is not part of the national standard but is inherent in the methodology used in this Reserve Study. Only Reserve Components which fall within the 25-year time horizon are included in our analysis. Therefore, Reserve Components presented in this Reserve Study are organization responsibilities, major items, with limited and predictable lives which fall within the 25-year projection period. Items such as foundations and major infrastructure components are not included in reserves since they do not have limited useful life expectancies which can be predicted. Small items, such as metal street signs are not considered Reserve Components due to their nominal costs (i.e., they do not pass Test # 4 above).²

² *Ibid.*, p. 2.

As it relates to the Organization, we suggested that items costing more than \$10,000 and that have a minimum predictable Useful Life of at least three years be considered Reserve Components. The reason for this is that there should be a firewall between the reserve and operating accounts so that reserve funds do not get treated as an extension of operating funds. Reserve expenses are typically defined as being used for major repairs and replacements. We are not lawyers, but we do recommend that the Organization adopt a clear definition of what constitutes a Reserve Component which will be funded via Reserve Funds.

How are Useful Life and Remaining Useful Life Established?

Useful Life is estimated based on our experience with the Reserve Component, after accounting for quality, expected maintenance, and weather exposure. Remaining Useful Life is primarily a function of the current noninvasive observed condition. The complement of Remaining Useful Life is Effective Age. Typically, Effective Age does not equal Actual Age due to differences in quality, rate of wear, and degree of maintenance attention a particular item receives. For Reserve Components where age characteristics are not readily visible (e.g., complex heating/cooling systems, elevators, security systems, etc.), we rely on interviews with the Organization's service vendor. If the vendor is no longer available, we use national benchmarks, primarily from the *Marshall & Swift* cost estimating service.

How are Cost Estimates Established?

Whenever possible, we use recent historical information for Reserve Components which have been replaced or repaired, since this gives an actual localized data point from which to estimate future costs. Additional sources of information are comparisons with other organizations for which we have performed work, as well as interviews with local vendors. Costs are also compared with those published by *Marshall & Swift* to provide a feedback mechanism to verify local vendor costs against national and regional cost data.

How Much Reserves Should We Contribute?

We utilize three principles when developing a Recommended Reserve Funding Plan. First, there must be sufficient cash on hand to handle the Reserve projects which arise. Second, we seek to provide a stable rate of contribution since this makes it easier for the Organization to plan its budgets year-to-year. Finally, the Recommended Reserve Funding Plan must be fiscally responsible using reasonable and prudent financial assumptions with a risk profile tailored to the client.³

What is Our Funding Goal?

There are four different funding goals which are independent of the methodology utilized. These goals are:

- 1) **Baseline Funding:** Anticipated costs and their expected timing over the projection period are calculated. The reserve contribution is then set to keep the reserve cash balance above zero.
- 2) **Full Funding:** Setting a reserve funding goal of attaining and maintaining reserves at or near 100% funded. For example, an organization would set aside \$10,000 per year for a component (e.g., roof) which will cost \$100,000 to replace in 10 years. Full funding is considered the most expensive (and therefore conservative) funding formula since money for all reserve components is set aside and accounted for.
- 3) **Statutory Funding:** Establishing a reserve funding goal of setting aside the specific minimum or regulatory amount of reserves requires by local statutes.
- 4) **Threshold Funding:** Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold, this funding goal may be more or less conservative than Full Funding.

³ *Ibid.*, p. 4.

With Baseline Funding, there is no margin for error, and if expenses are higher than budgeted, or projects occur earlier than planned, additional assessments can occur, although this risk can be somewhat alleviated by regular updates to the Reserve Study.

Statutory Funding is not recommended because there is no direct correlation between the statutory minimum and the organization's actual financial needs. For example, a statutory 10% minimum for the reserve contribution might be acceptable for a newer development with relatively few common elements, and a properly developed maintenance and overall budget plan. However, the 10% minimum might be wildly off the mark for an older development with extensive common element obligations and a maintenance and overall budget that are themselves underfunded.

In our opinion, Full Funding provides an excessive level of funding since the Organization is typically setting aside money that it will not be using for decades. On the other hand, this funding goal has the distinction of typically being the most conservative funding formula which may be seen as a virtue by some organizations.

We recommend using Threshold Funding with a safety margin set above 100% of Baseline Funding. Although the safety margin is arbitrary, it should be customized to the client's risk profile. As a rule of thumb, we suggest a safety margin of \$100,000 as prudent for organizations similar to the subject. When an organization is considering what their threshold safety margin should be, a good question to ask is "What is a reasonable level of money to have on hand due to unpredictable events?" Small amounts can usually be covered by maintenance contingency funds or short-term loans, while very large unplanned events are typically covered by insurance.⁴

An added benefit of using Threshold Funding as recommended above is that it provides a layer of global risk management against the many future unknowns which must be assumed for the purposes of a reserve study. For example, reserve studies must make assumptions about future rates of inflation, rates of return on reserve investments, and the Useful Lives of Reserve

⁴ *Ibid.*, p. 3.

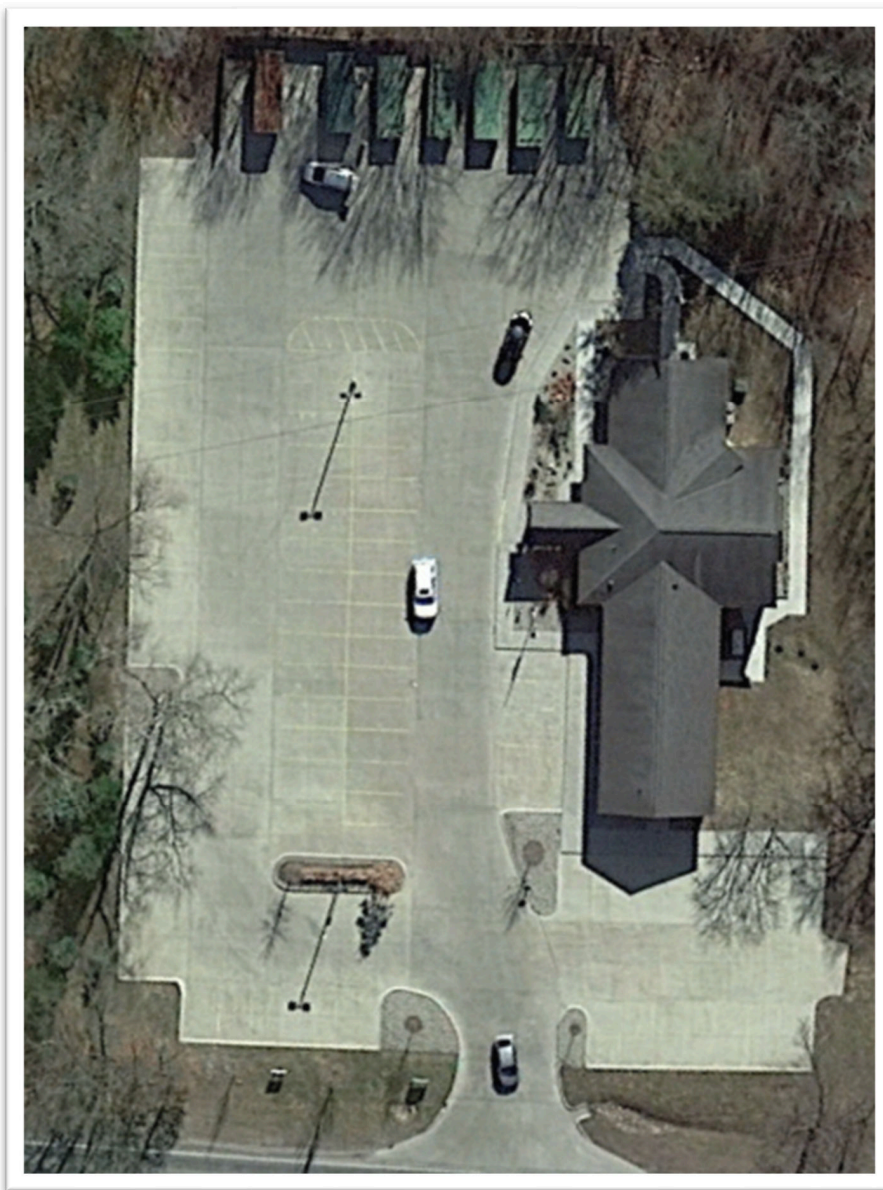
Components. One way of accounting for the many different risk factors inherent in reserve study assumptions would be to attempt to individually forecast the future replacement cost for each Reserve Component. For example, certain Reserve Components which depend on petroleum-based commodity materials (such as paving and roof shingles) have recently been increasing at a rate significantly greater than inflation. However, not only would it be impractical to forecast future Replacement Costs for potentially dozens of Reserve Components (some of which may actually experience deflation over time), it is more straightforward to concede that future risk can realistically only be managed at a macro, rather than micro, level.

PHYSICAL ANALYSIS

IDENTIFICATION OF RESERVE COMPONENTS

Dexter Township consists of two buildings. Dexter Township Hall was built in 2001 while the Dexter Area Fire Department was built in 2016. The following graphics provide aerial views of the project.

DEXTER TOWNSHIP HALL



DEXTER AREA FIRE DEPARTMENT



The Physical Analysis starts with an inventory of Reserve Components. To establish what items to include in our inventory, we conducted interviews with the Organization's representatives. Please see the Reserve Expenditures spreadsheet in the Addenda for a listing of individual line items, estimates for Useful Life, Remaining Useful Life, and current Replacement Cost for each component.

For our on-site observations, we:

- Inspected all common areas
- Field measured all reserve components except as noted below
- Utilized drawing take-offs from the master deed and aerial photographs for the following included reserve components
 - Roofs

Based on the national five-part test described on page 10, there are certain items which have not been included in this reserve study.

Items which may pass the five-part inclusion test as a Reserve Component discussed on page 10 but were specifically excluded in this Reserve Study at the direction of the client are:

- Dexter Township Hall; election equipment; 3 tabulator machines; replacement – The client reports that the Township intends to transfer ownership of all election equipment to Washtenaw County.
- Dexter Township Hall; lower level carpet; replacement - The client reports that this area is not currently being used and that the existing carpet will not be replaced moving forward.
- Dexter Township Hall; lower level interior walls; painting – The client reports that this area is not currently being used and that the interior walls will not be painted moving forward.
- Dexter Township Hall; 24 miles of gravel/limestone roads; replacement – The client reports that this item has historically been funded from operations and that this practice is expected to continue moving forward.

Items which may fail the five-part inclusion test as a Reserve Component discussed on page 10 but were specifically included in this Reserve Study at the direction of the Client are:

- None noted

Noteworthy items which did not meet the criteria (see page 10) for inclusion as Reserve Components are broken down by category below:

Item failed test #1 (Not an Organization common element maintenance/replacement responsibility)

- Dexter Area Fire Department; interior refresh (Dexter Area Fire Department responsibility)
- Dexter Area Fire Department; furniture, fixtures, and equipment; replacement (Dexter Area Fire Department responsibility)

Item failed test #2 (No limited life)

- None noted

Item failed test #3 (No Predictable Limited Life)

- Site; electrical power distribution systems; replacement
- Site; sewer and water mains; replacement
- Site; tree and shrub replacement
- Site; routine asphalt crack filling and repair
- Buildings; foundations; replacement
- Buildings; structural framing; replacement

Item failed test #4 (Cost is Below the Assumed Threshold Amount of \$10,000)

- Items in this category which are assumed to be funded (either on an “as needed” or scheduled basis) by the Organization’s operating budget are:
 - Dexter Township Hall; domestic hot water heater; replacement
 - Dexter Township Hall; pole light fixtures located in parking lot; replacement
 - Dexter Township Hall; lavatories; refresh
 - Dexter Area Fire Department; bollard lights (9 units); replacement
 - Dexter Area Fire Department; concrete sidewalks; partial replacement

Noteworthy items which passed Tests 1-4 on page 10, and are thus considered Reserve Components, but were not explicitly accounted for in this Reserve Study because the Remaining Useful Life is beyond the 25-year time horizon:

- Dexter Township Hall; brick siding; replacement; the International Association of Certified Home Inspectors predicts a useful life of 100+ years
- Dexter Township Hall; brick tuck pointing – Tuck pointing costs depend largely on the condition of the existing installation and overall accessibility. For this reason, it is typical for tuck pointing to be bid on a time and materials basis. The Useful Life for tuck pointing ranges from 25 to 50 years, and not all of the brick veneer will require tuck pointing depending on condition, location and orientation to the elements. As previously discussed in the Methodology section of this report, a safety margin of

\$100,000 per unit has been included in the reserve funding plan and functions as a contingency fund that can be used for unpredictable reserve expenses such as tuckpointing.

- Dexter Area Fire Department; Cummins backup generator; replacement
- Dexter Area Fire Department; concrete block walls; replacement
- Dexter Area Fire Department; metal siding; replacement
- Dexter Area Fire Department; metal roof; replacement
- Dexter Area Fire Department; commercial aluminum windows; replacement
- Dexter Area Fire Department; PVC fence; replacement
- Cemeteries (Total of 3); replacement – all components related to the three cemeteries the township is responsible for are long lived and will not require replacement within the 25 year window of analysis covered in this report.

CONDITION ASSESSMENT

The following narrative details the condition assessment of the significant Reserve Components, along with relevant commentary and cost source, if applicable.

DEXTER TOWNSHIP HALL COMPONENTS

Asphalt Roof Shingles (Including Gutter and Downspout Replacement): Asphalt shingles were observed to be in average condition relative to their age. We note that the claimed shingle life of 25-30 years is typically based on moderate weather conditions compared to Michigan and Ohio, and the claimed life is not typically realized. We therefore used a more realistic 25-year Useful Life. At time of replacement, existing roofing is assumed to be completely removed and then replaced using asphalt shingles with a similar expected Useful Life. Roof Replacement cost was estimated using the *Marshall and Swift Valuation Service* as well as actual costs obtained from roofing projects performed at several similar organizations.

We recommend that the Organization implement a regular annual inspection program to ensure that trees are not rubbing against roof shingles, since constant friction can dramatically shorten the Useful Life of the asphalt shingles.

Roof quantity accounts for roof pitch and a typical 10% waste factor. Pitch adjustment multiplier was based on the following industry standard formula: $\sqrt{1 + \text{Pitch}^2}$.

A 10% cost factor is included in the overall asphalt shingle replacement cost to account for typical partial replacement of wood decking/sheathing and fascia boards as applicable.

When evaluating roof shingles, the following are the primary indicators that it is time for a roof replacement:

Granule Loss: Asphalt shingles are made-up of a base supporting material, asphalt, and mineral granules. The granules protect against ultra-violet degradation and physical damage. Excessive granule loss leads to bald patches, and these areas lead to drying out and splitting.

Lifting and Curling: As shingles near the end of their useful life, the most obvious physical indicator is lifting and curling, which telegraph that the shingles are drying out. At this stage, roof failure is imminent, and a roof replacement, or a reroofing will need to be completed.

A roof replacement involves removing the existing shingles down to the sheathing, and replacing with new shingles. A reroofing is installation of new shingles over the old shingles, assuming there is only one layer of old shingles and no curling. In general, a roof replacement is the preferred roofing method since most roofing manufacturer warranties only apply to full replacements. In addition, reroofs typically have a shorter useful life since the new shingles are installed on an uneven surface and do not lay flat, making them prone to blow offs and cracks forming over the uneven surfaces, similar to street reflective cracking in asphalt overlays.

Exterior Siding Painting: Painting is projected to occur every eight to ten years.

Scope of work is assumed to include:

- Application of bleach solution to treat mold and mildew
- Power washing of the exterior to remove any loose coatings, dirt, etc.
- Re-nail any loose trim and siding
- Repair or replace any loose or split caulk. Caulk all butt joints at the siding
- Mask and protect all adjacent surfaces not painted
- Primarily spray application, with roll and brush application when applicable

Cost source for painting was provided by a review of actual bids for similar organizations and cross-checked using information from the *Marshall & Swift Valuation Service*.

Carpet Replacement: Useful Life for commercial low-pile carpet is typically 10-15 years, though entry areas may be at the lower end of the range. Current replacement cost assumes replacement with similar quality carpet. Many organizations use carpet tiles, which have a higher initial cost but allow for easy spot replacement assuming additional carpet tiles are purchased and stored.

Interior Paining: Useful Life for painting is typically 10-15 years, though entry areas may need periodic touch-ups via operating maintenance. Many organizations choose eggshell finish since it is easier to clean than flat finish and is more durable than flat finish. Satin/gloss paint finish is the most durable paint finish but also shows the most imperfections.

Windows: Useful life can vary widely depending on usage patterns and orientation to the elements, with a 30-year useful life being typical/average. Replacement units are assumed to approximate the quality of the original units.

Elevator; Modernize: Long-lived elevator components consist of the elevator cab, door opening mechanisms, computerized controller, and hydraulic tanks. These long-lived items have Remaining Useful Lives which typically exceed the 25-year projection period. However,

capital repairs and modernization will be required in the medium- to long-term. Modernization will be needed since even though the physical components may appear to be functional, obtaining replacement parts will become prohibitively expensive and even impossible, and an overall modernization/upgrade program will be required. Each modernization program will be unique, but typically the controller will need to be completely replaced, while door opening mechanisms will require partial replacement, hydraulic tank will require modernization and refurbishment, and the cab interior will need to be updated and refreshed.

Backup Generator: Typical Useful Life is 40 years. Regular maintenance and scheduled ignition of the back-up generator are assumed to continue. At time of replacement the existing backup generator is assumed to be removed and replaced with a backup generator of similar size and capacity. Cost source for this component is based on cost data from our in-house database of organizations which completed similar projects in the 2022-2023 fiscal years.

Forced-Air Furnaces and Condensers: Typical Useful Life is 20 years. At time of replacement each forced-air furnace is assumed to be replaced at the same time as its related condenser unit. The current furnaces and condensers are from 2001-2002 and will need to be replaced in the near term. Cost basis for replacement is based on cost data from our in-house database of organizations which completed similar projects in the 2022-2023 fiscal years.

Concrete Parking Area: This item has a Useful Life which can range from 40 to 50 years. Observed condition is good, with minimal visible degradation. Since sections of concrete can be selectively replaced, and since concrete can vary significantly in wear and tear, only partial replacement of the concrete parking area was assumed, with the remainder being easily repaired or simply used for an extended period. It was assumed that approximately 5-10% of the concrete parking area would require replacement after 15-20 years of original installation, and then an additional 5-10% would be replaced every five years thereafter. These replacements are assumed to work together with ongoing maintenance (such as leveling) and smaller concrete replacements (i.e., those projects costing less than \$10,000), which will occur via operations.

We recommend that any weeds that are growing between or through the concrete slabs be immediately treated with an herbicide such as Roundup. If the Organization wishes to limit the use of herbicides, application of a vinegar solution (20% acetic acid) and water has been shown to be effective for approximately two months (these results are comparable to the use of Roundup). Failure to implement a regular weed abatement program can dramatically shorten the Useful Life of the concrete parking area.

DEXTER AREA FIRE DEPARTMENT COMPONENTS

Overhead Doors: Overhead doors were observed to be in average condition. This type of overhead door has a Useful Life of 25 years. Cost source was provided by cost data from our in-house database of organizations which completed similar projects in the 2022-2023 fiscal years.

Forced-Air Furnaces and Condensers: Typical Useful Life is 20 years. At time of replacement each forced-air furnace is assumed to be replaced at the same time as its related condenser unit. The current furnaces and condensers are original from 2016. Cost basis for replacement is based on cost data from our in-house database of organizations which completed similar projects in the 2022-2023 fiscal years.

Concrete Parking Area: This item has a Useful Life which can range from 40 to 50 years. Observed condition is good, with minimal visible degradation. Since sections of concrete can be selectively replaced, and since concrete can vary significantly in wear and tear, only partial replacement of the concrete parking area was assumed, with the remainder being easily repaired or simply used for an extended period. It was assumed that approximately 5-10% of the concrete parking area would require replacement after 15-20 years of original installation, and then an additional 5-10% would be replaced every five years thereafter. These replacements are assumed to work together with ongoing maintenance (such as leveling) and smaller concrete replacements (i.e., those projects costing less than \$10,000), which will occur via operations.

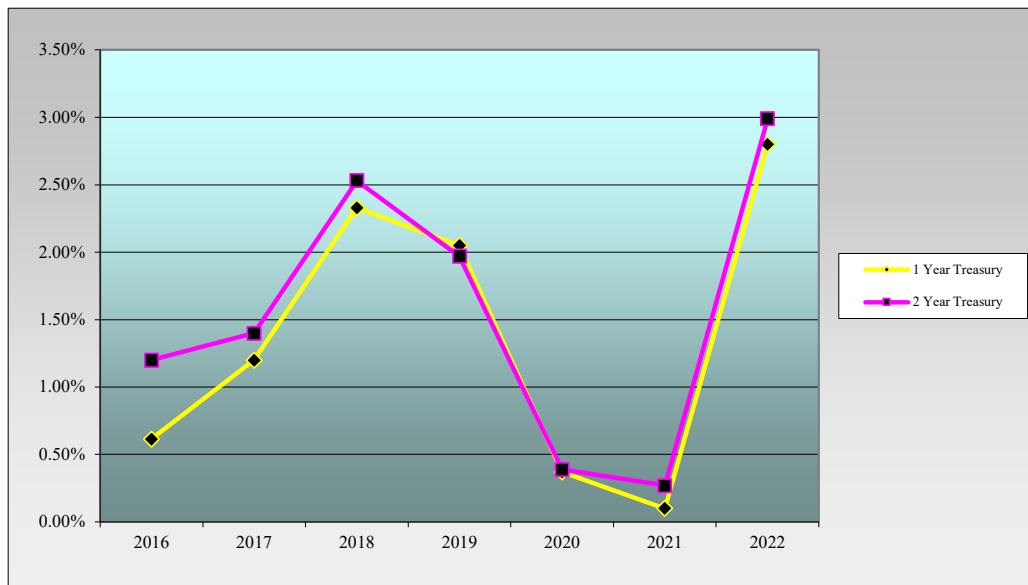
We recommend that any weeds that are growing between or through the concrete slabs be immediately treated with an herbicide such as Roundup. If the Organization wishes to limit the use of herbicides, application of a vinegar solution (20% acetic acid) and water has been shown to be effective for approximately two months (these results are comparable to the use of Roundup). Failure to implement a regular weed abatement program can dramatically shorten the Useful Life of the concrete parking area.

FINANCIAL ANALYSIS

FINANCIAL ASSUMPTIONS

The following chart details the historical trend for typical savings investment vehicles (one- and two-year Treasuries) as published by the U.S. Treasury Department.

Trend for Sample Investment Types



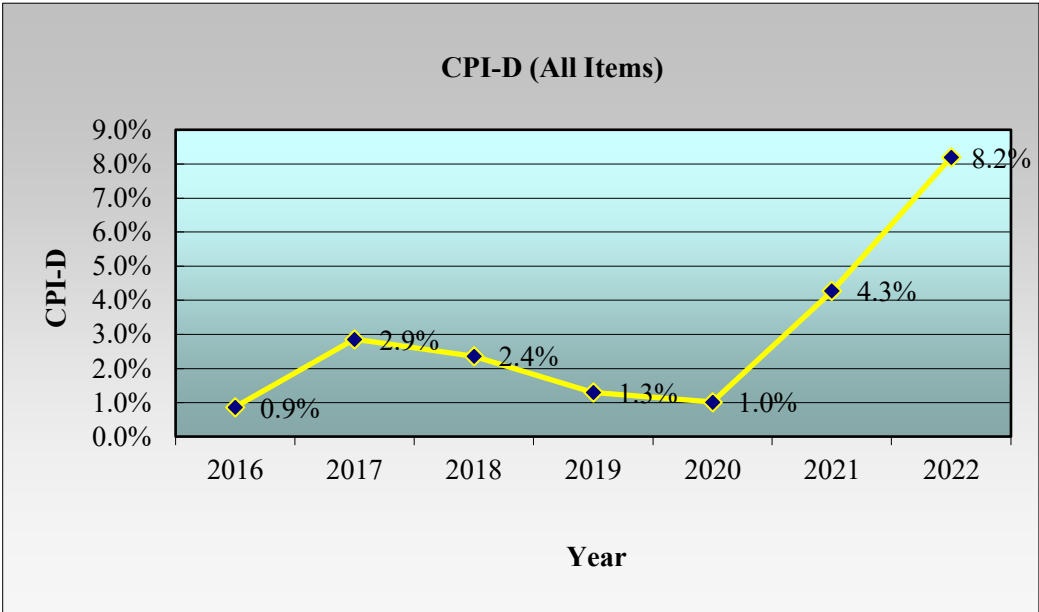
Treasuries provide a good investment benchmark since they reflect a very safe investment whose risk profile matches that of most organizations. By using “laddering” in which maturities are staggered over time, an organization can often gain some of the higher yield of a longer-term investment, while still having access to liquid funds as the various investments mature over time.

A broad-based analysis of rates is required since the investment yield-rate selected will be utilized for the entire 25-year projection period, and the rate selected should therefore reflect what can be expected during a 25-year time period, with only partial consideration given to current investment rates.

For the purposes of this Reserve Study, we will use a Reserve savings yield rate of 2.0%. We did not make any adjustments to account for the impact of Federal Income Tax on investment income since the Organization’s tax situation can change over time. We advise the client to consult with its accountant and/or professional investment advisor to develop or refine an investment strategy consistent with the Organization’s risk profile and Reserve investment profile.

ESTIMATION OF INFLATION RATE

The following graph illustrates the five-year historical trend for the Consumer Price Index (CPI-D; all Items) as published by the U.S. Bureau of Labor Statistics.



As discussed for Reserve savings rates, a broad-based analysis of rates is required since the inflation rate selected will be utilized for the entire 25-year projection period. In addition, the CPI-D measures inflation for a wide-range of goods, and therefore does not correlate directly with changes in the cost of materials and labor for repair/replacement of Reserve Components.

For the purposes of this Reserve Study, we will use a 3.0% annual inflation rate. Although inflation may be above or below a 3.0% annual inflation rate during any particular year of the

25-year projection period, we anticipate a 3.0% annual inflation rate to represent the long-term average.

SUMMARY AND CONCLUSION OF SELECTED RATES

Having the Reserve savings yield rate less than the expected long-term inflation rate is a conservative assumption since most investments are made with the primary purpose of matching or exceeding inflation. However, organizations typically follow a reserve investment policy which strongly emphasizes safety and preservation of capital. Since risk and reward are directly related, the lower risk profile utilized by organizations typically results in a lower rate of return, and therefore having the reserve savings investment yield be less than the expected inflation rate was considered reasonable.

ADDENDA

PHOTOGRAPHS



Photograph 1: View of entry area signage



Photograph 2: Typical view of Dexter Township Hall exterior elevation

PHOTOGRAPHS



Photograph 3: Typical view of Dexter Township Hall exterior elevation



Photograph 4: Typical view of Dexter Township Hall asphalt shingle roof

PHOTOGRAPHS



Photograph 5: Typical view of Dexter Township Hall aluminum gutters



Photograph 6: Typical view of Dexter Township Hall – main floor

PHOTOGRAPHS



Photograph 7: Typical view of Dexter Township Hall – main floor



Photograph 8: Typical view of Dexter Township Hall - window

PHOTOGRAPHS



Photograph 9: Typical view of Dexter Township Hall elevator cab



Photograph 10: Typical view of Dexter Township Hall backup generator

PHOTOGRAPHS

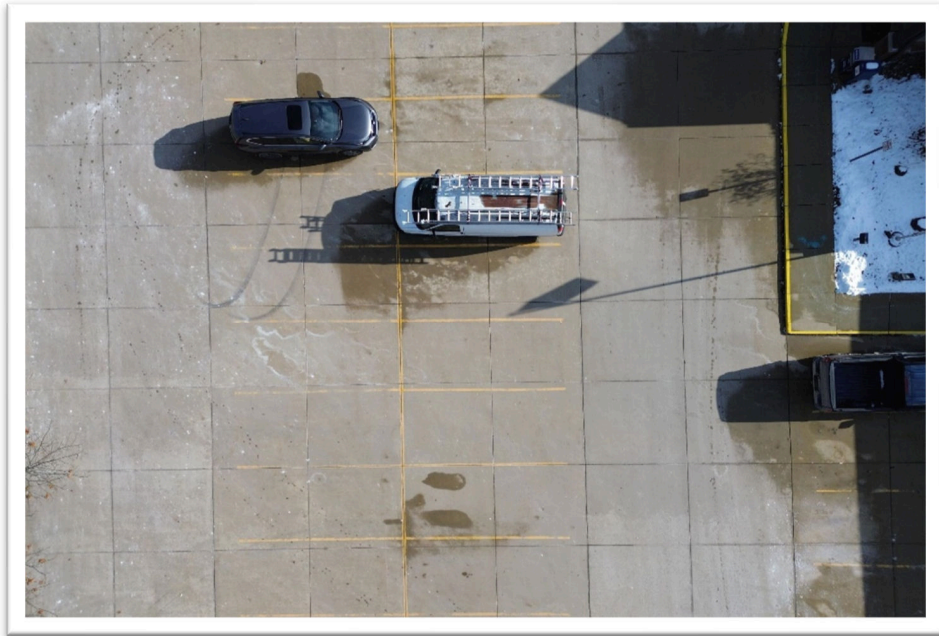


Photograph 11: Typical view of Dexter Township Hall forced-air furnace



Photograph 12: Typical view of Dexter Township Hall concrete parking area

PHOTOGRAPHS



Photograph 13: Typical view of Dexter Township Hall concrete parking area



Photograph 14: Typical view of Dexter Area Fire Department exterior elevation

PHOTOGRAPHS



Photograph 15: Typical view of Dexter Area Fire Department exterior elevation



Photograph 16: Typical view of Dexter Area Fire Department overhead door

PHOTOGRAPHS



Photograph 17: Typical view of Dexter Area Fire Department forced-air furnace



Photograph 18: Typical view of Dexter Area Fire Department concrete parking area

PHOTOGRAPHS



Photograph 19: Typical view of Whelen emergency siren controller



Photograph 20: Typical view of Whelen emergency siren with solar panel and controller

RESERVE EXPENDITURES AND RESERVE FUNDING PLAN
Formatted for Ledger-Size 11” x 17” Paper (or Use 150%+ Magnification To View on a Monitor)

Assumptions
3.0% annual inflation rate
2024-25 first fiscal year of analysis

Reserve Component Inventory	Quantities	First Year of Replacement	Life Analysis (Yrs.)		Remaining Useful Lives and Estimated Future Replacements Costs																									
			Normal	Remaining	Unit Cost (\$)	RUL= 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
	Total					2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
Dexter Township Hall Components																														
Asphalt Roof Shingles+Gutters/Downspouts; Replacement	6,240 SF	2028	25	5	6.25 /SF	-	-	-	-	43,898	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Exterior Siding; Painting	3,859 SF	2030	10	7	2.80 /SF	-	-	-	-	-	-	12,902	-	-	-	-	-	-	-	-	-	17,339	-	-	-	-	-	-	-	-
Carpet; 1st Floor; Replacement	3,312 SF	2038	15	15	11.50 /SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57,612	-	-	-	-	-	-	-	-	-	-
Interior Walls; 1st Floor; Painting	5,373 SF	2038	15	15	2.80 /SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,756	-	-	-	-	-	-	-	-	-	-
Windows; Replacement	524 SF	2031	30	8	65.00 /SF	-	-	-	-	-	-	-	41,883	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator; Modernization	1 UNIT	2026	25	3	125,000 /UNIT	-	-	132,613	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Backup Generator; Replacement	1 UNIT	2041	40	18	30,000 /UNIT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	49,585	-	-	-	-	-	-	-
HVAC; Forced-Air Furnaces; Replacement	4 UNITS	2024	20	1	5,500 /UNIT	22,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39,734	-	-	-	-
HVAC; Condensers; Replacement	4 UNITS	2024	20	1	5,500 /UNIT	22,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39,734	-	-	-	-
Concrete Parking Area; Phased Partial Replacement	39,074 SF	2031	40-50	8	15.50 /SF	-	-	-	-	-	-	-	37,243	-	-	-	-	43,175	-	-	-	-	50,052	-	-	-	-	58,024	-	-
Dexter Area Fire Department Components																														
Overhead Doors; Replacement	6 UNITS	2041	25	18	8,000 /UNIT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	79,337	-	-	-	-	-	-	-
HVAC; Forced-Air Furnaces; Replacement	3 UNITS	2036	20	13	5,500 /UNIT	-	-	-	-	-	-	-	-	-	-	-	-	23,525	-	-	-	-	-	-	-	-	-	-	-	-
HVAC; Condensers; Replacement	3 UNITS	2036	20	13	5,500 /UNIT	-	-	-	-	-	-	-	-	-	-	-	-	23,525	-	-	-	-	-	-	-	-	-	-	-	-
Concrete Parking Area; Phased Partial Replacement	38,934 SF	2031	40-50	8	15.50 /SF	-	-	-	-	-	-	-	37,110	-	-	-	-	43,021	-	-	-	-	49,873	-	-	-	-	57,816	-	-
Other Components																														
Whelen Emergency Sirens With Solar Panels; Replacement	16 UNITS	2025	20	2	15,000 /UNIT	-	247,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	446,471	-	-	-
Reserve Study; Update (Guaranteed Update Price Years 1-5)	1 UNIT	2028	5	5	1,920 /UNIT	-	-	-	-	2,161	-	-	-	-	2,505	-	-	-	-	2,904	-	-	-	-	-	3,367	-	-	-	3,903
Total Expenditures						-	247,200	-	-	2,161	-	-	37,110	-	2,505	-	-	90,071	-	2,904	-	-	129,209	-	3,367	-	446,471	57,816	-	3,903

HISTORIC AND RECOMMENDED RESERVE FUNDING PLAN
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Assumptions

2.0% Average Interest Rate Earned on Invested Reserves

0.0% Annual Increase in Collected Reserve Funds for Historic Projection

3.0% Annual Increase in Collected Reserve Funds for Recommended Funding Plan

\$ 100,000 Threshold For 1st Year

1 Number of Units

No Autocalculate Reserve Contributions

Historic Reserve Funding Projection

		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	
Plus	Reserve Balance at Beginning of Fiscal Year	\$ 500,000	\$ 510,000	\$ 273,000	\$ 278,460	\$ 284,029	\$ 287,549	\$ 293,300	\$ 299,166	\$ 268,039	\$ 273,400	\$ 276,363	\$ 281,890	\$ 287,528	\$ 203,207	\$ 207,272	\$ 208,513	\$ 212,683	\$ 216,937	\$ 92,066	\$ 93,907	\$ 92,419	\$ 94,267	\$ (350,318)	\$ (408,134)	\$ (408,134)	
Plus	Recurring Reserve Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Plus	Additional Reserve Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Equals	Interim Reserve Balance	500,000	510,000	273,000	278,460	284,029	287,549	293,300	299,166	268,039	273,400	276,363	281,890	287,528	203,207	207,272	208,513	212,683	216,937	92,066	93,907	92,419	94,267	(350,318)	(408,134)	(408,134)	
Plus	Estimated Interest Earned, During Year ¹	10,000	10,200	5,460	5,569	5,681	5,751	5,866	5,983	5,361	5,468	5,527	5,638	5,751	4,064	4,145	4,170	4,254	4,339	1,841	1,878	1,848	1,885	-	-	-	
Equals	New Reserve Balance	510,000	520,200	278,460	284,029	289,710	293,300	299,166	305,149	273,400	278,868	281,890	287,528	293,278	207,272	211,417	212,683	216,937	221,276	93,907	95,786	94,267	96,153	(350,318)	(408,134)	(408,134)	
Less	Anticipated Expenditures, By Year	-	(247,200)	-	-	(2,161)	-	-	(37,110)	-	(2,505)	-	-	(90,071)	-	(2,904)	-	-	(129,209)	-	(3,367)	-	(446,471)	(57,816)	-	(3,903)	
Equals	Anticipated Balance of Reserve Fund at Year End	\$ 510,000	\$ 273,000	\$ 278,460	\$ 284,029	\$ 287,549	\$ 293,300	\$ 299,166	\$ 268,039	\$ 273,400	\$ 276,363	\$ 281,890	\$ 287,528	\$ 203,207	\$ 207,272	\$ 208,513	\$ 212,683	\$ 216,937	\$ 92,066	\$ 93,907	\$ 92,419	\$ 94,267	-\$350,318	-\$408,134	-\$408,134	-\$412,037	
Threshold Target		\$100,000	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551	\$ 115,927	\$ 119,405	\$ 122,987	\$ 126,677	\$ 130,477	\$ 134,392	\$ 138,423	\$ 142,576	\$ 146,853	\$ 151,259	\$ 155,797	\$ 160,471	\$ 165,285	\$ 170,243	\$ 175,351	\$ 180,611	\$ 186,029	\$ 191,610	\$ 197,359	\$ 203,279	\$ 209,378
	Amount Over/Under Threshold	\$ 407,000	\$ 166,910	\$ 169,187	\$ 171,478	\$ 171,621	\$ 173,895	\$ 176,178	\$ 141,362	\$ 142,923	\$ 141,971	\$ 143,467	\$ 144,952	\$ 56,354	\$ 56,013	\$ 52,716	\$ 52,213	\$ 51,652	-\$78,177	-\$81,443	-\$88,192	-\$91,762	-\$541,928	-\$605,493	-\$611,414	-\$621,415	

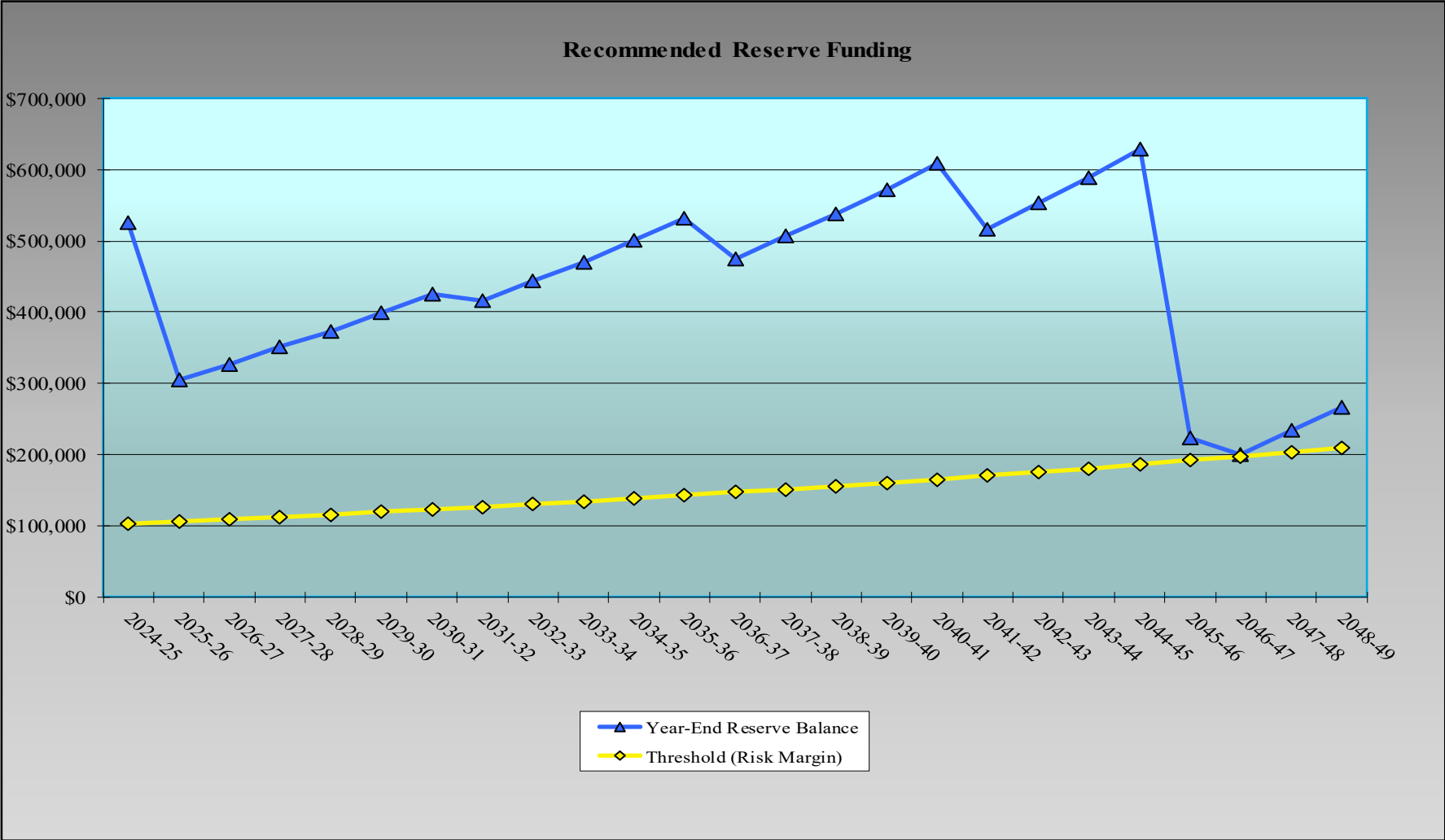
Recommended Funding Plan

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
Reserve Balance at Beginning of Fiscal Year	\$ 500,000	\$ 525,467	\$ 304,748	\$ 327,321	\$ 350,850	\$ 373,195	\$ 398,653	\$ 425,126	\$ 415,523	\$ 443,445	\$ 470,027	\$ 500,252	\$ 531,688	\$ 474,288	\$ 506,519	\$ 537,198	\$ 572,103	\$ 608,413	\$ 516,948	\$ 553,671	\$ 588,571	\$ 628,344	\$ 223,251	\$ 199,620	\$ 234,243
Plus Recommended Recurring Reserve Contributions	15,300	15,800	16,300	16,800	17,300	17,800	18,300	18,800	19,400	20,000	20,600	21,200	21,800	22,500	23,200	23,900	24,600	25,300	26,100	26,900	27,700	28,500	29,400	30,300	31,200
Plus Additional Reserve Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equals Interim Reserve Balance	515,300	541,267	321,048	344,121	368,150	390,995	416,953	443,926	434,923	463,445	490,627	521,452	553,488	496,788	529,719	561,098	596,703	633,713	543,048	580,571	616,271	656,844	252,651	229,920	265,443
Plus Estimated Interest Earned, During Year ¹	10,167	10,682	6,273	6,730	7,206	7,658	8,173	8,707	8,522	9,087	9,625	10,236	10,871	9,731	10,383	11,004	11,710	12,444	10,623	11,367	12,073	12,878	4,785	4,323	5,025
Equals New Reserve Balance	525,467	551,948	327,321	350,850	375,356	398,653	425,126	452,633	443,445	472,532	500,252	531,688	564,359	506,519	540,103	572,103	608,413	646,157	553,671	591,938	628,344	669,722	257,437	234,243	270,468
Less Anticipated Expenditures, By Year	-	(247,200)	-	-	(2,161)	-	-	(37,110)	-	(2,505)	-	-	(90,071)	-	(2,904)	-	-	(129,209)	-	(3,367)	-	(446,471)	(57,816)	-	(3,903)
Equals Anticipated Balance of Reserve Fund at Year End	\$ 525,467	\$ 304,748	\$ 327,321	\$ 350,850	\$ 373,195	\$ 398,653	\$ 425,126	\$ 415,523	\$ 443,445	\$ 470,027	\$ 500,252	\$ 531,688	\$ 474,288	\$ 506,519	\$ 537,198	\$ 572,103	\$ 608,413	\$ 516,948	\$ 553,671	\$ 588,571	\$ 628,344	\$ 223,251	\$ 199,620	\$ 234,243	\$ 266,565

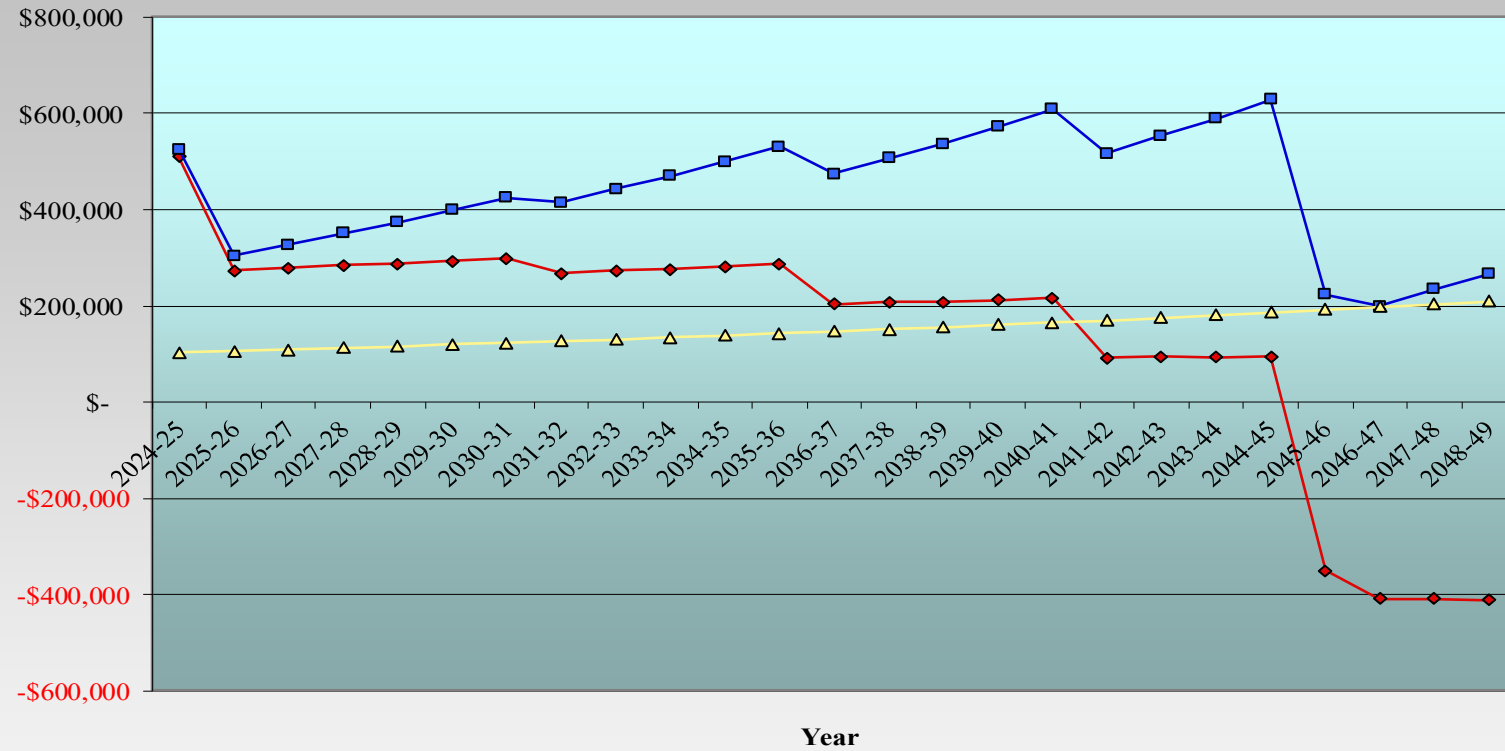
¹ Assuming reserves are invested monthly during the course of the year.

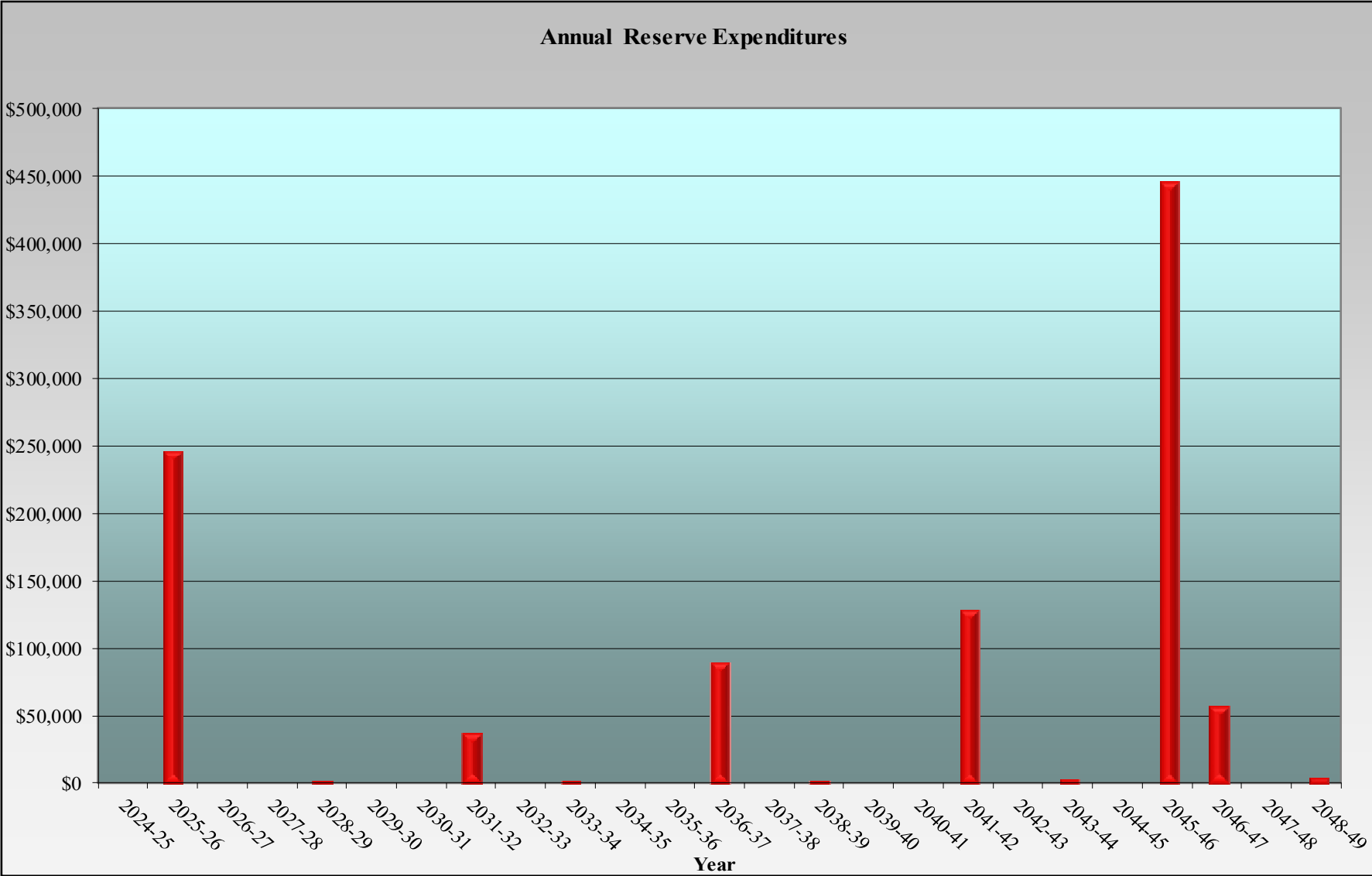
Amount Over/Under Threshold	\$ 422,467	\$ 198,658	\$ 218,048	\$ 238,300	\$ 257,268	\$ 279,248	\$ 302,138	\$ 288,846	\$ 312,968	\$ 335,635	\$ 361,828	\$ 389,112	\$ 327,435	\$ 355,260	\$ 381,402	\$ 411,632	\$ 443,128	\$ 346,704	\$ 378,320	\$ 407,960	\$ 442,315	\$ 31,641	\$ 2,262	\$ 30,964	\$ 57,187
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RESERVE FUNDING PLAN GRAPHS



Reserve Balances - Historic vs. Recommended





CERTIFICATIONS, ASSUMPTIONS AND LIMITING CONDITIONS

Certifications

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined outcome that favors the cause of the client, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions are developed, and this report has been prepared, in conformity with the relevant sections of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Code of Professional Ethics of the Appraisal Institute.
- I have made a non-invasive inspection of the property that is the subject of this report.
- No other person(s) provided significant professional assistance to the persons signing this report.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- In Michigan, appraisers are required to be licensed/certified and are regulated by the Michigan Department of Consumer and Industry Services, Licensing Division, P.O. Box 30018, Lansing, Michigan 48909.



Paul K.T. Conahan, MBA, RS
State Certified General Real Estate Appraiser
License No. 1201002454



Kai B. Conahan

Assumptions and Limiting Conditions

Assumptions

- When doing an “Update With Site Visit” assignment, the Reserve Component inventory was not quantified, although minor additions/deletions of the component inventory, along with their quantities and install dates, were accounted for. The quantification of Reserve Components as determined by the previous reserve study were assumed to be accurate.
- When doing an “Update Without Site Visit” assignment, the Reserve Component conditions were not visually confirmed and updated, and the Remaining Useful Lives of the Reserve Components were calculated based on the assumption that the actual time elapsed since the previous reserve study was added to the effective age as determined in the previous reserve study. However, minor additions/deletions of the Reserve Components, along with their quantities and dates of installation, as reported by the client, were accounted for. Excluding any changes reported by the client, the quantification of Reserve Components as determined by the previous reserve study were assumed to be accurate.
- Responsible and competent property management are assumed. This includes not only responsible and competent oversight with regard to the repair and replacement of the Reserve Components, but also responsible and competent financial management, with particular regard to prudent investment of the Organization’s reserve funds.
- Information furnished by representatives of the Organization regarding financial, physical, quantity, or historical issues were assumed reliable. However, no warranty is given for the accuracy of this information. The actual or projected total reserve balance presented in the Reserve Study is based upon information provided but was not audited. Client’s receipt of the final reserve study will serve as verification that the client has reviewed the reserve study and confirmed that all information provided by the Organization has been accurately represented in the final reserve study.
- It is assumed that there are no hidden or unapparent conditions on the property, subsoil or structure. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the author of this report. The author has no knowledge of the existence of such materials on or in the property. The author, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, lead-based paint, or other potentially hazardous materials may adversely affect the property and require remediation. We assumed that there are no such materials on the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, and all other applicable laws and regulations.

- It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been obtained.
- The client is assumed to have deemed previously developed component quantities as accurate and reliable (for update reports only).
- The current work is reliant on the validity of prior Reserve Studies (for update reports only).

Limiting Conditions

- Any dispute arising under this agreement will be settled using binding arbitration under the rules of the American Arbitration Association. Arbitration shall be held in the City of Ann Arbor, Michigan, and one arbitrator will be appointed. Any arbitration award may be entered by any court of competent jurisdiction. The Client understands that absent these provisions, the Client would have the right to sue in court and have a jury trial.
- Unless the time frame is shorter under applicable law, any legal action or claim relating to the reserve study or reserve study provider shall be filed in the applicable arbitration tribunal, within two years from the date of delivery to Client of the reserve study to which the claims or causes of action relate or, in the case of acts or conduct after delivery of the report, two years from the date of the alleged acts or conduct. The time frame stated in this section shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action or damages. The time frame stated shall apply to all non-criminal claims or causes of action of any type.
- By its nature, a reserve study must make assumptions about the future. Michigan Reserve Associates LLC cannot be held responsible for unforeseeable events that dramatically alter future costs from those projected in the reserve study.
- Reserve Studies do not typically include the repair or replacement of plumbing, electrical wiring, or telephone lines.
- Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection.
- For mechanical systems, we have observed those parts of the mechanical equipment and systems that constitute an integral part of the property and that are generally visible. From such observation, we have reported any apparent conditions that we believe might bear on the conclusions of this report. We have not, however, extensively tested such mechanical systems and equipment, and we assume no responsibility for their operating performance.
- No invasive testing was performed on the Reserve Components. We render no opinion on the structural integrity of the property, nor do we offer an opinion as to conformity with governmental code requirements.
- Our opinion of Remaining Useful Life is not a guarantee or warranty of the Reserve Components.

- This study is to be used by the intended user for the purpose of budgeting and long-term major repair and replacement planning. The scope of work included in this study is unique to the intended use and intended user, and this report may not be utilized for any other use or user. Such other uses include, but are not limited to, performing an audit, quality/forensic analysis, or background checks of historical records. The client and its representatives may not transmit this reserve study in any fashion to persons or entities that perform reserve studies.
- Client agreed to furnish Michigan Reserve Associates LLC with a complete and up-to-date set of governing documents. Michigan Reserve Associates LLC cannot be held responsible for incomplete or incorrect documents. We are not attorneys and we cannot guarantee that all reserve components have been properly included or excluded in the reserve study. Client agrees to review the reserve study for accuracy during the review process, and seek legal counsel when necessary. Client agrees that all responsibility for the list of reserve components presented in the final reserve study shall be borne by the client.
- The Americans with Disabilities Act (ADA) became effective on January 26, 1992. We have not made a specific compliance survey and analysis of the subject property to determine whether or not it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more requirements of the ADA. If so, this fact could have a negative impact on the property and trigger compliance costs. We did not consider noncompliance with the ADA requirements for this assignment.
- Our inspection did not address or render an opinion on repairs or replacements arising from original construction defects or unpredictable acts of nature.
- We are not financial advisors, and we recommend that the client consult with its accountant and/or professional investment advisor(s) to develop and refine an investment strategy consistent with the Organization's risk profile and Reserve investment profile.
- We are not attorneys, and we recommend that the client consult with its attorney regarding reserve requirements and any other interpretations of relevant law, such as, but not limited to, the Michigan Condominium Act, complementary legislation such as the Nonprofit Corporation Act, and Administrative Rulings.
- Roof areas were measured from the ground using generally accepted techniques which take into account the building footprint, roof overhang, roof pitch, and unique roofing characteristics.
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of Michigan Reserve Associates LLC, and in any event only with properly written qualifications and only in its entirety.
- Any illustrative material in this report is included only to assist the reader in visualizing the property and/or provide graphical support to the narrative text.

- We are not by reason of this report, required to give further in-person consultation, testimony or be in attendance in court with reference to the property in question unless prior arrangements have been made.
- Liability due to negligence is limited to the actual cost paid by the client for this engagement.
- Michigan Reserve Associates LLC reserves the right to include your organization's name in our client list. However, all information provided to us, as well as details of interviews, conversations, and the Reserve Study shall be strictly confidential and will not be disbursed to any third party.

How Much Does it Cost to Build a Cell Tower?

By Adam Simmons - July 8, 2022

How much does it cost to build a cell tower, including site acquisition, zoning & permitting, structural analysis, direct materials like steel and concrete, and labor for site construction?

On average, the total cost to build a cell tower in the United States is \$250,000, while in Western Europe it is \$135,000, and in Latin America it is \$110,000. Cell tower build costs can vary significantly depending on the site location and terrain, as well as the type and height of the tower.

Dgtl Infra provides an overview of the components of building a cell tower, details the cost in multiple geographic regions, and differentiates between monopole, lattice, guyed, stealth, and rooftop structures, while referencing data points from independent tower companies. Additionally, we answer key questions such as How Much Does it Cost to Build a 4G vs 5G Cell Tower? and Can you Build your Own Cell Tower?

What are the Components of Building a Cell Tower?

The physical cost of building a cell tower, including the necessary passive infrastructure, generally requires only a few components:

- **Tower Structure:** vertical structure, ranging from 100 to 400 feet in height, constructed of galvanized **steel** and built on a **concrete** foundation pad
- **Land Parcel:** an area that is either owned or rented (through a ground lease) by the tower structure owner. Typically, these land parcels range in size from 2,500 to 3,000 square foot plots
- **Support:** perimeter fencing, equipment shelter, tower & site lighting systems, and, in some cases, permanently installed diesel generators to help facilitate backup power for the site's tenants

To the right is an illustration from **American Tower (AMT)** of the components of a cell tower. The tower structure and land parcel are controlled by **AMT**, while the **tenant (TEN)** owns the communications equipment.

As shown above, the tenant, which can be a wireless carrier like Verizon, AT&T, or T-Mobile, places their communications equipment onto the steel tower structure, but the cell tower owner does **not** own this communications equipment. To specify further, the cell tower owner does **not** need to build or buy the antenna, microwave, base station, or coaxial cable equipment.

How Much Does it Cost to Build a Cell Tower?

On average, the total cost to build a cell tower in the United States is \$250,000, in Western Europe is \$135,000, in Latin America is \$110,000, in the Middle East is \$87,500, in Africa is \$90,000, in Indonesia is \$42,500, in India is \$42,500, and in China is \$42,500.

Below is further detail on the low, high, and average cost to build a cell tower in 8 markets around the world:

Cost to Build a Cell Tower in Global Markets

Market	Low Build Cost	High Build Cost	Average
United States	\$200,000	\$300,000	\$250,000
Western Europe	\$95,000	\$175,000	\$135,000
Latin America	\$85,000	\$135,000	\$110,000
Middle East	\$75,000	\$100,000	\$87,500
Africa	\$70,000	\$110,000	\$90,000
Indonesia	\$35,000	\$50,000	\$42,500
India	\$35,000	\$50,000	\$42,500
China	\$35,000	\$50,000	\$42,500

Notably, the table above highlights how, in certain markets, like China, India, and Indonesia, the average cost to build a cell tower is less than 20% of the cost to build in the United States. Factors including land prices, direct materials, and labor costs all contribute to these regional geographic variances.

Build Cost Breakdown

The total cost to build a cell tower can be broken down into three primary categories: pre-development, direct materials, and site construction costs:

- **Pre-Development:** site acquisition (land purchase), zoning & permitting, and structural analysis for the installation of communications equipment
- **Direct Materials:** steel, concrete, fencing, and lighting
- **Site Construction:** foundation installation, consisting of excavation, caissons, and the pouring of concrete to anchor the tower to the ground. Additionally, tower erection involves assembling and constructing the tower. Finally, access road clearing, grading, and paving provides an entry point to the site

Construction of the cell tower site can be completed within less than 3 months, from start to finish, requiring a project team of 5 to 7 people to be dispatched to the site.

Build Cost Breakdown for a Tower in the United States

Below is a breakdown of these three primary build cost items, using the example of a tower in the **United States**, which has a total cost to build range of \$200,000 to \$300,000:

Cost Item	Low Build Cost	High Build Cost	Average	% of Total
Pre-Development	\$40,000	\$60,000	\$50,000	20%
Direct Materials	\$50,000	\$75,000	\$62,500	25%
Site Construction	\$110,000	\$165,000	\$137,500	55%
Total Build Costs	\$200,000	\$300,000	\$250,000	100%

As shown above, pre-development costs comprise \$40,000 to \$60,000 per tower – *equivalent to 20% of total build costs*, while direct materials make-up \$50,000 to \$75,000 per tower – *corresponding to 25% of total build costs*, and site construction costs involve \$110,000 to \$165,000 per tower – *equating to 55% of total build costs*.

Types of Cell Tower Structures and their Build Costs

Cell tower build costs are also influenced by the **type** and **height** of the particular tower. To this end, typical heights for cell towers range from 100 to 400 feet, with some towers extending to 2,000+ feet.

In terms of type, ground-based cell towers can be built as either a self-supported or **guyed** structure. Within self-supported, there are two main types of structures, namely **monopole** and **lattice**.

Cell Tower Structures – Summary by Type

Criteria	Monopole	Lattice	Guyed
Location	Urban / suburban	Urban / suburban /rural	Rural
Main Purpose	Telephony	Telephony	TV & radio broadcast
Site Area	2,500 sqft	2,500 to 10,000 sqft	Acres (40,000+ sqft)
Height	50 to 200 feet	200 to 400 feet	200 to 2,000 feet
Cost to Build	\$	\$\$	\$\$\$

Monopole

Monopole cell towers are free-standing tubular structures that are used primarily to address space constraints in **urban** and **suburban** areas or aesthetic concerns. Typically, monopole cell towers serve wireless carriers for the purposes of telephony, are sited on a tract of land of less than 2,500 square feet, and range from 50 to 200 feet in height.

Cost to Build

Monopoles require the least amount of land area to build and, in terms of height, are the smallest type of cell tower structure. In turn, monopole cell towers offer lower pre-development and direct material costs to build. However, given that monopoles are built

How Much Does it Cost to Build a Cell Tower? - Dgtl Infra
in urban and suburban areas, their land prices, on a per square foot basis, are higher.

Although monopoles are a cost-effective solution, they often serve only a single-purpose and accommodate fewer tenants.

Lattice

Lattice cell towers are the predominant structures in the communications industry. These structures taper from the bottom up and have three or four legs/sides of open-framed steel supports.

Usually, lattice cell towers serve wireless carriers for the purposes of telephony and are sited on a tract of land of up to 10,000 square feet, for a **rural** site, or less than 2,500 square feet, for an **urban** site. Overall, lattice cell towers typically range from 200 to 400 feet in height, but can sometimes reach heights of up to 1,000 feet.

Cost to Build

Lattice cell towers require more land and are taller structures than monopoles. Therefore, lattice cell towers have higher pre-development and direct material costs, which are offset by lower land prices, on a per square foot basis, given that these towers tend to be built in more rural areas.

Additionally, in terms of labor, lattice towers are more expensive because they have to be assembled in-place, creating higher labor costs. Therefore, in markets where labor costs are lower, such as emerging markets, lattice towers tend to be a more compelling solution.

Nevertheless, lattice cell towers have significantly more capacity available for additional antennas and heavy equipment loads, meaning that the increased use of these towers can be achieved at a lower **incremental** cost than monopoles.

Guyed

Guyed cell towers gain their support capacity from a series of cables attaching separate levels of the tower to anchor foundations in the ground.

Normally, guyed cell towers serve television and radio broadcasters, providing digital television and radio (FM and AM) transmission services. These guyed cell towers are sited in **rural** areas, on tracts of land of up to 20 acres and typically range from 200 to 2,000 feet in height.

Cost to Build

Guyed cell towers require the most amount of land to build (i.e., multiple acres) and are generally the tallest, involving higher direct material costs to build. However, guyed towers have an efficient design, giving them economical total build costs.

At the same time, tower lighting is required for structures exceeding 200 feet above ground level (AGL) by Federal Aviation Administration (FAA) regulation. This means that a tower owner bears additional lighting costs for these taller guyed cell towers.

Still, similar to lattice cell towers, guyed structures offset some of their higher build cost by having greater capacity for additional tenants than monopoles.

Alternative Cell Tower Structures

Beyond monopole, lattice, and guyed structures, cell towers can take many forms such as stealth towers and rooftop sites.

Stealth

Stealth towers, also known as disguised or camouflage, vary in terms of size and are generally used to maintain the aesthetic quality of an **urban** or **suburban** area. For example, a cell tower can be camouflaged to look like a palm tree, pine tree, church steeple, flagpole, clock tower, or water tower. Particularly, stealth towers are useful in areas with strict zoning regulations and are becoming more important as 5G antennas proliferate.

Cost to Build

Given the unique physical requirements of stealth towers, they have a higher cost to build. Still, tower companies will offset this higher cost by making their **wireless carrier customers pay higher lease rates** in these locations where cellular coverage is more difficult.

Rooftop Sites

Rooftop sites are more common in **urban** areas where tall and dense buildings, as well as zoning restrictions, do not enable traditional ground-based towers to be built. Typically, rooftop sites require only a fraction of the space of ground-based towers, meaning as little as 50 square feet for each cell site installation. Also, they are smaller structures, ranging from only 10 to 100 feet in height.

In urban locations, multiple rooftop sites are often required because of high wireless traffic volume and density.

Cost to Build

Because rooftop sites are vertically smaller and take up a lesser footprint, their direct material costs are significantly less than ground-based towers to build. At the same time, given that rooftop deployments are sited on top of buildings, the tower company typically does not own/have to purchase the freehold for these sites.

Additionally, pre-development costs are usually lower for rooftop sites because zoning regulations generally permit installation of antennas on top of buildings.

READ MORE: Cell Tower Locations – How to Find 4G LTE and 5G Towers

Tower Companies – Build Cost Examples

To support the above-mentioned total cell tower build costs, Dgtl Infra references examples from some of the largest independent tower companies in the world, including American Tower, Crown Castle, SBA Communications, and IHS Holding.

READ MORE: Top 100 Cellular Towers Companies in the World as of 2023

[American Tower](#)

American Tower owns 219,226 towers globally, of which 42,861 are located in the United States & Canada and 176,365 reside in international markets. The company provides the following ranges for its typical tower build costs in different regions:

- **U.S. & Canada:** \$250,000 to \$300,000 per tower
- **Latin America:** \$85,000 to \$170,000 per tower. Also, within Latin America, **Brazil** has a cost to build of \$130,000 to \$150,000 per tower
- **Africa:** \$60,000 to \$120,000 per tower
- **Asia:** \$20,000 to \$30,000 per tower

[Crown Castle](#)

Crown Castle, which operates 40,159 towers exclusively in the **United States**, has previously noted that its tower build costs ranged from \$200,000 to \$250,000 per tower.

SBA Communications

SBA Communications owns or operates 36,017 communication sites, 17,363 of which are in the United States and 18,654 that are located internationally.

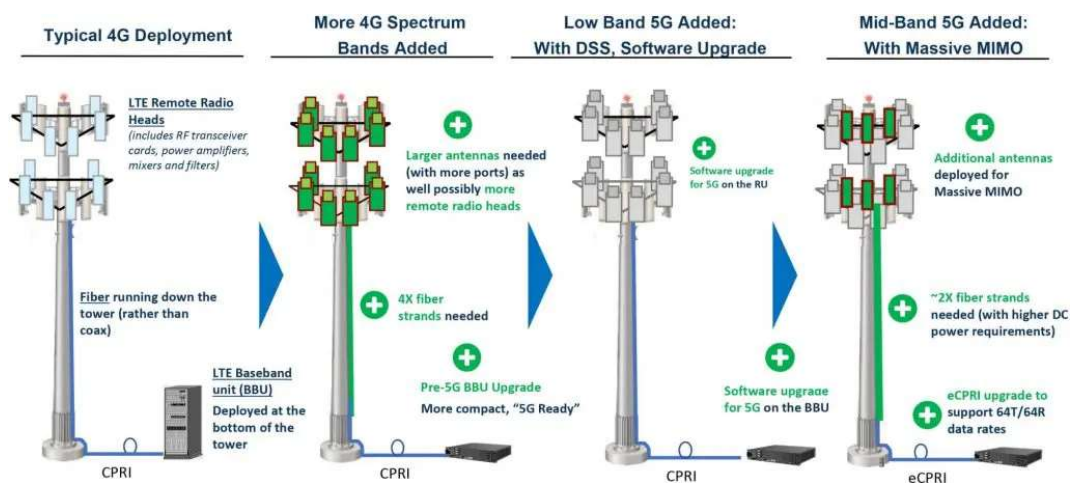
Previously, the company stated that, on average, its tower build costs in the **United States and Canada** ranged from \$250,000 to \$275,000 per tower. Whereas SBA indicated that its tower build costs in **Central America** (e.g., Costa Rica, El Salvador, Guatemala, Nicaragua, Panama) were approximately \$150,000 per tower.

IHS Holding

IHS Holding has a portfolio of 38,975 owned and managed tower sites which span 7 countries in Africa, 3 countries in Latin America, and 1 country in the Middle East. The company states that its average cost to build in its markets in **Africa** and the **Middle East** is typically in the range of \$75,000 to \$100,000 per tower. While in **Latin America**, IHS' average cost to build is typically in the range of \$40,000 to \$60,000 per tower.

How Much Does it Cost to Build a 4G vs 5G Cell Tower?

The key difference between 4G and 5G deployments on cell towers is that, with **5G, more and heavier equipment is being placed on towers**, which means that cell towers must be capable of bearing a greater load, increasing their build costs. As shown below, this incremental 5G equipment includes additional antennas deployed for Massive MIMO, which can be as large as a refrigerator, and double the amount of fiber strands connected to antennas, which are needed for the purposes of backhaul.



Source: American Tower. [Click here for a larger version of this image.](#)

5G Brings More and Heavier Equipment

Network densification in a 5G environment is causing **more** equipment, such as antennas and remote radio units, to be mounted on cell towers. While new technologies like Massive MIMO, which is being used to transmit mid-band 5G frequencies, results in **heavier** antennas being placed on cell towers. More specifically, a Massive MIMO antenna has many individual antennas embedded within it, which are all combined into one panel, making the antenna very large and heavy.

5G Equipment Means Cell Towers Must Bear a Greater Load

Cell towers have a certain amount of structural capacity in terms of i) wind loading and ii) weight of equipment:

- **Wind Loading:** antennas, when put next to each other, act as “sails”, catching the wind as it passes through. Therefore, as more 5G antennas are mounted at the top of a tower, more pressure is exerted on the tower structure from the wind
- **Weight of Equipment:** to transition wireless networks to 5G, wireless carrier tenants are putting more equipment and, in turn, more weight on cell towers

5G Equipment Load Increases Cell Tower Build Costs

To support **more** and **heavier** 5G equipment, newly built cell towers will need greater capacity from their foundation and structure:

- **Foundation:** stronger concrete foundation pad and footings
- **Structure:** steel crossbars, anchors, bolts, and guy wires

Overall, more and heavier 5G equipment increases a cell tower’s foundation and structure costs, making the cost to build a 5G cell tower greater than a 4G tower.

Can you Build your Own Cell Tower?

Cell tower construction requires engineering, general contracting, electrical, structural steel, and other specialty licenses. Therefore, you can either secure these licenses first or subcontract out portions/all of the cell tower build process to specialized third-party companies that focus on providing these services.

Below are further details on the process to build your own cell tower, which includes the pre-development phase, civil work, foundation installation, and tower erection:

Pre-Development

Initially, you need to identify a place to construct a tower through a process called site acquisition. Subsequently, you can create site designs, construction models, development

budgets, and critical path schedules, which cover the timing and costs throughout the phases of a project.

Prior to construction, you must obtain zoning and permitting approvals from local authorities as well as their national aviation administration, which in the United States is the Federal Aviation Administration (FAA). In most jurisdictions in the United States, you will need a letter of intent (LOI) from a wireless carrier (e.g., Verizon) to secure approval for building a cell tower.

Additionally, you have to coordinate with an electric utility for power supply service to the site, as well as manage telecommunications service delivery to the site.

Civil Installation

Tower construction involves a project team of 5 to 7 people that are dispatched to the site, where a temporary field office is often established.

Civil Work

At first, you will prepare the construction site by leveling the land, removing vegetation, building gravel or paved access roads, and installing fences. Additionally, you will conduct a sampling and analysis of soil and groundwater at the site to determine if there are any removal or remediation needs.

Foundation Installation

Next, you will build the tower foundation in order to anchor the tower to the ground, as well as construct the equipment pad to support the future tenant's shelter. This process involves excavation, caissons, and the pouring of concrete.

Tower Erection

Finally, you will assemble and erect the tower using primarily a crane and other lifting equipment, as applicable, such as a forklift and boom truck.

Additionally, you will place an equipment shelter on to the ground/concrete pad, from the prior foundation installation phase.

Electricity is installed either during the tower erection process or after the tower has been constructed. This allows for the fit-out of lighting to maximize the visibility of the tower.

Construction of the tower typically takes less than one month. Overall, this results in completion of the total site within less than three months, from start to finish, meaning the cell tower goes into service.

READ MORE: What is a Cell Tower? Understanding How Cell Towers Work

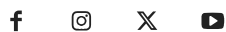
Want Even More on Digital Infrastructure Build Costs?

READ MORE: [How Much Does it Cost to Build a Data Center?](#)



Adam Simmons

Adam Simmons covers Towers for Dgtl Infra, including American Tower (NYSE: AMT), Crown Castle (NYSE: CCI), SBA Communications (NASDAQ: SBAC), Cellnex Telecom (BME: CLNX), Vantage Towers (ETR: VTWR), IHS Holding (NYSE: IHS), and many more. Within Towers, Adam focuses on the sub-sectors of ground-based cell towers, rooftop sites, broadcast / radio towers, and 5G. Adam has over 7 years of experience in research and writing for Towers.





STRATEGIC PLAN 2021



INTRODUCTION

The Board of Trustees for Dexter Township contracted with Place + Main Advisors, LLC to perform strategic planning services for the community. As part of these services, Place + Main Advisors conducted a two-day strategic planning session which included a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis by the board, development of Vision and Mission Statements, and development of goals for the Township. This document is the result of these activities.

TOWNSHIP BOARD

Diane Ratkovich, Supervisor

Michelle Stamboulellis, Clerk
Karen Nolte, Trustee

Maris Metz, Treasurer
Laura Sanders, Trustee

Jeffrey McDole, Trustee
Karen Sikkenga, Trustee



VISION, MISSION, + VALUES STATEMENTS

Vision and Mission Statements provide direction for the Township going forward. The Vision defines the end goal for the community, while the Mission defines the Township's role in making the vision come to fruition.

VISION

In 2031, our township is an engaged community that preserves the natural beauty and ecology of sustainable farms, waterways, open space, and residential areas. We enjoy clean and plentiful water resources, quality roads, communications, and infrastructure that better our daily lives.

MISSION

Dexter Township is a policy-driven, collaborative organization that maximizes its efficiency, equity, and effectiveness to achieve the community's vision.

VALUES (Listed Alphabetically)



Communicative



Environmentally Conscious



Deliberative



Fiscally Responsible



Engaged



Transparent

Public Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

On Sunday, October 10, 2021, the township conducted a SWOT Analysis as part of the strategic planning session at the Portage Yacht Club. The SWOT and strategic planning were facilitated by Place + Main Advisors' Joe Borgstrom.

Each topic was given between five to seven minutes for the attendees to call out things they felt belonged in the respective categories. When input session was complete, attendees were asked to rank their top three in each category. The rankings were color coded and weighted based on importance. (Example- the most important strength was awarded a blue sticker and was worth three points. The second most important strength was given a yellow sticker and awarded two points, and the third was awarded a green sticker and awarded one point.) The point values were then tallied. The results follow on subsequent pages.

Following the SWOT, the Board developed Vision and Mission statements. In addition, the board worked to create a list of values to communicate guides principles they wish the Township to operate under. These were then followed by an extensive goal setting exercise to determine what the Board wants to accomplish in the next 3-5 years.

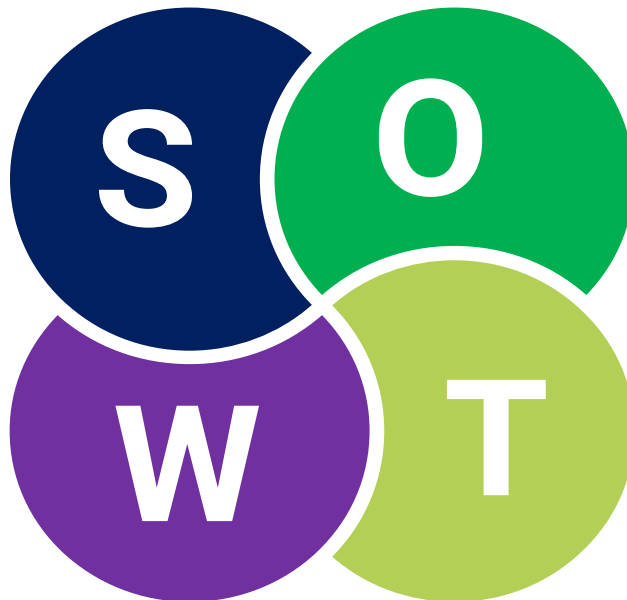
TOP SWOT RESPONSES

STRENGTHS

- Open Space/Lakes/Nature
- Financially Stable
- Entrepreneurial

OPPORTUNITIES

- Preservation
- Advance Planning for Land Use
- Fix Infrastructure
- Value-Added Ag Center



WEAKNESSES

- Internal/External Communication
- Community Participation
- Government/Organizational Legal Restraints

THREATS

- Divisiveness
- Pollution/Environment/Water
- Loss of What Makes It Special
- Misinformation/Social Media

STRATEGIC GOALS

Strategic Goals are the overarching goals that guide the specific objectives the Township will pursue. These goals may change over time, but define what the township's purpose will be for the next five to ten years. The Township Board concentrated on four major themes, or pillars, for the goals of the Township. These are:

Good Government

Conduct government operations in a clear and transparent nature

Environmental Stewardship

Be good stewards of the environment through township government policies, operations, and programs

Communication

Improve communication within the Township organization and with residents and stakeholders

Community Enrichment

Provide amenities and programs to increase the quality of life of residents

STRATEGIC GOALS: GOOD GOVERNMENT

The goals of the Good Government pillar are geared toward the overarching goal of “Conduct government operations in a clear and transparent nature.”

01

Create written policies and procedures for day-to-day operations of the township government

05

Improve recycling operations

02

Be fiscally responsible

06

Improve local collector road quality

03

Encourage and facilitate improved broadband and cellular access

07

Provide effective quality control with affiliate organizations

04

Assess and make recommendations on single-hauler trash pickup

08

Provide ongoing training and education to township board and committees



STRATEGIC GOALS: ENVIRONMENTAL STEWARDSHIP

The goals of the Environmental Stewardship pillar are geared toward the overarching goal of “Be good stewards of the environment through township government policies, operations, and programs.”

01

Establish and provide education of appropriate management of natural areas

02

Encourage preservation of land and waterways

03

Protect and improve water quality

04

Reduce environmental impact of township operations



STRATEGIC GOALS: COMMUNICATION

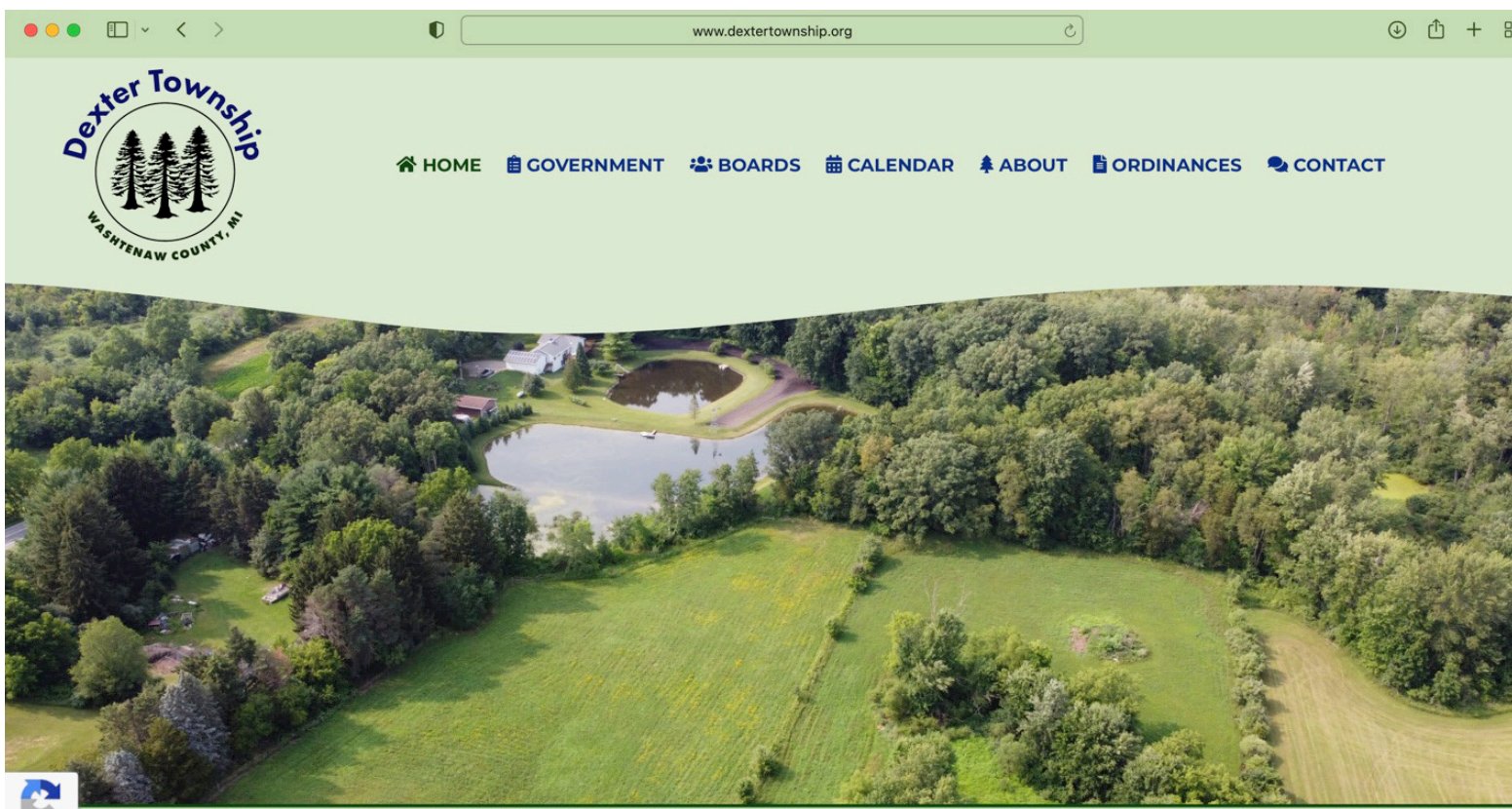
The goals of the Communication pillar are geared toward the overarching goal of “Improve communication within the Township organization and with residents and stakeholders.”

01

Create and manage external communication to residents and stakeholders

02

Create and manage internal communications to boards, committees, and staff



STRATEGIC GOALS: COMMUNITY ENRICHMENT

The goals of the Community Enrichment pillar are geared toward the overarching goal of “Provide amenities and programs to increase the quality of life of residents.”

01*Encourage public art***04***Fund a youth mental health program for residents***02***Facilitate quality parks, recreational opportunities, and trails within the township***05***Encourage greater community engagement through the usage of township facilities***03***Facilitate the creation of an Ag Center as a community hub for social and agricultural benefit*

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DEXTER TOWNSHIP STRATEGIC PLAN 2021

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CLERK
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TREASURER
GRETCHEN DRISKELL
LAURA SANDERS
LONNIE SCOTT
KAREN NOLTE
TRUSTEES

Strategic Planning Session – Meeting Results
August 28, 2023
6:00 PM

This meeting was a workshop where no decisions were made. All attendees participated equally.

6:00-6:15: Welcome and Introductions

18 attendees:

Mark Teicher, Chair, Farmland & Open Space Preservation Board
Chandra Hurd, member, Planning Commission
Lonnie Scott, Member, Board of Trustees
Maris Metz, Treasurer, Board of Trustees
Laura Sanders, Member, Board of Trustees
Brook Stevens, Chair, Zoning Board of Appeals
Janis Miller, Recording Secretary
Lois Beerbaum, Member, Local Roads Committee, Plastic Film Volunteer
Karen Nolte, Member, Board of Trustees
Barry Lonik, Consultant, Farmland & Open Space Preservation Board
Alicia Abbott, member, Planning Commission
Sam Edwards, Office Manager
Doug Armstrong, Chief, DAFD
Gretchen Driskell, Member, Board of Trustees
Marty Straub, Chair, Planning Commission
Christy Maier, Chair, Local Roads Committee; Member, Planning Commission
Michelle Stamboulellis, Clerk, Board of Trustees
Karen Sikkenga, Supervisor, Board of Trustees

Attendees shared their names, relationship to Dexter Township, and one fun fact about themselves.

6:15-6:30: Refresher of budget and mandated/permissive functions of a general law Township

Attendees reviewed the summary chart describing mandated and permissive functions of a general law township, discussed allowable and disallowed activities, and discussed Dexter Township's approved fund balances policy.

6:30-6:45: SWOT: Strengths, Weaknesses, Opportunities Threats

Attendees reviewed the approved 2021 SWOT analysis and rated the components for their relevancy. The group recommended the BOT amend the SWOT analysis as follows:

- Remove “Entrepreneurial” from “Strengths”
- Remove “Government/Organizational Legal Restraints” from “Weaknesses”
- Under “Opportunities,” move “Advance Planning for Land Use” to “Strengths”
- Under “Opportunities,” broaden the language of “Value Added Ag Center” to encompass commercial activity that meets Dexter Township residents’ needs
- Several new “Opportunities” were identified (see table below)
- Under “Threats,” “Extreme Weather” was identified as a new threat

Detailed results are noted in the following table:

	External		Internal		Total	
	Keep	Remove	Keep	Remove	Keep	Remove
Strengths						
Open Space/Lakes/Nature	8		10		18	0
Financially Stable	7		7	1	14	1
Entrepreneurial		7	2	6	2	13
Weaknesses						
Internal/External Communication	8		9		17	0
Community Participation	6		9		15	0
Government/Organizational Legal Restraints	1	5		10	1	15
Opportunities						
Preservation	6		9		15	0
Advance Planning for Land Use	8		7	1	15	1
Fix Infrastructure	6		9		15	0
Value-Added Ag Center	4	4	5	2	9	6
Add:						
Commercial Activity to Meet Basic Needs						
Environmental Stewardship						
PC Develops a Sense of Mission						
Threats						
Divisiveness	3	2	8		11	2
Pollution/Environmental/Water	6		9		15	0
Loss of What Makes Us Special	3		8		11	0
Misinformation/Social Media	5	2	6	2	11	4
Add:						
Extreme Weather						

6:45-7:15: Strategic Plan gap analysis

Participants celebrated completed items from the Strategic Plan, and rated items that are still in process or not yet started as “Important” or “Not Important.” Participants recommended the BOT amend the Strategic Plan goals as follows:

- Under “Community Enrichment,” two goals were identified as lower priority: “Public Art” and “Funding Community Mental Health.” An “Ag Center” had mixed results, with 6 “Not Important” ratings and 7 “Important” ratings

- Additional goals were suggested under three of the four categories, as detailed in the following table.

	External		Internal		Total	
	Not Imp	Important	Not Imp	Important	Not Imp	Important
Good Government						
Policies		4		7	0	11
Fiscal responsibility		5		6	0	11
Broadband/cell service	1	5		8	1	13
Single Hauler		4	2	6	2	10
Recycling		1		4	0	5
Local roads		2			0	2
Affiliate org quality control		3		7	0	10
Township board training		5	1	6	1	11
Add:						
Move DPZ back to staff position						
Emergency Preparedness						
Plan for Future Capital Needs						
Better communications re cell service						
Environmental Stewardship (add "Resiliency")						
Natural areas management practice & education	2	5	2	6	4	11
Preservation of land & waterways		7		9	0	16
Protect & improve water quality		7		9	0	16
Reduce environmental impact of township ops		5		9	0	14
Add:						
Purchase farms for sale or owned by developers, conserve & sell to young farmers						
Community Enrichment						
Public Art	5		5	3	10	3
Parks & trails		7		8	0	15
Ag Center	3	2	3	5	6	7
Youth mental health	4	1	5	3	9	4
Greater use of township facilities		6		7	0	13
Communication						
External communications		2		2	0	0
Internal communications		1		1	0	0
Add:						
Pass along DTE information						

Separate from this prioritization exercise, participants brainstormed funding ideas, as follows:

Cell tower
Land acquisition for cell tower
Dry hydrants \$5-\$20K ea; need 3-4
Sewer upgrades
Connect people to sewer
Local roads - finish what we started

- Buy-protect-sell
- Provide microgrants to residents for environmental improvements
- Nonmotorized trail systems
- Transportation fixes
- Traffic control
- Emergency preparedness
- Community help team
- Septic inspection support for LIP or anyone
- Create a Capital Improvement Plan

7:15-7:45: Brainstorm public process for setting strategic priorities

The group brainstormed ideas for engaging Dexter Township residents in helping set priorities, as follows:

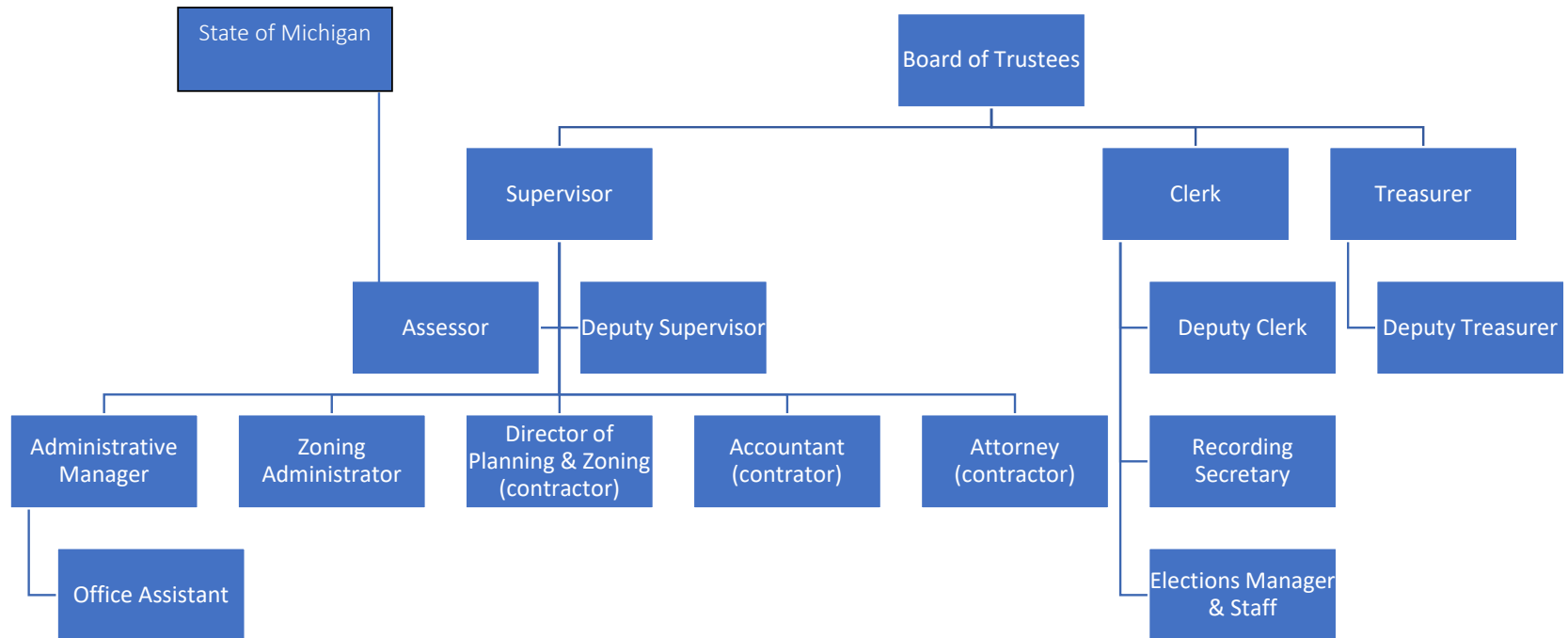
- Conduct a community survey - not in the tax bill
- Give a reward for answering the survey
- Work with neighborhood associations and churches to increase participation
- Work with Dexter High School civics class as ambassadors
- Publicize the survey with a beautiful flier sent separately
- Use a QR code to access an on-line survey
- Attend community events to hear from the public
- Create an email group dedicated to this topic
- Attend HOAs meetings
- Create a list of HOA contacts
- Do a dog & pony show at HOAs
- Use authorities - MLWA, DAFD, Wellness Center - to distribute information
- Produce the newsletter every two months
- Go door to door with the survey

7:45-8:00: Wrap-Up

Participants agreed that the Board of Trustees should come to the community with a limited list of projects for funding. Members of the Board of Trustees, all of whom were present, asked the Supervisor to recommend the top five priority items for funding. Attendees generally suggested a longer list (up to eight items) to allow the board to remove items it deems are lower priority. Participants generally stated that infrastructure is the highest priority for many, including better cell reception.

The meeting adjourned at 7:55.

Dexter Township Organization Chart





**TOWNSHIP OF DEXTER
BOARDS, COMMISSIONS & COMMITTEES**

Proposed December 19, 2023

Note 1: positions that are held by local officials are shown in yellow.

Note 2: proposed new term appointments are shown in a green color.

Note 3: Vacant positions are gray.

BOARD OF TRUSTEES – 4 YEAR TERMS

Name	Year of Appointment	Most Recent Appointment	Term Expires
Karen Sikkenga, Supervisor	2023	2023	11/20/2024
Michelle Stamboulellis, Clerk	2020	2020	11/20/2024
Maris Metz, Treasurer	2020	2020	11/20/2024
Lonnie Scott, Trustee	2022	2022	11/20/2024
Karen Nolte, Trustee	2020	2020	11/20/2024
Laura Sanders, Trustee	2020	2020	11/20/2024
Gretchen Driskell, Trustee	2023	2023	11/20/2024

BOARD OF REVIEW – 2 YEAR TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
David Diesing	2021	2022	12/31/2024
Ryan Doletzky	2021	2022	12/31/2024
Lois Beerbaum	2022	2022	12/31/2024
Alternate (Open)			

COMPENSATION COMMISSION – 5 YEAR (STAGGERED TERMS)

Name	Year of Appointment	Most Recent Appointment	Term Expires
Pat Cassidy	2023	2023	12/31/2024
Peter Maier, Secretary	2023	2020	12/31/2025
Jim Michaud	2023	2023	12/31/2026
Alissa Reyers, Chair	2023	2023	12/31/2027
Regina Hamlett	2023	2023	12/31/2028

FARMLAND AND OPEN SPACE PRESERVATION BOARD (FOSP) – 2 YEAR TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Mark Teicher - Chair	2021	2023	12/31/2024
Scott Joling – Vice Chair	2023	2023	12/31/2024
Kathy Bradbury	2023	2023	12/31/2025
Guerin Wilkinson	2023	2023	12/31/2024
Marty Ruhlig	2023	2023	12/31/2024
Laura Sanders – BOT Rep.	2021	2023	12/31/2024
Vacant			

LOCAL ROADS COMMITTEE – OPEN ENDED TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Karen Sikkenga – BOT Rep.	2022	2022	Open Ended
Lois Beerbaum, Co-Chair	2022	2022	Open Ended
Tom Zatkovich	2022	2022	Open Ended
Christy Maier – Chair	2022	2022	Open Ended
Adam Lape	2022	2022	Open Ended
Patrick Casady	2022	2022	Open Ended
Vacant			

PLANNING COMMISSION – 3 YEAR TERMS

Name	Year of Appointment	Most Recent Appointment	Term Expires
Marty Staub, Chair	2019	2019	12/31/2024
Robert Nester, Vice Chair	2018	2018	12/31/2024
Tom Lewis, Secretary	2019	2022	12/31/2025
Chandra Hurd	2019	2022	12/31/2025
Christina Maier	2023	2023	12/31/2026
Alicia Abbott	2022	2022	12/31/2025
Gretchen Driskell- BOT Rep.	2023	2023	12/30/2026

ZONING BOARD OF APPEALS – 3 YEAR TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Brook Smith	2023	2023	12/31/2026
Beth Filip, Vice Chair	2019	2022	12/31/2025
Peter Maier	2023	2023	12/31/2026
Marty Straub	2019	2019	12/31/2024
Kathryn Bradbury	2022	2022	12/31/2026

Donald Darnell (alternate)	2019	2022	12/31/2025
Vacant			

DEXTER AREA FIRE BOARD – 6 YEAR TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Karen Sikkenga – BOT Rep.	2023	2023	12/31/2029
Lonnie Scott – Dexter Twp.	2023	2023	12/31/2030
John Westman – Webster Twp.			
Shawn Keough- City of Dexter			
Dan Munzel – Webster Twp.			
Zach Michels – City of Dexter			
Mark Ford – Dexter Twp. (alternate)	2021	2023	12/31/2027

DEXTER LIBRARY BOARD – 4 YEAR TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Jim LaVoie	2018	2022	09/30/2026
James Estill	2022	2022	09/30/2026

CHELSEA AREA CONSTRUCTION AGENCY (CACA) – OPEN ENDED TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Maris Metz – BOT Rep.	2023	2023	Open Ended

CHELSEA LIBRARY BOARD – 4 YEAR TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Bob Swistock	2022	2022	12/31/2025

HURON RIVER WATERSHED COUNCIL – 3 YEAR TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Suzanne Bade	2023	2023	12/31/2026
Mark Teicher (alternate)	2023	2023	12/31/2026

MULTI-LAKE SEWER AUTHORITY – 4 YEAR STAGGERD TEMRS

Name	Year of Appointment	Most Recent Appointment	Term Expires
Karen Nolte – BOT Rep.	2023	2023	12/31/2025
Andy Reiser	2023	2023	12/31/2026

Tom Lewis	2023	2023	12/31/2027
Linda Singer (alternate)	2023	2023	12/31/2027
Vacant			
Vacant (alternate)			

PORTAGE-BASE LAKES SEWER BOARD – 4 YEAR TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Thomas Ehman	2017	2017	12/31/2025
David Moody	2017	2017	12/31/2025
Vacant			
Vacant			

SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS – (SEMCOG) – OPEN ENDED TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Lonnie Scott – BOT Rep.	2023	2023	OPEN ENDED

WASHTENAW AREA TRANSPORTATION STUDY (WATS)

Name	Year of Appointment	Most Recent Appointment	Term Expires
Gretchen Driskell – BOT Rep.	2023	2023	12/31/2024

WESTERN WASHTENAW REGIONAL ADVISORY GROUP – OPEN ENDED TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Karen Nolte	2023	2023	Open Ended

WESTERN WASHTENAW RECYCLE AUTHORITY – 2 YEAR TERM

Name	Year of Appointment	Most Recent Appointment	Term Expires
Michelle Stamboulellis – BOT Rep.	2023	2023	6/20/2025
Vacant (alternate)			

Summer 2023

Summer 2023:
Volume 1, Issue 2



DEXTER TOWNSHIP

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Office Hours:
Monday – Thursday
8:30 a.m. – 4:30 p.m.

Township Board

Supervisor Karen Sikkenga
Clerk Michelle Stamboulellis
Treasurer Maris Metz
Trustee Karen Nolte
Trustee Lonnie Scott
Trustee Laura Sanders

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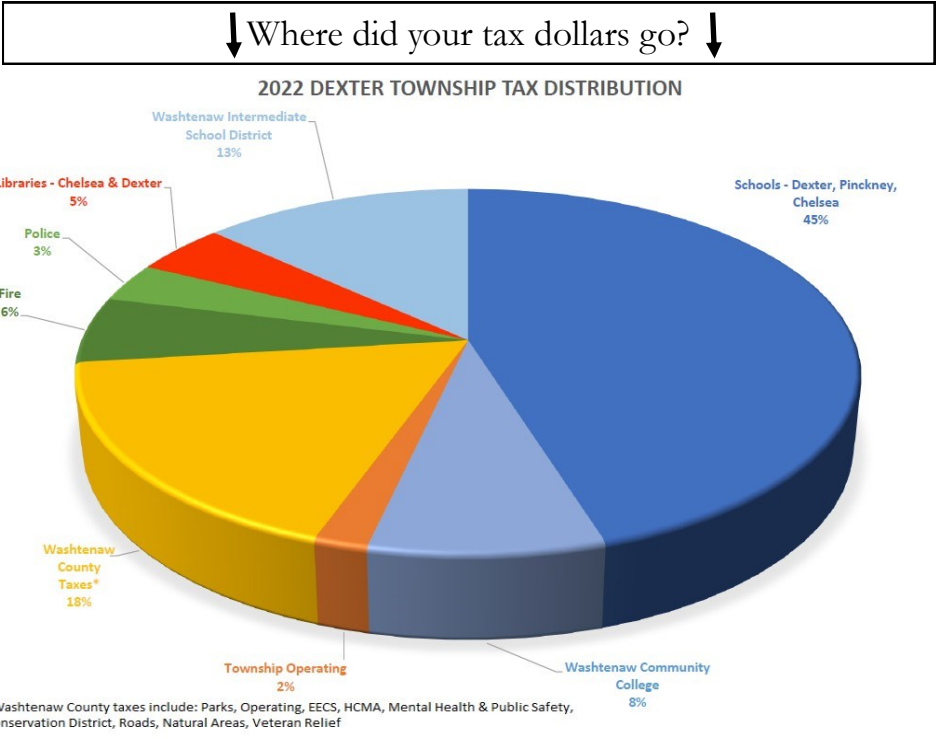
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Dates to Remember	3
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Local Road—see insert	

With the Treasurer's changes in investment strategies— interest revenue has grown 34%

2021-2022 = \$15,740
2022-2023 = \$46,287
Remainder of investment changes will be completed this year

Financial Report of Dexter Township

- Dexter Township ended FY 2022 with \$4.2M in General Fund balances, of which just under \$2M is set aside for emergency and operating reserves, and \$2.3M is available for one-time strategic purposes. General Fund balances have increased every year for the past four years.
- With respect to revenues, all major sources have increased over the past several years. Property tax revenues are higher because of new development, and because property taxes on individual parcels typically increase when properties change hands. Sales tax revenues received from the State of Michigan is a major source of revenue for the Township; this revenue has grown faster than inflation some years. Township Interest revenues has grown because the Township is investing its fund balances in higher yield investments. In FY23, we also sold a rental house, which yielded approximately \$285K.
- With respect to expenses, last year, we made capital investments to improve our local roads, and to improve the Multi Lakes Water and Sewer District’s infrastructure. We also invested in technology and security improvements for elections, and we invested in updating our master plan (a project which is still underway). In most budget line items, our actual expenses were equal to or less than the amount budgeted. Any expenditures above budget were offset by savings in other lines.



*Please note—the township only receives approx. 2% of property tax revenue toward our operating budget

Should you have any questions, or wish to obtain a financial report, please email info@dextertownship.org or clerk@dextertownship.org.

Farmland and Open Space Update

Dexter Township’s land preservation program is off to a running start! The Farmland and Open Space Preservation Board (FOSPB) has met five times and is quickly gaining knowledge and confidence. Mark Teicher was elected as chair with Scott Joling vice chair. The following are highlights from our early endeavors.

- 1) Dexter Township's dedicated land preservation millage--passed by voters last November with 63% support-- generated about \$230,000 in the first collection. Coupled with the \$300,000 of general fund "seed money" committed by the Board of Trustees provides the farmland board with the means to pursue matching funds from other sources for permanently conserving high quality farmland and natural areas in our community.
- 2) Dexter Township's first project is purchasing a conservation easement on 70 acres of woods, wetlands, and farm fields on the east side of the Washtenaw County West Lake Preserve from the Monier-Van Gorder family. Conservation easements are permanent deed restrictions that permit certain uses (farming, woodlot management, hunting, etc.) while preventing others (residential development, gravel mines, clearcutting, impacting wetlands, etc.). Funding support has been committed from federal, State and county sources so that the township's share of the \$544,000 appraised value purchase price is a mere 5.5%. We are looking to close the easement purchase by the end of July.
- 3) Letters and applications were sent to 85 landowners identified as having important farmland and open space properties in February. A press release was also sent to local outlets and an article appeared in the Sun Times News. Four new applications have been received, all for intriguing properties.
- 4) Five properties were submitted for grant awards to the federal Agricultural Conservation Easement Program (ACEP), from which we received a grant award for the Monier property, Awards will be announced later this Summer.



Multi Lake Water & Sewer Authority (MLWSA)

MLWSA continues to work with the township Board to deploy American Rescue Plan Funds to improve and secure sewer service to our residents:

- Replacing/repairing the pump at the Halfmoon Station has been completed
 - Replacing the pump at the Silver Lake station is in the quoting phase.
 - Replacing and improving the pump at Copper Meadows is in the design and quoting phase.
- Overall, these 3 projects

will be in excess of an \$150,000 investment in capital expenses for the Dexter Twp community.

There will be a rate increase in the quarterly fees for MLWSA. MLWSA was able to limit this year’s rate increase to 4% even though national averages of inflation exceed 6%. Taking effect in April 2023 with the following \$220 quarterly budget breakdowns:

- \$33.25 toward debt relief
- \$14.00 toward capital improvements

- \$172.75 toward O/M (Operating and Maintenance)

PFAS is a growing topic within the sewer and water community. EGLE, DHHS, and the State are exploring more testing and creating an action plan if high level detection is found. Stay tuned for more information!

Want to Test your Well Water?

EGLE Drinking Water Lab in Lansing, MI offers an 18-analyte test kit. Kits can be ordered by calling 517-335-8184. EGLE cannot make recommendations on your testing, please contact the County Health Dept. for recommendations on testing based on your location and environment, and ask to speak with the Registered Sanitation person. Then follow up with EGLE, depending on the requested tests—fees can run from \$16-\$290. If you want a complete schedule, please send an email request to info@dextertownship.org.

Dexter Township Upgrades Fire Department Equipment



At the April 18th Board meeting the Board of Trustees approved purchasing a UTV vehicle along with a trailer for transporting for our Fire Department. This new vehicle gives the fire department the ability to transport patients and carry fire suppression equipment. The vehicle can respond onto the local trail system and quickly load on and off the trailer for rapid response to our residents.

Meet your new Township Staff

Karen Sikkenga is our new Supervisor
Samantha Edwards is our new Office Manager
When you're at the Township Hall be sure to say hello!


A few words from our new Supervisor:

I'd like the community to know that Dexter Township is served by an outstanding Board of Trustees, which has accomplished a tremendous amount in just 2.5 years in office. We've invested substantially in local road improvements, initiated farmland and open space preservation, improved our investment practices, and return on investment, initiated a professional master plan, increased our community engagement through clean-up days, coffee hours, a new website, and newsletters (virtual and paper), and much more.

We've been able to accomplish all this because every member of our board is community-minded, actively engaged, and eager to put time and effort into improving lives in Dexter Township. I have been serving elected officials throughout most of my career, and I'm proud to be a member of one of the most active and community-minded boards I've seen. My own expertise is exactly suited to the responsibilities of Supervisor: I have deep expertise and education in budget and policy, and also in day-to-day operations for local government. Dexter Township is fortunate enough in having robust fund balances and an ongoing operational surplus (excluding capital services). I am excited by the opportunity to serve our community and use my skills and experience to further our board's great work on behalf of

townships residents. I would like to encourage township residents to contact me at supervisor@dextertownship.org if they have any thoughts or suggestions, and also to enroll in our eNewsletter by emailing


KAREN (RIGHT)
BEING SWORN INTO
OFFICE BY OUR
CLERK, MICHELLE




Elections

Want to learn more about elections? We will be hosting a Coffee Chat on Sunday, September 23, 2023 at 11:00 am to talk about some new changes to the election process, including information on Prop. 2.

Please join us!




Styrofoam Recycling



Dexter Township Hall does NOT accept Styrofoam recycling. If left in the parking lot it will be put into the dumpster. If you wish to recycle your Styrofoam you can take it to Dexter Mill in Dexter, MI Sundays from noon-2:00.

Chelsea High School Film Project

This little orange bin and YOU helped earn Chelsea High School \$2,500 and third place in the national TREK film recycling contest. Chelsea High collected and recycled 21 thousand pounds. We would like to assist CHS in their efforts and goal of reaching #1—what can you do to help?



- Drop your plastic in the orange bin (please help volunteers and stuff your bags inside another bag)

-Volunteer with Dexter Township to help empty the bin and take materials to CHS—contact knolte@dextertownship.org for volunteer information.

Upcoming Dates to Remember

July 2023

Resume work on Cemetery Project

August 19

Outdoor Movie Night

September 23 at 11:00 am

Coffee Chat—Elections, Elections, Elections! Learn more information on important election processes

October 14

CLEAN UP DAY

Saturday 9am—noon

shredding, electronic waste, scrap metal, Styrofoam and tire collection will be offered

December 2023

Open House & Volunteer Appreciation TBD

163

PFAS Information

WHAT ARE PFAS?

PFAS (Polyfluoroalkyl) are a diverse group of thousands of chemicals used in hundreds of types of products. PFAS in the environment can enter the food supply through plants and animals grown, raised, or processed in contaminated areas.

HEALTH IMPACTS:

- Negative reproductive effects
- Developmental delays in children
- Increased risk of some cancers
- Reduced ability of the body’s immune system to fight infections
- Reduced vaccine response
- Interference with the body’s natural hormones.
- Increased cholesterol levels and/ or risk of obesity.

TIPS TO PROTECT YOUR

HEALTH:

- Avoid takeout food packaging (e.g., microwave, popcorn bags, fast-food wrappers)
- Avoid stain-resistant treatments
- Select furniture and carpets that aren’t marked as “stain-resistant”.
- Avoid clothing that was treated for water/stain resistance
- Avoid use of non-stick cookware
- Avoid PFAS containing health and beauty products such as dental floss, cosmetics, SPF, shampoo, etc.

WHAT IS MULTI LAKE WATER AND SEWER AUTHOIRTY (MLWSA) DOING ABOUT IT?

To ensure the health and safety of our

residents, MLWSA is asking the State of Michigan to fund any required testing of drinking water wells and/or wastewater for PFAS or to go after the source.

Learn more about PFAS here:

[Michigan PFAS Action Response Team \(MPART\)](#)



Want to stay “in the loop” as to what’s happening in Dexter Township?

Subscribe to our monthly email updates - “in the loop” on our website www.dextertownship.org (bottom of front page). Simply enroll by sending your name, email address, and phone number to info@dextertownship.org . Please join us!



DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY ROAD

DEXTER, MI 48130

Interested in serving your community?

We have various open board positions!

Send your name to

info@dextertownship.org or

supervisor@dextertownship.org.

Winter 2023

Winter 2023:
Volume 1, Issue 3

Dexter Township Hall
6880 Dexter-Pinckney Rd.
Dexter, MI 48130

Tel: (734) 426-3767
www.dextertownship.org

Office Hours:
Monday – Thursday
8:30 a.m. – 4:30 p.m.

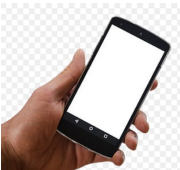
Township Board
Supervisor Karen Sikkenga
Clerk Michelle Stamboulellis
Treasurer Maris Metz
Trustee Karen Nolte
Trustee Lonnie Scott
Trustee Laura Sanders
Trustee Gretchen Driskell

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Cellular Service

Dexter Township is aware of the issues many residents are experiencing with cellular service and is actively researching and reviewing our options for adding a cellular tower to address these concerns.



DEXTER TOWNSHIP

Get your **FREE 2024 Annual Pass to Hudson Mills Metropark—Deadline is March 29, 2024—ACT NOW!**

Dexter Township is a rural community and does not maintain any parks, walking paths, or recreational areas within our borders. However, we are lucky to have a 1,500 acre MetroPark, Hudson Mills, in our township. Rather than take on the long-term financial commitment of obtaining land, developing a park, and maintaining recreational space we would like to offer each home in our township **(1) one FREE Annual Pass (2024) to Hudson Mills Metropark.** This is a space to unwind, enjoy the hiking or biking trails, play golf and disc golf, listen to the flow of the river or canoe down the river, and just reconnect and energize with nature. However, you must act now! The deadline to request a pass is midnight March 29, 2024 via email.



Again, please submit your email request prior to March 29, 2024

- Send an email to info@dextertownship.org to request a free 2024 annual pass
- One (1) pass per home allowed (garages or other structures under separate house numbers will not be granted a free pass)
- Include: your name, age, address, city, state, zip code, email address and phone number
- You will receive an email response confirming your request and approval or not, and how to obtain your pass
- Please do not go to the town hall—Pass requests will only be honored via email (we do not have the personnel to handle in person requests)
- Residents accepting this pass will automatically be enrolled in the township’s “In the Loop” monthly email updates—you may unsubscribe at any time

SEE YOU IN THE PARK!



Interested in serving your community? We have various open board positions!
Send your name to info@dextertownship.org or supervisor@dextertownship.org.

Dexter Township Explores the Topic of Single Trash Hauler Provider	
<p>A couple years ago when trash providers removed Dexter Township from their service routes, many residents were left floundering and without reliable curb-side trash service. Additionally, in the survey for our new Master Plan, an overwhelming number of residents supported the single hauler trash concept. Now aided by Washtenaw County Public Works, Theo Eggermont and Consultants at RRS, we introduced a single hauler ordinance for discussion at the November Board of Trustee Meeting. Having this ordinance in place simply solidifies our ability to move forward, and does not demand that action be taken. Currently, there are nearly 700 Townships in Michigan now providing single hauler contracts for their townships. A few benefits include:</p> <ul style="list-style-type: none">• Trash truck traffic reduced in neighborhoods by 70% or more• Trash truck traffic limited to one day a week in your neighborhood• Reduced wear and tear on both neighborhood roads as well as main roads - Less truck traffic results in safer and quieter streets• Less truck traffic means less pollution, fewer opportunities for spills, cleaner air	<ul style="list-style-type: none">• A single licensed and contracted hauler brings safer hauler operating practices as well as improved community appearance with carts and 1 day/week service• Savings per household may be as high as 30% to 67%• Firm 5-year pricing prevents surprises each year – known costs for known reliable value No more hassles, and \$ returned to household pocketbooks each year <p>The next step for Dexter Township will be to gain Board approval to pass an ordinance, develop an RFP (request for proposal), and review competitive proposals received from the region’s haulers and then make a recommendation to the Township Board of Trustees for their consideration. Greater detail will be available in early 2024 for consideration and discussion. Stay tuned!</p> 
Local Roads Committee Report	
<p>This summer, the WCRC completed significant road repair projects on Waterloo, Stinchfield Woods West, Toma, and Brand Roads including tree trimming, drainage improvements, and adding gravel and/or limestone. NOTE: Some citizens have noticed that these major repair projects on our gravel roads result in a “crowning effect” in the center line of the road, with a more noticeable slant toward the ditch side of the road. According to the WCRC, the crown in the road is needed to effectively drain water off the road’s surface; so typically a new road surface is set with more crown to deter the road from inverting and holding water, while it compacts after the recent addition of surface material. Over time, the traffic on the road will compact this crown, and the road will have a more level feel. The WCRC will work to maintain the lower percentage of crown over the years.</p> 	<p>As we move through autumn, the Township and WCRC are evaluating using previously allocated Township Wide Forestry funds and project savings to accomplish more tree trimming in order to get a head start on the 2024 and 2025 road repair projects. Trimming will be performed on North Lake, Quigley, Colby, Donner, and Dancer Roads, so drivers on these roads should be alert to the presence of trucks and work crews.</p> <p>The Local Roads Committee and Township citizens have also identified intersections where trees and shrubbery obstruct the sight lines; the WCRC will look at these intersections for possible future trimming.</p>
Have you Noticed a Brighter Light?	HOA’s
<p>A new light was authorized and installed near the entrance to Carriage Hills subdivision on Dexter Pinckney Rd. to assist traffic entering and leaving the subdivision</p>	<p>We would like to build a list of HOA’s in Dexter Township—if your neighborhood has a HOA or a Lake Association, and you would be open to sharing the primary contact information, please email info@dextertownship.org. This information will be kept for township use only and used when we have information to share, specific to your neighborhood or important timely issues for all township residents.</p>

<div>Supervisor’s Year End Letter</div>	
<div><div><div><p>2023 has been a year of tremendous progress for Dexter Township. As the pandemic shutdown recedes into the past, our organization has coalesced around our strategic vision, with its four pillars designed to ensure good government, environmental stewardship, communication, and community enrichment. Here’s a quick snapshot of our work this year.</p><div><div>Good Government</div><p>In 2023, our Board of Trustees approved several initiatives to improve quality of life for our residents. We embarked on the third year of a five-year plan to bring all our local collector roads into good condition, and improved road and waterway safety with new speed limit signs, street lighting, and speed limit buoys. The broadband initiative – bringing broadband coverage to 100% of our residents – moved into the implementation phase.</p><p>The Board of Trustees have been working steadily on the nuts and bolts. This year, we approved new personnel guidelines, improved our budget and financial oversight, and implemented accessibility improvements to our public meeting room, just to name a few.</p><div><div>Environmental Stewardship</div><p>In 2023, we persevered through record setting heat, poor air quality from Canadian wildfires, and extreme storms. Trustee Laura Scott took a leadership role in establishing a Farmland and Open Space Preservation program that came to full fruition this year. With generous support from our residents, we will be closing on our first purchase of development rights in early December, with more properties soon to follow. Heartfelt thanks to the Township’s volunteers, consultants, and elected officials who made this important program a reality.</p><p>Our Master Plan is slated for approval by the Board of Trustees in January 2025, the culmination of a two-year, community-driven initiative. Its five pillars – thoughtful planning for future development, protection of our natural resources, preservation of our agricultural heritage, management of our traffic, and creating a sustainable community – coalesce neatly with our strategic planning goals.</p></div></div></div><div><div>Communication</div><p>In 2023, we doubled the number of print newsletter editions, under the leadership of Trustee Karen Nolte. Trustee Nolte’s eNewsletter subscriptions increased from 50 to more than 500. Thanks to our richer, more informative board packages, we’ve received more news coverage at the <i>Sun Times</i> and <i>M-Live</i>. And our social media presence is ramping up with routine updates on Facebook, NextDoor, and our web site. If you’d like to subscribe to our eNewsletter, please email Trustee Nolte at info@dextertownship.org. Happy reading!</p><div><div>Community Enrichment</div><p>Dexter Township is home to some of the most beautiful parks in the State of Michigan. Until this year, our residents had to pay to enjoy Hudson Mills, the beautiful Metropark in our own backyard. With support from the Board of Trustees and our residents, Dexter Township this year provided Metroparks passes free of charge to each home. We continued our Community Clean-Up Day tradition with electronic, metal, and Styrofoam recycling, and free shredding last October. Film plastic recycling, a volunteer-run program, continues in the Town Hall parking lot.</p><p>For the first time this year, we hosted a “Community Movie Night” in August, led by Trustee Lonnie Scott, along with several coffee chats throughout the years. In December, a volunteer appreciation event allowed us to say “Thank you!” to the more than 100 volunteers, board and committee members, and staff members who make our programs run so well.</p><div><div>Coming Up! 2024 and Beyond</div><p>We are on an amazing trajectory for 2024. We’ll continue to improve roads, purchase development rights, and host community events. New initiatives for next year include improving our zoning ordinance to serve our residents better, working to ensure ongoing funding for police and fire services, and initiating a waterways committee to coordinate stewardship of our precious lakes and rivers. I am so proud of everything we have accomplished over the last 12 months. I can’t wait to see what the future brings!</p></div></div></div></div></div>	
<div>Clean-Up Day—October 2023</div> <div><p>It was a rainy wet day, for the annual Dexter Township Clean Up Day, but we are happy to report collecting our largest amount of donations to date and handling over 200 vehicles in the 3-hour event. THANK YOU to the 24 volunteers, who worked through the rain and helped to create a successful morning. And thank you for all our residents who participated in clearing their environments of electric waste, documents for shredding, styrofoam, old tires, and scrap metal. We will report numbers/volume of materials collected as they become available over the next couple weeks. Thanks again everyone!</p><div><div></div><div></div></div></div>	<div>Upcoming Dates to Remember</div> <div><div><div><div><div>January 9, 2024 @ 5:00pm</div><div>Coffee with the Trustees at Dexter Township Hall</div></div><div><div>April 21st @ 4:00pm</div><div>Coffee with the Trustees at Dexter Township Hall</div></div><div><div>May 27th</div><div>Memorial Day Parade</div></div><div><div>June 16th @ 7:00pm</div><div>Coffee with the Trustees at Dexter Township Hall</div></div></div><div><div><div>August 24th @ 6:00pm</div><div>Community Movie Night at Dexter Township Hall</div></div><div><div>October 26th from 9am-noon</div><div>Dexter Township Annual Clean-Up Day</div></div><div><div></div><div>Please check Dexter Township’s website, and Facebook page for additional updates.</div></div></div></div></div>

The Impact of Fire Services	Construction Update
<p>Did you know that fire services are not mandated? Each municipality must decide on its own whether to fund fire services. Dexter Township, together with Webster Township and City of Dexter, have been working together since the 1980s to provide the highest quality fire protection. Dexter Township’s fire safety millage expires at the end of this year, and we have only enough money in the bank to continue providing fire protection through 2024. Our Dexter Area Fire Department puts out fires and are first responders for medical emergencies, but did you know that fire services also keep your homeowner’s insurance rates low? Insurance rates tie into a municipality’s Public Protection Classification, which the insurance industry uses to set rates. The more well equipped a location’s fire services are, the lower that community’s score will be, and the lower the resident’s homeowner’s insurance rates. We all know how important reliable fire services are. A fire {millage} ensures reliable, properly equipped and fully staffed fire department. Dexter Area Fire Department keeps us safe in our homes – and helps keep the cost of home ownership down.</p>	<p>2024 will bring delays and detours on North Territorial when the Washtenaw Country Road Commission begins a safety improvement project. Exact dates are not set at this time, but once started the project is expected to take up to 8 weeks. The intersection at North Territorial and Dexter Townhall Rd will be completely closed during this project to cut down the hill just west of Dexter Townhall on North Territorial and to correct the culvert drainage just east of Dexter Townhall on North Territorial. This will improve the sight line for drivers and help manage the flooding that has occurred on North Territorial. Additionally, left turn lanes will be added to the intersection along with road rumble strips for safety.</p>
	<p>Broadband Moves to Implementation Stage</p> <p>Spectrum is actively laying fiber optic cable to areas awarded them through the use of ARPA County funding. To determine if a specific address is available for installation, please visit https://www.spectrum.com/cp/build. When available, this site will offer Spectrum plans available to you.</p>

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Interested in serving your community?
We have various open board positions!
Send your name to
info@dextertownship.org or
supervisor@dextertownship.org.



2023 Dexter Township Press Coverage

MARCH 2023

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3-16-2023 6:43am

Dexter Twp Seeks Applications from Landowners for Preservation Program



[STN Staff](#)



Dexter Township's land preservation program is seeking applications from landowners interested selling development rights to conserve their property in perpetuity.

Last November township voters approved a ten-year millage to support the permanent conservation of farmland and open space with 63% support. The funds generated will be used to attract federal, State, county and private contributions to purchase conservation easements. Conservation easements are permanent deed restrictions that permit



woodlot management and hunting)
residential development, mineral



extraction and clearcutting woods). Purchasing easements costs less than buying the property, and keeps the property on the tax rolls and contributing to the local economy.

SHARE YOUR NEWS

A seven member Farmland and Open Space Preservation Board (FOSPB) was appointed by the Board of Trustees (BOT) to administer the program. The FOSPB will review submitted applications and recommend properties on which to expend township funds. The BOT has contracted with land preservation expert and township resident Barry Lonik to staff the program, answer questions and provide information. Lonik has over 30 years of land preservation experience in Washtenaw County including staffing to similar programs in Ann Arbor, Scio and Webster Townships for nearly two decades. Interested township landowners are encouraged to contact Lonik at (734) 223-2321 or send an email to BLonik13@aol.com to learn more about their opportunities.

There is no cost or obligation in submitting an application. No minimum acreage is required but larger parcels score higher and have a better chance of attracting matching funds. The application is available on the township website or by calling the township hall at (734) 426-3767.

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Mon. Dec 11 2023

APRIL 2023



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4-01-2023 9:16am

A new residential development is being planned for in Dexter Township



[Lonnie Huhman](#) [Reporter](#) ✓





The proposed development would be located east of the Dexter Area Fire Station #2. photo by Lonnie Huhman

A new residential development called Nature's Preserve is moving ahead in Dexter Township.

The development is proposed to be at 11966 N. Territorial Road, just east of the Dexter Area Fire Station #2.

In March, the developer received approval from the township for the Development Agreement and Private Road Maintenance Agreements. Dexter Township gave an update on this in its monthly "in the loop" update.

According to Dexter Township officials, the development "is roughly 40 acres with an Open Space Community plan of about 24 acres. 20 home parcels are planned with a private road of approximately 5

acres.”

“The Board asked that potential buyers be made fully aware that they will have a private road and all road maintenance falls to their responsibility and that due to the location of the development, Dexter Township or Multi Lake Water & Sewer Authority will not be held liable for any odor mitigation in the future,” it said in the township’s March monthly “in the loop” update.

The development is also adjacent to the Multi Lakes Water and Sewer Authority property.

Township officials said both requests were given a “voice” approval by the developer and that the township attorney will add to the development agreement.

“Final site plans for the development is consistent with the purposes and objectives of the Township Zoning Ordinance and will be developed in multiple phases,” the update from “in the loop” said.

“Additionally, these new homes will connect to the Multi Lakes Water and Sewer Authority.”

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More news from The Sun Times News

Metz said at the regularly scheduled board meeting (May 16th at 6 p.m.), they hope to appoint a new supervisor.

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[Mike Williamson](#) [The Sun Times News](#)



JULY 2023

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7-01-2023 9:44am

Dexter Township's financial position



[Lonnie Huhman](#) [Reporter](#) ✓





In its latest financial update, Dexter Township issues a strong report about where things stand after the recent fiscal year.

One highlight includes township savings. The update was given in the township's monthly "in the loop" email, which was emailed out to subscribers on June 29

"Dexter Township ended FY (Fiscal year) 2022 with \$4.2 million in General Fund balances, of which just under \$2 million is set aside for emergency and operating reserves, and \$2.3 million is available for one-time strategic purposes. General Fund balances have increased every year for the past four years."

The email report said the budget calendar runs from April 1 to March 31. They are reporting on the close of the 2022-23 budget.



states, “With respect to revenues, all the past several years. Property tax

revenues are higher because of new development, and because property taxes on individual parcels typically increase when properties change

hands. Sales tax revenues received from the State of Michigan is a major source of revenue for the Township; this revenue has grown faster than inflation some years. In FY23, we also sold a rental house, which yielded approximately \$285K. Township interest revenues have grown due to the investing its fund balances in higher yield investments. The township earned approximately \$15K in our 2021-22 budget and over \$46K in the 2022-23 budget calendar, a 34% increase. Primarily due to the change in investment policy and strategy by our Treasurers office. Greater returns are expected in the 2023-24 budget year as additional funds are invested, following the completion of our cash flow analysis.”

With the Treasurer's changes
in investment strategies—
interest revenue has grown
34%
2021-2022 = \$15,740
2022-2023 = \$46,287
Remainder of investment
changes will be completed
this year

from Dexter Township

Another highlight from the report said, “With respect to expenses, last year, we made capital investments to improve our local roads, and to improve the Multi Lakes Water and Sewer District’s infrastructure. We also invested in technology and security improvements for elections, and we invested in updating our master plan (a project which is still underway). In most budget line items, our actual expenses were equal to or less than the amount budgeted. Any expenditures above budget were offset by savings in other lines.”

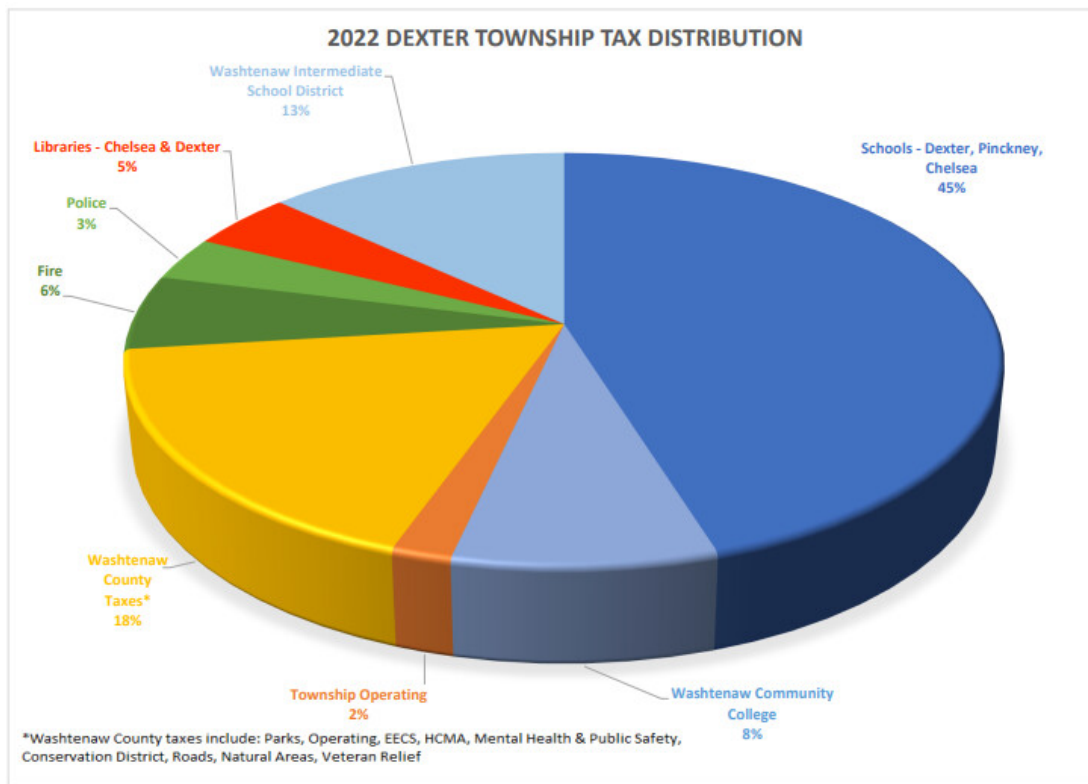
The update concludes by answering the question, many ask where do our tax dollars go. A pie chart was provided showing the 2022 taxes.



lars are directed toward education: intermediate schools, and community college. Dexter Township receives approximately 2% (orange slice of the pie) as a source of revenue from tax collection.”

The township’s tax distribution has 45 percent of it going to Dexter, Pinckney and Chelsea Schools while Washtenaw County taxes make up 18 percent. Others include Washtenaw Community College at 8 percent, fire at 6 percent, police at 3 percent, the libraries in Chelsea and Dexter at 5 percent and Washtenaw Intermediate School District at 13 percent.

The Washtenaw County taxes include various areas, such as Parks, Mental Health and Public Safety, Roads and Veteran Relief.



graph courtesy of Dexter Township

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AUGUST 2023



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8-01-2023 1:30pm

Dexter Township is looking to the community for input on the drafted master plan



[Lonnie Huhman](#) [Reporter](#) ✓





Dexter Township Master Plan



The Dexter Township community now has the opportunity to chime in when it comes to planning the future.

Specifically, the public has a chance to give their feedback on the formation of an updated Master Plan for the township. The Sun Times News connected with township supervisor Karen Sikkenga about this. She said the Dexter Township Planning Commission and Board of Trustees have released the proposed new master plan for public review and comment.

In defining it, the township says the master plan “is a policy guide designed to create a vision of what Dexter Township wants to look like in the future.”

“The final master plan will guide our community in our decisions on land use development and preservation,” Sikkenga said.

In the drafted document, which can be found at the township website, for a vision statement, it reads: “In 2031, our Township is an engaged community that preserves the natural beauty and ecology of sustainable farms, waterways, open space, and residential areas. We enjoy clean and plentiful water resources, quality roads, communications, and infrastructure that better our daily lives.”

The mission statement reads: “Dexter Township is a policy-driven, collaborative organization that maximizes its efficiency, equity, and effectiveness to achieve the community’s vision.”

“It is important for community members to make their voices heard in setting a vision for our future,” the township says on its webpage about the plan.

The public review and comment period began on August 1 and continues through the end of September.

The proposed master plan includes five cornerstones: preservation of our agricultural heritage; protection of our natural resources; management of our traffic; thoughtful planning for future development; and creating a sustainable community. The five cornerstones are described on pages 60–64 of the draft plan.

According to township officials, the draft master plan was spearheaded by a citizen's advisory committee, and included significant community engagement along with economic and demographic data analysis.

There are upcoming opportunities to weigh in.

Township planning consultant, Beckett & Raeder, will be hosting a feedback session during Dexter Township's community movie night on August 19 from 6 to 7:30 p.m. at Dexter Township Town Hall. You can come give feedback on the plan, and stay for the Super Mario Brothers movie. The community can also learn about the plan and provide feedback at the September Planning Commission meeting on September 26 at 6 p.m. at the township hall.

And residents can email feedback any time to Sikkenga (supervisor@dextertownship.org), Planning Commission Chair Marty Straub (mstraub@dextertownship.org), or the lead planning consultant Rowan Brady (rbrady@bria2.com).

A lot of time and effort has gone into this, the board of trustees said it appreciates “the thoughtful work of the citizen volunteers, planning commissioners, and consultants who created this visionary draft plan.”

The master plan can be viewed on Dexter Township's home page at dextertownship.org

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SEPTEMBER

2023

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9-02-2023 1:38pm

Dexter Township's Local Roads Committee wants to hear from residents



[Lonnie Huhman](#) [Reporter](#) ✓



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Since its creation, the Local Roads Committee in Dexter Township has stayed focused on taking the concerns of residents about local roads and making sure they are heard, especially by those who can make a difference.

This was evident recently when the Local Roads Committee (LRC) members hosted a table at the Aug. 19 movie night to collect feedback from residents on local roads and intersections.

In its report last month to the township board, the LRC said it “will be using this feedback to consider its budget request to the Board of Trustees for FY25.”

“Our budget request may include funding for committee outreach, and also funding for increased road maintenance, such as more frequent mowing, brush-cutting, tree trimming, and dust control at key intersections and for local connector roads generally,” the LRC said in

Planning Commission. PC members will be invited to contribute information and requests to the memo. Our hope is that the memo could come jointly from the LRC and the Planning Commission to increase its impact. The LRC members are reviewing the Master Plan this month because of the 'Control Our Traffic' pillar.”

The Sun Times News followed up with township supervisor Karen Sikkenga, who is co-chair of the LRC, about this. STN asked Sikkenga about what are some of the concerns and feedback being given by residents.

Sikkenga said by email: “The Local Roads Committee has received several emails from residents with comments and concerns about our roads. Emerging themes appear to be: (1) impacts of primary road closures on proximal local roads; (2) requests for clear communications about road construction; and (3) suggestions for minor improvements such as new signs or tree trimming. The Board of Trustees has invested significantly in local road repairs over the past couple years and feedback from the public has been overwhelmingly positive.”

Looking forward, Sikkenga said, “Coming up, the Local Roads Committee has two priorities. One is to provide feedback to the Planning Commission and Board of Trustees on the draft master plan. This is important because one of the pillars of the plan is to manage traffic. Second, we will be providing a letter to the Washtenaw County Road Commission on any issues or concerns with our roadways, along with suggestions for mitigation. For example, we have visited several intersections to assess whether tree trimming or added signage might improve sight distances.”

The LRC has established a new email group for members of the public to contact them about local roads:

localroadscommittee@dextertownship.org.

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9-07-2023 1:56pm

Coming soon: Dexter Township's annual clean-up day



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A scene from a previous clean-up day. photo courtesy of Dexter Township

Get ready. Clean up day is coming to Dexter Township in mid-October

The annual clean-up day is scheduled for 9 a.m. to noon on Saturday, Oct.14, at 6880 Dexter-Pinckney Road, in the parking lot at Dexter Township Hall. There's a suggested donation of \$5 per vehicle.

The items accepted include:

Scrap metal: refrigerators, stoves/ovens, car batteries, A/C units,
Lawn equipment, Washers/Dryers.

Electronic Waste: Computers, cell phones, printers, televisions.

Tires: Maximum of six tires per car and they must be off the wheel
rims. The tire disposal is partly funded by an EGLE Scrap Tire Cleanup
Grant.



re will be document shredding

Under the not accepted items are: household trash, toxic materials, construction waste, glass, cardboard and plastic.

As a note to resident, the large recycling bins in the parking lot will be removed the day before clean-up day. They are expected to return either late on that Saturday or Sunday the 15th for residents to use.

These clean-up days have proven to be successful in the past for the township. From the many drop-offs to the volunteer help, the township's clean-up days have kept thousands of pounds of material out of landfills.

For additional information, or to volunteer, email info@dextertownship.org.

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9-25-2023 11:57am

Dexter Township connects with Ann Arbor-based firm to help with planning



[Lonnie Huhman](#) [Reporter](#) ✓





Citing the consultant's knowledgeable experience, Dexter Township has a new contract with area firm Carlisle Wortman to be the contracted planner for the township.

At their Sept. 19 meeting, the Dexter Township Board approved an agreement to have the Ann Arbor-based firm provide planning help with Megan Masson-Minock acting as Carlisle Wortman's representative to the township.



Megan Masson-Minock of Carlisle Wortman. photo courtesy of the Carlisle Wortman webpage

The Sun Times News followed up with township supervisor Karen Sikkenga about the agreement.

“We selected Carlisle Wortman as our contracted planner partly because they provide planning services to many Washtenaw County townships,” Sikkenga said. “This opens the door to seamless collaboration with neighboring townships around land and water stewardship and fresh food access.”

According to the agreement, “The consultant agrees to provide the Client (Dexter Township) with day-to-day general consultation services for planning, zoning, and land use matters including permit applications and resident inquiries. Services will be billed at the agreed upon hourly rate.”

And it states, “Consultant will provide development reviews for site plans, special land use requests, rezonings, variances, planned unit developments, etc. Reviews will be transmitted to the Client within two weeks of receipt by the Consultant. Services will be billed at the agreed upon hourly rate for all development reviews with pass-through costs to the applicant.”

Hourly Rates

Services performed pursuant to terms of this contract shall be charged pursuant to the hourly rates provided below:

Project Team	2023 Rates	2024 Rates	2025 Rates	2026 Rates
Principal	\$140	\$145	\$150	\$155
Senior Associate	\$120	\$125	\$130	\$135
Associate	\$115	\$120	\$125	\$130
Planner	\$110	\$115	\$120	\$125
Graphics (GIS) Technician	\$70	\$75	\$80	\$85
Support Staff	\$60	\$65	\$70	\$75

Expenses	Rate
AutoCAD/GIS Operation	\$30/hr
Mileage	\$0.58/mile
Supplies, Prints, Mailing	cost + 20%

Annual fee changes to occur on January 1st of each calendar year of the contract.

The rate schedule between Dexter Township and Carlisle Wortman. image courtesy of Dexter Township

Sikkenga said, “The planner will build leadership on the planning commission and zoning board of appeals to ensure a unified vision in alignment with the Dexter Township master plan and strategic plan. This will include setting the agenda for the PC (Planning Commission) and ZBA (Zoning Board of Appeals), and recommending agenda items for the Board of Trustees. She will make sure our boards are aware of any items that have fiscal impact, and items that impact quality of life for residents (such as zoning enforcement issues). She’ll identify opportunities to serve our residents better, especially proposing improvements to the zoning ordinance for greater clarity and effectiveness. The planning firm will be able to provide back-up staffing for our in-house permit processing/zoning enforcement position, ensuring uninterrupted service and quick turnaround to our residents.”

“A planning firm provides better oversight and internal controls than we can provide in-house. The firm shares liability for zoning enforcement with the Township,” Sikkenga said. “We expect no increases in the ongoing cost of planning and zoning services as a result of this change.”

She said Carlisle Wortman is known for providing stable staff assignments.

“This means that we can expect lower turnover for our planner,” Sikkenga said. “The planner assigned to us, Megan Masson-Minock, is a long-time Scio Township resident who is currently building a home in Dexter. Megan is deeply familiar with the opportunities and challenges we face, and we are excited to benefit from her expertise.”

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11-29-2023 11:54am

Dexter Township is offering free passes to Hudson Mills



[Lonnie Huhman](#) [Reporter](#) ✓



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A scene from Hudson Mills. photo courtesy of the Hudson Mills Metropark webpage

Dexter Township is offering residents a very cool opportunity to enjoy one of the best parks around.

The township announced on Nov. 28, that each home in Dexter Township has the chance to get a free 2024 Hudson Mills Metropark Annual Pass.

The announcement said:

“Dexter Township is a rural community not maintaining any parks, walking paths or recreational areas within our borders. However, we do have a 1,500-acre Metropark, Hudson Mills, in our township. Rather than take on the long-term financial commitment of obtaining land, developing a park, and maintaining the space, we would like to offer each home in our township (1) one FREE Annual Pass (2024) to



space to unwind, enjoy the hiking or
listen to the flow of the river or



just canoe down the river, and reconnect and energize with nature.”

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The offer by the township is a limited time offer and expires March 29, 2024.

Here's how it works:

- Send an email to info@dextertownship.org stating your request with your Name, Age, Address. Phone number and email address. All information must be present in your email.
- An email response will be sent verifying your request and notifying you if you qualify and how you will or can receive your pass.
- One (1) pass per Dexter Township home address: garages, empty parcels or other structures on separate parcels do not qualify.
- Limited time offer – EXPIRES March 29, 2024 – email requests must be received by midnight on 3/29/24.
- Residents accepting this pass will automatically be enrolled in the Twp's "in the loop" email updates

Dexter Township is asking those interested to not go to township hall or Hudson Mills to obtain your free pass. Township officials say email requests will be faster and easier to batch and distribute the passes, and they do not have staff to handle in-person requests.

Hudson Mills is located at 8801 N. Territorial Road.

Its webpage describes the park this way:

“Discover the best of the Huron River at Hudson Mills Metropark. This park features some of the most picturesque spots on the Huron and is popular with anglers, hikers and paddlers alike. Spend your day navigating the greens of our 18-hole, par-71 golf course or spin by to play two 24-hole disc golf courses. Hikers and bikers have access to well-maintained trails that connect to downtown Dexter and sports enthusiasts will find plenty of space to play ball. In winter, our cross-country ski trails provide great ways to stay fit.”

DECEMBER

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/ 12/02/2023

Dexter Township Completes First Land Preservation Project

by Special to Discover

Communities(<https://weloveannarbor.com/author/infolovedexter-com/>)



The Dexter Township Farmland and Open Space Preservation Program recently closed its first project, a conservation easement purchase on the Monier-Van Gorder property.

The property is just over 70 acres in size and borders the popular 275 acre Washtenaw County West Lake Preserve on its west side, with almost 2,000 feet of common boundary. It is comprised almost entirely



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12-04-2023 7:52am

Dexter Township Board Votes to Put Public Safety Millage Renewals on February 2024 Ballot



[STN Staff](#)





Friday, at their second special meeting about the topic, the Dexter Township Board unanimously approved resolutions to place two millage renewals before Township voters in February. The resolutions seek renewals of current tax levies for emergency services as both the police and fire millages expire on December 31, 2023.

The text of the question for the police millage to be posed to voters as passed by the Township Board at their special meeting is as follows:

"Proposal to Renew Dexter Township Police Services Millage

"In 2006, the voters of Dexter Township approved a 5-year, 1.5 mill Police Services Millage. In 2011, 2014 and 2018, the voters of Dexter Township approved renewals to that millage at lawful rates to continue to provide Police Services in Dexter Township. The 2018 millage renewal of 1.4199 mill expired on December 31, 2023. To continue to provide revenue for the

provision of Police Services, the Township is permitted by law to seek a renewal of the expired millage. This renewal will not increase the millage rate that was imposed in 2023 for police services.

"Shall the limitation on the amount of taxes which may be imposed on taxable property in the Township of Dexter, Washtenaw County, Michigan, be increased by \$1.3903 per \$1000 of taxable value (1.3903 mill) for a period of five (5) years, 2024 through 2028 inclusive, as a renewal of a previously voter authorized millage to provide funds for all lawful police services including personnel, equipment and facilities? It is estimated that 1.3903 mill would raise approximately \$685,362.47 when first levied in 2024."

Though the cost of fire services are expected to increase beyond the rates of the current millage, the township opted to seek only a renewal and use the fire fund balance maintained by the township to fill any potential shortfall from millage revenue. This approach means township residents will not see any increase in millage rates over what they have paid for the past 5 years. Local fire services are critical for insurance ratings which help Dexter Township residents maintain affordable home and renters insurance.

The text of the question for the fire millage to be posed to voters as passed by the Township Board at their special meeting is as follows:

"Proposal to Renew Dexter Township Fire and Emergency Services Millage

"In 2018 the voters of Dexter Township approved a 5-year 2.4 mill Fire and Emergency Services millage to continue to provide fire and emergency services in Dexter Township. That millage expired on December 31, 2023. To continue to provide revenue for the provision of Fire and Emergency Services, the Township is permitted by law to seek a renewal of the expired millage. This renewal will not increase the millage rate that was imposed in 2023 for fire and emergency services.

"Shall the limitation on the amount of taxes which may be imposed on taxable property in the Township of Dexter, Washtenaw County, Michigan, be increased by \$2.3543 per \$1000 of taxable value (2.3543 mill) for a period of five (5) years, 2024 through 2028 inclusive, as a renewal of a previously voter

authorized millage that expired on December 31, 2023 to provide funds for all lawful fire and emergency services including personnel, equipment and facilities? It is estimated that 2.3543 mill would raise approximately \$1,160,576.04 when first levied in 2024.”

“Police and fire services are critical for our community and with the upcoming expiration of the current millages our board was eager to get the issue before voters.” Said, Karen Sikkenga, Dexter Township Supervisor. “Maintaining the current millage levels is both good financial stewardship and allows these agencies to continue the excellent, responsive service our residents have come to expect. If any residents of Dexter Township have questions about these millage renewals we encourage them to reach out to Township Board members for more information.”

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ANN ARBOR

First purchase for Washtenaw County land conservation program a ‘story in persistence’

Published: Dec. 04, 2023, 11:24 a.m.



A view of the 70-acre Monier-Van Gorder property in Dexter Township, bordering Washtenaw County's West Lake Preserve. The township's farmland and open space preservation program announced it had purchased a conservation easement on the property on Thursday, Nov. 30, 2023, marking the first in the program's history. Provided by Barry Lonik



By **Lucas Smolcic Larson** | lsmolciclaron@mlive.com

WASHTENAW COUNTY, MI - A homegrown land conservation program in northwestern Washtenaw County is officially in business with the protection of a roughly 70-acre piece of farmland.

The property, next to a county nature preserve in Dexter Township, represents the township's first conservation purchase, officials announced on Thursday, Nov. 30.

“It’s a story in persistence and taking advantage of opportunities,” said Barry Lonik, the township’s land protection consultant and himself a 27-year Dexter Township resident.

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The owners of the Monier-Van Gorder property near Island Lake Road originally applied to a county preservation program, but the land was ranked as less likely to be selected for funding immediately, Lonik said.

As it was working to establish its own open space preservation program, Dexter Township leaders put up some seed money and hired Lonik to take on the parcel as a pilot project, he said.

The conservationist applied for state and federal funds, reapplying after first getting rejections, and ultimately assembled the necessary dollars to buy a conservation easement, which protects the property from development as it stays in private ownership.

In the meantime, Dexter Township voters in 2022 voted to OK a tax funding the conservation efforts, a campaign promise of a slate of township board members who unseated five incumbents two years prior.

Read more: [Land preservation taxes win big in Washtenaw County in Nov. 8 election](#)

The township tax funds are kicking in to cover 5.5% of the \$544,000 conservation deal, with the rest coming from outside sources, according to Lonik.

While the consultant said that kind of return is unsustainable in the long-term, it demonstrates the value of having matching funds at the township’s disposal from the local millage, similar to longstanding land preservation taxes in a handful of other Washtenaw County townships.

The conserved land, to the east of Washtenaw County's West Lake Preserve, is made up of almost entirely prime agricultural soils, with 10 acres of woods and four acres of wetlands, according to Lonik.

The father of one of the owners grew up in the Upper Peninsula and moved to Detroit to start a family, deciding to purchase the rural property in 1963 to satisfy his longing for the country, Lonik said.

He and his family moved to the property next door in 1970, and the 70-acre parcel has always been leased to a local farmer to grow field corn and soybeans. His heirs want to keep the "rural charm" of the land forever, Lonik said.



Dianne Monier and her husband Rickie, left, pose with Dexter Township Supervisor Karen Sikkenga and Barry Lonik, a land protection consultant working with the township, as officials close on a conservation easement purchase for the 70-acre Monier-Van Gorder property in the township. Provided by Barry Lonik

The conservation easement is a permanent deed restriction on the use of the property and costs less than purchasing the land outright, while keeping it on the tax rolls, Lonik said.

Funding for the purchase came through the [Washtenaw County Natural Areas Preservation Program](#), the state of Michigan's Agricultural Preservation Fund and the federal Agricultural Conservation Easement Program, according to a township news release.

With the establishment of the 2022 tax funding local conservation, the [township developed a seven-member board](#) to manage the program and has received about eight applications from landowners, according to township Trustee Laura Sanders.

It's a long process to assemble the necessary funding for the conservation purchases, but the program is working to close on more in the coming months, she said.

"There's been some local farmers that have really championed this preservation initiative," Sanders said.

Dianne Monier, one of the owners of the 70-acre property now conserved through the program, was interested from the start, Sanders added.

With one conservation easement in the books, the township program hopes more landowners will be interested in participating.

The initiative represents an alternative to the residential development pressure the township has been experiencing, Lonik said, and officials welcomes applications at any time.

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