

OSHTEMO CHARTER TOWNSHIP BOARD
7275 West Main Street
Kalamazoo, MI 49009

April 28, 2026

Refer to page 3 for Virtual Meeting Information

REGULAR MEETING
5:30 P.M.
AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Remote Location Identification (for remote attendance when permitted by statute)
4. Township Mission/Vision/Core Values: *Core Value: Fair treatment to all people.*
5. Approval of the Agenda
6. Public Officials and Community Partner Updates
7. Work Session:
 - a. Presentation: Phase 2 Sanitary Sewer Expansion
 - b. Presentation: Vehicle Barn Site Improvements Project
 - c. Topics for Board Discussion
 - i. Board Retreat
8. Public Comment on Consent Agenda or Non-Regular Session Items
9. Consent Agenda
 - a. Meeting Minutes [Minutes of Regular Meeting ([March 24, 2026](#))]
 - b. Meeting Minutes [Minutes of Joint Board Meeting ([April 7, 2026](#))]
 - c. Meeting Minutes [Minutes of Regular Meeting ([April 14, 2026](#))]
 - d. Meeting Minutes [Minutes of Board Retreat Meeting ([April 16, 2026](#))]
 - e. 2025 Audit Governance Planning Letter ([Pg 7](#))
10. Presentation: Fire Department Monthly Report ([Pg 9](#))
11. Discussion & Resolution Conditional Award of Phase II Sewer Contract ([Pg 11](#))
12. Resolution: USDA Phase II Loan Series 2026A Bonds and Series 2026B Bonds ([Pg 27](#))
13. Resolution to Authorize Issuance of Capital Improvement Bonds, General Obligation Limited Tax, Series 2026A and Series 2026B, for Phase II USDA Sewer Project ([Pg 35](#))
14. Discussion & Consideration Vehicle Barn Site Improvements Project – Contract Award & Budget Amendment ([Pg 57](#))
15. Update on Phase II Sewer Expansion Text Program ([Pg 67](#))

16. Second Reading re: Ordinance 690 – H Ave Rezoning ([Pg 73](#))
17. Second Reading re: Ordinance 691 – Zoning Ordinance Text Amendments ([Pg 79](#))
18. Resolution: Rejection of 2045 Comprehensive Plan and Master Streets Plan ([Pg 87](#))
19. Public Comment
20. Board Member Comments & Committee Updates
21. Adjournment

**Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings**

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official or staff member to respond at a later date. More complicated questions can be answered during Township business hours through web contact, phone calls, email (oshtemo@oshtemo.org), walk-in visits, or by appointment.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be Board discussion prior to call for a motion. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name, but it is not required.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which does not follow these guidelines.

(adopted 5/9/2000)
(revised 5/14/2013)
(revised 1/8/2018)

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday, 8 a.m.-1 p.m. and 2-5 p.m., and on Friday, 8 a.m.–1 p.m. Additionally, questions and concerns are accepted at all hours through the website contact form found at www.oshtemo.org, email, postal service, and voicemail. Staff and elected official contact information is provided below. If you do not have a specific person to contact, please direct your inquiry to oshtemo@oshtemo.org and it will be directed to the appropriate person.

Oshtemo Township Board of Trustees		
<u>Supervisor</u>		
Cheri Bell	216-5220	cbell@oshtemo.org
<u>Clerk</u>		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
<u>Treasurer</u>		
Clare Buszka	216-5260	cbuszka@oshtemo.org
<u>Trustees</u>		
Neil Sikora	760-6769	nsikora@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Michael Chapman	375-4260	mchapman@oshtemo.org

Township Department Information			
<u>Assessor:</u>			
Kristine Biddle	216-5225	assessor@oshtemo.org	
<u>Fire Chief:</u>			
Greg McComb	375-0487	gmccomb@oshtemo.org	
<u>Ordinance Enforcement:</u>			
Alan Miller	216-5230	amiller@oshtemo.org	
<u>Parks Director:</u>			
Vanessa Street	216-5233	vstreet@oshtemo.org	
Rental Info	216-5224	oshtemo@oshtemo.org	
<u>Planning Director:</u>			
Jodi Stefforia	375-4260	jstefforia@oshtemo.org	
<u>Public Works Director:</u>			
Anna Horner	216-5228	ahorner@oshtemo.org	

Zoom Instructions for Participants

Before a videoconference:

1. You will need a computer, tablet, or smartphone with a speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. If you are going to make a public comment, please use a microphone or headphones with a microphone to cut down on feedback, if possible.
3. Details, phone numbers, and links to videoconference or conference call are provided below. The details include a link to “**Join via computer**” as well as phone numbers for a conference call option. It will also include the 11-digit Meeting ID.

To join the videoconference:

1. At the start time of the meeting, click on this link to [join via computer](#). You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering this **Meeting ID: 774 238 7802**

If you are having trouble hearing the meeting or do not have the ability to join using a computer, tablet, or smartphone then you can join via conference call by following instructions below.

To join the conference by phone:

1. On your phone, dial the teleconferencing number: **+1 312 626 6799 US (Chicago)**
2. When prompted using your touchtone (DTMF) keypad, enter the Meeting ID number: **774 238 7802#**

Participant controls in the lower-left corner of the Zoom screen:



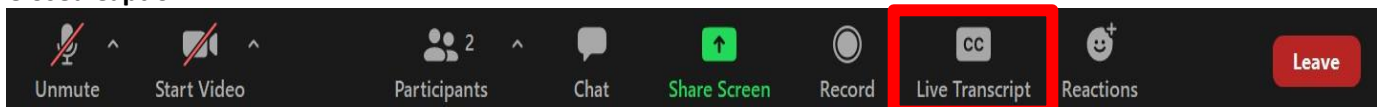
Using the icons at the bottom of the Zoom screen, you can (some features will be locked to participants during the meeting):

- Participants – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand. **This will be used to indicate that you want to make a public comment.**
- Chat – opens pop-up screen that allows participants to post comments during the meeting.

If you are attending the meeting by phone, to use the “Raise Hand” feature **press *9 on your touchtone keypad.**

Public comments will be handled by the “Raise Hand” method as instructed above within Participant Controls.

Closed Caption:



Turn on Closed Caption:

Using the icons at the bottom of the Zoom screen:

1. Click on the “Live Transcription” button.
2. Then select “Show Subtitle”.

Mission:

To advance the quality of life of all residents through a commitment to responsible growth, and value-driven municipal services that promote the relationships among economic vitality, environmental stewardship, and social equity.

Vision:

A sustainable and innovative community built through a legacy of planned, responsible growth and rural preservation.

Core Values:

PUBLIC SERVICE

- Fair treatment to all people.
 - Each customer is welcomed, and their input is wanted.
 - Difficult questions are not marginalized.
- Allow residents to interact directly with Township staff and officials.
- Decisions are made based on the value to our Township and residents.

SUSTAINABILITY

- Meet the needs of the present without compromising future generations.
 - Consider the environment through practices that reduce impacts.
 - Value-conscious decision-making.
 - Committing to quality fire and police protection.

INNOVATION

- Providing the best value-conscious technology currently available.
- Leverage new technologies and ways of doing business to increase accessibility and improve services.

PROFESSIONALISM

- Hire staff with strong core competencies within their given profession.
 - Commitment to continuous improvement to government operations.
- Dedicated to open communication to improve productivity and effectiveness.

INTEGRITY

- Decisions are made logically through the collection of evidence, facts, and public input.
 - When promises are made, we follow through.
 - We do not obfuscate – we say what we mean and do what we say.
 - Transparent governmental practices are of the highest priority.

FISCAL STEWARDSHIP

- Ensure that taxpayer investments are spent wisely, effectively and efficiently.

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SEBER TANS, PLC

CONSULTANTS & CERTIFIED PUBLIC ACCOUNTANTS

April 15, 2026

To the Township Board
Charter Township of Oshtemo, Michigan

We are engaged to audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Charter Township of Oshtemo (the Township) for the year ended December 31, 2025. Professional standards require that we provide you with the following information related to our audit. We would also appreciate the opportunity to meet with you to discuss this information further since a two-way dialogue can provide valuable information for the audit process.

Our Responsibility under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated March 25, 2025, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

We have been engaged to report on supplementary information, which accompany the financial statements but are not RSI. Our responsibility for this supplementary information, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Planned Scope, Timing of the Audit, and Other

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. We will generally communicate our significant findings at the conclusion of the audit. However, some matters could be communicated sooner, particularly if significant difficulties are encountered during the audit where assistance is needed to overcome the difficulties or if the difficulties may lead to a modified opinion. We will also communicate any internal control related matters that are required to be communicated under professional standards.

We expect to begin our audit in April 2026 and issue our report no later than June 2026. Ben Walker is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Township Board
The Charter Township of Oshtemo, Michigan
April 15, 2026

This information is intended solely for the use of the board and management of the Township and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in black ink that reads "Seber Tans, PLC". The signature is written in a cursive, slightly slanted style.

Seber Tans, PLC

OSHTEMO FIRE & RESCUE

MONTHLY REPORT

March 2026



“To honorably service our residents, visitors, and fellow firefighters by providing service with respect, responsibility and pride.”

Executive Summary

The Oshtemo Fire Department maintained strong operational and Financial performance throughout Q1 2026, with consistent Emergency response delivery, no service disruptions and stable Staffing levels despite increasing call volume and associated Overtime demands. Crews continue to adapt effectively to Roadway construction impacts without compromising service.

Incident Overview

Call Type	#	%
Fire	10	4
EMS	163	65.2
Hazardous Condition	17	6.8
Public Service	17	6.8
No Emergency	43	17.2

Turnout (90th)

Travel (90th)

Total Response (90th)

Goal < 80sec

Goal < 4:00

Goal <6:20



Community Risk Reduction

Activity	This Month
Smoke Alarm Install	1
Car Seat Install	7
CPR Class	1
Station Tours	1
Food Truck Inspections	15
Company Inspections	19
Total Residents Reached	12

Training & Readiness

Focus Area	This Month
Fire Suppression	60.96
EMS/Rescue	23
Technical Rescue	258
Officer Development	225

Department Highlights

Erin truly goes above and beyond for our department and our community. She is the backbone of our office, helping keep administration organized and moving forward every day. From budgets and purchase orders to scheduling, records, and the countless details that keep a fire department operating, Erin has a hand in all of it.



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CHARTER TOWNSHIP OF OSHTEMO
COUNTY OF KALAMAZOO, MICHIGAN

Minutes of a special meeting of the Township Board of the Charter Township of Oshtemo, held at the Township Hall, Kalamazoo, Michigan, on the 28th day of April 2026, at 5:30 p.m.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolution was offered by _____ and seconded by _____.

**RESOLUTION TO MAKE CONDITIONAL AWARD OF CONSTRUCTION CONTRACT
FOR PHASE 2 SANITARY SEWER PROJECT**

WHEREAS, the Township Board of the Charter Township of Oshtemo (the “Township”) previously determined that it is necessary and in the best interest of the Township and its residents to acquire and construct improvements to and extensions of the Township’s sanitary sewer system and related road improvements including, without limitation, extensions in Westport, Meadowbrook, Frie & Gibbs, Country Club, Whitegate Farms, Fairlane, and Skyridge Plat including Meridian Ave (in entirety), Sunset Road (in entirety), 11th Street (Parkview Avenue to N Avenue) KL Avenue (8th Street to Autumn Way Boulevard), Beech Avenue (in entirety), 7th Street (West Main Street to South of Cross Country Drive) and West Main Street (8th Street to Township Hall west property line); together with related improvements and appurtenances including, but not limited to, sidewalk and shared paths installation, necessary easements, rights-of-way and interests in land, and the expenses of Township engineering, legal and financial consultants (together, the “Project”) and to fund all or part of the cost of the Project by the issuance of capital improvement bonds in one or more series in the maximum principal amount of \$45,000,000 pursuant to Section 517(1) of Act 34 of the Public Acts of Michigan of 2001, as amended; and

WHEREAS, the proposed Bonds will be issued by the Township to evidence a long-term loan from the U.S. Department of Agriculture’s Rural Development agency (“Rural Development”) and the Kalamazoo County Board of Public Works Act 185 provision; and

WHEREAS, the Township prepared contract specifications for the second phase of the Project, which includes extensions in Westport and Country Club Plats together with related improvements and appurtenances including, but not limited to, sidewalks (collectively, the “Phase 2 Project”) to be included in Contracts C,D, and E (the “Contract Documents”), and the Township invited, received, and opened bids for the construction of the Phase 2 Project; and

WHEREAS, the construction bids have been reviewed by the engineers for the Project, Fleis & VandenBrink (the “Project Engineer”); and

WHEREAS, the Project Engineer has recommended to the Township Board that the construction contract for Contract D, and E for the Phase 2 Project be awarded to Redline Excavating LLC in the amount of \$19,715,983.50 (Contract D) and \$14,612,978.50 (Contract E), (all as summarized in the bid tabulation and bid recommendation letters prepared by the Project Engineer, dated April 20, 2026 and April 22, 2026, and on file with the Township), subject to the terms of this resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. The Contract Documents are hereby approved.
2. Based upon the bids received and the recommendation of the Project Engineer, the Township Board hereby determines that it is in the best interest of the residents and taxpayers of the Township to award, and the Township Board does hereby award, the construction contract for Contract D for the Phase 2 Project to Redline Excavating LLC in the amount of \$19,715,983.50 and Contract E \$14,612,978.50 (the “Contractor”) (all as summarized in the bid tabulation prepared by the Project Engineer and on file with the Township), subject to the successful sale and delivery of the Bonds for the Phase 2 Project to Rural Development.
3. The Township Supervisor and Clerk are authorized and directed to execute and deliver to the Contractor a notice of award for both Contract D and E, provided that the notice sets forth the same conditions for award of the contract as stated in paragraph 2 of this resolution.
4. The Township Supervisor and the Clerk are authorized and directed to execute and deliver to the Contractor the construction contracts for Contract D and E.
5. The Township Supervisor and Clerk are hereby authorized and directed to execute any other necessary notices or documents (as may be revised and as described herein) on behalf of the Township with respect to the Phase 2 Project.
6. All resolutions and parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

AYES: Members:
NAYS: Members:
ABSTAIN: Members:

RESOLUTION DECLARED ADOPTED.

Dusty Farmer, Clerk
Charter Township of Oshtemo

STATE OF MICHIGAN)
) ss.
COUNTY OF KALAMAZOO)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Oshtemo, Kalamazoo County, Michigan (the "Township"), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a regular meeting on the 28th day of April 2026, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for the meeting. IN WITNESS WHEREOF, I have hereto affixed my official signature on this 28th day of April 2026.

Dusty Farmer, Clerk
Charter Township of Oshtemo

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RECOMMENDATION OF AWARD

April 20, 2026

Via Email: ahorner@oshtemo.org

Anna E. Horner, P.E., Public Works Director
Oshtemo Charter Township
7275 West Main Street
Kalamazoo, MI 49009

**RE: Oshtemo Charter Township – Neighborhood Sewer Extension
Phase 2 – Contract D**

Dear Anna:

The Neighborhood Sewer Extension – Phase 2 – Contract D was advertised for bid on March 6, 2026. The Bid Advertisements were placed on MITA and several other construction bid networks. In addition, F&V directly contacted six local contractors. Four contractors requested the bid packages and were placed on the plan holders list.

We have reviewed the bid received on April 1, 2026 for the above-referenced project. One bid was received and the bid tabulation is attached.

The low bidder is Redline Excavating, LLC from Holland, Michigan with a bid amount of \$19,715,983.50. We have worked with Redline Excavating, LLC on previous projects and feel they can do the work.

Based on the above information we recommend the Township award the Neighborhood Sewer Extension Phase 2 – Contract D project for the amount of \$19,715,983.50 to Redline Excavating, LLC.

Please feel free to reach out with any questions.

Sincerely,

FLEIS & VANDENBRINK



Danell Diakow, P.E.
Project Manager

Enclosure

Oshtemo Charter Township
Neighborhood Sewer Extension
Phase 2 - Contract D
Bid Tabulations

Job: 838790D
Date: 4/1/2026

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate		Redline Excavating LLC	
				BID UNIT PRICE	BID AMOUNT	BID UNIT PRICE	BID AMOUNT
1	General Conditions, Bonds and Insurances, Max 1	LSum	1	\$1,690,000.00	\$1,690,000.00	\$1,655,794.00	\$1,655,794.00
2	Minor Traf Devices	LSum	1	\$10,000.00	\$10,000.00	\$43,256.00	\$43,256.00
3	Barricade, Type III, High Intensity, Lighted, Double	Ea	22	\$125.00	\$2,750.00	\$126.00	\$2,772.00
4	Barricade, Type III, High Intensity, Lighted, Double	Ea	22	\$10.00	\$220.00	\$1.00	\$22.00
5	Sign, Type B, Temp, Prismatic, Furn	SFt	800	\$5.00	\$4,000.00	\$7.00	\$5,600.00
6	Sign, Type B, Temp, Prismatic, Oper	SFt	800	\$1.00	\$800.00	\$1.00	\$800.00
7	Channelizing Device, 42 Inch, Fluorescent, Furn	Ea	100	\$20.00	\$2,000.00	\$21.50	\$2,150.00
8	Channelizing Device, 42 Inch, Fluorescent, Oper	Ea	100	\$2.00	\$200.00	\$1.00	\$100.00
9	Plastic Drum, High Intensity, Furn	Ea	100	\$50.00	\$5,000.00	\$29.50	\$2,950.00
10	Plastic Drum, High Intensity, Oper	Ea	100	\$2.00	\$200.00	\$1.00	\$100.00
11	Above Ground Video Survey	LSum	1	\$20,000.00	\$20,000.00	\$5,085.00	\$5,085.00
12	Erosion Control, Inlet Protection, Fabric Drop	Ea	180	\$140.00	\$25,200.00	\$163.00	\$29,340.00
13	Erosion Control, Silt Fence	LFt	1,500	\$3.00	\$4,500.00	\$3.00	\$4,500.00
14	Driveway Maintenance, Residential	Ea	290	\$1,000.00	\$290,000.00	\$304.00	\$88,160.00
15	RD Temp Construction Project Sign	Ea	1	\$2,500.00	\$2,500.00	\$2,088.00	\$2,088.00
16	Pavt, Rem, Modified	SYd	80,100	\$7.00	\$560,700.00	\$2.00	\$160,200.00
17	Curb and Gutter, Rem	LFt	9,750	\$20.00	\$195,000.00	\$14.00	\$136,500.00
18	Tree, Rem, 6 inch to 18 inch	Ea	4	\$1,000.00	\$4,000.00	\$508.00	\$2,032.00
19	Tree, Rem, 19 inch to 36 inch	Ea	1	\$2,000.00	\$2,000.00	2820	\$2,820.00
20	Post, Mailbox	Ea	290	\$150.00	\$43,500.00	229	\$66,410.00
21	Roadway Grading	Sta	230	\$3,500.00	\$805,000.00	\$4,531.00	\$1,042,130.00
22	Subbase, CIP	CYd	54,000	\$45.00	\$2,430,000.00	\$18.00	\$972,000.00
23	Aggregate Base, 8 inch	SYd	81,000	\$15.00	\$1,215,000.00	\$11.00	\$891,000.00
24	Aggregate Base, 2 inch	SYd	1300	\$6.00	\$7,800.00	\$10.00	\$13,000.00
25	HMA, 4EL	Ton	10,100	\$80.00	\$808,000.00	\$117.00	\$1,181,700.00
26	HMA, 5EL	Ton	7,850	\$85.00	\$667,250.00	\$110.00	\$863,500.00
27	Driveway, HMA	Syd	700	\$50.00	\$35,000.00	\$24.00	\$16,800.00
28	Valley Gutter, HMA	LFt	9,850	\$3.00	\$29,550.00	\$2.00	\$19,700.00
29	Driveway, Nonreinf Conc, 6 inch	SYd	1,300	\$60.00	\$78,000.00	\$66.50	\$86,450.00
30	Curb and Gutter, Conc, MDOT, Det F4	LFt	9,300	\$30.00	\$279,000.00	\$34.00	\$316,200.00
31	Driveway Opening, Conc, Det M	LFt	450	\$35.00	\$15,750.00	\$26.00	\$11,700.00
32	Turf Establishment	SYd	38,400	\$10.00	\$384,000.00	\$16.00	\$614,400.00
33	Pavt, Mrkg, Waterborne, 4 inch, Yellow	LFt	550	\$3.00	\$1,650.00	\$2.00	\$1,100.00
34	Pavt, Mrkg, Waterborne, 4 inch, White	LFt	300	\$3.00	\$900.00	\$2.00	\$600.00
35	Valve Box, Adj	Ea	15	\$500.00	\$7,500.00	\$574.00	\$8,610.00
36	Dr Structure, Rem	Ea	1	\$1,000.00	\$1,000.00	\$898.00	\$898.00
37	Dr Structure, 24 inch dia	Ea	1	\$2,100.00	\$2,100.00	\$3,328.00	\$3,328.00
38	Storm Sewer, Conc, 12 inch	LFt	2,937	\$90.00	\$264,330.00	\$60.00	\$176,220.00
39	Storm Sewer, Conc, 15 inch	LFt	550	\$95.00	\$52,250.00	\$72.00	\$39,600.00
40	Storm Sewer, Conc, 18 inch	LFt	260	\$110.00	\$28,600.00	\$89.50	\$23,270.00
41	Storm Sewer, Conc, 21 inch	LFt	50	\$115.00	\$5,750.00	\$115.00	\$5,750.00
42	Storm Sewer, Conc, 24 inch	LFt	100	\$120.00	\$12,000.00	\$116.00	\$11,600.00
43	Storm Sewer, Conc, 30 inch	LFt	35	\$150.00	\$5,250.00	\$189.00	\$6,615.00
44	Structure Cover, Adj	Ea	20	\$800.00	\$16,000.00	\$699.00	\$13,980.00
45	Cover C	Ea	15	\$1,200.00	\$18,000.00	\$728.00	\$10,920.00
46	Cover K	Ea	15	\$1,000.00	\$15,000.00	\$2,068.00	\$31,020.00
47	Cover B	Ea	5	\$750.00	\$3,750.00	\$1,364.00	\$6,820.00
48	Cover D	Ea	1	\$1,000.00	\$1,000.00	\$1,539.00	\$1,539.00
49	San Manhole Cover	Ea	4	\$750.00	\$3,000.00	\$1,410.00	\$5,640.00
50	Video Tape Sewer, Less than 24 inches	LFt	20,901	\$3.00	\$62,703.00	\$5.00	\$104,505.00
51	Sanitary Sewer, 8 inch, 0'-12' Deep, SDR-26	LFt	5,439	\$120.00	\$652,680.00	\$167.00	\$908,313.00
52	Sanitary Sewer, 8 inch, 12'-18' Deep, SDR-26	LFt	11,836	\$150.00	\$1,775,400.00	\$233.00	\$2,757,788.00
53	Sanitary Sewer, 8 inch, Over 18' Deep, SDR-26	LFt	1,240	\$180.00	\$223,200.00	\$287.00	\$355,880.00

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate		Redline Excavating LLC	
				BID UNIT PRICE	BID AMOUNT	BID UNIT PRICE	BID AMOUNT
54	Sanitary Sewer, 12 inch, 0'-12' Deep, SDR-26	LFt	1,528	\$150.00	\$229,200.00	\$174.00	\$265,872.00
55	Sanitary Sewer, 12 inch, 12'-18', SDR-26	LFt	858	\$180.00	\$154,440.00	\$244.00	\$209,352.00
56	Granular Material, CI III, CIP	CYd	40,520	\$45.00	\$1,823,400.00	\$18.00	\$729,360.00
57	Sanitary Sewer Service Lateral, 6 inch, SDR-26	LFt	11,275	\$65.00	\$732,875.00	\$160.00	\$1,804,000.00
58	San WYE, 8 inch X 6 inch, SDR-26	Ea	252	\$300.00	\$75,600.00	\$633.00	\$159,516.00
59	San WYE, 12 inch X 6 inch, SDR-26	Ea	38	\$500.00	\$19,000.00	\$977.00	\$37,126.00
60	Property Cleanout, 6 inch, SDR-26	Ea	290	\$1,500.00	\$435,000.00	\$1,529.00	\$443,410.00
61	Pavt, Rem, Deep Sewer	SYd	500	\$12.00	\$6,000.00	\$4.00	\$2,000.00
62	Curb and Gutter, Rem, Deep Sewer	LFt	1,240	\$18.00	\$22,320.00	\$14.00	\$17,360.00
63	Curb and Gutter, MDOT Det F4, Deep Sewer	LFt	1,240	\$30.00	\$37,200.00	\$34.00	\$42,160.00
64	Driveway, Nonreinf Conc, 6 inch, Deep Sewer	SYd	500	\$60.00	\$30,000.00	\$66.50	\$33,250.00
65	Structure Tap, 8 inch	Ea	2	\$800.00	\$1,600.00	\$1,450.00	\$2,900.00
66	Structure Tap, 12 inch	Ea	2	\$1,000.00	\$2,000.00	\$1,920.00	\$3,840.00
67	Sanitary Manhole, 48 inch dia	Ea	113	\$4,500.00	\$508,500.00	\$9,950.00	\$1,124,350.00
68	Sanitary Manhole, Add Depth of 48 inch dia, more	LFt	270	\$350.00	\$94,500.00	\$395.00	\$106,650.00
69	Manhole Drop Outside	Ea	15	\$2,500.00	\$37,500.00	\$6,466.00	\$96,990.00
70	Water Main, Conflict, 12 inch or Less	LFt	250	\$200.00	\$50,000.00	\$537.00	\$134,250.00
71	Rose Arbour Pump Station	Lsum	1	\$550,000.00	\$550,000.00	\$640,735.00	\$640,735.00
72	Saybrook Pump Station	Lsum	1	\$450,000.00	\$450,000.00	\$536,479.00	\$536,479.00
73	Maple Leaf Pump Station	Lsum	1	\$450,000.00	\$450,000.00	\$522,089.00	\$522,089.00
74	Force Main, 3 inch, HDPE SDR-11	LFt	765	\$65.00	\$49,725.00	\$21.50	\$16,447.50
75	Force Main, 4 inch, HDPE SDR-11	LFt	618	\$75.00	\$46,350.00	\$24.50	\$15,141.00
76	Bend, 45 degree, 3 inch Forcemain	Ea	4	\$450.00	\$1,800.00	\$894.00	\$3,576.00
77	Comms Utility Coordination Cash Allowance	Dir	4,000	\$1.00	\$4,000.00	\$1.00	\$4,000.00
78	Potholing	Ft	125	\$50.00	\$6,250.00	\$66.00	\$8,250.00
79	Waste and Recycling Coordination	Lsum	1	\$30,000.00	\$30,000.00	\$43,625.00	\$43,625.00
				Total:	\$18,616,243.00	Total:	\$19,715,983.50



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RECOMMENDATION OF AWARD

April 24, 2026

Via Email: ahorner@oshtemo.org

Anna E. Horner, P.E., Public Works Director
Oshtemo Charter Township
7275 West Main Street
Kalamazoo, MI 49009

**RE: Oshtemo Charter Township – Neighborhood Sewer Extension
Phase 2 – Contract E**

Dear Anna:

We have reviewed the bid received from Redline Excavating, LLC for the Neighborhood Sewer Extension – Phase 2 – Contract E. The project was advertised for bid on March 6, 2026. The Bid Advertisements were placed on MITA and several other construction bid networks. In addition, F&V directly contacted six local contractors. Five contractors requested the bid packages and were placed on the plan holders list.

No bids were received on April 1, 2026 for the above-referenced project at the bid opening. However, Redline Excavating, LLC, the low bidder for Contract D, showed interest in Contract E but could not meet the specified contract times of construction completion in 2026. The Township negotiated new contract times and a price with Redline Excavating, LLC.

The bid from Redline Excavating, LLC from Holland, Michigan is in the amount of \$14,612,978.50 and the bid tabulation is attached. We have worked with Redline Excavating, LLC on previous projects and feel they can do the work.

Based on the above information we recommend the Township award the Neighborhood Sewer Extension Phase 2 – Contract E project for the amount of \$14,612,978.50 to Redline Excavating, LLC.

Please feel free to reach out with any questions.

Sincerely,

FLEIS & VANDENBRINK



Danell Diakow, P.E.
Project Manager

Enclosure

**Oshtemo Charter Township
Neighborhood Sewer Extension
Phase 2 - Contract E
Bid Tabulations**

Job: 838790E

Date: 4/24/2026

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate		Redline Excavating LLC	
				BID UNIT PRICE	BID AMOUNT	BID UNIT PRICE	BID AMOUNT
1	General Conditions, Bonds, and Insurances, Max. 10%	LSum	1	\$1,212,000.00	\$1,212,000.00	\$1,328,452.00	\$1,328,452.00
2	Minor Traf Devices	LSum	1	\$10,000.00	\$10,000.00	\$40,000.00	\$40,000.00
3	Barricade, Type III, High Intensity, Lighted, Double Sided, Furn	Ea	15	\$125.00	\$1,875.00	\$150.00	\$2,250.00
4	Barricade, Type III, High Intensity, Lighted, Double Sided, Oper	Ea	15	\$10.00	\$150.00	\$2.00	\$30.00
5	Sign, Type B, Temp, Prismatic, Furn	SFt	200	\$5.00	\$1,000.00	\$10.00	\$2,000.00
6	Sign, Type B, Temp, Prismatic, Oper	SFt	200	\$1.00	\$200.00	\$4.00	\$800.00
7	Channelizing Device, 42 Inch, Fluorescent, Furn	Ea	100	\$20.00	\$2,000.00	\$25.00	\$2,500.00
8	Channelizing Device, 42 Inch, Fluorescent, Oper	Ea	100	\$2.00	\$200.00	\$2.00	\$200.00
9	Plastic Drum, High Intensity, Furn	Ea	100	\$50.00	\$5,000.00	\$35.00	\$3,500.00
10	Plastic Drum, High Intensity, Oper	Ea	100	\$2.00	\$200.00	\$2.00	\$200.00
11	Temporary Access Road	Lsum	1	\$20,000.00	\$20,000.00	\$6,500.00	\$6,500.00
12	Above Ground Video Survey	LSum	1	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00
13	Erosion Control, Inlet Protection, Fabric Drop	Ea	129	\$140.00	\$18,060.00	\$175.00	\$22,575.00
14	Erosion Control, Silt Fence	LFt	145	\$8.00	\$1,160.00	\$3.00	\$435.00
15	Driveway Maintenance, Residential	Ea	213	\$1,000.00	\$213,000.00	\$300.00	\$63,900.00
16	RD Temp Construction Project Sign	Ea	1	\$2,500.00	\$2,500.00	\$2,088.00	\$2,088.00
17	Clearing	Acre	0	\$36,400.00	\$9,100.00	\$7,500.00	\$1,875.00
18	Tree, Rem, 6 inch to 18 inch	Ea	7	\$1,000.00	\$7,000.00	\$550.00	\$3,850.00
19	Tree, Rem, 19 inch to 36 inch	Ea	3	\$2,000.00	\$6,000.00	\$3,000.00	\$9,000.00
20	Fence, Rem & Replace	Ft	60	\$50.00	\$3,000.00	\$30.00	\$1,800.00
21	Pavt, Rem, Modified	SYd	62000	\$7.00	\$434,000.00	\$3.75	\$232,500.00
22	Curb and Gutter, Rem	Ft	4,400	\$20.00	\$88,000.00	\$15.00	\$66,000.00
23	Post, Mailbox	Ea	213	\$150.00	\$31,950.00	\$229.00	\$48,777.00
24	Roadway Grading	Sta	196	\$3,500.00	\$686,000.00	\$4,531.00	\$888,076.00
25	Subbase, CIP	Cyd	41,200	\$45.00	\$1,854,000.00	\$18.00	\$741,600.00
26	Aggregate Base, 8 inch	SYd	61,800	\$15.00	\$927,000.00	\$14.00	\$865,200.00
27	Aggregate Base, 2 inch	SYd	50	\$6.00	\$300.00	\$12.00	\$600.00
28	HMA, 4EL	Ton	8,500	\$80.00	\$680,000.00	\$121.00	\$1,028,500.00
29	HMA, 5EL	Ton	6,500	\$85.00	\$552,500.00	\$116.00	\$754,000.00
30	Curb and Gutter, Conc, MDOT, Det F4	LFt	4,400	\$40.00	\$176,000.00	\$35.00	\$154,000.00
31	Driveway, HMA	Syd	100	\$50.00	\$5,000.00	\$30.00	\$3,000.00
32	Driveway, Nonreinf Conc, 6 inch	SYd	50	\$60.00	\$3,000.00	\$75.00	\$3,750.00
33	Turf Establishment	SYd	32700	\$10.00	\$327,000.00	\$17.50	\$572,250.00
34	Valve Box, Adj	Ea	10	\$500.00	\$5,000.00	\$574.00	\$5,740.00
35	Dr Structure, Rem	Ea	2	\$1,000.00	\$2,000.00	\$900.00	\$1,800.00
36	Structure Cover, Adj	Ea	13	\$800.00	\$10,400.00	\$700.00	\$9,100.00
37	Cover B	Ea	5	\$750.00	\$3,750.00	\$1,600.00	\$8,000.00
38	Cover K	Ea	20	\$1,000.00	\$20,000.00	\$2,100.00	\$42,000.00
39	San Manhole Cover	Ea	100	\$750.00	\$75,000.00	\$1,500.00	\$150,000.00
40	Dr Structure, 48 inch dia	Ea	3	\$5,000.00	\$15,000.00	\$6,800.00	\$20,400.00
41	Storm Sewer, Conc, 12 inch	LFt	1980	\$90.00	\$178,200.00	\$62.00	\$122,760.00
42	Storm Sewer, Conc, 15 inch	LFt	100	\$95.00	\$9,500.00	\$75.00	\$7,500.00
43	Storm Sewer, Conc, 18 inch	LFt	50	\$110.00	\$5,500.00	\$95.00	\$4,750.00
44	Storm Sewer, Conc, 24 inch	LFt	60	\$120.00	\$7,200.00	\$120.00	\$7,200.00
45	Storm Sewer, Conc, 30 inch	LFt	150	\$150.00	\$22,500.00	\$195.00	\$29,250.00
46	Video Tape Sewer, Less than 24 inches	LFt	17223	\$3.00	\$51,669.00	\$4.50	\$77,503.50
47	Sanitary Sewer, 8 inch, 0'-12' Deep, SDR-26	LFt	5917	\$120.00	\$710,040.00	\$162.00	\$958,554.00
48	Sanitary Sewer, 8 inch, 12'-18' Deep, SDR-26	LFt	9891	\$150.00	\$1,483,650.00	\$218.00	\$2,156,238.00
49	Sanitary Sewer, 8 inch, Over 18' Deep, SDR-26	LFt	1415	\$180.00	\$254,700.00	\$275.00	\$389,125.00
50	Structure Tap, 8 inch	Ea	8	\$800.00	\$6,400.00	\$1,450.00	\$11,600.00
51	Manhole Outside Drop	Ea	26	\$2,500.00	\$65,000.00	\$6,500.00	\$169,000.00
52	Sanitary Sewer Service Lateral, 6 inch, SDR-26	LFt	7,500	\$65.00	\$487,500.00	\$145.00	\$1,087,500.00
53	San WYE, 8 inch X 6 inch, SDR-26	Ea	213	\$300.00	\$63,900.00	\$650.00	\$138,450.00
54	Sanitary Manhole, 48 inch dia	Ea	100	\$4,500.00	\$450,000.00	\$9,100.00	\$910,000.00
55	Sanitary Manhole, Add Depth of 48 inch dia, more than 12 foot	LFt	260	\$350.00	\$91,000.00	\$395.00	\$102,700.00
56	Property Cleanout, 6 inch, SDR-26	Ea	213	\$1,500.00	\$319,500.00	\$1,600.00	\$340,800.00
57	Granular Material, Cl III, CIP	CYd	33,650	\$45.00	\$1,514,250.00	\$22.00	\$740,300.00
58	Pavt, Rem, Deep Sewer	SYd	400	\$12.00	\$4,800.00	\$3.75	\$1,500.00
59	Curb and Gutter, Rem, Deep Sewer	LFt	1400	\$18.00	\$25,200.00	\$15.00	\$21,000.00

ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	Engineer's Estimate		Redline Excavating LLC	
				BID UNIT PRICE	BID AMOUNT	BID UNIT PRICE	BID AMOUNT
60	Curb and Gutter, MDOT Det F4, Deep Sewer	LFt	1400	\$40.00	\$56,000.00	\$35.00	\$49,000.00
61	Driveway, Nonreinf Conc, 6 inch, Deep Sewer	SYd	200	\$83.00	\$16,600.00	\$75.00	\$15,000.00
62	Water Main, Conflict, 12 inch or Less	LFt	250	\$200.00	\$50,000.00	\$600.00	\$150,000.00
63	Potholing	Ft	100	\$50.00	\$5,000.00	\$70.00	\$7,000.00
64	Waste and Recycling Coordination	LSum	1	\$30,000.00	\$30,000.00	\$24,000.00	\$24,000.00
				Total:	\$13,336,454.00	Total:	\$14,612,978.50



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900 MONROE AVE NW
GRAND RAPIDS, MI 49503

PHONE (616) 632-8000
FAX (616) 632-8002
MIKAMEYERS.COM

Mark E. Nettleton

Direct Dial/Fax (616) 632-8048

E-mail mnettleton@mikameyers.com

April 24, 2026

Cheri Bell, Supervisor
Oshtemo Charter Township
7275 West Main Street
Kalamazoo, MI 49009-8210

Re: Bond Authorizing Resolution for Issuance of Charter Township of Oshtemo's \$9,900,000 Capital Improvement Bonds (General Obligation Limited Tax), Series 2026A (the "Series 2026A Bonds") and \$9,582,000 Capital Improvement Bonds (General Obligation Limited Tax), Series 2026B (the "Series 2026B Bonds")

Dear Cheri:

Enclosed is the proposed Bond Authorizing Resolution for consideration by the Oshtemo Charter Township Board at the Board's upcoming April 28, 2026 meeting.

The resolution, if adopted by the Board, authorizes the issuance of two series of capital improvement bonds, namely the Series 2026A Bonds in the principal amount of \$9,900,000 and the Series 2026B Bonds in the principal amount of \$9,582,000. The combined total principal amount of the Series 2026A and Series 2026B Bonds (collectively, the "Bonds") is \$19,482,000. The Bonds are being issued by the Township to evidence the long-term, low-interest loan from the U.S. Department of Agriculture's Rural Development agency ("Rural Development") to finance a portion of the "Phase 2" Sewer Project in the Township primarily consisting of sanitary sewer extensions under "Contract D."

The resolution includes two exhibits: Exhibit A which sets for the principal and interest repayment schedule for both series of the Bonds, and Exhibit B, which is the form of the Township's capital improvement bond, which will be executed and delivered to Rural Development at closing.

The bond authorizing resolution is issued in accordance with the Township Board's August 2021 "resolution of intent" to issue capital improvement bonds, in one or more series, and in the not to exceed principal amount of \$30,000,000 to fund all or a portion of the Township's costs of the broader sewer extension and improvement Project in the Township.

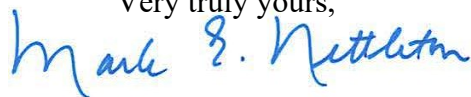
Highlights of the enclosed resolution with respect to the proposed Bonds include the following:

- The resolution authorizes the issuance of the Township's Bonds in two series to pay the costs of "Phase 2" of the Project. As noted above, the Series 2026A Bonds will be issued in the principal amount of \$9,900,000 and the Series 2026B Bonds will be issued in the principal amount of \$9,582,000.
- The Bonds, once issued, will be outstanding for a period of 40 years through and including 2066.
- The Bonds are backed by the Township's full faith and credit and limited tax general obligation pledge.
- Principal payments on the Bonds will be each April 1, commencing April 1, 2027; interest will be payable semi-annually on each April 1 and October 1, with the first interest payment on October 1, 2026.
- The Bonds, once issued, may be subject to redemption prior to maturity at the option of the Township on or after October 1, 2026. Thus, if the Township so elects, it can pay off either on or both series of the Bonds prior to maturity beginning in 2026.
- The Bonds will be sold to Rural Development to evidence the loan of funds from Rural Development to the Township to pay a portion of the costs of Phase 2 of the Project.
- Per Rural Development and assuming the Township's closes on the Bonds on or before June 30, 2026, the interest rate on the Bonds will be the *lower* of 2.1250% or the poverty interest rate in effect at the time of closing (currently 2.875%).

At the meeting on April 28, 2026, the Township Board will also need to consider, in addition to the enclosed bond authorizing resolution, the Rural Development Loan Resolutions (one for each series of the bonds), which the Township received from Paul Bristol via email on April 22. The RD Loan Resolutions should be considered and adopted before the Board considers the enclosed bond authorizing resolution.

Please let me know if you have any questions.

Very truly yours,



Mark E. Nettleton

Cheri Bell, Supervisor
Oshtemo Charter Township
April 24, 2026
Page 3

elw
Encl.

cc: Dusty Farmer, Oshtemo Charter Township (via email)
Anna Horner, Oshtemo Charter Township (via email)
Zach Pearson, Oshtemo Charter Township (via email)
James Porter, Esq. (via email)
Paul Bristol, Rural Development (via email)
Stephen Hayduk, Bendzinski & Co. (via email)

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LOAN RESOLUTION
(Public Bodies)

A RESOLUTION OF THE _____

OF THE _____

AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS

FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

WHEREAS, it is necessary for the _____

(Public Body)

(herein after called Association) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of

_____ ; and

WHEREAS, the Association intends to obtain assistance from the United States Department of Agriculture, (herein called the Government) acting under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.) in the planning, financing, and supervision of such undertaking and the purchasing of bonds lawfully issued, in the event that no other acceptable purchaser for such bonds is found by the Association:

NOW THEREFORE, in consideration of the premises the Association hereby resolves:

1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall appear to the Government that the Association is able to refinance its bonds by obtaining a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U.S.C. 1983(c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each construction contract and subcontract involving in excess of \$10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the Association. Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legal ly permissible source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a) declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the Association (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay reasonable expenses for repair, maintenance, and operation of the facility and such other reasonable expenses as may be necessary to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the Association, and default under any such instrument may be construed by the Government to constitute default hereunder.
6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to do so, without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contractor agreement, or otherwise incur any liabilities for any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any expenses which are not directly incurred for the facility financed by USDA. No free service or use of the facility will be permitted.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0572-0121. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

CERTIFICATION TO BE EXECUTED AT LOAN CLOSING

I, the undersigned, as _____ of the _____

hereby certify that the _____ of such Association is composed of _____ members, of whom , _____ constituting a quorum, were present at a meeting thereof duly called and held on the _____ day of _____ ; and that the foregoing resolution was adopted at such meeting by the vote shown above, I further certify that as of _____ , the date of closing of the loan from the United States Department of Agriculture, said resolution remains in effect and has not been rescinded or amended in any way.

Dated, this _____ day of _____

Title _____

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LOAN RESOLUTION
(Public Bodies)

A RESOLUTION OF THE _____

OF THE _____

AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS

FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

WHEREAS, it is necessary for the _____

(Public Body)

(herein after called Association) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of

_____ ; and

WHEREAS, the Association intends to obtain assistance from the United States Department of Agriculture, (herein called the Government) acting under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.) in the planning, financing, and supervision of such undertaking and the purchasing of bonds lawfully issued, in the event that no other acceptable purchaser for such bonds is found by the Association:

NOW THEREFORE, in consideration of the premises the Association hereby resolves:

1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall appear to the Government that the Association is able to refinance its bonds by obtaining a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U.S.C. 1983(c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each construction contract and subcontract involving in excess of \$10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the Association. Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legal ly permissible source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a) declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the Association (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay reasonable expenses for repair, maintenance, and operation of the facility and such other reasonable expenses as may be necessary to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the Association, and default under any such instrument may be construed by the Government to constitute default hereunder.
6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to do so, without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contractor agreement, or otherwise incur any liabilities for any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any expenses which are not directly incurred for the facility financed by USDA. No free service or use of the facility will be permitted.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0572-0121. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

CERTIFICATION TO BE EXECUTED AT LOAN CLOSING

I, the undersigned, as _____ of the _____

hereby certify that the _____ of such Association is composed of _____ members, of whom , _____ constituting a quorum, were present at a meeting thereof duly called and held on the _____ day of _____ ; and that the foregoing resolution was adopted at such meeting by the vote shown above, I further certify that as of _____ , the date of closing of the loan from the United States Department of Agriculture, said resolution remains in effect and has not been rescinded or amended in any way.

Dated, this _____ day of _____

Title _____

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CHARTER TOWNSHIP OF OSHTEMO
COUNTY OF KALAMAZOO, MICHIGAN

Minutes of a special meeting of the Township Board of the Charter Township of Oshtemo, held at the Township Hall, Kalamazoo, Michigan, on the 28th day of April 2026, at 6:00 p.m.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolution was offered by Member and seconded by Member:

**RESOLUTION TO AUTHORIZE ISSUANCE OF CAPITAL IMPROVEMENT BONDS
(GENERAL OBLIGATION LIMITED TAX), SERIES 2026A AND 2026B**

WHEREAS, on August 12, 2021, the Township Board of the Charter Township of Oshtemo (the “Township”) adopted a resolution of intent (the “Resolution of Intent”) to acquire and construct improvements to and extensions of the Township’s sanitary sewer system and related road improvements including, without limitation, extensions in Westport, Meadowbrook, Frie & Gibbs, County Club, Whitegate Farms, Fairlane, and Skyridge Plat including Meriden Street (in entirety), Sunset Street (in entirety), 11th Street (Parkview Avenue to N Avenue) KL Avenue (8th Street to Autumn Way Boulevard), Beech Street (in entirety), 7th Street (West Main Street to South of Cross Country Drive) and West Main Street (8th Street to Township Hall west property line); together with related improvements and appurtenances including, but not limited to, sidewalk and shared paths installation, necessary easements, rights-of-way and interests in land, and the expenses of Township engineering, legal and financial consultants (together, the “Project”) and to fund all or part of the cost of the Project by the issuance of capital improvement bonds in one or more series in the maximum principal amount of \$30,000,000 pursuant to Section 517(1) of Act 34 of the Public Acts of Michigan of 2001, as amended (“Act 34”); and

WHEREAS, a Notice of Intent to Issue Bonds was published pursuant to Section 517(2) of Act 34 and no petitions for referendum upon the question of issuing the bonds were filed with the Township during the 45-day period which commenced with the date of such publication; and

WHEREAS, the Township intends to pay for the costs of the Project using the proceeds of the Bonds, interest earnings on the Bonds, and Township funds on hand; and

WHEREAS, to finance the cost of phase 1 of the Project (the “Phase 1 Project”), the Township Board issued its capital improvement bond, namely the Township’s Series 2025A Bonds in the principal amount of \$8,346,000 (the “Series 2025A Bonds”) and the Series 2025B Bonds in the principal amount of \$864,000 (the “Series 2025B Bonds”) (collectively the Series 2025A Bonds and Series 2025B Bonds are referred to herein as the “Phase 1 Project Bonds”), in accordance with Act 34; and

WHEREAS, to finance an additional portion of the Project, namely “Contract D” - Westport North (the “Phase 2 Project”), the Township Board deems it necessary to borrow the aggregate sum of Nineteen Million Four Hundred Eighty-two Thousand and No Dollars (\$19,482,000) and to issue its capital improvement bonds therefore in two series, the Series 2026A Bonds in the principal amount of \$9,900,000 (the “Series 2026A Bonds”) and the Series 2026B Bonds in the principal amount of \$9,582,000 (the “Series 2026B Bonds”) (collectively the Series 2026A Bonds and Series 2026B Bonds are referred to herein as the “Bonds”) in accordance with Act 34.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Necessity; Findings.** It is necessary for the public health, safety and welfare of the Township to undertake the Phase 2 Project and issue the Series 2026A Bonds and the Series 2026B Bonds therefore pursuant to Act 34. The Township Board makes the following findings:

a. The period of usefulness of the capital improvement items which comprise the Phase 2 Project is hereby determined to be not less than forty (40) years.

b. The Phase 2 Project is comprised of capital improvement items within the meaning of Act 34.

c. Based upon the Township's estimated 2026 state equalized value of \$1,602,505,600, the Township's debt limit for bonds issued in accordance with Section 517(1) of Act 34 is \$80,125,280, and the Township further determines that the aggregate of the Series 2026A Bonds and Series 2026B Bonds authorized for the Phase 2 Project in the amount of \$19,482,000, after taking into account the Township's Phase 1 Project Bonds issued under Section 517(1) of Act 34, may be issued by the Township within the aforesated debt limit.

d. The principal and interest on the Bonds for the Phase 2 Project shall be paid from the Township Sewer Fund, Township General Fund, proceeds of the Township's road millage, and other legally available funds (or a combination thereof), and accordingly, together with debt service charges and connection fees, are expected to be sufficient to pay the principal and interest on the proposed Series 2026A Bonds and Series 2026B Bonds, as the same become due, and accordingly, the Township Board does not expect that it will be necessary to levy any taxes to pay the principal and interest on the proposed Bonds, and in no event will any taxes necessary to pay the principal of and interest on the Bonds, together with taxes levied for the same year, exceed the limits authorized by law.

2. **Authorization of Bonds; Security.** The Township shall borrow money and issue bonds in two series known as CAPITAL IMPROVEMENT BONDS (GENERAL OBLIGATION LIMITED TAX), SERIES 2026A and CAPITAL IMPROVEMENT BONDS (GENERAL OBLIGATION LIMITED TAX), SERIES 2026B in the aggregate principal sum of nineteen

million four-hundred eighty-two thousand and no Dollars (\$19,482,000) pursuant to the provisions of Act 34 for the purpose of defraying the cost of the Phase 2 Project. The Bonds shall be a general obligation of the Township secured by the Township's full faith and credit and limited tax pledge, within applicable charter, statutory and constitutional tax limitations applicable to the Township. The Township shall not have the authority to levy additional taxes to pay the principal of and interest on the Bonds over presently existing township millage limits without a vote of Township electors.

3. **Terms of Bonds.** The Bonds shall be dated as of the date of delivery to the United States of America (the "Government"), shall bear interest at the rate(s) of interest per annum set forth below, payable on April 1, and semi-annually thereafter on each October 1 and April 1 until payment of the principal hereof has been made or duly provided for. The Bonds shall be issued in denominations of \$1,000 or any multiple thereof up to the amount of a single maturity and shall be due and payable on April 1 each year and in the amounts as set forth on Exhibit A attached hereto. The Bonds shall be issued in substantially the form and tenor as set forth in Exhibit B attached hereto.

In the alternative, a single bond for the Series 2026A Bonds and a single bond for the Series 2026B Bonds may be issued incorporating all maturities of such Bonds. The Bonds shall be sold for 100% of par value, without premium or discount.

Notwithstanding the foregoing or any other provision of this resolution, the Township Supervisor and Treasurer are authorized to approve the final terms of the Bonds in accordance with Paragraph 17.

4. **Payment of Principal and Interest.** The Bonds and the interest thereon shall be paid in lawful money of the United States of America by the Township Treasurer, acting as paying

agent, transfer agent and bond registrar for the Bonds (the “Bond Registrar”). Interest shall be paid when due by check or draft drawn on the Bond Registrar and mailed by first class mail or other acceptable method to the registered owners of record as of each March 15 with respect to payments due and payable on the immediately succeeding April 1, and as of each September 15 with respect to payments due and payable on the immediately succeeding October 1. Principal shall be payable at the principal office of the Bond Registrar upon presentation and surrender of the corresponding bond certificate.

5. **Redemption of Bonds Prior to Maturity.** Bonds maturing in the years 2027 to 2066, both inclusive, shall be subject to redemption prior to maturity, at the option of the Township, in whole or in part in increments of \$1,000 in direct order of maturity as the Township may determine and within any maturity by lot on any date on or after October 1, 2026, at par and accrued interest to the date fixed for redemption, without premium.

Notice of the call of any Bonds for redemption shall be given by first-class mail by the Bond Registrar, no less than thirty (30) days prior to the date fixed for redemption, to the registered owners of record at the registered addresses shown on the registration books kept by the Bond Registrar. Bonds shall be called for redemption in multiples of \$1,000 and Bonds of denominations of greater than \$1,000 shall be treated as representing the number of Bonds obtained by dividing the denomination of the Bond by \$1,000 and such Bonds may be redeemed in part. The notice of redemption for Bonds redeemed in part shall state that upon surrender of the Bond to be redeemed a new Bond or Bonds in aggregate principal amount equal to the unredeemed portion of the bond surrendered shall be issued to the registered owner thereof. No further interest payment on the Bonds or portions of the Bonds called for redemption shall accrue after the date

fixed for redemption, whether or not the Bond is presented for redemption, provided funds are on hand with the Bond Registrar to redeem the same.

6. **Registration.** The Bonds shall be registered both as to principal and interest in substantially the form and tenor as set forth in Exhibit B attached hereto. Any individual bond shall be transferable on the bond register maintained with respect to the Bonds upon the surrender of the individual bond together with an assignment executed by the registered owner or his or her duly authorized attorney in form satisfactory to the Bond Registrar. Upon receipt of a properly assigned Bond, the Bond Registrar shall authenticate and deliver a new bond or bonds in equal aggregate principal amount and like interest rate and maturity to the designated transferee or transferees. Any individual bond may likewise be exchanged for one or more other bonds with the same interest rate and maturity in authorized denominations aggregating the same principal amount as the bond being exchanged. Such exchange shall be effected by surrender of the individual bond to be exchanged to the Bond Registrar with written instructions signed by the registered owner of the individual bond or his or her attorney in form satisfactory to the Bond Registrar. Upon receipt of an individual bond with proper written instructions the Bond Registrar shall authenticate and deliver a new bond or bonds to the registered owner of the Bond or his or her properly designated transferee or transferees or attorney. A transfer, exchange and registration of Bonds shall be without expense or service charge to the registered holder except for any tax or other governmental charge required to be paid with respect to such transfer, exchange or registration. The Bond Registrar shall not be required to transfer or exchange Bonds or parts of Bonds which have been selected for redemption.

7. **Duties of Bond Registrar.** The Bond Registrar shall, upon receipt of sufficient funds from the Township, make timely payments of principal and interest on the Bonds,

authenticate the Bonds upon their initial issuance and subsequent transfer to successive holders, act as registrar of the Bonds including the preparation and maintenance of a current register of registered owners of the Bonds, coordinate the transfer of individual bonds between successive holders, including printing and transferring new certificates, and all other duties set forth in this Resolution or otherwise normally performed by paying, registration and transfer agents. All reasonable fees and expenses of the Bond Registrar shall be paid by the Township. The Township reserves the right to designate an alternate financial institution to act as Bond Registrar for the Bonds and in such event the Township shall mail notice to all registered owners of the Bonds not less than 60 days prior to the effective date of said change in Bond Registrar.

8. **Replacement of Bonds.** Upon receipt by the Bond Registrar of proof of ownership of an unmatured bond, or satisfactory evidence that the bond has been lost, apparently destroyed or wrongfully taken and of security or indemnity which complies with applicable law and is satisfactory to the Bond Registrar, the Bond Registrar may deliver a new executed bond to replace the bond lost, apparently destroyed or wrongfully taken in compliance with applicable law. In the event an outstanding matured bond is lost, apparently destroyed or wrongfully taken, the Bond Registrar may pay the bond without presentation upon the receipt of the same documentation required for the delivery of a replacement bond. The Bond Registrar for each new bond delivered or paid without presentation as provided above, shall require the payment by the bondholder of expenses, including counsel fees, which may be incurred by the Bond Registrar and the Township in connection therewith. Any bond delivered pursuant to the provisions of this Paragraph 8 in lieu of any bond lost, apparently destroyed or wrongfully taken shall be of the same form and tenor and be secured in the same manner as the bond originally issued.

9. **Debt Service Fund.** There shall be established and maintained on the books of the Township Treasurer a fund to be designated “SERIES 2026 CAPITAL IMPROVEMENT BOND – DEBT SERVICE FUND” (the “Debt Service Fund”). Within such fund, the Treasurer shall establish two subaccounts: one for the Series 2026A Bonds and the other for the Series 2026B Bonds. Into such subaccounts, there shall be placed (i) the accrued interest, if any, from the date of each series of the Bonds to the date of delivery thereof; (ii) capitalized interest for each series of the Bonds, if any, from the date of delivery of each series of the Bonds, and (iii) premium, if any, received at the time of delivery of either or both series of the Bonds. As part of the subaccounts within the Debt Service Fund, there shall be established and maintained such additional subaccounts as are deemed necessary and appropriate for the proper administration of the Debt Service Fund and compliance with the requirements of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”). The principal of, premium, if any, and interest on each series of the Bonds together with the Registrar’s fee and the cost of continuing disclosure, if any, for the term of each series of the Bonds, when due shall be paid directly out of the subaccounts of the Debt Service Fund for each series of the Bonds. All amounts hereby pledged to the prompt payment of the principal of and interest on the Bonds shall be kept and maintained in the Debt Service Fund so long as there are any of the Bonds, or interest thereon, outstanding and unpaid. After payment in full of the Bonds and the interest thereon, or after provision has been made for the payment in full of the Bonds and the interest thereon by investment of pledged amounts in the Debt Service Fund in direct obligations of the United States of America in amounts and with maturities sufficient to pay all principal and interest on the Bonds when due, the surplus remaining in the Debt Service Fund shall be used for such purposes as required or permitted by law.

10. **Construction Fund.** Prior to delivery and sale of the Bonds, there shall be established and maintained on the books of the Township Treasurer a separate account designated “SERIES 2026 CAPITAL IMPROVEMENT BOND – CONSTRUCTION FUND” (the “Construction Fund”). Within such fund, the Treasurer shall establish and maintain two subaccounts: one for the Series 2026A Bonds and the other for the Series 2026B Bonds. Into such subaccounts, after deducting a sum equal to the amount of any (i) accrued interest from the date of each series of the Bonds to the date of delivery thereof; (ii) capitalized interest on each series of the Bonds, if any, from the date of delivery of each series of the Bonds; and (iii) premium, which sums shall be deposited in the Debt Service Fund, the balance of the proceeds of each series of the Bonds shall be deposited into the respective subaccounts of the Construction Fund for each series of the Bonds. The monies on deposit in the Construction Fund from time to time shall be used solely for the purpose for which the Bonds were issued. No proceeds of the Bonds shall be used to pay any cost not related to the Project as described in the Resolution of Intent. Any unexpended balance shall be used for such purposes as required or permitted by law including, without limitation, transfer to the Debt Service Fund for payment of principal, premium, if any, and interest on the Bonds at maturity or by redemption. After completion of the Project and disposition of remaining Bond proceeds, if any, pursuant to the provisions of this Section, the Construction Fund shall be closed.

11. **Bond Reserve Account.** Prior to delivery and sale of the Bonds, there shall be established and maintained on the books of the Township Treasurer a separate account designated “SERIES 2026 CAPITAL IMPROVEMENT BOND – BOND RESERVE FUND” (the “Bond Reserve Fund”). Within such account, the Treasurer shall establish and maintain two subaccounts: one for the Series 2026A Bonds and the other for the Series 2026B Bonds. Into such subaccounts,

there shall be aside, annually commencing October 1, 2026, the amount of one-tenth of the Bond Reserve Requirement for the Series 2026A Bonds and the Series 2026B Bonds until an amount equal to the Bond Reserve Requirement for each series of the Bonds has been accumulated. For purposes of this paragraph, the Bond Reserve Requirement for the Series 2026A Bonds means an amount equal to the lesser of (i) 10% of the aggregate principal amount of the Series 2026A Bonds, (ii) an amount equal to the maximum annual principal and interest requirements on the Series 2026A Bonds, (iii) 125 percent (125%) of the average annual principal and interest requirements on the Series 2026A Bonds, or (iv) \$36,990; and, with respect to the Series 2026B Bonds, an amount equal to the lesser of (i) 10% of the aggregate principal amount of the Series 2026B Bonds, (ii) an amount equal to the maximum annual principal and interest requirements on the Series 2026B Bonds, (iii) 125 percent (125%) of the average annual principal and interest requirements on the Series 2026B Bonds, or (iv) \$35,810. All investment earnings in a Bond Reserve Account Subaccount shall be maintained for the respective series of bonds for payment of current principal and interest thereon. Moneys credited to a subaccount of the Bond Reserve Account may be used for the payment of principal and interest on a series of Bonds or unanticipated emergency repairs; if at any time it shall be necessary to use moneys credited to a subaccount of the Bond Reserve Account for such purposes, then the moneys so used shall be replaced over a period of not more than five (5) years from Township funds on hand, which are not required for current principal and interest requirements on the Bonds. If at any time there is any excess in a subaccount of the Bond Reserve Account over the Bond Reserve Requirement for a particular series of Bonds, such excess may be transferred to such fund or account as the Township Board shall direct. No proceeds of the Bonds shall be used to fund the Bond Reserve Account.

12. **Investment of Funds.** The Township Treasurer shall keep full and complete records of all deposits to and withdrawals from the Debt Service Fund and the Construction Fund and of all investments of monies in such accounts and other transactions relating thereto. The Treasurer is authorized to invest the monies in said accounts in any one or more lawful investments authorized for townships by law and consistent with the Township investment policy.

13. **Covenant Regarding Tax Exempt Status of the Bonds.** The Township covenants to comply with all requirements of the Code necessary to assure that the interest on the Bonds will be and will remain excludable from gross income for federal income taxation (as opposed to alternative minimum or other indirect taxation). The Township has not designated the Bonds as “qualified tax exempt obligations” for purposes of deduction of interest expense by financial institutions under the provisions of Section 265(b)(3) of the Code, it being reasonably anticipated that the aggregate amount of tax exempt obligations which will be issued by the Township and all subordinate entities to the Township will exceed \$10,000,000 during calendar year 2026. The Township hereby covenants that the Township will make no use of the proceeds of the Bonds, which if such use had been reasonably expected on the date of issuance of the Bonds, would have caused the Bonds to be “arbitrage bonds,” as defined in Section 148 of the Code. In addition, the Township covenants to comply with all applicable provisions of the Code that must be satisfied subsequent to the issuance of the Bonds in order that the interest on the Bonds be excluded (or continue to be excluded) from gross income within the meaning of Section 103(a) of the Code.

14. **Duties of Township Treasurer.** The Township Treasurer shall keep full and complete records of all deposits to and withdrawals from the Debt Service Fund and the Construction Fund and of all investments of monies in such accounts and other transactions relating thereto. The Treasurer is authorized to invest the monies in said accounts in any one or

more lawful investments authorized by law for Townships and consistent with the Township investment policy. So long as the Government is a registered owner of Bonds, the Township Treasurer and all other persons responsible for the handling of the monies on deposit from time to time in the Debt Service Fund and the Construction Fund shall execute a fidelity bond in the amount required by the Government with a surety company approved by the Government, which names the Township and the Government as co-obligees and the amount thereof shall not be reduced without the prior written consent of the Government.

15. **Revised Municipal Finance Act.** The Township currently meets the requirements of qualified status under Section 303(3) of Act 34, and shall comply with all applicable requirements of Act 34, including the filing of a security report and the payment of the filing fee required by Section 319 of Act 34.

16. **Negotiated Sale of Bonds.** The Bonds shall be sold to the Government (the “Purchaser”) at par at a negotiated sale in accordance with the Loan Resolution adopted by the Township Board for each series of the Bonds. Pursuant to Section 309(1) of Act 34, the Township elects to sell the Bonds by negotiated sale instead of by competitive sale in order to evidence the favorable loan terms offered by the Government, e.g. a 40-year term at a fixed interest rate of 2.125% per annum for each Series of the Bond, and unlimited right to optionally redeem the principal of the Bonds without premium on any date commencing October 1, 2026, and to avoid the additional cost of a public sale, which are not reasonably expected to be available to the Township by means of a conventional open market public sale.

17. **Approval of Final Terms of Bonds; Execution and Delivery of Bonds.** The Township Supervisor and Treasurer are hereby authorized and directed in accordance with Section 315(1)(d) of Act 34 to approve the final terms of the Bonds including, if necessary, reducing the

principal amount of the Bonds, revising the amount of any principal maturity, approving the rate or rates of interest payable on the Bonds (including reducing the interest rate according to the rates in effect at the time of closing on the Bonds with Rural Development), approving revisions in the terms of redemption of the Bonds, approving revisions in the principal and interest payment dates, approving the designation of separate series of bonds, approving a revision in the dated date of the Bonds, and revising the form of the Bonds and Schedule I in accordance with the foregoing. Notwithstanding the foregoing, the authority of the Supervisor and Treasurer is subject to the following limitations: (a) the aggregate principal amount of the Bonds shall not exceed \$19,482,000; (b) the final maturity of the Bonds shall not be later than October 1, 2066; and (c) the rate of interest payable on each series of the Bonds shall not exceed 2.125%.

The Township Supervisor and Township Clerk are authorized and directed to execute the Bonds in substantially the form approved with such necessary variations, omissions, corrections and insertions as they deem appropriate and are required for and on behalf of the Township, manually or by facsimile signature for and on behalf of the Township; provided that the Bonds shall be executed by the facsimile signatures of the said Supervisor and Township Clerk only if the bonds are thereafter manually authenticated by the Bond Registrar. The Township Supervisor, Clerk and Treasurer are authorized and directed to execute and deliver on behalf of the Township such other certificates, affidavits, investment agreements or other documents or other instruments, including applications for ratings or municipal bond insurance, as may be required by the Purchaser of the Bonds or Bond Counsel or convenient to effectuate the execution and delivery of the Bonds. Upon execution of the Bonds, the Township Treasurer is hereby authorized and directed to deliver or cause to be delivered the Bonds to the Purchaser, upon receipt of the purchase price therefor less any discount and plus any premium and accrued interest, if any, to the date of

delivery. It is understood that the Government may take delivery of and/or pay for the Bonds in one or more installments. The Township shall furnish the Bonds ready for execution without expense to the Purchaser. The Township shall also furnish without expense to the Purchaser at the time of delivery of the Bonds, the approving opinion of Mika Meyers PLC, Attorneys, Grand Rapids, Michigan, approving the legality of the Bonds. The Bonds will be delivered at the expense of the Township in such place as agreed upon with the Purchaser. The proceeds of the Bonds shall be deposited into the Debt Service Fund and the Construction Fund, as provided in Paragraphs 9 and 10, above.

18. **Reservation of Rights.** The Township reserves the right to refund the Bonds, in whole or in part, prior to maturity, subject to the requirements of the Code and Act 34.

19. **Defeasance of Bonds; No Defeasance.** In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or such earlier date, if any, as the Bonds are subject to redemption in full, the principal of and interest on the Bonds, shall have been deposited in trust, this Bond Resolution shall be defeased and the owners of the Bonds shall have no further rights under this Bond Resolution except to receive payment of the principal of and interest on the Bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange Bonds as provided herein. So long as the Government is the Registered Owner of the Bonds, the Bonds shall not be subject to defeasance.

20. **Absence or Disability.** In the absence or disability of the Township Supervisor, the Deputy Supervisor (if any) shall act hereunder in his or her stead. In the absence or disability

EXHIBIT A

Series 2026A Bonds - \$9,900,000

<u>Maturity</u>	<u>Principal Amount</u>	<u>Interest</u>	<u>Maturity</u>	<u>Principal Amount</u>	<u>Interest</u>
4/1/2027	\$61,000	2.125%	4/1/2047	\$281,000	2.125%
4/1/2028	\$65,000	2.125%	4/1/2048	\$288,000	2.125%
4/1/2029	\$71,000	2.125%	4/1/2049	\$297,000	2.125%
4/1/2030	\$124,000	2.125%	4/1/2050	\$305,000	2.125%
4/1/2031	\$129,000	2.125%	4/1/2051	\$314,000	2.125%
4/1/2032	\$133,000	2.125%	4/1/2052	\$323,000	2.125%
4/1/2033	\$137,000	2.125%	4/1/2053	\$332,000	2.125%
4/1/2034	\$141,000	2.125%	4/1/2054	\$342,000	2.125%
4/1/2035	\$161,000	2.125%	4/1/2055	\$350,000	2.125%
4/1/2036	\$205,000	2.125%	4/1/2056	\$362,000	2.125%
4/1/2037	\$211,000	2.125%	4/1/2057	\$372,000	2.125%
4/1/2038	\$217,000	2.125%	4/1/2058	\$383,000	2.125%
4/1/2039	\$223,000	2.125%	4/1/2059	\$394,000	2.125%
4/1/2040	\$230,000	2.125%	4/1/2060	\$216,000	2.125%
4/1/2041	\$236,000	2.125%	4/1/2061	\$224,000	2.125%
4/1/2042	\$243,000	2.125%	4/1/2062	\$232,000	2.125%
4/1/2043	\$250,000	2.125%	4/1/2063	\$241,000	2.125%
4/1/2044	\$257,000	2.125%	4/1/2064	\$250,000	2.125%
4/1/2045	\$265,000	2.125%	4/1/2065	\$263,000	2.125%
4/1/2046	\$272,000	2.125%	4/1/2066	\$500,000	2.125%

Series 2026B Bonds - \$9,582,000

<u>Maturity</u>	<u>Principal Amount</u>	<u>Interest</u>	<u>Maturity</u>	<u>Principal Amount</u>	<u>Interest</u>
4/1/2027	\$60,000	2.125%	4/1/2047	\$271,000	2.125%
4/1/2028	\$63,000	2.125%	4/1/2048	\$279,000	2.125%
4/1/2029	\$69,000	2.125%	4/1/2049	\$287,000	2.125%
4/1/2030	\$121,000	2.125%	4/1/2050	\$296,000	2.125%
4/1/2031	\$124,000	2.125%	4/1/2051	\$304,000	2.125%
4/1/2032	\$128,000	2.125%	4/1/2052	\$313,000	2.125%
4/1/2033	\$133,000	2.125%	4/1/2053	\$322,000	2.125%
4/1/2034	\$137,000	2.125%	4/1/2054	\$331,000	2.125%
4/1/2035	\$156,000	2.125%	4/1/2055	\$339,000	2.125%
4/1/2036	\$199,000	2.125%	4/1/2056	\$350,000	2.125%
4/1/2037	\$204,000	2.125%	4/1/2057	\$361,000	2.125%
4/1/2038	\$210,000	2.125%	4/1/2058	\$371,000	2.125%
4/1/2039	\$216,000	2.125%	4/1/2059	\$382,000	2.125%
4/1/2040	\$222,000	2.125%	4/1/2060	\$210,000	2.125%
4/1/2041	\$229,000	2.125%	4/1/2061	\$217,000	2.125%
4/1/2042	\$236,000	2.125%	4/1/2062	\$225,000	2.125%
4/1/2043	\$242,000	2.125%	4/1/2063	\$232,000	2.125%
4/1/2044	\$249,000	2.125%	4/1/2064	\$240,000	2.125%
4/1/2045	\$256,000	2.125%	4/1/2065	\$252,000	2.125%
4/1/2046	\$264,000	2.125%	4/1/2066	\$482,000	2.125%

EXHIBIT B

REGISTERED

UNITED STATES OF AMERICA

REGISTERED

STATE OF MICHIGAN

COUNTY OF KALAMAZOO

CHARTER TOWNSHIP OF OSHTEMO

CAPITAL IMPROVEMENT BONDS

(GENERAL OBLIGATION LIMITED TAX), SERIES 2026__

No. R-1

REGISTERED OWNER: United States of America

PRINCIPAL AMOUNT: \$ _____

INTEREST RATE: _____ percent (____%) per annum

DATE OF ORIGINAL ISSUE AND REGISTRATION: _____, with interest accruing on this Bond from the date each installment portion of the Principal Amount was delivered to the Registered Owner as set forth on the Certificate of Authentication and Registration.

The Charter Township of Oshtemo, County of Kalamazoo, State of Michigan (the "Township"), for value received, hereby promises to pay the Principal Amount shown above to the Registered Owner specified above in installments in the amounts and on the dates as set forth in Schedule I, attached hereto and made a part hereof, with interest thereon from the Date of Original Issue and Registration specified above until paid at the Interest Rate per annum specified above, payable on _____, 2026, and semi-annually on each _____ 1 and _____ 1 thereafter from the _____ 1 or _____ 1 next preceding, unless interest on this bond has not been paid in full or duly provided for, in which case from the date to which interest has been paid in full, or if no interest has been paid on this bond, from the Date of Original Issue and Registration specified above, until payment of the Principal Amount has been made or duly provided for. The final installment of principal of this bond is payable at the principal office of the Oshtemo Township Treasurer, Kalamazoo, Michigan (the "Bond Registrar"), or such other location as the Township may hereinafter designate by notice mailed to the registered owner not less than 60 days prior to any interest payment date. Payment of principal (except for the final installment) and interest shall be paid to the registered owner hereof by the Bond Registrar by first class mail or electronic transfer. The date of record shall be each _____ 15 and _____ 15 with respect to the payments due on each _____ 1 and _____ 1, respectively. The principal of and interest on this Bond shall be payable in lawful money of the United States.

This bond is one of a series of bonds of like date and tenor except as to date of maturity and rate of interest aggregating the principal sum of \$ _____ (the "Bonds") issued by the Township, under and pursuant to and in full conformity with the Constitution and statutes of Michigan (especially Act 34 of the Public Acts of Michigan of 2001, as amended), and a bond

authorizing resolution adopted by the Township Board (the “Bond Authorizing Resolution”) for the purpose of defraying all or part of the cost of the acquisition and construction of improvements to and extensions of the Township’s sanitary sewer collection, and related site work, improvements and appurtenances (the “Project”).

Bonds maturing in the years 20__ through 20__, both inclusive, shall be subject to redemption prior to maturity, at the option of the Township, in whole or in part in increments of \$1,000 in direct order of maturity and within any maturity by lot on any date on or after _____ 1, 20__, at par and accrued interest to the date fixed for redemption, without premium

Notice of the call of any Bonds for redemption shall be given by first-class mail by the Bond Registrar, no less than thirty (30) days prior to the date fixed for redemption, to the registered owners of record at the registered addresses shown on the registration books kept by the Bond Registrar. Bonds shall be called for redemption in multiples of \$1,000 and Bonds of denominations of greater than \$1,000 shall be treated as representing the number of Bonds obtained by dividing the denomination of the Bond by \$1,000 and such Bonds may be redeemed in part. The notice of redemption for Bonds redeemed in part shall state that upon surrender of the Bond to be redeemed a new Bond or Bonds in aggregate principal amount equal to the unredeemed portion of the bond surrendered shall be issued to the registered owner thereof. No further interest payment on the Bonds or portions of the Bonds called for redemption shall accrue after the date fixed for redemption, whether or not the Bond is presented for redemption, provided funds are on hand with the Bond Registrar to redeem the same.

The bonds of this series are a general obligation of the Township secured by the Township’s full faith and credit, which shall include the Township’s limited tax obligation, within applicable constitutional and statutory limits, and its general funds. Taxes levied by the Township to pay the principal of and interest on the bonds of this series are subject to constitutional, charter and statutory limitations.

This Bond has not been designated as a “qualified tax exemption obligation” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This bond is transferable as provided in the Bond Authorizing Resolution, on the bond registration books of the Bond Registrar upon surrender of this bond together with an assignment executed by the registered owner or his or her duly authorized attorney in form satisfactory to the Bond Registrar. Upon such transfer, one or more fully registered bonds with denominations of \$1,000 or such larger denomination in the same aggregate principal amount and the same maturity and interest rate, will be issued to the designated transferee or transferees.

It is hereby certified and recited that all acts, conditions and things required by law precedent to and in the issuance of the Bonds have been done, exist and have happened in due time and form as required by law, and that the total indebtedness of the Township, including the series of bonds of which this bond is one, does not exceed any constitutional, statutory or charter limitations.

This bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Authorizing Resolution until the Certification of Registration and Authentication hereon shall have been manually signed by the Bond Registrar.

IN WITNESS WHEREOF, the Charter Township of Oshtemo, Michigan, by its Township Board, has caused this bond to be executed in its name by the manual or facsimile signature of its Township Supervisor and its Township Clerk, to be sealed in its name manually by the Township Clerk or by facsimile and to be authenticated by the Bond Registrar as the Township's duly appointed authenticating agent for the Bonds.

CHARTER TOWNSHIP OF OSHTEMO

[SEAL]

By: _____

Cheri Bell, Supervisor

By: _____

Dusty Farmer, Clerk

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

NOTHING TO BE WRITTEN HEREON EXCEPT
BY THE BOND REGISTRAR

Date of Registration	Name of Registered Owner	Principal Installment Delivered	Signature of Bond Registrar
_____, 2026	United States of America	\$ _____	

SCHEDULE 1 – CHARTER TOWNSHIP OF OSHTEMO
PRINCIPAL AND INTEREST PAYMENTS

INTEREST RATE: _____ %
PRINCIPAL AMOUNT: \$ _____

<u>Payment Date</u>	<u>Principal Payment</u>	<u>Interest Payment</u>
		Accrued Interest
		Accrued Interest
Total Payments	\$	

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Memorandum & Request



Date: April 28th, 2026
To: Township Board
From: Zach Pearson, Public Works Project Manager
Subject: Vehicle Barn Site Improvements - Contract Award & Budget Amendment

Objective

Provide a project update and discuss recommendation. Receive Board approval to award the project contract and approval of the respective budget amendment.

Background

During annual budgeting and AGV presentations for the last few years, the Maintenance Department has presented to the Board the need for facility improvements and dedicated space for additional equipment (bobcat, trailer, etc.) and to accommodate the growing responsibilities that have been allocated to this team as the community and organization grows.

Part of the constraints were the Sheriff's patrol vehicles being stored in the Township's Vehicle Barn, the purpose of which was to allow deputies to be more efficient with their time and report directly to the Township for their shifts. While a benefit in one manner, it also meant that there wasn't space for Township assets to be properly covered and stored. Instead, these resources were kept outside in all weather conditions. In partnership with the County, the Township was granted ARPA funds to provide fencing for screening at the vehicle barn to alleviate the concern the Sheriff's Department had of visibility and protection of vehicles, thus allowing the vehicles to be parked outside of the Vehicle Barn.

In 2025, Public Works, Maintenance, and the Supervisor's office worked with AR Engineering to complete the design of the site improvements around the Township's vehicle barn. In addition to the screening, the goal of the project was to improve the conditions and function of the site for the maintenance team, replacing failed pavement, and provide more adequate safety features which have been identified in the capital improvement plan in various projects. Final design plans and the bid package were completed in early 2026 and the project was advertised for bids in March. The project was advertised as a base bid with two alternates. Alternate 1 consisted of a design-build carport to be constructed on the North side of the barn. Alternate 2 consisted of the water and sanitary sewer connection for the building and the installation of an eye-wash station.

Engineer's Estimate Base Bid	Balkema Construction, Inc Base Bid	Michigan Paving & Materials Co. Base Bid
\$ 242,045.00	\$ 372,559.00	\$ 402,050.00
Alternate 1	Alternate 1	Alternate 1
\$ 75,000.00	\$ 123,130.00	\$ 135,000.00
Alternate 2	Alternate 2	Alternate 2
\$ 69,080.00	\$ 84,058.00	\$ 88,500.00
Project Total	Project Total	Project Total
\$ 386,125.00	\$ 579,747.00	\$ 625,550.00

Public Works and Maintenance completed a review of the bids and found that they are in line with current market conditions. The bids were presented to the Cemeteries, Buildings & Grounds Committee and discussion was held about options (re-bid, phasing) and consensus from the group was to recommend proceeding with awarding the contract for the entire project scope, base bid and both alternates, to Balkema Construction, Inc. This project is expected to be substantially complete by August 1st, 2026.

7275 W. Main Street, Kalamazoo, MI 49009, (269) 216-5220, Fax (269) 375-7180, www.oshtemo.org

The 2026 approved budget includes \$100,000 in ARPA funds from the County and \$100,000 match from the Township. In past year's budgets, funds were included for the Maintenance Department improvements, however no comprehensive project was able to be implemented. This project now meets a majority of the objectives and provides the most value for the staff and investments the community has made. This budget amendment is the result of a comprehensive assessment of long-term maintenance needs and cross departmental coordination.

To proceed with the entire project as recommended by C, B &G, a budget amendment in the amount of \$440,000 is required. Approximately \$210,000 is required for the base bid scope, \$130,000 is required for Alternate 1, and \$100,000 for Alternate 2. This amount includes a 10% construction contingency.

From:	GL	101-000-40000	Carryover
To:	GL	101-567-97400	Capital Outlay – Cemetery, Bldgs & Grounds

Proposed Motion

I move to award the contract for the vehicle barn site improvements project to Balkema Construction, Inc for the base bid and both alternates in the amount of \$579,747 and approve the respective budget amendment.

Attachments

Vehicle Barn Site Improvements Plans
Balkema Construction, Inc. Bid
Michigan Paving & Materials Co. Bid

Core Values

Sustainability
Professionalism

OSHTEMO TOWNSHIP VECHICLE GARAGE PROJECT

**7275 W MAIN ST
SECTION 15, T.02S, R.12W
OSHTEMO TOWNSHIP
KALAMAZOO COUNTY, MI**

**SITE DEVELOPMENT PLANS
FEBURARY 05, 2026**

ISSUED FOR: TOWNSHIP REVISIONS

SHEET INDEX

No.	SHEET TITLE
T1.0	TITLE SHEET
C1.0	EX CONDITIONS & DEMO PLAN
C2.0	SITE LAYOUT & UTILITY PLAN
C3.0	GRADING & SESC PLAN
C4.0	DETAILS
C4.1	UTILITY PROFILE

REVISIONS

No.	ISSUED FOR:	DATE:	BY:
0	OWNER REVIEW	06/24/25	wp
1	OWNER REVISIONS	07/21/25	lm
2	OWNER REVISIONS	08/20/25	wp
3	TOWNSHIP REVISIONS	02/05/26	wp
4	.	.	.
5	.	.	.
6	.	.	.
7	.	.	.
8	.	.	.
9	.	.	.

OWNERS:

CHARTER TOWNSHIP OF OSHTEMO
7275 W MAIN ST
KALAMAZOO, MI 49009

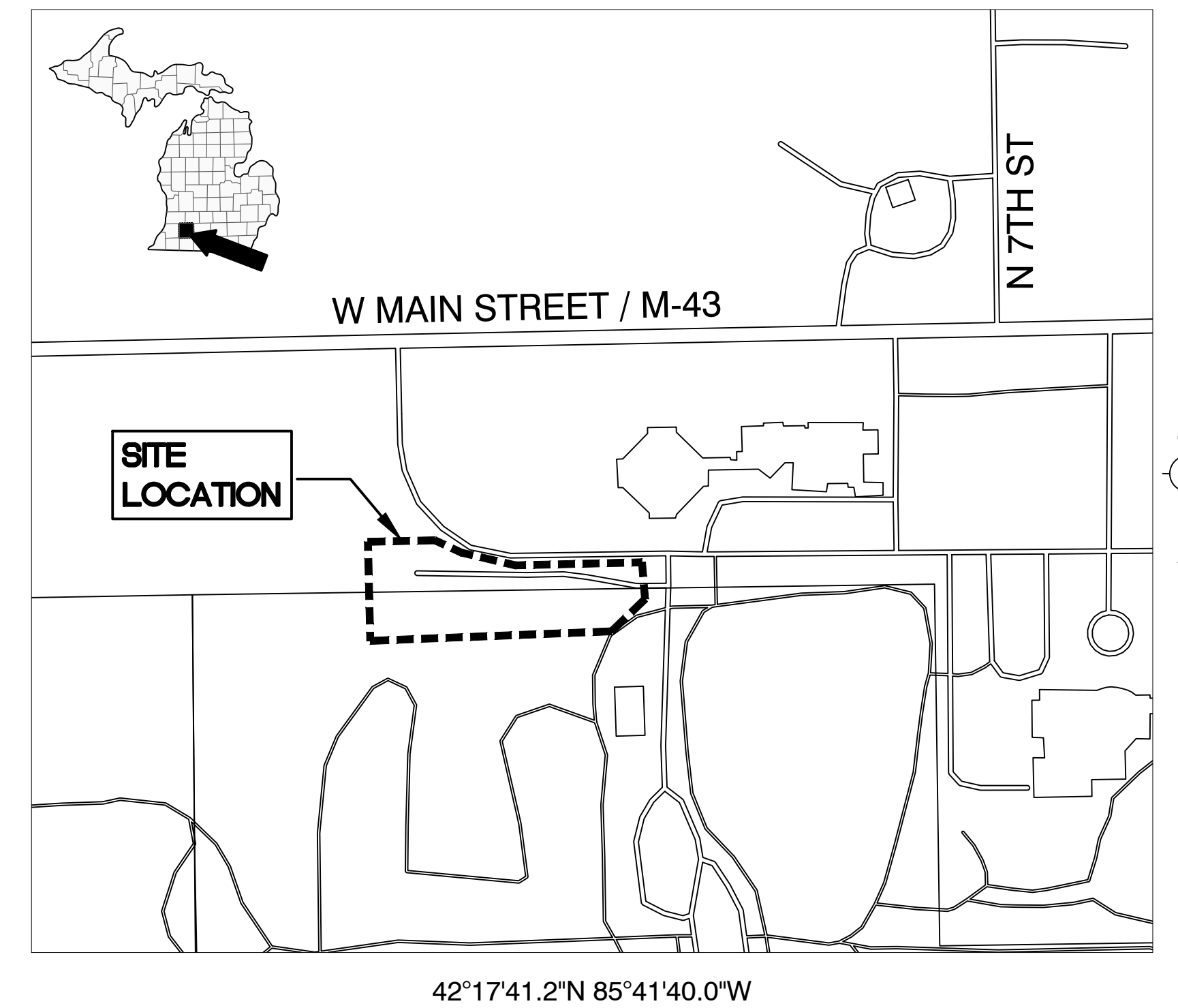
CIVIL ENGINEER:

AR ENGINEERING, LLC.
5725 VENTURE PARK DR, SUITE A
KALAMAZOO, MI 49009
TEL. (269) 250-5991 FAX. (866) 569-0604

ANDREW ROSSELL, P.E.

DATE

LOCATION MAP
NOT TO SCALE



UTILITY CONTACTS:

CABLE	AT&T 342 N DRAKE ROAD KALAMAZOO, MI 49009 (269) 343-5235	TELEPHONE	AT&T 342 N DRAKE ROAD KALAMAZOO, MI 49009 (269) 343-5235
WATER	CITY OF KALAMAZOO 241 WEST SOUTH STREET KALAMAZOO, MI 49007 (269) 337-8000	SEWER	OSHTEMO TWP. DPW 7275 WEST MAIN ST. (M-43) KALAMAZOO, MI 49009 (269) 216-5252
GAS	CONSUMERS ENERGY 2500 EAST CORK ST KALAMAZOO, MI 49001 (800) 477-5050	ELECTRIC	CONSUMERS ENERGY 2500 EAST CORK ST KALAMAZOO, MI 49001 (800) 477-5050
		MISS DIG	811

DEMOLITION NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY OSHTEMO TOWNSHIP, KALAMAZOO COUNTY, MDOT AND STATE OF MICHIGAN.
- CONTACT "MISS DIG 811" AT 1-800-482-7171 FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "811" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
- SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF PROPERLY. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
- THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
- CONTROL SHALL BE MAINTAINED OVER THE SITE AND OPERATION TO ELIMINATE HAZARDS TO THE PUBLIC. NAILS OR OTHER TIRE PUNCTURING ITEMS SHALL NOT BE DROPPED ON STREETS, ALLEYS AND ADJACENT PROPERTY. PUBLIC STREETS, CURBS AND SIDEWALKS SHALL BE PROTECTED FROM DAMAGE. THE PERSON ENGAGED IN THE DEMOLITION WORK SHALL BE LIABLE FOR ANY AND ALL DAMAGE TO CURBS, STREETS, SIDEWALKS AND OTHER PUBLIC OR PRIVATE PROPERTY AND FOR ANY BODILY INJURY OCCURRING AS A RESULT OF THE DEMOLITION WORK.

EX. SAN INFORMATION

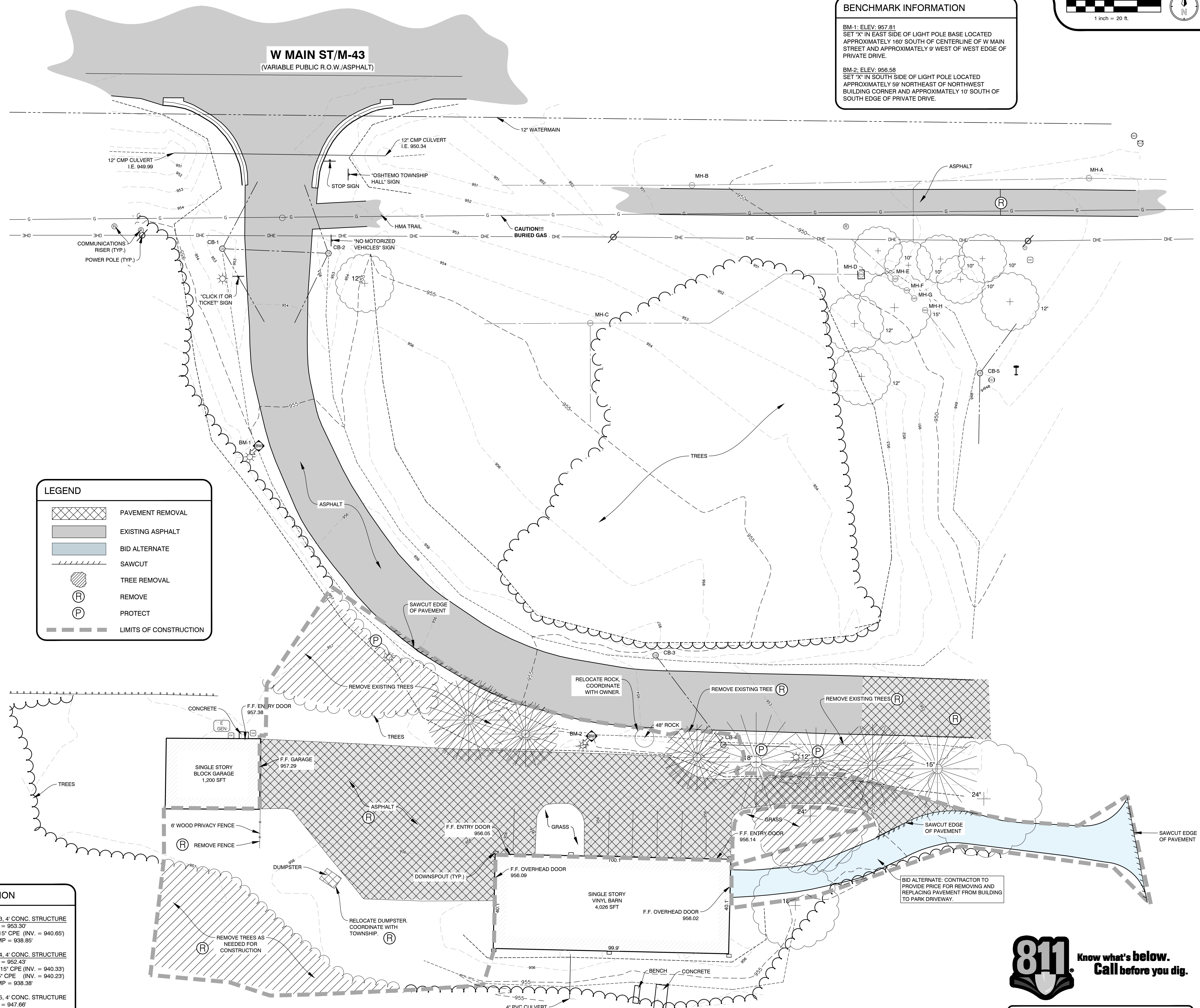
- MH-A, 4' CONC. STRUCTURE**
RIM = 947.80
E 8" PVC (INV. = 939.40)
W 8" PVC (INV. = 939.50)
- MH-B, 4' CONC. STRUCTURE**
RIM = 950.35
E 8" PVC (INV. = 940.05)
W 8" PVC (INV. = 940.15)
- MH-C, 4' CONC. STRUCTURE**
RIM = 954.18
E 3" PVC X2 (INV. = 952.03)
S 3" PVC (INV. = 952.03)
E 3" PVC (INV. = 951.98)
SUMP = 951.13'
- MH-D, LIFT STATION**
RIM = 949.96
W 3" PVC X2 (INV. = 944.16)
SUMP = 939.21'
- MH-E, CONC. SEPTIC LID**
RIM = 948.91
NW 6" PVC (INV. = 944.91) TOP OF PIPE
SUMP = 940.36'
- MH-F, SEPTIC LID**
RIM = 949.09
SE 4" PVC (INV. = 944.79)
SUMP = 940.39'
- MH-G, CONC. SEPTIC LID**
RIM = 949.07
NW 4" PVC (INV. = 945.12) TOP OF PIPE
SUMP = 940.67'
- MH-H, CONC. SEPTIC LID**
RIM = 949.10
SE 4" PVC (INV. = 945.35)
SUMP = 940.90'

EX. STORM INFORMATION

- CB-1, 4' CONC. STRUCTURE**
RIM = 952.09'
NE 6" CPE (INV. = 948.39)
E 15" CPE (INV. = 947.09)
SE 6" CPE (INV. = 948.39)
SUMP = 941.89'
- CB-2, 4' CONC. STRUCTURE**
RIM = 952.19'
NW 6" CPE (INV. = 947.99)
W 15" CPE (INV. = 947.04)
SW 6" CPE (INV. = 947.99)
SUMP = 942.84'
- CB-3, 4' CONC. STRUCTURE**
RIM = 953.30'
SE 15" CPE (INV. = 940.65)
SUMP = 938.85'
- CB-4, 4' CONC. STRUCTURE**
RIM = 952.43'
NW 15" CPE (INV. = 940.33)
E 15" CPE (INV. = 940.23)
SUMP = 938.38'
- CB-5, 4' CONC. STRUCTURE**
RIM = 947.66'
NE 10" CPE (INV. = 944.56)
S 10" CPE (INV. = 944.66)
SUMP = 943.66'

LEGEND

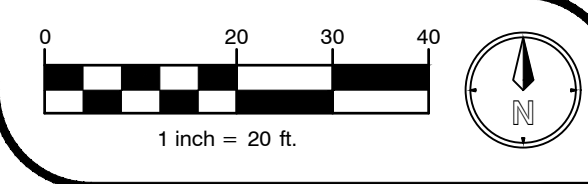
- PAVEMENT REMOVAL
- EXISTING ASPHALT
- BID ALTERNATE
- SAWCUT
- TREE REMOVAL
- REMOVE
- PROTECT
- LIMITS OF CONSTRUCTION



BENCHMARK INFORMATION

BM-1: ELEV. 957.81
SET "X" IN EAST SIDE OF LIGHT POLE BASE LOCATED APPROXIMATELY 160' SOUTH OF CENTERLINE OF W MAIN STREET AND APPROXIMATELY 9' WEST OF WEST EDGE OF PRIVATE DRIVE.

BM-2: ELEV. 956.58
SET "X" IN SOUTH SIDE OF LIGHT POLE LOCATED APPROXIMATELY 59' NORTHEAST OF NORTHWEST BUILDING CORNER AND APPROXIMATELY 10' SOUTH OF SOUTH EDGE OF PRIVATE DRIVE.



PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING
MICHIGAN | INDIANA | ILLINOIS | OHIO
289.250.5911 PHONE | 888.560.0084 FAX
www.ar-engineering.com

DRAWN: EBD
CHECKED: WP

ANDREW ROSSELL, P.E.
No. 6201056221

No.	ISSUED FOR:	DATE	BY:
0	OWNER REVIEW	06/24/2025	WP
1	OWNER REVISIONS	07/21/2025	LM
2	OWNER REVISIONS	08/20/2025	WP
3	TOWNSHIP REVISIONS	02/05/2026	WP
4			

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EXISTING CONDITIONS & DEMO PLAN
VEHICLE GARAGE PROJECT
OSHTEMO TOWNSHIP
7275 W. MAIN ST
SECTION 15 T02S, R12W.

PROJECT: 25216001
CLIENT: DATE: 02/05/2026
SITE ADDRESS: SHEET NUMBER: C1.0



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETTED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AR ENGINEERING, LLC

GRADING NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
- CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
- ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.

SOIL EROSION & SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT-EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE GOVERNING AUTHORITY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE GOVERNING AUTHORITY. IF APPLICABLE, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE". EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
- AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
- GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
- MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PER MDOT STANDARD DETAILS. "P" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.
 - 20P DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV. 3 INCH. MDOT SEEDING MIXTURE TYP APPLIED AT A RATE OF 220 LB/ACRE. FERTILIZER, CHEMICAL NUTRIENT, CL A APPLIED AT A RATE OF 228 LB/ACRE. MULCH AT A RATE OF 2 TON/ACRE AND MULCH ANCHORING. (APPLIES TO ENTIRE PROJECT)
 - 40P DENOTES DUST CONTROL. DUST CONTROL MAY BE REQUIRED ON THE SUBGRADE CONSTRUCTION AND WILL INCLUDE APPLYING FRESH WATER TO BE INCLUDED IN THE ITEM OF EMBANKMENT. DUST CONTROL ON THE AGGREGATE BASE COURSE WILL BE ACCOMPLISHED BY APPLYING FRESH WATER (INCLUDED IN THE ITEM OF AGGREGATE BASE, 6 INCH) AND APPLYING DUST PALLIATIVE, APPLIED, CaCl₂ (TON) AS DIRECTED BY THE PROJECT ENGINEER.
 - 80P DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION
 - 140P DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MINIMUM OF 12' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE.
 - 200P DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION.
 - 201P DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.
 - 301P DENOTES MULCH BLANKET OR MATTING. SHALL BE NORTH AMERICAN GREEN DS150, OR APPROVED EQUAL. MULCH BLANKETS SHALL BE PLACED ON ALL 1:3 SLOPES OR GREATER, IN AND AROUND DITCH BOTTOMS WHERE THERE IS NO BIOSWALE BY CONTRACTOR RESPONSIBLE FOR RESTORING THAT AREA.

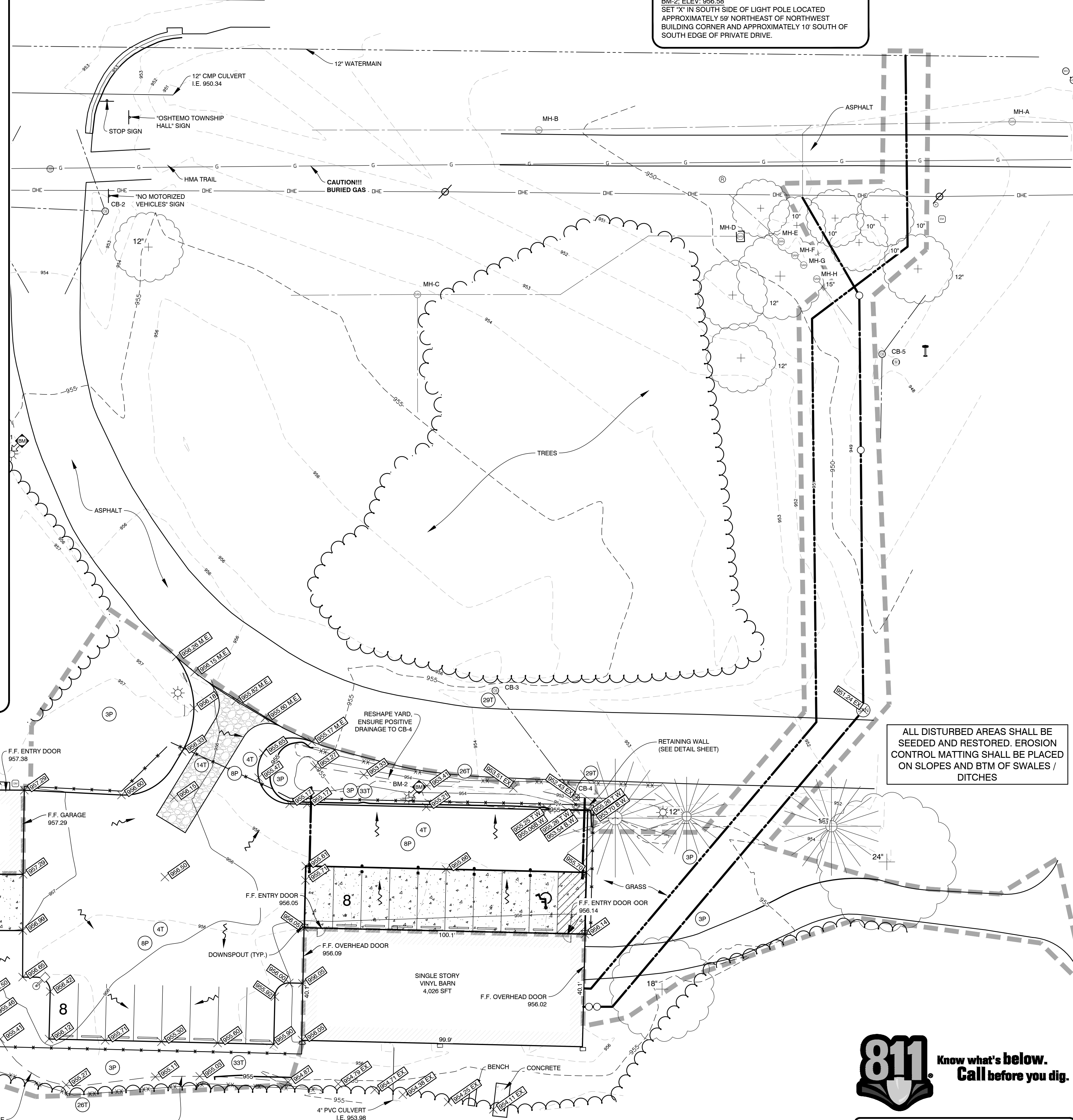
SITE MATERIALS & CONSTRUCTION NOTES

- SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
- REMOVE ALL SUBGRADE GRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.
- STORM SEWER SHALL BE CORRUGATED HDPE PIPE WITH SMOOTH INTERIOR WALL, BY ADS OR EQUAL. LEACHING BASINS AND MANHOLES ARE TO BE REINFORCED CONCRETE WITH RIM AND SLOTTED GRATING (AS SHOWN). STORM SEWER & LEACHING BASINS ARE TO BE WRAPPED WITH FILTER FABRIC.
- SANITARY SEWER PIPE MAY BE PVC SDR 3034 MATERIAL.
- ALL WATER SERVICE LINES SHALL BE 1" TYPE K COPPER PIPE OR PE AND SHALL BE BROUGHT TO WITHIN 5' OF BUILDING, WITH COMPRESSION FITTINGS OR MECHANICAL FITTINGS OTHER THAN FLARED ENDS.
- PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL WATER SERVICE LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
- PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL SANITARY SEWER LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE UTILITIES CROSS.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- EXTERIOR CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL HAVE LIMESTONE AGGREGATE AND SHALL HAVE 4-6% AIR ENTRAINMENT WITH A BROOM FINISH.
- EXPANSION JOINTS IN CONCRETE PAVEMENT AND WALLS SHALL BE 1/2" ASPHALT IMPREGNATED FULL DEPTH 40' O.C. MAXIMUM & AT SIDEWALK INTERSECTIONS. CRACK CONTROL SCORING AT SIDEWALK WIDTH DIMENSION AND @ 10'-0" O.C. IN DRIVES.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE N.E.C. NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER ACCORDING TO THE INTERNATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
- ALL MECHANICAL WORK SHALL BE PERFORMED ACCORDING TO THE INTERNATIONAL MECHANICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN AND THE MICHIGAN ENERGY CODE. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
- ALL WORK SHALL CONFORM TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
- WATER SERVICE PRESSURE TESTING AND CHLORINATION SHALL BE PER EGLE, OSHTEMO TOWNSHIP, AND CITY OF KALAMAZOO REQUIREMENTS.
- SANITARY SEWER INSTALLATION AND TESTING MUST MEET THE REQUIREMENTS OF OSHTEMO TOWNSHIP AND EGLE.
- ALL REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK.
- CONTACT "MISS DIG 811" AT 1-800-482-7171 FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNERS SATISFACTION, AND AT THE CONTRACTOR'S EXPENSE. IF ANY ELEMENTS OF THE SANITARY SEWER SYSTEM ARE DAMAGED AND NEED REPAIRED, IT MUST MEET OSHTEMO TOWNSHIP SPECIFICATIONS.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER PAD PER THE UTILITY COMPANY SPECIFICATIONS.
- THE TELEPHONE UTILITY COMPANY SHALL PROVIDE UNDERGROUND TELEPHONE TO THE BUILDING AT THE OWNERS EXPENSE.
- REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL REQUIREMENTS FOR SITE LIGHTING & SITE DETAILS SHEETS FOR THE FIXTURE AND POLE SPECIFICATIONS.
- DESIGN, INSTALLATION AND SPECIFICATION FOR IMPROVEMENTS RELATED TO GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICES SHALL BE COORDINATED BY THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE TELEPHONE, ELECTRIC, AND CABLE TELEVISION CONDUITS WITH THE APPROPRIATE UTILITY PRIOR TO PAVEMENT INSTALLATION.
- CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.
- THE CONTRACTOR IS TO PROVIDE THE WATER SERVICE PIPING FROM THE BUILDING TO THE EXISTING MAIN. THE CONTRACTOR SHALL MAKE THE CONNECTION TO THE SHUT OFF VALVE. THE CONTRACTOR SHALL COORDINATE SERVICES WITH THE VILLAGE.
- CONTRACTOR/OWNER SHALL OBTAIN UTILITY CONNECTION PERMITS AND SETTLE APPLICABLE UTILITY ASSESSMENTS PRIOR TO EXTENSION OF PUBLIC UTILITIES ONSITE.
- ALL WATER MAIN TO HAVE A BURIAL DEPTH AS REQUIRED BY EGLE FOR THE SPECIFIC REGION OF WORK IN KALAMAZOO COUNTY.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL.

W MAIN ST/M-43
(VARIABLE PUBLIC R.O.W./ASPHALT)



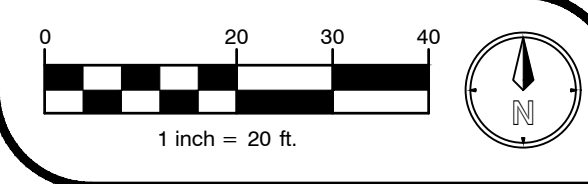
LEGEND

- LIMITS OF CONSTRUCTION
- - - - - SILT FENCE

BENCHMARK INFORMATION

BM-1: ELEV. 957.81
SET "X" IN EAST SIDE OF LIGHT POLE BASE LOCATED APPROXIMATELY 160' SOUTH OF CENTERLINE OF W MAIN STREET AND APPROXIMATELY 9' WEST OF WEST EDGE OF PRIVATE DRIVE.

BM-2: ELEV. 956.58
SET "X" IN SOUTH SIDE OF LIGHT POLE LOCATED APPROXIMATELY 59' NORTHEAST OF NORTHWEST BUILDING CORNER AND APPROXIMATELY 10' SOUTH OF SOUTH EDGE OF PRIVATE DRIVE.



PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING
MICHIGAN | INDIANA | ILLINOIS | OHIO
289.250.5911 PHONE | 888.560.0044 FAX
www.arengineering.com

DRAWN: EBD
CHECKED: WP

STATE OF MICHIGAN
ANDREW SHEA
ROSSSELL
ENGINEER
No. 6201056221
LICENSED PROFESSIONAL ENGINEER

ANDREW ROSSELL, P.E.
No. 6201056221

No.	ISSUED FOR:	DATE	BY:
0	OWNER REVIEW	06/24/2025	WP
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3	TOWNSHIP REVISIONS	02/05/2026	WP
4			

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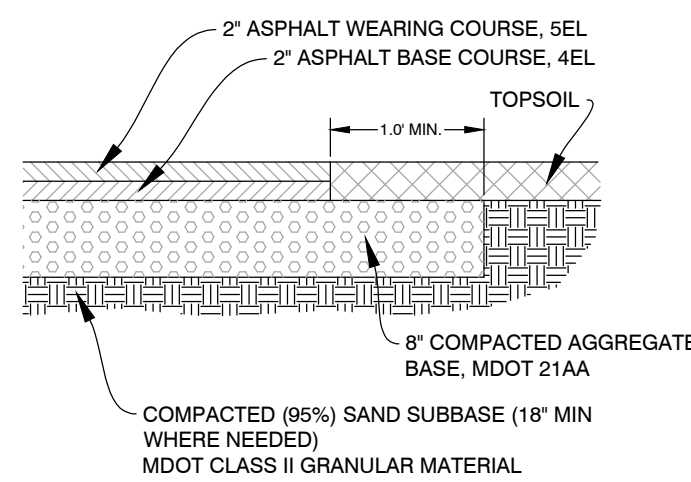
GRADING & SESC PLAN
VEHICLE GARAGE PROJECT
OSHTEMO TOWNSHIP
7275 W. MAIN ST
SECTION 15 T02S, R12W.

PROJECT: 25216001
CLIENT: DATE: 02/05/2026
SITE ADDRESS: SHEET NUMBER: C3.0
SITE SECTION:

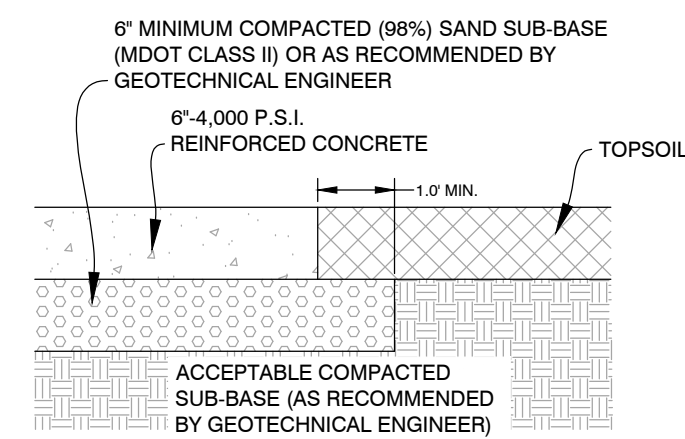
JOB NUMBER: 25216001
DATE: 02/05/2026
SHEET NUMBER: C3.0



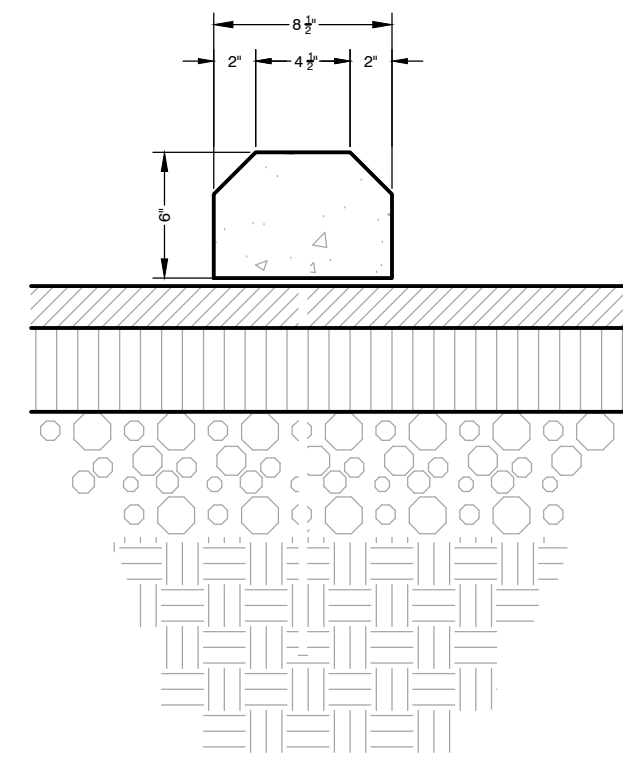
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: AR ENGINEERING, LLC



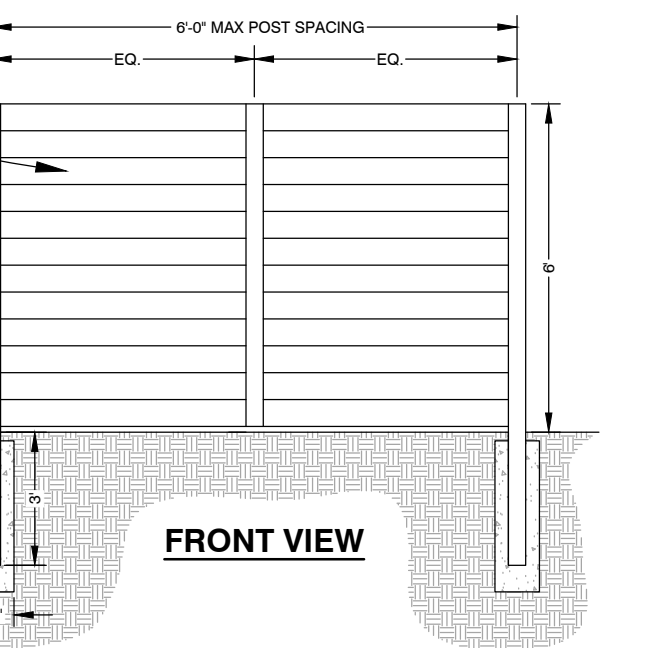
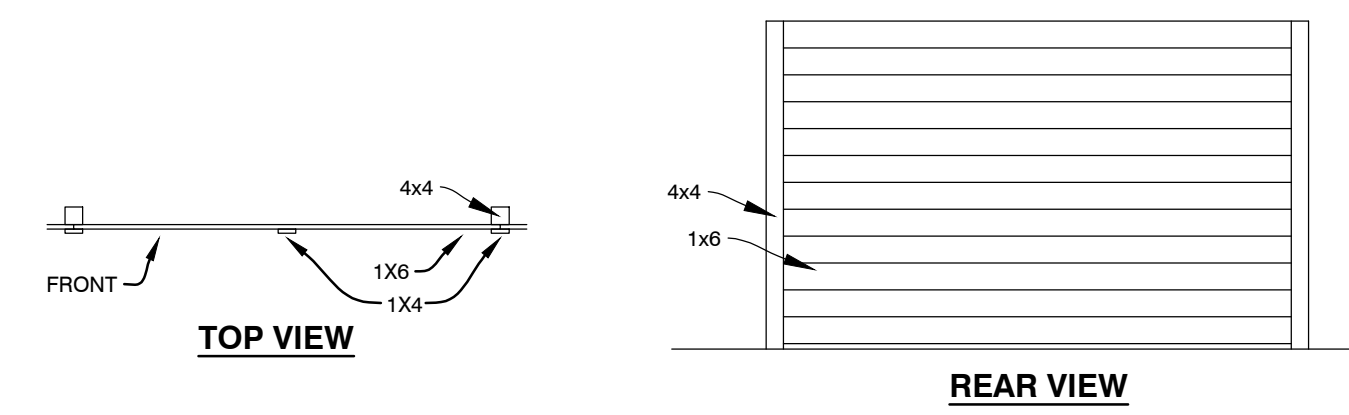
ASPHALT SECTION
C4.0 - 030401 NOT TO SCALE



CONC. PAVEMENT SECTION
C4.0 - 030402 NOT TO SCALE



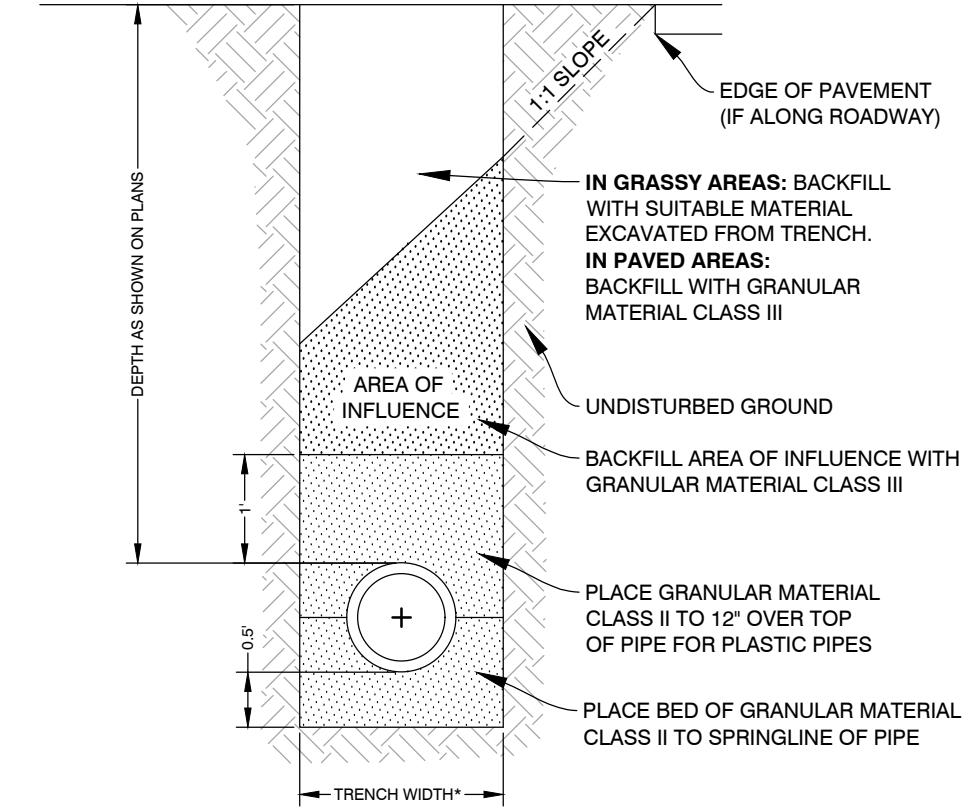
CONCRETE WHEEL STOP DETAIL
C4.0 - 030102 NOT TO SCALE



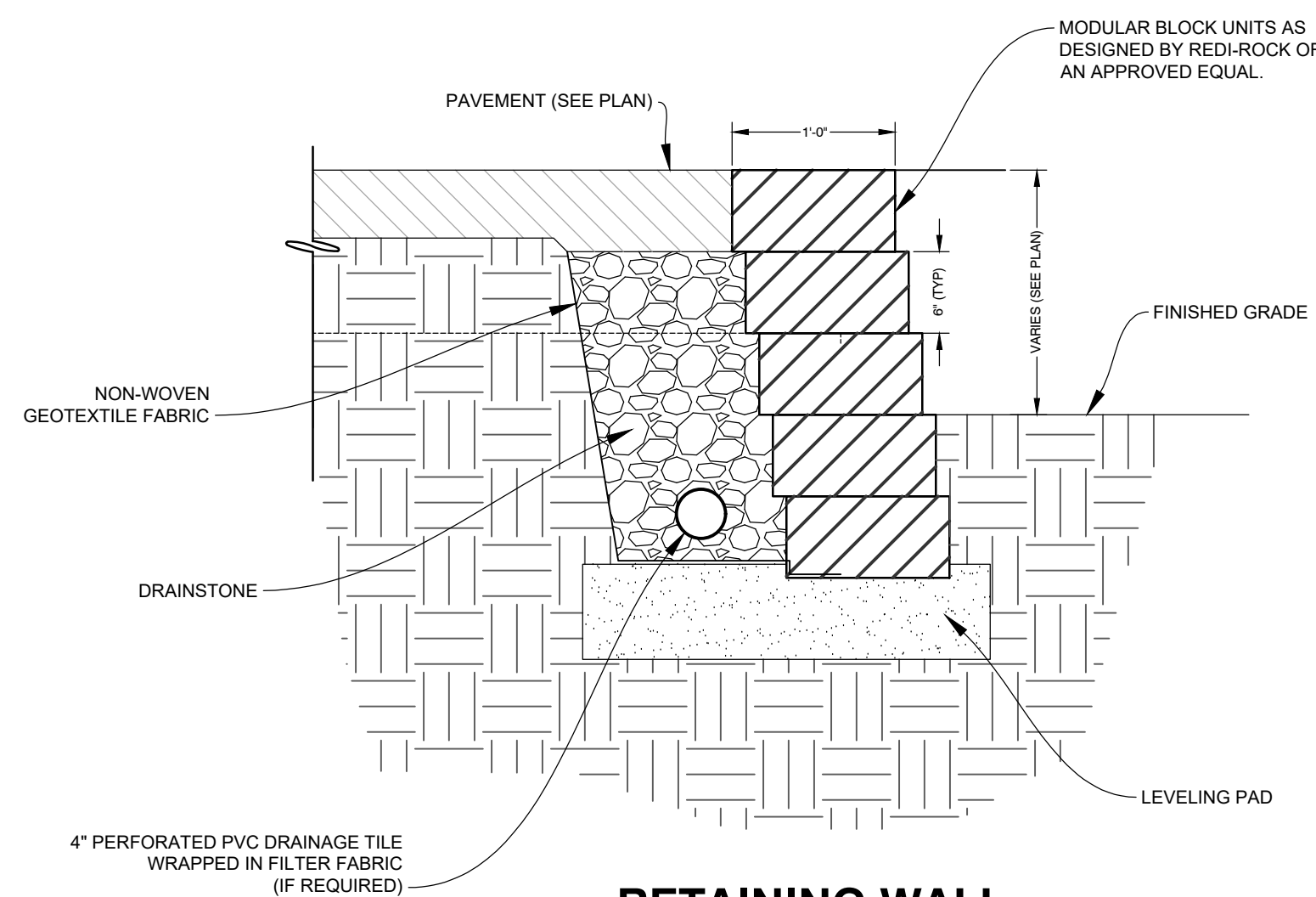
WOOD FENCE DETAIL
C4.0 - 140105 NOT TO SCALE

NOTE:
1. WOOD TO BE TREATED WESTERN RED CEDAR. USE GALVANIZED NAILS FOR FASTENING.
2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

*FOR PIPES 33 INCHES IN DIAMETER AND SMALLER: TRENCH WIDTH SHALL BE MINIMUM 12'-10" WIDER THAN THE OUTSIDE DIAMETER OF THE PIPE.
*FOR PIPES GREATER THAN 33 INCHES IN DIAMETER: TRENCH WIDTH SHALL NOT BE LESS THAN 24 INCHES PLUS THE OUTSIDE DIAMETER OF THE PIPE.
ALL TRENCH BACKFILL MUST BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY BY MODIFIED PROCTER (ASTM 1557)
FOLLOW ALL OSHA AND STATE SAFETY STANDARDS FOR TRENCHING OPERATIONS.

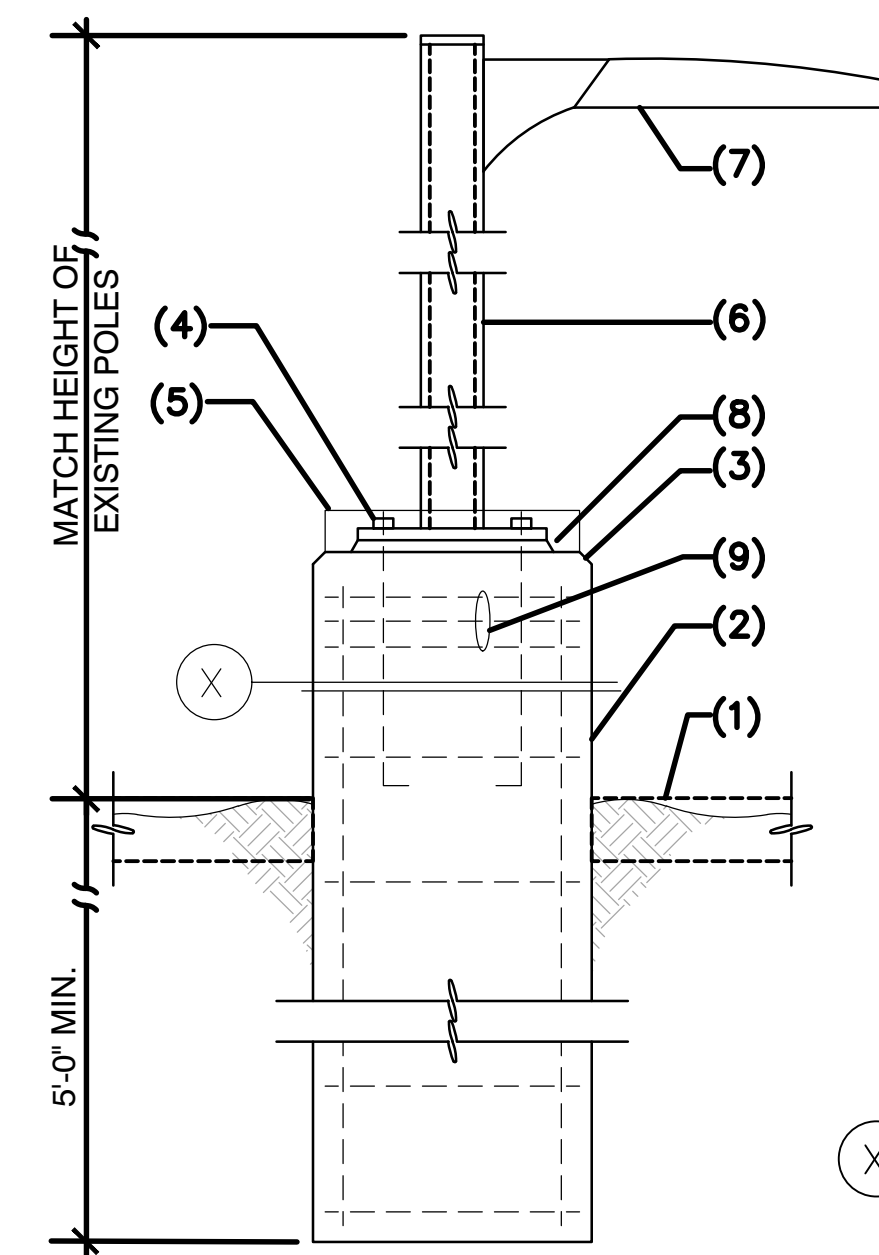


TRENCH BACKFILL
01002 NOT TO SCALE



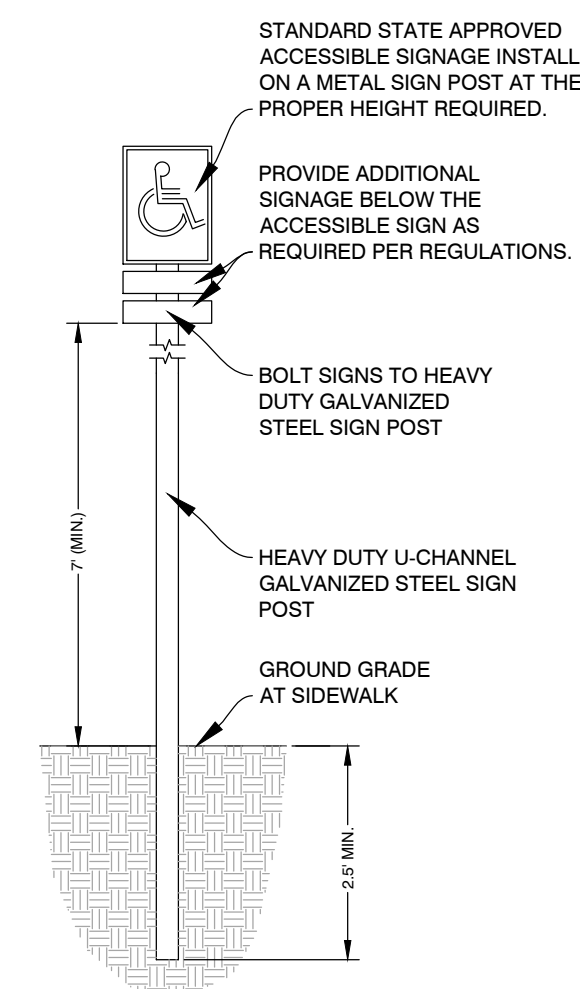
RETAINING WALL
08000 NOT TO SCALE

NOTE:
1. RETAINING WALL AS ENGINEERED BY RED-ROCK OR APPROVED EQUAL.

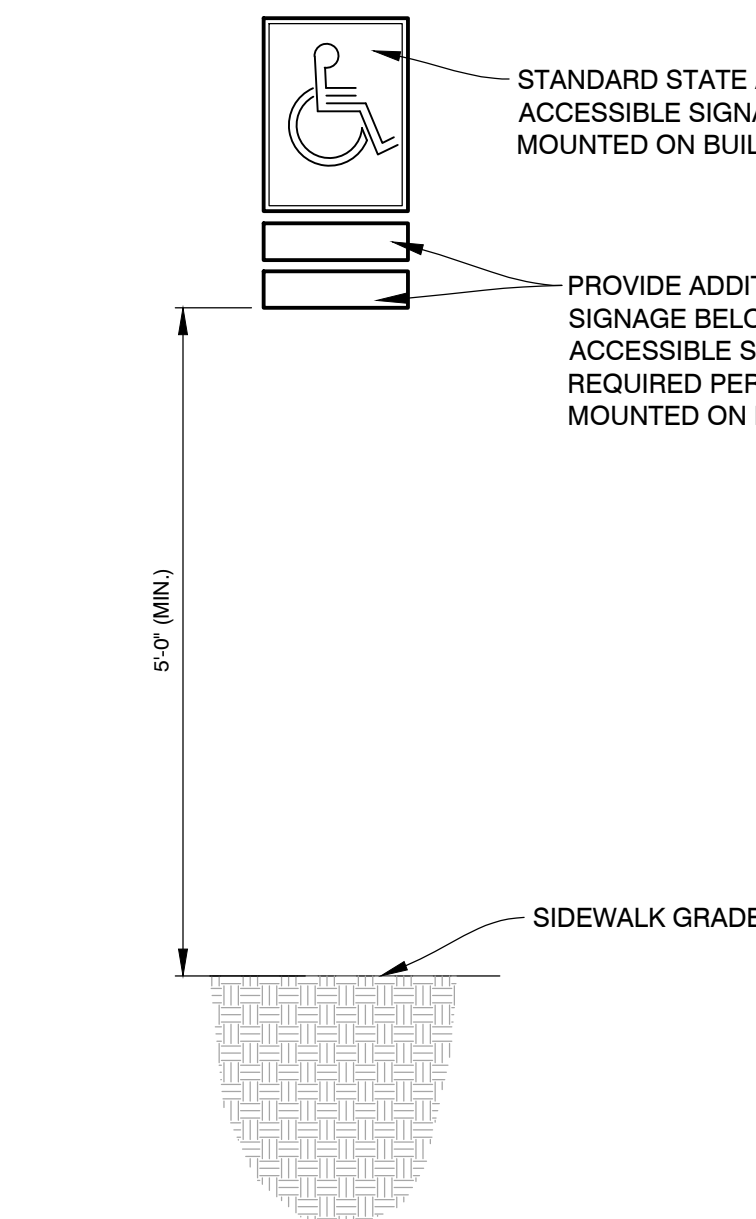


LIGHT POLE BASE
C4.0 - 130104 NOT TO SCALE

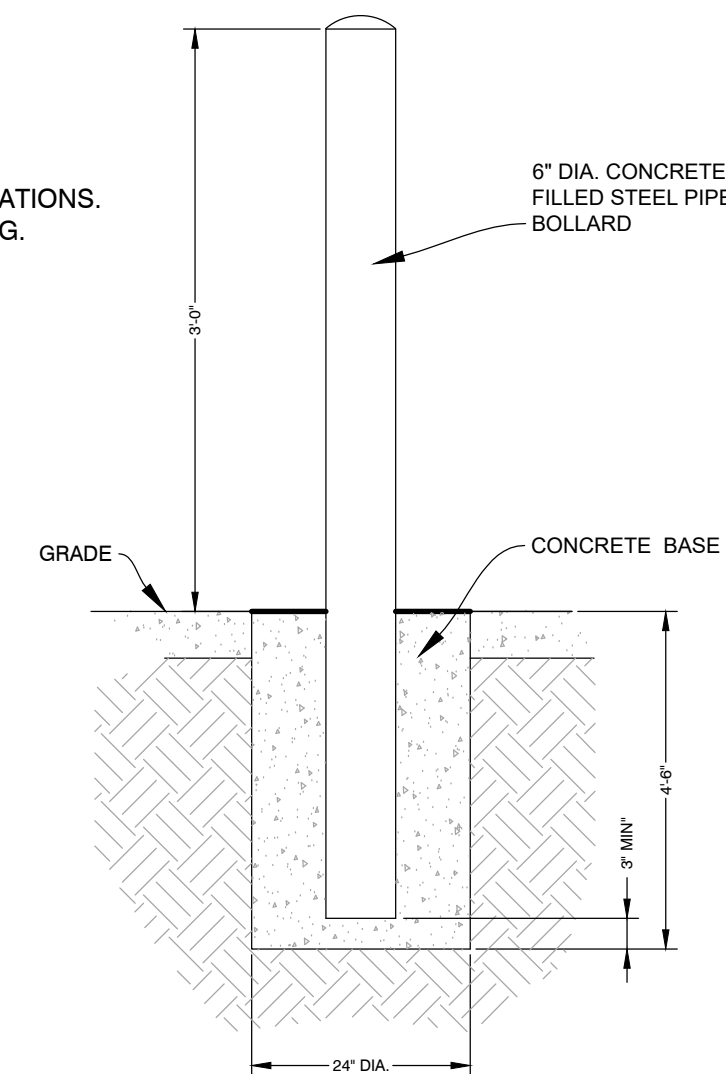
- NOTES**
- (1) FINISHED GRADE OR PAVING AS OCCURS.
 - (2) 24"Ø CONCRETE PIER W/ (6) #6 VERTICALS & #3 TIES @ 8" O.C.
 - (3) 3/4" CHAMFER
 - (4) STEEL BASE PLATE & ANCHOR BOLTS PER LIGHT POLE MFR.
 - (5) POLE BASE LIGHT COVER TO MATCH POLE
 - (6) LIGHT POLE
 - (7) LIGHT FIXTURE
 - (8) ± 1 1/2" DRYPACK
 - (9) 3 #3 TIES IN TOP 5"
 - (10) 24" LAP SPLICE
 - (11) STAGGER LAPS 180° @ ALTERNATE TIES



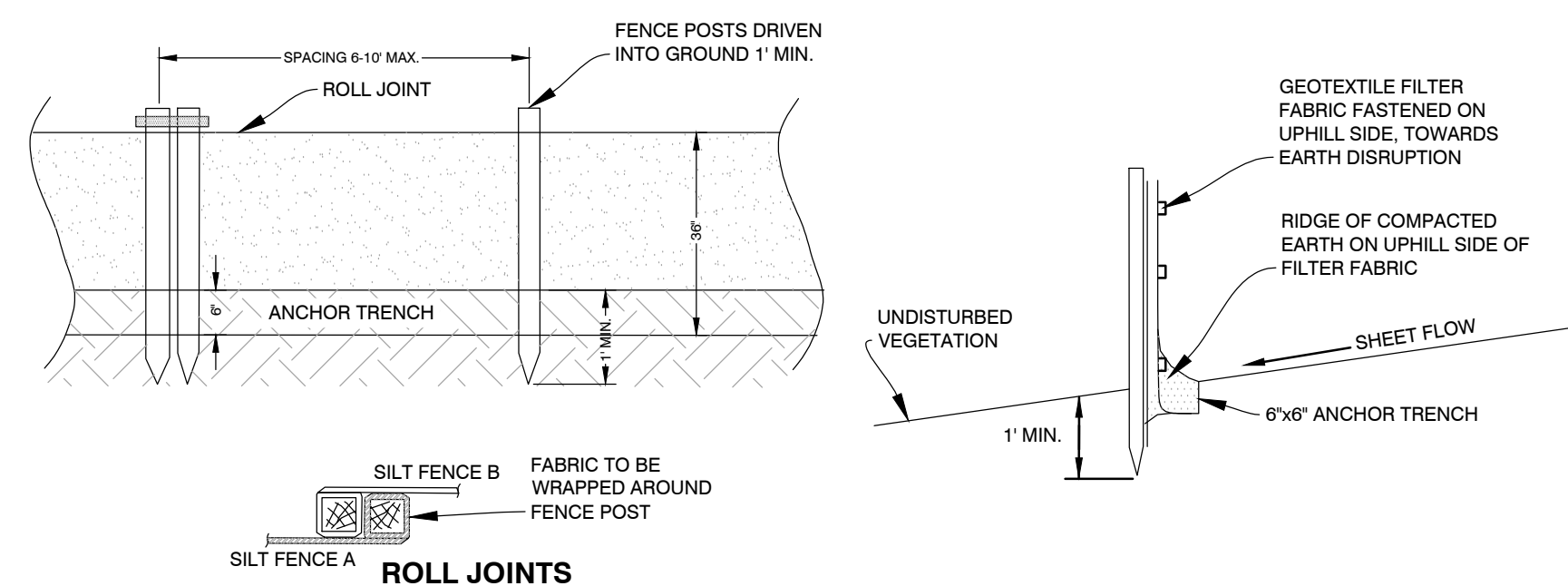
ACCESSIBLE PARKING SIGN
08002 NOT TO SCALE



WALL MOUNTED ACCESSIBLE PARKING SIGN DETAIL
C4.0 - 090101 NOT TO SCALE



6" DIA. BOLLARD DETAIL
C4.0 - 140101 NOT TO SCALE



36" SILT FENCE DETAIL
C4.0 - 130104 NOT TO SCALE



BUILDING & CANOPY PROFILE
C4.0 - 030401 NOT TO SCALE

PLANS PREPARED BY:



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ANDREW ROSSELL, P. E.
No. 6201056221

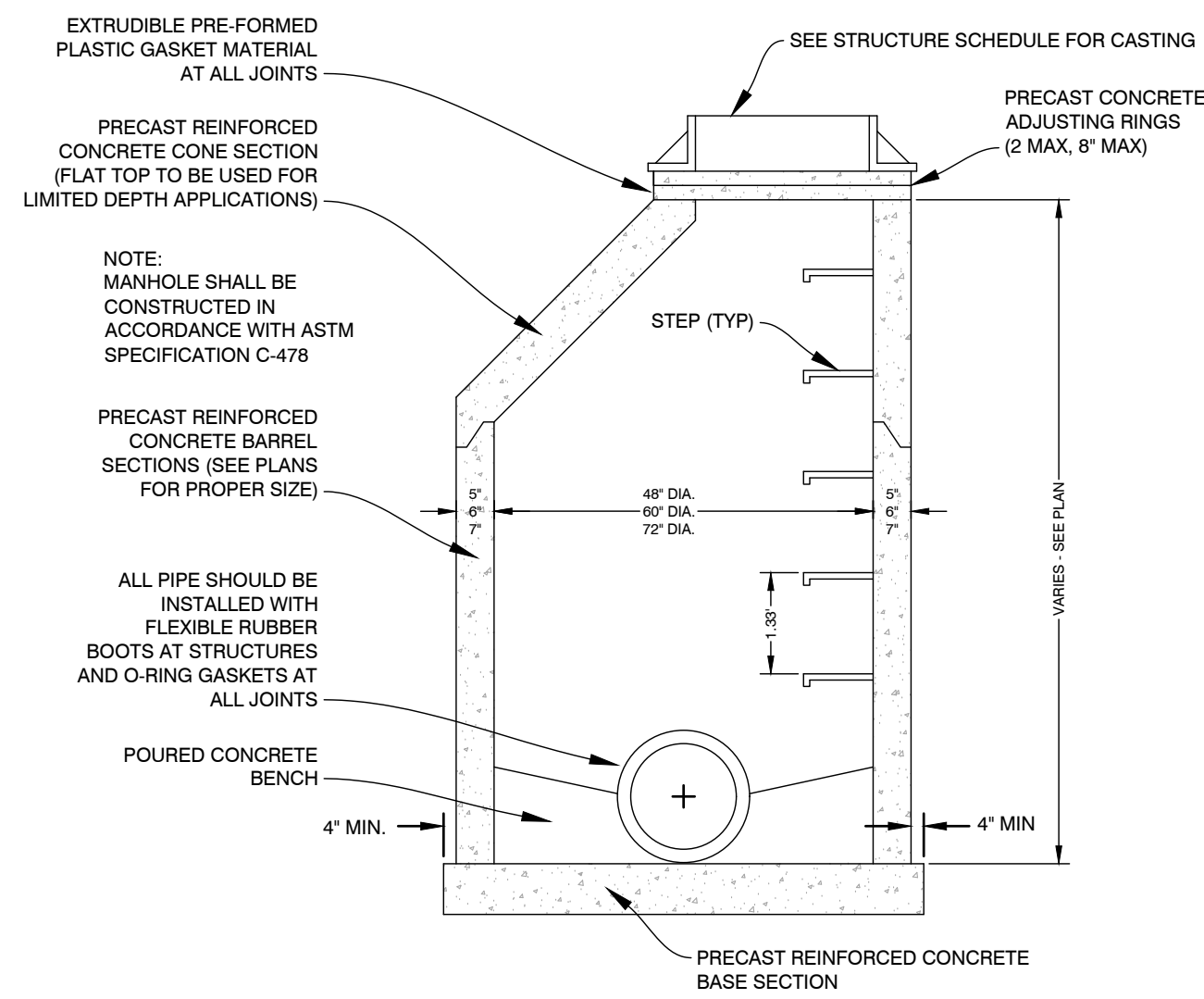
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2	OWNER REVISIONS	08/20/2025	WP
3	TOWNSHIP REVISIONS	02/05/2026	WP
4			

DETAILS
VEHICLE GARAGE PROJECT
OSHTEMO TOWNSHIP
7275 W. MAIN ST
SECTION 15 T02S, R12W.

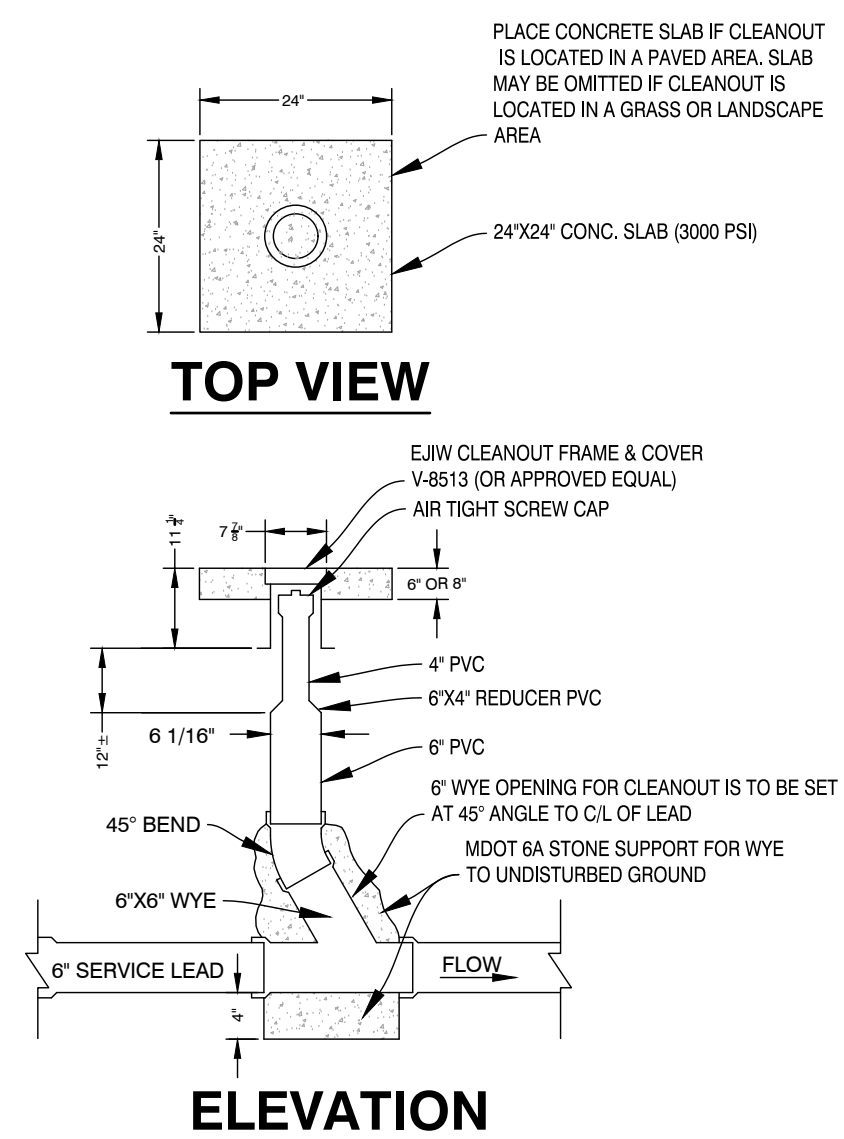
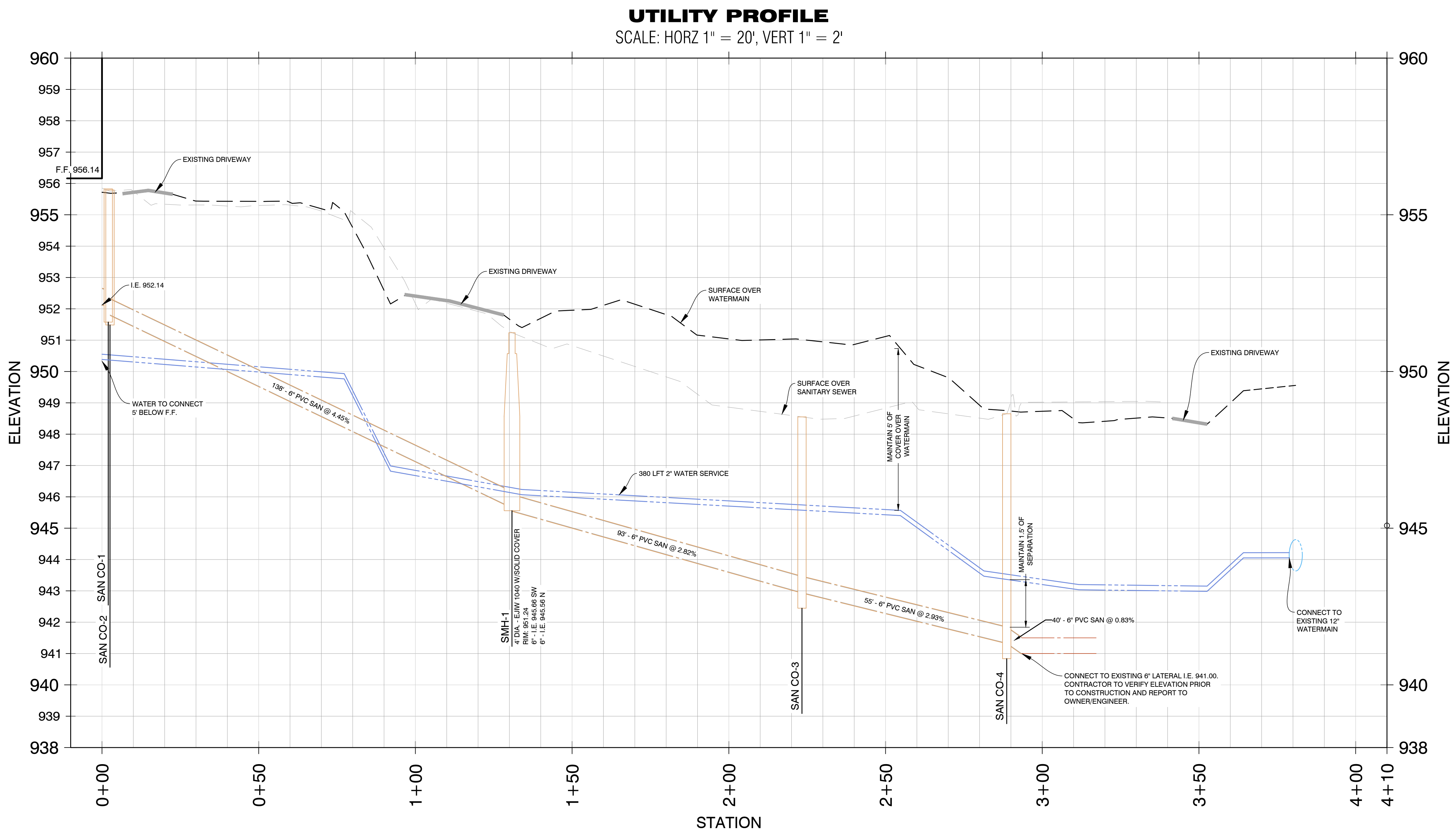
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
25216001
DATE
02/05/2026

SHEET NUMBER
C4.0



SANITARY MANHOLE
07007 NOT TO SCALE



SANITARY SEWER CLEANOUT DETAIL
C4.1 - 090109 NOT TO SCALE

PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING

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289.250.5991 PHONE | 866.569.0004 FAX
www.arengineeringllc.com

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ANDREW ROSSELL, P.E.
No. 6201056221

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4			

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UTILITY PROFILE

VEHICLE GARAGE PROJECT
OSHTEMO TOWNSHIP
7275 W. MAIN ST
SECTION 15 T02S, R12W.

PROJECT:

CLIENT:

SITE ADDRESS:

SITE SECTION:

JOB NUMBER
25216001

DATE
02/05/2026

SHEET NUMBER
C4.1

Balkema Construction, Inc. Bid

Part 4

Bid Proposal – Unit Prices

Item No.	Pay Item	Unit	Qty	Unit Price	Total Cost
1	Mobilization, Max.	LS	1	\$ 20,000.00	\$ 20,000.00
2	Erosion Control, Inlet Protection, Fabric Drop	EA	4	\$ 130.00	\$ 520.00
3	Erosion Control, Silt Fence	FT	200	\$ 3.00	\$ 600.00
4	HMA Surface, Rem	SYD	1,625	\$ 6.00	\$ 9,750.00
5	Tree Clearing	AC	0.15	\$ 30,000.00	\$ 4,500.00
6	Tree, Rem, 6 inch to 18 inch	EA	4	\$ 860.00	\$ 3,440.00
7	Tree, Rem, 19 inch to 36 inch	EA	1	\$ 2,250.00	\$ 2,250.00
8	Fence, Rem	FT	20	\$ 38.00	\$ 760.00
9	Pavt Sawcut	FT	105	\$ 6.00	\$ 630.00
10	Electrical	LS	1	\$ 9,000.00	\$ 9,000.00
11	Electric Gate w/ Keypad	EA	1	\$ 23,500.00	\$ 23,500.00
12	Manual Gate	EA	1	\$ 5,500.00	\$ 5,500.00
13	Wood Fence	FT	425	\$ 113.00	\$ 48,025.00
14	Bollard	EA	6	\$ 890.00	\$ 5,340.00
15	Retaining Wall	LS	1	\$ 8,000.00	\$ 8,000.00
16	Machine Grading	STA	5	\$ 3,500.00	\$ 17,500.00
17	HMA, 5EL (Or approved other)	TON	200	\$ 150.00	\$ 30,000.00
18	HMA, 4EL (Or approved other)	TON	200	\$ 150.00	\$ 30,000.00
19	Aggregate Base, 8 inch	SYD	1,585	\$ 26.00	\$ 41,210.00
20	Subbase, CIP, 18 inch	CYD	849	\$ 61.00	\$ 51,789.00
21	Conc, Reinf, 6 inch	SYD	335	\$ 130.00	\$ 43,550.00
22	Light Pole & Base	EA	1	\$ 6,500.00	\$ 6,500.00
23	Concrete Wheel Stop	EA	16	\$ 220.00	\$ 3,520.00
24	Pavt Mrkg	LS	1	\$ 975.00	\$ 975.00
25	Slope Restoration	LS	1	\$ 5,700.00	\$ 5,700.00
Base Bid Total					\$ 372,559.00
Alternate 1					
A1	Carport	LS	1	\$ 123,130.00	\$ 123,130.00
Alternate 2					
A2-1	Eye Wash Station	EA	1	\$ 4,362.00	\$ 4,362.00
A2-2	Water, Service Connection	LS	1	\$ 52,684.00	\$ 52,684.00
A2-3	Sanitary Sewer, Service Connection	LS	1	\$ 27,012.00	\$ 27,012.00
Project Total (Base Bid + Alt 1 + Alt 2)					\$ 579,747.00



MICHIGAN PAINTING
 & MATERIALS CO.

7275 W. MAIN STREET, KALAMAZOO, MI 49009
 269-216-5220 Fax 269-375-7180 www.oshtemo.org

Part 4
Bid Proposal – Unit Prices

Item No.	Pay Item	Unit	Qty	Unit Price	Total Cost
1	Mobilization, Max.	LS	1	20,000.00	20,000.00
2	Erosion Control, Inlet Protection, Fabric Drop	EA	4	200.00	800.00
3	Erosion Control, Silt Fence	FT	200	5.00	1,000.00
4	HMA Surface, Rem	SYD	1,625	6.50	10,562.50
5	Tree Clearing	AC	0.15	35,000.00	5,250.00
6	Tree, Rem, 6 inch to 18 inch	EA	4	880.00	3,520.00
7	Tree, Rem, 19 inch to 36 inch	EA	1	2,760.00	2,760.00
8	Fence, Rem	FT	20	49.00	980.00
9	Pavt Sawcut	FT	105	7.80	819.00
10	Electrical	LS	1	9,000.00	9,000.00
11	Electric Gate w/ Keypad	EA	1	25,000.00	25,000.00
12	Manual Gate	EA	1	5,500.00	5,500.00
13	Wood Fence	FT	425	120.00	51,000.00
14	Bollard	EA	6	955.00	5,730.00
15	Retaining Wall	LS	1	15,000.00	15,000.00
16	Machine Grading	STA	5	5,000.00	25,000.00
17	HMA, 5EL (Or approved other)	TON	200	130.00	26,000.00
18	HMA, 4EL (Or approved other)	TON	200	140.00	28,000.00
19	Aggregate Base, 8 inch	SYD	1,585	28.00	44,380.00
20	Subbase, CIP, 18 inch	CYD	849	61.00	51,789.00
21	Conc, Reinf, 6 inch	SYD	335	145.00	48,575.00
22	Light Pole & Base	EA	1	8,000.00	8,000.00
23	Concrete Wheel Stop	EA	16	230.00	3,680.00
24	Pavt Mrkg	LS	1	1,705.00	1,705.00
25	Slope Restoration	LS	1	8,000.00	8,000.00
Base Bid Total					402,050.50
Alternate 1					
A1	Carport	LS	1	135,000.00	135,000.00
Alternate 2					
A2-1	Eye Wash Station	EA	1	5,000.00	5,000.00
A2-2	Water, Service Connection	LS	1	55,000.00	55,000.00
A2-3	Sanitary Sewer, Service Connection	LS	1	28,500.00	28,500.00
Project Total (Base Bid + Alt 1 + Alt 2)					625,550.50

25

[Signature]
 3/30/26
 ALLEN LINDSTROM
 Township Board Meeting Date: 4-28-26
 269-217-9442

Packet Page 66
 ALINDSTROM@MIPMC.COM

Last Revised: 4-24-26

Memorandum & Request



Date: April 28th, 2026
To: Township Board
From: Zach Pearson, Public Works Project Manager
Subject: Phase 2 Sanitary Sewer Communications

Objective

Provide the Board an update on the sanitary sewer communications vendor selection process.

Background

During the February 10th, 2026, Township Board meeting Public Works presented a budget amendment for a text communications vendor to facilitate a mass text communications strategy for Phase 2 of the sanitary sewer expansion. The budget amendment requested was based on pricing received by Media and Communications from two vendors. As a result of feedback from the Board, Media and Communications Manager Rich Blair created a request for proposals (RFP) to solicit additional pricing from vendors to further ensure the project aligns with Township core values.

Five vendors responded to the RFP with varying prices and capabilities. Public Works and Media and Communications completed thorough reviews of each proposal and utilized a scoring matrix to determine the top three vendors. We then completed demonstrations with each vendor and after further consideration have recommended proceeding with EZ Texting. This vendor meets all requirements of the RFP and provided the lowest price for all required services.

Attachments

EZ Texting Proposal

Core Values

Public Service
Innovation
Professionalism
Fiscal Stewardship

COVER LETTER

Dear Rich Blair and the Oshtemo Charter Township,

EZTexting is enthusiastic to present our proposal for our cloud-based and easily accessible text messaging platform that can provide reliable, secure, and effective communication for the Township regarding the expansion of its outreach system. It is critical to communicate timely, targeted messages to the approximately 700 households. Our messaging platform is designed to help the Township reduce disruptions to residents and effectively communicate throughout the 2026 construction season.

EZTexting's messaging platform has been designed from the ground up to address the communications needs of government and public sector entities. This includes providing strong compliance controls, detailed audience segmentation, enabling bilingual messaging, and extensive analytics, all through an easy-to-use web interface. EZTexting is fully prepared to support the Township with its project timelines and partner closely with Township staff from implementation through go-live and beyond. With very rigid compliance standards, we will serve as a best practice for all use and use cases. We will set you up for success and allow you to communicate with your network on their terms. We have the data to certify that everything is done correctly the first time. We were founded twenty years ago and have particulars from over 200,000 customers.

Thank you for your consideration, and we look forward to partnering with the Oshtemo Charter Township.

Sincerely,
August Bernadicou and the EZTexting Team

COMPANY OVERVIEW

EZTexting operates as the top text message communication platform throughout the United States by serving thousands of customers in the following public sectors: government, education, utilities, and local municipalities. Our goal is to create a simple, compliant, and effective means for businesses to send text messages to their customers.

Relevant Public Sector Experience:

- Municipal governments and townships
- Public works and infrastructure notifications
- Emergency and service alert programs
- United States' military branches

EZTexting specializes in high-deliverability messaging, granular audience segmentation, and compliance-first texting — making our platform well-suited for the Township’s targeted communications.

SOLUTION OVERVIEW & ALIGNMENT WITH SCOPE OF WORK

Required Capabilities

U.S. Carrier Delivery

EZTexting delivers SMS and MMS messages across all major U.S. carriers with enterprise-grade routing and redundancy.

One-Way Messaging with Reply

- Configurable keyword responses
- Automatic STOP handling
- Custom replies for resident inquiries

Opt-In and Opt-Out Compliance

- Built-in TCPA compliance workflows
- Automatic opt-out management
- Consent tracking and audit logs

Contact Management (~700 Homes)

- Unlimited contact groups/segments
- Dynamic segmentation by:
 - Street
 - Block
 - Neighborhood
 - Project phase
 - Any possible field
- Fast filtering for highly targeted sends

Web-Based Portal

Township staff will have access to an intuitive web-based platform for:

- Creating and editing messages
- Scheduling campaigns
- Using reusable templates
- Managing contacts and groups

GIS Integration

EZTexting supports data import and segmentation workflows compatible with exports (CSV/API-based workflows). We will work with Township staff to align fields for targeting.

Multi-Language Support

- Message support
 - Template localization
 - Spanish message templates available
 - AI drafted and referenced responses
-

ANALYTICS DASHBOARD

The EZTexting analytics suite provides real-time visibility into campaign performance, including but not limited to:

- Messages sent
- Carrier accepted
- Delivered
- Failed
- Opt-outs
- Link tracking

Dashboards are exportable and accessible to authorized Township staff.

DATA SECURITY AND PRIVACY

EZTexting maintains strict data protection measures aligned with public sector expectations.

Compliance

- Compliant messaging workflows
- Industry exceeding encryption in transit and at rest
- Permission-based access controls

Data Handling Commitments

- Subscriber data is never sold
- No third-party sharing without written authorization
- No use of Township data for marketing
- No use of Township data unrelated to contracted services

Data Ownership

All subscriber data, message history, and analytics remain the sole property of Oshtemo Charter Township and can be exported at any time or returned upon contract termination.

IMPLEMENTATION, TRAINING, AND SUPPORT

First Week – Compliance and Approval

- Required compliance and registration documents are submitted for review and approval
- Carrier and approval processes are complete
- Account settings are set up

Second Week (latest) – Onboarding and Launch

- Schedule a live onboarding session with township staff
- Township has provided resident contact information and setup groups for communication
- Messaging workflows and templates have been validated
- Messaging program is "off and running"

Estimate time to go live is 1 to 2 weeks after execution of the contract.

Training

- Live virtual training session
- Admin documentation
- On-demand knowledge base

Ongoing Support

- Email and chat support
 - Priority onboarding assistance
 - Optional dedicated account management
-

OPT-IN / OPT-OUT MANAGEMENT

EZTexting provides automated and compliant consent management:

- Keyword-based opt-in options
- Manual import with consent flags
- Automatic STOP, HELP, and compliance handling
- Real-time suppression of opted-out numbers

- Full audit trail of consent status

This ensures the Township remains compliant with all applicable messaging rules.

ESTIMATED TOTAL PROJECT COST

35,000 credits is \$2,650. Each SMS message is one credit.

AVAILABILITY AND COMMITMENT

EZTexting is ready to begin implementation immediately after this award and fully supports the schedule for Township construction communications in 2026.

Thanks for the opportunity to submit a proposal, and we look forward to working with Oshtemo Charter Township to provide residents with consistent, dependable communication.

PRIMARY CONTACT

August Bernadicou
Account Executive
(209) 623-9868
abernadicou@eztexting.com

Memorandum



Date: April 28, 2026
To: Oshtemo Charter Township Board
From: Colten Hutson, Zoning Administrator
Subject: Second Reading Ordinance 690 - H Avenue Rezoning

Objective

MOTION: Adoption of Ordinance 690.

Background

On March 26, 2026, the Planning Commission forwarded a recommendation of approval to the Township Board for rezoning the southeast 1.7 acres of 8610/8366 West H Avenue and southwest 0.6 acres of 8282 West H Avenue (under Township initiative so as to not leave an unusable strip of AG zoned land) from AG: Agricultural District to RR: Rural Residential District.

The Township Board conducted first reading on April 14 and set second reading for April 28, 2026.

Information Provided

Ordinance 690
Area Maps



Planning Department
 7275 W. Main Street
 Kalamazoo, MI 49009
 Phone: 269.216.5223
 planning@oshtemo.org

PLANNING & ZONING APPLICATION

1. Instructions & Fee Information

- Complete this application providing the requested supplemental documentation described herein, including the fee, and submit to the Planning Department for review. Incomplete applications will not be accepted.

2. Applicant Information

Name: Stephen DeVries		
Mailing Address: 8610 west h ave	City, State: kalamazoo, MI	Zip Code: 49009
Email: steved@mwf.net	Phone: 269-929-8646	

3. Property Owner Information

Name: Devries Stephen & Michelle		
Mailing Address: 8610 west h ave	City, State: Kalamazoo, MI	Zip Code: 49009
Email: steved@mwf.net	Phone: 269-929-8646	

4. Project Information

Project Name: Rezoning		
Project Address: 8366 west h ave	Parcel Number: 05-04-455-013	
Email: same as above		
Property Legal Description (use attachments if necessary): SEC 4-1-12 W1/2 SE1/4 EXC S 1200 FT OF E 280 FT ALSO NE1/4 SW1/4 EXC N 5 AC THEREOF**		
Current Zoning: AG	Current Use: open space and farmland with primary residence	Area of Property: 105 acres
Type of Request (check all that apply):		
<input type="checkbox"/> Site Plan Review (type, if applicable): <input type="checkbox"/> Pre-Application <input type="checkbox"/> Administrative <input type="checkbox"/> Plat/Site Condo	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Special Exception Use <input type="checkbox"/> Clear Cutting	<input type="checkbox"/> Text Interpretation <input type="checkbox"/> Accessory Building/Dwelling Unit <input type="checkbox"/> Other: _____
Statement of Intent: Briefly describe your request (use attachments, if necessary). southeast 74,000 sq ft of land rezoned from Agricultural to Rural resident. Currently not getting 100% homestead exemption otherwise and would like to eventually sell smaller lot and house to son when he gets married.		



- Zoning
- AG - AGRICULTURAL DISTRICT
 - RR - RURAL RESIDENTIAL DISTRICT
 - R1 - RESIDENCE DISTRICT
 - R2 - RESIDENCE DISTRICT
 - R3 - RESIDENCE DISTRICT
 - R4 - RESIDENCE DISTRICT
 - R5 - RESIDENCE DISTRICT
 - AREA OF REZONING

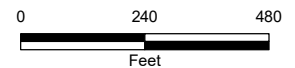
Township Board Meeting Date: 4-28-26

West H Avenue





Charter Township of Oshtemo
Kalamazoo Co., Michigan



Base Map

This map is intended for reference purposes only. While it is intended to be an accurate graphic representation, its accuracy cannot be guaranteed. Therefore, neither the Charter Township of Oshtemo nor Prein & Newhof shall be held liable for its contents. Any conclusions or information derived from this map are at the users sole risk.

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Memorandum



Date: April 28, 2026
To: Township Board
From: Jodi Stefforia, Planning Director
Subject: Zoning Ordinance Text Amendments – Second Reading Ordinance 691

Objective

MOTION: Adoption of Ordinance 691.

Background

The first round of quarterly amendments of 2026 from the Wishlist of necessary or desirable changes to the Zoning Ordinance was prepared by staff and considered by the Planning Commission earlier this year.

The prompt for this round came from the legal department and ordinance enforcement department. They have asked that the outdoor lighting provisions be updated to reflect inadequate lighting in areas where security concerns have been raised by the Sheriff's Department, property owners and residents. The proposed amendments address lighting as well as other miscellaneous sections based upon staff observations and challenges encountered in the day-to-day application of ordinance provisions to both existing sites and new development projects. Changes to indoor recreation, assembly halls, village commercial administrative review items, clarification to the home occupation provisions and miscellaneous other housekeeping items are proposed

The public hearing on the proposed amendments was held on March 26. The Planning Commission recommends adoption of the zoning ordinance amendments reflected in Ordinance 691. First reading was conducted on April 14, 2026.

Information Provided

Ordinance 691

Core Values

Public Service
Sustainability

DRAFT OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. 691

Adopted:

Effective:

OSHTEMO CHARTER TOWNSHIP ORDINANCE

OSHTEMO CHARTER TOWNSHIP
KALAMAZOO COUNTY, MICHIGAN
ORDAINS:

SECTION ONE. AMENDMENT OF ARTICLE 2: CONSTRUCTION OF LANGUAGE AND DEFINITIONS, SECTION 2.20: DEFINITIONS, is amended as follows:

2.20 Assembly and Convention Hall - A room or building **used principally** for the purpose of hosting a party, banquet, wedding, or any other social or business event. Assembly and Convention Halls can also be called meeting rooms, function halls, reception halls, or banquet halls.

SECTION TWO. AMENDMENT OF ARTICLE 18: C: LOCAL BUSINESS DISTRICT, SECTION 18.20: PERMITTED USES , is amended to add the following:

18.20.R Skating rinks, bowling alleys, indoor recreational facilities and health clubs in existing buildings.

SECTION THREE. AMENDMENT OF ARTICLE 19: VC: VILLAGE COMMERCIAL DISTRICT, SECTION 19.40: ADMINISTRATIVE REVIEW USES, is amended to add the following:

19.40.H Additions and exterior facade changes.

SECTION FOUR. AMENDMENT OF ARTICLE 19: VC: VILLAGE COMMERCIAL DISTRICT, SECTION 19.50: SPECIAL USES, is amended as follows:

19.50.A All new construction ~~additions,~~ **and** conversions of buildings to nonresidential use. ~~, and exterior facade changes other than routine maintenance.~~

19.50.I. ~~Other uses which are determined by the Planning Commission to be similar to those uses permitted in Section 19.20 through 19.40.~~ **Assembly and Convention Hall in existing buildings.**

SECTION FIVE. AMENDMENT OF ARTICLE 26: I-R: INDUSTRIAL DISTRICT, RESTRICTED, SECTION 26.30: PERMITTED USES, is amended to add the following:

26.30.O Skating rinks, bowling alleys, indoor recreational facilities and health clubs in existing buildings.

SECTION SIX. AMENDMENT OF ARTICLE 34: VILLAGE FORM-BASED CODE OVERLAY ZONE, SECTION 34.60: ARCHITECTURAL STANDARDS, is amended as follows:

c. ~~Reserved. Pole-mounted lighting in the Overlay District shall be limited to a height of 20 feet and be downward directed.~~

d. Lighting in the Village Overlay District shall comply with the standards in Section 54.10 to 48.60 of the Zoning Ordinance in addition to those requirements stated below.

SECTION SEVEN. AMENDMENT OF ARTICLE 37: NEIGHBORHOOD COMMERCIAL OVERLAY ZONE, SECTION 37.40: DEVELOPMENT STANDARDS, is amended as follows:

37.40.E Landscaping. ~~A Type C green space shall be established along all property lines, consistent with Section 53.50. A Type F green space shall be established along property lines abutting any property used as a residence. Internal parking lot landscaping shall be provided consistent with Section 53.70. Pursuant to Section 53.140, deviation from the green space requirements may be granted by the reviewing body.~~ Landscaping shall be provided pursuant to Section 53.

SECTION EIGHT. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.10: AGRITOURISM, CATEGORY 2, is amended as follows:

C.8 Lighting. Any exterior lighting installed related to an agritourism use or activity shall be appropriately shielded and directed downwards to minimize light pollution. All lighting shall meet the standards of Section 54. ~~78.720: Outdoor Lighting Standards.~~

C.15 Livestock. The keeping of livestock for agritourism purposes shall be subject to the provisions of Section 57.80 ~~78.400: Keeping of poultry, swine, horses, or livestock.~~

D.6 ~~The reserved parking area must be of adequate size to accommodate the anticipated additional traffic of the special event. The size of the reserved parking area shall be reviewed and approved by the Planning Commission.~~ Reserved.

SECTION NINE. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.40: ASSEMBLY AND CONVENTION HALLS, is amended as follows:

- A. Assembly and Convention Halls shall have the following maximum capacities as established by the Township building code if located in one of the following zoning districts:
- i. 9th Street and West Main Overlay Zone: 200 people [NOTE: this is existing language]
 - ii. C, Local Business District: 750 people [NOTE: this is existing language]
 - iii. **VC, Village Commercial District: 200 people.**

SECTION TEN. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.120: HOME OCCUPATION, is amended as follows:

A. The Planning Commission may authorize as a Special Use, a Home Occupation which departs from the criteria stated in Section 48.60.A.2, 4, and/or 6; provided, however, that any Home Occupation so authorized shall meet the following conditions:

- 4. Operation of a Home Occupation within a completely-enclosed **detached** accessory building subject to Site Plan review and approval by the Planning Commission and the following limitations:

Area of Property	Area of Detached Accessory Building utilized for Home Occupation
Less than one acre	Not permitted
From 1 to 1.99 acres	Up to 500 square feet
From 2 to 2.99 acres	Up to 800 square feet
Three acres or more	Up to 1,200 square feet
Note: In no case shall the area of the accessory building utilized for the Home Occupation exceed the interior gross floor area of the dwelling.	

SECTION ELEVEN. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.150: MOBILE HOME PARKS AND ACCESSORY BUILDINGS AND USES, is amended as follows:

Mobile Home Parks - electronic copies of plans. Following final approval by the Planning Commission and before a Certificate of Occupancy may be issued, the applicant shall furnish the Township ~~hard copies on both paper and Mylar and~~ a digital copy of the final approved Site Plan and as-built drawings of ~~public~~ water and sewer mains, prepared to scale. Digital copies shall be provided in **pdf** AutoCAD (.dwg) or (.dxf) format. ~~Digital copies may be submitted on 3 1/2" disk or CD.~~

Each digital file shall include a minimum of two ties to Government Section Corners. Additionally, the following should be included and provided as their own unique layers in the electronic file: [lot](#)/unit numbers; dimensions; lot lines; boundaries; rights-of-way; street names; easements; section lines and section corners; utility lines; adjacent plat corners; and, other information deemed appropriate to the subject project.

SECTION TWELVE. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.170: NEW AND/OR USED CAR SALES LOTS; RECREATIONAL VEHICLE SALES LOTS; MOBILE HOME SALES LOTS OUTSIDE OF MOBILE HOME PARKS; FARM MACHINERY AND OTHER EQUIPMENT SALES LOTS; BOAT SALES LOTS; AND OTHER BUSINESSES INVOLVING SUBSTANTIAL OUTDOOR SALES OR ACTIVITIES CONNECTED WITH RETAIL SALES, is amended as follows:

49.170.D All operations and business activities, including the parking or display of sales items and equipment and outdoor sales and display area enclosures, ~~shall comply with the [setback](#) requirements for buildings and [structures](#) contained in the Ordinance.~~ **shall be outside the required landscape areas of Section 53.**

SECTION THIRTEEN. AMENDMENT OF ARTICLE 54: LIGHTING, SECTION 54.60: OUTDOOR LIGHTING STANDARDS, is amended as follows:

54.60.A *General Provisions (select subsections)*

4. Light Levels at Property Lines. **Lighting designed to illuminate site and area lighting of properties shall be designed such that light levels with non-residential or and multi-family residential zoning or uses shall be designed such that light levels do not exceed 0.1 0.5 foot-candles at any point along the perimeter of the property adjacent to all residential zoning or uses and 0.5 1.0 foot-candle adjacent to all other zoning, and uses or street frontage.**
5. Shared Parking Lots. Lighting designed to illuminate shared parking lots, **including shared parking lots that span two or more parcels, shall be a minimum of 0.5 foot-candles.** Shared parking lots shall be exempt from the **requirements in 54.60.A.4 0.5 foot-candle requirement** at the shared **boundary property line** only.
6. **Pedestrian Walkways and Doorways.** Lighting designed to illuminate walkways shall be a minimum of 1.0 foot-candle but not exceed a maximum of 5.0 foot-candles. Lighting designed to illuminate building entryways shall be a minimum of 3.0 foot-candles but not exceed a maximum of 10.0 foot-candles.
7. **Outside Trash and Recycling Containers.** Lighting designed to illuminate outside trash and recycling containers shall be a minimum of 1.0 foot-candles but not exceed a maximum of 5.0 foot-candles.

8. Lighting Ratio. To provide for uniformity of lighting **illuminance within a site, fixtures shall provide an overlapping pattern of light.** The ratio of maximum to minimum levels of light within the **pedestrian walkways and doorways, outside trash and recycling containers, parking lots, and drive aisle areas** of a **non-residential or multi-family residential** properties shall not exceed 20:1. Exception shall be made for those areas along the perimeter of the property where a significant reduction in lighting is expected in order to comply with the provisions of the subsections above.
9. Reduced Lighting. **Lighting for non-residential uses** shall be significantly reduced during non-operational building hours, allowing only lighting necessary for security purposes. Lighting installations should include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting that affects urban sky glow. The lighting plan shall note when and how this reduction in lighting will occur.
10. Color Temperature and Rendering. Lighting for all non-residential **and multi-family residential uses** developments shall ~~have~~ **satisfy** the following:
 - (a) A minimum color rendering index (CRI) of 65.
 - (b) A Kelvin rating between 3,000-5,000k.

54.60.B *Pole-Mounted Lighting* **Luminaire Height, Lumens and Spacing** (*rename subsection and amend select subsections*)

2. **Unless allowed by the reviewing body, no** ~~No~~ more than two luminaires shall be allowed per pole. **Up to four luminaires per pole shall be subject to approval by the reviewing body during site plan review. The applicant must prove, to the reviewing body's satisfaction, that up to four luminaires per pole, is consistent with the intent of this Section, and meets all other provisions in Section 54.60.A.**
1. Luminaire height exceeding 25 feet shall be subject to approval by the reviewing body. The applicant must prove, to the reviewing body's satisfaction, that pole heights exceeding 25 feet **are consistent with the intent of this Section, and meets all other provisions in Section 54.60.A.** ~~are needed to ensure public health, safety, and welfare.~~ If permitted, such lighting shall not exceed 40,000 lumens per luminaire and shall be spaced a minimum of 50 feet apart.

54.60.C *Building-Mounted Lighting* (*select subsections*)

1. ~~Pedestrian walkways and doorways~~ **Luminaire Height and Lumens**
 - a. **Luminaire** ~~Mounted~~ height shall not exceed ~~14~~ **20**-feet in height. **Luminaire height exceeding 20 feet shall be subject to approval by the reviewing body during site plan review. The applicant must prove, to the reviewing body's satisfaction, that mounting**

heights exceeding 20 feet, are consistent with the intent of this Section, and meets all other provisions in Section 54.60.A.

- b. Each luminaire shall not exceed 8,000 lumens. ~~and shall be spaced so the lighting for pedestrian walkways does not exceed 2.0 foot-candles and entryways do not exceed 6.0 foot-candles.~~

SECTION FOURTEEN. AMENDMENT OF ARTICLE 57: MISCELLANEOUS PROTECTION REQUIREMENTS, SECTION 57.130: ADDRESSING REQUIREMENTS FOR STRUCTURES, is amended as follows:

57.130.B.2 Single-family homes, duplexes, triplexes, ~~and fourplexes,~~ and accessory dwelling units shall be exempt from this section.

SECTION FIFTEEN. AMENDMENT OF VARIOUS SECTIONS THAT REFER TO COMMUNICATION TOWERS FOR CLARIFICATION WHEN SECTION 59 OF THE ORDINANCE APPLIES:

- 4.40.G Communication Towers, **except as provided for in Section 59.**
- 5.40.K Communication Towers, **except as provided for in Section 59.**
- 11.40.I Communication Towers, **except as provided for in Section 59.**
- 18.40.T Communication Towers, **except as provided for in Section 59.**
- 19.50.Q Communication Towers, **except as provided for in Section 59.**
- 20.40.H Communication Towers, **except as provided for in Section 59.**
- 21.40.O Communication Towers, **except as provided for in Section 59.**
- 26.50.D Communication Towers, **except as provided for in Section 59.**
- 27.20.M ~~Communication Towers.~~ **Reserved.** [delete as it duplicates 27.30.C]
- 27.30.C Communication Towers, **except as provided for in Section 59.**
- 28.30.B Communication Towers, **except as provided for in Section 59.**
- 29.30.C. Communication Towers, **except as provided for in Section 59.**

SECTION SIXTEEN. EFFECTIVE DATE: This Ordinance shall take effect upon publication after adoption in accordance with State law. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

DUSTY FARMER, CLERK
OSHTEMO CHARTER TOWNSHIP

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Memorandum



Date: April 28, 2026
To: Township Board
From: Jodi Stefforia, Planning Director
Subject: Oshtemo 2045 Comprehensive Plan and Master Streets Plan

Objective

MOTION: Reject the Oshtemo 2045 Comprehensive Plan and the Master Streets Plan and return them to the Planning Commission.

Background

In one last re-read of the several hundred pages that make up the Oshtemo 2045 Comprehensive Plan, the Appendices, and the Master Streets Plan, some areas for further refinement or editing were identified. As an example, as the Special Studies took shape, content was moved to the Appendix from the body of the Comprehensive Plan; this led to incorrect page number citations of where information is to be found by the reader. There are also other minor edits to make the plans more readable or understood when applied in future decision making and policy crafting. It was also noted that there was also no reference to the Harrises, a founding family in Oshtemo, in the history section; it has been added.

The Planning Enabling Act requires that the Township Board reject the plans and send them back to the Planning Commission where the changes can be considered at a public hearing. The public hearing has been scheduled for May 14. A list of changes to the plans will be included in the meeting packet for Planning Commission and public review.

The Master Streets Plan is a companion document to the Comprehensive Plan and as such, the plans should be adopted together. As the Township is pursuing a significant grant through the Safe Streets for All program of the United States Department of Transportation, it is imperative that the plans be adopted before May 26. To that end, a special meeting of the Township Board has been scheduled for May 19 to reconsider adoption of the Oshtemo 2045 Comprehensive Plan and the Master Streets Plan.

Information Provided

Township Board Resolution of Rejection

Core Values

Public Service
Integrity

CHARTER TOWNSHIP OF OSHTEMO
KALAMAZOO COUNTY, MICHIGAN

Resolution of the Oshtemo Charter Township Board
Rejecting the Oshtemo Master Streets Plan
& the Oshtemo 2045 Comprehensive Plan

April 28, 2026

WHEREAS, the Planning Commission, pursuant to Section 39 of the Act, sent notices by first class mail of its intent to prepare a new Master Streets Plan and Oshtemo 2045 Comprehensive Plan to the designated entities listed in Section 39 of the Act on or about June 27, 2023; and

WHEREAS, the Planning Commission sought and received the Township Board's approval to commence development of the Master Streets Plan and Oshtemo 2045 Comprehensive Plan under the Michigan Planning Enabling Act, located at MCL 125.3801 et seq (hereinafter referred to as the "Act") on or about May 23, 2023, and

WHEREAS, the Planning Commission completed a proposed Master Streets Plan and Oshtemo 2045 Comprehensive Plan and submitted the same to the Township Board seeking authorization to distribute the same on or about November 13, 2025, and the Township Board at a Board meeting of December 9, 2025, pursuant to Section 41 of the Act, approved the distribution of the Master Streets Plan and Oshtemo 2045 Comprehensive Plan, in the manner prescribed by Section 39 of the Act, to the designated entities listed under Section 41 of the Act for comment; and

WHEREAS, the proposed Master Streets Plan and Oshtemo 2045 Comprehensive Plan was distributed, a notice of public hearing was prepared pursuant to Section 43 of the Act, and the same was served upon all of the designated entities in a manner prescribed by Section 39 of the

Act and the same was properly published in a newspaper of general circulation on or about February 19, 2026, pursuant to Section 43 of the Act; and

WHEREAS, the Planning Commission held its public hearing pursuant to Section 43 of the Act and passed a resolution recommending adoption of the Oshtemo Master Streets Plan & the Oshtemo 2045 Comprehensive Plan to the Township Board.

WHEREAS, the Township Board has reserved to itself the right to exercise final authority of the Oshtemo 2045 Comprehensive Plan pursuant to Section 68.100 of its zoning ordinance.

WHEREAS, some need for correction of scrivener's errors and additional detail is warranted.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Oshtemo Charter Township Board that the Master Streets Plan and Oshtemo 2045 Comprehensive Plan, including the Appendices, all the maps, tables, figures and legends are hereby rejected and remanded to the Planning Commission for further review and edits; and

A motion was made by _____, seconded by _____, to adopt the foregoing Resolution.

The following voted "Aye":

The following voted "Nay":

The following were absent:

The Oshtemo Charter Township Clerk declared that the Resolution has been adopted.

Dusty Farmer, Clerk
Oshtemo Charter Township

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of an Excerpt of the Minutes of a meeting of the Oshtemo Charter Township Board, held on April 28, 2026, at which meeting __ members were present and voted upon the same as indicated in said Minutes; that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.

Dusty Farmer, Clerk
Oshtemo Charter Township