

2025 TOWNSHIP ANNUAL MEETING

WELCOME!



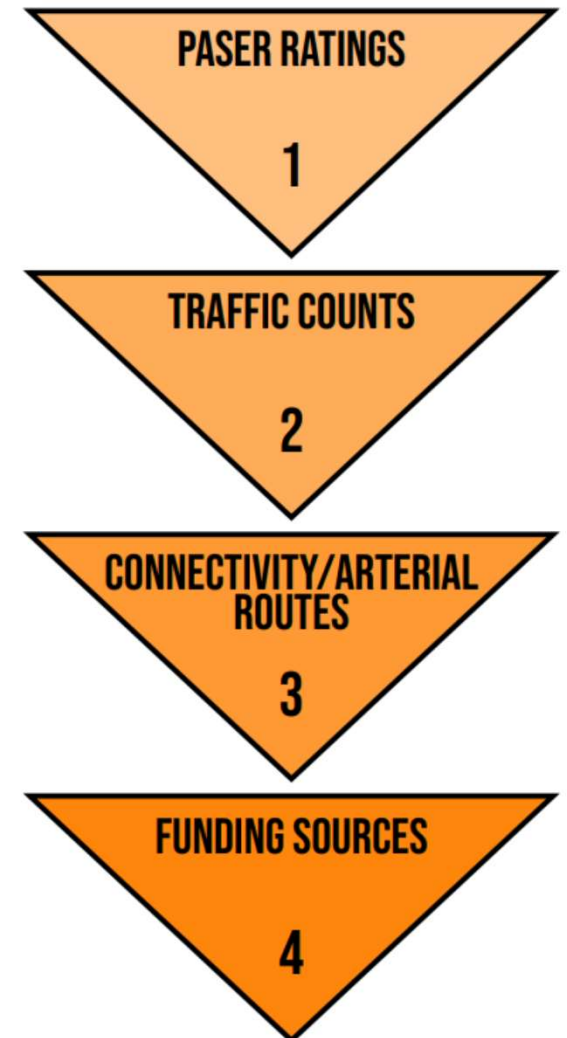
ROAD PLANNING

BUILDING A 5-YEAR PLAN



ROAD IMPROVEMENT CRITERIA

- 1. PASER Rating** - most efficient use of limited financial resources, given to Townships Annually.
- 2. Traffic Counts** - provide the greatest impact to the traveling public, all roads have been completed in the last 4 years.
- 3. Connectivity** - connect cities, villages, and state highways, or other population centers creating the greatest impact.
- 4. Funding** - based upon additional available funding sources (besides the MTF or County-Wide Millage revenues)



BUILDING A PLAN

- **Protect current investments.**
 - Sealcoat used on recently paved roads can extend the life of the road by 40%!
- **Utilize maintenance treatments as intended.**
 - A road with plenty of sun and good drainage will last longer than a shaded road that can't drain.
- **Plan large projects early and in stages if necessary.**



BUILDING A PLAN

- **Utilize data-centered tools such as PASER Ratings and Traffic Counts.**
 - Traffic counts have been completed on all roads in the last 4 years. Up-to-date counts can be completed by request!
- **Utilize Road Commission resources: “Future Road Improvement” requests, historic project files, etc.**



BUILDING A PLAN

- **When in doubt, just ask!**
- **VBCRC Staff are willing to help in any way possible to ensure you have all of the resources and help you need to start a plan.**
- **The best start is to compare traffic counts to PASER ratings, followed by historic project information (when was the last time the road received treatment) and resident requests. Narrow down your target locations and use your budget to determine the project best suited for your needs.**

10-YEAR LIFE CYCLE OF A ROAD

YEAR 1

Reconstruction

A full reconstruction with no additional maintenance lasts an average of 14 years.

YEAR 2 OR 3

Sealcoat and Fog Seal

Sealcoat with Fog Seal utilized on a road with a "Good" PASER rating can add 5-7 years of life to the road.

YEAR 4 TO 8

Evaluate for Special Maintenance

Evaluate the road for additional maintenance such as shoulder work, patching, or drainage.

YEAR 9 OR 10

Evaluate for Heavy Maintenance

Evaluate for applications such as a mill and fill.

QUESTIONS?

ROAD CERTIFICATION PROCESS



STEPS TO START THE PROCESS

By statute, the Van Buren County Road Commission(VBCRC) cannot use Road Commission dollars to maintain non-certified roads unless property owner(s) petition for a Special Assessment District (SAD) for maintenance or improvements. Roads may be certified through a process involving the VBCRC, Township officials, and Property Owners as such:

1

- Property owners may petition the Township to request the VBCRC certify a roadway, roadway segment, or plat.

2

- The roadway must meet current VBCRC standards, as outlined in the Road Development Policy.

3

- Expenses for roadway upgrades are to be paid by the Township and/or adjacent property owners through a Special Assessment District.

4

- The VBCRC must acquire sufficient Right-of-Way, if not already in the Road Commission's possession.

5

- The Township must provide the VBCRC with a Resolution approving the certification.

6

- Final Acceptance is contingent upon meeting the requirements and provisions in the Road Development Policy.

The fee for certification of a new or existing road or plat is paid by the Township or adjacent Property Owners through a SAD. The current fee for certification of existing is \$250 plus expenses.

More information regarding the certification process can be found in the Township Partnership Guide. The Road Development Policy and Fee Schedule can be found on our website at VBCRC.org/Policies

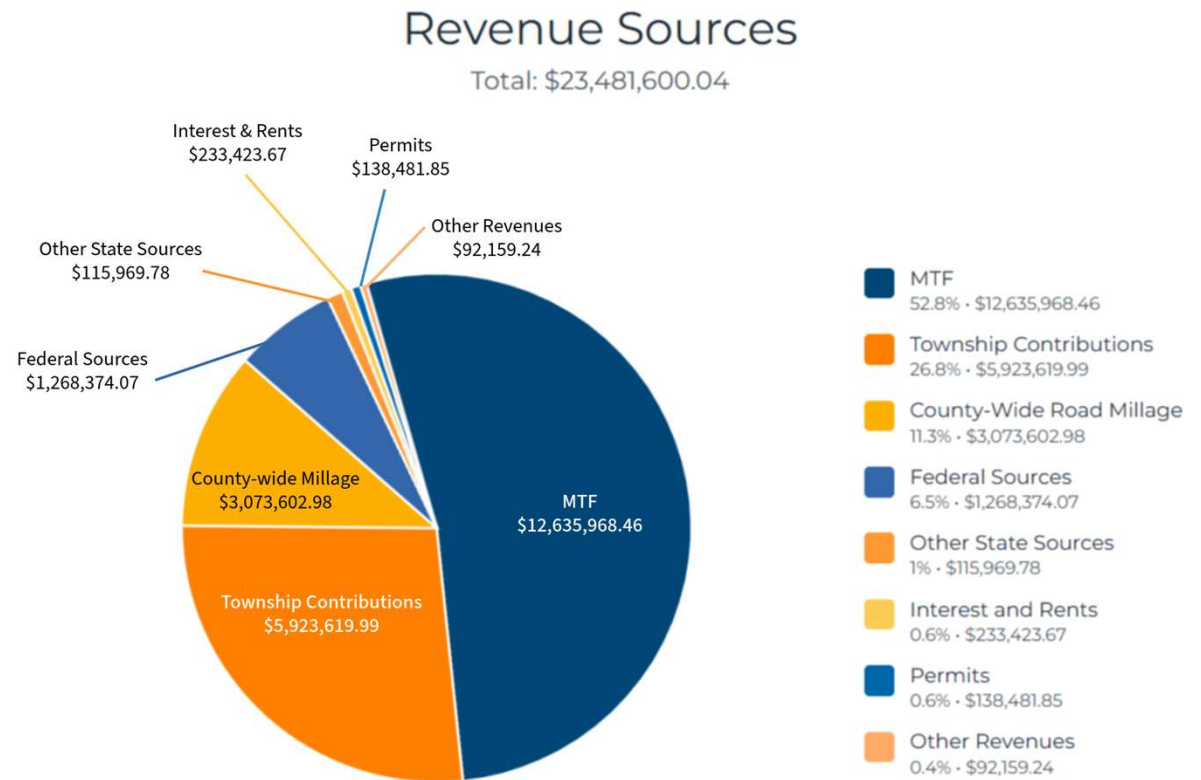
QUESTIONS?

PROJECT FUNDING AND POLICIES



SO WHO PAYS FOR THE PROJECT ANYWAY?

The VBCRC receives funding from three major sources: the Michigan Transportation Fund, the County-wide Millage, and Township Contributions.



WHAT IS THE TOWNSHIP'S ROLE?

Though Townships are not required to contribute to road maintenance or improvements, like all municipalities, the VBCRC has limited funding that must be prioritized. The Road Commission and Township Partners have worked together for decades to best serve the Public of Van Buren County and the motoring public.

MOST PAVED LOCAL ROAD IMPROVEMENTS

**SPECIAL MAINTENANCE OUTSIDE OF THE
VBCRC BUDGET**

**REQUESTS FOR IMPROVEMENT ON THE
PRIMARY ROAD SYSTEM**

**FAILED OR INEFFICIENT CROSSPIPES: 36"
AND LARGER A 50/50 SPLIT**

TYPICAL PROJECTS FOR TOWNSHIP FUNDS

- Local road Right-of-Way improvements such as crosspipe replacements, ditching, and tree work.
- Failed crosspipes measuring 36" or larger are 50/50 cost shared.
- PASER Rating every 3 years (2026 is the next scheduled year).
- Special maintenance as outlined on the Road Planning Form.

Project funding is outlined in the Township Partnership Guide under Appendices F, G, H, and K.

QUESTIONS?

WHOSE TREE IS IT ANYWAY?



MICHIGAN STATUTE

In Michigan, County Road Commissions are legally responsible for maintaining highways within their jurisdiction in reasonable repair. However, state law that defines a “highway” does not include trees. In most cases, where the roadway is an easement, the trees within that area remain the property of the adjoining landowners.

“‘Highway’ means a public highway, road, or street that is open for public travel. Highway includes a bridge, sidewalk, railway, crosswalk, or culvert on the highway. Highway does not include an alley, tree, or utility pole.”

MCL 691.1401(c)



SO WHY TRIM OR REMOVE A TREE?

While Road Commissions have the authority to trim or remove trees when necessary to protect the traveling public, they have no legal duty or liability to maintain or repair trees within or along the public right-of-way. If adjacent property owners believe a tree poses a risk to their home or property, they may arrange to have it removed, as it is their responsibility and ownership.

VBCRC CRITERIA FOR TREE REMOVALS

The VBCRC will trim or remove trees if they pose a safety risk to the traveling public first and foremost.

Other factors in deciding tree trimming or removal include proximity to the traveled portion of the road, clearing the ROW for current and future projects, speeds and traffic volumes in the vicinity of these requests, etc.



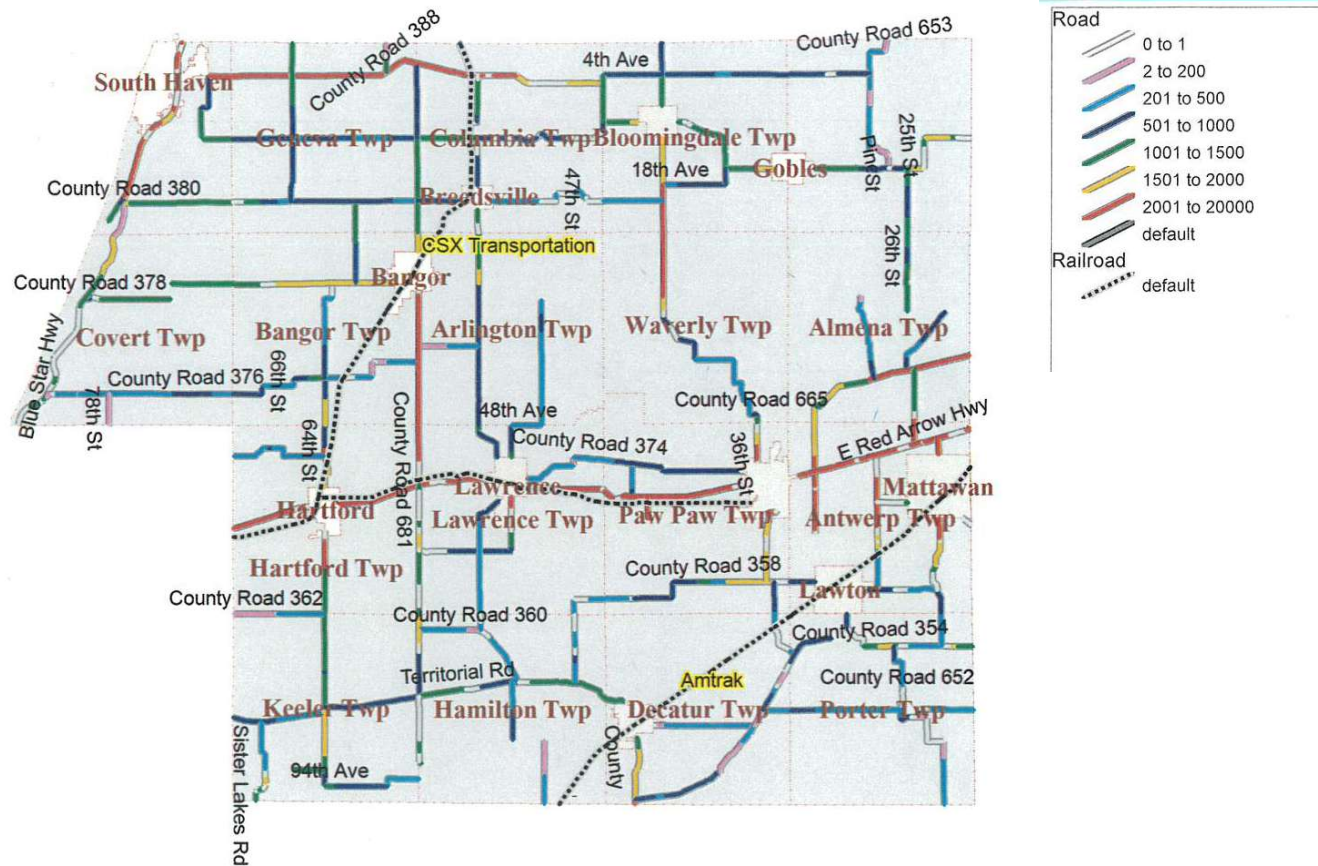
QUESTIONS?

BRET'S UPDATES



- Traffic Counts
- State Budget Update
- MTF vs. Inflation Since 2020
- Taxable Values
- Township Millage Impacts

PRIMARY ROAD TRAFFIC COUNTS



MTF VS. INFLATION SINCE 2020

YEAR	MTF	MTF INFLATION	DEFICIT PER YEAR	TOTAL DEFICIT
2020	\$ 11,570,406.74	\$ 11,570,406.74	\$ -	\$ -
2021	\$ 10,762,570.41	\$ 12,380,335.21	\$ (1,617,764.80)	\$ (1,617,764.80)
2022	\$ 11,075,692.49	\$ 13,185,057.00	\$ (2,109,364.51)	\$ (3,727,129.31)
2023	\$ 12,302,311.78	\$ 13,633,348.94	\$ (1,331,037.16)	\$ (5,058,166.47)
2024	\$ 12,513,680.17	\$ 14,028,716.06	\$ (1,515,035.89)	\$ (6,573,202.36)
2025	\$ 13,037,330.55	\$ 14,421,520.11	\$ (1,384,189.56)	\$ (7,957,391.92)

CITY/VILLAGE/TOWNSHIP TAXABLE VALUES

	Van Buren County	2020	2021	2022	2023	2024	2025	24-'25 % Change	20-'25 % Change	5 Year Projection
1	South Haven City	\$ 443,547,981	\$ 458,692,455	\$ 493,233,535	\$ 539,482,318	\$ 585,096,398	\$ 625,255,880	6.86%	40.97%	\$ 881,403,889
2	Covert Township	\$ 584,355,954	\$ 554,480,609	\$ 538,808,680	\$ 547,284,726	\$ 598,404,658	\$ 608,685,008	1.72%	4.16%	\$ 634,026,977
3	Antwerp Township	\$ 455,341,212	\$ 475,542,257	\$ 490,767,721	\$ 522,201,953	\$ 569,562,374	\$ 600,891,293	5.50%	31.97%	\$ 792,966,541
4	Paw Paw Township	\$ 258,581,184	\$ 268,594,029	\$ 280,090,836	\$ 299,362,330	\$ 324,070,272	\$ 338,435,401	4.43%	30.88%	\$ 442,949,943
5	Almena Township	\$ 201,597,525	\$ 208,189,721	\$ 221,451,223	\$ 238,097,160	\$ 255,264,101	\$ 269,744,911	5.67%	33.80%	\$ 360,928,623
6	South Haven Township	\$ 168,140,904	\$ 173,592,678	\$ 181,196,640	\$ 196,785,384	\$ 214,914,959	\$ 237,147,704	10.34%	41.04%	\$ 334,475,622
7	Keeler Township	\$ 161,884,166	\$ 165,896,812	\$ 172,745,429	\$ 185,084,470	\$ 199,501,226	\$ 211,782,535	6.16%	30.82%	\$ 277,061,329
8	Porter Township	\$ 146,686,358	\$ 152,995,661	\$ 159,525,330	\$ 172,437,242	\$ 188,404,553	\$ 197,330,724	4.74%	34.53%	\$ 265,460,368
9	Lawrence Township	\$ 116,407,133	\$ 122,639,508	\$ 136,110,420	\$ 147,638,693	\$ 159,913,315	\$ 168,403,577	5.31%	44.67%	\$ 243,625,661
10	Mattawan Village	\$ 112,431,688	\$ 117,233,709	\$ 121,920,362	\$ 130,346,370	\$ 145,309,534	\$ 156,104,285	7.43%	38.84%	\$ 216,740,923
11	Geneva Township	\$ 104,407,324	\$ 107,754,774	\$ 115,817,988	\$ 122,525,750	\$ 130,574,392	\$ 137,579,742	5.37%	31.77%	\$ 181,291,740
12	Pine Grove Township	\$ 97,184,824	\$ 100,802,523	\$ 107,747,868	\$ 116,967,236	\$ 129,390,876	\$ 135,941,122	5.06%	39.88%	\$ 190,153,029
13	Bloomington Township	\$ 97,144,864	\$ 101,021,069	\$ 108,544,589	\$ 115,318,653	\$ 124,663,164	\$ 131,824,344	5.74%	35.70%	\$ 178,883,957
14	Columbia Township	\$ 97,433,453	\$ 99,542,636	\$ 105,371,800	\$ 113,340,680	\$ 122,098,730	\$ 129,993,532	6.47%	33.42%	\$ 173,434,461
15	Decatur Township	\$ 102,009,411	\$ 104,045,026	\$ 107,422,543	\$ 113,723,258	\$ 122,098,337	\$ 126,013,786	3.21%	23.53%	\$ 155,666,758
16	Hartford Township	\$ 75,374,002	\$ 77,637,434	\$ 87,868,476	\$ 93,359,917	\$ 100,248,621	\$ 110,197,997	9.92%	46.20%	\$ 161,111,235
17	Paw Paw Village	\$ 84,847,596	\$ 88,763,432	\$ 90,962,635	\$ 96,915,469	\$ 102,167,492	\$ 105,983,034	3.73%	24.91%	\$ 132,383,285
18	Waverly Township	\$ 72,924,083	\$ 75,506,645	\$ 80,001,560	\$ 85,763,726	\$ 91,458,168	\$ 96,789,761	5.83%	32.73%	\$ 128,465,898
19	Bangor Township	\$ 67,497,221	\$ 68,656,074	\$ 72,922,452	\$ 77,961,149	\$ 84,741,651	\$ 93,038,862	9.79%	37.84%	\$ 128,245,722
20	Arlington Township	\$ 65,903,056	\$ 69,406,299	\$ 75,296,877	\$ 81,206,685	\$ 87,548,050	\$ 92,822,186	6.02%	40.85%	\$ 130,736,854
21	Hamilton Township	\$ 62,227,687	\$ 63,348,864	\$ 65,722,858	\$ 70,977,822	\$ 75,050,014	\$ 78,139,400	4.12%	25.57%	\$ 98,119,762
22	Hartford City	\$ 35,481,938	\$ 37,299,364	\$ 39,618,180	\$ 42,283,883	\$ 47,134,967	\$ 49,316,458	4.63%	38.99%	\$ 68,545,101
23	Bangor City	\$ 34,903,289	\$ 36,768,746	\$ 37,654,443	\$ 39,960,049	\$ 43,812,262	\$ 47,370,090	8.12%	35.72%	\$ 64,289,799
24	Lawton Village	\$ 44,568,615	\$ 46,890,738	\$ 39,484,957	\$ 41,020,003	\$ 44,083,015	\$ 44,737,740	1.49%	0.38%	\$ 44,907,507
25	Decatur Village	\$ 38,176,814	\$ 36,380,120	\$ 37,997,306	\$ 39,391,567	\$ 42,941,080	\$ 42,712,560	-0.53%	11.88%	\$ 47,787,193
26	Lawrence Village	\$ 14,835,031	\$ 17,461,586	\$ 22,804,200	\$ 25,058,635	\$ 26,507,881	\$ 27,232,356	2.73%	83.57%	\$ 49,989,866
27	Gobles City	\$ 13,375,307	\$ 13,479,178	\$ 14,603,861	\$ 15,399,480	\$ 16,958,270	\$ 17,768,251	4.78%	32.84%	\$ 23,604,000
28	Bloomington Village	\$ 5,732,492	\$ 5,890,385	\$ 6,492,152	\$ 7,033,425	\$ 8,346,559	\$ 8,756,950	4.92%	52.76%	\$ 13,377,110
29	Breedsville Village	\$ 2,856,064	\$ 3,296,637	\$ 3,475,418	\$ 3,878,821	\$ 4,181,548	\$ 4,235,203	1.28%	48.29%	\$ 6,280,302
	Total	\$ 3,765,857,176	\$ 3,851,808,969	\$ 4,015,660,339	\$ 4,280,806,854	\$ 4,644,446,467	\$ 4,894,234,692	5.38%	29.96%	\$ 6,360,712,077

TOWNSHIP MILLAGE IMPACTS

Most to Least Mills

TOWNSHIP	MILLS	TAX DOLLARS	DOLLARS/ MILL
BANGOR	3.9624	\$ 368,657	\$ 93,038.81
GENEVA	2.9625	\$ 407,580	\$ 137,579.75
COLUMBIA	2.6731	\$ 347,486	\$ 129,993.64
DECATUR	2.0000	\$ 252,028	\$ 126,014.00
LAWRENCE	1.9854	\$ 334,348	\$ 168,403.34
HAMILTON	1.9843	\$ 155,052	\$ 78,139.39
ARLINGTON	1.9797	\$ 183,760	\$ 92,822.14
PORTER	1.9703	\$ 383,715	\$ 194,749.53
WAVERLY	1.9321	\$ 187,007	\$ 96,789.50
PINE GROVE	1.9009	\$ 258,410	\$ 135,940.87
ALMENA	1.8888	\$ 482,143	\$ 255,264.19
SOUTH HAVEN	1.4246	\$ 337,841	\$ 237,147.97
HARTFORD	1.4061	\$ 154,949	\$ 110,197.71
KEELER	0.9963	\$ 210,999	\$ 211,782.60
ANTWERP	0.9703	\$ 583,045	\$ 600,891.48
PAW PAW	0.9540	\$ 322,867	\$ 338,435.01
COVERT	0.5000	\$ 304,343	\$ 608,686.00
BLOOMINGDALE	0.0000	\$ -	\$ -
TOTAL	31.4908	\$ 5,274,230	
AVERAGE	1.7495	\$ 293,013	\$ 212,698.58

Most to Least Tax Revenue

TOWNSHIP	MILLS	TAX DOLLARS	DOLLARS/ MILL
ANTWERP	0.9703	\$ 583,045	\$ 600,891.48
ALMENA	1.8888	\$ 482,143	\$ 255,264.19
GENEVA	2.9625	\$ 407,580	\$ 137,579.75
PORTER	1.9703	\$ 383,715	\$ 194,749.53
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ARLINGTON	1.9797	\$ 183,760	\$ 92,822.14
HAMILTON	1.9843	\$ 155,052	\$ 78,139.39
HARTFORD	1.4061	\$ 154,949	\$ 110,197.71
BLOOMINGDALE	0.0000	\$ -	\$ -

Most to Least Dollars per Mill

TOWNSHIP	MILLS	TAX DOLLARS	DOLLARS/ MILL
COVERT	0.5000	\$ 304,343	\$ 608,686.00
ANTWERP	0.9703	\$ 583,045	\$ 600,891.48
PAW PAW	0.9540	\$ 322,867	\$ 338,435.01
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BLOOMINGDALE	0.0000	\$ -	\$ -

**FINAL
QUESTIONS?**
