

# Charter Township of Brighton

Volume IX, Issue 13

Summer 2011

## MICHIGAN STATE POLICE ON THE MOVE

The Michigan State Police (MSP) Post # 12 is ON THE MOVE!

You may recall about five years ago that the MSP Brighton Post was planning to move to a different part of the County, or even more drastically, outside of the County. That move never materialized and the MSP remained in their current location on Old US 23 near the Spencer Road interchange providing public safety in conjunction with our county-wide 911 Dispatch Center and various other public safety agencies. This county-wide cooperation serves as a model for implementing complete and comprehensive public safety services statewide.

What was probably not widely known at the time was the condition of the building that housed our county assigned MSP Post and officers. It was not built to be a police building and has been retrofitted to accommodate this use. The new building is designed to meet the growing public safety needs and complicated security requirements since 9-11 in one of the fastest growing counties in the State.



After two years of discussing, planning, and negotiating the Agreement, the Board is pleased to announce that MSP Post # 12 will remain in Livingston County, and more importantly in Brighton Township. The Post will relocate to a new building on Buno Road next to Township Hall. This is a strategic location for continued public safety agency coordination throughout the County and Statewide. Our central location: between Flint, Ann Arbor, Detroit and Lansing, enhances the safety and security of one of the fastest growing counties in Michigan. Maintaining the continued local presence of the Michigan State Police for over 70 years in our Township is notable during these tough economic times when MSP Posts are consolidating operations. The Washtenaw County Post in Ypsilanti is closing and many of the officers and operations will be relocated to MSP Post # 12 in Brighton Township.

The Agreement is a public/private partnership that calls for the Township to enter into a three-party arrangement between the State of Michigan, the Township, and a State pre-qualified developer with experience building MSP posts. The Township and State will share some associated services and costs (i.e. parking, meeting rooms, lawn maintenance, snow removal). The new, more efficient, and productive design will provide 33% more space inside the building; improved communications and command center operations; increased storage; and enhanced security.

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*Regular Board Meetings are generally on the 1st and 3rd Monday of each month. The meetings are held in the Board Room in the lower level of Township Hall and are broadcast live on Cable Channel 15.*

*Meeting start time is 7:00 P.M.*

## FROM THE PLANNING DEPARTMENT

Did you know?

- That a temporary use permit is required for “temporary” or “short-term” outside sales or events.
- If you are a tenant moving into an existing structure or a landlord with a new tenant moving into an existing structure, you need to complete a Certificate of Occupancy permit. This permit needs to be obtained prior to occupying the space.
- Temporary sign permits may be required for temporary signage (i.e. banners, balloons, sandwich boards).
- Some home based businesses are regulated under the Home Occupations Ordinance.
- If you are adding onto your home or adding a new structure, such as a garage or pool, you need a Land Use Permit through the Township before any building permits can be obtained. These may include building, electrical, plumbing and mechanical permits.



Questions regarding whether a permit is required or not can be directed to Kelly Mathews, Township Planner, at 810-229-0562.

### MSP—ON THE MOVE (CONTINUED FROM PAGE 1)

This move will also allow the Township to begin working with the Livingston County Road Commission to address the Spencer/Buno/Culver Road intersection.

Kudos to the MSP Colonel on an outstanding job of balancing coverage, meeting budgetary constraints and looking to the future in these very challenging times.

Please contact Tom Murphy, Supervisor, at 810-229-0550 for additional information.

### TREASURER’S TIDBITS

**ONLINE PAYMENTS ACCEPTED:** The Township contracts with an online payment company to receive online credit card payments. This service allows payment by phone or over the internet for tax and utility bill payments for a small fee. A link has been provided on the Township’s website at [www.brightontwp.com](http://www.brightontwp.com).

**PARTIAL PAYMENTS ACCEPTED:** For people who prefer to make payments rather than one lump sum payment for their taxes, partial payments are allowed throughout the particular tax season without penalty. No additional costs are associated as long as the total is paid in full by the due date on the tax bill.

**SUMMER DEFERMENT APPLICATIONS:** Summer Deferrals are available for qualified individuals. This allows delayed payment until the end of the winter tax season without penalty, after an application is approved. Please call the Treasurer’s office for details at 810-229-0556.

## SANITARY SEWER FUND FINANCIAL UPDATE

Our last few newsletters have included articles on the Township's sewer bond situation and its adoption of a Capital Improvement Plan and Fiscal Analysis. One of the points in this long-term financing plan is the Township's intent to refinance the sewer bond in 2015. This would extend the term from a 20-year bond to a 30-year bond. As you can guess, we have received a lot of questions on why we would consider such an extension.

Under the law, a municipality may refinance a bond outside of a 'call date' once during the term of the bond and still maintain its tax exempt status. A "call date" is a predetermined time that a refinancing may occur, thus guaranteeing the bond purchasers some reasonable expectation of income and still allowing the bond seller some flexibility in managing their debt. The Township did this in 2005 in an effort to reduce the unfunded debt which at the time was \$13 million resulting in a new "call date" of 2015.

If interest rates are favorable at that time, the Township will initiate actions to "call" the bonds; extending the bond debt from 2020 to 2030. Because some of the principle will have been paid off, the annual debt payment will be reduced to a more manageable level that can likely be sustained by the current projected rate structure. As a result, it is anticipated that the Sewer Debt Fund will transition to a positive cash flow in September of 2018. Meaning that the user fees will meet the user obligations.



The Township Board and staff continue to keep a very close eye on sewer expenses and revenues. Quarterly reviews are completed by our auditors and our projections are based upon a worst case scenario of no future growth or development. The Township created a bond reserve fund that provides monies from the General Fund to be loaned to the Sewer Debt Fund. The purpose of the loan is to buy us time to get to 2015 when we plan on refinancing the bond. The Sewer Fund will then repay the General Fund for the outstanding loans. This is required in the form of a loan because the Sewer Fund is an Enterprise Fund; meaning it needs to be funded by those who receive the benefit.

We continue to explore opportunities to expand our customer base including collaborating with neighboring communities. Recently we entered into an inter-local government agreement with Genoa Township to provide sewer services to a Genoa Township business. By expanding our customer base we will be able to more fully utilize our existing sewer treatment plant. These, and similar efforts, contribute towards our goal of reducing the unfunded debt and meeting the Sewer Fund's debt obligations which in 2005 were over \$13 million and today stand at ~ \$8 million.

In addition to meeting the debt obligation, we are preparing for the rising costs associated with operating and maintaining a system that is now ten years old. We have created, and now fund, a reserve fund for these repairs. This year we will utilize this reserve account for the first time to replace a pump at Lift Station Number 3.

Please contact Dan Bishop, Manager, at 810-229-0550 if you have any questions or comments. He can also be reached via email at [manager@brightontwp.com](mailto:manager@brightontwp.com). Please put "sewer" in the subject line.

## Charter Township of Brighton

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Phone: (810) 229.0550  
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### TOWNSHIP HALL HOURS

Brighton Township offices are closed daily for lunch from 12:30 P.M. to 1:30 P.M. The uniform lunch hour enables staff to be available to the public throughout the workday and minimizes the impact of recent staff reductions. Previously lunch hours were staggered and staff availability was unpredictable. Additionally, appointments can be made with the Assessing and Planning Departments ahead of your visit to save time.



### PROPERTY VERIFICATION

With the return of warmer weather, the Assessing Department will be updating property records. These updates include checking exterior measurements, story heights, decks, outbuildings, etc. and verifying information with the property owner.

The Assessing Department will mail a postcard in advance of its visit to notify you that they will be in your area. If you are not home during our visit, a tag will be left on the door requesting a follow-up phone call from the owner to the Assessing Department. The owner will be asked to answer any questions the Assessing Department may have regarding the property. We will also be updating photographs of the property during these field visits.

Please contact the Assessing Department at 810-229-0558 if you have any questions. Thank you in advance for your cooperation.

Please forward newsletter comments to the editor:  
clerk@brightontwp.com

Please be sure to add "newsletter" in the subject line

## BOARD OF TRUSTEES

[www.brightontwp.com](http://www.brightontwp.com)

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#### MANAGER

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#### *Regular Meeting Days and Times\**

#### BOARD OF TRUSTEES

1st & 3rd Mondays of the month at 7:00 PM

#### PLANNING COMMISSION

2nd Monday of the month at 7:00 PM

#### ZONING BOARD OF APPEALS

4th Wednesday at 7:00 PM  
(February, April, June, August, October, December)

*\*Meetings are subject to change. Contact the Clerk's office at 810-229-0560 for more information.*

*\*\*Phone messages may be left at (810) 229-0550 for all trustees.*