

# THE STAR



## Texas Tomorrow Master Plan Adopted

On December 7, 2020, the Township Board adopted a new Master Plan. The Master Plan expresses the community’s vision for the Township over the next 20 years, and charts the strategies to make that vision into reality.

The new plan builds on the 2014 historical vision, while considering the changes which have occurred in the Township since that time. To help create the Master Plan, a steering committee was formed, and four public outreach meetings were conducted before quarantine protocols of COVID-19 put a halt to public meetings. An online survey and story map were then developed to garner additional public input. Finally, the Master Plan was discussed at seven Planning Commission meetings and four Township Board meetings, which were all open to the public.

Some highlights of the Master Plan include:

- Eight goals that deal with environmental preservation, land development, recreation, transportation, infrastructure improvements, and economic growth.
- A future land use plan that recognizes the changing character of the Township as well as constraints related to public infrastructure.

- A new future land use district to address the more rural residential areas of the Township, which may still have agricultural uses but large parcel single-family residential is the dominate land use.
- More dense residential development continues to be focused in areas of the Township where existing and planned public water and sanitary sewer are located.
- A Preservation Boundary has been included to restrict dense urban and suburban development and to specifically identify where public water and sanitary sewer exists or is planned.
- Sub-area plans for Texas Corners and 9th Street (9th Street area north of I-94), which provide recommendations for development and any needed changes to the Zoning Ordinance to help achieve the planned vision.
- Background studies, which show that the Township grew by 2,553 people between 2010 and 2019. During this same time, 1,944 new housing units were added, which averages to just over 100 new homes a year. Through the life of the plan (2040), the Township’s population is expected to increase by around 9,000 persons, with housing growth at around 3,500.

You can view the adopted plan at [texastownship.org/planningzoningdevelopment](http://texastownship.org/planningzoningdevelopment)

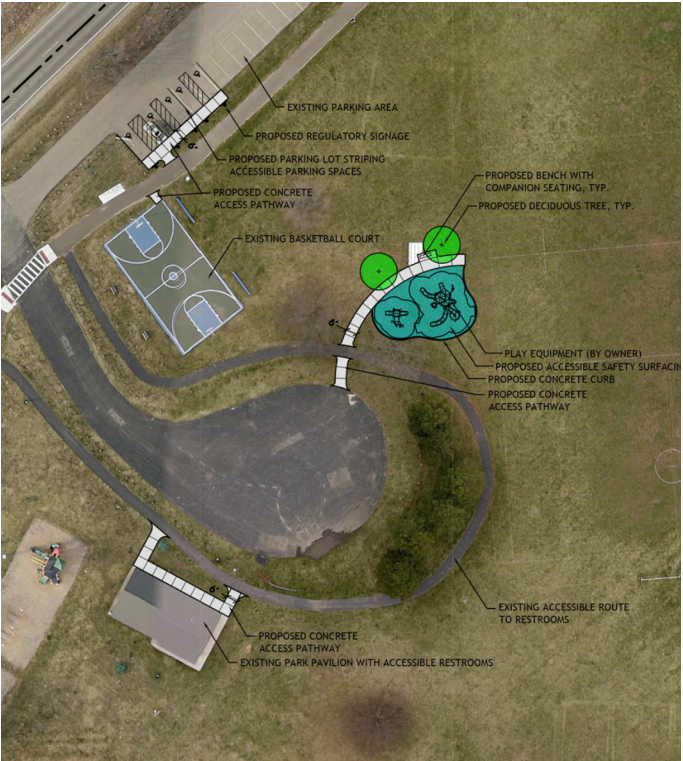
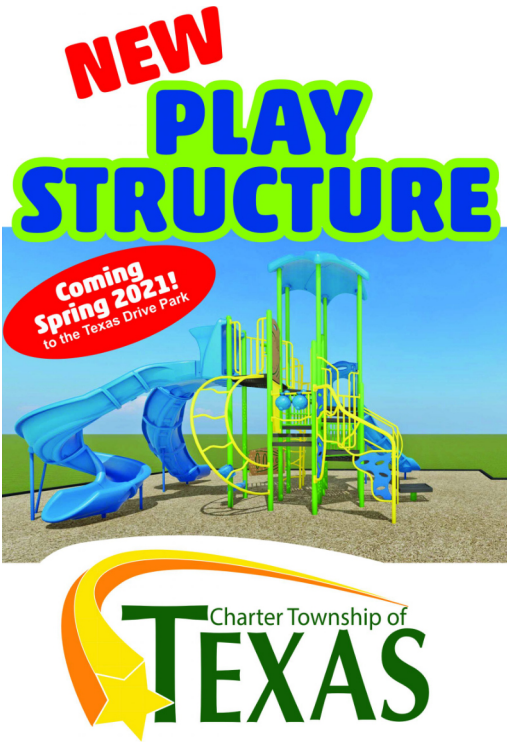
## Featured Items

- Township Adopts New Master Plan
- New Township Board & Staff Members
- Winter Taxes Due Feb 16
- Texas Drive Park Improvements
- 6<sup>th</sup> Street Park Updates
- 2021 Community Events & Important Dates
- Flooding Mitigation Update

## New Playground Equipment and Accessibility Improvements Coming to Texas Drive Park

The Township Board is pleased to announce that in Spring 2021, a new play structure will be installed at Texas Drive Park. The new structure is part of the township’s continued investment into parks and will replace the structure that was removed in 2020 due to disrepair.

In addition to the play structure, the Township Board authorized funding to install poured-in-place surfacing beneath the structure, which is universally accessible, and install accessible pathways to access the structure. This is the first step in the township’s commitment to offering accessible spaces that all residents may enjoy.



Proposed Texas Drive Park Site Plan  
(Subject to change)



# Flooding Mitigation Update

As part of our Flood Mitigation efforts, we have been pumping out of Crooked Lake since May 22, 2019 and pumping out of Eagle Lake since May 30, 2019. While this project has taken much longer than was originally anticipated, we know it is working. As of mid January 2021, our levels are as follows:

Crooked Lake	Eagle Lake	Pine Island Lake
34.4" Below Highest Point	30" Below Highest Point	23.8" Below Highest Point
9.72" Above Target	19.2" Above Target	Target Not Established

Fortunately, we were able to get the temporary pumping easements extended to June 1, 2021. At that point the short term project will end. In the meantime, the Township, Lake Associations and members of the Task Force are working with the Kalamazoo County Drain Office to petition Circuit Court to have a legal “Normal Lake Level” established at both Crooked and Eagle Lakes. We anticipate a court date being set in Feb/March 2021.

Once the Normal Lake Level is set by the judge, the Drain Office will apply for a permit from EGLE to construct a permanent solution that will connect Eagle Lake to Crooked Lake and Crooked Lake to the wetland and outlet similar to what is being done today with the short term solution. As part of the short term EGLE pumping permit, we are required to take weekly measurements. These measurements show that the downstream fluctuations have been a result of rainfall not the pumping operation. This will be the case for the long term project as well. In fact, during the drier years, the system will not run at all. The Task Force is working to develop messaging to demonstrate the need for the long term project and the minimal impact it will have downstream. To learn more about the township's flooding mitigation, please visit [texastownship.org/flooding](https://www.texastownship.org/flooding).

# Household Hazardous Waste Service

Did you know that township residents have access to the Kalamazoo County Household Hazardous Waste (HHW) Program at no cost? HHW accepts a variety of items including monitors, batteries, light bulbs, oil-based paint, and more. For more information, including drop off location, hours of operation and accepted materials, call the HHW hotline at 373-5211.



In 2020, the township held four record-setting elections in terms of voter turnout and absentee ballot processing. Clerk Emily Beutel, on behalf of the Township Board, would like to extend her sincere appreciation to the election workers who spent many hours serving their community to ensure a safe and secure election.

# Welcome New Businesses to the DDA

The Texas Corners Downtown Development Authority extends a warm welcome to the following business who established in our downtown district in 2020:

## A Touch of Home Daycare

7890 South 8<sup>th</sup> Street

## Bronson Primary Care

8088 Vineyard Parkway

## Grit Bootcamp

6955 West Q Avenue

## Louie's Corner Bar

7177 West Q Avenue

## Mindset Gym and Physical Therapy

6934 West Q Avenue

## Select Realtors, Lorrie Nelson

7169 West Q Avenue

## State Farm, Ryan Smeader

6938 West O Avenue

**Weber CPA, Angela Weber**

8109 Vineyard Parkway

In addition, we offer our best wishes to the following existing businesses in their new locations:

## Texas Corners Beer, Wine and Liquor

6930 West O Avenue

## Fletcher's Pub

6946 West Q Avenue

As we begin the new year, the Downtown Development Authority would like to wish all businesses within the Corners a successful and prosperous 2021. Support Local!

## Mandatory Sewer Connection

### Deadline to Connect to Existing Public Sanitary System: April 1, 2023

Sewer Ordinance #328 was approved November 13, 2017 by the Texas Charter Township Board of Trustees following prior published notices and the convening of a published public hearing. All questions should be directed to the Treasurer's Department. Please ask to speak with Treasurer Roberts or Deputy Treasurer Koerner.

The ordinance applies to all existing improved parcels with sewer line available within 200' of existing structure. The 200' distance was recommended by the Township Engineer as this is the threshold suggested by the Michigan Department of Environmental Quality. Michigan Legislature Section 12752 of the Public Health Code (MCL 333.1101) legislatively determines and declares the necessity of public sanitary sewer systems and that they are essential to the health, safety, and welfare of the people of the state. The legislation further states that failure or potential failure of septic tank disposal systems pose a threat to the public health, safety, and welfare of the people of this state as well as its surface and subsurface waters.

In many cases the parcel charge or assessment of \$8,600 has been paid but there is a group of parcels where that is not the case. Please contact the township's treasurer department to verify your situation. Both the parcel charge and connection fee of \$1,800 must be paid in full, or a payment plan executed between the township and owner in order for the owners' private installer to be able to apply for a permit with the State of Michigan. The Township Board has approved a payment plan offering 15 installment payments billed on the Winter Tax Bill beginning in the year the payment plan is executed. The payment agreement entitled "SPECIAL ASSESSMENT PETITION & WAIVER OF RIGHTS" carries the Prime Rate established the 1st of each calendar year. Effective for Calendar Year 2021, the interest Rate on the payment agreement is 4.25%.

**Splits and Sewer Assessments:** If you split property that is adjacent to a sewer line, all parcels existing (if not previously assessed) and newly created parcels will be assessed a parcel charge of \$8,600.00. Prior to the split, owners will have the option of signing a payment plan and having the assessment applied to their winter tax bill. You may also opt to pay the assessment in full prior to final approval of the split.

All funds generated by these connection charges are restricted for future repair, maintenance, and replacement costs of the Texas Charter Township sewer system.



# Township Board & Staff Member Changes

2020 was a year of change for us all - and change was abundant at the township! In November 2020, township residents elected a new Board of Trustees.

We'd like to extend our sincere appreciation to the following former board members for their service to the township. After twenty-four years of service, Linda Kerr stepped down from her full-time role as Clerk and will continue to serve the township as a Trustee. John Hinkle served as Township Trustee and Township Supervisor from 2015-2020 and is now focusing on family and his grandchildren. Tim Brown served as Trustee from 2016-2020 and participated on many committees including the Election Commission, Flood Task Force, and Farmers' Market Committee. Please join us in congratulating Linda, John, and Tim for their service.



**Linda Kerr**  
Clerk (1996-2020)  
Trustee  
(Elected 2020)



**John Hinkle**  
Supervisor (2016-2020)  
Trustee (2015-2016)



**Tim Brown**  
Trustee (2016-2020)

## New Township Board Members *(Some Serving in New Roles)*



**Nick Loeks**  
Supervisor (Elected 2020)  
Trustee (2016-2020)



**Emily Beutel**  
Clerk (Elected 2020)  
Deputy Clerk (2018-2020)



**Barb Hammon**  
Trustee  
(Elected 2020)

# 6<sup>th</sup> Street Park Updates

In 2020, work began on the new 6<sup>th</sup> Street Park. In Phase I, eight pickleball courts were constructed in partnership with the Kalamazoo Pickleball Club. In addition, a half mile trailway was constructed and the park will eventually feature two multipurpose fields. The multipurpose fields have been seeded but will require the summer to mature prior to use. We currently plan to open the fields in the fall.

A new water tower is also being constructed on the north east corner of the site. The water tower will help improve quality and quantity of the municipal water system.

# Exceptional Service Recognition

We would like to recognize the following individuals for their contributions on various boards and committees.



**Steve Bosch**  
Trustee (2004-2012)  
Planning Commission  
(2012-2020)



**Greg Dobson**  
Parks & Trails  
Committee  
(Over 10 Years)



**Brett Cummings**  
Zoning Board of  
Appeals  
(2017-2020)

## New Staff Members

- Planner/Zoning Administrator: Julie Johnston
- Deputy Superintendent: Brooke Hovenkamp
- Deputy Clerk: Abby Wheeler
- Administrative Assistant: Jill Quemada



# Winter Taxes Due Tuesday, February 16

The 2020 winter tax bills were mailed November 30, 2020 and are due by 5:00 p.m. on Tuesday, February 16. Property owners who did not receive a winter tax bill are asked to contact the Texas Township Treasurer's Office. Failure to receive a tax bill does not relieve the property owner of the responsibility for payment of the tax and applicable fees. Questions regarding Texas Township tax bills may be directed to the Treasurer's Office at 269-375-1591. All 2020 taxes that remain unpaid on March 2, 2021, will be turned over to the Kalamazoo County Treasurer for collection where additional fees will be added.

## Payment Options

**OPTION #1: USPS Mail** - Mail your payment to Texas Township Treasurer, 7110 W Q Ave, Kalamazoo, MI 49009. Please include your payment and the bottom portion of your tax statement. If you would like a receipt, please provide an email address or a self-addressed, stamped envelope. To avoid a 3% late fee, mailed payments must be received no later than 8:00 a.m. on Wednesday, February 17, 2021. Postmarks are not accepted. In all late-payment disputes, the Texas Township Treasurer's Office will rely on the receipt stamp applied by township administrative staff.

**OPTION #2: CREDIT CARD** Visit [texastownship.org](http://texastownship.org) and click on the pay online now tab to pay with a debit or credit card. A processing fee of 3% is charged by the online vendor (Point & Pay). Select E-Check and the online vendor fee is \$3.00.

**OPTION #3: ONLINE BANKING**  
Check with your financial institution to inquire about online bill pay. Please allow **1-2 weeks** for receipt of your payment by the Texas Township Treasurer's Office.

### OPTION #4: DROP BOX

A 24-hour secure drop box is located at the west end of the township hall parking lot. Please include your payment and the bottom portion of your tax statement. If you would like a receipt, please provide an email address or a self-addressed, stamped envelope.

### OPTION #5: IN-PERSON AT THE OFFICE

Visit [texastownship.org](http://texastownship.org) to learn if the township office is open to the public. If the office is closed, please contact the Treasurer's Office at 269-375-1591 to inquire if appointments are available. When visiting, citizens are required to wear a mask and follow social distancing guidelines.





# 2021 Community Events & Important Dates

Below is a list of community events and important dates for 2021:

## Dumpster Day | Texas Drive Park

Address: 6603 Texas Drive

- **Sat Apr 3 | 9:00am-12:00pm**
- **Sat Aug 7 | 9:00am-12:00pm**
- **Sat Oct 2 | 9:00am-12:00pm**

## Shred Day | Township Hall

Address: 7110 West Q Avenue

- **Sat May 1 | 9:00am-12:00pm**

## Elections | Various Precincts

- **Tuesday, May 4 (Just Kzoo Public Schools - Precincts 3, 4 & 5)**
- **Tuesday, November 2 (Countywide)**

## Farmers' Market

- **Saturday Market Starts May 8 8:00am-12:00pm**



# Snow Removal

Please note that the Road Commission of Kalamazoo County (RCKC) is responsible for all snow removal on public roadways in Texas Township. RCKC manages snow and ice removal for more than 1,266 miles of county roads all together.

According to RCKC, snow removal priorities are as follows:

1. Snow route roads
2. Balance of primary roads
3. Local Roads
4. Subdivision/plat streets
5. Dead-end and cul-de-sac roads

If you have a question or concern about snow removal on your road or in your neighborhood, please contact the Road Commission at 269.381.3171. You may also submit a service request online at:

**[www.kalamazooountyroads.com](http://www.kalamazooountyroads.com)**

Additionally, we'd like to ask all residents with public sidewalks to participate in winter maintenance and clear sidewalks adjacent to your home of snow and ice. These sidewalks provide safe routes to schools, bus stops, and other important destinations.

The Fire Department would also appreciate your assistance in clearing any snow around fire hydrants located near your home. Clear access to fire hydrants is imperative so that, in an emergency, firefighters may immediately attach the fire hoses that are used to fight fires.



# Dog Licenses

**New online renewal available!**  
**<https://ase.kalcounty.com>**

The Township Office is selling dog licenses now through March 1<sup>st</sup>. All dogs in Kalamazoo County are required to be licensed after four months of age.

Stop in with proof of a current rabies vaccination and get your dog's license today! After March 1<sup>st</sup>, licenses can only be purchased at Kalamazoo County Animal Services.

- **Altered License Fee: \$15**
- **Unaltered License Fee: \$45**

*Please note a 3% service charge applies to all credit card transactions*

Fire/Rescue Millage Renewal

# Thank you for your continued support

- CHIEF TACKETT & THE TEXAS TOWNSHIP FIRE DEPARTMENT

Your support of the Fire/Rescue Millage Renewal will position the department to meet the growing needs of the township by increasing Fire Station staffing to two full-time Firefighters per shift and replacing existing equipment at the end of its reliable life span.

7110 West Q Avenue  
Kalamazoo, MI 49009

PRSRT STD  
US Postage  
PAID  
Kalamazoo, MI  
Permit No 297

# Texas Township Board of Trustees



**Supervisor Nick Loeks**  
[nloeks@texastownship.org](mailto:nloeks@texastownship.org)



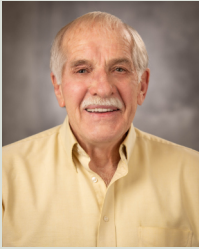
**Clerk Emily Beutel**  
[emilyb@texastownship.org](mailto:emilyb@texastownship.org)



**Treasurer Trish Roberts**  
[troberts@texastownship.org](mailto:troberts@texastownship.org)



**Trustee Wendy Mazer**  
[wmazer@texastownship.org](mailto:wmazer@texastownship.org)



**Trustee Don Boven**  
[dboven@texastownship.org](mailto:dboven@texastownship.org)



**Trustee Linda Kerr**  
[lkerr@texastownship.org](mailto:lkerr@texastownship.org)



**Trustee Barb Hammon**  
[bhammon@texastownship.org](mailto:bhammon@texastownship.org)

# 2021 Meeting Schedule

Township Board Meetings are held on the second and fourth Monday at 6:00 p.m. Meetings are held at the Township Hall (unless virtually due to COVID-19) and are always open to the public.

<b>Feb 22</b>	<b>Jun 14</b>	<b>Sep 27</b>
<b>Mar 8</b>	<b>Jun 28</b>	<b>Oct 11</b>
<b>Mar 22</b>	<b>Jul 12</b>	<b>Oct 25</b>
<b>Apr 12</b>	<b>Jul 26</b>	<b>Nov 8</b>
<b>Apr 26</b>	<b>Aug 9</b>	<b>Nov 22</b>
<b>May 10</b>	<b>Aug 23</b>	<b>Dec 13</b>
<b>May 24</b>	<b>Sep 13</b>	<b>Dec 27</b>

To view upcoming agendas or meeting minutes, please visit **[www.texastownship.org](http://www.texastownship.org)**.