



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN, 48383
(FORMER WHITE LAKE LIBRARY)
THURSDAY, AUGUST 18, 2022 – 7:00 PM

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. Minutes of July 7, 2022
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
8. CONTINUING BUSINESS
9. NEW BUSINESS
 - A. River Caddis/Elizabeth Lake Road Apartments- Conceptual Discussion
 - B. Review and Discussion of Draft 2023-2028 Capital Improvement Plan (CIP)
10. OTHER BUSINESS
 - A. Master Plan RFP Discussion
11. LIAISON'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: September 1, 2022 & September 15, 2022
15. ADJOURNMENT

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
July 7, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Merrie Carlock
Pete Meagher
Debby Dehart
Robert Seeley
Scott Ruggles
Mark Fine

Absent: Matt Slicker
T. Joseph Seward

Also Present: Sean O’Neil, Community Development Director
Justin Quagliata, Staff Planner
Mike Leuffgen, DLZ
Lisa Kane, Recording Secretary

Visitors: Approximately 10 members of the public were present

APPROVAL OF AGENDA

Commissioner Seeley moved to approve the agenda of the July 7, 2022 Planning Commission Meeting.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: 7 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of June 16, 2022
- b. Commissioner Anderson requested amendments to the minutes, showing the motions carrying for tabling cases Elizabeth Lake Retail and White Lake Hill LLC.

Commissioner Ruggles moved to approve the amended Minutes of June 16, 2022.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: 7 yes votes.

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

John Hunt of 871 Oxhill Dr is concerned about the cement that will surround his property when the Black Rock restaurant is built.

PUBLIC HEARING

None

CONTINUING BUSINESS

A. The Avalon fka White Lake Hill

Property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres. Parcel number 12-20-101-003 is currently zoned (AG) Agricultural and (PB) Planned Business, and parcel number 12-20-126-006 is currently zoned (R1-A) Single Family Residential.

Request:

1) Preliminary site plan approval

Applicant: White Lake Hill, LLC
31550 Northwestern Highway
Farmington Hills, MI 48334

Applicant present: Mark Kassab of Lautrec and Mike Bank

Commissioner Meagher motioned to untable the preliminary site plan. **Commissioner Fine** supported and the MOTION CARRIED with a voice vote. (6 – 1, with Commissioner Seeley voting no)

Director O'Neil introduced the project, stating that the rezoning was previously recommended for approval to the Township Board, however the preliminary site plan was tabled. The applicant has revised the plan, reducing the density to 6.1 per acre for the multiple-family lots and to 2.6 per acre for the single-family lots. The applicant has eliminated many waiver requests, as well as increasing the multiple-family north property setback to 120 feet.

Mr. Leuffgen presented the engineering review. The applicant has proved engineering feasibility with the current plan and the expectation is that the utility plan has not changed from what was previously presented. A donation to the sidewalk fund was indicated due to lack of sidewalk on the west side of Hill Rd. The plan is deficient for extending the sanitary sewer to the property line, it is recommended to have an escrow for the future utility/sanitary sewer connection. To ensure sufficient pressure, a second water supply to the property is necessary and should be a condition of approval. An analysis of sanitary sewer pump station is required at final site plan review.

Commissioner Anderson stated that the applicant has been flexible and agreeable to requests made of them.

Mr. Leuffgen presented the June 15, 2022 letter regarding the traffic impact study results.

Commissioner Ruggles inquired if the study indicated a traffic light be installed.

Mr. Kassab stated that they met with residents recently and considered the comments from the Planning Commission and the residents when reducing the density for the revised plan.

Mr. Levity provided clarification of the traffic study and stated that the data warrants a traffic signal with M-DOT but there has not been a decision made from M-DOT at this time.

Commissioner Meagher asked if M-DOT doesn't approve the signal, what are the ramifications.

Mr. Levity stated that M-DOT would have to offer an alternative if they do not approve a traffic signal or the applicant would have to come up with something else.

Commissioner Anderson inquired about the timeline for that process with M-DOT.

Mr. Levity they would likely install the light when the lowest amount of traffic for the warrant is met.

Mr. Kassab stated that they are prepared to abide by all M-DOT requirements.

Commissioner Seeley and **Commissioner Dehart** stated concerns about the density and size of the single-family lots.

The Board deliberated on the lot sizes and setbacks.

Commissioner Carlock inquired about disturbance to the wooded area during construction.

Mr. Kassab stated that they plan to keep that area in its natural state, installing a retaining wall 30 feet from the buildings. A wetland delineation has been completed identifying the regulated wetlands. They will coordinate with Road Commission of Oakland County for grading and paving of Hill Road. They will also contract a landscape architect to develop the landscaping plan.

Director O'Neil stated that the applicant has offered a \$100,000 contribution to the park fund that could be used for Stanley Park or other park projects.

Commissioner Ruggles inquired about the amount of wetlands on the property.

Mr. Kassab stated that there are 11 acres of wetlands on the project site.

Commissioner Meagher inquired about the front lot requirement and if it is for aesthetics and what the average cost of the single-family units would sell for.

Director O'Neil Stated that the front lot line requirement was established long ago but the trend has gone down in the area. It is believed that smaller lots are easier to maintain and people are in favor of more common areas.

Mr. Kassab stated that the single-family homes are expected to see for about \$450,000.

The Board deliberated how the sidewalk fund would be determined and if it would be based on the construction cost.

Commissioner Anderson inquired if they had considered a larger donation to the park fund.

Commissioner Seeley inquired about what waivers being requested.

Director O'Neil listed the waivers that the applicant is requesting.

John Ranking of 1849 Hill Rd has concerns of the safety of this development's pavement ending on Hill Roads "S" curve and if the curve could be eliminated.

Harvey Wilson of 1795 Hill Rd appreciates the applicant meeting with residents but feels that this development is too dense.

A letter of support of the project was entered into record.

Commissioner Meagher moved to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultants' review comments and recommendations to the Township Board, the preliminary site plan for the property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres. Parcel number 12-20-101-003 is currently zoned (AG) Agricultural and (PB) Planned Business, and parcel number 12-20-126-006 is currently zoned (R1-A) Single Family Residential.

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (6 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/no, Ruggles/yes)

NEW BUSINESS

A. Hypershine Car Wash

Property described as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres. Currently zoned as (GB) General Business.

Request:

1) Final site plan approval

Applicant: EROP, LLC
2390 East Federal Drive
Decatur, IL 62526

Applicant Present: Erin McMachen representing EROP

Mr. Leuffgen presented the engineering review. The sanitary and storm sewer have items that need clarification. Engineering approval is recommended based on all items being addressed.

Commission Dehart inquired about the front access easement.

Mr. Quagliata gave a brief presentation of the project which received Township Board approval and was granted three variances by the Zoning Board of Appeals. The applicant has complied to all landscaping requirements and the frontage road has been widened to 24 feet to accommodate cross access.

Ms. McMachen addressed two outstanding comments, one regarding trees and the other was clarification on the screening fence.

The Board deliberated on the materials proposed for the exterior of the building.

Commissioner Carlock inquired about the reclaimed water system.

Ms. McMachen explained how the water reclamation system worked and stated no waste from within the building would enter the storm system.

Commissioner Fine asked if 55-gallon drums would be used and if they would be stored on the premises.

Mary Early of 5925 Pioneer Ct has concerns about the size of the lot for the project and inquired if there was a traffic impact study.

Mr. Quagliata M-DOT required a taper lane for this project which is indicated on the plan.

Commissioner Anderson inquired about the traffic stacking requirement.

Mr. Quagliata stated that the plan presented exceeds the requirement.

Commissioner Seeley moved to approve the final site plan subject to all staff and consultants' review comments being addressed as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres. Currently zoned as (GB) General Business.

Commissioner Meagher supported, and the MOTION CARRIED with a roll call vote (7 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Ruggles/yes)

OTHER BUSINESS

A. Concept plan for the southeast corner of Hilltop Drive & Highland Road

Sam Stafa and Arban Stafa requested feedback from the Planning Commission about a potential project that would rezone the proposed site to allow attached single-family homes. Discussion about what direction the Township is interested in as it relates to rentals and home ownership.

Bob Hoffman of Highland Township stated that he currently owned one of the parcels and asked if rezoning would be the first step in the process.

LIAISON'S REPORT

Commissioner Ruggles reported that the Township Board approved the Comfort Care project at the June 21st meeting. DPS has requested two new vehicles, the Board approved one dump truck.

Commissioner Dehart reported that the Zoning Board of Appeals heard two cases at the last meeting, Last Resort Marina on Pontiac Lake Rd was denied.

Commissioner Carlock reported that the Parks Board had a successful Family Fun Day, 125 people enjoyed the event.

DIRECTOR'S REPORT

Director O'Neil Planning Commission members will be receiving ID badges. The update of the CIP is underway and will be available in August for review by the Planning Commission and in September for a vote.

COMMUNICATIONS

NEXT MEETING DATES: August 4, 2022


ADJOURNMENT

Commissioner Fine moved to adjourn the meeting at 9:02 PM

Commissioner Meagher supported and the MOTION CARRIED with a voice vote: 7 yes votes

DRAFT

WHITE LAKE TOWNSHIP***COMMUNITY DEVELOPMENT DEPARTMENT***

DATE: August 10, 2022
TO: White Lake Planning Commission
FROM: Sean O'Neil, Community Development Director 
SUBJECT: White Lake Apartments – Conceptual Review

We recently received a request from Mr. John McGraw, with River Caddis, to appear before the Planning Commission to present a conceptual development plan. The proposed project is located on an approximately 70-acre parcel that River Caddis recently rezoned from AG (Agricultural) to RM-2 (Multiple Family), that is located south of M-59 and west of Elizabeth Lake Road. Mr. McGraw is seeking the Planning Commission's initial feedback on his plan. No formal staff review has been conducted and no action is being requested.

Please find attached a letter from Mr. McGraw, his conceptual plan, and an aerial image of the property in question (from Oakland County Property Gateway). Please contact me if you have any questions.

Thank you.



August 9, 2022

Mr. Sean P. O'Neil, AICP
Community Development Director
White Lake Township
7525 Highland Road
White Lake, Michigan 48383

RE: River Caddis Development Letter of Intent Cover Letter

Mr. O'Neil,

It is with great pleasure that River Caddis Development is submitting our site plan for the White Lake Township Apartments planned for Elizabeth Lake Road in White Lake Township, Michigan. Our first phase of this exciting project will include the construction of three, 3-story apartment buildings, one, 2-story apartment/clubhouse with pool/amenity area, and will encompass 199 units.

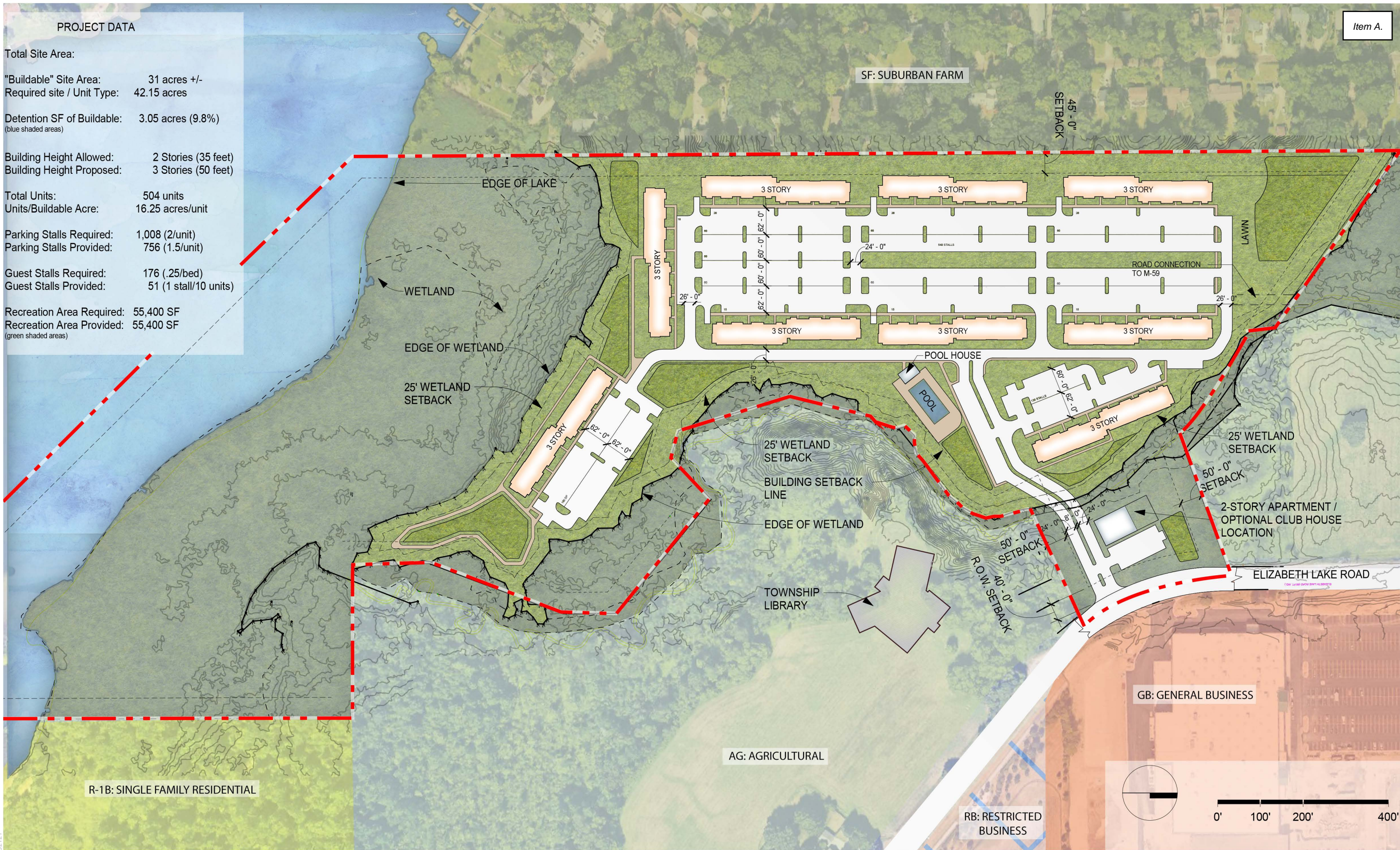
We are looking forward to working with you and White Lake Township and we appreciate your time and consideration of our project. Please do not hesitate to contact me if you have any additional questions.

Sincerely,
RIVER CADDIS DEVELOPMENT

JOHN MCGRAW
DIRECTOR OF DEVELOPMENT

PROJECT DATA

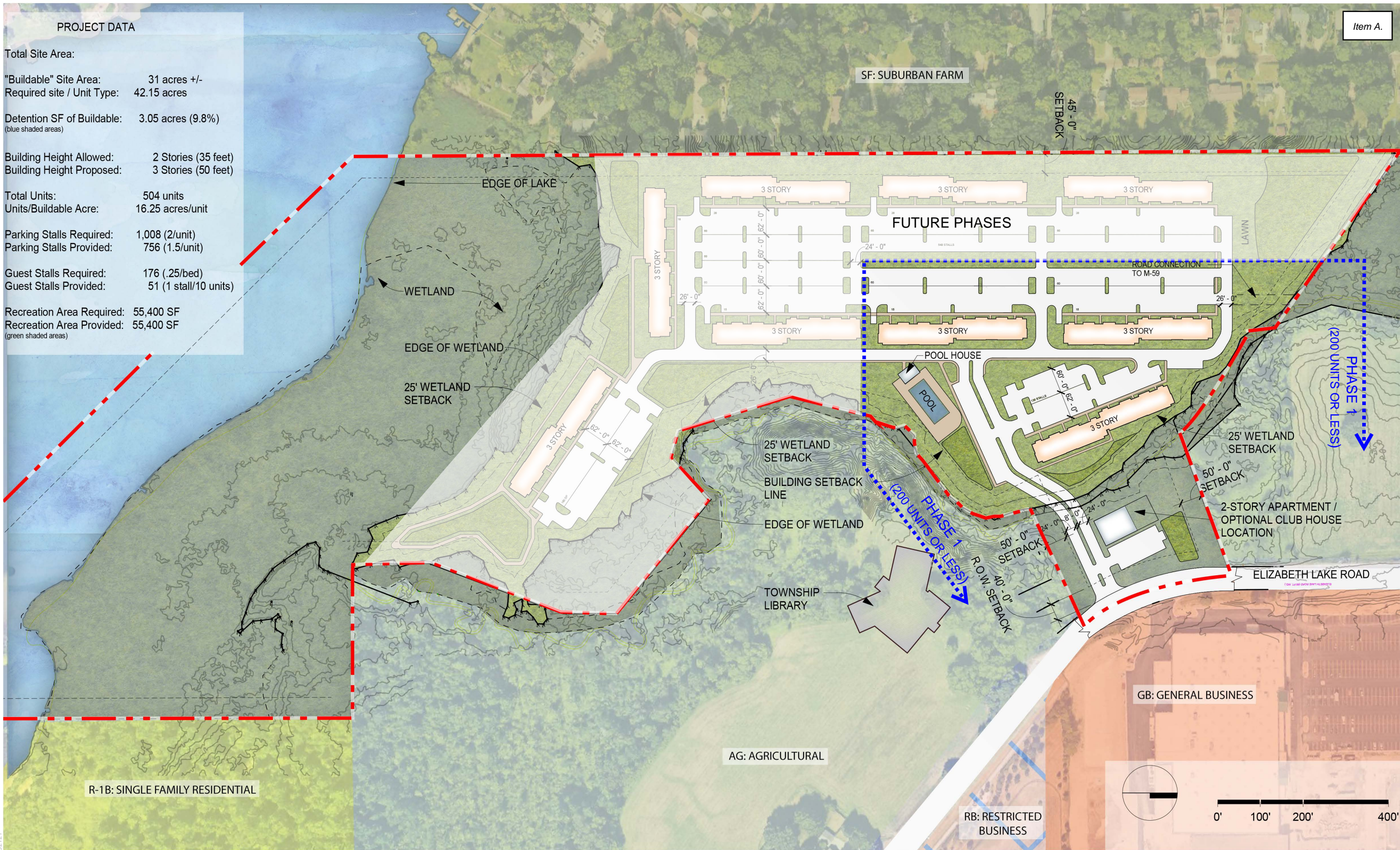
Total Site Area:	
"Buildable" Site Area:	31 acres +/-
Required site / Unit Type:	42.15 acres
Detention SF of Buildable:	3.05 acres (9.8%)
(blue shaded areas)	
Building Height Allowed:	2 Stories (35 feet)
Building Height Proposed:	3 Stories (50 feet)
Total Units:	504 units
Units/Buildable Acre:	16.25 acres/unit
Parking Stalls Required:	1,008 (2/unit)
Parking Stalls Provided:	756 (1.5/unit)
Guest Stalls Required:	176 (.25/bed)
Guest Stalls Provided:	51 (1 stall/10 units)
Recreation Area Required:	55,400 SF
Recreation Area Provided:	55,400 SF
(green shaded areas)	



32121

PROJECT DATA

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32121

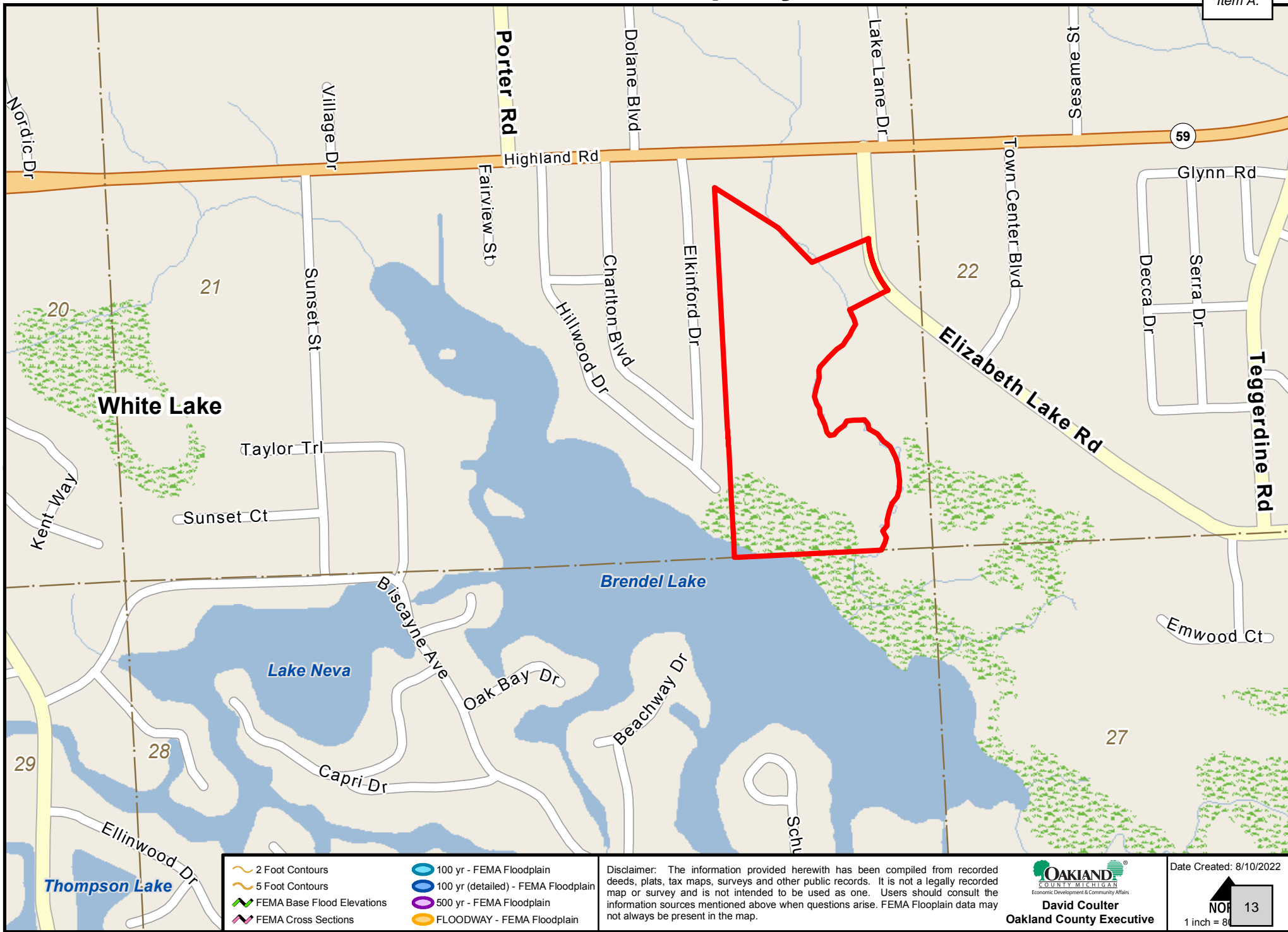
McGraw Property

Item A.



McGraw Property

Item A.



2023-2028 Capital Improvement Plan (CIP)



CHARTER TOWNSHIP OF WHITE LAKE
Oakland County, Michigan

2023-2028 Capital Improvement Plan (CIP)



ACKNOWLEDGEMENTS

White Lake Township Board of Trustees

Rik Kowall, Supervisor | Anthony L. Noble, Clerk | Mike Roman, Treasurer |
Scott Ruggles, Trustee | Michael Powell, Trustee | Andrea C. Voorheis, Trustee | Liz Fessler Smith, Trustee |

White Lake Township Planning Commission

Steve Anderson, Chair | Merrie Carlock, Vice-Chair | Debby Dehart, Secretary & ZBA Liaison | Robert Seeley |
Scott Ruggles, Township Board Liaison | Mark Fine | Peter Meagher | Matthew Slicker | T. Joseph Seward |

White Lake Township Department Heads

Rik Kowall, Supervisor | Anthony L. Noble, Clerk | Mike Roman, Treasurer |
David Hieber, Assessor | Aaron Potter, DPS Director | John Holland, Fire Chief |
Daniel T. Keller, Chief of Police | Sean O'Neil (AICP), Community Development Director |
Kathy Gordinear, Dublin Community Senior Center Director | Justin Quagliata, Parks and Recreation | Nick Spencer,
Building Official |

White Lake Township Community Development Department — Planning Division

Sean O'Neil (AICP), Community Development Director | Justin Quagliata, Staff Planner | Hannah Micallef, Executive
Secretary |

The CIP Team

Community Development Department — Planning Division | Staff and Administration of White Lake Township

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Resolution of Adoption

White Lake
Oakland County, Michigan

Capital Improvement Plan 2023-2028
Resolution #22-027

Motion by _____, Supported by _____, that the White Lake Township Board of Trustees accept the Capital Improvement Plan for the years 2023-2028. The White Lake Township Board has determined the following:

WHEREAS, the Michigan Planning Enabling Act, Act 33 of 2008, requires the White Lake Township Planning Commission to annually prepare a Capital Improvement Plan for the benefit of the health, safety, and welfare of the community as those criteria relate to the physical development of the Charter Township of White Lake; and

WHEREAS, the Township's professional engineering consultant and Community Development Director have consulted with the Township's professional staff who carry on the business of planning and providing for the present and future needs of the citizens of the Charter Township of White Lake; and

WHEREAS, the Capital Improvement Plan is intended to consider the present and future needs and goals of the Charter Township of White Lake, as identified by the public, department heads, the Township Board of Trustees, and the Township Planning Commission, in consideration of existing projects and plans as well as anticipated resources; and

WHEREAS, the Capital Improvement Plan is a flexible document, intended to be reevaluated and updated on an annual basis to project into the six (6) succeeding years, and further amended as necessary to address the policies and philosophies of relevant Township Boards, Planning Commissions, and other stakeholders; and

WHEREAS, the Capital Improvement Plan is a guide and forum to aid the Township Supervisor and Township Board of Trustees in making decisions regarding the physical development and infrastructure maintenance of the Township and determining what, if any, resources can and should be available to carry out the Township Board's policies and budgetary decisions; and

WHEREAS, the draft of the Capital Improvement Plan has been available for public review via the Township website and copies made available at the office of the Township Community Development Department, and has been an agenda item for discussion and review by the Planning Commission and Township Board at several public meetings, and has been the subject of a duly-noticed Public Hearing held before the

Resolution of Adoption, continued

White Lake Township Planning Commission on September 1, 2022 and will be reviewed, revised, and updated by the Planning Commission on an annual basis; and

WHEREAS, the Capital Improvement Projects included within the Capital Improvement Plan have been evaluated utilizing a point-system of variables that included, among other things, whether a Capital Improvement Project has already begun, whether funds have been committed to the Project, the sources of funds committed to a Project, whether the Project is required per a legal obligation, or whether the projects is part of a Township-adopted policy, plan, or program; and

WHEREAS, the White Lake Township Planning Commission on September 1, 2022 moved to adopt the 2023-2028 Capital Improvement Plan.

NOW THEREFORE BE IT RESOLVED, that the Capital Improvement Plan presented during the Public Hearing on September 1, 2022 and revised per the public comments received during that Public Hearing, and adopted by the White Lake Township Planning Commission on September 1, 2022, IS ACCEPTED BY THE WHITE LAKE TOWNSHIP BOARD OF TRUSTEES; and

BE IT FURTHER RESOLVED, that this Capital Improvement Plan should be published and attested to according to State law.

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED.

I HEREBY CERTIFY, that I am duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, and the keeper of the records of the proceedings of said Township as authorized by the Township Board, and the foregoing is a true and correct copy of a resolution duly adopted by a majority vote at a regular meeting of the Township Board legally held on the September 20, 2022 at which a quorum was present.

Anthony L. Noble, Clerk
White Lake Township
Oakland County, Michigan

1. Overview

The 2023-2028 White Lake Township Capital Improvement Plan (CIP) will serve as a tool to assist White Lake Township in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for White Lake Township under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the timeframe for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within White Lake Township, and include new Township facilities, water and sewer extensions, fire protection vehicles and equipment, police equipment, parks and recreation facilities, non-motorized pathways, and professional services.

The following subsections within this first chapter include an introduction to capital improvement planning, the community of White Lake Township, and the capital improvement planning process. In subsequent chapters, this report summarizes existing facilities (Chapter 2), provides detailed components for all major Township departments, facilities, and systems (Chapter 3), and presents the projected cost and revenue sources for all covered improvements (Chapter 4).



1a. Overview - CIP Overview

What is a Capital Improvement Plan (CIP)?

A Capital Improvement Plan is a six-year schedule of public physical improvements which identifies the needs for major public infrastructure improvements, and the sources of funding to make those improvements. It provides a schedule of expenditures for constructing, maintaining, upgrading, and/or replacing a community's physical inventory. The CIP, therefore, is a tool to assess the long-term capital project requirements (the "big jobs") of White Lake Township. Since capital improvement projects are spread across multiple community needs (fire protection, police, water and sewer, parks and recreation, municipal administration, etc.), the CIP prioritizes these projects across the entire community and over time, providing an "apples-to-apples" comparison of the community's various needs and wants.

What are Capital Improvement Projects?

Capital improvement projects are major and infrequent expenditures, such as the construction of a new facility, a major rehabilitation or repair of an existing facility, or the purchase of major equipment. Capital improvement projects are non-recurring expenditures that tend to be large both in physical size and in cost, and have a long-term usefulness (10 years or more).

Examples of capital improvement projects can include:

- Construction of a new township hall
- Construction of a new fire station
- Extension of a water/sewer line
- Purchase of a new fire truck
- Major rehabilitation of a township's community/senior center
- Creation of a new township park

Examples of expenditures which would not usually constitute a capital improvement project include:

- Purchase of new office furniture
- Purchase of small equipment (lawn mowers, copiers, individual computers, etc.)
- Recurring maintenance of existing facilities
- Minor repairs of existing buildings and equipment
- Minor improvements to existing buildings (carpet, painting, etc.)

The term “major expenditure” is relative; what is “major” to one community might be “minor” to another. The City of Ann Arbor, for example, sets a minimum threshold of \$100,000 for projects to be included in the City’s CIP, while the City of Rochester Hills sets a minimum of \$25,000. White Lake Township’s policy for determining a Capital Improvement is defined in the following section.

What is White Lake Township’s Capital Improvement Policy?

A capital improvement project is a major, nonrecurring expenditure that meets one of more of the following criteria:

- Any acquisition of land for a public purpose which costs \$50,000 or more.
- Any construction of a new public facility (Township building, water/sewer lines, pathways), or any addition to an existing public facility, the cost of which equals \$50,000 or more and has a useful life of three or more years.
- A nonrecurring rehabilitation (not to include annual/recurring maintenance) of a building, its grounds, a facility, or equipment, the cost of said rehabilitation being \$50,000 or more with a useful life of three or more years.
- Purchase of major equipment which, individually or in total, cost \$50,000 or more with a useful life of three or more years.
- Planning, feasibility, engineering, or design studies related to an individual capital improvement project, or program implemented through individual capital improvement projects, with a cost of \$50,000 or more and a useful life of three or more years.

Why a CIP for White Lake Township now?

The Michigan Planning Enabling Act of 2008 requires a Capital Improvement Program for any Michigan township which owns and/or operates a water supply or sewage disposal system. Since White Lake Township owns and manages both a public water and sanitary sewer system, adopting and annually updating a Capital Improvement Plan is now a requirement per State law.

What are the benefits of preparing a CIP?

The CIP is more than just a State requirement; it is an essential planning tool in addition to a statement of budgetary policy. It informs the taxpayers of White Lake Township how the Township plans to prioritize, schedule, and coordinate capital improvement projects over the next six years. The benefits of creating and annually updating the CIP include:

- Prudent use of taxpayer dollars;
- Focusing the Township expenditures on the needs of the community;
- Prioritizing projects across the needs of the community;
- Generating community support by inviting public input;
- Promoting economic development;
- Improving the Township’s eligibility for State and Federal grants;

- Providing an implementation tool for the goals and objectives of the Township Master Plan;
- Transparency in identification of high-priority projects;
- Coordination/cost-sharing between projects.

What is the role of the Township Planning Commission in the CIP process?

The Capital Improvement Program is a dynamic planning document, intended to serve as a tool to implement the White Lake Township Master Plan. The Master Plan should correspondingly include capital improvement projects as well as guide long-term capital planning. The White Lake Township Planning Commission is uniquely qualified to manage the development and annual update of the Township's CIP, based on its role in creating and updating the Township Master Plan. The Planning Commission's role will ensure that public works projects are consistent with the land uses identified within the Master Plan. By making a recommendation of approval for the CIP to the Township Board, the Planning Commission agrees that the projects outlined within it reasonably address the Township's capital improvement needs.

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the Township Board, the CIP can be used to develop the capital project portion of the Township's budget. Those projects included in the CIP's first year (2023) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the Township's annual budget. The annual update to the CIP will occur in advance of the preparation of the Township's budget.



1b. Overview - White Lake Township Overview

White Lake Township, Oakland County's "Four Seasons Playground," prides itself as a community which continues to promote economic growth, sustainable development, and a strong sense of place. White Lake's character as a premier residential community, with ample recreational opportunities and superior public and private schools, sets it apart and establishes the Township's unique identity.

The Township continues to promote sound fiscal policy while maintaining appropriate levels of service to meet the needs of its growing population. Public utilities infrastructure, police, fire and emergency services, parks, recreation and senior services, as well as planning, building inspection and administrative services are all designed to provide residents with the full-service amenities of a modern municipality in a cost-effective, fiscally responsible, and sustainable manner.

Principal Land Uses

While the commercial base of White Lake Township continues to grow, the principal land use within the Township remains single-family residential. Based on existing land use data from Oakland County Economic Development and Community Affairs, 46.7% of the Township's nearly 24,000 acres is developed as single-family residential. The second largest land use in the Township (in terms of land area) is recreation/open space, comprised of two State Recreation Areas (Pontiac Lake and Highland), a regional Metropark (HCMA's Indian Springs), and an Oakland County-owned golf course (White Lake Oaks). Combined, the recreation/open space land uses within the Township comprise over 25% of the land area (6,000 acres). The Township's commercial, industrial, and office uses comprised 2.2% of the land area in 2019. The majority of the commercial, industrial, and office uses in White Lake Township are located along the Highland Road (M-59) corridor, although some are scattered elsewhere throughout the Township, mostly in the southeast quadrant. There is also a small industrial concentration in the Township's northeast corner. The 21 lakes within White Lake Township comprise almost 11% of its total land area. Figure 1-1 displays the 2021 Existing Land Use Map.

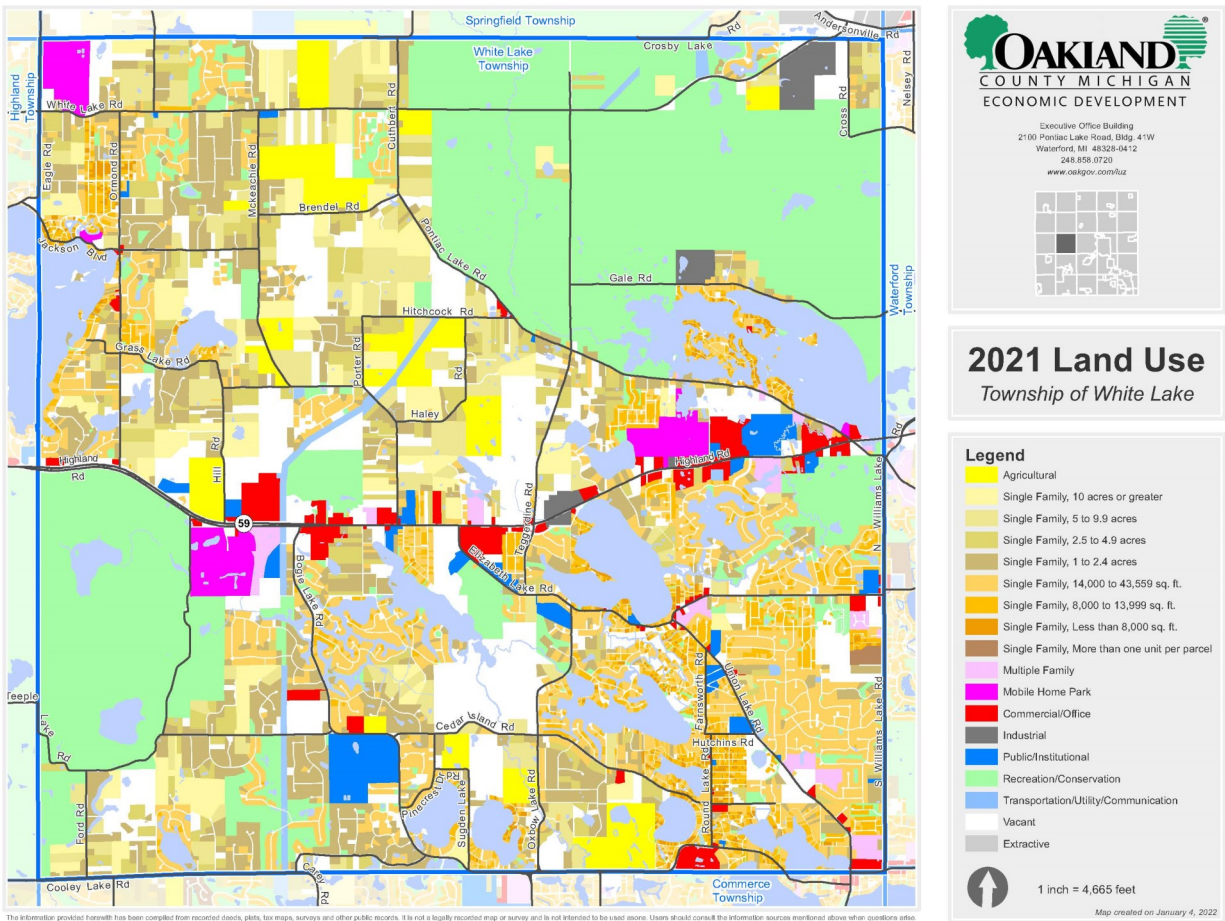
Population

As of the 2020 Census, the population of White Lake Township was 30,950, a 3.1% increase from the 2010 Census (30,019). Population projections by the Southeast Michigan Council of Governments (SEMCOG) estimate the population of White Lake Township will only increase slightly over the next twenty years, with a forecasted population of 32,236 in 2040. This projection is subject to change based on economic and social factors.

Employment

SEMCOG Community Data for White Lake Township shows the two highest employment sectors within the Township to be Retail Trade (approximately 21% of total employment) and Information and Financial Activities (approximately 15%).

FIGURE 1-1. EXISTING LAND USE, 2021



1c. Overview - CIP Process Overview

Background

The development and the adoption of a CIP is driven by a statutory requirement at the State level. The State of Michigan has set forth the requirement for a CIP under the Michigan Planning Enabling Act, Act 33 of 2008. This reporting requirement for townships was effective September 1, 2008. The following excerpt from Act 33 sets forth the requirement of a township to adopt a CIP:

"...(2) Any township may prepare and adopt a capital improvement program. However, subsection (1) is only mandatory for a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system."

The contents of the CIP are set forth under the Government Accounting Standards Board Statement 34 that basically requires the CIP to report on the value of their infrastructure. GASB 34 requires state and local governments to begin reporting all financial transactions, including the value of their infrastructure assets, roads, bridges, water and sewer facilities, and dams, in their annual financial reports on an accrual accounting basis.

The Charter Township of White Lake is not a road agency under Public Act 51 of the laws of the State of Michigan. Accordingly, public road and bridge projects are not reported in this CIP. **All other infrastructure components with construction costs in excess of \$50,000 per year are reported in this CIP.**

The following sections outline the Program Areas of the White Lake Township CIP:

1. Data Collection Process
2. Data Compilation Process
3. CIP Adoption Process

PROGRAM AREAS

The components of the CIP are compiled and reported by Program Areas. The following table (Figure 1-2) displays the Program Areas used in this CIP (each assigned with a color). These program areas represent the stakeholders in the CIP.

FIGURE 1-2. CIP PROGRAM AREAS	
Label	Definition / Description
BP / PK	Bike paths, trail ways, and park facilities/services
FA	Township-owned buildings and facilities (offices, storage buildings, museums, etc.)
FD	Fire protection / EMS facilities and equipment
IS	Internal support services (IT, GIS, fleet vehicles, communications, etc.)
PD	Police Department facilities and equipment
SS	Sanitary sewerage disposal system
WS	Water supply system

1. Data Collection

Each of the stakeholders outlined above has either a master plan or schedule that defines the needs and resource level within their respective area of responsibility. This information is in varied formats and cannot be readily compiled without a significant amount of interpretation. To resolve this interface situation, standard forms were created that allow the stakeholders to define their projects and resource allocation levels. The standard forms used for data collection are found in the Appendix. At a meeting with the stakeholders, the CIP process and the forms were explained in detail along with a request for the forms to be filled out based on what information is currently available. The information generated from these forms has been systematically compiled as the core of the CIP. A definition of the forms is provided as follows:

- **Project Application Form** - Consists of project descriptions, schedules, necessity, and possible sources of funding. The information provides an understanding of the overall scope of each project and how it is valued within its program area and within the Township. While stakeholders may be aware of major projects further out on the horizon, only those planned for within the six-year window of the 2023-2028 CIP were included.
- **Project Cost Detail Form** - Consists of a matrix of six (6) budget years across the top of the form and a listing of costing components along the side of the form. The form is split into two (2) parts; the upper half is the capital cost for the project and the lower half is the cost of operations or maintenance for that project if applicable. Recognition of the operations and maintenance costs of a project is a valuable tool in forecasting future needs for resource allocation. Investment in a new facility is only worthwhile if there are funds available to operate and maintain it.

- **Project Rating Form** - Used to rate both the importance and impact of a project within its program area and within the Township (an “apples-to-apples” comparison). The rating number is not an absolute in itself but is important in distinguishing between projects that are similar in scope. The ratings are weighted with emphasis given to those projects that are mandated by law, by agreement, or because they are a matter affecting health, safety, and welfare.

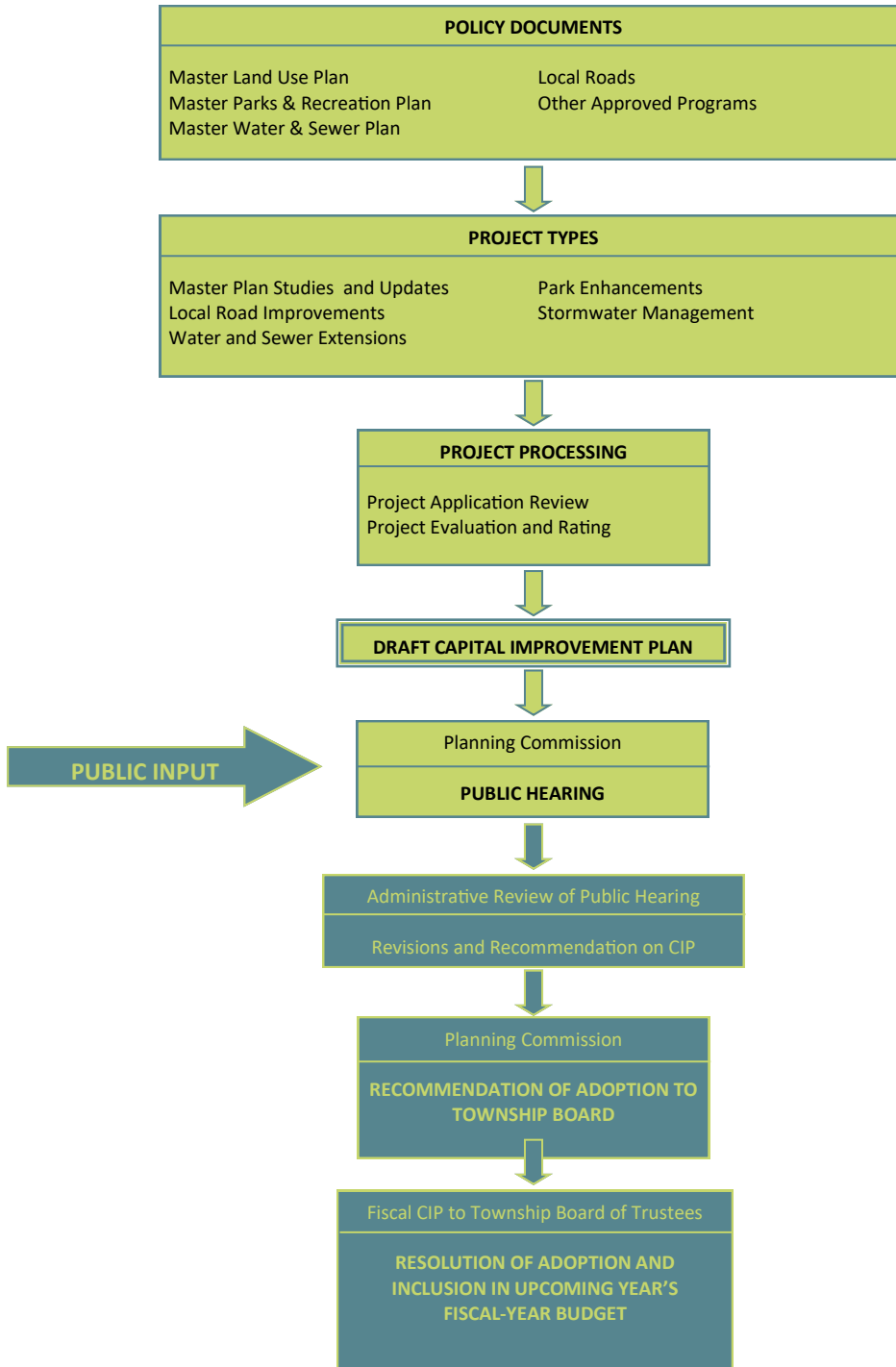
2. Data Compilation

The information received from the stakeholders has been compiled into a Project Summary Worksheet. This worksheet contains all of the projects in the CIP over six (6) budget years with a cost summary of each budget year by program area and for the entire CIP. Included with the worksheet is the listing of possible funding sources and an estimate of the Township’s share for each project. The Project Summary Worksheet can be found in the Appendix of this CIP.

3. CIP Adoption Process

The adoption process involves a public hearing to solicit citizen input. The CIP will then be modified (if necessary), approved by the Township Planning Commission (via a formal recommendation for approval to the Township Board), and forwarded to the Township Board for adoption. Adoption of the CIP by the Township’s Board of Trustees does not constitute an authorization to commit resources to any project. This approval is recognition of a plan for projects within the community that may move toward implementation in the future. The projects included within Year 1 of the Capital Improvement Plan potentially form the basis for the upcoming year’s capital projects budget. An outline of the process is displayed in Figure 1-3 on the following page.

FIGURE 1-3. CIP ADOPTION PROCESS



2. Existing Capital Facilities

In developing a Capital Improvements Plan, communities often find it essential to develop an inventory of their existing capital facilities. Before a community develops a list of “What we need,” it is important to first look at “What we have.” As stated in White Lake Township’s Master Plan, “A municipality’s public facilities are an important part of community life and are directly related to important issues such as quality of life and protection of the public health, safety, and welfare.” The following is a summary of White Lake Township’s major capital facilities and their current condition (where applicable), as determined by the directors of the respective departments. The location of existing Township facilities is noted on the Existing Facilities Map (Figure 2-1).

White Lake Township Hall

7525 Highland Road

Year Built: 1949

Last Major Improvement: 1996

Houses: Supervisor, Clerk, Treasurer, Assessing, Building, Planning, Water, Sewer, Maintenance

Condition: Fair

Extent of Use: Heavy



White Lake Township Fleet Vehicles

Includes: Administrative vehicles, inspection vehicles; does not include Fire Dept. vehicles

Year Acquired: Varies

Condition: Varies

Extent of Use: Varies

Average Duty Cycle: Approximately 7 years



Fire Hall Number 1 (Headquarters)

7420 Highland Road

Year Built: Unknown

Last Major Improvement: Parking Lot Replacement

Serves: M-59 corridor; northeast and southwest quadrant

Condition: Fair

Extent of Use: Heavy



Fire Hall Number 2

Address: 860 Round Lake Road
Year Built: Unknown
Last Major Improvement: None
Serves: Southeast quadrant
Condition: Fair
Extent of Use: Heavy



Fire Hall Number 3

4870 Ormond Road
Year Built: Unknown
Last Major Improvement: None
Serves: Northwest quadrant
Condition: Fair
Extent of Use: Moderate



White Lake Township Police Station

7525 Highland Road
Year Built: approx. 1950
Last Major Improvement: 2001 (expansion)
Condition: Good
Extent of Use: Heavy



White Lake Township Police Garage

Location: Behind Police Station
Year Built: 2004
Last Major Improvement: None
Condition: Good
Extent of Use: Heavy



White Lake Township Police Communications System

Year Acquired: New in 2010
Last Major Improvement: None
Condition: Excellent
Extent of Use: Heavy



White Lake Township Police Vehicles

Includes: 18 Vehicles
 Year Acquired: Varies
 Condition: Excellent
 Extent of Use: Heavy



Fire and EMS Equipment

Includes: three engines, one tanker, two ambulances, one light duty rescue (no pumping or water carrying capability), one pickup truck style grass truck with a skid mount pump and tank, four fleet vehicles, and breathing apparatus
 Year acquired: Varies; between 1997 and 2022
 Condition: Varies; from Good to Excellent
 Extent of Use: Varies; primarily Moderate to Heavy



Township Office Annex

7527 Highland Road
 Year Built: 1985
 Last Major Improvement: 2020 remodel
 Condition: Excellent
 Extent of Use: Heavy



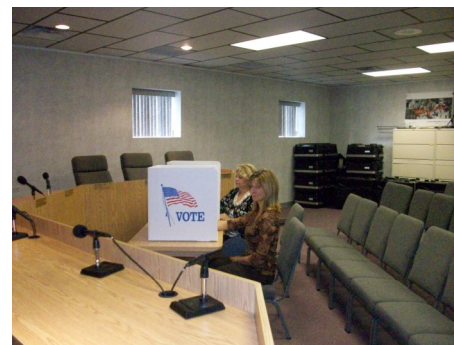
Dublin Community Senior Center

685 Union Lake Road
 Year Built: approx. 1950
 Last Major Improvement: 2001
 Condition: Excellent
 Extent of Use: Heavy



White Lake Township Clerk's Equipment

Includes: Voting tabulation machines (18)
 Voter assist terminals (13)
 Year acquired: Varies; between 2018 and 2022
 Condition: Excellent
 Extent of Use: Varies



White Lake Township Water System

Includes: Approx. 55 miles of water main ranging in size from 4 to 16 inches in diameter, service supply laterals, 15 pressure control valves, approx. 1,000 gate valves, approx. 700 fire hydrants and hydrant valves, 2 one million gallon elevated water storage tanks, 5 water treatment plants, 9 water supply wells

Year Built: Ongoing
 Last Major Improvement/Extension: 2020 Hillview Well House & 2019 Twin Lakes II Well House
 Condition: Varies; primarily Good to Excellent
 Extent of Use: Varies; primarily Moderate to Heavy



White Lake Township Sanitary Sewer System

Includes: The Township’s wastewater collection system serves approximately 4,500 people in the Township. Sewer mains were constructed largely in 1999 or later. There are approximately 20 miles of gravity sewer mains and approximately 22 miles of pressured mains. The Township’s sanitary system contains ten (10) pumping stations. The wastewater flow is ultimately discharged into Commerce Township’s collection system and is conveyed to the Commerce Township Wastewater Treatment Plant for treatment.

Year Built: Ongoing since 1998
 Last Major Improvement/Extension: 2012
 Condition: Good to Excellent
 Extent of Use: Light to Moderate



Water Tower 1

360 Woodsedge Drive
 Year Built: 1994
 Last Major Improvement: 2007
 Condition: Good
 Extent of Use: Heavy



Water Tower 2

6055 Highland Road
 Year Built: 2004
 Last Major Improvement: None
 Condition: Excellent
 Extent of Use: Moderate



Hidden Pines Park

Location: Intersection of White Lake Road and Hidden Pines Drive.

Size: 9 Acres

Includes: Baseball Field and parking area



Township-Owned Land

Total acreage: approx. 177 acres (including Township parks)



Judy Hawley Park

Location: Behind Township Hall, just east of the Township Annex

Size: 12 acres

Includes: Soccer fields, pavilion, play structure, basketball courts, sand volleyball court, and pathway



Ferdinand C. Vetter Park

Location: Behind Dublin Community Center on Union Lake Road

Size: 6 acres

Includes: Baseball field, picnic shelter, pathway, and play structure

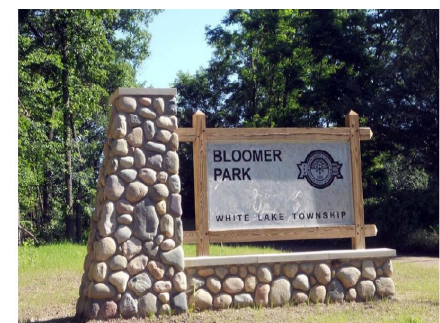


Bloomer Park

Location: West side of McKeachie Road, between Grass Lake and Jackson Roads

Size: Approximately 28 acres

Description: Picnic shelter, scenic overlook, and nature trails



Stanley Park

Location: West side of Elizabeth Lake Road, south of White Lake Library
Size: 59 acres
Description: Undeveloped; development anticipated 2023-2026



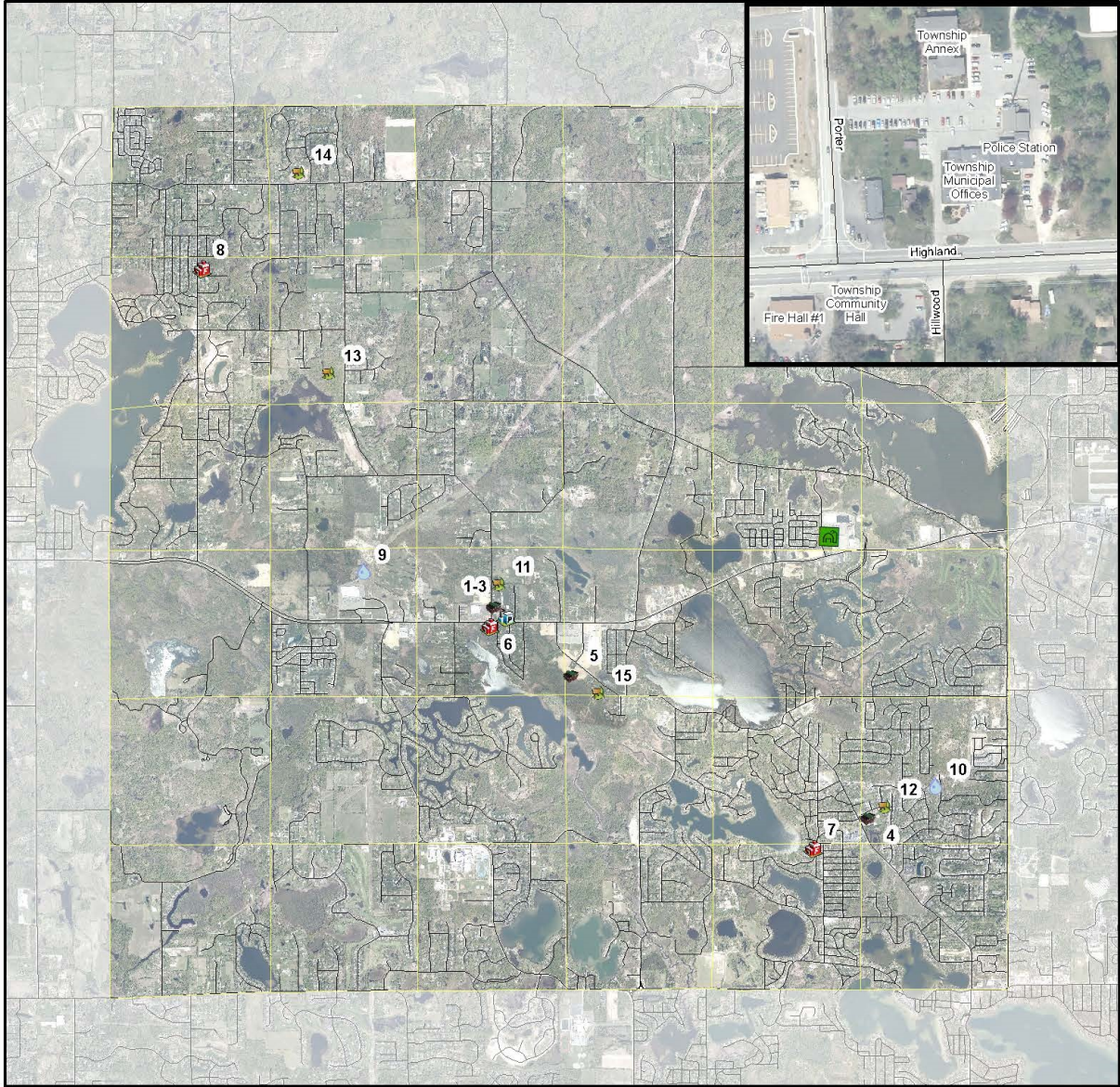
White Lake Community Hall

Address: 7500 Highland Road
Year Built: 1875 (State-designated historic site)
Last Major Renovation: 2013 (Interior)
Condition: Good
Extent of Use: Light



White Lake Charter Township

FIGURE 2-1



White Lake Charter Township



Existing Facilities

- | | | | |
|--------------------------------|--------------------------|-------------------------------|---------------------|
| | Public Facilities | | Water Towers |
| 1 - Township Municipal Offices | | 9 - Water Tower #1 | |
| 2 - Community Hall | | 10 - Water Tower #2 | |
| 3 - Township Annex | | | |
| 4 - Dublin Community Center | | Township Parks | |
| 5 - Civic Center Property | 11 - Judy Hawley Park | 12 - Ferdinand C. Vetter Park | |
| | Fire Stations | 13 - Bloomer Park | |
| 6 - Fire Hall #1 | | 14 - Hidden Pines Park | |
| 7 - Fire Hall #2 | | 15 - Stanley Park | |
| 8 - Fire Hall #3 | | Fisk Farm | |
| | Police Station | | |



3. Executive Summary

Stakeholders

The level of input from the stakeholders has greatly contributed toward the formulation of the CIP. Project profiles consisting of the Project Application Form, the Project Cost Detail Form, and the Project Rating Form were received from Parks and Recreation, Senior Center, Police Department, Fire Protection, Facilities, and Department of Public Services. Though some of the information received will require further detail, it is the most current information available until future refinements are made to the project profile.

Project Histories

Just as important as tracking current and future projects is cataloging the past accomplishments of the Capital Improvement Plan. Located in the back of the plan is a Project Histories Summary Table. This table illustrates those past projects that have been completed or canceled. Some projects are changed over time, the original project number may be dropped and new project numbers created in its place. The Project Histories Summary can be used to track the priorities of the Township over time and can help track overall investment in the community based on geographic regions.

2022 Project Histories

Capital improvements, outlined in the 2022-2027 CIP, completed during 2022:

- FD-0008 3,500-Gallon Tanker Truck — Purchased
- FD-0016 2 Cardiac Monitors — Purchased

3. Executive Summary

Projects

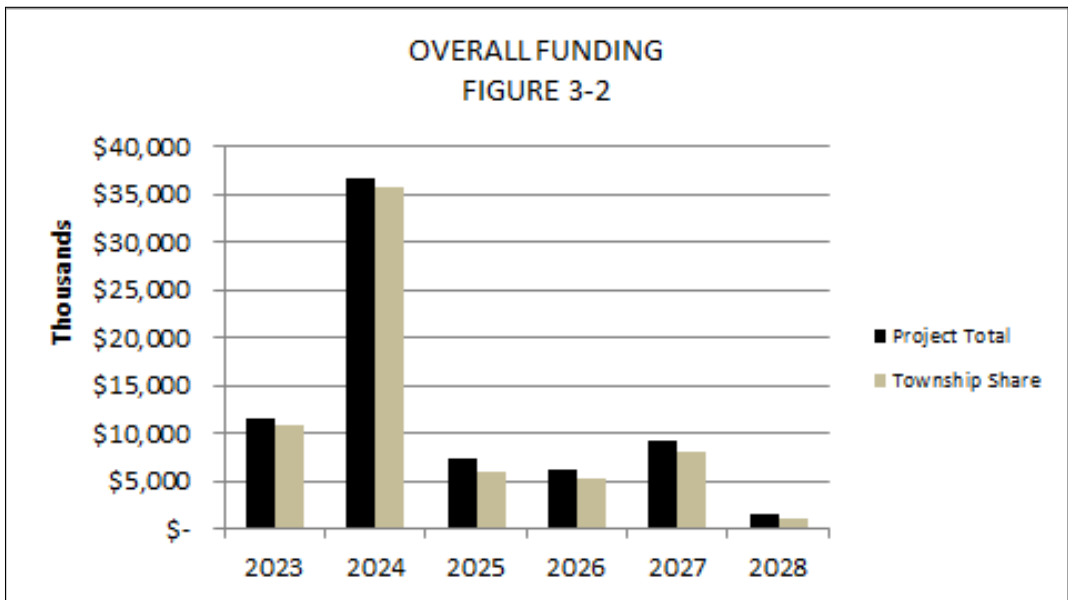
Review of the Project Summary Worksheet (found in the Appendix of this report) indicates that there are several individual projects located in the same geographic area. There are potential cost savings that can be realized by combining projects. At a minimum, mobilization, traffic control, and restoration are just some of the potential cost savings achieved by combining projects for construction. The potential grouping of projects are identified in Figure 3-1 below:

FIGURE 3-1	
Location	Project Labels
M-59, Teggerdine east 0.3 miles	BP-0003 and PK-0006
Bogie Lake Road, Huron Valley Schools to M-59	BP-0006 and SS-0003

If the funding and timing of these projects can be orchestrated, the savings are significant. The exact savings cannot be determined until a detailed project costing and analysis of the common scope between the projects is performed. Also, in the future other projects such as new facilities can be studied to determine if combining operations can realize a cost savings. Other benefits include providing a list of projects in advance in order to help establish the need for grants and funding opportunities.

Funding

This CIP has many projects that are unfunded. The limitations of funding will likely cause projects to be delayed, deferred or cancelled. Each project has a potential funding source and many are dependent on a contribution from the Township’s General Fund (GF). Many projects list funding sources from State and Federal grant programs, but those grants have not yet been secured. The following chart depicts the relationship between total project costs, and the Township’s share of those costs. Additional revenue for projects that are not completely funded by the Township will come from grants and other funding sources.



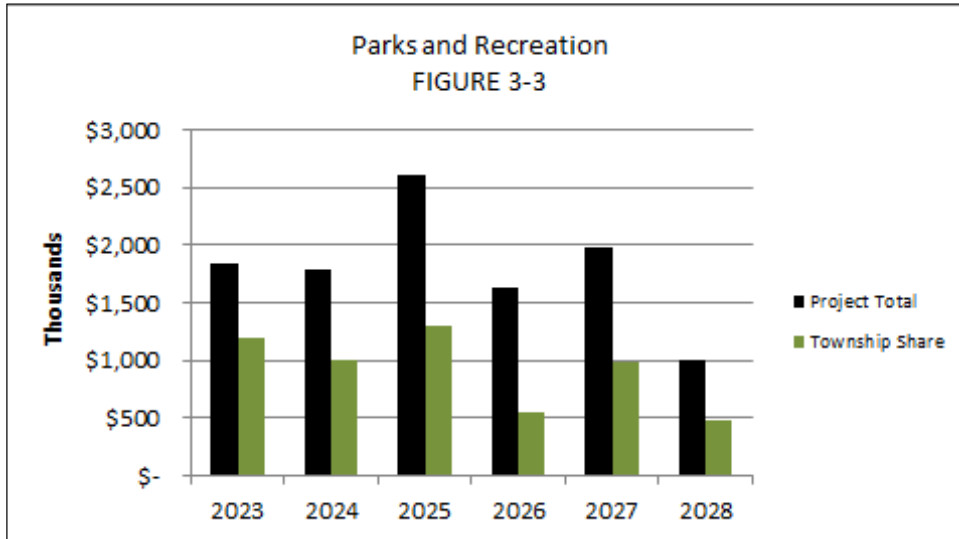
The Township’s General Fund balance at the end of fiscal year 2021 was \$6,656,202. As indicated in Figure 3-2 above, the General Fund balance is inadequate to support the Township’s share of the CIP.

Funding Components

In the following section, each of the funds shown on the Project Summary Worksheet are graphed and reported as part of the CIP with the exception of the projects listed under Internal Services.

Parks and Recreation

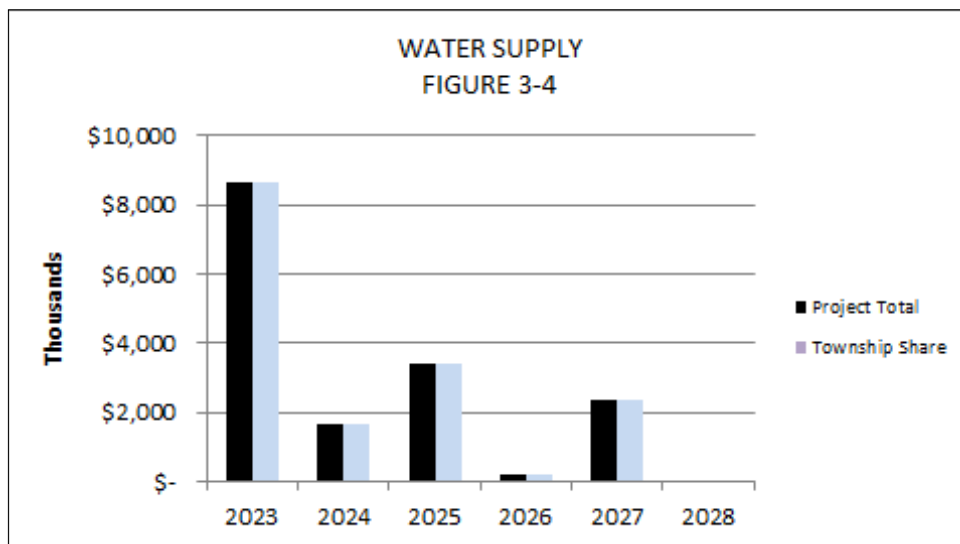
The Parks and Recreation Fund has a balance of \$976,108 as shown in the 2021 Comprehensive Annual Financial Report (CAFR). This fund balance along with a \$500,000 Land and Water Conservation Fund grant will be used to leverage park improvement projects.



Careful budgeting of the Parks and Recreation Fund will allow the level of service and maintenance of the Township’s current and future park facilities to occur until additional parks funding can be established.

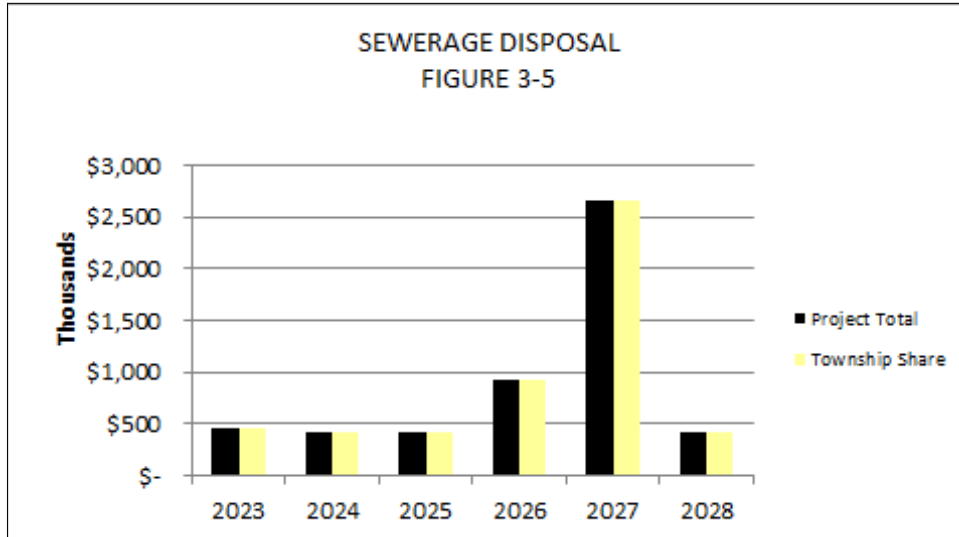
Water Supply Fund

The Water Supply Fund (WF) is an enterprise fund that is not dependent on support from the General Fund. The Water Supply Fund (WF) has a balance of \$12,533,369 as of the close of 2021. Several projects in this program area are funded using the Drinking Water Revolving Fund supplemented by the Water Supply Fund balance.



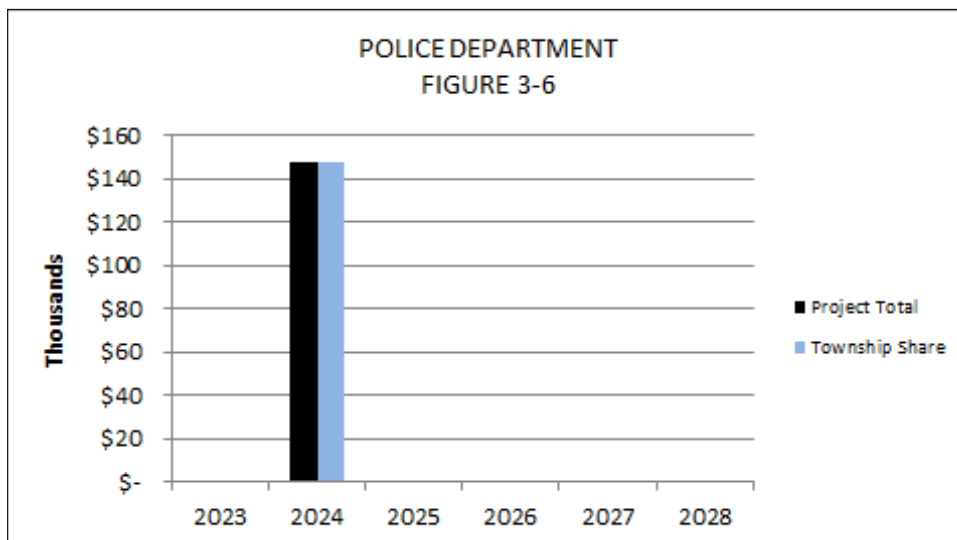
Sewerage Disposal System

Development of Sewer has been done either by private development or special assessment districts (SADs). As of 2021, the Sewer Fund (Enterprise Fund) has a balance of \$13,119,357.



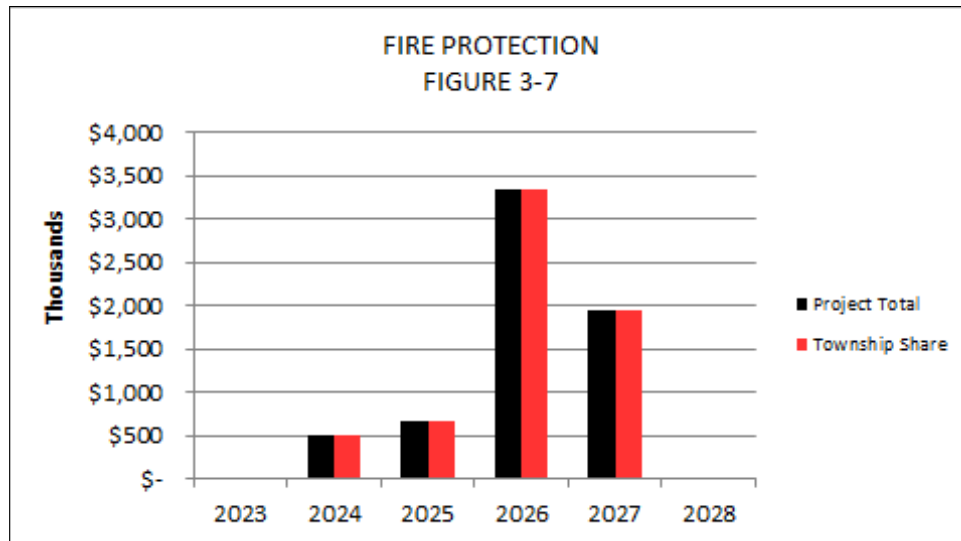
Police Department

The 2021 CAFR reports a balance of \$4,864,698 in the Police Fund. The Police Department is currently funded by a Township Millage.



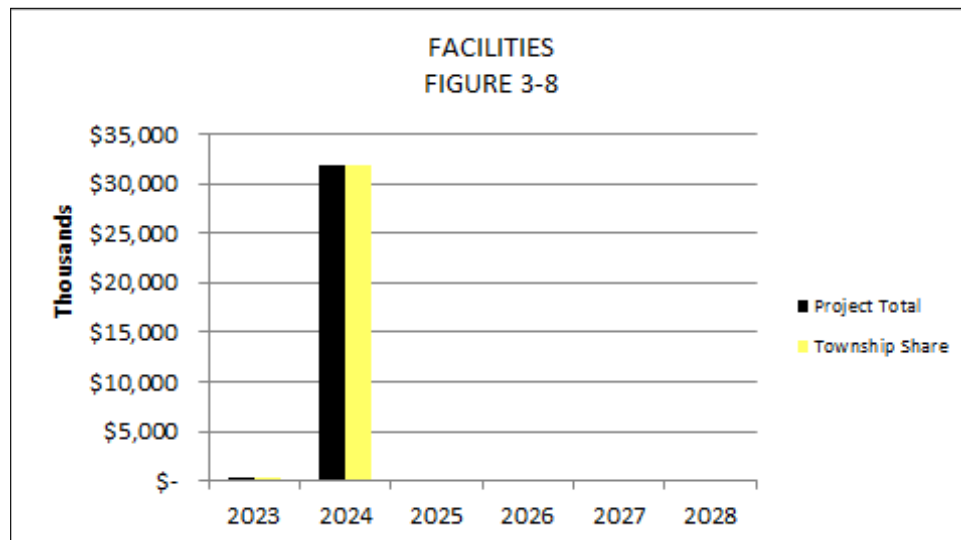
Fire Protection

The Fire Protection Fund has a balance of \$6,959,254 as reported in the 2021 CAFR. The Fire Protection Fund is supported solely through millage money.



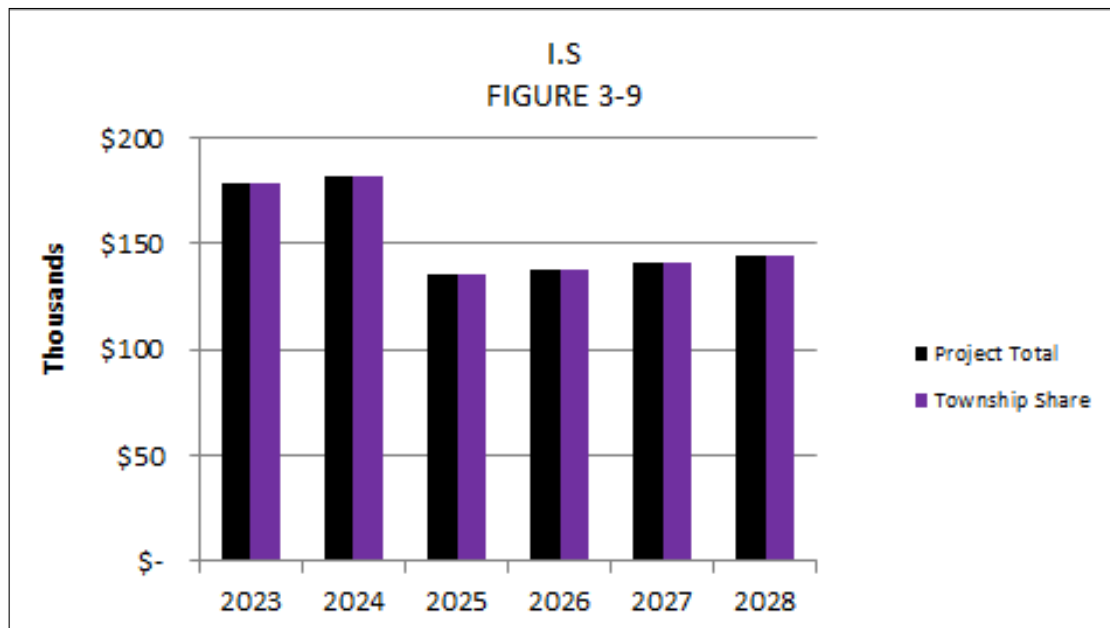
Facilities

The Township Civic Center district will have a new Public Safety Headquarters that will cost approximately \$20 million dollars and also a new Civic Center Building to replace the current Township Offices at an approximate cost of \$12 million dollars. This money will come from the Capital Project Fund and the issuance of bonds. The Township currently has \$7,842,151 available for a new Township Municipal Complex in an Improvement Revolving Fund listed in the 2021 CAFR.



Internal Services

The Internal Services used to support the operating departments are included in the CIP due to their costs that are in excess of \$50,000. As these services are collected as a charge back to the operating departments, there is no special fund involved.



4. CIP Components

The components of the Capital Improvement Plan have been compiled and reported by the following seven program areas, each representing a stakeholder in the CIP.

Section 4a. Facilities

- FA-0006 Public Safety Headquarters
- FA-0007 Township Civic Building
- FA-0009 DPS Storage/Maintenance Building

Section 4b. Fire Protection

- FD-0002 - Fire Station 2 Replacement
- FD-0006 - Fire Ladder Truck
- FD-0009 - Fire Station 3 Improvement
- FD-0017 - Structural Firefighting Gear (23)
- FD-0018 - Ambulance Replacement (2)

Section 4c. Internal Services

- IS-0002 - Fleet Vehicles (excluding Fire)
- IS-0003 - Document Management Program

Section 4d. Parks and Recreation

- BP-0002 - M-59 Pathway (Phase I)
- BP-0003 - M-59 Pathway (Phase II)
- BP-0004 - M-59 Pathway (Phase III)
- BP-0005 - Union Lake Rd. Pathway
- BP-0006 - Bogie Lake Rd. Pathway
- PK-0002 - Four Seasons Trail (Phase I)
- PK-0003 - Four Seasons Trail (Phase II)
- PK-0004 - Four Seasons Trail (Phase III)
- PK-0006 - Oxbow / M-59 Park
- PK-0008 - Hidden Pines Park
- PK-0009 - Teggerdine Trail Design
- PK-0010 - Bloomer Park (Phase II)
- PK-0011 - Community / Central Park
- PK-0012 - Stanley Park
- BP-0009 - Triangle Trail Development

Section 4e. Police Department

- PD-0002 - Mobile Command Center

Section 4f. Sanitary Sewer Disposal System

- SS-0005 - Western Outlet Sanitary Extension Phase 2
- SS-0006 - Pump Station at Lakeland High school
- SS-0007 - Upgrades & Equipment Replacement of Meijer Pump Station
- SS-0008 - Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations
- SS-0009 - SCADA Equipment to Monitor Sanitary Sewage Pump Stations (8)
- SS-0011 - Sewer Main Rehabilitation Projects

Section 4g. Water Supply System

- WS-0004 - Twin Lakes Well Replacement and Upgrades
- WS-0008 - Aspen Meadows Iron Filtration
- WS-0010 - SCADA Tower Replacement and GENSET
- WS-0011 - Water Main Extension Bogie Lake Road (M-59 to Cedar Island)
- WS-0012 - 6 - Inch Diameter Water Main Replacement
- WS-0015 - Twin Lakes I Well House Updates
- WS-0017 - Interconnection of High Pressure Districts (Elizabeth Lake Road)
- WS-0018 - Residual Chlorine Analyzers at Water Towers
- WS-0019 - Residential and Commercial Meter Replacement with AMR System
- WS-0021 - Repaint Water Tower 1
- WS-0022 - Repaint Water Tower 2
- WS-0023 - Backhoe Machine

Funding Sources Abbreviations

Building Authority	BA
Fire Protection Fund	FPF
General Fund	GF
Federal Housing and Urban Development	HUD
Michigan Dept. of Transportation Enhancement Grant	MDOT-EG
Michigan Natural Resources Trust Fund Grant	MNRTFG
Michigan Safe Routes to School Program	MSRSP
Parks & Recreation - Special Township Revenue Fund	P&RF
Police Department Fund	PDF
Road Commission Tri-Party Program	RCOCTP
Special Assessment District	SAD
Sewer Fund (Township Enterprise Fund)	SF
State Revolving Fund	SRF
United States Dept. of Transportation	USDOT
Drinking Water Revolving Fund	DWRF
Water Supply Fund (Township Enterprise Fund)	WF

4a. CIP Components - Facilities

Overview

Facilities play an important role in providing an environment that is conducive to supporting the various operating departments that provide services directly to the residents in the Township. Facilities can be new building projects, building renovations, building expansions or the cost of services to support the existing buildings if this cost is significant. Identification of significant costs to support existing building operations is an important tool in determining the cost effectiveness of operating existing public buildings.

Funding for supporting existing Facilities is normally derived by either a charge back to the budgets from the operating departments or done as a direct operating cost to General Fund. Funding for new Facilities can be accomplished by a building authority. The Township has a legally established Building Authority that would be the governing body to finance and construct any new public buildings in the Township.

On the following page, each of the Facilities projects are listed along with their cost and funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY FACILITIES (FA)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FA-0006	Public Safety Headquarters	New Construction	110	Grant, GF, Bond Issue, PDF, FPF	\$20,000,000 +/-	\$20,000,000 +/-	\$--

Project Description

This building project is for the construction of a combined Police and Fire Headquarters Building to be located on Elizabeth Lake Road. The project cost includes the 40,000 square foot building and the associated site work.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FA-0007	Township Civic Building	New Construction	96	Grant, GF, Bond Issue	\$12,000,000 +/-	\$12,000,000 +/-	\$--

Project Description

The Township Civic Building will replace the 70 year Township Office Building (circa 1949) with a modern facility that will accommodate the Township's current needs. The building will be approximately 30,000 square feet.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FA-0009	DPS Storage/Maintenance Building	New Construction	58	GF, SF, WF	\$200,000 +/-	\$200,000 +/-	\$--

Project Description

Currently gathering estimates and preliminary site plan.

4b. CIP Components - Fire Protection

Overview

Fire Protection provides a variety of vital services to Township residents. Fire Protection facilities are provided at several locations within the Township. In the CIP, new Fire Protection facilities, new Fire Protection equipment, and new Fire Protection vehicles are included under this section.

Fire Protection is principally funded by a Township Millage. Potential sources of funding for projects are the Fire Protection Fund balance, bond issue, or grants. Another possibility would be to use the Township's Building Authority to finance new fire stations.

On the following pages, each of the Fire Protection projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY FIRE PROTECTION (FD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0002	Fire Station 2 Replacement	New Construction	140	Grant, Bond Issue, BA	\$4,000,000	\$4,000,000	\$--
<u>Project Description</u> Construct a satellite fire station with living quarters and three bays.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0006	Fire Ladder Truck	New Equipment	108	FPF	\$900,000	\$900,000	\$--
<u>Project Description</u> 100-foot fire-fighting ladder truck.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0009	Fire Station 3 Improvement	New Construction	112	Grant, Bond Issue, BA, GF	\$1,000,000	\$1,000,000	\$--
<u>Project Description</u> Restoration and Addition to the existing Fire Station 3.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0017	Structural Firefighting Gear (23 sets)	New Equipment	102	FPF	\$70,000	\$70,000	\$--
<u>Project Description</u> Structural Firefighting Gear.							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0018	Ambulance Replacement (2 existing units)	New Equipment	112	FPF	\$500,000	\$500,000	\$--
<p><u>Project Description</u> Replacement of two (2) transport units / ambulances.</p>							



4c. CIP Components - Internal Services

Overview

Internal Services play an important role in supporting the various operating departments that provide services directly to the residents in the Township. While Internal Services in itself is not a “project,” the cost of this internal support is significant and bears inclusion as part of the CIP. Internal Services in this CIP are defined as computer networks, geographic information service (GIS), document storage, communications, and fleet vehicles.

There is no dedicated fund for Internal Services. Funding for Internal Services is normally derived by a charge back to the budgets from the operating departments that use or are supported by these services.

On the following page, each of the Internal Services projects are listed along with their cost and funding sources.

**CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
INTERNAL SERVICES (IS)**

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0002	Fleet	New Equipment	80	PD / GF	\$ 819,000	\$ 819,000	\$--

Project Description
Replacement of cars and trucks (except Fire Department) on an annual basis to systematize the vehicle replacement process. Estimates are for a combination of three (3) cars and two (2) trucks each year, for a total of six (6) years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0003	Document Management Program	Equipment / Professional Services	90	GF	\$100,000	\$100,000	\$--

Project Description
Project includes providing Township Departments with the necessary software and hardware needed to continue digitizing the Township's document files. Project also includes funding for contracting with private firms to help expediate the process.

4d. CIP Components - Parks & Recreation

Overview

The Parks and Recreation Master Plan outlines a variety of services to Township residents. Parks and Recreation is principally funded by a non-major special revenue fund. Potential funding for projects can be from Parks and Recreation Fund balance, grants such as Michigan Department of Natural Resources Trust Fund, County based tri-party funding, Michigan Safe Routes to School Program, Michigan Department of Transportation Enhancement Grant, Federal Housing and Urban Development.

In May 2022 the Township engaged a consultant to assist the Parks and Recreation Committee with the Parks and Recreation Master Plan update. Goals and objectives will be prepared to illustrate the vision for parks and recreation over the next 5+ years. The Plan will document desired capital improvements to meet the goals and categorize them as short-, mid-, long-term, or ongoing priorities including magnitude of cost of the proposed capital improvements. The Plan will also identify potential funding sources that might best align with the various capital projects. The Plan update will not be completed until after the current CIP update is adopted. Next years CIP update will incorporate the capital projects identified in the 2023-2027 Parks and Recreation Master Plan. Note some projects may change or may be removed and/or replaced with new projects.

On the following pages, each of the Parks and Recreation projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
PARKS AND RECREATION (BP and PK)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0002	M-59 Pathway (Phase I)	Rehabilitation	98	MDOT-EG; P&RF	\$455,000	\$155,000	\$300,000

Project Description
An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0003	M-59 Pathway (Phase II)	Rehabilitation	98	MDOT-EG; P&RF	\$455,000	\$155,000	\$300,000

Project Description
An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0004	M-59 Pathway (Phase III)	Rehabilitation	98	MDOT-EG; P&RF	\$455,000	\$155,000	\$300,000

Project Description
An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0005	Union Lake Road Pathway	Rehabilitation	98	MNRTFG; RCOCTP; P&RF	\$600,000	\$350,000	\$250,000

Project Description
The Union Lake Road corridor is the area of White Lake that contains the highest density of residential development in the Township. A pathway along the corridor is critical to provide residents with safe, non-motorized access to the homes, churches, schools, parks, retail, and other places in the area.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0006	Bogie Lake Road Pathway	New Construction	83	MDOT-EG; P&RF; MSRSP	\$1,475,000	\$875,000	\$600,000

Project Description

An important, long term, high-priority objective is the development of a Township wide system of pathways connected to the regional network. This pathway provides the north-south connection from M-59 (north) to the Township’s southern boundary and connects a complex of 3 schools to neighborhoods throughout the length of the corridor.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0002	Four Seasons Trail (Phase I)	New Construction	67	MNRTFG; P&RF; USDOT	\$455,000	\$155,000	\$300,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF; USDOT	\$455,000	\$180,000	\$275,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0004	Four Seasons Trail (Phase III)	New Construction	67	MNRTFG; P&RF; USDOT	\$255,000	\$105,000	\$150,000

Project Description

An important, long-term, high-priority objective is the development of a Township-wide pathways system. The ITC Corridor Four Seasons Trail provides a critical link between Pontiac Lake State Recreation Area and Highland Lake State Recreation Area, via the M-59 trailway. This route is included in the Oakland County Greenways Plan and should include state and regional financial participation. Construction of the trailway is expected to occur over several years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0006	Oxbow/M-59 Park	New Construction	51	MDOT-EG; P&RF; MSRSP	\$965,000	\$465,000	\$500,000

Project Description

Expansion of recreational land is critical to meet the needs of both existing and future residents, especially as vacant land becomes scarcer and the Township’s population continues to grow. This mini-park site is anticipated to serve as a rest stop and possibly a trailhead along the M-59 Pathway.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0008	Hidden Pines Park Phase II	New Construction	80	MNRTFG; P&RF, Passport Grant	\$390,000	\$225,000	\$165,000

Project Description

This property would be further developed using the Hidden Pines Park Master Plan that was completed in 2012. Improvements would include a playground as well as other park amenities.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0009	Teggerdine Trail Development Design	New Construction	78	MNRTFG, P&RF	\$150,000	\$150,000	-

Project Description

The Teggerdine Road Pathway would connect M-59 in the south to Indian Springs Metro Park in the north. This pathway would provide access at certain points to the Pontiac Lake Recreation Area. This pathway would connect to regional pathways through Indian Springs Metro Park, and through the potential development of a trail inside of the ITC transmission corridor in White Lake.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0010	Bloomer Park Phase II	New Construction	60	MNRTFG, P&RF	\$305,000	\$105,000	\$200,000

Project Description

With the completion of Bloomer Park's Phase I redevelopment in 2013 the Township seeks to complete the restoration of the northern half of the park. The second phase of development would include completing the improved pathway network and providing other park amenities including park benches.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0011	Community / Central Park	Land Acquisition & New Construction	80	MDOT-EG; P&RF; MSRSP	\$600,000	\$250,000	\$350,000

Project Description

Expansion of recreational land is critical to meet the needs of both existing and future residents, especially as vacant land becomes scarcer and the Township's population continues to grow. This mini-park site is anticipated to serve as a rest stop and possibly a trailhead along the M-59 Pathway.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0012	Stanley Park	New Construction	91	MNRTFG; P&RF; GF; Donations	\$3,250,000	\$1,750,000	\$1,500,000

Project Description

Expansion of recreational land is critical to meet the needs of both existing and future residents, especially as vacant land becomes scarcer and the Township's population continues to grow. This property is unique with frontage on Brendel Lake and location adjacent to the future Township Civic Center.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0009	Triangle Trail Development	New Construction	96	Grant(s); P&RF	\$600,000	\$450,000	\$150,000

Project Description

The incomplete portion of the Triangle Trail totals almost one (1) mile. The proposed pathway would be located on the east side of Elizabeth Lake Road extending southeast from the existing pathway along the St. Joseph Mercy property to the intersection with Teggerdine Road, then extended north along the west side of Teggerdine Road to Highland Road, and along the south side of Highland Road west from the Teggerdine Road intersection to meet the existing pathway located at the Village Lakes development.

4e. CIP Components - Police Department

Overview

The Township Police Department provides a variety of vital services to Township residents. The costs of operations and the demand for services create financial circumstances that are difficult to predict. In this CIP, special police equipment is listed as projects. Standard police cars are included as Internal Services under Fleet.

Police Department operations are funded by a major special revenue fund. Potential funding for projects can be from Police Fund balance, grants such as Homeland Security, drug forfeitures. The Police also have a four year operating millage that will collect through 2021.

On the following page, each of the Police Department projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY POLICE DEPARTMENT (PD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PD-0002	Mobile Command Center	New Equipment	65	Grants; Drug Forfeitures	\$152,000	\$152,000	\$--
<p><u>Project Description</u> A Mobile Command Center is a vehicle-based police facility, usually built around a motor home chassis. It allows command officers to provide on-scene command and control of large scale events or catastrophes.</p>							

4f. CIP Components - Sanitary Sewerage Disposal System

Overview

Sanitary Sewerage Disposal Systems do not currently provide service to all Township residents. Sewerage Disposal Systems that do exist are operated by the Water Resources Commissioner for Oakland County.

A Sanitary Sewerage Disposal Enterprise Fund was created in 2022.

The Department of Public Services completed an asset management plan in 2019 following a roughly 3 year study of the condition of the Township waste water system. Potential sources of funding for projects are the Sewer Fund, Special Assessment District (SAD), State Revolving Fund (SRF) loan program or contributions from General Fund.

On the following page, each of the Sanitary Sewerage Disposal projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
Sanitary Sewer (SS)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0005	Western Outlet Sanitary Extension Phase Two	New Construction	80	GF, SRF	\$2,240,000	\$2,240,000	\$--

Project Description
The proposed project will provide public force main sewer from the HVS Lakeland Campus north to M-59. The scope of the project will include the placement of 12" HDD directionally drilled pressure sewer (force main) with related appurtenances, pipe rework within the temporary diversion district, traffic control, pavement replacement, and restoration.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0006	Pump Station at Lakeland	New Construction	110	GF, SRF	\$500,000	\$500,000	\$--

Project Description
Installation of intermediate booster pumping station on sanitary sewer force main consisting of two submersible pumps and building housing controls and generator.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0008	Sanitary Sewer Pump Stations (7)	Rehabilitation	139	GF, SRF	\$350,000	\$350,000	\$--

Project Description
Replacement of pumping equipment, controls, and addition of VFD's (Variable Frequency Drive). VFD's will provide better system control and operational cost savings.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0009	SCADA Equipment for Pump Stations	New Construction	143	GF, SRF	\$240,000	\$240,000	\$--

Project Description
Upgrade SCADA at eight sanitary sewage pump stations to provide the Township real time data for operation, alarms, and control.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY Sanitary Sewer (SS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0011	Sewer Main Rehabilitation Projects	Rehabilitation	137	GF, SRF	\$2,206,979	\$2,206,979	\$--
<p><u>Project Description</u> Approximately 8,500 linear feet.</p>							

4g. CIP Components - Water Supply System

Overview

The Municipal Water Supply System that is owned and operated by the Township and administered by the Department of Public Services does not provide service to all Township residents. The Municipal Water Supply System derives its water from underground aquifers and is used for fire protection and domestic consumption. Many areas of the Township currently operate with private wells as their source of potable water supply.

The Township has a Water Enterprise Fund listed in the 2021 Comprehensive Annual Financial Report (CAFR). This Water Fund is managed by the Department of Public Services.

The Department of Public Services completed an asset management plan in 2017 following a roughly 3 year study of the condition of the Township water system. Potential sources of funding for Water Supply projects are the Water Fund balance, Drinking Water Revolving Fund (DWRF), revenue bonds, special assessment districts (SAD's), or contributions from General Fund.

On the following page, each of the Water Supply projects are listed along with their cost and potential funding sources.

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
WATER SUPPLY (WS)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0004	Twin Lakes I Well Replacement and Upgrades	Rehabilitation	126	DWRF, WF	\$423,675	\$407,675	\$16,000

Project Description
The Township proposes to install a new well and pump at Twin Lakes I well site to replace the smaller capacity well at the site. This will require discussion with the MDEQ water bureau, site investigation using test/production well(s) to evaluate aquifer capacities, engineering design, permitting, identifying funding sources, contract administration and construction.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0008	Aspen Meadows Iron Filtration and Sewer Connection	New Construction	125	DWRF	\$5,500,000	\$5,500,000	\$--

Project Description
The Township proposes to install a new iron filtration and sewer connection at Aspen Meadows well site. The iron filtration will help reduce iron and manganese at the lower used well house (about 6% of total water pumped) and second highest iron amount.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0010	SCADA Tower Replacement and GENSET	Rehabilitation	80	WF, DWRF	\$52,000	\$52,000	\$--

Project Description
Replace Supervisory Control and Data Acquisition (SCADA) Tower at Water Office with a new tower, romex cable, new cement pad with anchors and locate at least 170 feet to the east on Highland Road. The current tower is twenty five years old and is oxidizing at the bolts and bottom tower brackets. The current tower is near the end of its life cycle. Also, the Water Department will need to upgrade the onsite gen set to backup the SCADA system.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0011	Water Main Extension Bogie Lake Road (M-59 to Cedar Island)	New Construction	90	WF,DWRF	\$3,750,000	\$3,750,000	\$--
<p><u>Project Description</u> 12-Inch Diameter Water Main Extension along Bogie Lake Road from M-59 to the south to Cedar Island Road or Lakeland High School Campus bolts and bottom tower brackets. The current tower is near the end of its life cycle. Also, the Water Department will need to upgrade the onsite gen set to backup the SCADA system.</p>							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0012	6-Inch Water Main Replacement (9,000ft)	Rehabilitation	114	WF, DWRF	\$2,275,000	\$2,275,000	\$--
<p><u>Project Description</u> Replace 6-inch diameter water main in Colony Heights, Twin Lakes Village, and Suburban Knolls for better system pressures and fire flows.</p>							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0015	Twin Lakes Well House Upgrades	Rehabilitation	108	WF, DWRF	\$1,000,000	\$1,000,000	\$--
<p><u>Project Description</u> Update controls, piping, and instrumentation to allow efficient operation of the Twin Lakes well house.</p>							

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
WATER SUPPLY (WS)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0017	High Pressure Districts Elizabeth Lake Road	New Construction	90	WF, DWRF	\$3,125,000	\$3,125,000	\$--

Project Description

The interconnect will allow the high pressure district to utilize both elevated towers for storage at Aspen Meadows and Village Acres well houses for water supply. This will increase system reliability.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0018	Residual Chlorine Analyzer for Water Towers	New Construction	146	WF, DWRF	\$50,000	\$50,000	\$--

Project Description

Residual Chlorine Analyzers will allow monitoring of water quality both in an out of the Townships water towers. It will allow adjustments of chlorine feed rates to maintain minimum chlorine residuals throughout the water system as required by regulations.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0019	Meter Replacement	Rehabilitation	82	WF, DWRF	\$1,000,000	\$1,000,000	\$--

Project Description

The water system meters in older subdivisions are reaching or exceeding their useful life. As meters age they deteriorate and develop inaccuracies in readings. Replacing meters will provide homeowners with the proper readings and provide accurate billing of water usage.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0021	Repaint Water Tower 1	Rehabilitation	127	WF, DWRF	\$424,000	\$424,000	\$--

Project Description

Exterior overcoat polyurethane paint. Complete wet interior repaint.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0022	Repaint Water Tower 2	Rehabilitation	127	WF, DWRF	\$196,000	\$196,000	\$--
<p><u>Project Description</u> Exterior overcoat polyurethane paint. Dry interior partial repaint.</p>							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0023	Backhoe Machine	New Equipment	74	WF, DWRF	\$100,000	\$100,000	\$--
<p><u>Project Description</u> Purchase a Backhoe Machine to assist in day to day department operations.</p>							



Appendix

Excerpt from the Michigan Planning Enabling Act of 2008:

**MICHIGAN PLANNING ENABLING ACT (EXCERPT)
Act 33 of 2008**

125.3865 Capital improvements program of public structures and improvements; preparation; basis.

Sec. 65.

(1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.

(2) Any township may prepare and adopt a capital improvement program. However, subsection (1) is only mandatory for a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system.

History: 2008, Act 33, Eff. Sept. 1, 2008

Charter Township of White Lake Capital Improvement Plan – Project Application

Project Title: [Click here to enter text.](#)
Program Area: [Choose an item.](#)
Prepared By: [Click here to enter text.](#)
Date Prepared: [Click here to enter a date.](#)
CIP ID #: [Click here to enter text.](#)

Project Description: Provide a brief (1-2 paragraph) description of project:

[Click here to enter text.](#)

Planning Context: Is the project part of an Adopted Program, Policy or Plan?

Yes or No

[Choose an item.](#) If yes, identify Program, Policy or Plan

[Click here to enter text.](#)

List the adopted program or policy, and how this project directly or indirectly meets these objectives:

[Click here to enter text.](#)

Planning Context: Is the Township Legally Obligated to perform this service? (E.G. Federal or State Law, Consent Judgment, etc.)

Yes or No

[Choose an item.](#)

If yes, please describe Township’s Obligation:

[Click here to enter text.](#)

Schedule: Estimated project beginning and ending dates. If project will take several years to complete, fill out Form 2. If applicable, be sure to include any work done in prior years, including studies or other planning:

[Click here to enter text.](#)

Coordination: Please identify if this project is dependant upon one or more other CIP projects, and describe what the relationship is:

[Click here to enter text.](#)

Project Priority: Low, Medium, High

[Choose an item.](#) Priority within Program Area

[Choose an item.](#) Priority for the Township

Capital Improvement Plan – Project Application

Prior Approval: Is this project included the prior year’s budget?
Has this project been approved by the Township Board, Commission or Authority?

Yes or No
Choose an item.
If Yes, Choose an item.

Total Estimated Cost: In today’s dollars (Amount shown here should agree with total on Form 2)

[Click here to enter text.](#)
List all funding options available for this project.

[Click here to enter text.](#)

Recommended funding option(s) to be used? (i.e: Operating Revenues, Grants, Fund Balance, Bond Issue etc...)

[Click here to enter text.](#)

Basis of Cost Estimate: Please check the following

[Choose an item.](#)

Impacts. Describe potential loss of service, benefit or opportunity if the project is not included in the C.I.P.

[Click here to enter text.](#)

CHARTER TOWNSHIP OF WHITE LAKE
 Capital Improvement Plan
 Project Cost Detail

Project ID _____
 Category _____

Project Construction Components	Prior Year	Budget Year	Budget Year 2	Budget Year 3	Budget Year 4	Budget Year 5	Budget Year 6	Totals	TWP Share
Preliminary Engineering								\$ -	-
Right of Way or Easement Services								\$ -	-
Land Acquisition								\$ -	-
Geotechnical Engineering								\$ -	-
Environmental Services								\$ -	-
Contractor payments								\$ -	-
Construction Engineering								\$ -	-
Depreciable equipment or facilities								\$ -	-
Post Construction Monitoring								\$ -	-
Finance Costs								\$ -	-
Other Construction Costs								\$ -	-
Total Construction Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Costs									
Contracted Services								0	
Staff								0	
Routine Maintenance								0	
Utilities, Insurance, Communication								0	
Other								0	
Total Operating Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

10/5/2009

WLT_Project Costing Form template template

CHARTER TOWNSHIP OF WHITE LAKE Capital Improvement Plan Project Evaluation Form		Project ID		
Rater Name:	Score Range	Rater Score	Weight	Total Points
1. Contribution to Health, Safety & Welfare			5	0
Eliminates a known hazard (accident history)	5			
Eliminates a potential hazard	4			
Materially contributes	3			
Minimally contributes	1			
No impact	0			
2. Project Needed to Comply with Local, State or Federal Law				5
Yes	5			
No	0			
3. Project Conforms to Adopted Program, Policy or Plan			4	0
Project is consistent with adopted City Council policy or plan	5			
Project is consistent with Administrative policy	3			
No policy / plan in place	0			
4. Project Remediates as Existing or Projected Deficiency			3	0
Completely Remedy Problem	5			
Partially Remedy Problem	3			
No	0			
5. Will Project Upgrade Facilities			3	0
Rehabilitates / upgrades existing facility	5			
Replaces existing facility	3			
New facility	1			
6. Contributes to Long-term Needs of Community			2	0
More than 30 years	5			
21 - 30 years	4			
11 - 20 years	3			
4 - 10 years	2			
3 years or less	1			
7. Annual Impact on Operating Costs Compared to Operating Costs assuming the project proceeds			2	0
Net Cost Savings	5			
No Change	4			
Minimal increase (>\$25,000)	3			
Moderate Increase (\$25,000 - \$100,000)	2			
Major Increase (>\$100,000)	1			
8. Annual Impact on Operating Costs Compared to Operating Costs assuming the project does not proceed				2
Major Impact (> \$100,000)	5			
Moderate Impact (\$50,000 - \$100,000)	3			
Minor Impact (\$25,000-\$50,000)	2			
Minimal Impact (< \$25,000)	1			
None	0			
9. Service Area of Project			2	0
Regional	5			
Township-Wide	4			
Several neighborhoods	3			
One neighborhood or less	1			
10. Department Priority			2	0
High	5			
Medium	3			
Low	1			
11. Project Delivers Level of Service Desired by Community			2	0
High	5			
Medium	3			
Low	1			



Project Number	Project Title	Category	Rating	Potential Funding Sources	Summary				To Date		Budget Year 2023		Budget Year 2024		Budget Year 2025		Budget Year 2026		Budget Year 2027		Budget Year 2028		Remarks		
					Project Total	Township Share	Other Funding	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total		Township Share	
PARKS & RECREATION	BP-0002	M-59 Pathway (Phase I)	Rehabilitation	98	MDOT-EG; P&RF	\$ 455,000	\$ 155,000	\$ 300,000	\$ -	\$ -	\$ 450,000	\$ 150,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	MDOT-EG Funding (\$300,000)		
	BP-0003	M-59 Pathway (Phase II)	Rehabilitation	98	MDOT-EG; P&RF	\$ 455,000	\$ 155,000	\$ 300,000	\$ -	\$ -	\$ 32,000	\$ 32,000	\$ 419,000	\$ 119,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	MDOT-EG Funding (\$300,000)	
	BP-0004	M-59 Pathway (Phase III)	Rehabilitation	98	MDOT-EG; P&RF	\$ 455,000	\$ 155,000	\$ 300,000	\$ -	\$ -			\$ 32,000	\$ 32,000	\$ 419,000	\$ 119,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	MDOT-EG Funding (\$300,000)	
	BP-0005	Union Lake Road Pathway	New Construction	96	MNRTFG; RCCTP; P&RF	\$ 600,000	\$ 350,000	\$ 250,000	\$ -	\$ -	\$ 45,000	\$ 45,000	\$ 550,000	\$ 300,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	MNRTFG & RCCTP Funding (\$250,000)	
	BP-0006	Bogie Lake Road Pathway	New Construction	83	MDOT-EG; P&RF; MSRSP	\$ 1,475,000	\$ 875,000	\$ 600,000	\$ -	\$ -	\$ 1,020,000	\$ 670,000	\$ 450,000	\$ 200,000			\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	MDOT-EG & MSRSP Funding (\$600,000)
	PK-0002	Four Seasons Trail (Phase I)	New Construction	67	MNRTFG; P&RF; USDOT	\$ 455,000	\$ 155,000	\$ 300,000	\$ -	\$ -							\$ 450,000	\$ 150,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	MNRTFG Funding (\$300,000)
	PK-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF; USDOT	\$ 455,000	\$ 180,000	\$ 275,000	\$ -	\$ -							\$ 450,000	\$ 175,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	MNRTFG Funding (\$275,000)
	PK-0004	Four Seasons Trail (Phase III)	New Construction	67	MNRTFG; P&RF; USDOT	\$ 295,000	\$ 105,000	\$ 190,000	\$ -	\$ -							\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	MNRTFG Funding (\$150,000)
	PK-0006	Oxbow M-59 Park	New Construction	51	MDOT-EG; P&RF; MSRSP	\$ 965,000	\$ 465,000	\$ 500,000	\$ -	\$ -							\$ 1,000	\$ 1,000			\$ 965,000	\$ 465,000			MNRTFG & MSRSP Funding (\$175,000)
	PK-0008	Hidden Pines Park Development	New Construction	80	MNRTFG; P&RF	\$ 390,000	\$ 225,000	\$ 165,000	\$ -	\$ -											\$ 390,000	\$ 225,000			
	PK-0009	Toggerdine Trail Development Design	New Construction	78	MNRTFG; P&RF	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -				\$ 150,000	\$ 150,000										
	PK-0010	Bloomer Park Phase II Development	New Construction	60	MNRTFG; P&RF	\$ 305,000	\$ 105,000	\$ 200,000	\$ -	\$ -							\$ 300,000	\$ 100,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	MNRTFG Funding (\$200,000)
	PK-0011	Community / Central Park	New Construction	80	MNRTFG; P&RF	\$ 600,000	\$ 250,000	\$ 350,000	\$ -	\$ -											\$ 600,000	\$ 250,000			
	PK-0012	Stanley Park	New Construction	91	MNRTFG; P&RF; GF; Donations	\$ 3,250,000	\$ 1,750,000	\$ 1,500,000	\$ -	\$ -	\$ 1,250,000	\$ 750,000			\$ 1,000,000	\$ 500,000					\$ 1,000,000	\$ 500,000			
	BP-0009	Triangle Trail Development	New Construction	96	Grant(s); P&RF	\$ 600,000	\$ 450,000	\$ 150,000	\$ -	\$ -	\$ 600,000	\$ 450,000													Ralph C. Wilson, Jr. Foundation (\$150,000)
Subtotals					\$ 10,865,000	\$ 5,525,000	\$ 5,340,000	\$ -	\$ -	\$ 1,850,000	\$ 1,200,000	\$ 1,797,000	\$ 997,000	\$ 2,604,500	\$ 1,304,500	\$ 1,627,000	\$ 552,000	\$ 982,000	\$ 982,000	\$ 1,004,500	\$ 489,500				
WATER SUPPLY	WS-0004	Twin Lakes 1 Well House Upgrades	Rehabilitation	126	DWRF; WF	\$ 423,675	\$ 407,675	\$ 16,000	\$ -	\$ -			\$ 408,675	\$ 392,675	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000			
	WS-0008	Aspen Meadows Iron Filtration and Sewer connection	Rehabilitation	87	DWRF; WF	\$ 5,500,000	\$ 5,500,000	\$ -	\$ -	\$ -	\$ 4,400,000	\$ 4,400,000													
	WS-0010	SCADA Tower Replacement and GENSET	Rehabilitation	92	WF; DWRF	\$ 52,000	\$ 52,000	\$ -	\$ -	\$ -	\$ 52,000	\$ 52,000													
	WS-0011	Water Main Extension Bogie Lake (M-59 to Cedar Island)	New Construction	90	DWRF; WF	\$ 3,750,000	\$ 3,750,000	\$ -	\$ -	\$ -	\$ 3,375,000	\$ 3,375,000													
	WS-0012	6-inch diameter Water Main Replacement (9,100 ft.)	Rehabilitation	114	DWRF; WF	\$ 2,275,000	\$ 2,275,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,275,000	\$ 2,275,000			
	WS-0015	Twin Lakes 1 Well House Upgrades	Rehabilitation	108	DWRF; WF	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000												
	WS-0017	Interconnection of High Pressure Districts (Elizabeth Lake Road)	New Construction	90	DWRF; WF	\$ 3,125,000	\$ 3,125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125,000	\$ 3,125,000										
	WS-0018	Residual Chlorine Analyzers @ both Towers	New Construction	146	DWRF; WF	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000													
	WS-0019	Residential and Commercial Meter Replacement w/ AMR System	Rehabilitation	92	DWRF; WF	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 100,000	\$ 100,000			
	WS-0021	Repaint Water Tower 1	Rehabilitation	127	DWRF; WF	\$ 424,000	\$ 424,000	\$ -	\$ -	\$ -	\$ 424,000	\$ 424,000													
	WS-0022	Repaint Water Tower 2	Rehabilitation	127	DWRF; WF	\$ 196,000	\$ 196,000	\$ -	\$ -	\$ -	\$ 196,000	\$ 196,000													
	WS-0023	Backhoe Machine	New Equipment	74	DWRF; WF	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,000	\$ 97,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	
	Subtotals					\$ 17,900,675	\$ 17,884,675	\$ 16,000	\$ -	\$ -	\$ 8,645,000	\$ 8,645,000	\$ 1,660,675	\$ 1,644,675	\$ 3,427,000	\$ 3,427,000	\$ 206,000	\$ 206,000	\$ 2,381,000	\$ 2,381,000	\$ 6,000	\$ 6,000			
	SANITARY	SS-0005	Western Outlet Sanitary Extension, Phase II	New Construction	87	GF; SRF	\$ 2,240,000	\$ 2,240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		SS-0006	Pump Station at Lakeland High School (when necessary)	New Construction	110	GF; SRF	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SS-0008		Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations	Rehabilitation	143	GF; SRF	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333	\$ 58,333		
SS-0009		SCADA Equipment to Monitor Sanitary Sewage Pump Stations (x8)	New Construction	143	GF; SRF	\$ 240,000	\$ 240,000	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000													
SS-0011		Sewer Main Rehabilitation Projects	Rehabilitation	137	GF; SRF	\$ 2,206,979	\$ 2,206,979	\$ -	\$ -	\$ -	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	\$ 367,830	
Subtotals					\$ 5,336,979	\$ 5,336,979	\$ -	\$ -	\$ -	\$ 466,163	\$ 466,163	\$ 426,163	\$ 426,163	\$ 426,163	\$ 426,163	\$ 926,163	\$ 926,163	\$ 2,666,163	\$ 2,666,163	\$ 426,163	\$ 426,163				
P. D.	PD-0002	Mobile Command Center	New Equipment	65	Grants; Drug Forfeitures	\$ 152,000	\$ 152,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,000	\$ 148,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		
	Subtotals					\$ 152,000	\$ 152,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,000	\$ 148,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		
FIRE	FD-0002	Fire Station No 2 Replacement	New Construction	140	Grant; Bond Issue; BA	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 1,950,000	\$ 1,950,000	\$ 1,950,000	\$ 1,950,000	\$ 1,950,000	\$ 1,950,000	\$ 1,950,000			
	FD-0006	Fire Ladder Truck	New Equipment	108	FPF	\$ 900,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000			
	FD-0009	Fire Station No 3 Improvement	New Construction	112	Grant; Bond Issue; BA; GF	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000			
	FD-0017	Structural Firefighting Gear (23 sets)	New Equipment	102	FPF	\$ 70,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	FD-0018	Ambulance Replacement (2 existing units)	New Equipment	112	FPF	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Subtotals					\$ 6,470,000	\$ 6,470,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 670,000	\$ 670,000	\$ 3,350,000	\$ 3,350,000	\$ 1,950,000	\$ 1,950,000	\$ -	\$ -		
FACILITIES	FA-0006	Public Safety Headquarters	New Construction	110	Grant; Bond Issue; PDF; FPF; GF	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 19,950,000	\$ 19,950,000											
	FA-0007	Township Civic Building	New Construction	96	Grant; GF; Bond Issue	\$ 12,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 11,950,000	\$ 11,950,000											
	FA-0009	DPS Storage/Maintenance Building	New Construction	58	GF; SF; WF	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000													
	Subtotals					\$ 32,200,000	\$ 32,200,000	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 31,900,000	\$ 31,900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
I.S.	IS-0002	Fleet (excluding Fire Dept)	New Equipment	80	PD / GF	\$ 660,000	\$ 660,000	\$ -	\$ -	\$ -	\$ 129,000	\$ 129,000	\$ 132,000	\$ 132,000	\$ 135,000	\$ 135,000	\$ 138,000	\$ 138,000	\$ 141,000	\$ 141,000	\$ 144,000	\$ 144,000			
	IS-0003	Township Document Management Program	Professional Services	90	GF	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000											
	Subtotals					\$ 760,000	\$ 760,000																		

PROJECT HISTORY

Project Number	Project Title	Category	Rating	Potential Funding Sources	Summary		To Date		Budget Year 2011		Budget Year 2012		Budget Year 2013		Budget Year 2014		Budget Year 2015		Budget Year 2016		Budget Year 2017		Remarks		
					Project Total	Township Share	Other Funding	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total		Township Share	
PARKS & RECREATION	BP-0001	M-59 Pathway, Across the Huron River (North)	New Construction	99	HUD Grant (\$147,000); P&RF	\$ 201,300	\$ 54,300	\$ 147,000	\$ 19,800	\$ 19,800	\$ 62,500	\$ 15,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	Project Canceled for new location		
	PK-0001	Bloomer Park Redevelopment	Rehabilitation	72	MNRTFG; P&RF	\$ 444,000	\$ 94,000	\$ 350,000			\$ 30,000	\$ 30,000	\$ 407,500	\$ 57,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	Completed project		
	BP-0007	M-59 Pathway, Across the Huron River (North)	New Construction	99	HUD Grant (\$147,000); P&RF	\$ 226,660	\$ 39,830	\$ 147,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,830	\$ 39,830				Completed project	
WATER SUPPLY	WS-0001	Mid-East M-59 and Cranberry Meadows Water	New Construction	124	DWRF, WF	\$ 1,481,000	\$ 890,000	\$ 591,000	\$ 192,000	\$ 115,000	\$ 258,000	\$ 155,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	Completed project		
	WS-0002	Hurondale Booster Pump Station	New Construction	96	DWRF, WF	\$ 257,000	\$ 155,000	\$ 102,000	\$ 40,000	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	Completed project		
	WS-0003	East M-59 and Pontiac Lake Road Water Main	New Construction	105	DWRF, WF	\$ 872,000	\$ 524,000	\$ 348,000	\$ 112,000	\$ 67,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	Completed project		
	WS-0005	Update the Auto Meter Read System	Rehabilitation	124	WF	\$ 50,000	\$ 50,000	\$ -	\$ -															Completed project	
	WS-0009	Hydrant Standardization	Rehabilitation	125	WF, FPF	\$ 50,000	\$ 50,000	\$ -	\$ -															Project reduced in scope and value; deleted from CIP	
	WS-0013	WFD Installation on seven Well Pumps	Rehabilitation	123	DWRF, WF	\$ 140,000	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed project	
WS-0014	SCADA System Updates at seven sites	Rehabilitation	146	DWRF, WF	\$ 52,500	\$ 52,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed project		
SEWER	SS-0001	M-59 East Sanitary Sewer	New Construction	101	SRF, SF	\$ 223,000	\$ 223,000	\$ -	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	Completed project		
	SS-0002	M-59 Mid-East	New Construction	99	SRF, SF	\$ 148,000	\$ 148,000	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	Completed project		
	SS-0003	Western Outlet Sanitary Extension, Phase I	New Construction	87	SAD, SRF	\$ 978,015	\$ 978,015	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 928,015	\$ 928,015	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	Completed project		
	SS-0004	Infrastructure Geospatial Mapping	Prof. Services	112	WF, SF, GF	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed	
P.D.	FD-0003	Fire Station No3 Replacement	New Construction	140	Grant, Bond Issue, BA	\$ 1,351,000	\$ 1,351,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,300,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	Replaced with FD-0009; Addition to existing Fire Station	
	FD-0004	Fire Station No1 Replacement	New Construction	110	Grant, Bond Issue, BA	\$ 3,131,000	\$ 3,131,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 17,000	\$ 17,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	Project Replaced with FA-0005	
	FD-0005	Fire Pumper Truck (x3)	New Equipment	108	FPF	\$ 1,694,000	\$ 1,694,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,680,000	\$ 1,680,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	Completed project	
	FD-0007	Fire Pumper Truck	New Equipment	108	FPF	\$ 439,000	\$ 439,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	Project Removed. Combined with FD-0005	
	FD-0010	Ambulances (2 each), medium duty	New Equipment	117	FPF	\$ 346,000	\$ 346,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,000	\$ 320,000	\$ 8,000	\$ 8,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	Completed project	
	FD-0012	Administrative Vehicles (x2)	New Equipment	80	FPF, GF	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ (60,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed project
	FD-0013	Rescue 1 Refurbishment	Rehabilitation	143	FPF	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	Completed project
	FACILITIES	FA-0001	Multi-Purpose Operation Building	New Construction	99	GF, Bond Issue, BA	\$ 12,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 5,000,000	\$ 6,500,000	\$ 6,500,000	\$ -	\$ -			Project on-hold being replaced with FA-0004
FA-0002		New Township Library	New Construction	99	GF, Bond Issue, BA																				
FA-0003		Senior Center Building Addition	New Construction	80	GF, Bond Issue, BA																				
FA-0004		Township Hall Renovations	Rehabilitation	107	GF, Bond Issue, BA	\$ 7,000,000	\$ 7,000,000																\$ 7,000,000	Project Replaced with FA-0007	
PD-0001	New Police Building	New Construction	103	Grant, Bond Issue, BA																			\$ 7,000,000	Project Replaced with FA-0006	
I.S.	IS-0001	Digitized Documents (Storage & Retrieval)	Internal Services	80	GF	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	Project reduced in scope and value; deleted from CIP	
	IS-0003	Senior Shuttle Bus	New Equipment	93	GF, Grant, Donations	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 11,000	\$ 11,000	\$ 12,000	\$ 12,000	\$ 13,000	\$ 13,000	\$ 14,000	\$ 14,000	\$ 13,000	\$ 13,000	\$ 14,000	\$ 14,000	
Abbreviations																									
Building Authority		BA																							
Drinking Water Revolving Fund		DWRF																							
Fire Protection Fund		FPF																							
General Fund		GF																							
Federal Housing and Urban Development		HUD																							
Michigan Dept of Transportation Enhancement Grant		MDOT-EG																							
Michigan Natural Resources Trust Fund grant		MNRTFG																							
Michigan Safe Routes to Schools Program		MSRSP																							
Parks & Recreation - Special Township Revenue Fund		P&RF																							
Road Commission Tri-party Program		RCOCTP																							
Special Assessment District		SAD																							
Sewer Fund (Township Enterprise Fund)		SF																							
State Revolving Fund		SRF																							
United States Department of Transportation		USDOT																							
Water Fund Township (Enterprise Fund)		WF																							

PROJECT HISTORY

Project Number	Project Title	Category	Rating	Potential Funding Sources	Summary			To Date		Budget Year 2018		Budget Year 2019		Budget Year 2020		Budget Year 2021		Budget Year 2022		Budget Year 2023		Budget Year 2024		Budget Year 2025		Budget Year 2026				
					Project Total	Township Share	Other Funding	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share		Project Total	Township Share
PARKS & RECREATION	PK-0007	Brandel Lake Campground Acquisition	Land Acquisition	51	MNRTFG, P&RF	\$ 1,372,400	\$ 483,000	\$ 889,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed (MNRTFG)	
	PK-0005	Brandel Lake Property Acquisition	Land Acquisition	59	MNRTFG, P&RF	\$ 700,000	\$ 231,000	\$ 469,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Replaced by PK-0007	
	BP-0008	Triangle Trail Development Design	Prof. Services	96	Grant (\$50,000), P&RF	\$ 55,000	\$ 5,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
WATER SUPPLY	WS-0016	Hillview Well House Upgrades	Rehabilitation	108	DWRF, WF	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	WS-0020	Twin Lakes II Well House Upgrades	Rehabilitation	127	DWRF, WF	\$ 178,000	\$ 178,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	WS-0007	Additional Tank No. 1 Feed	New Construction	71	WF	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed	
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
SANITARY	SS-0007	Meijer Pump Station Upgrade / Replacement	Rehabilitation	130	GF, SRF	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	SS-0010	Shotwell Gravity Rehabilitation	Rehabilitation	137	GF, SRF	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
P.D.					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
FIRE PROTECTION	FD-0001	Fire Station Land Acquisition	Land Acquisition	113	Grant, Bond Issue, BA	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed	
	FD-0008	Fire Tanker Truck	New Equipment	120	FPF	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	FD-0011	SCBA Replacement	New Equipment	137	FPF, Grant	\$ 856,000	\$ 856,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	FD-0012	Administrative Vehicles (x2)	New Equipment	80	FPF, GF	\$ 60,000	\$ 60,000	\$ 60,000	\$ (60,000)	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	FD-0013	Rescue One Refurbishment	Rehabilitation	143	FPF, GF	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed
	FD-0014	Rescue Air Boat	New Equipment	75	FPF, GF	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed
	FD-0015	Fire Station No 3 Transporting Unit / Ambulance	New Equipment	112	FPF	\$ 220,000	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
FD-0016	Cardiac Monitors (x2)	New Equipment	82	FPF	\$ 70,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed		
FACILITIES	FA-0005	Municipal Facilities (All Departments)	New Construction	107	GF, Bond Issue, Grant	\$ 20,325,000	\$ 20,325,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Replaced by FA-006 & FA-007	
	FA-0008	Township Hall Genset	New Equipment	97	GF, PDF, FPF	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed (< \$50,000)	
I.S.					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

- Abbreviations
- Building Authority BA
 - Drinking Water Revolving Fund DWRF
 - Fire Protection Fund FPF
 - General Fund GF
 - Federal Housing and Urban Development HUD
 - Michigan Dept of Transportation Enhancement Grant MDOT, EG
 - Michigan Natural Resources Trust Fund grant MNRTFG
 - Michigan Safe Routes to Schools Program MSRSP
 - Parks & Recreation - Special Township Revenue Fund P&RF
 - Road Commission Tri-party Program RCOCTP
 - Special Assessment District SAD
 - Sewer Fund (Township Enterprise Fund) SF
 - State Revolving Fund SRF
 - United States Department of Transportation USDOT
 - Water Fund Township (Enterprise Fund) WF

NOTICE OF PUBLIC HEARING

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Notice is hereby given that the White Lake Township Planning Commission will hold a public hearing on Thursday, September 1, 2022, at 7:00 p.m. or shortly thereafter, at the White Lake Township Annex, 7527 Highland Road, White Lake, MI, 48383 (north side of Highland Road, just east of Porter Road). The purpose of the hearing is to receive public comments on the draft of White Lake Township's 2023-2028 Capital Improvement Plan (CIP).

The Michigan Planning Enabling Act of 2008 requires a CIP for any Township which owns and/or operates a public water supply or sewerage disposal system. The CIP is reviewed and updated annually.

A capital improvement plan (CIP) is a six-year schedule which identifies major public infrastructure projects and physical improvements, and the sources of funding necessary to complete those projects. Capital improvement projects include major expenditures such as new public buildings or expansion of existing buildings, water/sewer line extensions, fire & police facilities, and parks & recreation facilities. It is a tool to assess the Township's long-term capital improvement projects, and to prioritize those projects based on standardized criteria. The CIP identifies cost-saving opportunities for coordinating projects across various Township departments, and creates a bridge between the planning for future public projects and the annual budget. The White Lake Township Planning Commission is responsible for preparing the CIP, and presenting it to the Township Board for adoption.

A complete copy of the draft 2023-2028 Capital Improvement Plan (CIP) may be examined at the White Lake Township Community Development Department, 7525 Highland Road, White Lake, MI, 48383, prior to the public hearing during the Township's summer business hours; Monday through Thursday, 8:00 a.m. through 5:00 p.m., and Friday from 8:00 a.m. through 12:00 p.m., (excluding holidays). The CIP will also be available for review online at the Township's website: www.whitelaketwp.com. Written comments may be sent to the Planning Commission at the above address prior to the hearing. Oral comments will be taken during the public hearing.

This notice is published consistent with the requirements of Michigan Public Act 33 of 2008.

Sean O'Neil, AICP
Community Development Director
White Lake Township