2021-2026
Capital Improvement Plan (CIP)

CHARTER TOWNSHIP OF WHITE LAKE
Oakland County, Michigan

Prepared By: White Lake Township Planning Commission
with Assistance from the CIP Team
Adopted by Resolution on September 15th 2020

2021 - 2026
Capital Improvement Plan (CIP)

ACKNOWLEDGEMENTS

White Lake Township Board of Trustees
Rik Kowall, Supervisor | Terry Lilley, Clerk | Mike Roman, Treasurer |
Scott Ruggles, Trustee | Michael Powell, Trustee | Andrea C. Voorheis, Trustee | Liz Fessler Smith, Trustee |

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Scott Ruggles, Township Board Liaison | Steve Anderson | Pete Meagher | Anthony Noble | T. Joseph Seward |

White Lake Township Department Heads
Rik Kowall, Supervisor | Terry Lilley, Clerk | Mike Roman, Treasurer |
Jeanine Smith, Assessor | Aaron Potter, DPS Director | Rich Marinucci, Fire Chief |
Daniel T. Keller, Chief of Police | Sean O'Neil (AICP), Planning Dept. Director |
Kathy Gordinear, Dublin Community Senior Center Director | Justin Quagliata, Parks and Recreation | Nick Spencer, Building Official |

White Lake Township Community Development Department
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The CIP Team
White Lake Township Community Development Department | Staff and Administration of White Lake Township |

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Resolution of Adoption

White Lake
Oakland County, Michigan

Capital Improvement Plan 2021-2026
Resolution #20-031

Motion by _____, Supported by _____, that the White Lake Township Board of Trustees accept the Capital Improvement Plan for the years 2021-2026. 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, planning consultant, and Planning 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 Planning 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 White Lake Township

Resolution of Adoption, continued

Planning Commission on September 3, 2020 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 3, 2020 moved to adopt the 2021-2026 Capital Improvement Plan.

NOW THEREFORE BE IT RESOLVED, that the Capital Improvement Plan presented during the Public Hearing on September 3, 2020 and revised per the public comments received during that Public Hearing, and adopted by the White Lake Township Planning Commission on September 3, 2020, 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 a regular meeting of the Township Board legally held on the September 15, 2020 at which a quorum was present.

Terry Lilley, Clerk
White Lake Township
Oakland County, Michigan

1. Overview

The 2021-2026 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 now 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 their 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 (2021) 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, 35.2% 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). 11% of land within the Township (approx. 3,000 acres) was classified as vacant in 2018. The Township's commercial, industrial, and office uses comprised 2.5% of the land area in 2018. The majority of the commercial, industrial, and office uses in White Lake Township are located along the 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 2018 Existing Land Use Map.

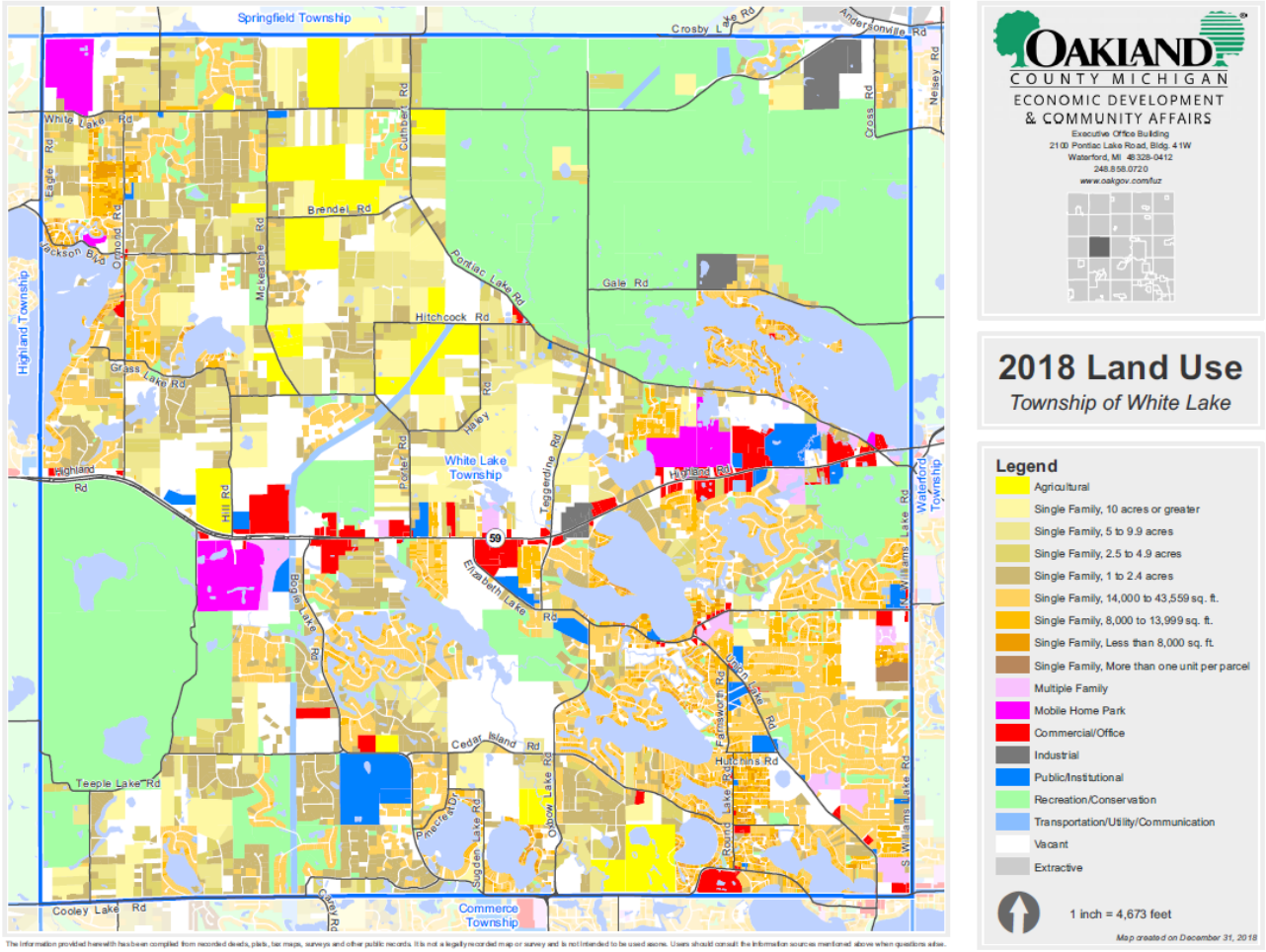
Population

As of the 2010 Census, the population of White Lake Township was 30,019, a 6.4% increase from the 2000 Census (28,219). Population projections created by the Southeast Michigan Council of Governments (SEMCOG) estimate that the population of White Lake Township will only increase slightly over the next twenty years with a forecasted population of 31,578 in 2030. This projection is subject to change based on social and economic 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 (approx. 15%).

FIGURE 1-1. EXISTING LAND USE, 2018



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 2021-2026 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.

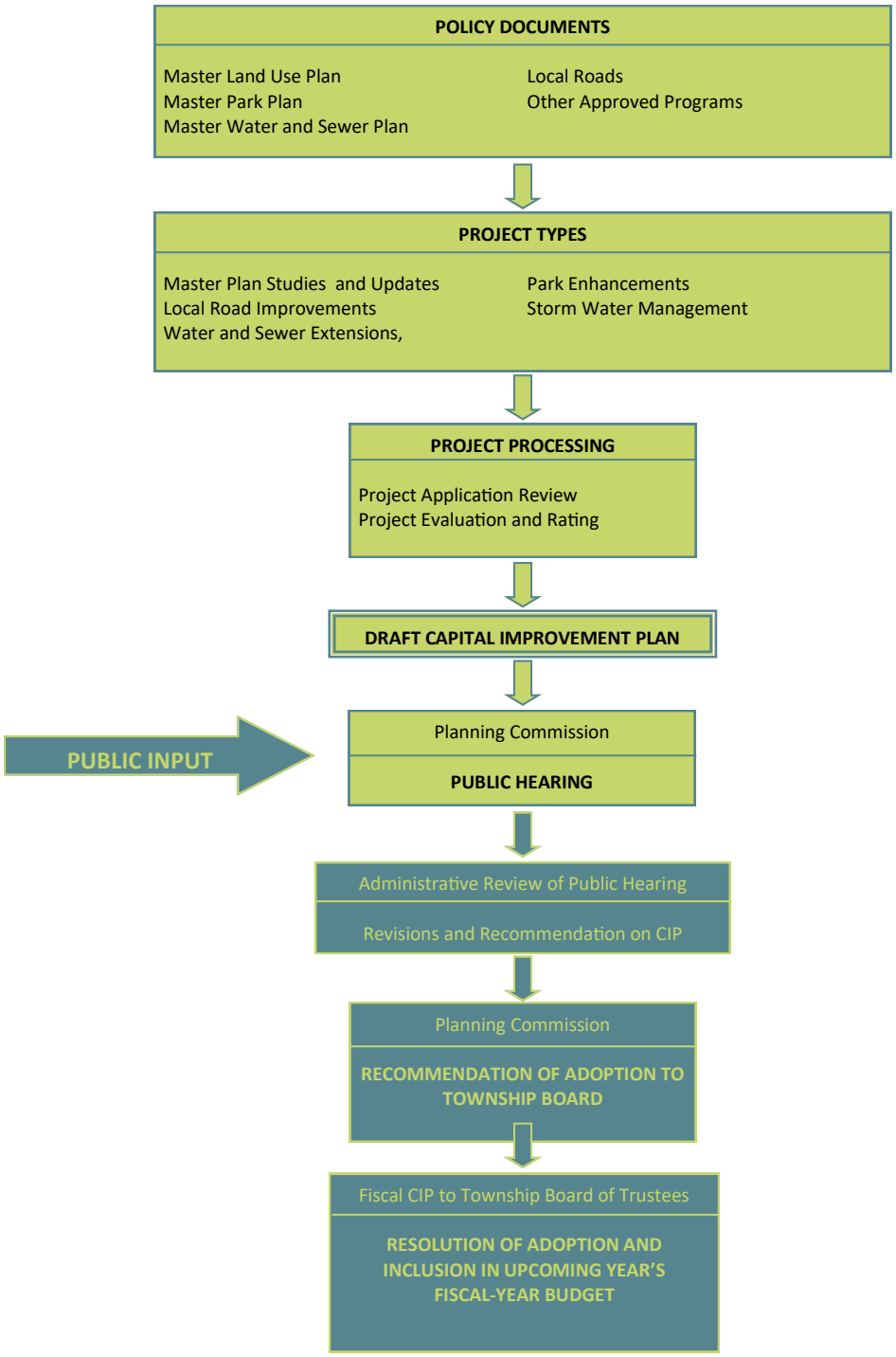
2. Data Compilation

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

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

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

White Lake Township Water System
Includes: Water mains, wells, land, well houses and pump stations, generators

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

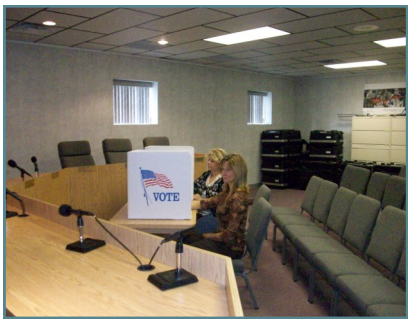
White Lake Township Sanitary Sewer System
Includes: Phase I sewer/appurtenances, Pontiac Lake sewer/appurtenances, Elizabeth Lake/ M-59/Meijer sewer/appurtenances

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

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

Fire and EMS Equipment
Includes: Three pumpers, three tankers, two ambulances, one heavy rescue, six fleet vehicles, and breathing apparatus

Year acquired: Varies; between 1997 and 2018
Condition: Varies; from Good to Excellent
Extent of Use: Varies; primarily Moderate to Heavy



White Lake Township Clerk's Equipment
Includes: Voting tabulation machines (15)
Voter assist terminals (12)

Year acquired: 2018
Condition: Excellent
Extent of Use: Varies

Hidden Pines Park
Location: Intersection of White Lake Road and Hidden Pines Drive.
Size: 9 Acres
Includes: One (1) 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 Library
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 Township Library
Size: 57 acres
Description: Undeveloped; development anticipated in 2022-2024

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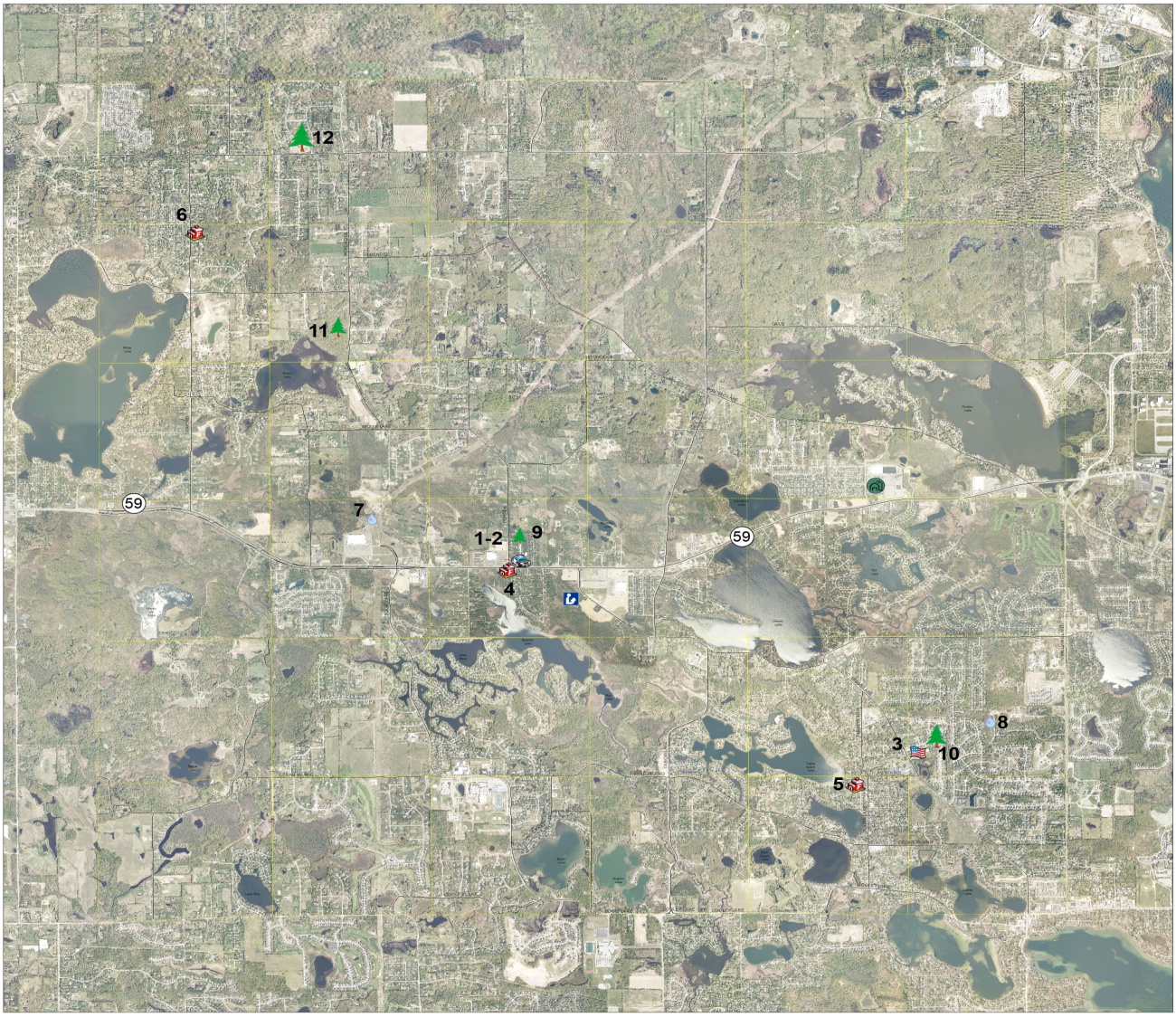
FIGURE 2-1



White Lake Charter Township

Base Map Source: Oakland County Planning, Michigan Geographic Data Library

0 0.25 0.5 1 Miles

N

Existing Facilities

Public Facilities
1 Township Municipal Offices
2 Community Hall
3 Dublin Community Center

Fire Stations
4 Fire Hall # 1
5 Fire Hall # 2
6 Fire Hall # 3

Township Library

Police Station

Water Towers
7 Water Tower # 1
8 Water Tower # 2

Township Parks
9 Judy Hawley Park
10 Ferdanand C. Vetter Park
11 Bloomer Park
12 Hidden Pines Park

Fisk Farm

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 Water and Sewer Departments. 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 and 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.

<u>2020 Project Histories</u>

Capital improvements, outlined in the 2020-2025 CIP, completed during 2020:

- WS-0016 Hillview Well House Upgrades

3. Executive Summary

Projects

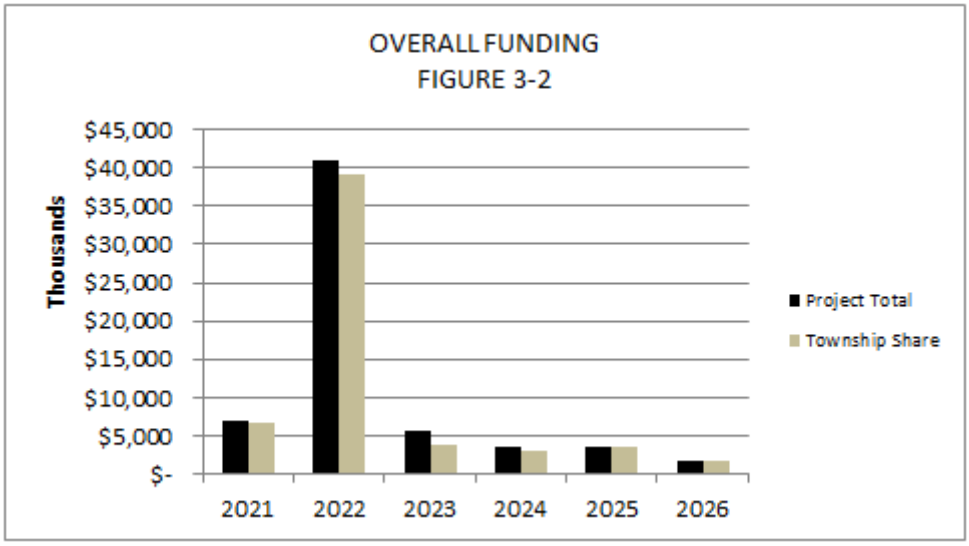
Review of the Project Summary Worksheet (found in the Appendix of this report) indicates that there are several individual projects located in the same geographic area. There are potential cost savings that can be realized by combining projects. At a minimum, mobilization, traffic control, and restoration 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 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.



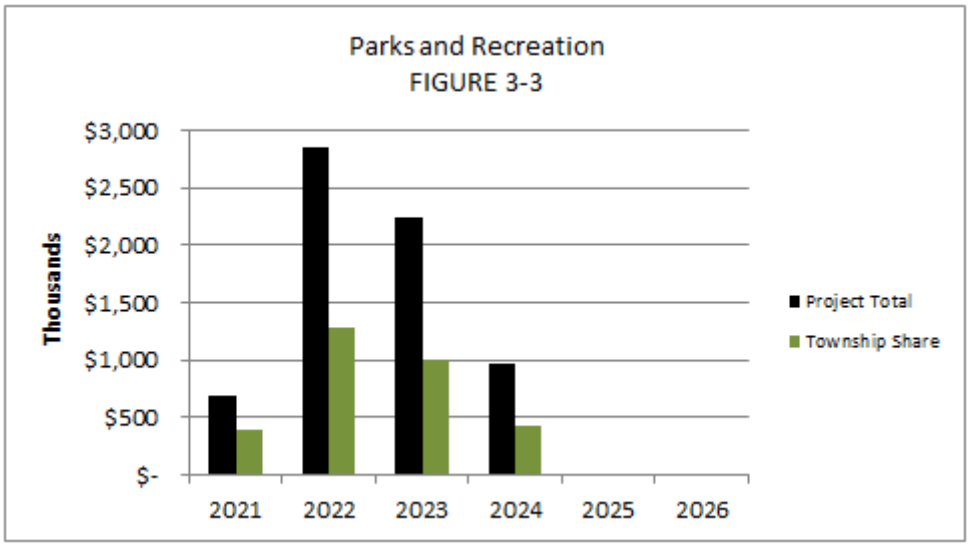
The Township's General Fund balance at the end of fiscal year 2019 is about $10.1 million. As indicated in Figure 3-2 above, the General Fund balance is inadequate to support the Township's share of the CIP.

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

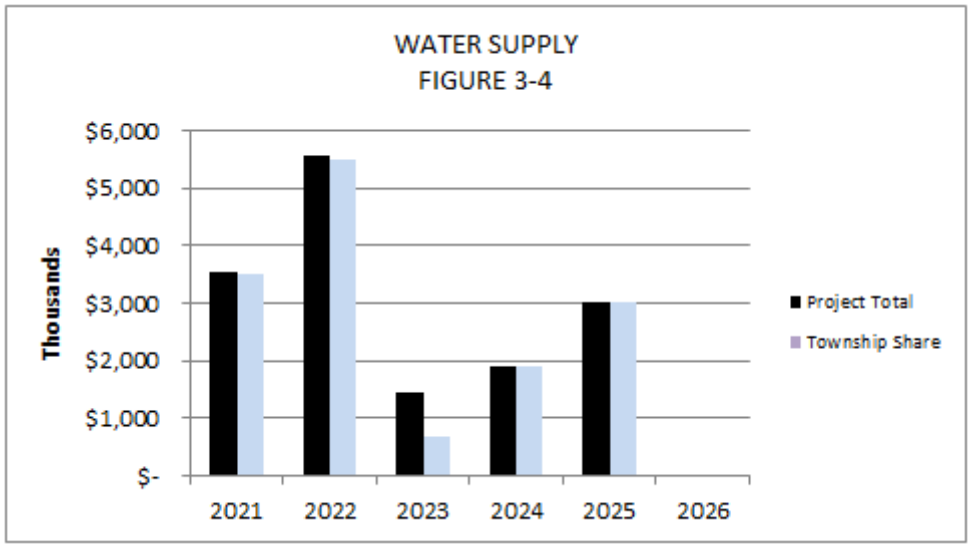
The Parks and Recreation Fund has a fund balance of about $449,039 as shown in the 2019 Comprehensive Annual Financial Report (CAFR). This fund balance along with a Michigan Natural Resources Water and Land Conservation Grant, and Recreation Passport Grant will be used to leverage park improvement projects.



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.

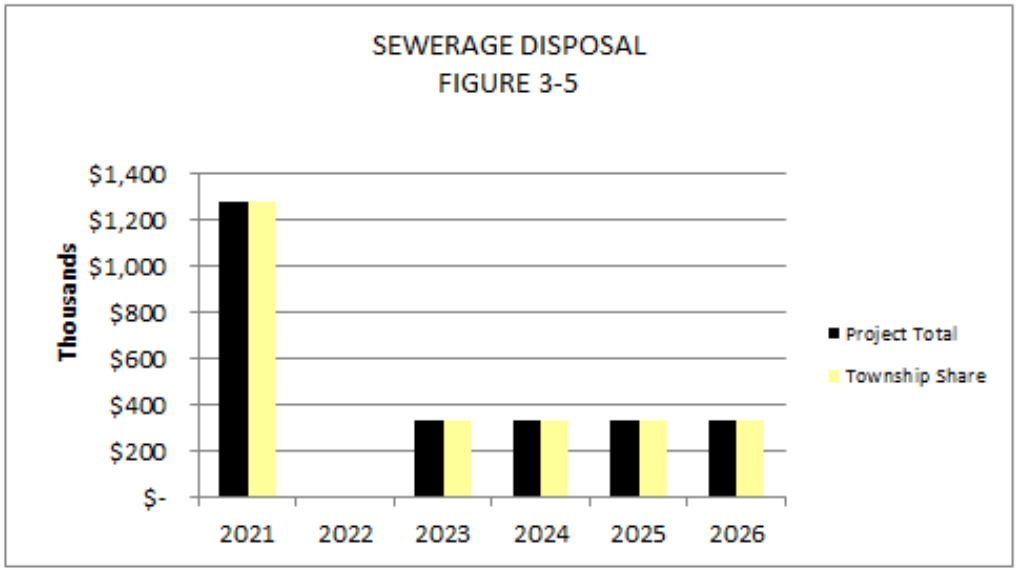
Water Supply Fund

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 $4.7 Million as of the close of 2019. Several projects in this program area are funded using the Drinking Water Revolving Fund supplemented by the Water Supply Fund balance.



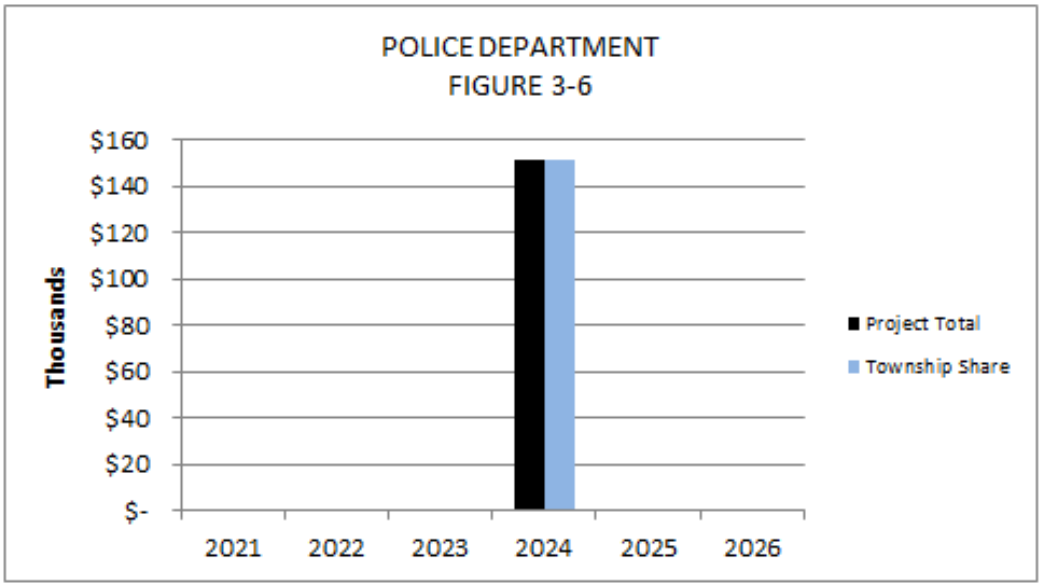
Sewerage Disposal System

Development of Sewer has been done either by private development or special assessment districts (SAD's). The Township has a Sewer Maintenance Fund with $880,720 as of 2019.



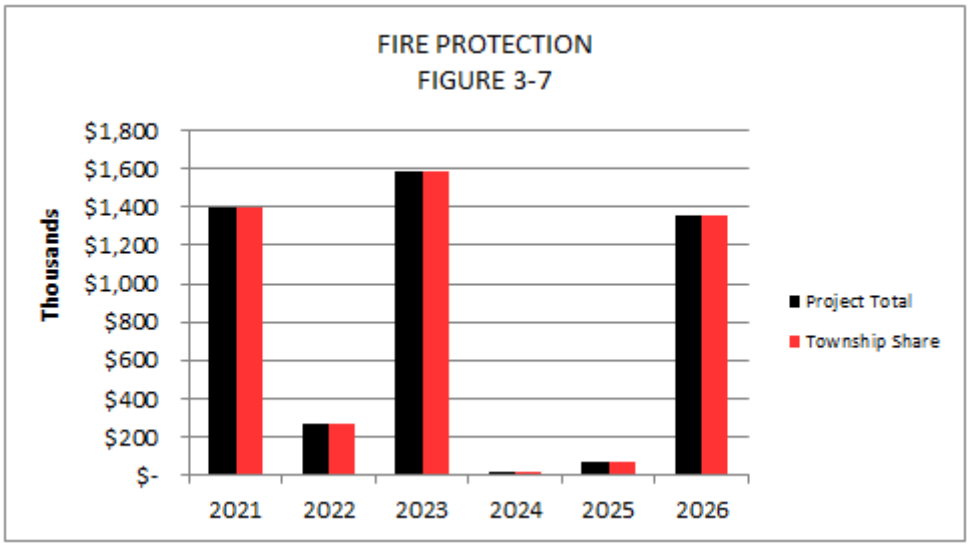
Police Department

The 2019 CAFR reports a balance of $3.6 million in the Police Fund. The Police Department is currently funded by a Township Millage.



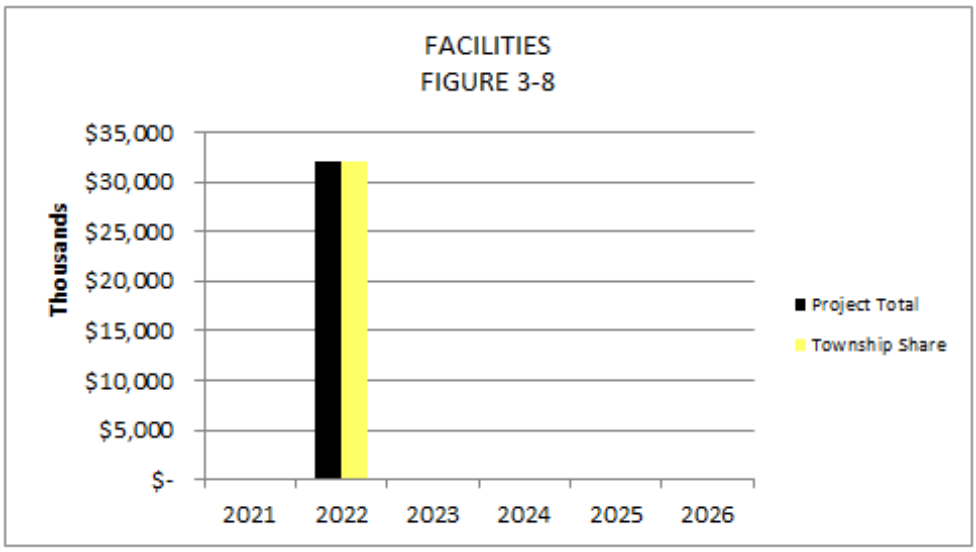
Fire Protection

The Fire Protection Fund has a balance of $5.6 million as reported in the 2019 CAFR. The Fire Protection Fund is supported solely through millage money.



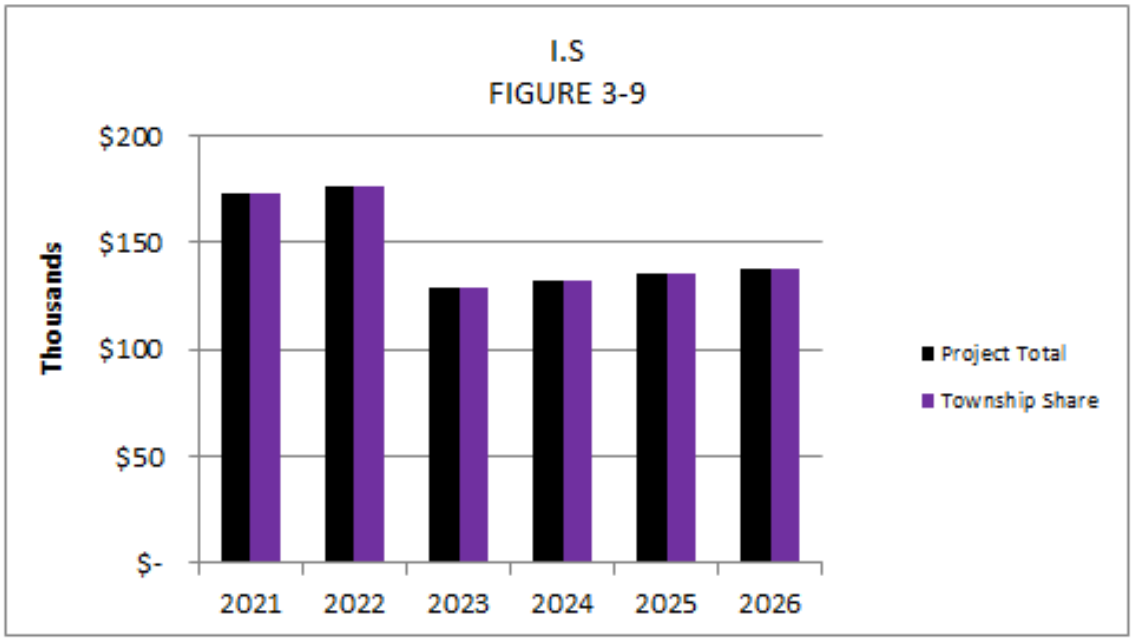
Facilities

The Township Civic Center district will have a new Public Safety Headquarters that will cost approximately $18-20 million dollars. Also, a new Civic Center Building to replace the current Township Office at an approximate cost of $10-12 million dollars. This money will come from the Capital Projects Fund, and the issuance of bonds. The Township currently has approximately $1.8 million dollars available for a new Township Municipal Complex in a Building Fund listed in the 2019 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. Because 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 complied 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

Section 4b. Fire Protection

FD-0002 - Fire Station 2 Replacement
FD-0006 - Fire Ladder Truck
FD-0008 - Fire Tanker Truck
FD-0009 - Fire Station 3 Improvement
FD-0015 - Fire Station 3 Ambulance
FD-0016 - Cardiac Monitors (3)
FD-0017 - Structural Firefighting Gear (20)
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

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-0010 - Shotwell Gravity Sewer Rehabilitation

Section 4g. Water Supply System

WS-0004 - Twin Lakes Well Replacement and Upgrades
WS-0007 - Additional Tank No. 1 Feed
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	$18,000,000 +/-	$18,000,000 +/-	$--

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	$10,000,000 +/-	$10,000,000 +/-	$--

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.

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	$1,600,000	$1,600,000	$--

Project Description
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	$--

Project Description
100-foot fire-fighting ladder truck.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0008	Fire Tanker Truck	New Equipment	120	FPF	$500,000	$500,000	$--

Project Description
Replacement of 1997 Pierce Dash tanker 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	$900,000	$900,000	$--

Project Description
Restoration and Addition to the existing Fire Station 3.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0015	Fire Station 3 Transporting Unit / Ambulance	New Equipment	112	FPF	$220,000	$220,000	$--

Project Description
Purchase a Transporting Unit / Ambulance (Fire Station 3).

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0016	Cardiac Monitors (3)	New Equipment	84	FPF	$90,000	$90,000	$--

Project Description
Purchase of three (3) Cardiac Monitors.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0017	Structural Firefighting Gear (20 sets)	New Equipment	102	FPF	$50,000	$50,000	$--

Project Description
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	$440,000	$440,000	$--

Project Description
Replacement of two (2) transport units / ambulances.

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	$ 783,000	$ 783,000	$--

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.

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	$454,000	$154,000	$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	$453,000	$153,000	$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	$452,000	$152,000	$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	$597,000	$347,000	$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	$1,303,000	$703,000	$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	$305,000	$155,000	$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-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF; USDOT	$154,000	$54,000	$100,000

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	$153,000	$53,000	$100,000

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	$964,000	$464,000	$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	$389,000	$224,000	$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	$500,000	$200,000	$300,000

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.

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 until the end of 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	$151,000	$151,000	$--

Project Description
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.

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.

The Township does not have a Sanitary Sewerage Disposal Enterprise Fund listed in the 2019 Comprehensive Annual Financial Report (CAFR). The CAFR does list a General Sewer Fund as a non-major special revenue fund for the Township.

Potential sources of funding for projects are the General 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	SAD, 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	SAD, 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-0007	Meijer Pump Station Upgrade/ Replacement	Rehabilitation	130	SAD, SRF	$250,000	$250,000	$--

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-0008	Sanitary Sewer Pump Stations (7)	Rehabilitation	139	SAD, 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	SAD, SRF	$200,000	$200,000	$--

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-0010	Shotwell Gravity Rehabilitation	Rehabilitation	137	SAD, SRF	$350,000	$350,000	$--

Project Description
Reline nine hundred (900') feet of gravity sewer line along Shotwell, and replace manhole structures as needed.

4g. CIP Components - Water Supply System

Overview

The Municipal Water Supply System that is owned and operated by the Township and administered by the Water Department 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 2019 Comprehensive Annual Financial Report (CAFR). This Water Fund is managed by the Township Water Department.

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-0007	Additional Tank No. 1 Feed	New Construction	71	WF	$90,000	$90,000	$--

Project Description
Additional water main connection within an easement between Newport Drive and Woodsedge Lane would provide an additional feed to the water storage tank. Currently, the 12-inch water main that fills the tank from Heritage Hills has head losses greater than 5 feet per 1,000 feet when all three pumps at Village Acres are in operation. Previous modeling indicated that the additional feed to the tank would lower the head losses to between 2 feet and 5 feet per 1,000 feed of pipe. This water main improvement would need to be funded by the Township.

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	$3,750,000	$3,750,000	$--

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	$--

Project Description
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.

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	$--

Project Description
Replace 6-inch diameter water main in Colony Heights, Twin Lakes Village, and Suburban Knolls for better system pressures and fire flows.

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	$--

Project Description
Update controls, piping, and instrumentation to allow efficient operation of the Twin Lakes well house.

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	$750,000	$750,000	$--

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	$150,000	$150,000	$--

Project Description
Exterior overcoat polyurethane paint. Dry interior partial 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	$152,000	$152,000	$--

Project Description
Exterior overcoat polyurethane paint. Dry interior partial repaint.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0023	Backhoe Machine	New Equipment	74	WF, DWRF	$75,000	$75,000	$--

Project Description
Purchase a Backhoe Machine to assist in day to day department operations.

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

Form 1 - Page 1 of 2

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.

Form 2 - Page 2 of 2

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	Prior Year	Budget Year	Budget Year 2	Budget Year 3	Budget Year 4	Budget Year 5	Budget Year 6	Totals	TWP Share
Contracted Services								0	
Staff								0	
Routine Maintenance								0	
Utilities, Insurance, Communication								0	
Other								0	
Total Operating Cost	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Total Project Cost	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	

WLT_Project Costing Form templateTemplate

10/5/2009

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	0
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 OperatingCosts Compared to Operating Costs assuming the project does not proceed			2	0
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			

White Lake
Oakland County, Michigan

Capital Improvement Plan 2021-2026
Resolution #20-031

Motion by _____, Supported by _____, that the White Lake Township Board of Trustees accept the Capital Improvement Plan for the years 2021-2026. 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, planning consultant, and Planning 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 Planning 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 White Lake Township

Planning Commission on September 3, 2020 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 3, 2020 moved to adopt the 2021-2026 Capital Improvement Plan.

NOW THEREFORE BE IT RESOLVED, that the Capital Improvement Plan presented during the Public Hearing on September 3, 2020 and revised per the public comments received during that Public Hearing, and adopted by the White Lake Township Planning Commission on September 3, 2020, 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 a regular meeting of the Township Board legally held on the September 15, 2020 at which a quorum was present.

Terry Lilley, Clerk
White Lake Township
Oakland County, Michigan

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
7525 Highland Road
White Lake, MI 48383
SEPTEMBER 3, 2020 @ 7:00 p.m.
Electronic Meeting

Chairman Fine called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called.

ROLL CALL: Mark Fine – Chairperson
Rhonda Grubb – Secretary
Debby Dehart
Steve Anderson
Merrie Carlock
Peter Meagher
Anthony Noble
Scott Ruggles, Board Liaison

Absent: Joe Seward

Also Present: Sean O'Neil, WLT Planning Director
Justin Quagliata, Planning
Sherri Ward, Recording Secretary

Visitors: 0

Approval of Agenda

Mr. Meagher moved to approve the agenda as amended. Mr. Anderson supported and the MOTION CARRIED with a voice vote. (8 yes votes)

Approval of Minutes

a. August 20, 2020

Ms. Carlock moved to approve the minutes of August 20, 2020 as presented. Mr. Meagher supported and the MOTION CARRIED with a roll call vote: Fine – yes; Grubb – yes; Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Noble – yes; Ruggles – yes (8 yes votes)

Call to the Public (for items not on the agenda)

Mr. Fine wanted to go on record that we have received the master plan amendments from Waterford Township.

Mr. Fine noted that anyone calling in from the public needs to hit *9 on their phone to raise their hand. No one from the public raised their hand to speak via Zoom.

Public Hearing:

a) 2021-2026 Capital Improvements Plan (CIP)

Mr. O'Neil noted that every year we go through the CIP. The public should fully understand what we are doing and why we are doing it. It will serve as a tool to assist White Lake Township with long range policy planning and it's a requirement under the Michigan Planning Enabling Act. The report identifies major capitol improvements needed. The CIP is a six year schedule and identifies these needs and sources of funding. It's a tool to assess the long term capitol improvements, and our threshold to become a capital improvement is $ 50,000. It is spread across Police, Fire, DPS, Parks and Recreation and municipal administration. The CIP prioritizes across those departments.

Mr. O'Neil wanted to acknowledge Mr. Quagliata's hard work and thank the Planning Commission for participating, along with all the departments within the Township who contributed. Mr. Fine noted that Mr. Quagliata did a very good job. Mr. Meagher noted that facilities were increased greatly. Mr. O'Neil acknowledge that they were, we don't have a good idea where those numbers will be.

Mr. Fine opened the meeting to the public at 7:10 p.m.
Linda Krispin (1375 Midway) has been watching the population increase. She lives in an older neighborhood, with younger families moving in. She would like to see Planning Commission think about more sidewalks for the Township. We have great parks in the Township, but we have to take a car there. She really thinks we need to keep up with neighboring Townships and really need more sidewalks so that we can walk more places without always having to use a car to get there.

Mr. O'Neil trying to align the goals with the budget. Ms. Krispin is correct, we need more pathways and to be able to get to more places without getting in a car.

Susan Whalen (9600 Round Lake Blvd.) wanted to thank the Planning Commission for being able to speak during the meeting. She noted that without sidewalks, it's dangerous to get places without a vehicle, particularly along Bogie Lake Road. She feels this should go to the front of the issues.

Mr. Quagliata noted that new developments are required to construct pathways. Bogie Lake should have pathways worked into the DPS utilities improvements.

Ms. Carlock noted that there are plans for sidewalks along Bogie Lake Road and Teggerdine. Union Lake Road will have several hundred feet of sidewalk along the west side.

Mr. Fine noted that these were great questions and thanked the public for their questions and comments. Mr. Fine closed the meeting to the public at 7:22 p.m.

Mr. Meagher moved that the Planning Commission accept the 2021-2026 Capital Improvements Plan and recommend the Township Board approve the 2021-2026 Capital Improvements Plan.

Mr. Noble supported and the MOTION CARRIED with a roll call vote: Fine – yes; Grubb – yes; Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Noble – yes; Ruggles – yes (8 yes votes)

Old Business:

No old business.

New Business

a) 4 Corners Square

Location: Located on the northeast corner of Union Lake Road and Cooley Lake Road, currently zoned Neighborhood Mixed Use (NMU), identified as parcel numbers 12-36-478-028 (1451 Union Lake Road), 12-36-476-030 (8752 Cooley Lake Road), 12-36-476-029 (8198 Cooley Lake Road), and 12-36-476-025 (8080 Cooley Lake Road), consisting of approximately 6.25 acres.

Request: **Request for Architectural Revisions to Approved Final Site Plan**
Applicant: 4 Corners Square, LLC
Randy Martinuzzi
29580 Northwestern Hwy, Suite 1000
Southfield, MI 48034

Mr. O'Neil noted that this is related to the roof top trellises on the apartments. You have a memo from Mr. O'Neil dated Aug 27, 2020 and if there are any questions for him, he'd be happy to answer them.

Randy Martinuzzi stated that they recently put the wood root top elements up and noted that Mr. O'Neil was concerned about how they would hold up. Mr. O'Neil noted the July 2019 Planning Commission meeting where it was specifically noted that he elements had to be metal. Mr. Martinuzzi stated that he had an opportunity had to review the minutes. Mr. Martinuzzi referred to some drawings that he had from 3-16-18 that reference bronze cladding on the roof top elements. He feels this is why this was built the way it was. Mr. Martinuzzi showed a steel tie system, like a joist hanger. The top will be tube steel, with some extra angle support. There has been some bowing on the wood already. Mr. Martinuzzi noted that they ran it through the structural engineer. Mr. Martinuzzi understands Mr. O'Neil's concerns once he saw the trellis but noted that the prints all say cladding, and he will tell you that there is a lot of cladding on the retail center. There is a Sherwin Williams product that is rubberized and you can put a polyurethane on it. Mr. Martinuzzi stated that this is the jewel of our portfolio and requiring steel today would be disastrous to them. Cladding would be a caulking nightmare.

Mr. Anderson noted that we're concerned about warping and asked where the connectors are going. Mr. Martinuzzi discussed his ideas for placing the connectors. Mr. Fine asked how the 2x2's will be connected, and Mr. Martinuzzi stated that they will be screwed in. Mr. Martinuzzi doesn't think the cladding is a better result. Mr. Noble noted that Mr. Fine has a background in this. Mr. Fine stated that all the joints need to be bolted, and his concern is each joint has to be bolted in.

DRAFT

Mr. Ruggle's stated that he has a memo from our Planning Director with his opinion on the roof top elements and that holds weight with him. The July, 2019 meeting specified metal and he leans towards that. Mr. Ruggle is not thrilled with wood up there, and if it's your crown jewel, why cheapen it up? You've asked for concession after concession, maybe you could find a middle ground, but he leans towards what Mr. O'Neil thinks.

Mr. Anderson said the chief thing is structural integrity and would like clarification on where the tubing is going and how everything will be attached. Mr. Martinuzzi stated that it will be screwed in there. Mr. Noble asked Mr. Fine what he thought as an engineer? Bolts would be better. Mr. Noble stated that we would be more comfortable with a lag bolt. Mr. Martinuzzi stated that it would be ugly to see the nut from the street. Mr. Noble pointed out that you're not going to see it from the street. Mr. Martinuzzi stated that they can put a lag bolt in there. Mr. Anderson asked if it will be painted once everything is done. Mr. Noble contacted a professional epoxy guy, and they discussed the product Mr. Martinuzzi recommended. It's the only thing that would be close, and would stick to wood.

Ms. Dehart referred to the cladding, will the ends be open on the tubes? Mr. Martinuzzi noted that they will be closed to protect them. Why did we originally see plans with cladding, now you say the cladding won't work? Mr. Martinuzzi stated that architects some time design things that we make better in the field and cladding is 100's of little pieces of steel. They talk about lifetime warranties for this paint. Mr. Noble spent a lot of time on this the last couple days. Since COVID hit, it's a pricing thing and lumber has gone up, you can't find workers, and it has backed everything up. It's a cost thing, it's probably double the cost. The world has changed, COVID hit and we need to take that into regard. As the Planning Commission and municipalities we have to look at this. They had a fire there, and they have had a lot of vandalism there. Mr. Noble wanted to thank the White Lake Township Police Department for their diligent patrol, the fire could have been much worse.

Ms. Grubb is all for keeping cost down. Regarding this project it seems to be easier to ask for forgiveness than permission. Tree were removed early, different windows were used without approval. It was noted that the windows were being imported from Italy and were backed up due to COVID. Mr. Anderson stated that what they are using in place is a quality window. Mr. Fine wanted the roof top elements to be metal, but once he went up there and if it's supported it won't fall apart and aesthetically it will look the same. He has had some experience with these types of changes on his condo board down in Florida and he thinks it will be sound and would look good.

Mr. Martinuzzi stated that they haven't done anything inconsistent from the drawings from 2018. Mr. O'Neil noted that it has been built as far as the shape of the structure, just need the finish.

Ms. Carlock stated that she has been in construction a long time, and these wood structures don't hold up. She doesn't see the bronze cladding as wood. Ms. Carlock asked what came into the building department prior to the building permit, and Mr. O'Neil can't answer that. Their impression was that it would be metal, and it's not a structural type item that would require evaluation by the building department.

Ms. Dehart understands the issues caused by COVID, and she knows that decks on homes due tend to crack and heave pretty quickly in the elements. Her concern is since it's commercial, it should be metal.

DRAFT

Mr. Meagher stated that if this is a 15 million dollar project, it seems to him as a bean counter, if they were to allow these structures to become unsightly we would have bigger worries than just these structures. You could have landscaping, parking lot, and other maintenance issues that would be much bigger worries. They would have incentive to keep the property looking good.

Mr. Anderson asked if we can we incorporate maintenance into the motion? If it doesn't look good, they can't charge the high rent. Mr. Martinuzzi stated that your hammer is that you have a building and code enforcement division, you have the ability to write a ticket at any point. Mr. Martinuzzi feels there is a legal obligation to maintain it.

Ms. Carlock worries about it 10 to 20 years from now, if it deteriorated it would just be removed where metal wouldn't. Mr. Noble noted that when you look at rents starting at $1,600 to $2,000 you're not going to let the building fall apart and he'd like to see the building move along and get buttoned up. Mr. Fine noted that fire could have been really, really bad. There was a squatter in there who started the fire and it needs to be buckled up quickly and he wants to see it keep moving.

Mr. Meagher noted to Mr. O'Neil that he's been quiet on this matter this evening. Mr. O'Neil stated that he wrote a four page memo to the Planning Commission regarding this matter. Mr. Meagher asked if his feelings have been changed tonight and Mr. O'Neil noted that he'll support whatever they decide.

Mr. O'Neil stated that the bowed wood will be replaced and pretreated because the wood goes south quickly. There's not just one, but multiple heavy wood beams that are bowed.
Mr. Noble asked how fast you can change this out and finish? Mr. Martinuzzi stated that he was there yesterday morning and looked at building A, and there was not a bowed piece up there so that's been changed. Mr. Noble asked how fast it can be changed and reinforced and painted? Mr. Martinuzzi stated a week to 2 weeks, worst case scenario and he would probably have those pre-painted He would like to see the entire structure painted before they put the little parts on but he would defer to his engineer, but they will probably paint the wood, put the steel on and paint again.

Mr. Meagher moved to recommend that the Planning Commission approves the changes to the roof top elements with regard to the 4 Corners Apartments specifically to a wood base with the direct application and final finish of Sherwin Williams SuperDeck Exterior Deck and Dock Coating, lag bolts (no nails), 2x2 metal tubing and all the bracings together with all the other changes we talked about and amending the changes to the final site plan for this project. Mr. Anderson supported and the MOTION CARRIED with a roll call vote: Fine – yes; Grubb – no; Dehart – no; Anderson – yes; Carlock – no; Meagher – yes; Noble – yes. (4 yes votes, 3 no votes)

Liaison's Report

Ms. Grubb reported that Parks is doing some exciting stuff. They recommended Becket and Raeder for the Stanley Park master plan. She's very happy to have Mr. Quagliata on board.

Ms. Dehart did not have a report.

Planning Consultant's Report
Greg Elliott was not in attendance to report.

Director's Report:
Mr. O'Neil reported that the only thing coming down the pike is the rezoning for the parcel across from Discount Tire, and it should be a special land use during the October meeting. They are proposing the front 2/3 of the property will be a car wash, and the back 1/3 will be donated to the township. Planning is still working on Zoning Ordinance amendments, it seems like we add another one every month. Mr. O'Neil thanked Mr. Quagliata again for his work on the CIP and work on the Master Plan for Stanley Park. The CCDC committee has been meeting for quite some time and we are getting ready to start sharing some of that information and send an RFQ out. There is quite a bit of work that has been done and it's a pretty exciting time. The residents come in and say I can't believe you work in this building.

Mr. Quagliata thanked everyone for the recognition, it's all a team effort.

Mr. Anderson asked if there has been any discussion about the roundabout? Mr. O'Neil stated that we were hoping they would go in so we would see what infrastructure we had, but it looks like it will be 2022. We don't want things torn out during construction of the civic center area. Mr. O'Neil doesn't think there will be a meeting on 9/17/2020.

Communications:

a.) Next meeting dates:
September 17, 2020
October 1, 2020

Other Business:

No other business.

Adjournment:

Mr. Noble moved to adjourn the meeting at 8:40 p.m. Ms. Grubb supported and the MOTION CARRIED with a roll call vote: Fine – yes; Grubb – yes; Dehart – yes; Anderson – yes; Carlock – yes; Meagher – yes; Noble – yes. (7 yes votes)

DRAFT