

EXECUTIVE SUMMARY

A Capital Improvements Program (CIP) is a blueprint for planning a community's capital expenditures. This CIP is a five (5)-year long-range plan, designed to be evaluated on a yearly basis. The Timeframe starts with the July 1, 2019-June 30, 2020 budget year. It coordinates planning, financial capacity, and physical development and will be used as a management tool for the budget and planning processes. A Plan can help to achieve maximum use of taxpayers' dollars, encourage more efficient government administration, aid in grant processes, and help to maintain a sound financial program. The Draft Plan is intended to stimulate discussion by the Board, Staff, and the public regarding future Capital needs of Northfield Township. The Plan should be revised as this evaluation occurs with the result of having a Capital Improvement Plan approved by a majority of the Board and preferably by the entire Board.

Capital planning identifies purchases of physical assets for construction, major repair, reconstruction or replacement of capital items, such as buildings, utility systems, parks, heavy equipment and extensive internal office needs which are of high cost and have a longer useful life. Northfield Township used a \$10,000 minimum amount to qualify for an improvement. A CIP has many advantages:

- Facilitates coordination between capital needs and operational budgets.
- Allows for better scheduling of public improvements and coordination of construction.
- Enhances the community's credit rating and control of its tax rate and avoids sudden changes in its debt service requirements.

As part of the process, department directors consider project costs and potential funding sources. The purpose of this effort is to provide a long-range view of Township costs as anticipated by the various departments. It provides a general "road map" for the annual budget deliberations.

As you will see, the "Road Commission Recommended Improvements" for road work shows the total need far exceeds current revenues. Other costs listed are intended to stimulate discussion as to what projects should be done, and the need to identify funding throughout the five year period.

Five Year Capital Improvement Plan Prepared by S. Aynes, Township Manager 5/2/19.

Township Owned Buildings 2019-2024

Public Safety Building/Township Hall

2019-20

Heating/Air Conditioning Improvement Study	\$ 20,000
Heating/Air Conditioning Improvements	\$ 20,000
Modification to second floor for one Conference Room adjacent to the Board Room	\$ 7,000
Modification to second floor for one new office/Storage room	\$ 12,000
Concrete Repair/Replacement	\$ 20,000

2020-21

Heating/Air Conditioning Improvements	\$ 10,000
Concrete Repair/Replacement	\$ 20,000

2021-22

Heating/Air Conditioning Improvements	\$ 10,000
Concrete Repair/Replacement	\$ 20,000

2022-23

Roof Replacement	\$ 60,000
------------------	-----------

75 Barker

Parking Lot Pavement improvement	\$ 40,000
----------------------------------	-----------

Fire Station # 2

Roof Replacement	\$ 60,000
------------------	-----------

Community Center Building

2019-2020		
Floor and Exterior Improvements including new parking lot		\$ 127,000
Community Development Block Grant including local match		
Roof Replacement		\$ 20,000
2020-2021		
Installation of proposed door in the lower level		\$ 30,000
2021-2022		
Exterior Improvements		\$ 20,000
2022-2023		
Exterior Improvements		\$ 10,000
2023-2024		
Exterior and Internal Improvements		\$ 10,000
<hr/>		
Township Owned Buildings 2019-2024	Total	\$ 516,000

North Village Development

(estimates dependent on actual negotiations with developers)

2019-2020	Public Amenities/Park Improvements	\$ 50,000
2020-2021	Public Amenities/Park Improvements	\$ 50,000
2021-2022	Public Amenities/Park Improvements	\$ 50,000
2022-2023	Public Amenities/Park Improvements	\$ 100,000
2023-2024	Public Amenities/Park Improvements	\$ 200,000
		<hr/>
		Total \$ 450,000

Proposed Nature Park behind Safety Building/Township Hall

(this borders proposed extension of 7 Mile Road)

2019-2020	Property Acquisition	\$ 10,000
2020-2021	Property Acquisition	\$ 10,000
2021-2022	Property Acquisition	\$ 10,000
2022-2023	Park Development	\$ 100,000
2023-2024	Park Development	\$ 200,000
Total		\$ 330,000

Road Commission Recommended Improvements

2019-2024 @ \$ 50,000 per year for three brine applications = \$ 250,000

Road Work Spread over 5 years (instead of one year)

Average cost per year for proposed Township Share toward road work

2019-2020	\$ 434,700	
2020-2021	\$ 434,700	
2021-2022	\$ 434,700	
2022-2023	\$ 434,700	
2023-2024	\$ 434,700	\$ 2,173,500 *

- 2018 Projection by the County Road Commission of needed work on gravel roads in Northfield Township over 10 years would be \$ 434,700. The Road Commission in 2018 recommended revenue coming from a Township wide millage or assessment.
- Please note: Northfield Township’s current share amount from the 2019 Roads Agreement is substantially less than this. See Information from Road Commission and 2019 Roads Agreement when approved for scheduled and recommended project details.

Wastewater Treatment Plant (WWTP) and Sanitary Sewer System

(The Township is currently developing an Asset Management Plan. This is being conducted in cooperation with the State of Michigan through a SAW Grant which provides 90% funding for this project. It is intended to be completed by December 2020. Recommendations resulting from the Study may result in modification of the timing, the projects needed, and the cost of the recommended improvements. This could result in modifications to this list of proposed improvements and their cost.)

2019-20

Engineering, Bonding, etc. Costs for Retention Tank	\$ 200,000
New Aeration System	\$ 169,000
Sanitary Sewer Line Improvements	\$ 75,000
<u>Detailed List of Improvements (6 items)</u>	<u>\$ 251,000</u>
Total FY 2019-20	\$ 695,000

2020-2021

Retention Tank Construction	\$ 3,500,000
<u>Sanitary Sewer Line Improvement</u>	<u>\$ 75,000</u>
Total FY 2020-2021	\$ 3,575,000

2021-2022

Replace two pump stations (\$ 200,000 each)	\$ 400,000
<u>Sanitary Sewer Line Replacement</u>	<u>\$ 2,075,000</u>
Total FY 2021-2022	\$ 2,475,000

2022-2023

UV Disinfection	\$ 225,000
<u>Sanitary Sewer Line</u>	<u>\$ 75,000</u>
Total FY 2022-2023	\$ 300,000

2023-2024

Four New Generators (\$ 40,000 each)	\$ 200,000
Sanitary Sewer Line Replacement	\$ 75,000
Total FY 2023-2024	\$ 275,000

Total WWTP Capital Cost \$ 7,320,000

POLICE VEHICLES

2019-2020

2 Patrol Vehicles @ 35,000 each = \$ 70,000

2020-2021

1 Patrol Vehicle @ \$ 38,000 each = \$ 38,000

2021-2022

2 Patrol Vehicles @ \$ 41,000 each = \$ 82,000

2022-2023

1 Patrol Vehicle @ \$ 44,000 each = \$ 88,000

2023-2024

2 Patrol Vehicles @ \$ 47,000 = \$ 94,000

Total 2019-2024 = 8 Patrol Vehicles \$ 372,000

Fire Vehicles

2020-21 through 2022-23

No Fire Vehicle Purchases Planned

2023-24 1 Fire Rescue Vehicle

\$ 45,000

Schedule of Project Estimated Expenditures

	<u>5 Years</u>
Township Owned Buildings	\$ 516,000
North Village Project	\$ 450,000
Park Development	\$ 330,000
Roads - proposed needs over 5 years	\$ 2,423,500
Total Wastewater Treatment Plant	\$ 7,320,000
Police Vehicles	\$ 372,000
<u>Fire Vehicles</u>	<u>\$ 45,000</u>
	<u>\$ 11,456,500</u>