

Charter Township Of Elmwood

Capital Improvement Plan
2023-2029

Public Hearing: **PENDING**

Adopted by Township Board: **PENDING**

The Michigan Planning Enabling Act, Public Act 33 of 2008, requires that any township that owns or operates a water supply or sewage disposal system, prepare and update a capital improvement program each year. Even when not required, it is good practice for townships to have a capital improvement program to help foresee upcoming projects and assist in budgeting. This is an update to the Capital Improvement Plan that the township undertook in an effort to comply with the requirements of the Michigan Planning Enabling Act.

This plan is a working document. It is required to be reviewed every year and updated to add the next year to make it a 6 year plan. Projects that are included in the plan are not guaranteed to be completed or to receive financial allocation by the Township Board but more of a guide during the budgeting process to help see a more complete view of upcoming major projects. The Planning Commission does not endorse the projects or figures supplied. They are only approving a document that puts all the projects in one location for easy reference.

The Capital Improvement Plan contains projects/construction/equipment with a purchase price greater than \$10,000 that last for longer than a year. These items include purchase of property and vehicles, new buildings/structures, constructions of utilities and roads, and dredging as examples. This also included major repairs to existing structures, properties, and vehicles such as roofs and parking lots. Minor maintenance and projects that are estimated to cost less than \$10,000 were not included. Plans and studies are also not included in this Capital Improvement Plan.

Department heads were asked about projects that they anticipate will need to be completed in the next 6 years as well as projects that will need to be done in future years so that they are not forgotten when the plan is updated in future years. Those forms led to this document that includes future projects, anticipated dates of completion, and estimated costs. Also included in this document is a list of existing facilities, where they are located, when they were constructed and any other helpful information. This ensures that when updating the plan in the future, certain properties and buildings are not looked over.

Upon completion of the draft, the Planning Commission held a public hearing on **PENDING** to obtain additional public comment. Following the public hearing the Planning Commission made a recommendation on the plan and forwarded the completed plan to the Township Board for review and adoption.

Existing Facilities

Lincoln Road Campus

Township Hall

Located at 10090 E Lincoln Rd, the Township Hall was constructed in 1986. Contains offices and hall for meetings and available for rent.

Fire Hall

Located next to the Township Hall but not connected, was constructed in 2002. Contains offices, kitchen, meeting room, and apparatus bay.

Upper Pavilion

Located near the Township Hall and shares parking with the Hall. Picnic pavilions that contains restrooms. Available to rent to the public.

Lower Pavilion

Located near the corner of Cherry Bend and Avondale. Contains restrooms.

Soccer Fields

Located behind the Township Hall. Turf was re-done in 2015 and contains an irrigation system. Currently there is a contract with North Star Soccer to maintain and schedule the soccer fields.

Baseball Fields

Located near Cherry Bend Rd. Maintained by the Township and used by Little League. Available to the public for use when not in use by Little League.

Playground

Located near the corner of Cherry Bend and Avondale. Playground equipment has been installed throughout time.

Tennis Court

Located next to Avondale Ln. Surface sealed in Spring of 2016.

Cherry Bend Campus

Old Fire Hall

Located at 10750 E Cherry Bend Rd. Constructed in 1945. Contain garage bay and meeting room. Currently used for storage, elections, and maintenance equipment. Parking area contains recycling bins for use by County residents. Parking area constructed in 2014.

Greilickville Campus

Harbormaster Building

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Located at the Marina, the harbormaster building was constructed in 2020 and contains the public office and bathrooms for the marina. Also includes storage garage for marina equipment. Old harbormaster building still exists on site and is anticipated to be removed during phase 3 of the marina redevelopment.

Old Marina Public Bathroom

Located next to the harbormaster building and scheduled for demolition during phase 3 of the marina redevelopment. This building is obsolete with the construction of the new harbormaster building.

Picnic Pavilion

Located next to the old marina public bathroom. Contains tables and grills. The roof for this structure was from an old pavilion at the Greilickville Harbor Park. This structure is scheduled to be replaced during phase 3 construction of the marina redevelopment.

Boater's Bathroom

Located next to the old marina public bathroom and for use by marina users. Includes showers and restrooms for men and women. This building is scheduled to be demolished and replaced during phase 3 of the marina redevelopment.

Large Pavilion

The large pavilion is located in the Greilickville Harbor Park, near the parking lot. It contains restrooms and a picnic pavilion. The pavilion is available to rent.

Small Pavilion

The small pavilion is located in the Greilickville Harbor Park. It contains restrooms and a picnic pavilion. This pavilion is available on a first come, first serve basis.

Brewery Creek

Brewery Creek is a condo development on M22 across from the Greilickville Harbor Park and Marina that the Township purchased in 2012. A majority of the property has been used for overflow marina and park parking. The Township worked with the owners to dissolve the condominium and is currently working on developing overflow marina trailer parking.

Greilickville Water

The Greilickville water system runs along M22 from the City/Township line North to Cherry Bend Road. The water system also runs down Carter Rd and Grandview Rd to the TART trail.

Timberlee Water

The Timberlee water system started as a private system in the 1970s and was turned over to the Township in 1989.

Greilickville Sewer

The Greilickville sewer system is located along M22 from the City/Township line running North to Crain Hill Rd. It also includes some subdivisions off of M22. The sewer system runs West down Carter Rd, Grandview Rd, and Cherry Bend Rd.

Cedar Lake Dam

The Cedar Lake Dam is located between Cedar Lake and West Grand Traverse Bay. The dam is owned by the Township and controls the depth of Cedar Lake.

DeYoung Natural Area

The DeYoung Natural Area was purchased by the Township in 2010 in cooperation with the Leelanau Conservancy. The Natural Area is currently managed by the Leelanau Conservancy.

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Future Projects

Anticipated to be completed in 2023

<i>Project Name and brief description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>
<u>Marina Boat.</u> Needed for marina operations. Existing boat is in mediocre condition; replacement necessary.	\$15,000	Marina	No	
<u>Dump UTV.</u> For marina operations. This is new equipment.	\$10,000 - \$12,000	Marina	No	
<u>Tanker 1 (121).</u> Replacement of existing truck that has become obsolete and is older than recommended by NFPA. Included in Fire and EMS Assessment. Vehicle pricing has gone up significantly and long manufacturing times are delaying deliveries.	\$500,000	Fire	Consultant Report	Next apparatus to be replaced.
<u>Ambulance (192).</u> Add second ambulance to fleet. Ambulance would serve as back up and be rotated into the fleet.	\$450,000	Fire	No	Dealers have been engaged with pricing, availability, and delivery times being considered.
<u>Lincoln Park Security.</u> Security cameras/system for Township Hall, Fire Hall, and Cherry Bend Park.	\$12,000	Grounds	No	
<u>Cherry Bend Playground Improvements.</u> More accessible equipment installations	\$15,000	Grounds	No (will be in Parks Plan)	

Anticipated to be completed in 2024

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>
<u>A-Dock Launch Replacement.</u> Dock will be 95' to match other two docks.	\$42,000	Marina		

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<u>B-Dock Rebuild Launch.</u> Existing dock is built on a coffer dam and will need replacement.	\$10,000	Marina		
<u>Marina Security System.</u> Currently insufficient security onsite. As the area becomes more populated, it is necessary to have an appropriate system in place.	\$16,500 - \$20,000	Marina		
<u>Marina Phase 3.</u> Phase 3a: Removal of 3 existing buildings, vertical extension of existing seawall, additional seawall construction. Phase 3b: Boater's Bath Facility. Phase 3c: parking, landscaping, and amenities (street features, patios).	\$4,000,000- \$5,0000	Marina / Waterways Grants	Marina Master Plan and Parks and Recreation Plan	Phases 3a & 3b received funding from Waterways. Grant for phase 3c will be submitted in 2023.
<u>Marina Storage Garage.</u> Removal of existing storage garage is funded as part of Marina Phase 3, but will need a place to store equipment.	\$12,000 - \$20,000	Marina		
<u>Engine 2 (112).</u> Replacement of existing truck that has become obsolete and is older than recommended by NFPA. Included in Fire and EMS Assessment.	\$500,000	Fire	Consultant Report	
<u>Fire Station Carpet/Flooring.</u> Replacement all carpet in station. Repair/replace tile flooring.	\$15,000	Fire	No	
<u>Timberlee Ground/Elevated Storage</u>	\$1,800,000	Timberlee Water	Timberlee Reliability System	
<u>Brewery Creek Parking Lot Improvements.</u> Since the condominium was dissolved and the Township became the owner, the Board has been discussing improvements. Due to high cost of paving, the design is pending.	Pending	Marina		

Anticipated to be completed in 2025

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>
<u>C-Dock Addition.</u> Conceptual idea that has been discussed before. Proposal would include extending	\$500,000	Marina		

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dock by 10-15' which would allow for more slips and therefore additional revenue to help cover anticipated costs.				
<u>SCBA</u> . Replacement of existing SCBA equipment that has become obsolete or no longer meets MIOSHA standards	\$650,000. Note: Costs may vary based on what equipment needs to be replace. At a minimum, air bottles will need replacement (\$30,000 est.)	Fire	Consultant Report	
<u>Ambulance (191)</u> . Replacement of existing ambulance. Cost may include power lift and power cot.	\$450,000	Fire		
<u>Cherry Bend Sidewalks</u> . Sidewalks from M22 to Cherry Bend Park. Preliminary cost estimates include 3 pricing options. Township has not yet determined which option to move forward with.	\$445,000 - \$2,089,000	TTCI	Parks and Recreation Plan	

Anticipated to be completed in 2026

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>
<u>A-Dock Replacement</u> . Per Harbormaster Moon, this dock has outlived its expectancy life by 3 years. The dock <i>could</i> last another few years, or it could significantly degrade over a bad winter	\$1,250,000 - \$1,500,000	Marina		

Anticipated to be completed in 2027

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>

Anticipated to be completed in 2028

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>

Anticipated to be completed in 2029

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>

Anticipated to be in future plan

<i>Project Name & Description</i>	<i>Estimated Cost</i>	<i>Contributing Fund</i>	<i>In Approved Plan</i>	<i>Status</i>
Station/Quarter Improvements	\$10,000-50,000	Fire	Consultant Report	
Timberlee Water Main Extension	\$450,000	Timberlee Water	Reliability Study	
Greilickville Water Main Extension	\$2,800,000	Greilickville Water	Reliability Study	