

Charter Township Of Elmwood

Capital Improvement Plan 2024-2030

Public Hearing: October 24, 2023

Adopted by Township Board: TBD

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 xx/xx/2023 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

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

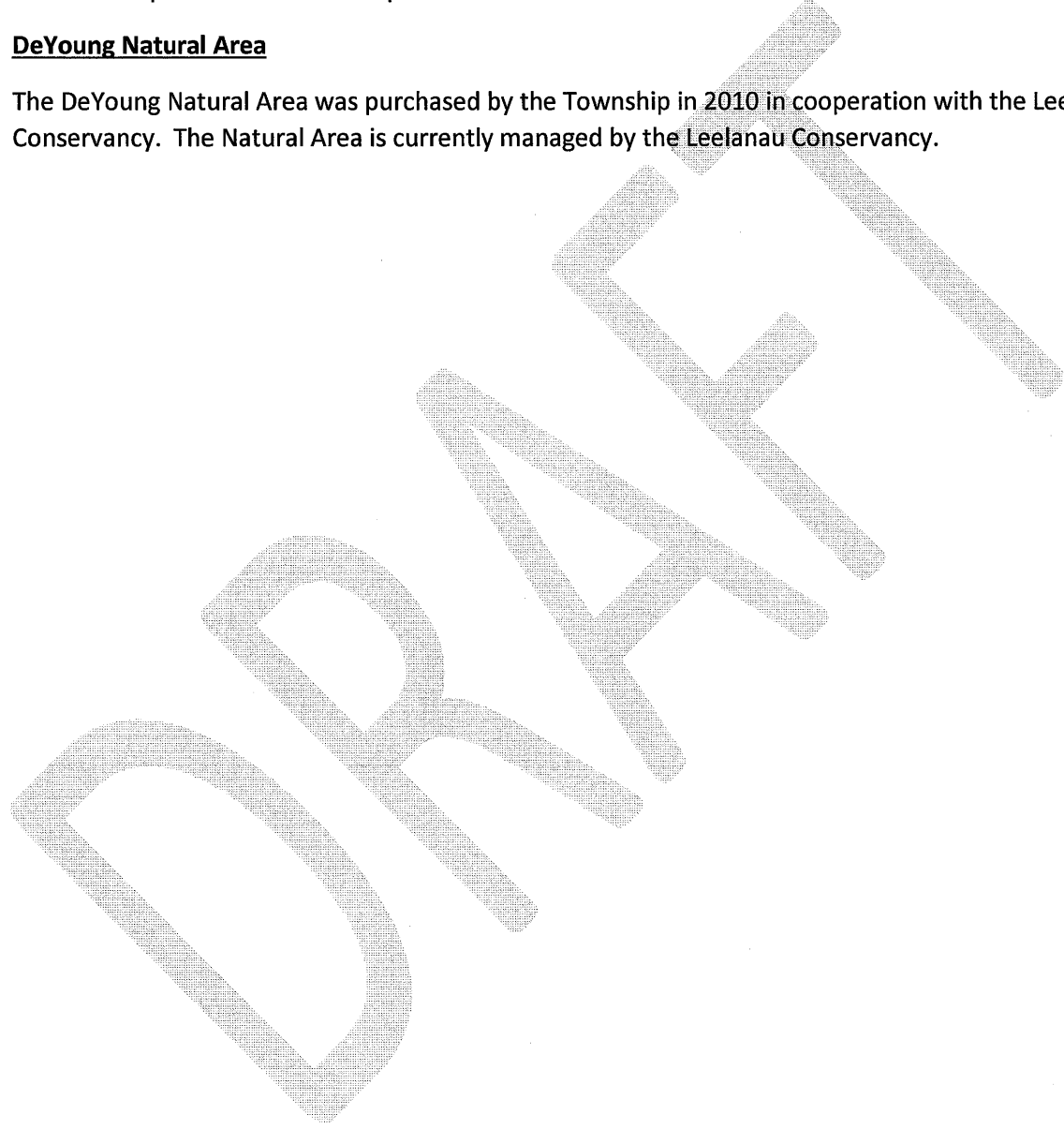
The Greilickville sewer system is located along M22 from the City/Township line running North to Crain Hill Rd. It also includes some subdivisions off of M22. The sewer system runs West down Carter Rd, Grandview Rd, and Cherry Bend Rd.

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.



Future Projects

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>B-Dock Rebuild Launch.</u> This is a fixed dock on a coffer dam and is unique to the rest of the marina docks that currently float. This dock has suffered quite a few hits from boats and needs to be rebuilt.	\$30,000 - \$40,000	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- \$5,000,000	Marina / Waterways Grants	Marina Master Plan and Parks and Recreation Plan	Grant funds awarded through Waterways. Currently working with Engineers on cost saving measures.
<u>Marina Signage.</u> Signage on all marina operations including roadside, directional, office, parking limitation and instructional.	\$20,000	Marina		
<u>Fire Station Carpet/Flooring.</u> Replacement all carpet in station. Repair/replace tile flooring.	\$15,000	Fire	No	
<u>Timberlee Water Tank Replacement.</u> EGLE has flagged existing infrastructure and improvements are needed.	\$600,000			Twp is working with DPW, EGLE, and Engineers on options for the system and cost estimates
<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.	TBD; bid at \$460,000	Marina		Placed out to bid in 2023; came back at \$460,000. Board decided to re-bid.

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<p><u>Fire Station Entrance – Security.</u> Add interior wall and door to create a secure entrance foyer for public, isolating the space from crew quarters.</p>	<p>\$12,000</p>	<p>Fire</p>	<p>No</p>	
<p><u>Fire Department Utility / Chief's Vehicle.</u> Add a pickup/SUV style vehicle to fleet for command and control, supplemental equipment needs, crew transport, and trailer towing (ATV, boat).</p>	<p>\$80,000 - \$100,000</p>	<p>Fire</p>	<p>Consultant Report</p>	
<p><u>Fire Department UTV.</u> Overdue replacement of underpowered UTV for wildland fire and remote response.</p>	<p>\$40,000</p>	<p>Fire</p>		
<p><u>Township Hall / Cherry Bend Park Security.</u> Security cameras/system for Township Hall, Fire Hall, and Cherry Bend Park.</p>	<p>\$12,000</p>	<p>Grounds</p>	<p>No</p>	<p>Twp Board accepted bid and is applying for grant in 2023.</p>
<p><u>Cherry Bend Playground Improvements.</u> Aging equipment needs to be replaced with safe, accessible play equipment.</p>	<p>\$500,000- \$750,000</p>	<p>Grounds</p>	<p>Parks and Recreation Plan</p>	<p>Parks and Rec Committee is working with playground consultants; grant writer is seeking funding opportunities</p>
<p><u>Finger Piers.</u> Replacement of two finger piers on A dock that are structurally unsound.</p>	<p>\$17,600</p>	<p>Marina</p>		<p>Twp Board approved cost on 8/14/2023</p>

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>
<p><u>A-Dock Launch Replacement.</u> Dock will be 95' to match other two docks.</p>	<p>\$42,000</p>	<p>Marina</p>		

Elmwood Township CIP - Approved TBD

<p><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.</p>	<p>\$50,000-\$75,000</p>	<p>Marina</p>	<p></p>	<p>Twp is engaging with TART on possible cost-share/use opportunities</p>
<p><u>Ambulance (191).</u> Replacement of existing ambulance. Cost may include power lift and power cot.</p>	<p>\$450,000</p>	<p>Fire</p>	<p></p>	<p></p>
<p><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.</p>	<p>\$445,000 - \$2,089,000</p>	<p>TTCI</p>	<p>Parks and Recreation Plan</p>	<p>Twp is working with Networks Northwest on TAP Grant</p>
<p><u>Fire Station – Truck Ramp Repair/Replacement.</u> Repair or replace front and rear ramps due to deterioration and subsurface issues.</p>	<p>\$100,000</p>	<p>Fire</p>	<p>No</p>	<p></p>
<p><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.</p>	<p>\$16,500 - \$20,000</p>	<p>Marina</p>	<p></p>	<p></p>
<p><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.</p>	<p>\$500,000</p>	<p>Fire</p>	<p>Consultant Report</p>	<p>Fire Dpt has attempted AFG grant, which was not funded. Attempting other grant opportunities.</p>

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>
<p><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.</p>	<p>\$500,000</p>	<p>Fire</p>	<p>Consultant Report</p>	<p></p>

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<p><u>Ambulance (192)</u>. Add second ambulance to fleet. Ambulance would serve as back up and be rotated into the fleet.</p>	<p>\$361,189.50</p>	<p>Fire</p>	<p>No</p>	<p>4/10/23; Board approve purchase. Has been ordered, delivery times being considered (3yr build time)</p>
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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>
<p><u>A-Dock Replacement</u>. Per Harbormaster Moon, this dock has outlived its expectancy life by a few years. The dock <i>could</i> last another few years, or it could significantly degrade over a bad winter</p>	<p>\$1,250,000 - \$1,500,000</p>	<p>Marina</p>		

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>

Elmwood Township CIP - Approved TBD

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	
<u>D-Dock addition</u> . Addition of a new dock to the north of our furthest bottomland, adding 18-30 new seasonal slips.	\$1,400,000			
<u>Timberlee Ground/Elevated Storage</u>	\$1,800,000	Timberlee Water	Timberlee Reliability System	